MINUTES

Mankato City Council
Regular Meeting
March 9, 2026 - 6 p.m.
IGC - Council Chambers

1. **Call Meeting to Order**

Roll Call

Members Present: Mike Laven, Dennis Dieken, Michael McLaughlin, Jen Melby-Kelley, Jessica Hatanpa, Kevin Mettler, and Mayor Najwa Massad.

Staff Present: City Manager Susan Arntz, Community Development Director Mark Konz, Director of Public Safety Jeremy Clifton, and City Clerk Renae Kopischke.

Pledge of Allegiance

2. **Approval of Agenda**

Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the agenda as written. The motion carried unanimously.

3. **Approval of Minutes**

Ms. Hatanpa moved and Ms. Melby-Kelley seconded a motion to approve the minutes of the Regular Meeting of February 23, 2026, as written. The motion carried unanimously.

4. **Public Open Forum (15 Minutes)**

Chris Schoenstedt, mentioned the roll call and how all Council members continually vote in favor of items. He felt that it was time for the members to respond to the public complaints against them and indicated the public wanted answers. He touched on the AI surveillance system and how most people do not want their movements tracked. He asked that a committee be formed to deal with ongoing threats.

Cece, mentioned the evening of January 12 and how a community member was pepper sprayed. She indicated that the request for the calls showed a different record than that was provided by the city following the event. She read through the details related to the calls.

Ryan Vesey, thanked the Council for approving the proclamation designating the month of March as Multiple Sclerosis Awareness Month. He touched on the disease and the most frequent symptoms and how awareness was so critical.

Sabri Fair, thanked the Council for providing the three local grants to help community members in need but felt that more needs to be done. He touched on building a community that welcomes and respects all community members who are going through a crisis. He noted that there are still people who are scared and do not want to leave their house. He mentioned the establishment of a committee or a meaningful process for community engagement to build community trust.

5. **Consent Calendar**

NOTE: All items listed under the Consent Calendar will be enacted by one motion. There will be no separate discussion of these items. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the Consent Calendar. Removed item(s) will be discussed and acted upon by separate motion.

Mr. Dieken moved and Mr. Laven seconded a motion to approve the Consent Calendar as written. With all members voting in favor, the motion carried.

A. Proclamation designating the month of March as "Multiple Sclerosis Awareness Month" in the City of Mankato.

B. Motion approving the donation of two punch passes for Tourtellotte Pool to Bridges Community School.

C. Motion approving allocations for the 2026 Community Grants.

D. Motion approving renewal of the Consumption and Display (Bottle club) License for the Mankato Curling Club, 600 Hope Street.

E. Motion approving renewal of the Consumption and Display (Bottle club) License for the Mankato Lodge #12 AF & AM, 309 South 2nd Street.

F. Motion approving a License to Encroach for 830 North Broad Street; by request of Habib Sadaka.

G. Motion approving the 2026 Legislative Priorities.

H. Resolution removing the Southeast Water Quality State Bonding Request.

I. Motion approving the Preliminary Plat of CNP Mankato First Addition (2400 North Riverfront Drive); by request of ERM.

J. Motion approving the Preliminary Plat of Front Street Place Subdivision located on the west side of South Front Street and addressed as the 600 Block (even side only) and 112 West Liberty Street; by request of ISG.

K. Resolution requesting Decertification of Tax Increment District No. 35-1 (1325 Madison Avenue); Mankato Design Center.

L. Resolution to execute a Joint Powers Contract with MnDOT on behalf of Mankato/North Mankato Area Planning Organization (MAPO) for a Highway 14 Corridor Study.

M. Resolution adopting the 2025 Nicollet County Hazard Mitigation Plan.

N. Motion approving easement on Capital Improvement Project 11194; Dolph Reservoir Access Road.

O. Resolutions authorizing the City Manager to apply to the Drinking Water Revolving Fund for the Capital Improvement Project 11213; 2026 Lead Water Service Line Replacement Project and apply to the Minnesota Department of Health (MDH) and Drinking Water Public Facilities Authority (PFA) for a 2027 Lead Water Service Line Replacement Project.

P. Report on project and Change Orders 2-3 for Capital Improvement Project 10706; Lake Street Pump Station.

Q. Report on project and Change Order 2 for Capital Improvement Project 11120; Woodshire Drive.

R. Report on project and Change Order 5 for Capital Improvement Project 11131; 2025 Resurfacing (Adams Street).

S. Report on project and Change Order 1 for Capital Improvement Project 11137; 2025 Wear Course Paving.

T. Report on project and Change Order 1 for Capital Improvement Project 11078; West 7th Street Reconstruction.

U. Report on project and Change Orders 1-4 for Capital Improvement Project 11001; Land of Memories Trail.

V. Report on project and Change Order 2 for Capital Improvement Project 11114; Germania Park Phase 5.

W. Resolution authorizing the City Manager to enter into a Local Bridge Replacement Program (LBRP) Grant Agreement for MnDOT Project SP 5212-35 (169), Veteran's Memorial Bridge Rehabilitation project.

X. Resolution ordering preparation of feasibility report for Capital Improvement Project; 11189 Trunk Hwy 169 Utility Improvements.

Y. Resolution indicating the City of Mankato's support for the Highway 169 Revitalization Project Visual Quality Management Plan and Intent to Cost Participate for certain improvements on Trunk Highway 169.

Z. Set March 23, 2026, as the date of the public hearing to review a vacation of a portion of Lind Street. The property is located between Blocks 8 & 9, Columbia Park Addition (adjacent to 8th Avenue); by request of Brett Skilbred.

6. **<u>Planning Commission</u>**

A. Mr. Konz stated that WEB Construction requests an amendment to the previously approved conditional use permit to convert the planned commercial spaces on the main floor into thirteen residential apartment units to align the property more closely with its established residential character and with the recently adopted amendment to the City Code permitting apartments within the B-3, Highway Business District.

Mr. Konz explained that storefronts on the south and east elevations will provide access to the additional units. He noted that the proposed floor plans indicate the creation of thirteen studio apartments on the first floor. He indicated that the second through fourth floors currently contain seventy-two units, consisting of fifteen one-bedroom units and five two-bedroom units per floor; however, upon completion, the building will include thirteen studio units, fifty-three one-bedroom units, and nineteen two-bedroom units. He stated that additional amenity spaces will be incorporated on the main level, including patio and grilling areas, and on the fifth floor, a lounge and deck area will be accessible via the elevator and stairway.

Mr. Konz commented that the proposal includes 168 parking stalls with existing landscaping remaining and continuing to provide screening for the parking areas. He concluded that vehicular access would transition from its current location on Range Street to Hiniker Parkway upon completion of the associated roadway project.

Mr. Dieken moved and Mr. Mettler seconded a motion to approve the Resolution approving a Conditional Use Permit to allow for residential apartment units in the B-3, Highway Commercial, zoning district (1247 Range Street). The motion carried unanimously.

B. Mr. Konz reported that ISG, on behalf of the property owner, Reichel Properties, LLC, is requesting an amendment to a conditional use permit that was previously granted in 2019, to allow for additional exterior fuel storage tanks.

Mr. Konz stated that the existing building located on the site is utilized to test generators, which is permitted use under the City Code. He explained that to power the generators, the applicant uses the fuel storage tanks which meet the size threshold in the City Code that requires a conditional use permit. He commented that the additional equipment meets the goals and intentions of the city's Comprehensive Land Use Plan and the requirements of the M-1 zoning district.

Mr. indicated that the proposed project includes the expansion of the western parking lot and the exterior generator testing area. He touched on improvements which include new concrete, installation of two generator enclosures, and installation of ancillary testing equipment such as electrical load banks and fuel tanks. He noted that the amendments to the property will not cause any undue traffic issues or impact the neighboring properties negatively.

Mr. Konz summarized that the additional tanks will include (2) 5,000ga diesel tanks, (1) 1,900ga liquid propane tank, (1) 300ga diesel day tank, and (2) 500ga diesel day tanks that will be self-contained and installed in compliance with the fire code, building code, and MPCA regulations.

Mr. Konz concluded that the testing areas will be fully enclosed with fencing and the parking lot will be appropriately screened, and a noise study has been prepared to evaluate the noise levels for compliance.

Ms. Hatanpa moved and Mr. Laven seconded a motion to approve the Resolution approving a Conditional Use Permit to allow exterior fuel storage tanks in the M-1, Light Industrial District (1711 Energy Drive). The motion carried unanimously.

C. Mr. Konz indicated that AJK Mankato Holdings, LLC, is requesting a conditional use permit to allow the development of self-service storage units within the M-1 Light Industrial zoning district and approval for a Planned Unit Development (PUD) to provide shared flexibility for multiple buildings, utilities, and a roadway network that will serve the proposed development.

Mr. Konz noted that the annexation, final plat, rezoning, and conditional use permit as part of a Planned Unit Development (PUD) was approved by the Planning Commission and Council in July 2025. He stated that the proposal has been revised by replacing planned commercial condominium units with self-service storage units, due to limited access to water and sanitary sewer infrastructure. He commented that the adjustment allows the development to proceed without individual utility hookups while maintaining the overall structure of the original PUD. He explained that the project will be built in phases, beginning with two six-unit buildings constructed alongside the Rickway Carpet office, showroom, and warehouse building, with coordination to ensure proper site circulation and emergency access throughout development.

Mr. Konz added that the proposal includes 412 self-service storage units across 14 buildings, organized into three phases on the central and southern portions of the site, while the Rickway Carpet facility and supporting structures remain on the northern portion. He mentioned that the development exceeds minimum parking requirements and incorporates shared internal drive lanes, private infrastructure, and stormwater management systems under a maintenance agreement. Utilities for the Rickway Carpet building will initially rely on temporary connections, with plans to transition to municipal services as they become available. He concluded that access to the site will also begin via 227th Street on a temporary basis, with future plans to reroute access through adjacent developments as the area builds out.

<u>Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the Resolutions approving a Conditional Use Permit to allow self-service storage units in the M-1, Light Industrial District and amending the planned unit development to allow shared utilities and roadway network (1151-1261 Station Trail)</u>. The motion carried unanimously.

7. **Public Hearings**

A. Ms. Kopischke reported that due to the specialized composition of the Local Board of Appeal and Equalization pertaining to members being an appraiser, realtor, or other person familiar with property valuations, as well as the required training, it is requested that the term limits be removed. She added that, as part of the cleanup of the section, two of the procedures have been updated according to current practices.

Mayor Massad opened the public hearing. There being no one wishing to speak, Mayor Massad closed the public hearing.

Mr. Dieken moved and Mr. Laven seconded a motion to approve the Ordinance amending Mankato City Code Chapter 2, Sec. 2-36 related to the Local Board of Appeal and Equalization. The motion carried unanimously.

8. **Reports and Miscellaneous Business**

View all city committee meetings by clicking on our City Calendar

Regular Council Meeting, March 23, 2026, 6 p.m., Council Chambers (with Work Session to follow)

Work Session, April 6, 2026, 6 p.m., Council Chambers

Regular Council Meeting, April 13, 2026, 6 p.m., Council Chambers (with EDA to follow if needed)

9. **Adjournment**

There being no further business, Mr. McLaughlin moved and Ms. Melby-Kelley seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:26 p.m.

Minutes Approved.

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Mayor Massad

ATTEST:

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Renae Kopischke
City Clerk