MINUTES

Mankato City Council
Regular Meeting
April 13, 2026 - 6 p.m.
IGC - Council Chambers

1. **Call Meeting to Order**

Roll Call

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

Staff Present: City Manager Susan Arntz, Administrative Services Director Parker Skophammer, Construction/Facilities Services Director Jim Tatge, Community Development Director Mark Konz, 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**

Mr. Dieken moved and Mr. Mettler seconded a motion to approve the minutes of the Regular Meeting of March 23, 2026, as written. The motion carried unanimously.

4. **Appearances, Recognition, and Proclamations**

Presentation of Ambassador Award to the Mankato East Gymnastics Team.

Presentation of Life Saving Awards.

5. **<u>Public Open Forum (15 Minutes)</u>**

Dawn Ulrich-Spitzer, 100 Greenwood Drive, Ward 1, commented on the importance of Council members knowing the constituents that live in their ward. She felt that if people do not want to share their address, they should at least share the ward they live in. She mentioned her understanding of work sessions and how discussions occur and how democracy is taking place.

6. **<u>Consent Calendar</u>**

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.

Ms. Hatanpa pulled item 6.H. <u>Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the agenda as amended</u>. With all members voting in favor, the motion carried.

A. Motion approving Proclamation designating April 24, 2026, as Arbor Day and May as Arbor Month in the City of Mankato.

B. Motion approving On-sale Intoxicating, Sunday, and Non-enclosed Premise (patio) Liquor License renewals for Los Dos Primos Corp DBA Los Dos Primos effective May 1, 2026, through April 30, 2027.

C. Motion approving the Preliminary Plat review of Snell Addition (1900 and 1990 Madison Avenue); by request of Snell Real Estate, LLC.

D. Motion approving the Preliminary Plat review of Quarry View Addition (Lots 1-6, Block 24, Germania Park Addition; Lots 1-8, Block 8 & Lots 1-2, Block 9, Columbia Park Addition); by request of Brett Skilbred.

E. Resolution extending a Planned Unit Development for River Bluff Cottages for the construction of 20 single-family dwellings; by request of River Bluff Cottages, LLC.

F. Resolution accepting and authorizing the City Manager to execute a Redevelopment Grant Agreement for 602-634 South Front Street and 112 West Liberty Street (Front Street Plaza).

G. Report on project and motion approving Change Orders 50 - 56 for Capital Improvement Project 20170; Tourtellotte Park Pool Improvements.

H. Report on project and Change Orders 3, 4, 10 and 11 for Capital Improvement Project 10884; Kern Bridge.

Ms. Hatanpa inquired about the costs for the additional ornamental railing in Change Order 10, and wondered what happened. Ms. Arntz mentioned that, upon further review, the original bid documents neglected to include adequate quantities of special ornamental metal railing that was required as part of the historic review of the project. She explained that railing types were reviewed and modified to meet the original design intent of the project and satisfy State historical requirements. She commented that the final modifications resulted in significantly more special ornamental metal railing than originally bid. She added that no additional professional services costs were incurred by the city for the required investigation, review and preparation of this change order.

<u>Ms. Hatanpa moved and Mr. Laven seconded a motion to approve the report on project and Change Orders 3, 4, 10 and 11 for Capital Improvement Project 10884; Kern Bridge</u>. The motion carried unanimously.

I. Resolution considering bids on Capital Improvement Project 11206, 11207, and 11214; Hiniker Parkway, Hiniker Pond Park Parking Lot, and Range Street.

J. Resolution considering bids on Capital Improvement Project 11192; Belleview Avenue, Jayro Court and Riverview Street Improvements.

K. Resolution authorizing the City Manager to enter into a Cooperative Construction Agreement with Blue Earth County for the construction of the Capital Improvement Project 11141; 3rd Avenue (CSAH 5).

L. Resolution accepting Minnesota Department of Transportation 2025 Local Road Improvement Program Funding for Capital Improvement Project 11121; Long Street and Emerson Lane.

M. Resolution considering bids for Capital Improvement Project 11144; Intergovernmental Center Rooftop Unit Replacement.

N. Resolution adopting the Mankato Outdoor Recreation Advertising Plan and amending the 2026 Fee Schedule to reflect new fees re advertising.

O. Resolution to Request Bids for Replacement of Airport Snow Removal Truck and Plow Unit #91.

P. Resolution to Request Bids for Airport Taxiway A/D/E Reconstruction and Enhanced Taxiway Markings.

Q. Resolution amending the 2026 Fee Schedule related to the Airport.

R. Resolution authorizing the City Manager to accept a donation from the Friends and Family of the Mankato Police Explorer Unit Program Post #243.

S. Resolution setting the date of sale of the General Obligation Improvement and Utility Bonds, Series 2026A, in the approximate amount of $14,620,000.

7. **Planning Commission**

A. Mr. Konz reported that Front Street Properties LLC is seeking approval for a major redevelopment project within the Central Business District Fringe and Downtown Gateway Overlay District. He stated that the proposal includes a conditional use permit and a certificate of design compliance to allow demolition of existing structures and construction of a multi-building, mixed-use development. He noted that the plans call for a five-story office building and a six-story mixed-use building featuring retail, restaurant, office, and residential uses, along with a shared parking facility. He added that in total, the development would include 160 apartment units and 250 off-street parking stalls.

Mr. Konz explained that the project will be completed in two phases. Phase I involves constructing both primary buildings, while Phase II will add a parking ramp and surface lot after the buildings' exteriors are largely finished. He mentioned that although phased, the development cannot be occupied until both phases are complete, as the parking infrastructure is essential for operation. He indicated that the mixed-use building is designed with active ground-floor uses like retail, a café, and a restaurant, while upper floors are primarily residential with amenities such as terraces and common spaces. He stated that a structured parking ramp and surface lot will support tenants and the public through a shared parking model.

Mr. Konz commented that while the City Code requires fewer parking spaces in this district, the applicant still exceeds minimum requirements with 250 stalls and proposes a shared parking strategy to balance varying peak demands across residential, office, and commercial uses. He added that the plan also includes bicycle parking, designated loading areas, and traffic impact analysis, though additional study details were requested by staff. He noted that some encroachments into the public right-of-way are proposed, including building overhangs, canopies, and structural elements, all subject to permitting and design standards. He touched on the landscaping plans, which included replacing removed trees at a 2-to-1 ratio.

Mr. Konz reported that design and aesthetics are guided by the Downtown Gateway Overlay District standards and Urban Design Guidelines. He indicated that the buildings would incorporate materials such as limestone, brick, metal panels, and glass to complement the surrounding area, with attention to pedestrian experience through storefronts, canopies, and plaza spaces. He mentioned that lighting, mechanical screening, and façade articulation are designed to meet city requirements. He added that after reviewing the proposal and discussing design details and site context, the Planning Commission recommended approval. He concluded that public feedback was generally supportive, though concerns were raised about parking impacts on nearby properties and the need for collaborative solutions.

Ms. Hatanpa wondered if the parking structure would be used by only those in the building. Mr. Konz replied that there would be parking available for neighboring properties. He stated that the applicant has expressed that they are willing to work with abutting properties regarding parking options.

Mr. McLaughlin asked about the number of apartments being constructed. There was brief discussion on the number of apartments and the need for housing. It was noted that the development would increase the number of available units.

Ms. Hatanpa moved and Mr. McLaughlin seconded a motion to approve the Resolution approving a Conditional Use Permit to allow for a mixed-use development and for a Certificate of Design Compliance to allow a new structure in the Downtown Gateway Overlay District (properties located in the 600 Block (even) of South Front Street). The motion carried unanimously.

8. **Public Hearings**

A. Ms. Arntz reported that with the completion of the Blue Earth County Public Works Facility, and the agreement to provide utility services to the property, the Council previously agreed to consider amending Section 17.181(e) of the City Code related to the charges (regular rates versus 200% rates) for government properties outside the city, connected to city services. She indicated that the change was primarily driven by the fact that the city is a majority of the tax base and the population of the County.

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

Mr. Laven moved and Mr. McLaughlin seconded a motion to approve the Ordinance amending Mankato City Code Chapter 17, Sec. 17-181(e) related to Services to consumers outside the city. The motion carried unanimously.

9. **Council Business**

A. Ms. Arntz stated that at the April 6, 2026, Work Session, the Council discussed the status of the current emergency ordinance. She noted that as a result of the discussion, staff and the City Attorney have drafted an updated emergency ordinance. She indicated that the language related to the definition of law enforcement activity has been narrowed as follows: "Law enforcement action" means any effort by state, federal or local law enforcement agencies, as defined herein, to enforce local, state or federal laws, including, but not limited to, stops, detention, execution of warrants, execution of searches or arrests.

Ms. Arntz commented that the ordinance is proposed to go into effect on April 24, 2026, and will expire on the 61st day following the effective date, or June 25, 2026.

Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the Emergency Ordinance continuing to clarify requirements for Law Enforcement Agencies and Officers within the city. The motion carried six to one with Mr. Dieken voting against.

B. Ms. Arntz mentioned that the city will be applying for the 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) and is eligible to receive $14,649.00, if awarded, for a JAG-approved project aimed at improving operations and/or efficiency. She mentioned that the grant indicates 2025 even though it will be distributed in 2026. She stated that the grant requires that the city share the award with Blue Earth County; thus, an agreement has been reached, and the city will be the fiscal agency for the grant. She referenced the joint agreement which outlines that the city will receive $8,789.40 (60%) of the funds and the county will receive $5,859.60 (40%). The additional city portion is for providing fiscal and reporting oversight for the grant.

Mr. Laven moved and Mr. Dieken seconded a motion to approve the Resolution authorizing submission for the 2025 Edward Byrne Memorial Justice Assistance Grant (JAG), and motion approving the Joint Agreement between the City of Mankato and Blue Earth County to share the JAG Program Award. The motion carried six to one with Mr. Mettler recusing himself from the vote.

10. **Reports and Miscellaneous Business**

View all city committee meetings by clicking on our City Calendar

Regular Council Meeting, April 27, 2026, 6 p.m., Council Chambers (with Closed Session to follow in Minnesota River Room)

Work Session, May 4, 2026, 6 p.m., Minnesota River Room

11. **Adjournment**

There being no further business, Mr. Mettler moved and Ms. Melby-Kelley seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:52 p.m.

Minutes Approved.

____
Mayor Massad

ATTEST:

____
Renae Kopischke
City Clerk