MINUTES

Mankato City Council
Regular Meeting
May 26, 2026 - 6 p.m.
IGC - Council Chambers

1. **Call Meeting to Order**

Roll Call

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

Staff Present: City Manager Susan Arntz, Administrative Services Director Parker Skophammer, Community Development Director Mark Konz, City Engineer Cory Bienfang, 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 Ms. Hatanpa seconded a motion to approve the minutes of the Regular Meeting of May 11, 2026, as written. The motion carried unanimously.

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

Nate Clark, commented on his work hours and the hours of operation for the mobility bus. He mentioned how the city bus didn’t go everywhere and cost money. He requested that hours be extended and that the mobility bus allow same day scheduling.

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. McLaughlin pulled item 5.D. Mr. McLaughlin moved and Mr. Laven seconded a motion to approve the Consent Calendar as amended. With all members voting in favor, the motion carried.

A. Motion approving appointments to Committees.

B. Resolution approving application to conduct off-site gambling on August 7 & 8, 2026, for Community Charities of Minnesota at the Mayo Clinic Health System Event Center, 1 Civic Center Plaza.

C. Resolution adopting the Mankato Transit Title VI Plan Update.

D. Mr. McLaughlin inquired about the agreement with the Washington State Department of Enterprise Services for Public Transit bus purchases.

Ms. Arntz responded that the city's transit system operates with two bus manufacturers and models (Class 400 and Class 700) to minimize parts inventory, maintenance, training costs, and provide fleet consistency. She stated that Class 400 buses are purchased through the State's cooperative vehicle procurement.

Ms. Arntz indicated that the agreement for the Class 700 buses was not renewed because of the allowance from State Statute 471.345 Subd.15(b) to use a national municipal association's purchase alliance or cooperative such as the Washington State Cooperative Purchasing Venture. She commented that the purchasing agreement with the state of Washington for heavy bus procurement has expired; thus, a new agreement is required. She added that when vehicles are purchased, approval will be brought before the Council for action.

Mr. McLaughlin moved and Mr. Dieken seconded a motion to approve the Resolution to execute an agreement with Washington State Department of Enterprise Services for Public Transit Bus Purchases. The motion carried unanimously.

E. Resolution authorizing the City Manager to apply for the 2027 Transit Operating and Capital Grant and enter into an agreement with MnDOT to provide Public Transit Service.

F. Resolutions amending the Cooperative Construction Agreement with Blue Earth County and to enter into a Professional Services Agreement with Bolton & Menk, Inc. to provide construction and engineering services for Capital Improvement Project 11141; 3rd Avenue (CSAH 5).

G. Resolution directing Traffic Control at the intersection of Balcerzak Drive and Pohl Road.

H. Resolution directing Traffic Control at the intersection of Pinehurst Drive and Muriefield Drive.

I. Resolution directing Traffic Control on Adams Street between Trunk Highway 22 and CSAH 12.

J. Motion approving 2026 Roadway Striping Modifications on Balcerzak Drive, Augusta Drive and Premier Drive.

K. Resolution approving the annexation of 210 North Augusta Court and petition for extension of services to the property; by request of Rob Paulsen.

L. Set June 8, 2026, as date of public hearing for the 2026 Community Development Block Grant (CDBG) Annual Action Plan.

6. **Public Hearings**

A. Mr. Konz reported that Minnesota Statutes §462.358 authorizes cities to adopt subdivision regulations that establish the standards, requirements, and procedures for reviewing, approving, or denying subdivisions. He stated that under subdivision (c) of this section, a municipality may accept a cash fee in lieu of land dedication for public use, in which the payments are commonly referred to as “parkland dedication fees.”

Mr. Konz indicated that State law requires that a clear nexus exist between the fee or land dedication and the public purpose it is intended to serve. He noted that for this reason, the basis for the fee must be documented in the Planning Commission’s findings and in the City Council’s resolution.

Mr. Konz explained that the Minnesota Supreme Court has reviewed several cases involving park dedication fees and the justification for collecting them. He commented that based on those decisions, it is recommended that the City complete an analysis demonstrating “rough proportionality” when calculating or recalculating the fee using the fair market value of the specific property. He mentioned that the Court emphasized that cities may encounter legal issues if they rely solely on a blanket formula without conducting an individualized analysis of the specific subdivision or development.

Mr. Konz summarized the factors to be considered during the individualized analysis, and noted that the Planning Commission reviewed the ordinance amendment at their meeting on April 22, 2026, and recommended approval.

Brief discussion on factor #3; the city's resulting need to develop or improve property as a result of the development or redevelopment.

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

Mr. Laven moved and Mr. Dieken seconded a motion to approve the Ordinance amending Mankato City Code Chapter 10 related to parkland dedication fees. The motion carried unanimously.

7. **Council Business** (None)

8. **Reports and Miscellaneous Business**

View all city committee meetings by clicking on our City Calendar

Regular Council Meeting, June 8, 2026, 6 p.m., Council Chambers (with EDA and/or Work Session to follow)

Regular Council Meeting, June 22, 2026, 6 p.m., Council Chambers (with Work Session to follow)

9. **Adjournment**

There being no further business, Ms. Hatanpa moved and Mr. Laven seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:13 p.m.

Minutes Approved.

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Mayor Massad

ATTEST:

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Renae Kopischke
City Clerk