

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on March 1, 2021. City Administrator Harrenstein on March 31, 2020, under MN Statute Section 13D.021, declared the use of electronic meetings due to the COVID-19 pandemic. Mayor Dehen called the meeting to order at 7:00 p.m., asking that everyone join in the Pledge of Allegiance. The following were present remotely through Zoom for roll call: Council Members Whitlock, Oachs and Steiner, City Attorney Kennedy, Finance Director McCann, and Public Works Director Host, present in the Council Chambers for roll call: Council Member Norland, Mayor Dehen, Community Development Director Fischer and City Clerk Van Genderen. Absent: City Administrator Harrenstein. Citizen participation was available through teleconference.

Approval of Agenda

Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda as presented. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Approval of Special Council Meeting Minutes from the February 12, 2021, Special Council Meeting.

Council Member Whitlock moved, seconded by Council Member Steiner, to approve the minutes of the Special Council meeting of February 12, 2021. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Approval of Council Minutes from the February 16, 2021, Council Meeting.

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of February 16, 2021. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes from the February 22, 2021, Council Work Session Meeting.

Council Member Whitlock moved, seconded by Council Member Norland, to approve the minutes of the Council Work Session meeting of February 22, 2021. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Public Hearing, 7 pm-Public Comment on Annexation of 2.57 Acres Owned by ALH Land Company, LLC.

Community Development Director Fischer reported staff received a petition from ALH Land Company, LLC to annex 2.57 acres of land. The property is adjacent to City limits and is guided as high density. ALH Land company has presented preliminary plats for the property, which aligns with how it is guided. The Public Hearing is to take public comment concerning the annexation of the property. With no one requesting to speak, Mayor Dehen closed the Public Hearing.

Consent Agenda

Council Member Norland moved, seconded by Council Member Oachs, to approve the Consent Agenda.

- A. Bills and Appropriations.
- B. Approved Parade and Audio Permit for Running for Rescues 5K on August 29, 2021, from 6:00 p.m. to 1:00 p.m.
- C. Set Spring Drop-off for April 29 through May 2, 2021.

D. Set Watermain Flushing for April 12 through April 30, 2021.

Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Public Comments Concerning Business Items on the Agenda

None.

Business Items

Planning Commission Recommendation and Setting a Public Hearing to Consider Amendment to City Code Section 156.041 (J) and the Maximum Number of Stories Permitted in an R-4 Zoning District.

Community Development Director Fischer reported the request from Select Management LLC to amend City Code Section 156.041 (J), located in the R-4 Zoning Regulations. The purpose of the R-4 zoning district is to create opportunities for high-density residential development. The current regulation pertaining to maximum building height states no building “erected or altered shall exceed three stories or 45 feet in height.” The applicant is proposing to construct a new four-story apartment complex that will not exceed 45 feet in height. The packet included renderings of the proposed building. The staff compared North Mankato’s building height regulations used by other cities in high-density zoning districts. Most other cities allow buildings up to 45 feet and higher in high-density residential districts. The Planning Commission reviewed the request and recommended approval of the code change, eliminating the language 3 stories and leaving just the maximum height at 45 feet.

Council Member Steiner requested clarification on if the proposed project would have enough parking. Community Development Director Fischer reported the developer is considering underground parking and would have to meet the parking requirement of two parking spaces per dwelling unit. Mayor Dehen clarified that the project is market-rate housing, not subsidized housing.

Council Member Norland moved, seconded by Council Member Oachs, to Set a Public Hearing for March 15, 2021, at 7:00 p.m. to Consider Amendment to City Code Section 156.041 (J) the Maximum Number of Stories Permitted in an R-4 Zoning District. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Res. No. 19-21 Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment 2021 Street and Utility Improvement Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court Improvements.

City Engineer Sarff reported he would discuss Res. No. 19-21 and Res. No. 20-21. He stated bids were received for the 2021 Street and Utility Improvement Projects, including street and utility reconstruction on Harrison Avenue from Cross Street to Range Street and Cliff Court from Cliff Drive to the deadend cul-de-sac. Five bids were received and are tabulated below:

Bidder	Bid Amount
Holtmeier Construction, Inc.	\$948,048.05
W.W. Blacktopping, Inc.	\$991,304.60
OMG Midwest, Inc. (MN Paving & Materials)	\$1,131,646.59
Kuechle Underground, Inc.	\$1,286,861.52
Northland Grading & Excavating, LLC	\$1,327,592.79

City Engineer Sarff noted the low bidder was Holtmeier Construction, Inc. from Mankato, Minnesota. The low bid is approximately 12% below the Engineer's Estimate and approximately 4% below the next lowest bid.

City Engineer Sarff reported that the City's standard process for projects involving special assessments is to conduct the assessment hearing before awarding the project's contract. The assessment hearing is scheduled for April 5, 2021. Finance Director McCann has prepared the assessment roll. The proposed capped assessment for the Harrison Avenue project is \$7,500.00, while the proposed capped assessment for the Cliff Court project is \$9,000. The difference is based on the width of the street and the larger lot sizes. Staff requested the City Council adopt Res. No. 19-21 and Res. No. 20-21 directing the assessment roll preparation and setting the public hearing for April 5, 2021.

Council Member Steiner moved, seconded by Council Member Norland, to adopt Res. No. 19-21 Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment 2021 Street and Utility Improvement Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court Improvements. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Res. No. 20-21 Resolution for Hearing on Proposed Assessment 2021 Street and Utility Improvement Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court Improvements.

Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res. No. 20-21 Resolution for Hearing on Proposed Assessment 2021 Street and Utility Improvement Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court Improvements. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Authorize City Administrator to Execute Joint Use Agreement with ISD 77.

Public Works Director Host stated, as discussed at a Council Work Session, the joint use agreement is similar to the one executed in 2011. The contract spells out the land use and lays out the improvements the City will be completing and the terms of the joint use of the space including a new soccer field. The school district has signed the agreement.

Council Member Norland moved, seconded by Council Member Whitlock, to Authorize City Administrator to Execute Joint Use Agreement with ISD 77. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Res. No. 21-21 Establishing Caswell Park Improvements State Bonding Fund, Approving a Transfer from the General Fund, and Determining the City's Intent to Reimburse the Transfer from the Proceeds of the Sale of Bonds.

Finance Director McCann reported that the City was awarded 2 million dollars in grant funds from the State Legislature. The project will exceed the 2 million dollar award, and the City must fully fund the project before the grant money is distributed. The proposed resolution will create a Caswell Park Improvements State Bonding Fund and move the necessary \$750,000.00 from the General Fund to the Caswell Park Improvements State Bonding Fund. The City plans on reimbursing the General Fund with City bonding. The City will be moving forward with an 8.5 million dollar bonding issue for the Caswell Park Improvement and other budgeted bonding projects.

Council Member Whitlock moved, seconded by Council Member Steiner, to adopt Res. No. 21-21 21 Establishing Caswell Park Improvements State Bonding Fund, Approving a Transfer from the General Fund, and Determining the City’s Intent to Reimburse the Transfer from the Proceeds of the Sale of Bonds. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Res. No. 22-21 Authorizing Design and Bidding for Caswell North Soccer Complex Improvements.

Public Works Director Host reported the authorizing allows the City Administrator to contract with an engineering firm to move the Caswell North Soccer Complex improvements forward. The engineering firm would design and prepare documents for the improvements.

Council Member Oachs moved, seconded by Council Member Steiner, to adopt Res. No. 22-21 Authorizing Design and Bidding for Caswell North Soccer Complex Improvements. Vote on the motion: Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Open Forum

Tom Hagen, 927 Lake Street, spoke before Council and requested creating an appeals process for the Managed Natural Lawn Area Ordinance.

City Administrator and Staff Comments

None.

Mayor and Council Comments

Council Member Norland thanked staff for the information on the Natural Managed Lawn Ordinance on the website.

Mayor Dehen extended condolences to the family of Pat Person.

At 7:24 p.m., on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk