

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 April 19, 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, City Planner Lassonde, and Public Works Director Host, present in the Council Chambers for roll call: Mayor Dehen, Council Member Norland, City Administrator Harrenstein, and City Clerk Van Genderen. Citizen participation was available through teleconference.

Approval of Agenda

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

Approval of Council Minutes from the April 5, 2021, Council Meeting.

Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Council meeting of April 5, 2021. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes from April 12, 2021, Council Meeting Work Session.

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

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 32-21 Accepting Donations/Contributions/Grants.
- C. Approved Audio Permit for July 24, 2021, from noon to 11:00 p.m. on the 200 Block of Belgrade Avenue for Blues on Belgrade.
- D. Approved Audio Permit for June 5, 2021, from 10:00 a.m. to 7:00 p.m. at 1119 Center Street for the Mankato Brewery BBQ Event.
- E. Approved Audio Permits for April 23, 24, and 30, 2021, at 232 Belgrade Avenue.

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

Public Comments Concerning Business Items on the Agenda

None.

Business Items

Res. No. 33-21 Accepting Bid 2021 Belgrade Alley Improvements Project No. 21-01 CD.

City Engineer Sarff reported the project coincides with the Frandsen Bank redevelopment. The reconstruction of the alley is part of the improvement project for the area. Bids were opened on

Tuesday, April 13, 2021, at 11:00 a.m. The project includes the reconstruction of the alley north of Belgrade Avenue from Range Street to Wall Street. Three bids were received:

W.W. Blacktopping, Inc.	\$84,827.50
Nielsen Blacktopping, Inc.	\$97,453.00
Chambers Excavating & Trucking, LLC	\$116,330.00

The low bidder for the project is W.W. Blacktopping, Inc., from Mankato, Minnesota. The low bid is approximately 11% over the Engineer’s Estimate, and the next lowest bid was approximately 15% over the low bid. Staff recommends approval of the bid.

City Engineer Sarff commented the City also received the bids for the Belgrade Avenue Street Lighting and Sidewalk Replacement project, but the bids came in high, and staff decided to rebid the project next spring.

Mayor Dehen requested clarification on if the right of way was changed through negotiations. City Engineer Sarff reported the garage located on City-owned property would be removed, but the City could not obtain an easement from the owners of the Circle Inn, so the alley will swing north.

Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res. No. 33-21 Accepting Bid 2021 Belgrade Alley Improvements Project No. 21-01 CD. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Receive Draft Webster Avenue Area Plan.

City Planner Lassonde presented a PowerPoint highlighting the purpose and results of the study. The purpose of the study is to examine land use around Webster Avenue, identifying redevelopment and revitalization opportunities, outline a shared vision by the City, citizens, businesses, and property owners, and provide a framework for investment and policy consistent with the City of North Mankato goals. The plan has undergone public engagement with 5 Steering Committee Meetings, 2 Visioning Meetings, and 11 Targeted Stakeholder Meetings. The City plans on conducting an open house following the Council’s acceptance of the draft plan. City Planner Lassonde reviewed the guiding principles, which included recognizing Webster Avenue’s contributions to the area and future goals for the corridor. The vision statement states, “Webster Avenue, is a diverse area offering a stable and supportive business environment with regional connectivity, destination recreational resources, and hospitality to meet the needs of both area citizens and those visiting North Mankato.”

The study first reviewed the existing conditions, including a traffic study and a Market Analysis. The traffic study examined the daily business and vehicle counts for eight locations on Webster Avenue and reviewed accidents along the corridor. The traffic study also noted crashes above the expected normal range at the corner of Range and Webster Avenue and traffic backing up on Range Street to Webster Avenue. The Market Analysis used a trade area of Nicollet and Blue Earth County. Conclusions drawn from the Market Analysis focused on multi-family housing development, develop opportunities for flex space, incentivize improvements to buildings and property owners, and create a plan for Norwood Inn. The Future Land Use and City Goals relevant to the Webster Avenue Plan include strengthening the local economy with new commercial and light industrial uses, promoting infill development, strengthening area amenities, particularly parks and recreation spaces, and improving streetscaping and mobility infrastructure.

City Planner Lassonde reviewed the four focus areas: Parks & Recreational Uses, Commercial & Light Industrial, Hospitality & Destination, and Transportation Improvements. Highlights from the discussion included promoting and prioritizing connectivity to the Park and trail system from

surrounding residential areas, considering redevelopment of the Public Works Yard as multi-unit housing and commercial uses, continuing to work with the Mankato Brewery and area landowners to foster a mixed-use industrial entertainment district, and maintaining an at-grade, full-access intersection at the intersections of Highway 169 and Webster Avenue.

City Planner Lassonde noted the connection to other area plans, including the City of Mankato's Riverside North Area-Wide Plan and the Highway 169 Corridor Study. A review of three potential intersection improvement concepts was discussed. He reported the Webster Avenue Steering Committee was presented preliminary ideas, including a signalized intersection, a roundabout, and a Reduced Conflict U-Turn. The Steering Committee supported the signalized options or a roundabout but did not support the RCUT.

City Planner Lassonde completed his presentation by noting that if Council accepts the Draft Webster Avenue Area Plan, an open house will be planned for early May. A final draft will be brought before Council for adoption on May 17, 2021.

Council Member Whitlock noted Mankato's Riverside North Area-Wide Plan includes the redevelopment of the Dutler Bowl building, which may encourage development in the area. He was interested in the redevelopment of the Public Works yard as Multi-Family housing, especially with the proximity to the parks and swim facility.

Council Member Norland requested clarification on how the methane was being managed at the Public Works Yard because the property was once a dump. City Planner Lassonde reported the City is working with the MPCA to manage the methane and potentially obtain funding from the MPCA or MNDEED to redevelop the site.

Council Member Oachs thanked the staff for the plan and the cooperation with Mankato when considering the corridor.

Council Member Steiner thanked staff and concurred with previous Council statements.

Mayor Dehen suggested if it was decided to close the Speedway Webster Avenue access, it might be good to expand the Range Street access to Speedway.

Mayor Dehen also commented that it might be beneficial to close the east side Sign-pro access and expand the west side to align with the Norwood Inn access. City Planner Lassonde stated the City had begun preliminary discussions with the property owner concerning the changes.

Authorize City Administrator to Execute Operating Agreement with Mankato United Soccer Club.

City Administrator Harrenstein reviewed the proposed agreement with the primary tenant of Caswell North Soccer Complex, Mankato United Soccer Club. This is a sixteen-year agreement, and corresponds with the dates of debt to finance the artificial turf. The first payment will be due in 2022. The terms are \$45,000 per year for three years, and after that, such fee shall increase by one and a half percent each year or by the rate of inflation, whichever is greater. The Club will receive a credit of 80% of field rental fees charged to users others than the City or ISD 77 for the Facility. The City agrees to not enter into a third party agreement with another soccer club for priority use of the facility, and the Club's MYSA league shall have scheduling priority over any program operated by the City. Gate fees will be retained by the organization holding the event. A Caswell North Operating Committee comprising at least two representatives appointed by the City Administrator and at least two representatives appointed by the Club will be established. The committee will meet monthly to review the field maintenance plan, discuss scheduling and facility usage, coordinate sponsorship sales and marketing placement, coordinate program offerings, and any other issues related to the Operating Agreement. Mayor Dehen thanked the City Administrator for the agreement that will benefit both organizations.

Council Member Norland moved, seconded by Council Member Steiner, to Authorize City Administrator to Execute Operating Agreement with Mankato United Soccer Club. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Authorize City Administrator to Execute Donation Agreement with Mankato United Soccer.

City Administrator Harrenstein reported the agreement outlines the Club's donation agreement of \$500,000 over the 16 years. The Club will donate \$100,000 30 days following the commencement of construction and \$26,666 a year every year after. City Administrator Harrenstein noted the School District is a partner in the expansion of Caswell North as the Facility is built on ground owned by the School District.

Council Member Whitlock moved, seconded by Council Member Norland, to authorize City Administrator to Execute Donation Agreement with Mankato United Soccer.

Open Forum

Bill Young, 717 Nicollet Avenue, spoke before Council and encouraged them to consider allowing golf carts on city streets.

Paul Jakes, 2125 Red Tail Lane, spoke before Council and urged the City Council to consider letting golf carts on city streets.

Shanda Stoltzman, 203 S. Lake Street, spoke before Council and encouraged the City Council to consider allowing golf carts on City streets.

Torrey Rand, 833 Lyndale St., spoke before Council and urged the City Council to consider letting golf carts on City Streets.

City Administrator and Staff Comments

Public Works Director Host reminded residents about the Spring Drop-off and reported a paper shredding truck will be available on Saturday, May 1, 2021, from 8:00 a.m. until the unit is filled.

Community Development Director Fischer said the second zoom meeting on pollinator gardens would occur on Thursday, April 22nd at 6:00 p.m., and an in-person event will occur on June 26, 2021, including planting the demonstration plots at City Hall.

Mayor and Council Comments

Council Member Whitlock stated he appreciated the calls to reconsider the golf carts and indicated he was interested in continuing the conversation.

Council Member Oachs reminded residents to sign up for Bookin' on Belgrade, which will be held on May 22nd, and encouraged residents to sign up for swim lessons.

Council Member Norland reported she would also be interested in hearing more about the golf carts.

Council Member Norland commented on House File 718, allowing cities to regulate pesticides in city limits and encourage residents to learn more.

Mayor Dehen thanked the Anthony Ford Foundation for their generous donation to help maintain the boards at the Spring Lake Park hockey rinks.

At 8:19 p.m., on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk