

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held at the Police Annex at 1001 Belgrade Avenue on September 23, 2019. Mayor Dehen called the meeting to order at 12:00 p.m. The following were present for roll call: Mayor Dehen, Council Members Norland, Oachs, Whitlock, and Steiner, City Administrator Harrenstein, Community Development Director Fischer and City Clerk Van Genderen.

**Discuss the Rooftop Bar + Kitchen, and Retail Bank and the Belgrade Master Plan**

City Administrator Harrenstein reported with the proposed TIF application concerning the redevelopment of the area; discussion has occurred concerning if the project adheres to design guidelines outlined in the Belgrade Master Plan. He reported Bolton & Menk Transportation Planner, Matt Lassonde, is prepared to review the proposed development with the Belgrade Master Plan. City Administrator Harrenstein reported Belgrade Avenue has changed over the years. It was a major highway until work on the bridge occurred, and a major portion of Belgrade was demolished. The aesthetics of the proposed buildings is an attempt at a unifying aspect of the current architectural themes on Belgrade including the historic building of Spinners and the more modern aspects of the Marigold buildings.

Matt Lassonde appeared before Council and reviewed the proposed development's adherence to the Belgrade Master Plan, the Comprehensive Plan, the Belgrade Avenue Corridor Study; specific attention was given to the development's adherence to Belgrade Avenue Master Plan's Central Business District Design guidelines. The review indicated the development adheres to 90% of all guidelines and plan goals while balancing the new and historic nature of the Central Business District. Discussion was held that the design guidelines outlined in the Belgrade Avenue Master Plan are guidelines and Attorney Kennedy stated in a letter that they are suggested guidelines and not binding regulations like City Code. The items identified as non-compliant with plan initiatives include the following:

1. Corrugated metal panels used on the façade of the Frandsen Bank building. These are specifically not recommended in CBD Design Guidelines.
2. The developer has not yet provided a lighting plan.
3. There is no plan for trash receptacle locations and how these will be screened on site.
4. The Frandsen Bank building has no street-facing public entrance on the public façade of Belgrade Avenue as recommended in the CBD Design Guidelines.

City staff will work with developers to address the concerns listed in items one through three before issuing the building permit. Issue four was dismissed by City Council because the developers presented information concerning the decision to not include the main entrance facing Belgrade which included safety concerns with the drive-through.

Discussion was held by Council concerning certain items of the plan. Concerns and questions included pedestrian crossings and safety, glass refraction, parking, access points, lighting, wayfinding signage, a car charging station, and curb design. Staff was directed to provide additional information and options for improving the Range and Belgrade pedestrian crossing, lighting on the 200 block of Belgrade, wayfinding signage, consideration of moving a power pole at the corner of Range and Belgrade, and closing the municipal parking lot (located next to the American Legion) access point onto Belgrade Avenue and potentially closing the access point onto Belgrade at the Circle Inn. The City is also planning a pedestrian study to review pedestrian crossings before and after the new development to help plan for continued pedestrian safety.

Council Member Norland moved, seconded by Council Member Oachs to close the Council Work Session at 1:30 p.m.

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Mayor

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City Clerk