

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 November 21, 2022. Mayor Dehen called the meeting to order at 7:00 pm, asking everyone to join the Pledge of Allegiance. The following were present for roll call: Council Members Whitlock, Steiner, Norland, Oachs, City Administrator McCann, Interim Finance Director Ryan, and City Clerk Van Genderen.

Approval of Agenda

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

Approval of Council Minutes from November 7, 2022, Council Meeting.

Council Member Steiner moved, seconded by Council Member Oachs, to approve the Council Meeting Minutes of November 7, 2022. Vote on the motion Whitlock, Steiner, Norland, Oachs, and Dehen aye, no nays. Motion carried.

Approval of Council Work Session Minutes from November 14, 2022, Council Work Session.

Council Member Steiner moved, seconded by Council Member Norland, to approve the Council Work Session Meeting Minutes of November 14, 2022. Vote on the motion Whitlock, Steiner, Norland, Oachs, and Dehen aye, no nays. Motion carried.

Proclamation

WHEREAS, the monarch butterfly is an iconic North American species whose migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, globally, pollinators are in decline due to pressures including habitat loss and climate change; and

WHEREAS, cities, towns, and counties have a critical role to play in helping preserve the monarch butterfly habitat; and

WHEREAS, North Mankato has made significant efforts to increase pollinator habitats through prairie restoration of Benson Park and Bluff Park and incorporating pollinator plants in community gardens, green spaces, and natural yards; and

WHEREAS, the Mayor of North Mankato has taken the National Wildlife Federation's Mayor's Monarch Pledge to demonstrate North Mankato's commitment to creating habitat and educating citizens about how they can make a difference at home.

NOW, THEREFORE, I, Mark Dehen, Mayor of the City of North Mankato, Minnesota, declare the City of North Mankato a

POLLINATOR-FRIENDLY COMMUNITY

In the City of North Mankato, and encourage all North Mankato residents to join me in this special effort.

Dated this 21st day of November 2022.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 102-22 Approving Donations/Contributions/Grants.
- C. Res. No. 103.22 Approving Municipal Assessments
- D. Approved On-Sale Intoxicating Liquor License, Sunday On-Sale Liquor License, Cabaret License, and Soft Drink License for Plaza Jalisco Mexican Grill at 1123 Range Street from December 1, 2022, to December 31, 2022.

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

Public Comments Concerning Business Items on the Agenda.

None.

Business Items

None.

Open Forum

Tom Hagen, 927 Lake Street, appeared before Council and requested Council issue an apology for pursuing the clean-up of a property.

City Administrator and Staff Comments

City Administrator McCann reminded residents that the Taylor Library and City Hall would be closed on Thursday, November 24th and November 25th in observance of Thanksgiving.

City Administrator McCann thanked everyone who visited with the police during the Coffee with a Cop event on Saturday, November 19th.

City Administrator McCann reported that Caswell Sports received the James Farrell Award for the sixth year in a row.

City Administrator McCann invited residents to register for the Hometown Holiday Lights contest. Registration ends on December 1st.

City Administrator McCann reported that fall leaf collection is winding down, and crews expect to finish picking up on Wednesday, November 30th.

City Administrator McCann invited everyone to Bells on Belgrade, which will be held on Saturday, December 3rd, from 2:00 pm to 6:00 pm.

City Clerk Van Genderen reported that she assisted Nicollet County with the Post Equipment Election Review and the machines were very accurate.

Mayor and Council Comments

Council Member Norland thanked the staff, council, and residents for allowing her to be a Council Member for the last 16 years.

Mayor Dehen congratulated West High School as they will be competing for the State Championship on Saturday, November 26th. He also congratulated MSU Maverick's football for their continued run at a title.

At 7:14 pm, on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk

The Free Press MEDIA

THE LAND

P.O. Box 3287, Mankato, MN 56002

www.mankatofreepress.com phone: (507) 344-6314, fax: (507) 625-1149

Affidavit of Publication

STATE OF MINNESOTA, COUNTY OF BLUE EARTH, SS.

Steve Jameson, being duly sworn, on oath states as follows:

1. I am the publisher of The Free Press, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.

2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

The printed notice which is attached was cut from the columns of said newspaper, and was printed and published the following dates: 11/23/22, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

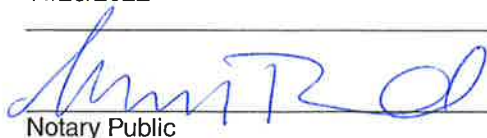
4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: 44.66¢

5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue Earth County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

By: 
Steve Jameson, Publisher

Sworn to and subscribed before me, this day
11/23/2022


Notary Public

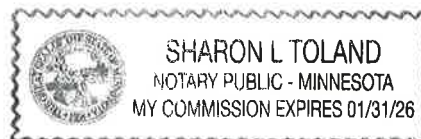
Public Notice November 23, 2022 NOTICE OF PUBLIC HEARING ON 2023 BUDGET AND FIVE-YEAR CAPITAL IMPROVEMENT PLAN, 2023-2027

CITY OF NORTH MANKATO
NOTICE IS HEREBY GIVEN
that the City Council of the City
of North Mankato, Minnesota,
will meet in the Council Cham-
bers of the Municipal Building,
1001 Belgrade Avenue, North
Mankato, Minnesota, at 7 p.m.
on the 5th day of December 2022,
hold a public hearing to consider
the City's proposed 2023 Budget
and Five-Year Capital Improve-
ment Plan, 2023-2027.

Such persons as desire to be
heard with reference to the pro-
posed 2023 Budget and Five-
Year Capital Improvement
Plan, 2023-2027 will be heard at
this meeting. A copy of the 2023
Budget and Five-Year Capital
Improvement Plan, 2023-2027 is
available at the North Mankato
Taylor Library at 1001 Belgrade
Avenue, North Mankato, or on-
line at [www.northmankato.com/
citynorthmankato/budget](http://www.northmankato.com/citynorthmankato/budget).

Dated this 21st day of November
2022.

April Van Genderen
City Clerk
City of North Mankato



NORTH MANKATO MINNESOTA

The logo graphic consists of several overlapping triangles in shades of green and blue, arranged in a fan-like shape pointing to the right.

2023 Proposed Property Tax Levy, Budget,& CIP

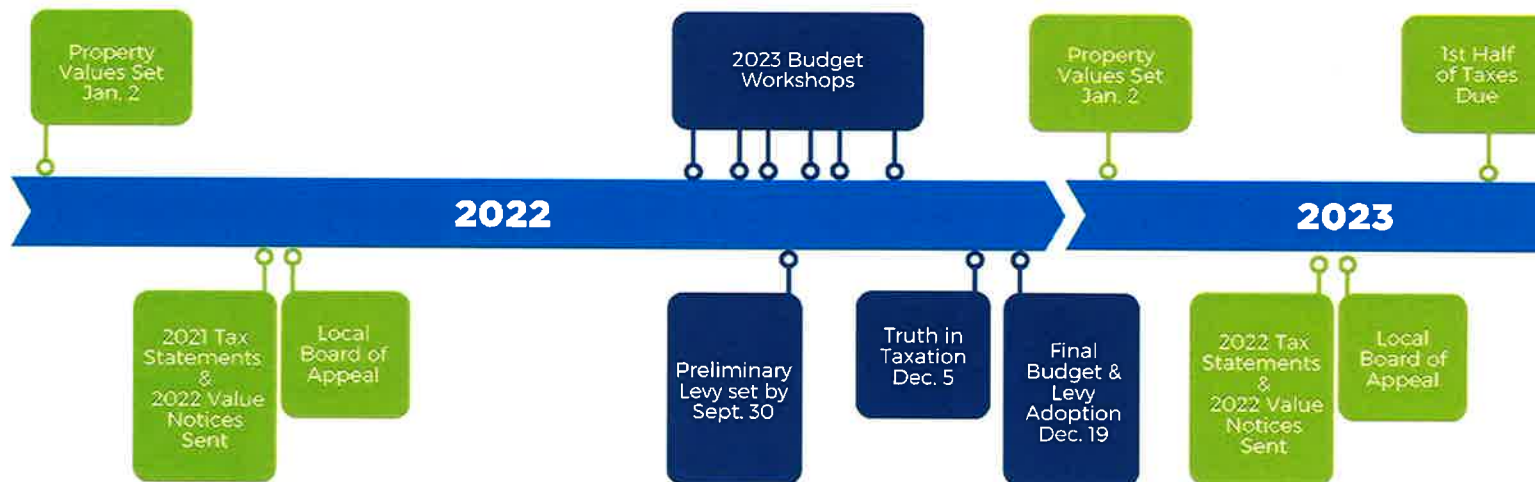
December 5, 2022

Purpose of Tonight's Meeting

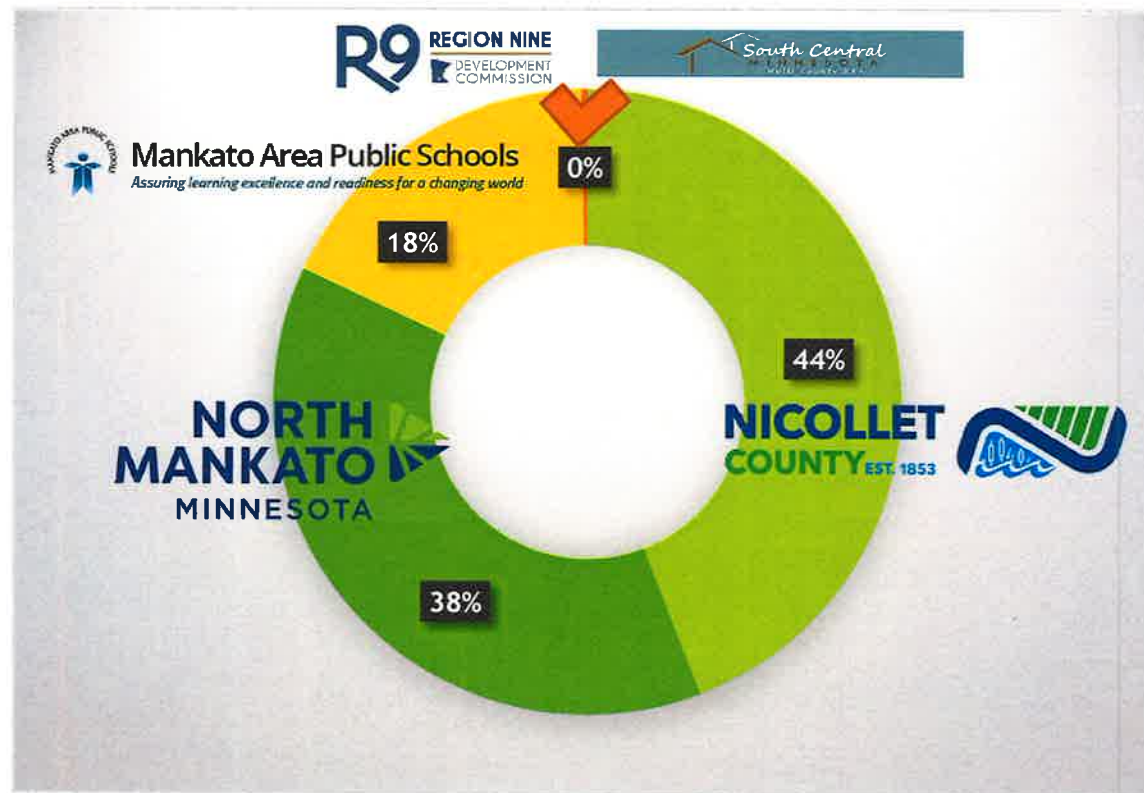
- ▶ Solicit input on the City's proposed tax levy and budget for 2023
- ▶ State law requirement - Truth-in-Taxation
- ▶ Held after property owners receive their proposed property tax statements for 2023
 - ▶ Statement received is based upon the preliminary budget and tax levy approved by the Council in September

Property Tax and Budget Process Timeline

2023 Budget Timeline



Components of Your Property Taxes

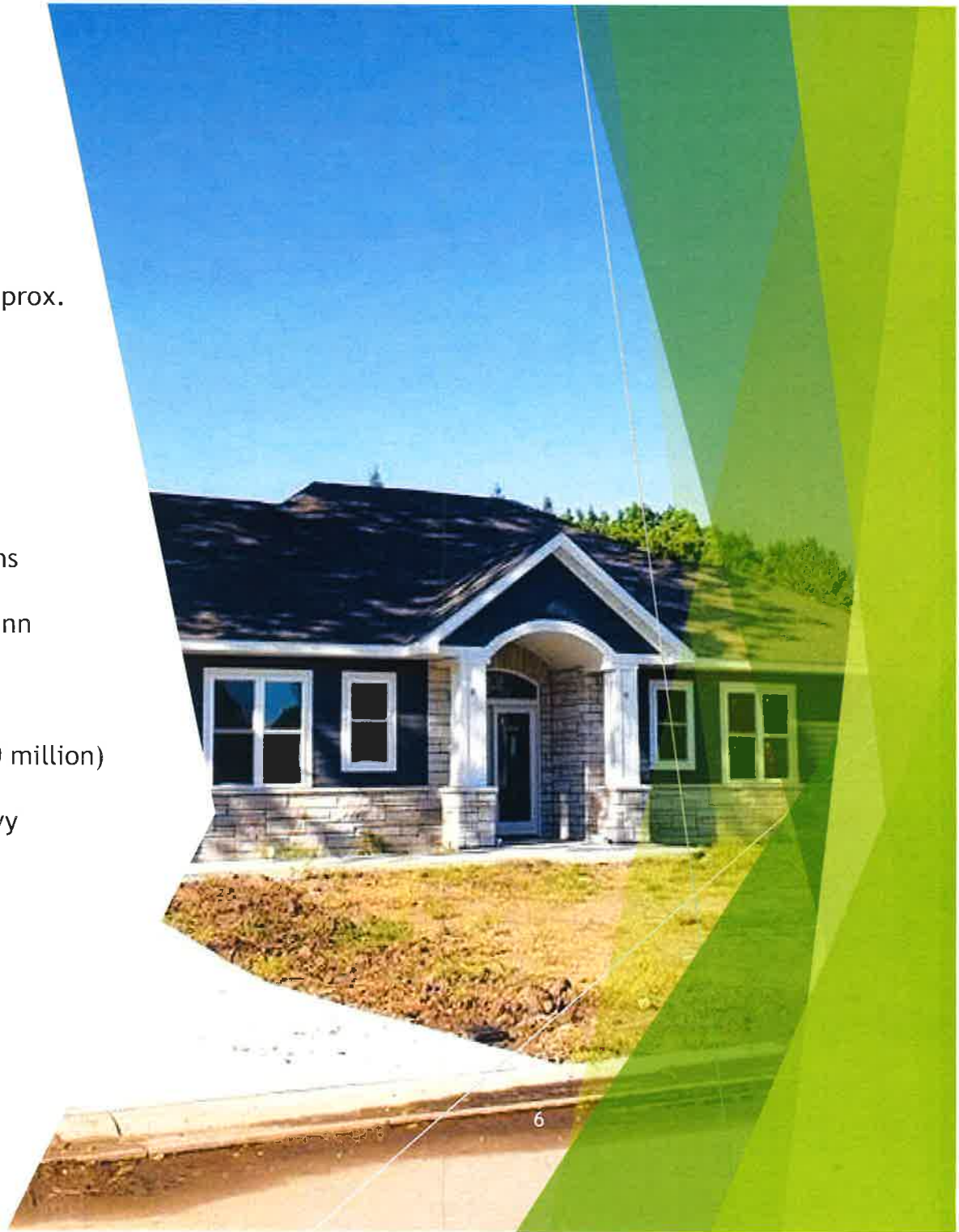


2023 Property Taxes

- ▶ Preliminary levy set in September to 10.4% (basis of tax notice received)
- ▶ Proposed final 2023 levy set to 9.5%
- ▶ Tax rate estimated reduction from 47.833% for 2022 to a projected tax rate of 44.833% for 2023
- ▶ Proposed final 2023 levy dollar amount is \$676,685 (9.5%) more than the 2022 levy

2023 Property Taxes, cont.

- ▶ 16.04% growth in taxable market value. (approx. \$200 million)
 - ▶ 10% is new (\$20 million) construction/improvements
 - ▶ 18 new single-family homes
 - ▶ 38 total townhome units
 - ▶ 1 apartment building
 - ▶ 9 units
 - ▶ 4 commercial/industrial additions
 - ▶ Caribou
 - ▶ Office Remodel at Circle Inn
 - ▶ Build Out for Skin Clinic
 - ▶ Canopy Over Spinners Bar
 - ▶ 1,505 building permits issued
 - ▶ 90% is increased property values (\$180 million)
- ▶ \$2.5 million increase in the tax capacity
- ▶ This growth is expected to offset the tax levy increase of \$676,000



2023 Property Taxes, cont.

- ▶ The total general property taxes needed by the City of North Mankato for 2023 is \$7,799,680
 - ▶ General Fund \$ 5,854,941
 - ▶ Port Authority \$ 75,000
 - ▶ Debt Service \$ 1,400,405
 - ▶ Abatement Levy \$ 469,334
- ▶ Tax Rate = Tax Levy/Total Tax Capacity
 - ▶ Total tax capacity increase is larger than the tax levy increase which means a decrease in tax rate

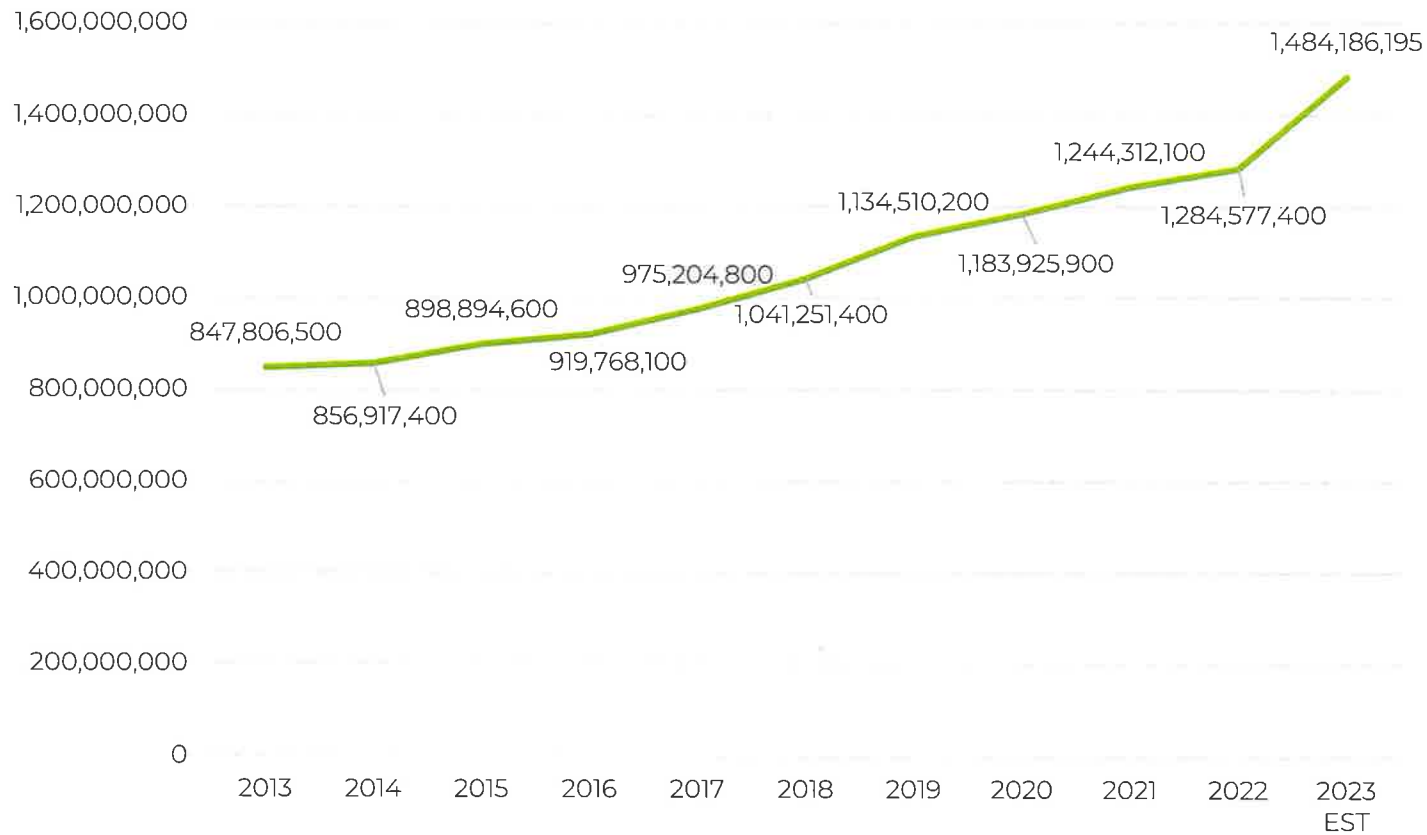
47.833  **44.833**^{estimate}
2022 2023

Levy Comparison

	2022 ADOPTED Amount	2023 PROPOSED Amount	Dollar Amount Change	% Change
General Fund Levy	\$5,300,575	\$5,854,941	\$554,366	10.4%
Port Authority	75,000	75,000	\$0	0.0%
Debt Service	1,346,736	1,400,405	\$53,669	4%
Tax Abatement	400,684	469,334	\$68,650	17.1%
Total Tax Levy	\$7,122,995	\$7,799,680	\$676,685	9.5%

Total debt levy:
\$1,869,739
increase / 7%

Taxable Market Value

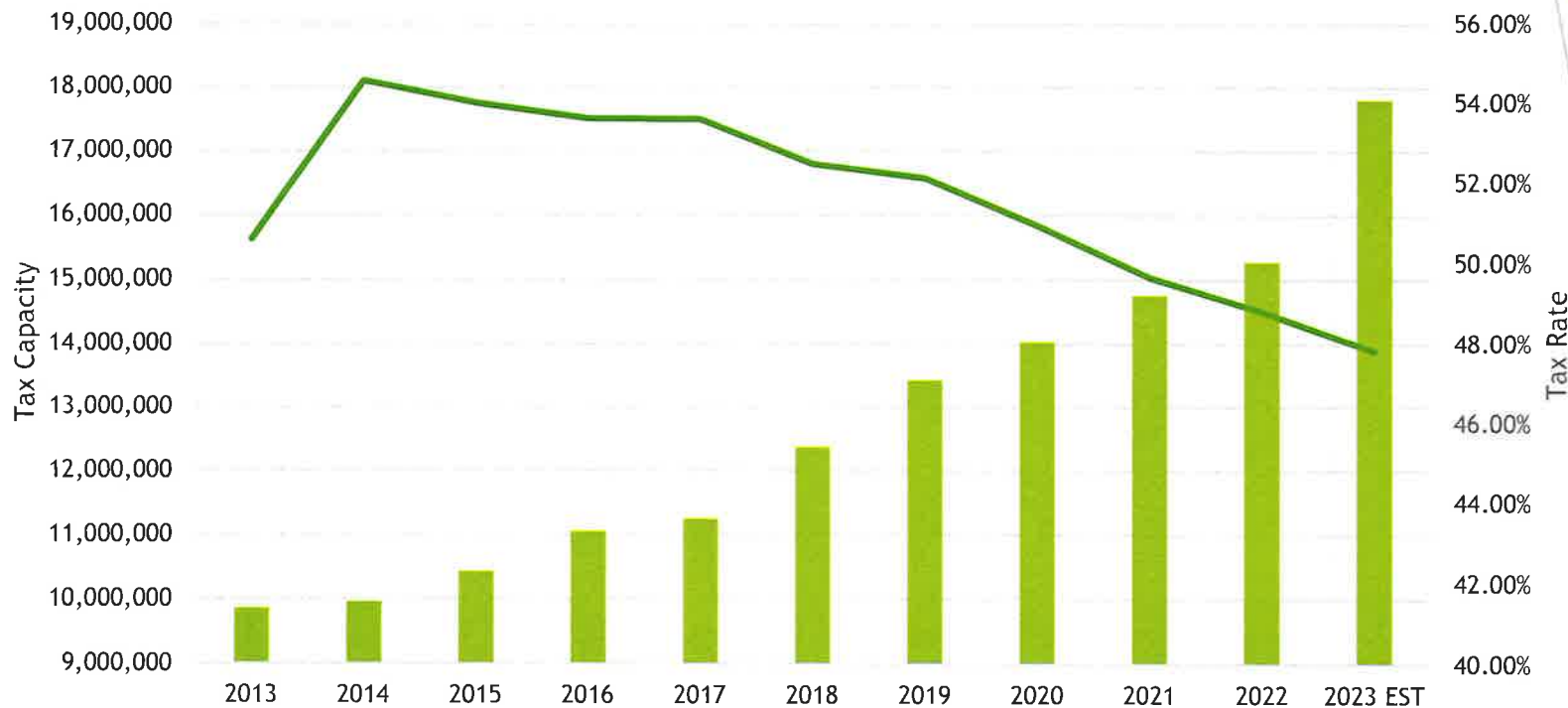


Tax Levy History - Dollar Amount vs. Rate



Tax Capacity vs. Tax Rate

Tax Capacity & Tax Rate



Tax capacity is a unique property taxing tool that is equivalent to multiplying the taxable market value of a property by its relevant class rate. The local tax rate of a taxing jurisdiction is determined by dividing the jurisdiction's levy by the jurisdiction's taxable net tax capacity. Rates often move in the opposite direction of tax capacity as shown in the chart above. The Market Value Homestead Credit (MVHC) program was eliminated during the 2011 Special Session for taxes payable in 2012 and beyond. The credit was replaced with a market value exclusion. The program was designed to provide state-paid property tax relief to owners of certain qualifying homestead property.

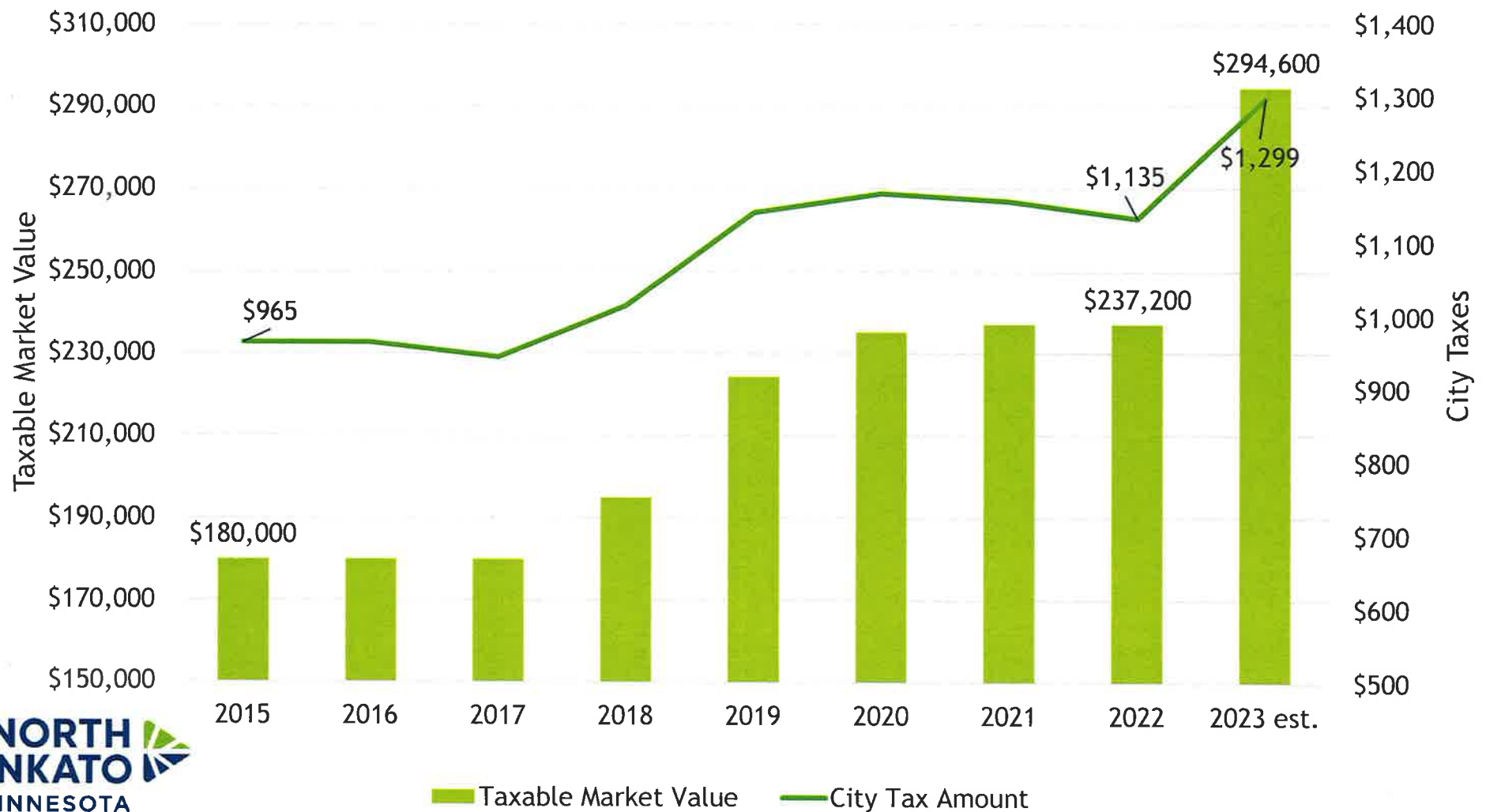


2023 Tax Base and Market Values

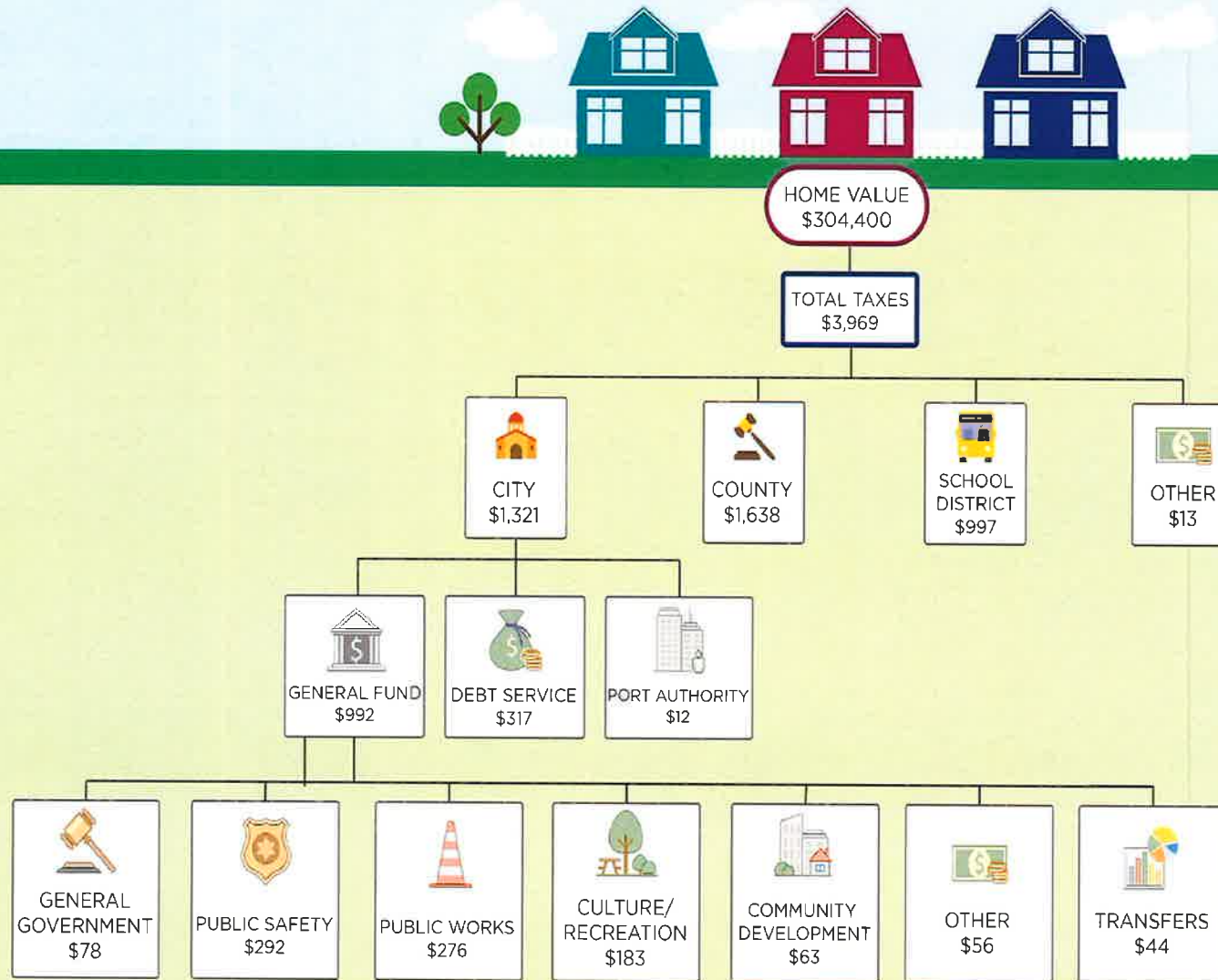
- ▶ Home Value increases ranged from 0% to 20%
- ▶ Majority saw 5-10% increase
- ▶ Tax levy impact will vary depending on home's value

City Tax vs. Taxable Home Value

Eight-year history of a median home in North Mankato (currently \$304,400) with taxable market value of \$294,600.



MEDIAN HOME VALUE TAX IMPACT



City of North Mankato
1001 Belgrade Avenue
North Mankato MN 56003
507-625-4141
www.northmankato.com

Where do your General Fund tax dollars go?

Public
Works \$0.28

General
Gov. \$0.08

Other
\$0.06

Public
Safety
\$0.29

Transfers
— \$0.05

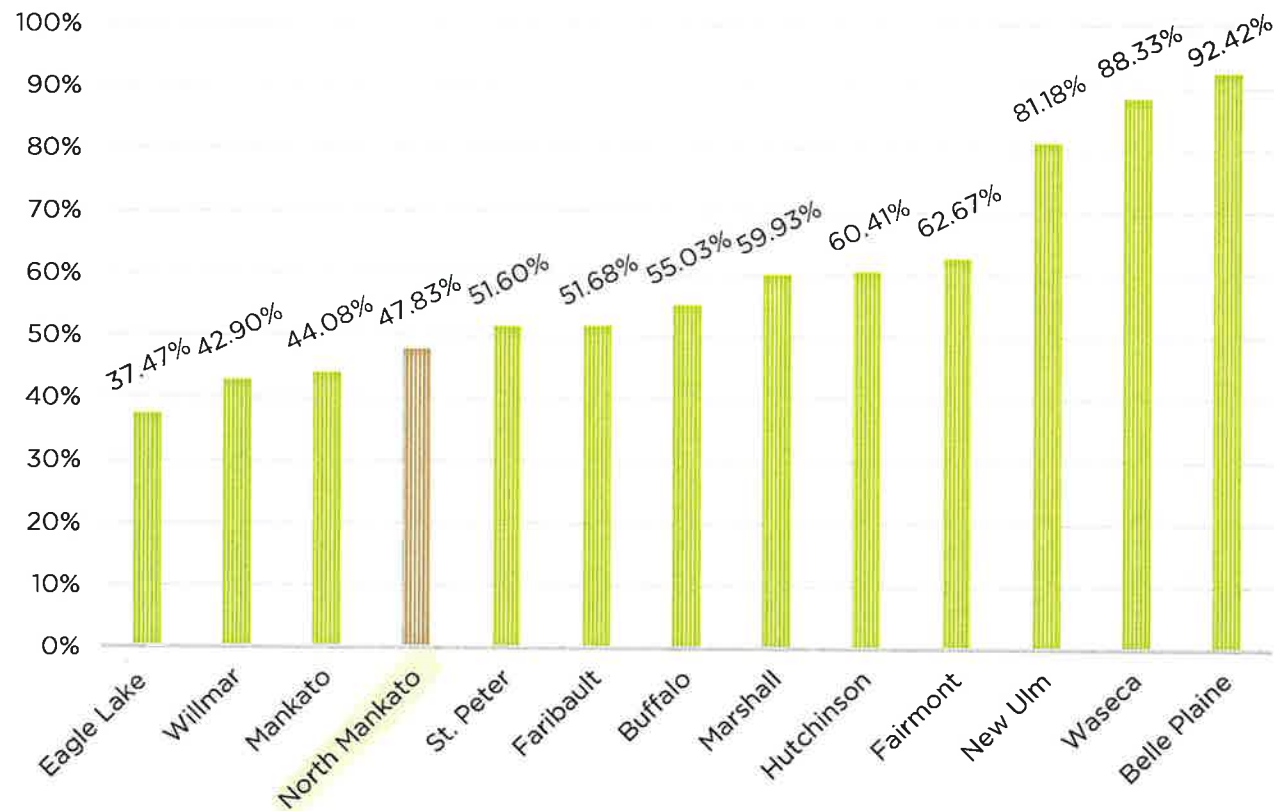


\$- \$0.1000 \$0.2000 \$0.3000 \$0.4000 \$0.5000 \$0.6000 \$0.7000 \$0.8000 \$0.9000 \$1.0000

Parks, Rec,
Leisure \$0.18

Community
Development
\$0.06

2022 Comparable City Tax Rate

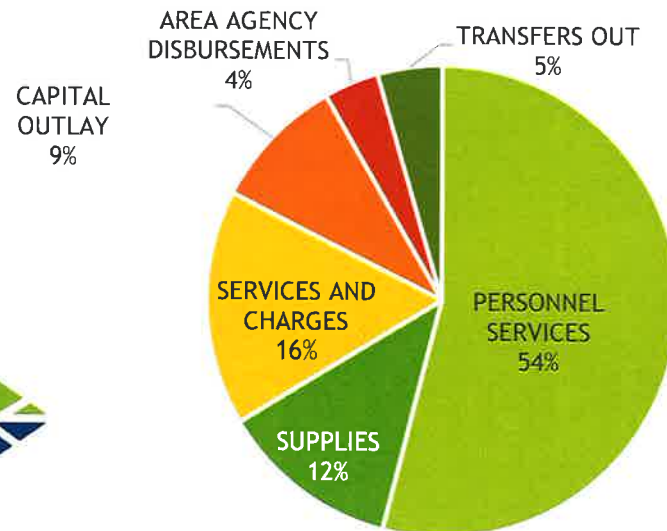


2023 General Fund Expenditure Overview

GENERAL FUND EXPENDITURES	2022 AMENDED	2023 PROPOSED	+/-	%+/-	NOTES
Legislative	56,051	62,003	5,952	10.62%	CIP adjustment
General Government	772,804	739,780	(33,024)	-4.27%	
Attorney	115,816	135,000	19,184	16.56%	Reflect actuals
Police	2,351,496	2,619,877	268,381	11.41%	2 new officers
Fire	363,976	382,030	18,054	4.96%	
Streets	1,977,632	2,136,231	158,599	8.02%	Sealcoating material, Pavement Management
Maintenance & Equipment	306,791	314,465	7,674	2.50%	
Street Lighting	382,754	391,050	8,296	2.17%	
Parks	989,835	1,127,644	137,809	13.92%	General maintenance, Park improvements
Library	628,885	650,085	21,200	3.37%	
Bookmobile	100,914	105,430	4,516	4.48%	
Community Development	613,648	648,960	35,312	5.75%	
Miscellaneous	68,900	58,660	(10,240)	-14.86%	Remove Fireworks
Area Agency Disbursements	227,410	382,452	155,042	68.18%	All Seasons Arena Improvements
Transfers	457,000	457,000	0	0.00%	
EXPENDITURES (Total)	9,413,912	10,210,667	796,755	8.46%	

2023 Budget by Category

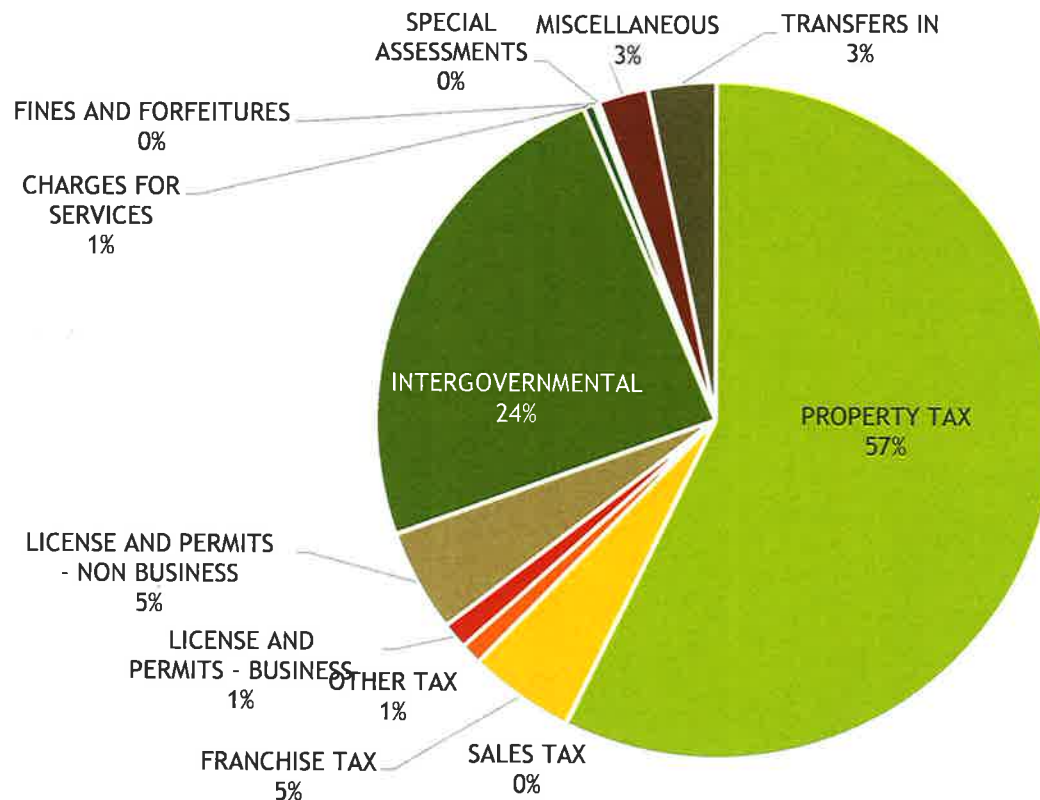
GENERAL FUND EXPENDITURES	2022 Adopted	2023 PROPOSED	+/-	%+/-	NOTES
Personnel Services	5,217,523	5,517,051	299,528	5.74%	2 new officers, temp labor
Supplies	1,143,710	1,256,410	112,700	9.85%	
Services & Charges	1,555,519	1,656,004	100,985	6.46%	
Capital Outlay	813,250	941,750	128,500	15.80%	Increase of \$50K for Parks and \$80K for Streets
Area Agency Disbursements	226,910	382,452	155,042	68.55%	ASA Repairs, Transit contract increase
Transfers	457,000	457,000	-	0%	
EXPENDITURES (Total)	9,413,912	10,210,667	796,755	8.46%	



2023 General Fund Revenue Overview

GENERAL FUND REVENUES	2022 ADOPTED	2023 PROPOSED	+/-	%+/-	NOTES
PROPERTY TAX	5,300,575	5,854,941	554,366	10%	9.5% Levy Increase, 1.45% new growth
SALES TAX	164	166	2	1%	
FRANCHISE TAX	513,000	516,000	3,000	1%	
OTHER TAX	94,000	104,000	10,000	11%	Gambling tax increase collections
LICENSE AND PERMITS - BUSINESS	121,850	130,150	8,300	7%	Liquor licenses to reflect actual
LICENSE AND PERMITS - NON BUSINESS	397,350	503,450	106,100	27%	Building permits to reflect actual
INTERGOVERNMENTAL	2,439,219	2,470,000	30,781	1%	Additional State-Aid in 2023
CHARGES FOR SERVICES	58,370	53,150	(5,220)	-9%	Cable TV revenue decreases
FINES AND FORFEITURES	19,400	19,200	(200)	-1%	
SPECIAL ASSESSMENTS	5,150	5,150	0	0%	
MISCELLANEOUS	178,752	242,758	64,006	36%	Interest rates and insurance dividends
TRANSFERS IN	293,750	333,750	40,000	14%	Increased transfers from utility funds
REVENUES (Total)	9,421,580	10,232,715	811,135	9%	

2023 General Fund Revenue Overview



2023 Personnel Costs

- ▶ Budget for 5% pay increases based on market analysis in the works
- ▶ 0% increase in health insurance
- ▶ 2022 62.50 FTEs (includes current vacancies)
- ▶ 2023 64.50 est. FTEs (2 additional police officers)

CITY STAFFING HISTORY



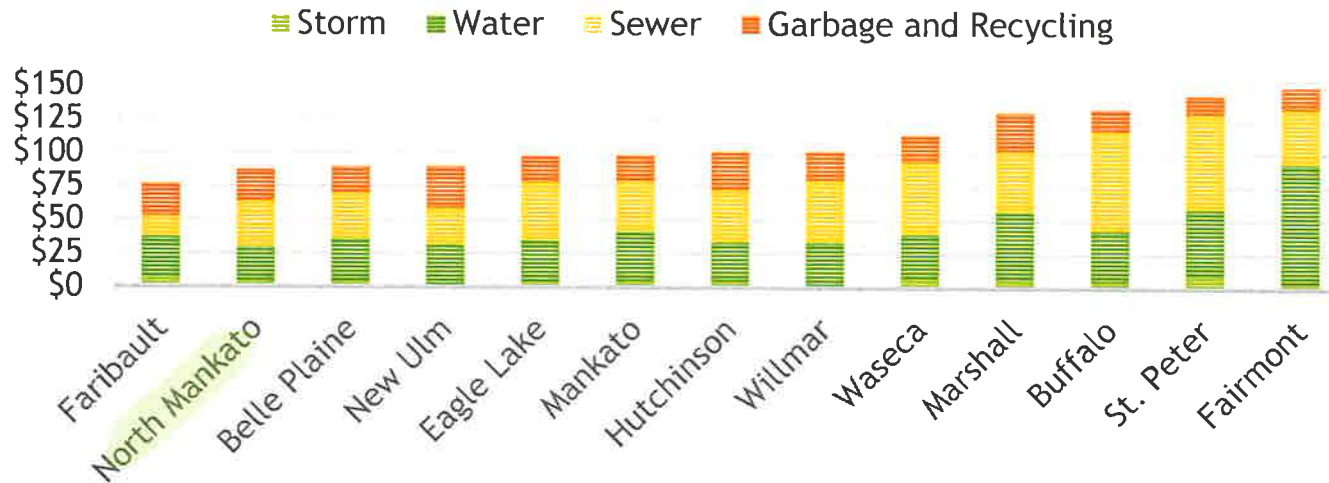
2023 Utility Fund Expenditure Overview

FUND	2022 ADOPTED	2023 PROPOSED	+/-	%+/-	NOTES
Water	\$ 2,371,234	\$ 2,589,040	\$ 217,806	9%	Wage adjustment; Well repairs and filter rehabs
Wastewater	\$ 2,592,114	\$ 2,823,613	\$ 231,499	9%	Lor Ray/Howard Roundabout
Solid Waste	\$ 835,134	\$ 872,011	\$ 36,877	4%	Rising landfill and clean up costs
Recycling	\$ 563,278	\$ 571,796	\$ 8,518	1.5%	Hauling and transfer fees
Storm Water	\$ 507,711	\$ 531,252	\$ 23,541	4.6%	Underdrain Work

2023 Utility Fund Revenue Overview

FUND	2022 ADOPTED	2023 PROPOSED	+/-	%+/-	NOTES
Water	\$ 2,138,940	\$ 2,482,190	\$ 343,250	16%	Increased collections, Future rate increase in 2024
Wastewater	\$ 2,606,200	\$ 2,710,964	\$ 104,764	4%	Rate Increase 1.50 per month
Solid Waste	\$ 885,500	\$ 912,891	\$ 27,391	3%	Future rate increases in 2024
Recycling	\$ 565,836	\$ 610,808	\$ 44,972	8%	Increased collections
Storm Water	\$ 521,500	\$ 584,500	\$ 63,000	12%	Rate Increase of 0.50 per month

2022 Utility Rate Overview



	Faribault	North Mankato	Belle Plaine	New Ulm	Eagle Lake	Mankato	Hutchinson	Willmar	Waseca	Marshall	Buffalo	St. Peter	Fairmont
STORM	\$6.53	\$4.25	\$3.75	\$0	\$3.16	\$4.89	\$4.85	\$1.00	\$7.00	\$5.80	\$5.00	\$9.08	\$3.96
WATER	\$30.30	\$25.15	\$31.90	\$31.00	\$31.30	\$36.49	\$29.05	\$32.47	\$32.92	\$51.52	\$37.80	\$50.24	\$89.32
GARBAGE & RECYCLING	\$23.84	\$23.00	\$19.89	\$30.98	\$19.14	\$18.92	\$28.34	\$21.08	\$20.36	\$28.09	\$16.50	\$13.45	\$25.70
SEWER	\$15.54	\$34.46	\$33.99	\$27.68	\$43.30	\$37.89	\$38.51	\$46.64	\$53.41	\$44.95	\$73.95	\$70.80	\$40.72
TOTAL	\$76.21	\$86.86	\$89.53	\$89.66	\$96.90	\$98.19	\$100.75	\$101.19	\$113.69	\$130.36	\$133.25	\$143.57	\$159.70

2023 Special Funds Expenditures

BUDGET SUMMARY FOR FY 2023- EXPENDITURES BY FUND

Fund	2022 Adopted	2023 Proposed	+/-	%+/-	Notes
Debt Service Fund	\$2,847,051	\$3,159,356	\$312,305	11%	
Local Option Sales Tax	\$642,707	\$691,500	\$48,793	8%	Belgrade Business Incentive; 2009C, 2010B, and 2021A Bonds
Capital Facilities & Equipment Fund	\$805,500	\$919,822	\$114,322	14%	Equipment purchase and updates
Construction Funds	\$6,250,000	\$4,200,000	(\$2,050,000)	-33%	Caswell Indoor; Harrison, Monroe, SRTS, Ravine
Port Authority - General Fund	\$93,989	\$93,332	(\$657)	-1%	
Joint Economic Development Fund	\$57,000	\$58,500	\$1,500	3%	Increase in professional services
Federal Revolving Loan	\$ -	\$420			
Local Revolving Loan	\$29,100	\$29,525	\$425	1%	
TIF 8 - Marigold	\$75,000	\$100,000	\$25,000	33%	
TIF 14 - Webster Avenue	\$11,285	\$10,651	(\$634)	-6%	
TIF 2 - Webster Avenue (FX Fusion)	\$6,917	\$6,182	(\$735)	-11%	
TIF 19 422 Belgrade	\$31,490	\$30,860	(\$630)	-2%	
TIF 26 - Belgrade Redevelopment	\$16,367	\$11,504	(\$4,863)	-30%	
TIF 23 - D&K Powder Coating	\$67,307	\$67,307	\$0	0%	
TIF 24 - Birchwood Cottages	\$41,195	\$44,481	\$3,286	8%	
TIF 25 - Blue Star Power Systems	\$212,549	\$207,737	(\$4,812)	-2%	
Hotel Fund	\$166,921	\$238,623	\$71,702	43%	HVAC, roof, plumbing, etc.; 2021B - \$4.5 Million matures in 2043
Caswell Sports Fund-Caswell Park	\$535,913	\$558,819	\$22,906	4%	Return to Full seasons and concessions
Caswell Sports Fund-Caswell Park North	\$54,304	\$62,566	\$8,262	15%	Return to Full seasons and concessions
Swim Facility	\$485,637	\$554,150	\$68,513	14%	Full time aquatics manager allocated 2/3; Utilities; Swim facility operations of concessions/chemicals/events
Youth Football	\$123,073	\$248,132	\$125,059	102%	Wage adjustment; Decrease in uniform costs; Increase in photograph and subscription expense
Culture and Recreation	\$44,752	\$46,456	\$1,704	4%	
Charitable Gaming	\$23,200	\$32,200	\$9,000	39%	Additional opportunities
Library Endowment	\$53,250	\$53,250	\$0	0%	
Total Expenses	\$12,571,018	\$11,425,373	\$(1,249,554)	-9%	

2023 Special Funds Revenues

BUDGET SUMMARY FOR FY 2023- Revenues by Fund

Fund	2022 Adopted	2023 Proposed	+/-	%+/-	Notes
Debt Service Fund	\$2,973,314	\$3,389,218	\$415,904	14%	
Local Option Sales Tax	\$700,000	\$800,000	\$100,000	14%	Increase in sales tax revenue
Capital Facilities & Equipment Fund	\$547,500	\$592,500	\$45,000	8%	Capital set asides
Construction Funds	\$5,000,000	\$6,676,667	\$1,676,667	34%	Sales tax bond proceeds
Port Authority - General Fund	\$94,788	\$90,976	(\$3,812)	-4%	
Joint Economic Development Fund	\$80,505	\$163,675	\$83,170	103%	Anticipated land sale
Federal Revolving Loan	\$17,425	\$21,297	\$3,872	22%	Retirement of debt
Local Revolving Loan	\$5,377	\$3,782	(\$1,595)	-30%	COVID assistance loans
TIF 8 - Marigold	\$77,536	\$81,782	\$4,246	5%	
TIF 14 - Webster Avenue	\$33,127	\$26,522	(\$6,605)	-20%	
TIF 2 - Webster Avenue (FX Fusion)	\$6,917	\$6,914	(\$3)	0%	
TIF 19 422 Belgrade	\$32,059	\$36,171	\$4,112	13%	
TIF 26 - Belgrade Redevelopment	\$74,711	\$11,504	(\$63,207)	-85%	2022 included fees for new TIF
TIF 23 - D&K Powder Coating	\$67,307	\$67,307	\$0	0%	
TIF 24 - Birchwood Cottages	\$41,195	\$44,481	\$3,286	8%	
TIF 25 - Blue Star Power Systems	\$212,549	\$207,737	(\$4,812)	-2%	
Hotel Fund	\$610,000	\$355,833	(\$254,167)	-42%	Hyllife Foods lease and lodging tax payments through 07-2023
Caswell Sports Fund-Caswell Park	\$569,941	\$571,040	\$1,099	0%	Return to Full seasons and concessions
Caswell Sports Fund-Caswell Park North	\$48,500	\$50,400	\$1,900	4%	
Swim Facility	\$481,605	\$557,282	\$75,677	16%	Increase in swim membership revenue
Culture and Recreation	\$21,500	\$53,534	\$32,034	149%	Addition of fitness and culture programs
Youth Football	\$142,350	\$249,400	\$107,050	75%	Increase in sponsors
Charitable Gaming	\$43,998	\$51,034	\$7,036	16%	Increase in contributions
Library Endowment	\$46,500	\$45,500	(\$1,000)	-2%	Decrease GF transfer due to available library fund balance
Total Revenue	\$11,821,297	\$14,154,556	\$2,333,259	20%	

2023 Total Budget

BUDGET SUMMARY FOR FY 2023- REVENUES OVER/UNDER EXPENDITURES

	2023 REVENUES	2023 EXPENDITURES	+/-	Notes
TOTAL ALL FUNDS	\$ 31,688,624	\$ 29,023,752	\$2,664,872	Spenddown of bond proceeds

CIP Policy

► Purpose of the CIP

- CIP is a flexible planning tool to be reviewed and updated on an annual basis with plans for the next five years
- Major projects and equipment over \$15,000
- Incorporates needs and future goals from planning documents such as the comp plan
- First year is capital budget, last 4 years are for future planning and consideration
- Goal - Minimize fluctuations in expenses and create orderly replacement of facilities, infrastructure, and equipment

2023-2027 CIP

- ▶ 2022-2026 - \$45.3 Million
- ▶ 2023-2027 - \$44.5 Million
 - ▶ \$.35 Million - increase in equipment
 - \$0.09 Million - increase in Pavement management
 - \$0.21 Million - increase in Park improvements
 - \$0.07 Million - increase in water projects
 - \$0.01 Million - increase in sewer funding

2023-2027 Equipment/Facilities

Project or Activity	2022-2026	2023-2027	Variance
Website	40,000		(40,000)
Server Updates	-	36,822	36,822
Loader	-		-
Loader Snow Blower	-		-
Sweeper	215,000	557,000	342,000
Excavator	-		-
General Equipment - Trucks, Skid loaders, Mowers, etc.	500,000	500,000	-
Police Cruiser	375,000	395,000	20,000
Police Radios	100,000	135,000	35,000
Police Evidence Room Heat	3,000	3,000	-
Sirens - Upgrade (from 2012), Plant #2, Expansion, City Shop	27,000		(27,000)
Dump Truck	140,000		(140,000)
Tandem Dump Truck with Plow, Wing and Sander (3)	270,000		(270,000)
Roller (2)			-
Fire Engine	110,000	250,000	140,000
Replace roof on Station #2	-		-
Replace HVAC units at Station #2	-		-
Breathing Air Compressor & Cascade Bottl	40,000		(40,000)
Overhaul Air Pack/Work Room	-		-
Exhaust Capture System	7,500		(7,500)
Overhaul Community Room Kitchen	50,000	50,000	-
Replace overhead doors at Station #2 (5 Doors: 4 in front and one in back)	30,000	30,000	-
Fire Pumper	-		-
Mower Replacement	170,000	176,000	6,000
Chipper and Truck Replacement		60,000	60,000
Asphalt Roller Replacement		50,000	50,000
Leaf Collector Replacement		125,000	125,000
Single Axle Truck Replacement		225,000	225,000
City Signs		30,000	30,000
Parks Trailer/Band Shell	150,000		(150,000)
Library Bookdrop Off Station	6,000		(6,000)
Sub-Total Cash / Capital Facilities & Equipment Replacement	2,233,500	2,622,822	389,322

2023 Equipment & Facilities Replacement

- ▶ New for 2023-2027
 - ▶ Police Cruiser + 75,000
 - ▶ Police radios + 20,000
 - ▶ Mower Replacement
 - ▶ Sweeper Replacement
 - ▶ Server Replacement

2023-2027 Debt Expenditures

Project or Activity	Strategic Program Area	2022 ADOPTED	2023 FORECAST	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST
Caswell Park Phase #1 - Softfall deferred maint.	Recreation	2,600,000					
McKinley Ave. (300,400,500 Block)	Infrastructure	1,675,000					
Lor Ray Dr. (Monarch Meadow to Summerset)	Infrastructure	3,690,000					
Caswell Park Phase #2 Fieldouse Construction	Recreation	8,500,000	17,000,000				
Howard Dr./Lor Ray Dr. Roundabout - City Portion	Infrastructure		284,850				
Somerset Ln. Improvements	Infrastructure		4,316,000				
Hoover Dr. SRTS	Infrastructure			520,000			
Garfield Ave. (Center to Range)	Infrastructure						
Cross St. (Monroe to Webster)	Infrastructure						
Sherman St. (700 Block - Monroe to Garfield)	Infrastructure				800,000		
Page Ave. (Center to Range)	Infrastructure						
Belgrade Ave. Improvements (Three-lane & Interchange)	Infrastructure				1,500,000		
Wheeler Ave (300 Block)	Infrastructure						
Ravine Project	Infrastructure						1,500,000
PW Building - Build in 2026	Infrastructure					6,000,000	
Sub-Total Bonds		16,465,000	21,600,850	520,000	2,300,000	6,000,000	1,500,000

Sales Tax Project

- ▶ Citizens and Legislature approved sales tax extension
- ▶ Legislature approved \$2.0 in bonding toward Caswell Park Improvements
- ▶ The Sales Tax Bonds total \$9.2 million. Allocation of \$0.5 million to Caswell Park improvements, \$1.4 million to Caswell North improvements, and the remaining balance of \$7.3 million to the Caswell Indoor facility
- ▶ Continue to pursue State appropriation for Caswell indoor recreation facility
- ▶ Future Abatement Bond for Indoor Rec funding gaps

2023 Parks Plan

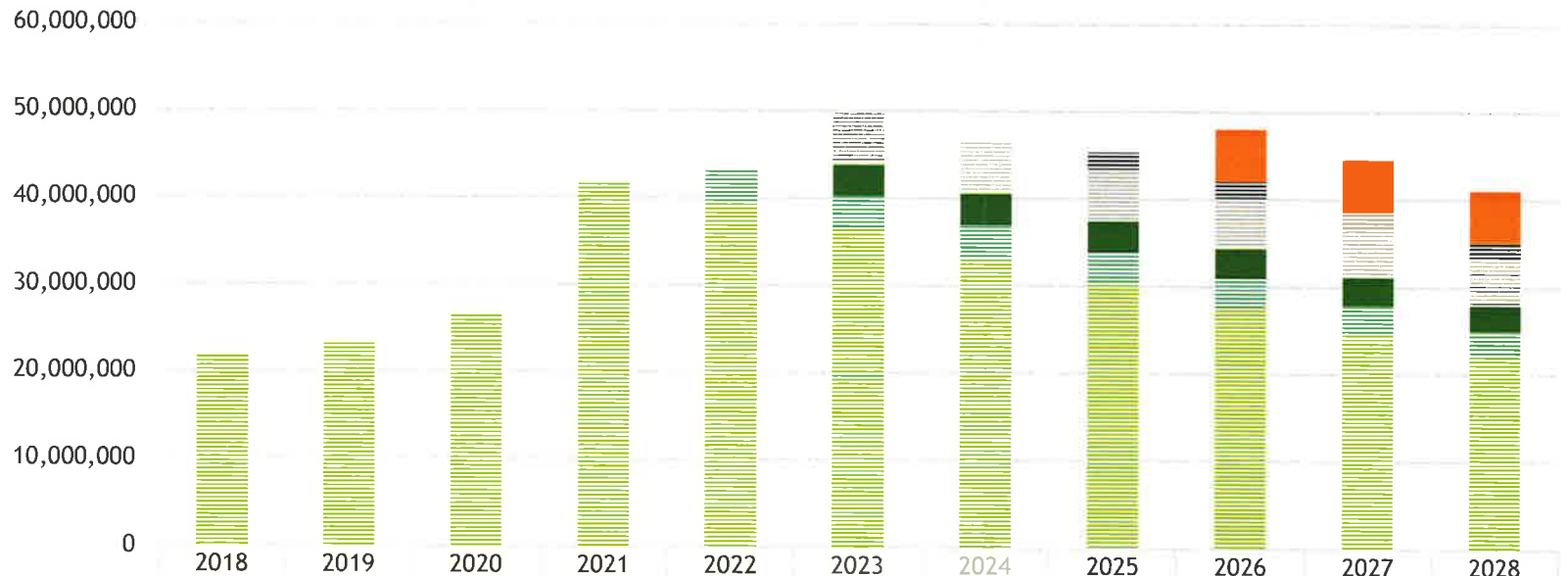
- ▶ Budget of \$370,000 for parks capital improvements
- ▶ Update Lady Bug Lake
- ▶ Pleasantview Park Shelter
- ▶ Pave Old Belgrade Hill Trail
- ▶ Spring Lake Park Bridge Replacements
- ▶ Various other small projects

2023 Streets Plan

- ▶ Budget of \$579,500 for streets plan
- ▶ Mill and Overlay Streets:
 - ▶ North Ridge Dr from Goldfinch Ct to North Ridge Ln
 - ▶ James Dr from Lor Ray Dr to Roe Crest Dr
 - ▶ Oak Terrace Dr from Marie Ln to Marie Ct
 - ▶ Oak Terrace Ct Cul-De-Sac
 - ▶ Caswell Park West Parking Lot
 - ▶ 2 Alleys

Debt Analysis

Existing Debt & Future Debt



	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
2026A - \$6.0MM - Public Works									6,000,00	6,000,00	6,000,00
2025A - \$1.9MM					-	-	-	1,900,00	1,900,00	1,900,00	1,800,00
2023B - \$5.97 MM - Indoor Rec Abatement						5,970,00	5,970,00	5,970,00	5,735,00	5,490,00	5,240,00
2023A - \$3.575MM - Somerset & Roundabout					-	3,575,00	3,575,00	3,575,00	3,385,00	3,185,00	2,980,00
2022A - \$3.925MM - Lor Ray & McKinley					3,925,00	3,925,00	3,800,00	3,595,00	3,380,00	3,160,00	2,925,00
Original Existing	21,812,32	23,131,30	26,723,30	41,980,30	39,226,20	36,345,90	33,164,60	30,317,10	27,593,60	24,789,90	22,090,20

What's Next

- ▶ Final Budget Adoption

- ▶ December 19, 2022 as part of the Regular City Council Meeting

- ▶ Property Value Questions

- ▶ Nicollet County Assessor (507) 934-7060

- ▶ North Mankato Budget and Tax Levy Questions

- ▶ Kevin McCann, City Administrator
(kmccann@northmankato.com)
 - ▶ Jessica Ryan, Interim Finance Director
(jessicar@northmankato.com)



City of North Mankato, MN

Check Report

By Vendor Name

Date Range: 12/5/22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00029	AG SPRAY EQUIPMENT	12/05/2022	Regular	0	42.24	96774
00031	AIM ELECTRONICS, INC.	12/05/2022	Regular	0	6,170.00	96775
00083	ANDERSON-CRANE RUBBER CO. INC.	12/05/2022	Regular	0	174.21	96776
00142	BETHANY LUTHERAN COLLEGE	12/05/2022	Regular	0	11,625.00	96777
02037	BOBCAT OF MANKATO	11/21/2022	Regular	0	77,642.33	96767
03889	COMPTON, THERESA	12/05/2022	Regular	0	22.00	96778
00297	CORPORATE GRAPHICS COMMERCIAL	12/05/2022	Regular	0	9,259.04	96779
03838	DDA HUMAN RESOURCES, INC	12/05/2022	Regular	0	8,000.00	96780
03900	DURBIN, WILLIAM	11/22/2022	Regular	0	480.00	96768
00401	EXPRESS SERVICES, INC.	12/05/2022	Regular	0	1,240.60	96781
00409	FERGUSON ENTERPRISES, INC	12/05/2022	Regular	0	2,920.00	96782
00432	FLEETPRIDE	12/05/2022	Regular	0	39.68	96783
03895	FLO-RITE PLUMBING, LLC	12/05/2022	Regular	0	385.00	96784
00577	HOLTMEIER CONSTRUCTION	12/05/2022	Regular	0	43,336.75	96785
03665	KATO MANUFACTURING LLC	12/05/2022	Regular	0	150.00	96786
03174	LAKES SPORTS BAR & GRILL	12/05/2022	Regular	0	526.14	96787
03901	LOEB, JENNIFER	11/22/2022	Regular	0	250.00	96769
00847	MATHESON TRI-GAS, INC.	12/05/2022	Regular	0	909.88	96788
02336	MIDWEST AQUACARE	12/05/2022	Regular	0	4,700.00	96789
02802	MINUTEMAN PRESS	12/05/2022	Regular	0	199.05	96790
01057	NORTH MANKATO MOTOR VEHICLE REGISTRAR	12/05/2022	Regular	0	1,597.50	96773
01057	NORTH MANKATO MOTOR VEHICLE REGISTRAR	12/05/2022	Regular	0	20.25	96791
03237	OFFICE SPACE DESIGN	12/05/2022	Regular	0	5,000.00	96792
01106	PETTY CASH	12/05/2022	Regular	0	5.56	96793
03138	PLUMB-RITE PLUMBING	12/05/2022	Regular	0	4,799.04	96794
01133	POWERPLAN/RDO EQUIPMENT	12/05/2022	Regular	0	518.80	96795
01138	PRECISION BACKHOE SERVICE	12/05/2022	Regular	0	2,696.88	96796
03898	PREMIER LIFT PRODUCTS INC	12/05/2022	Regular	0	590.00	96797
03548	RANDALL'S TREE SERVICE, INC	12/05/2022	Regular	0	3,055.00	96798
01352	STREICHER'S, INC	12/05/2022	Regular	0	863.85	96799
03254	TAFT	12/05/2022	Regular	0	20,945.50	96800
03902	TJM LEATHERCRAFTING	12/05/2022	Regular	0	456.00	96801
01414	TOWMASTER	12/05/2022	Regular	0	2,077.58	96802
01433	TYLER TECHNOLOGIES	12/05/2022	Regular	0	4,612.02	96803
00486	W.W. GOETSCH ASSOCIATES, INC.	12/05/2022	Regular	0	914.98	96804
01523	WENZEL AUTO ELECTRIC CO	12/05/2022	Regular	0	90.72	96805
01544	WINTER EQUIPMENT CO., INC.	12/05/2022	Regular	0	8,404.98	96806
01562	ZAHL EQUIPMENT SERVICE, INC.	12/05/2022	Regular	0	5,630.18	96807
03601	ZARN, SCOTT	11/29/2022	Regular	0	560.00	96772
00101	AT&T MOBILITY	11/28/2022	Bank Draft	0	85.50	DFT0007430
00241	CHARTER COMMUNICATIONS	11/28/2022	Bank Draft	0	271.95	DFT0007431
02058	CONSOLIDATED COMMUNICATIONS	12/01/2022	Bank Draft	0	75.56	DFT0007468
02058	CONSOLIDATED COMMUNICATIONS	12/01/2022	Bank Draft	0	54.68	DFT0007469
02058	CONSOLIDATED COMMUNICATIONS	12/01/2022	Bank Draft	0	1,573.56	DFT0007470
02058	CONSOLIDATED COMMUNICATIONS	12/01/2022	Bank Draft	0	42.94	DFT0007471
02058	CONSOLIDATED COMMUNICATIONS	12/01/2022	Bank Draft	0	48.68	DFT0007472
02058	CONSOLIDATED COMMUNICATIONS	12/01/2022	Bank Draft	0	246.36	DFT0007473
02058	CONSOLIDATED COMMUNICATIONS	12/01/2022	Bank Draft	0	209.70	DFT0007474
00311	CULLIGAN (HEALTHY WATER SOLUTIONS LLC)	11/28/2022	Bank Draft	0	91.00	DFT0007432
03248	FREDRIKSON & BYRON, P.A.	11/28/2022	Bank Draft	0	70.00	DFT0007434
00447	FREE PRESS	11/30/2022	Bank Draft	0	283.61	DFT0007435
00447	FREE PRESS	11/21/2022	Bank Draft	0	270.00	DFT0007439
00506	GREATER MANKATO GROWTH, INC.	11/28/2022	Bank Draft	0	360.00	DFT0007440
00511	GREENCARE	11/28/2022	Bank Draft	0	476.78	DFT0007441
00511	GREENCARE	11/28/2022	Bank Draft	0	180.72	DFT0007442
00733	LAKES GAS CO #10	11/28/2022	Bank Draft	0	257.28	DFT0007443
00815	MANKATO CLINIC, LTD.	11/28/2022	Bank Draft	0	204.00	DFT0007445

03903	MAYO CLINIC AMBULANCE SERVICE	11/30/2022	Bank Draft	0	360.00	DFT0007446
00857	MC GOWAN WATER CONDITIONING, INC.	11/28/2022	Bank Draft	0	65.48	DFT0007447
00923	MINNESOTA DEPARTMENT OF LABOR & INDUS	11/28/2022	Bank Draft	0	10.00	DFT0007449
00923	MINNESOTA DEPARTMENT OF LABOR & INDUS	11/28/2022	Bank Draft	0	20.00	DFT0007450
00923	MINNESOTA DEPARTMENT OF LABOR & INDUS	11/28/2022	Bank Draft	0	10.00	DFT0007451
00923	MINNESOTA DEPARTMENT OF LABOR & INDUS	11/28/2022	Bank Draft	0	10.00	DFT0007452
00923	MINNESOTA DEPARTMENT OF LABOR & INDUS	11/28/2022	Bank Draft	0	10.00	DFT0007453
00923	MINNESOTA DEPARTMENT OF LABOR & INDUS	11/28/2022	Bank Draft	0	20.00	DFT0007454
00923	MINNESOTA DEPARTMENT OF LABOR & INDUS	11/28/2022	Bank Draft	0	30.00	DFT0007455
00910	MINNESOTA VALLEY TESTING LAB, INC.	11/29/2022	Bank Draft	0	140.08	DFT0007456
00910	MINNESOTA VALLEY TESTING LAB, INC.	11/28/2022	Bank Draft	0	140.08	DFT0007458
01335	STAPLES ADVANTAGE	11/15/2022	Bank Draft	0	65.84	DFT0007460
03279	STERICYCLE INC	11/21/2022	Bank Draft	0	27.56	DFT0007461
02591	UNITED TEAM ELITE	11/28/2022	Bank Draft	0	94.50	DFT0007462
02591	UNITED TEAM ELITE	11/28/2022	Bank Draft	0	20.00	DFT0007462
01470	VERIZON WIRELESS	11/28/2022	Bank Draft	0	38.57	DFT0007464
01525	WEST CENTRAL SANITATION, INC.	11/28/2022	Bank Draft	0	14,002.90	DFT0007465
03221	ZIBSTER	11/27/2022	Bank Draft	0	32.00	DFT0007466
00551	A.H. HERMEL COMPANY	12/07/2022	EFT	0	79.84	5867
01090	AMERICAN SOLUTIONS FOR BUSINESS	12/07/2022	EFT	0	398.50	5868
03576	AMILIA TECHNOLOGIES USA INC	12/07/2022	EFT	0	7,600.00	5869
00105	AUTO VALUE MANKATO	12/07/2022	EFT	0	255.20	5870
00123	BATTERIES+BULBS	12/07/2022	EFT	0	239.33	5871
00172	BOHRER, TOM	12/07/2022	EFT	0	440.00	5872
00174	BOLTON & MENK, INC.	12/07/2022	EFT	0	20,552.90	5873
00216	C & S SUPPLY CO, INC.	12/07/2022	EFT	0	164.88	5874
00230	CCP INDUSTRIES, INC.	12/07/2022	EFT	0	51.52	5875
02757	CINTAS	12/07/2022	EFT	0	125.31	5876
03675	COMPUTERSHARE	11/28/2022	EFT	0	330,612.50	5865
03675	COMPUTERSHARE	12/08/2022	EFT	0	66,478.30	5866
02706	CORE & MAIN LP	12/07/2022	EFT	0	404.45	5877
00310	CRYSTEEL TRUCK EQUIPMENT, INC	12/07/2022	EFT	0	2,970.54	5878
00322	DALCO	12/07/2022	EFT	0	254.37	5879
00439	FORSTER, DANIEL	12/07/2022	EFT	0	306.90	5880
00463	G & L AUTO SUPPLY, LLC	12/07/2022	EFT	0	586.00	5881
02295	GRAYBAR	12/07/2022	EFT	0	580.33	5882
00538	HAWKINS, INC.	12/07/2022	EFT	0	30.00	5883
00646	HEINTZ, KATIE	12/07/2022	EFT	0	76.91	5884
03750	HERWIG, NICHOLAS	12/07/2022	EFT	0	166.39	5885
00680	J.J. KELLER & ASSOCIATES, INC.	12/07/2022	EFT	0	783.15	5886
00657	JT SERVICES	12/07/2022	EFT	0	30,582.00	5887
00691	KENNEDY & KENNEDY LAW OFFICE	11/23/2022	EFT	0	6,879.93	5864
02209	KRAL, JACOB	12/07/2022	EFT	0	197.00	5888
00776	LLOYD LUMBER CO.	12/07/2022	EFT	0	2,447.99	5889
00874	MENARDS-MANKATO	12/07/2022	EFT	0	941.71	5890
02179	MES (MUNICIPAL EMERGENCY SERVICES)	12/07/2022	EFT	0	92.00	5891
00902	MINNESOTA IRON & METAL CO	12/07/2022	EFT	0	301.60	5892
00997	MTI DISTRIBUTING CO	12/07/2022	EFT	0	497.12	5893
01036	NICOLLET COUNTY RECORDER/ABSTRACTER	12/07/2022	EFT	0	46.00	5894
01052	NORTH CENTRAL INTERNATIONAL	12/07/2022	EFT	0	97.96	5895
01078	OLYMPIC FIRE PROTECTION CORP.	12/07/2022	EFT	0	640.00	5896
02245	ONSITE	12/07/2022	EFT	0	420.69	5897
02005	PANTHEON COMPUTERS	12/07/2022	EFT	0	8,182.08	5898
01211	RIVER BEND BUSINESS PRODUCTS	12/07/2022	EFT	0	1,550.79	5899
01263	SCHWICKERT'S TECTA AMERICA LLC	12/07/2022	EFT	0	852.45	5900
01281	SIGN PRO	12/07/2022	EFT	0	18.00	5901
01323	SPS COMPANIES, INC.	12/07/2022	EFT	0	46.11	5902
03191	US SOLAR	12/07/2022	EFT	0	3,918.07	5903
01465	VANEPS, ERIC	12/07/2022	EFT	0	339.51	5904
02340	WALRATH, TORREY	12/07/2022	EFT	0	86.59	5905
03442	WASMUND, LARRY	12/07/2022	EFT	0	2,947.50	5906
03201	WESELY, JORDAN	12/07/2022	EFT	0	3,500.00	5907
01563	ZARNOTH BRUSH WORKS, INC.	12/07/2022	EFT	0	3,554.00	5908
00234	CENTER POINT ENERGY	11/28/2022	Bank Draft	0	183.07	DFT0007414
01477	VIKING ELECTRIC SUPPLY, INC.	11/30/2022	Bank Draft	0	129.43	DFT0007415
01477	VIKING ELECTRIC SUPPLY, INC.	11/28/2022	Bank Draft	0	2,439.47	DFT0007416
01477	VIKING ELECTRIC SUPPLY, INC.	11/30/2022	Bank Draft	0	524.30	DFT0007427
01477	VIKING ELECTRIC SUPPLY, INC.	11/30/2022	Bank Draft	0	394.50	DFT0007429
01557	XCEL ENERGY	11/28/2022	Bank Draft	0	305.70	DFT0007424

Authorization Signatures

All Council

The above manual and regular claims lists for 12/5/22 are approved by:

MARK DEHEN- MAYOR

DIANE NORLAND- COUNCIL MEMBER

WILLIAM STEINER- COUNCIL MEMBER

SANDRA OACHS- COUNCIL MEMBER

JAMES WHITLOCK- COUNCIL MEMBER

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

WHEREAS, the Minnesota Statute 465.03 and 465.04 allow the governing body of any city, county, school district or town to accept gifts for the benefit of its citizens in accordance with terms prescribed by the donor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following donations/contributions/grants are approved as follows:

Donor	Restriction	Amount
Alecia Campbell	Youth Sports Donation	\$50.00
Anonymous	Library Special Programs	\$155.00
Anonymous	Library Book Donation	\$92.51
Total		\$297.51

Adopted by the City Council this 5th day of December 2022.

Mayor

City Clerk

A RESOLUTION DESIGNATING THE POLLING PLACES FOR 2023

WHEREAS, The City of North Mankato, Minnesota, pursuant to Minnesota Statute §204B.16 POLLING PLACES; DESIGNATION is required each year to designate by resolution a polling place for each election precinct.

NOW, THEREFORE, be it resolved by the City Council of the City of North Mankato, Minnesota as follows:

Precinct 1	St. Paul's Lutheran Church 304 Monroe Avenue
Precinct 2	Holy Rosary School 546 Grant Avenue
Precinct 3	Municipal Building, Council Chambers 1001 Belgrade Avenue
Precinct 4	River Ridge Evangelical Church 350 Carol Court
Precinct 5	Peace Lutheran Church 2090 Commerce Drive
Precinct 6	Fire Station No. 2 1825 Howard Drive
Precinct 7	South Central Cooperative 2075 Lookout Drive

Adopted by the City Council of the City of North Mankato, County of Nicollet, State of Minnesota, this the 5th day of December 2022.

Mayor

ATTEST

CITY OF NORTH MANKATO
REQUEST FOR COUNCIL ACTION



Agenda Item # 8D	Dept: City Clerk	Council Meeting Date: 12/5/22
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TITLE OF ISSUE: License Renewals for 2023.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Attached is a memo listing the liquor license renewals including on-sale liquor, off-sale liquor, club on-sale liquor, pints-on-premise and off-sale intoxicating (growler). The Police Chief has reviewed these licenses and recommends approval and issuance of the 2023 licenses. All property taxes are current on all liquor license premises. Other licenses to be renewed include soft drinks, cigarette, mechanical amusement devices, cabaret, refuse haulers, and 3.2 beer off-sale.
--

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve license renewals for 2023.

For Clerk's Use:		
Motion By: _____		
Second By: _____		
Vote Record:	Aye Nay	Steiner _____ Norland _____ Oachs _____ Whitlock _____ Dehen _____

SUPPORTING DOCUMENTS ATTACHED				
Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____		Memo _____		

<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting
--

<input type="checkbox"/> Refer to: _____
<input type="checkbox"/> Table until: _____
<input type="checkbox"/> Other: _____

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: April Van Genderen, City Clerk

DATE: December 5, 2022

SUBJECT: Liquor License Renewals

This year the following listing of liquor license applications are presented for renewal. The Police Department recommends approval and issuance of the renewal applications for 2023. I have verified that all property taxes are current on all liquor license premises.

ON-SALE LIQUOR (*INCLUDES SUNDAY)

- *Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue
- *Big Dog Restaurants, Inc. d/b/a Big Dog Sports Café, 1712 Commerce Drive
- *O2 LLC, d/b/a Spinners Bar, 301 Belgrade Avenue
- *Dino's Gourmet Pizzeria, 239 Belgrade Avenue
- *Circle Inn, of North Mankato, 232 Belgrade Avenue
- *North Mankato Hospitality, d/b/a Comfort Inn and Suites, 2000 Commerce Drive
- *Mi Pueblo Tres LLC, d/b/a Mi Pueblo Mexican Restaurant, 1754 Commerce Dr. Suite 200
- *Plaza Jalisco Mexican Grill, 1123 Range Street
- * SYCO LLC, DBA Roadhouse 169, 1006 N River Drive

OFF-SALE LIQUOR

- Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue
- Dembouski, Inc., d/b/a M.G.M. Liquor Warehouse, 1755 Commerce Drive
- BL Worldwide Investments, Inc., d/b/a PJ's Liquor Emporium, 407 1/2 Belgrade Avenue
- Lor Ray Drive Enterprise, d/b/a Range Street Liquor, 1105 Range Street
- Circle Inn of North Mankato, 232 Belgrade Avenue

CLUB ON-SALE LIQUOR (*INCLUDES SUNDAY)

- *American Legion Post 518, 256 Belgrade Avenue

PINTS-ON-PREMISE AND OFF-SALE INTOXICATING (GROWLER) (*INCLUDES SUNDAY AND SUNDAY OFF-SALE)

- *Mankato Brewery, LLC d/b/a Mankato Brewery, 1119 Center Street

2023 LICENSE RENEWALS

Included is a list of all licenses to be renewed for 2023. Staff would recommend approval and issuance of all licenses, conditioned upon receipt of appropriate insurance certificates and license fees.

SOFT DRINK

American Legion Post 518, 256 Belgrade Avenue
Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue
Dembouski, Inc., d/b/a M.G.M. Liquor Warehouse, 1755 Commerce Drive
BL Worldwide Investments, Inc., d/b/a PJ's Liquor Emporium, 407 Belgrade Avenue
Northern Tier Retail LLC, d/b/a Speedway 201 Webster Avenue
Big Dog Restaurants, Inc. d/b/a Big Dog Sports Café, 1712 Commerce Drive
Sub Line Corporation, d/b/a Subway, 1102 N. River Drive
Sub Line Corporation, d/b/a Subway, 1750 Commerce Drive
Casey's General Stores, Inc., 1375 Lookout Drive
Freyberg Management, d/b/a Shell on LorRay, 1711 Commerce Drive
NKato, LLC, d/b/a Culver's, 1680 Commerce Drive
O2 LLC, d/b/a Spinners Bar, 301 Belgrade Avenue
Dino's Gourmet Pizzeria, 239 Belgrade Avenue
Hunan Garden, 408 Belgrade Avenue
Kwik Trip, Inc. d/b/a Kwik Trip #615, 1740 Commerce Drive
New Great Wall, Inc. d/b/a New Great Wall, 1814 Commerce Drive
Mankato Brewery, LLC d/b/a Mankato Brewery, 1119 Center Street
Lor Ray Drive Enterprise, d/b/a Range Street Liquor, 1105 Range Street
Circle Inn of North Mankato, 232 Belgrade Avenue
Neutral Groundz, 229 Belgrade Avenue
Mi Pueblo Tres, LLC, d/b/a Mi Pureblo Mexican Restaurant, 1754 Commerce Drive, Suite 103
Curiosi-Tea House, 1745 Commerce Drive
Black Cat Investments LLC, d/b/a Erbert and Gerberts, 1710 Commerce Drive
North Mankato Hospitality, 2000 Commerce Drive
Plaza Jalisco Mexican Grill, 1123 Range Street
SYCO LLC, DBA Roadhouse 169, 1006 N River Drive

CIGARETTE

Dembouski, Inc., d/b/a M.G.M. Liquor Warehouse, 1755 Commerce Drive
BL Worldwide Investments, Inc., d/b/a PJ's Liquor Emporium, 407 Belgrade Avenue
Northern Tier Retail LLC, d/b/a Speedway 201 Webster Avenue
Casey's General Stores, Inc., 1375 Lookout Drive
Freyberg Management, d/b/a Shell on LorRay, 1711 LorRay Drive
Kwik Trip, Inc. d/b/a Kwik Trip #615, 1740 Commerce Drive
Tip Top Tobacco, LLC, 1710 Commerce Drive Suite 130

3.2 BEER OFF-SALE

Kwik Trip, Inc. d/b/a Kwik Trip #615, 1740 Commerce Drive
Northern Tier Retail LLC, d/b/a Speedway 201 Webster Avenue

MECHANICAL AMUSEMENT DEVICES

Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue
Big Dog Restaurants, Inc., d/b/a Big Dog Sports Café, 1712 Commerce Drive
O2 LLC, d/b/a Spinners Bar, 301 Belgrade Avenue

American Legion Post 518, 256 Belgrade Avenue
SYCO LLC, DBA Roadhouse 169, 1006 N River Drive

REFUSE HAULERS

Hansen Sanitation, 34426 470th Street, Kasota, MN 56050
Waste Management, P.O. Box 336, Mankato, MN 56002
LJP Enterprises, Inc., 31745 410th Street, St. Peter, MN 56082
West Central Sanitation, P.O. Box 796, 4089 Abbott Drive, Willmar, MN 56201

CABARET (LIVE MUSIC)

O2 LLC, d/b/a Spinners Bar, 301 Belgrade Avenue
American Legion Post 518, 256 Belgrade Avenue
Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue
Mankato Brewery, LLC d/b/a Mankato Brewery, 1119 Center Street
Circle Inn of North Mankato, 232 Belgrade Avenue
Plaza Jalisco Mexican Grill, 1123 Range Street

CANNABINOID LICENSE

Tip Top Tobacco, LLC 1710 Commerce Drive Suite 130

NOTICE OF PUBLIC HEARING ON STORMWATER AND ANNUAL
STORMWATER POLLUTION PREVENTION PROGRAM (SWPPP) REVIEW

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota at 7 pm on December 19, 2022, to hold a public hearing to provide an opportunity for the public to provide input on the adequacy of the City's Stormwater Pollution Prevention Program (SWPPP).

Such persons as desire to be heard with reference to the Stormwater Pollution Prevention Program will be heard at this meeting.

Dated this 5th day of December 2022

April Van Genderen
City Clerk
City of North Mankato

RESOLUTION SETTING COUNCIL MEETING DATES
FOR THE YEAR 2023

WHEREAS, the City Council of the City of North Mankato meets on the first and third Monday of each month; and

WHEREAS, since certain federal holidays fall on these appointed meeting dates;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following meetings will be held on the dates listed:

First January Meeting-	Tuesday, January 3, 2023
Second January meeting -	Tuesday, January 17, 2023
Second February meeting -	Tuesday, February 21, 2023
First September meeting-	Tuesday, September 5, 2023

Adopted by the City Council this 5th day of December 2022.

Mayor

City Clerk

RESOLUTION DECLARING COSTS TO BE ASSESSED
FOR MUNICIPAL CHARGES

WHEREAS, pursuant to Section 50.04 (H) of the North Mankato City Code providing that delinquent utility charges constitute a lien upon the premises served; and

WHEREAS, pursuant to Section 90.142 (A) of the North Mankato City Code providing that the unpaid snow removal charges constitute a lien upon the premises served; and

WHEREAS, pursuant to Section 90.175 of the North Mankato City Code providing that it is unlawful for any person to own a hazardous property; and

WHEREAS, the City of North Mankato has incurred municipal charges for services rendered in accordance with the following information; and

WHEREAS, all such costs are to be assessed against the property affected thereby;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following costs shall be assessed against such property in the amount and terms as specified on Exhibit A of this resolution.

Adopted by the City Council this 5th day of December 2022.

Mayor

ATTEST:

City Clerk

October 27, 2022

Perry Conrad
900 Range St
North Mankato, MN 56003

Re: Delinquent Invoice

Enclosed is the final notice of invoice #INV03094 dated 9/16/22 in the amount of \$351.74 for cleanup of the yard at 900 Range St.

This letter is to notify you that these charges are past due and will be certified to the County Auditor at the City Council's November 21st meeting. In addition, a seven percent (7%) annual rate of interest will be applied to the delinquent balance. If you wish to avoid interest charges, payment of the delinquent balance must be received or postmarked by November 30, 2022.
Remit to:

City of North Mankato
Attn: Accounts Receivable
1001 Belgrade Ave
P.O. Box 2055
North Mankato, MN 56002-2055

If you recently sent a payment or if you have a question regarding this notice, please speak with Accounts Receivable in our office at 507-625-4141.

Sincerely,

Jessica Ryan
Interim Finance Director

Enclosure

Please return this payment stub with your check. Thank you.

A/R Account Number: 0612
Invoice #: INV03094
Balance Due: \$351.74
(Please pay by November 30, 2022)

October 27, 2022

Sean & Kate Webb
2108 North Ridge Dr
North Mankato, MN 56003

Re: Delinquent Invoice

Enclosed is the final notice of invoice #INV03044 dated 8/19/22 in the amount of \$3,000.00 for the removal of a dead cottonwood tree at 2108 North Ridge Dr.

This letter is to notify you that these charges are past due and will be certified to the County Auditor at the City Council's November 21st meeting. In addition, a seven percent (7%) annual rate of interest will be applied to the delinquent balance. If you wish to avoid interest charges, payment of the delinquent balance must be received or postmarked by November 30, 2022.
Remit to:

City of North Mankato
Attn: Accounts Receivable
1001 Belgrade Ave
P.O. Box 2055
North Mankato, MN 56002-2055

If you recently sent a payment or if you have a question regarding this notice, please speak with Accounts Receivable in our office at 507-625-4141.

Sincerely,

Jessica Ryan
Interim Finance Director

Enclosure

Please return this payment stub with your check. Thank you.

A/R Account Number: 0603
Invoice #: INV03044
Balance Due: \$3,000.00
(Please pay by November 30, 2022)

2022 A/R Invoices to be sent to Nicollet County for certification

Letter Date	Name	Mailing address	Property address	City, State, Zip	Inv #	Inv Date	Inv Amt	Date Due	Reason	Parcel Nbr	Legal Description
10/27/2022	Perry Conrad	900 Range St	900 Range St	North Mankato, MN 56003	INV03094	9/16/22	\$ 351.74	10/16/22	Cleanup of yard	18.685.0630	Block 5 Lot W 50' OF N 70' OF LOT 1 SubdivisionCd
10/27/2022	Sean & Kate Webb	2108 North Ridge Dr	2108 North Ridge Dr	North Mankato, MN 56003	INV03044	8/19/22	\$ 3,000.00	9/15/22	Removal of dead cottonwood tree	18.666.0060	Block 3 Lot 3 SubdivisionCd 18666 SubdivisionName NORTH RIDGE ESTATES
							\$ 3,351.74				

RESOLUTION APPROVING
CONSENT ASSESSMENT AGREEMENT

WHEREAS, the City of North Mankato has, at the property owner's request, paid for certain improvements that will benefit such property, specifically repair/replacement of water and sewer pipe for the following described real estate:

314 Wheeler Avenue

PIN #18.875.0160

Block 4 Lot 4 & 20' of LOT 5 SubdivisionCd 18875 SubdivisionName WHEELER's ADD

Cost: \$7,495.92

WHEREAS, the property owner desires that the cost of the water and sewer line be made as a special assessment against the property; and

WHEREAS, the property owner has executed a consent assessment agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

That the attached consent assessment agreement is approved and that the City Clerk is directed to forward a certified copy of this resolution along with a copy of the consent assessment agreement to the Nicollet County Auditor.

Adopted by the City Council this 5th day of December 2022.

Mayor

ATTEST:

City Clerk

CONSENT ASSESSMENT AGREEMENT

This Agreement is made between the City of North Mankato (City) and Wesley Gilbert.

The parties are guided in reaching this agreement by the following facts:

1. Owner's property is described as follows:
314 Wheeler Avenue
PIN #18.875.0160
Block 4 Lot 4 & E 20' of LOT 5 SubdivisionCd 18875 SubdivisionName WHEELER'S ADD
2. Owner replaced the water and sewer line.
3. Owner desires to waive all of the procedures mandated by Chapter 429 of Minnesota Statutes and to consent to the imposition of an assessment directly upon the described property.
4. City is willing to pay for the repair in consideration for the owner's consent to the assessment.

The parties therefore make the following agreement:

1. As a result of the improvement, a special assessment shall be filed against owner's land in the amount of \$7,495.92. The assessment shall be payable in equal installments extending over a period of ten (10) years and bear interest at the rate of 7.00% per annum from the date of this agreement. The City may transmit notice of this assessment to the County Auditor.

Adopted this 28th day of November, 2022.

City of North Mankato

By: _____

Its: _____



Property Owner

Property Owner

INVOICE

Plumb-Rite Plumbing, LLC
308 Ledlie Ln
Mankato, MN 56001

straightlineschmidt@gmail.com
(507)720.6007
www.plumbriteplumbing.biz



Wes Gilbert

Bill to

Wes Gilbert
314 Wheeler Avenue
North Mankato, MN 56003

Invoice details

Invoice no. : 932
Invoice date : 11/18/22
Terms : Due on receipt
Due date : 11/18/22

Product or service

Amount

1. Residential Remodel	\$4,799.04
Replaced water and sewer from curb to house	

Ways to pay



Total **\$4,799.04**

Overdue 11/18/22



Precision Backhoe Service

Dustin Samuelson
54137 State Hwy 68
Mankato, MN 56001
507-420-3215

Invoice

11/18/22

Bill to: Wes Gilbert **For:** 314 Wheeler Ave, North Mankato

Product	Quantity	Unit Price	Total
			\$0.00
			\$0.00
			\$0.00
			\$0.00

Equipment	Hours	Hourly Rate	Total
			\$0.00
			\$0.00
			\$0.00
			\$0.00

Labor	Hour		Total
Excavated for new water and sewer service			\$2,500.00
			\$0.00
		\$0.00	\$0.00

Subtotal	\$2,500.00
Tax	\$196.88
Total	\$2,696.88

Thanks for making the wise decision and going with Precision Backhoe Service!

All Invoices due upon receipt

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 10A	Dept: Finance	Council Meeting Date: 12/5/22
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TITLE OF ISSUE: Consider Setting a Public Hearing for December 19, 2022, at 7 pm to Consider Ordinance 154, Amending City Code Chapter 151.21 Water Meters.
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BACKGROUND AND SUPPLEMENTAL INFORMATION: In response to Council's direction following the November 14, 2022, Council Work Session, City Staff prepared an Ordinance Amending City Code Chapter 151 by adding Section 151.21 Water Meters. The amendment would require all rental units to purchase and install automatic read meters to replace the current meters within 2 years. A schedule is included in the Ordinance. Recently staff has received a suggestion to consider expediting the installation of automatic read meters throughout the entire City, requiring all residents to install automatic read meters within three to five years. The staff has been researching options concerning the proposed process. The staff is requesting Council direction.
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If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Provide Direction on Setting a Public Hearing for December 19, 2022, at 7 pm to Consider Ordinance 154, Amending City Code Chapter 151.21 Water Meters.
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For Clerk's Use:																			
Motion By: _____ Second By: _____																			
Vote Record: <table style="margin-left: 20px;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Oachs</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Oachs	_____	_____	Whitlock	_____	_____	Dehen	
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SUPPORTING DOCUMENTS ATTACHED				
Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____		Memo _____		

<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting
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<input type="checkbox"/>	Refer to: _____
<input type="checkbox"/>	Table until: _____
<input type="checkbox"/>	Other: _____

ORDINANCE NO. 154

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA

AMENDING NORTH MANKATO CITY CODE CHAPTER 151

THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, ORDAINS AS FOLLOWS:

ARTICLE I: Chapter 151 of the North Mankato City Code shall be amended by adding Section 151.21 to the Municipal Code of the City of North Mankato:

Section 151.21 Water Meters

All properties required to obtain a residential rental license must obtain and install automatic read meters. If the property does not comply with these provisions, the rental license shall not be issued, and if a rental license has been issued, it shall not be renewed. The property shall not qualify for a new or renewed rental license until it complies with the provisions of this code section. Should the rental license lapse and not be renewed due to non-compliance with this ordinance, a new rental license application will be considered an initial application for the property.

City Staff may install automatic read meters if under 1 ½" in size and all plumbing is in good working condition. The consumer is responsible for paying for the meter, permit, and time of the City Staff. An authorized contractor must install all other automatic read meters, and the consumer shall pay for such permit and the cost of a new meter. The City does not guarantee that City Staff can install a meter, and requests may be denied due to plumbing conditions, staff availability, and other circumstances per the authorization of the Water Superintendent.

After the purchase of an automatic read meter, the property owner becomes the meter owner and shall be held responsible for the care and maintenance of that meter.

ARTICLE II: This ordinance shall become effective on or after the date following such publication in accordance with the law.

Due to the quantity of current rental licenses in the City of North Mankato, the following schedule will be followed for rental license renewals.

2024 Rental Licenses: All Lower North Mankato

2025 Rental Licenses: All Upper North Mankato

Mayor

ATTEST:

City Clerk