

Pursuant to the due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on February 21, 2023. Mayor Carlson 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 Oachs, Peterson, Whitlock, City Administrator McCann, Finance Director Ryan, Community Development Director Fischer, Public Works Director Arnold, and City Clerk Van Genderen. Absent: Council Member Steiner.

**Approval of Agenda**

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

**Approval of Council Minutes from February 6, 2023, Council Meeting.**

**Council Member Whitlock moved, seconded by Council Member Oachs, to approve the Council Meeting Minutes of February 6, 2023. Vote on the motion Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.**

**Approval of Council Work Session Minutes from February 6, 2023, Council Work Session.**

**Council Member Whitlock moved, seconded by Council Member Oachs, to approve the Council Work Session Minutes of February 6, 2023. Vote on the motion Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.**

**Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 17-23 Approving Donations/Contributions/Grants.
- C. Approved the Audio and Parade Permit for the 15<sup>th</sup> Annual Girls on the Run 5K on April 29, 2023, from 8:00 a.m. to noon at Spring Lake Park.
- D. Set Spring Pick-up for April 17-20, 2023, for Lower North Mankato and April 24-28, 2023, for Upper North Mankato.
- E. Set Water Main Flushing for April 3-April 21, 2023.
- F. Approved Audio Permit for June 4, 2023, for Mankato Brewery BBQ Cookoff at 1119 Center Street.

**Vote on the motion Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.**

**Public Comments Concerning Business Items on the Agenda.**

None.

**Business Items****Approved the Preliminary and Final Plat of Northport No. 22.**

Community Development Director Fischer reported that the City platted Northport No. 15 in 2011 to accommodate industrial development within the Northport Industrial Park. Northport No. 15 is adjacent to Lookout Drive, Carlson Drive, and Timm Road.

The City is currently working with Gordini, a company that manufactures and warehouses winter outerwear, on the sale of land to accommodate the construction of a new 120,000-square-foot warehouse/distribution facility. Gordini wishes to purchase 10.76 acres of land which is part of Lot 1, Block 1, Northport No. 15. The lot is currently 12.57 acres in size. It is necessary to replat Lots 1 & 2 to accommodate the amount of land Gordini needs. The result is Northport No. 22, a replat of Lots 1 and 2, Northport No. 15. The preliminary plat of Northport No. 22 with Lot 2, a 10.76-acre lot that will be sold to Gordini and Lot 1 will be marketed by the Port Authority for future development.

**Council Member Whitlock moved, seconded by Council Member Peterson, to approve the Preliminary and Final Plat of Northport No. 22. Vote on the motion Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.**

### **Open Forum**

Tom Hagen, 927 Lake Street, appeared before Council and requested a refund on the water meters he recently installed because the City Council had discussed the possibility of becoming the owners of the meters.

### **City Administrator and Staff Comments**

Public Works Director Arnold requested residents prepare for the snow by parking off the street to allow plow crews to remove snow.

Public Works Director Arnold reported that the City and the Minnesota DNR had confirmed the presence of the Emerald Ash Borer in the City of North Mankato. If the public would like additional information, they can review the information posted on the City's website.

City Administrator McCann reported that the City had declared a snow emergency beginning Thursday at 12:01 am and ending on Friday at 12:01 am to allow staff to clear the anticipated snow.

City Administrator McCann welcomed the City's newest Police Officer, Jesse Gunderson, who will begin work on February 27, 2023.

City Administrator McCann invited the public to the edible book event at the Library on February 25, 2023, from 1-3 pm.

City Administrator McCann announced the return of the Community Read program with the book reveal on March 6, 2023.

City Administrator McCann invited everyone to review the Caswell Sports offerings as the activities will start soon.

City Administrator McCann asked potential lifeguards to apply beginning March 1, 2023.

City Administrator McCann reported that he came to an agreement with Gary Wolters, who reported concerns about being billed for mowing his property. He stated that due to the precedent of previous years where staff called him to remind him to mow, he would pay for half of the mowing bill, and the City would forgive the other half. City Administrator McCann reported that moving forward, he will not be receiving phone calls, and it is his obligation to maintain the properties.

### **Mayor and Council Comments**

Council Member Peterson thanked the City staff in advance for the work they would be doing to remove the potential snow. He encouraged residents to check on their neighbors and remove snow around fire hydrants during the upcoming snowstorm.

Council Member Oachs thanked donors for their support of the library programs. She reminded residents that the City has a paver program where citizens can purchase a paver to memorialize a loved one.

Mayor Carlson encouraged everyone to stay safe during the upcoming snowstorm and to help the volunteer firefighters by clearing out around fire hydrants.

Mayor Carlson commented that he was excited to participate in creating the vision for North Mankato.

At 7:25 pm, on a motion by Council Member Steiner, seconded by Council Member Oachs, the Council Meeting was adjourned.

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Mayor

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City Clerk

## **COUNCIL WORK SESSION February 21, 2023**

Under due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on February 21, 2023. Mayor Carlson called the meeting to order at 6:00 pm. The following were present for roll call: Council Members Oachs, Peterson, Whitlock, City Administrator McCann, Finance Director Ryan, Public Works Director Arnold, Community Development Director Fischer, and City Clerk Van Genderen. Absent: Council Member Steiner

### **Receive Community Development 2022 Annual Report**

Community Development Director Fischer reviewed the report. The Community Development staff interacts with the citizens, developers, realtors, contractors, attorneys, engineers, and business owners on a daily basis. The department's goals are to ensure North Mankato continues to be a place of growth and choice for residential, commercial, and industrial development. The department is comprised of the Community Development Director, a City Planner, a contracted Building Official, two Building Inspectors, and a Permit Technician. The Department oversees Planning and Zoning, housing initiatives, transportation planning, economic development, City Code enforcement, administration of the Wetland Conservation Act, issuance of building permits, issuance of rental licenses, building/plumbing inspections, review of building construction plans, computer mapping, planning study preparation, and various issues. The Department is involved in multiple committees, including the Regional Economic Development Alliance (REDA), Mankato/North Mankato Area Planning Organization (MAPO), the SW Chapter of Building Officials, and several other committees. In 2022, the Community Development Department either prepared or participated in the following studies: a Housing Study, the Highway 169 Corridor Study, a Comprehensive Plan update, Lookout Drive Corridor Study and Redevelopment Plan, and the Highway 14 Pedestrian Bridge Feasibility Study. The staff was involved in additional day-to-day work. The Planning Commission reviewed and approved several plats, zoned several properties, recommended conditional use permits, and reviewed studies and future land use maps. In 2022, 1,620 building permits were issued, 3,261 building inspections were conducted, 221 construction plan reviewed, 220 I & I's completed, 409 rental inspections completed, and building permits were issued for 23 new single-family homes, 38 new townhome units, and nine units of new apartments. Total building permit revenue was \$564,568. In 2023, priorities for Community Development Staff include a revision of the Sign Code, research for EV charger funding, continuing to work on the sale of the Norwood Inn, the sale of land in the Northport Industrial Park to Gordini, work on TIFs for both the Norwood Inn and Gordini, participate in the Mankato Transit Development Plan, work on an orderly annexation agreement with Belgrade Township, and work with the City of Mankato on the vision for Hwy 169 corridors.

Mayor Carlson asked how much Port Authority land was still available in the Northport Industrial Park. Community Development Director Fischer reported that after selling 10 acres to Gordini, the Port Authority would own approximately 30 acres. He did note that there were hundreds of privately owned acres in Northport for sale and development.

### **Water Meters**

Public Works Director Arnold reported that the presentation would review the water meter basic information and proposed options for City Council consideration. He noted that City staff recently removed a water meter from a home that was installed in 1921, making it 102 years old. The meter operated fairly well but, with age, had lost accuracy. He stated that the

## **COUNCIL WORK SESSION February 21, 2023**

purpose of the meter is to record the amount of water used by a property and determine the monthly bill, and they are the cash register of the water sales system.

Public Works Director Arnold noted two types of meters; mechanical and ultrasonic. Mechanical devices use the water flow to mechanically turn a register. Very low flows can pass through the meter without providing enough force to turn the mechanical system, and the accuracy of devices decreases annually by about .34% a year. Most meters in the city are mechanical and ultrasonic devices are only installed at 1.5 inches or greater size. Ultrasonic devices use sound frequencies to detect flow velocity and calculate the flow rate. An ultrasonic device will not be degraded, but batteries do stop working.

Public Works Director Arnold reviewed the recently presented water meter ordinance that made the replacement of meters mandatory. They included the sale of property, issuance of a plumbing permit, and failure of residents to provide meter readings for six months.

Current City staff can install approximately 30 meters per month without working overtime or neglecting other duties. The City is currently replacing approximately 15-18 per month, so it can add 12-15 additional installs. In 2022, there were approximately 70 new accounts that occurred during the sale of homes. City staff could accommodate the additional replacements. In 2022, approximately 90-95 plumbing permits would require a new meter under the proposed ordinance. Current City staff would find it difficult to include those replacements in their schedules, especially as certain times of year would have higher installation rates. Currently, there are approximately 160 accounts that would qualify for replacement based on not reading their meters for six months. He stated that staff suggests contracting the replacement of those meters out to a contractor.

Public Works Director Arnold suggested the possibility of the City hiring a contractor to replace the remaining manual read meters. He noted that the City is currently at approximately 14% saturation of new water meters, and at the current rate, replacement would take 16 or more years. Potential methods to replace the meters include contracting the work, hiring additional limited-term employees, or requiring owners to pay plumbers to do the replacement instead of Water Department staff. Public Works Director Arnold stated he had received a verbal quote from Ferguson, a company that completes installs for cities. He noted the verbal quote was an \$85.00 installation fee per meter. Replacing all the meters could result in an estimated \$135,000 additional revenue per year, just in meter accuracy. Public Works Director Arnold thought the cost of paying a contractor to install all the new meters would be paid back in additional revenue and staff time-saving in approximately three years.

Public Works Director Arnold reported that currently, the meters are owned by the property owners. The homeowners pay for purchasing, replacing, and maintaining meters. A typical 5/8" residential meter costs the owner between \$270 and \$350 to install. He stated it is more common for the utility to own the water meters, not the property owner. The utility owns the water meters, allowing them to conduct periodic maintenance and calibration. If the City owned the meters, they could implement a maintenance schedule to prevent a mass replacement in the future. If the City decided to own the water meters, the City Code would need to be revised to reflect the City's ownership. The City could implement a water meter replacement fee on the utility bill. If a property owner has already replaced their meter at their own expense, the City could refund the cost through a buy-back program over several years. The smaller monthly water meter replacement fee would prevent a significant one-time payment, which may be easier for individuals on a fixed income.

## **COUNCIL WORK SESSION February 21, 2023**

Public Works Director Arnold stated that the City Council has a few choices, including passing the currently proposed ordinance as is or with changes, hiring a contractor to replace the meters, or considering transferring ownership of the water meters to the water utility.

Mayor Carlson requested information on the number of cities that own the water meters. Public Works Director Arnold noted he does not have a percentage, but having the utility own the meter is more typical. City Administrator McCann stated that the City of Mankato owns its indoor meters, and the homeowner owns the outdoor meter. Public Works Director Arnold noted that the City of North Mankato would plan to own both indoor and outdoor meters. Council Member Oachs asked if a property owner would be charged the water meter replacement fee for all meters. Public Works Director Arnold stated that all meters would require the replacement fee on the bill. Mayor Carlson asked if an analysis had been completed concerning how much revenue the City loses yearly due to inaccurate meters. Public Works Director Arnold noted Ferguson conducted an analysis and estimated that the revenue loss would be approximately \$179,078 a year.

Council Member Peterson stated that he believes the replacement needs to be completed. He questioned the method to complete the process and questioned the need for the utility to test and calibrate meters every ten years because some current meters have not been touched in 100 years. Council Member Peterson stated that the project needs to be completed; the question is how to complete the project and satisfy the most residents. Public Works Director Arnold noted that reviewing the meters does not mean a meter will be replaced. Instead, it is maintenance and calibration. Council Member Peterson said he understands the need for maintenance, just how frequently it needs to be completed.

City Administrator McCann stated it was a lot of information, and staff could do additional research into exact costs and bring the topic back. It was determined to allow the Council time to consider the options.

### **Brewing New Ideas-Review**

City Planner Lassonde appeared before Council and stated that the City conducted engagement sessions with the public to solicit input from residents on big ideas they may have for the future of the City. Two in-person sessions and an online survey and interaction options were held. He stated the information was provided in a memo format and provided to Council before the Strategic Planning sessions that would be held in March. Council was invited to contact him with specific questions.

Council Member Oach moved, seconded by Council Member Peterson, to adjourn the Council Work Session at 6:59 pm.

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Mayor

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City Clerk



City of North Mankato, MN

## Check Report

By Vendor Name

Date Range: 3/6/23

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00008	A+ SYSTEMS GROUP	03/06/2023	Regular	0	225.00	97104
00009	A-1 KEY CITY LOCKSMITHS, INC	03/06/2023	Regular	0	7.00	97105
00012	ABDO FINANCIAL SOLUTIONS	03/06/2023	Regular	0	325.00	97106
00029	AG SPRAY EQUIPMENT	03/06/2023	Regular	0	28.23	97107
00066	AMERICAN TEST CENTER	03/06/2023	Regular	0	1,632.00	97108
00083	ANDERSON-CRANE RUBBER CO. INC.	03/06/2023	Regular	0	104.18	97109
00145	BETTER HOUSEKEEPING VACUUMS, INC.	03/06/2023	Regular	0	359.95	97110
02169	BLUE LINE SHARPENING & SALES	03/06/2023	Regular	0	69.05	97111
02854	BRIGGS, AMY	03/06/2023	Regular	0	187.00	97112
03949	CAPTURE INTEL	03/06/2023	Regular	0	2,480.25	97113
00226	CARPET CARE	03/06/2023	Regular	0	2,800.00	97114
00255	CITY OF MANKATO	03/06/2023	Regular	0	254.47	97115
00286	COMMUNITY EDUCATION & RECREATION	03/06/2023	Regular	0	655.50	97116
00380	ELECTRIC PUMP, INC.	03/06/2023	Regular	0	1,840.32	97117
00401	EXPRESS SERVICES, INC.	03/06/2023	Regular	0	421.61	97118
00443	FRANDSEN BANK & TRUST	03/06/2023	Regular	0	661.00	97119
00692	KEY CITY AUTO PARTS, INC.	03/06/2023	Regular	0	90.00	97120
00639	KIBBLE EQUIPMENT LLC	03/06/2023	Regular	0	532.94	97121
00724	LEAGUE OF MINNESOTA CITIES INSURANCE TR	03/06/2023	Regular	0	2,319.69	97122
00812	MANKATO BEARING COMPANY	03/06/2023	Regular	0	1,069.25	97123
03950	MANKATO ZERO WASTE	03/06/2023	Regular	0	100.00	97124
00905	MINNESOTA STATE FIRE DEPT ASSOCIATION	03/06/2023	Regular	0	375.00	97125
01038	NICOLLET COUNTY ATTORNEY	03/06/2023	Regular	0	75.00	97126
01057	NORTH MANKATO MOTOR VEHICLE REGISTRA	03/06/2023	Regular	0	14.25	97127
01092	PARTNERS FOR AFFORDABLE HOUSING	02/23/2023	Regular	0	1,000.00	97103
03936	REBAR LEADERSHIP CORPORATION	03/06/2023	Regular	0	5,000.00	97128
02931	REDEXIM TURF PRODUCTS	03/06/2023	Regular	0	3,298.66	97129
01246	SCHILLING SUPPLY COMPANY	03/06/2023	Regular	0	275.55	97130
01278	SHERWIN-WILLIAMS CO.	03/06/2023	Regular	0	64.31	97131
02350	SHRED RIGHT	03/06/2023	Regular	0	618.84	97132
03700	SLATER, JOHN JR	03/06/2023	Regular	0	371.95	97133
01338	STATE CHEMICAL SOLUTIONS	03/06/2023	Regular	0	1,535.40	97134
01352	STREICHER'S, INC	03/06/2023	Regular	0	532.95	97135
01433	TYLER TECHNOLOGIES	03/06/2023	Regular	0	600.00	97136
01439	UNIQUE PAVING MATERIALS CORP.	03/06/2023	Regular	0	346.56	97137
01565	ZEP SALES & SERVICE	03/06/2023	Regular	0	273.22	97138
00101	AT&T MOBILITY	02/21/2023	Bank Draft	0	65.50	DFT0007768
00241	CHARTER COMMUNICATIONS	02/21/2023	Bank Draft	0	276.43	DFT0007769
02058	CONSOLIDATED COMMUNICATIONS	03/01/2023	Bank Draft	0	1,576.73	DFT0007813
02058	CONSOLIDATED COMMUNICATIONS	03/01/2023	Bank Draft	0	42.94	DFT0007814
02058	CONSOLIDATED COMMUNICATIONS	03/01/2023	Bank Draft	0	49.13	DFT0007815
02058	CONSOLIDATED COMMUNICATIONS	03/01/2023	Bank Draft	0	246.38	DFT0007816
02058	CONSOLIDATED COMMUNICATIONS	03/01/2023	Bank Draft	0	209.70	DFT0007817
03226	ESRI	02/17/2023	Bank Draft	0	765.00	DFT0007800
03248	FREDRIKSON & BYRON, P.A.	02/27/2023	Bank Draft	0	4,437.00	DFT0007784
00447	FREE PRESS	02/27/2023	Bank Draft	0	165.50	DFT0007786
00447	FREE PRESS	02/27/2023	Bank Draft	0	387.24	DFT0007789
00447	FREE PRESS	02/27/2023	Bank Draft	0	707.48	DFT0007792
00733	LAKES GAS CO #10	02/27/2023	Bank Draft	0	108.98	DFT0007793
00857	MC GOWAN WATER CONDITIONING, INC.	02/27/2023	Bank Draft	0	41.89	DFT0007795
00926	MINNESOTA DEPT OF NATURAL RESOURCES	02/21/2023	Bank Draft	0	5,358.74	DFT0007796
00930	MINNESOTA GFOA	02/15/2023	Bank Draft	0	70.00	DFT0007770
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/16/2023	Bank Draft	0	84.70	DFT0007771
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/17/2023	Bank Draft	0	70.04	DFT0007772
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/17/2023	Bank Draft	0	70.04	DFT0007772
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/15/2023	Bank Draft	0	140.08	DFT0007774
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/28/2023	Bank Draft	0	85.80	DFT0007797

00910	MINNESOTA VALLEY TESTING LAB, INC.	02/24/2023	Bank Draft	0	70.04	DFT0007798
01335	STAPLES ADVANTAGE	02/17/2023	Bank Draft	0	360.09	DFT0007799
03279	STERICYCLE INC	02/20/2023	Bank Draft	0	28.94	DFT0007776
03254	TAFT	02/27/2023	Bank Draft	0	6,292.50	DFT0007801
03947	TDT SAFETY TRAINING	02/23/2023	Bank Draft	0	1,335.84	DFT0007802
01459	USA TODAY	02/27/2023	Bank Draft	0	398.62	DFT0007803
00551	A.H. HERMEL COMPANY	03/08/2023	EFT	0	128.94	6118
00016	ADAMS, NICOLE	03/08/2023	EFT	0	140.95	6119
00028	AFFORDABLE TOWING OF MANKATO, INC.	03/08/2023	EFT	0	325.00	6120
00036	ALEX AIR APPARATUS, INC.	03/08/2023	EFT	0	252.72	6121
01090	AMERICAN SOLUTIONS FOR BUSINESS	03/08/2023	EFT	0	8,904.62	6122
00105	AUTO VALUE MANKATO	03/08/2023	EFT	0	1,149.98	6123
00123	BATTERIES+BULBS	03/08/2023	EFT	0	133.29	6124
00172	BOHRER, TOM	03/08/2023	EFT	0	440.00	6125
00174	BOLTON & MENK, INC.	03/08/2023	EFT	0	87,672.25	6126
00216	C & S SUPPLY CO, INC.	03/08/2023	EFT	0	197.37	6127
02757	CINTAS	03/08/2023	EFT	0	239.75	6128
00310	CRYSTEEL TRUCK EQUIPMENT, INC	03/08/2023	EFT	0	2,014.36	6129
00453	FREYBERG PETROLEUM SALES, INC.	03/08/2023	EFT	0	24,846.85	6130
00463	G & L AUTO SUPPLY, LLC	03/08/2023	EFT	0	478.30	6131
00482	GMS INDUSTRIAL SUPPLIES, INC.	03/08/2023	EFT	0	376.83	6132
00494	GOPHER STATE ONE-CALL	03/08/2023	EFT	0	10.80	6133
00538	HAWKINS, INC.	03/08/2023	EFT	0	9,755.77	6134
02114	HYDRO KLEAN	03/08/2023	EFT	0	52,963.64	6135
00691	KENNEDY & KENNEDY LAW OFFICE	03/08/2023	EFT	0	2,850.60	6136
00743	LARKSTUR ENGINEERING & SUPPLY, INC.	03/08/2023	EFT	0	88.07	6137
00776	LLOYD LUMBER CO.	03/08/2023	EFT	0	193.85	6138
00796	MACQUEEN EQUIPMENT, INC.	03/08/2023	EFT	0	252.20	6139
00825	MANKATO MOTOR COMPANY	03/08/2023	EFT	0	89.21	6140
00874	MENARDS-MANKATO	03/08/2023	EFT	0	216.01	6141
00902	MINNESOTA IRON & METAL CO	03/08/2023	EFT	0	35.80	6142
00997	MTI DISTRIBUTING CO	03/08/2023	EFT	0	2,228.67	6143
01052	NORTH CENTRAL INTERNATIONAL	03/08/2023	EFT	0	39.15	6144
02005	PANTHEON COMPUTERS	03/08/2023	EFT	0	8,277.32	6145
01402	POMPS TIRE	03/08/2023	EFT	0	86.08	6146
01211	RIVER BEND BUSINESS PRODUCTS	03/08/2023	EFT	0	507.91	6147
01262	SCHUMACHER, GREG	03/08/2023	EFT	0	94.81	6148
01286	SKARPOHL PRESSURE WASHER SALES	03/08/2023	EFT	0	25.95	6149
01407	TOOL SALES COMPANY	03/08/2023	EFT	0	21.00	6150
03191	US SOLAR	03/08/2023	EFT	0	1,761.86	6151
03442	WASMUND, LARRY	03/08/2023	EFT	0	500.00	6152
03539	METRONET	03/02/2023	Bank Draft	0	102.20	DFT0007812
03539	METRONET	02/17/2023	Bank Draft	0	4,485.06	DFT0007818
02003	MINNESOTA DEPT OF REVENUE	02/23/2023	Bank Draft	0	6,150.08	DFT0007781
01477	VIKING ELECTRIC SUPPLY, INC.	02/27/2023	Bank Draft	0	420.00	DFT0007806
01557	XCEL ENERGY	02/27/2023	Bank Draft	0	284.36	DFT0007808
					<b>272,731.07</b>	<b>103</b>



## Authorization Signatures

### All Council

The above manual and regular claims lists for 3/6/23 are approved by:

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SCOTT CARLSON- MAYOR

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SANDRA OACHS- COUNCIL MEMBER

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JAMES WHITLOCK- COUNCIL MEMBER

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WILLIAM STEINER- COUNCIL MEMBER

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MATT PETERSON- COUNCIL MEMBER

RESOLUTION DECLARING SURPLUS VEHICLES AND EQUIPMENT

WHEREAS, the City of North Mankato owns the following vehicles and equipment; and

1997 Ford F-150	VIN: 1FTEX17LOVKC77606	Mileage: 120, 963
1990 Sign Trailer	Unit 34	

WHEREAS, these vehicles are owned by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the aforementioned vehicles and equipment be declared surplus and that the sale of said vehicles and equipment is hereby authorized.

Adopted by the City Council this 6<sup>th</sup> day of March 2023.

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Mayor

ATTEST:

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City Clerk



## MINNESOTA

1001 Belgrade Avenue  
North Mankato, MN 56003  
507-625-4141 Fax: 507-625-4151  
[www.northmankato.com](http://www.northmankato.com)

## Audio Permit

### About:

An audio permit is required for anyone operating outdoor amplified sound (i.e., a loudspeaker, public address system, or sound amplifying equipment). All Audio Permits must be approved by the Council. The sound system cannot be operated before 7:00 am or after 10:00 pm. There is a \$25 fee.

### Audio Permit Responsibilities:

- An onsite event coordinator must be available by mobile during the event.
- An applicant will provide a schedule of any music or entertainment proposed to occur during the event.
- A beginning and end time must be supplied on the application, and the event coordinator must ensure compliance.
- Applicants must comply with City Code Ordinance 90.045 and Minnesota Rules Chapter 7030 which limits noise.
- Noise levels cannot exceed 60 dBA more than 50 percent of the time.

### What happens if there is a noise complaint?

- A North Mankato Patrol Officer will meet with the complainant and evaluate and measure the noise using a decibel reader at the location of the complainant.
- If the noise is found out of compliance, the Patrol Officer will contact the onsite event coordinator, and the amplified sound must be turned down.
- If the onsite event coordinator does not comply, the event will be immediately terminated, and the group will be disbursed.
- Failure to comply will affect future ability to obtain an audio permit.

AMPLIFIED SOUND:



LIVE MUSIC/BAND



DJ/KARAOKE MACHINE



OTHER: \_\_\_\_\_

DATE OF EVENT:

10/7/23

BEGIN TIME:

12pm

END TIME:

6pm

LOCATION / SHELTER:

Band Shell

EVENT NAME:

Party on the Prairie

ONSITE COORDINATOR:

PRINT NAME:

Katie Heinz

MOBILE NUMBER:

507 327 0627

☒ I, THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AND UNDERSTAND THAT FAILURE TO COMPLY WITH THE AUDIO POLICY MAY TERMINATE THE EVENT AND PREVENT FUTURE ABILITY TO OBTAIN AN AUDIO PERMIT.

PRINT NAME:

Katie Heinz

SIGNATURE:

Katie Heinz

DATE:

2/16/23

EMAIL:

kheinz@nmlibrary.org

POLICE CHIEF: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

☐ DENIED ☐ APPROVED

☐ BOOK ☐ POLICE ☐ ONLINE ☐ \$25.00 FEE

STAFF INITIALS \_\_\_\_\_



1001 Belgrade Avenue  
North Mankato, MN 56003  
507-625-4141 Fax: 507-625-4151  
[www.northmankato.com](http://www.northmankato.com)

## Audio Permit

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- Applicants must comply with City Code Ordinance 90.045 and Minnesota Rules Chapter 7030 which limits noise.
- Noise levels cannot exceed 60 dBA more than 50 percent of the time.

### What happens if there is a noise complaint?

- A North Mankato Patrol Officer will meet with the complainant and evaluate and measure the noise using a decibel reader at the location of the complainant.
- If the noise is found out of compliance, the Patrol Officer will contact the onsite event coordinator, and the amplified sound must be turned down.
- If the onsite event coordinator does not comply, the event will be immediately terminated, and the group will be disbursed.
- Failure to comply will affect future ability to obtain an audio permit.

AMPLIFIED SOUND:

☒  
☐  
☐

LIVE MUSIC/BAND  
DJ/KARAOKE MACHINE  
OTHER: \_\_\_\_\_

DATE OF EVENT:

9/23/23

BEGIN TIME:

2 pm

END TIME:

10pm

LOCATION / SHELTER:

200 Belgrade Ave / Bandshell

EVENT NAME:

Bier on Belgrade

ONSITE COORDINATOR:

PRINT NAME:

Kate Heintz

MOBILE NUMBER:

507 327 0627

☒ I, THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AND UNDERSTAND THAT FAILURE TO COMPLY WITH THE AUDIO POLICY MAY TERMINATE THE EVENT AND PREVENT FUTURE ABILITY TO OBTAIN AN AUDIO PERMIT.

PRINT NAME:

Kate Heintz

SIGNATURE:

DATE:

2/16/2023

EMAIL:

kheintz@nmlibrary.org

POLICE CHIEF: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

☐ DENIED ☐ APPROVED

☐ BOOK ☐ POLICE ☐ ONLINE ☐ \$25.00 FEE

STAFF INITIALS \_\_\_\_\_

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AMPLIFIED SOUND:

☒  
☐  
☐

LIVE MUSIC/BAND  
DJ/KARAOKE MACHINE  
OTHER: \_\_\_\_\_

DATE OF EVENT:

BEGIN TIME:

END TIME:

6/17/23  
11am  
3pm

LOCATION / SHELTER:

SCC Bandshell

EVENT NAME:

Art Splash

ONSITE COORDINATOR:

PRINT NAME:

Kate Heintz

MOBILE NUMBER:

507 327 0627

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PRINT NAME:

Kate Heintz

SIGNATURE:

*[Signature]*

DATE:

2/16/2023

EMAIL:

kheintz@nmlibrary.org

POLICE CHIEF: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

☐ DENIED ☐ APPROVED

☐ BOOK ☐ POLICE ☐ ONLINE ☐ \$25.00 FEE

STAFF INITIALS \_\_\_\_\_

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AMPLIFIED SOUND:



LIVE MUSIC/BAND  
DJ/KARAOKE MACHINE  
OTHER:

DATE OF EVENT:

BEGIN TIME:

END TIME:

July 27th  
12pm  
11pm

LOCATION / SHELTER:

200 Block Belgrade / Bandshell

EVENT NAME:

Blues on Belgrade

ONSITE COORDINATOR:

PRINT NAME:

Blinda Grabianaski

MOBILE NUMBER:

507 340-2660

☒ I, THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AND UNDERSTAND THAT FAILURE TO COMPLY WITH THE AUDIO POLICY MAY TERMINATE THE EVENT AND PREVENT FUTURE ABILITY TO OBTAIN AN AUDIO PERMIT.

PRINT NAME:

Katie Heintz

SIGNATURE:

Katie Heintz

DATE:

2/16/23

EMAIL:

kheintz@nmlibrary.org

POLICE CHIEF:

CITY CLERK:

☐ DENIED ☐ APPROVED

☐ BOOK ☐ POLICE ☐ ONLINE ☐ \$25.00 FEE

STAFF INITIALS



MINNESOTA

1001 Belgrade Avenue

North Mankato, MN 56003

507-625-4141 Fax: 507-625-4151

[www.northmankato.com](http://www.northmankato.com)

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AMPLIFIED SOUND:

☐

LIVE MUSIC/BAND

☐

DJ/KARAOKE MACHINE

☒

OTHER: Movie

DATE OF EVENT:

Aug 11<sup>th</sup> 2023

BEGIN TIME:

8pm

END TIME:

11pm

LOCATION / SHELTER:

Benson Park

EVENT NAME:

Movies in Park

ONSITE COORDINATOR:

PRINT NAME:

Kate Heintz

MOBILE NUMBER:

507 327 0627

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PRINT NAME:

Kate Heintz

SIGNATURE:

Kate Heintz

DATE:

8/11/23

EMAIL:

kheintz@nmlibrary.org

POLICE CHIEF:

CITY CLERK:

☐

DENIED

☐

APPROVED

☐

BOOK

☐

POLICE

☐

ONLINE

☐

\$25.00 FEE

STAFF INITIALS



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[www.northmankato.com](http://www.northmankato.com)

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AMPLIFIED SOUND:	<input type="checkbox"/> LIVE MUSIC/BAND	DATE OF EVENT: <u>June 16<sup>TH</sup> 2023</u>
	<input type="checkbox"/> DJ/KARAOKE MACHINE	BEGIN TIME: <u>8pm</u>
	<input checked="" type="checkbox"/> OTHER: <u>movie in park</u>	END TIME: <u>11pm</u>
LOCATION / SHELTER:	<u>SPRING LAKE PARK</u>	
EVENT NAME:	<u>MOVIES in the Park</u>	
ONSITE COORDINATOR:	PRINT NAME: <u>Duane Rader</u>	
	MOBILE NUMBER: <u>507 380-2100</u>	

☐ I, THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AND UNDERSTAND THAT FAILURE TO COMPLY WITH THE AUDIO POLICY MAY TERMINATE THE EVENT AND PREVENT FUTURE ABILITY TO OBTAIN AN AUDIO PERMIT.

PRINT NAME: <u>Katie Heintz</u>	SIGNATURE: <u>[Signature]</u>
DATE: <u>2/16/23</u>	EMAIL: <u>kheintz@nmlibrary.org</u>

POLICE CHIEF: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

☐ DENIED ☐ APPROVED

☐ BOOK ☐ POLICE ☐ ONLINE ☐ \$25.00 FEE

STAFF INITIALS \_\_\_\_\_





1001 Belgrade Ave., PO Box 2055  
North Mankato, MN 56003  
507-625-4141 Fax: 507-625-4252  
www.northmankato.com

For Office Use Only

APPROVED \_\_\_\_\_

DENIED \_\_\_\_\_

☐ PARK USE

☐ AUDIO USE

## Application For PARADE PERMIT

### REQUIRED INFORMATION:

- Application for Parade Permit
- Map of Parade Route
- \$35 Application Fee

*Thirty (30) days in advance of the parade date.*

Name of Applicant <u>Katie Heintz</u>	Address <u>1001 Belgrade Ave</u>	Phone <u>345-5120</u>	Email <u>kheintz@nmlibrary.org</u>
Sponsoring Organization Name <u>B.O.B.</u>	Address <u>PO Box 22 N. Lake, MN</u>	Phone <u>507 345.5120</u>	
Contact during event <u>Katie Heintz</u>		Phone <u>507 345-5120</u>	
Event Location <u>1001 Belgrade Ave.</u>	Date <u>5/20/23</u>	From Time <u>9am</u>	To <u>10:30</u>
Occasion for Parade <u>FUN RUN</u>			
Parade Description / Composition <u>5K</u>			

Estimated Number of Participants: 125

As duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Katie Heintz  
Applicant

2/16/23  
Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

Chief of Police

Date

Caswell Sports Director

Date

7th annual  
**BOOKIN' ON 5K**  
**BELGRADE**  
 SAT. MAY 22, 2021 - 9AM

# RACE ROUTE

**FINISH**

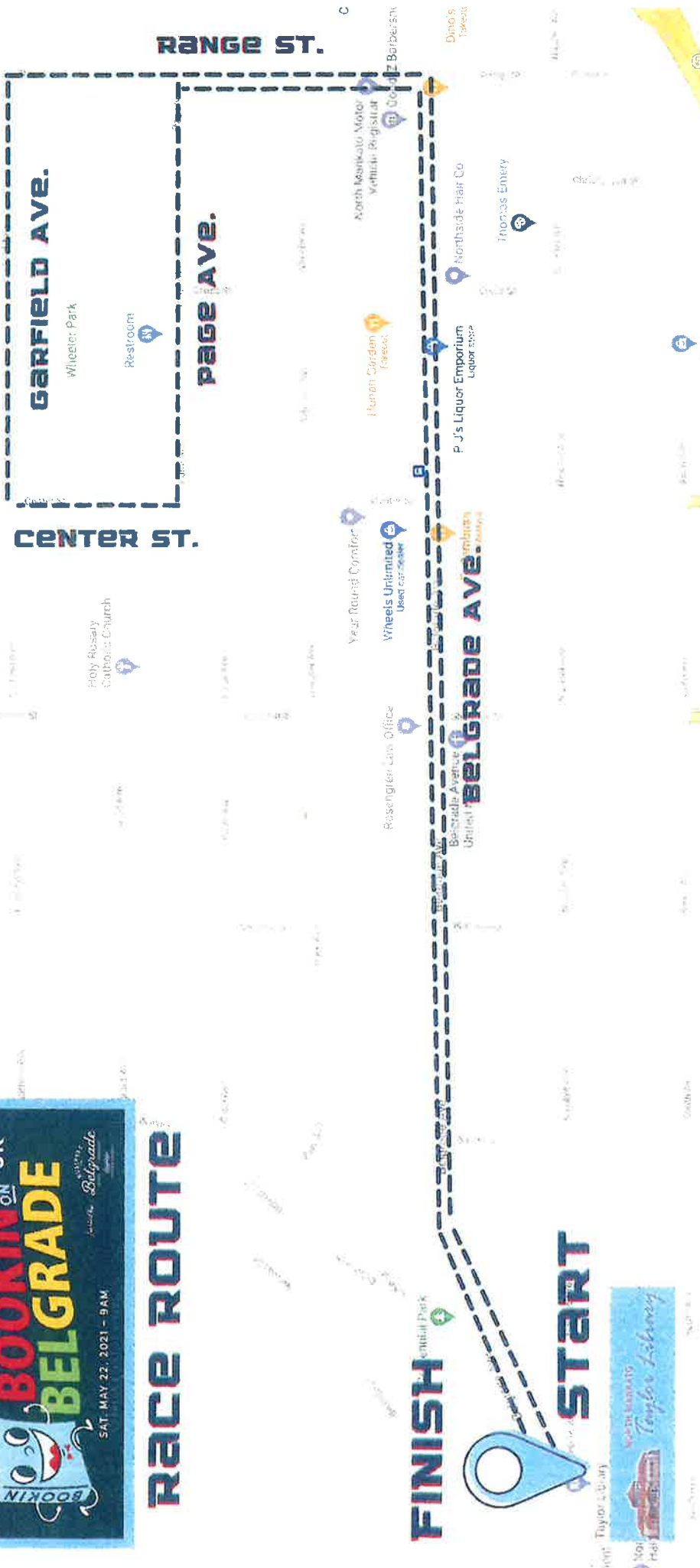


**START**



**GARFIELD AVE.**  
**PAGE AVE.**  
**CENTER ST.**

**BELGRADE AVE.**





1001 Belgrade Ave., PO Box 2055  
North Mankato, MN 56003  
507-625-4141 Fax: 507-625-4252  
www.northmankato.com

For Office Use Only

APPROVED \_\_\_\_\_

DENIED \_\_\_\_\_

☐ PARK USE ☐ AUDIO USE

## Application For PARADE PERMIT

### REQUIRED INFORMATION:

- Application for Parade Permit
- Map of Parade Route
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*Thirty (30) days in advance of the parade date.*

Name of Applicant <u>Katie Heintz</u>	Address <u>1001 Belgrade Ave</u>	Phone <u>345.5120</u>	Email <u>Kheintz@nmlibrary.org</u>
Sponsoring Organization Name <u>B.O.B.</u>	Address <u>22 Belgrade Av.</u>	Phone <u>507.382.6001</u>	
Contact during event <u>Jeni Bobholz</u>		Phone <u>" "</u>	
Event Location <u>200 Belgrade Ave to Crosslake</u>	Date <u>Dec. 2-23</u>	From <u>12pm</u>	Time To <u>1 7pm</u>
Occasion for Parade <u>200 Block Belgrade to Wheeler</u>			
Parade Description / Composition <u>Bells on Belgrade</u>			
Estimated Number of Participants: <u>20</u>			

As duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Katie Heintz  
Applicant

2/16/23  
Date

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Chief of Police

Date

Caswell Sports Director

Date



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AMPLIFIED SOUND:



LIVE MUSIC/BAND



DJ/KARAOKE MACHINE



OTHER: \_\_\_\_\_

DATE OF EVENT:

BEGIN TIME: 5:30 pm

END TIME: 7:30 pm

LOCATION / SHELTER:

Wheeler Park / Bandshell

EVENT NAME:

MUSIC IN THE PARK

ONSITE COORDINATOR:

PRINT NAME:

Kate Heintz

MOBILE NUMBER:

507 327 0627

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PRINT NAME:

Kate Heintz

SIGNATURE:

Kate Heintz

DATE:

2/16/2023

EMAIL:

kheintz@nmlibrary.org

POLICE CHIEF:

CITY CLERK:

☐ DENIED ☐ APPROVED

☐ BOOK ☐ POLICE ☐ ONLINE ☐ \$25.00 FEE

STAFF INITIALS \_\_\_\_\_

**CITY OF NORTH MANKATO**  
**REQUEST FOR COUNCIL ACTION**



Agenda Item # 10A	Dept: Community Dev.	Council Meeting Date: 3/6/23
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**TITLE OF ISSUE:** Consider Resolution Regarding the Support of a Job Creation Fund Application in Connection with Gordini USA Inc.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** Community Development Director Fischer will review the Job Creation Fund Application.

*If additional space is required, attach a separate sheet*

**REQUESTED COUNCIL ACTION:** Adopt Resolution Regarding the Support of a Job Creation Fund Application in Connection with Gordini USA Inc.

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
Second By: \_\_\_\_\_

Vote Record:

Aye	Nay	
_____	_____	Whitlock
_____	_____	Steiner
_____	_____	Oachs
_____	_____	Peterson
_____	_____	Carlson

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____				
_____				
_____				
_____				

<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: _____



RESOLUTION REGARDING THE SUPPORT OF A JOB CREATION FUND APPLICATION IN CONNECTION WITH  
GORDINI USA INC.

WHEREAS, the City of North Mankato, Minnesota (the "City"), desires to assist Gordini USA Inc. a cold weather gear manufacturer, which is proposing to construct a facility in the City; and,

WHEREAS, the City of North Mankato understands that Gordini USA Inc., through and with the support of the City intends to submit to the Minnesota Department of Employment and Economic Development an application for an award and/or rebate from the Job Creation Fund Program; and,

WHEREAS, the City of North Mankato held a City Council meeting on March 6, 2023, to consider this matter.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that, after due consideration, the Mayor and City Administrator of the City of North Mankato, Minnesota, hereby adopts the following findings of fact related to the project proposed by Gordini USA, Inc. and its application for an award and /or rebate from the Job Creation Fund Program and express their approval.

The City Council hereby finds and adopts the reasons and facts supporting the following findings of fact for the approval of the Job Creation Fund Program application:

1. Finding that the project is in the public interest because it will encourage the growth of commerce and industry, prevent the movement of current or future operations to locations outside Minnesota, resulting in increased employment in Minnesota, and preserve or enhance the state and local tax base.
  - a. The project will allow Gordini to consolidate their existing operations in the area into one building to better meet their warehousing and distribution needs. The North Mankato location provides a competitive advantage for Gordini as transit times are no more than two to three days to anywhere in the continental United States.
  - b. The project will result in an increased tax base from the investment in the new construction of a 120,000 sq. ft. facility and create 30 full-time equivalent positions.
2. Finding that the proposed project, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.
  - a. The project is not reasonably expected to occur in the near future due to the fact that the financial feasibility of the project requires additional resources to support the significant capital construction costs of a 120,000 sq. ft. facility including equipment.
3. Finding that the proposed project conforms to the general plan for the development or redevelopment of the City as a whole.
  - a. The project is consistent with 2015 Comprehensive Plan goals and policies to encourage economic growth to create a diverse industrial development environment.
4. Finding that the proposed project will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment or development of the project by private enterprise.

- a. The project affords maximum opportunity for development by private enterprise by supporting business attraction and job creation through industrial development and leveraging resources.

Sworn and Executed Under My Hand this 6<sup>th</sup> day of March 2023.

---

Mayor

ATTEST:

---

City Clerk

**CITY OF NORTH MANKATO**  
**REQUEST FOR COUNCIL ACTION**



Agenda Item # 10B	Department: Community Dev	Council Meeting Date: 3/6/23
-------------------	---------------------------	------------------------------

**TITLE OF ISSUE: Consider Resolution Approving the Sale of Real Estate.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: Community Development Director Fischer will review the property and the proposed sale of 850 Nicollet Avenue**

*If additional space is required, attach a separate sheet*

**REQUESTED COUNCIL ACTION: Adopt Resolution Approving the Sale of Real Estate.**

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
Second By: \_\_\_\_\_

Vote Record:

Aye	Nay	
_____	_____	Oachs
_____	_____	Peterson
_____	_____	Whitlock
_____	_____	Steiner
_____	_____	Carlson

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Purchase Agreement</u>				
_____				
_____				
_____				

<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: _____



RESOLUTION APPROVING THE SALE OF REAL ESTATE

WHEREAS, the City of North Mankato owns certain real estate; and

WHEREAS, it is desirable to sell the hereinafter described real estate as follows:

Block 1 Lot 7 & W 10' of Lot 6 Subdivision Name OLE GRUE'S ADD  
850 Nicollet Avenue  
PIN 18.543.0070  
Sale Price: \$125,000

Purchasers: T & S Properties of Mankato

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the Mayor and City Clerk are authorized to execute the necessary documents to complete the sale of said property.

Adopted by the City Council this 6<sup>th</sup> day of March 2023.

---

Mayor

ATTEST:

---

City Clerk

### **PURCHASE AGREEMENT**

**THIS AGREEMENT**, made this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between T & S Properties of Mankato (hereinafter called "Purchaser"), and the City of North Mankato, (hereinafter known as the "Seller");

**WHEREAS**, Seller is the owner of certain real estate located within Nicollet County, Minnesota, addressed as 850 Nicollet Avenue and legally described as: Lot 7 and West 10 feet of Lot 6, Block 1, Ole Grue's Addition to North Mankato.

**WHEREAS**, Seller desires to sell the property and Purchaser desires to purchase the Real Estate pursuant to the terms hereof:

#### **WITNESSETH:**

1. Purchaser agrees to pay \$125,000 for the property at the time of closing. The Purchaser shall pay \$500.00 down at the time of signing this Agreement and the remainder at closing. In addition, the Purchaser agrees to have a garage which is 280 square feet or larger completed within one (1) year of the closing date of sale. Should Purchaser default in building such a garage Purchaser shall be assessed a penalty of \$100.00 a day for each day she is in default of this this Agreement. The garage needs to have a concrete or asphalt driveway for access and parking purposes.

2. The Purchaser must sign this purchase agreement by March 2, 2023, or the terms listed by the Seller shall be rescinded. The Seller will then bring this matter for approval by the City Council at their meeting the 6th day of March 2023.
3. The Purchaser shall pay Buyer's closing costs, prepaids, insurance and other costs.
4. Possession shall be delivered upon the delivery of said deed.
5. All taxes, if any, due and payable in the year in 2023 shall be apportioned between the parties based on the date of closing. Seller shall be responsible for taxes for the proportion of year the Seller owns the property. Purchaser shall be responsible for the remainder of taxes due in 2023.
6. Seller shall be responsible for any assessments of record as of the date of closing.
7. Seller shall cut down all trees in the backyard and remove the existing curb cut and apron on Nicollet Avenue by July 1, 2023 at no cost to the Purchaser.
8. All notices to the City of North Mankato, will be sufficiently given if delivered to:

North Mankato  
1001 Belgrade Avenue  
P.O. Box 2055  
North Mankato, MN 56002-2055

9. All notices to Purchaser, will be sufficiently given if delivered to:

T & S Properties of Mankato  
44946 Judson Bottom Road  
North Mankato, MN 56003

10. This Agreement cannot be assigned by either party without the written consent of the other.

11. The terms, covenants and conditions of this Agreement shall be binding upon and inure to the successors in interest and assigns of the parties hereto.

**IN WITNESS WHEREOF**, the parties hereto have executed this Purchase Agreement as of the day and year first above written.

CITY OF NORTH MANKATO, SELLER

BY: \_\_\_\_\_  
Its: \_\_\_\_\_

BY: \_\_\_\_\_  
Its: \_\_\_\_\_

PURCHASER

Authentisign  
**DAN THIELGES** 03/02/23

T & S Properties of Mankato

**This Instrument Drafted By:**

**Michael H. Kennedy**  
**KENNEDY & KENNEDY**  
99 Navaho Ave., Suite 104  
Mankato, MN 56001  
Telephone: (507) 345-4582



## PURCHASE AGREEMENT

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1. Date February 28 2023  
2. Page 1

3. BUYER (S): T & S Properties of Mankato  
4. \_\_\_\_\_  
5. Buyer's earnest money in the amount of \_\_\_\_\_  
6. Five Hundred Dollars (\$ 500.00 )  
7. shall be delivered to listing broker, or, if checked, to ☐ \_\_\_\_\_ no later than two (2) Business Days after Final Acceptance Date. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date, whichever is later.  
8. \_\_\_\_\_  
9. \_\_\_\_\_  
10. \_\_\_\_\_  
11. Said earnest money is part payment for the purchase of the property located at  
12. Street Address: 850 Nicollet Avenue  
13. City of North Mankato, County of Nicollet County  
14. State of Minnesota, Zip Code 56003, legally described as Block 1 Lot 7 & W 10' OF LOT 6 SubdivisionCd 18543  
15. SubdivisionName OLE GRUE'S ADD  
16. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, lawn watering systems, in-ground pet containment systems (excluding collars); sheds; playsets; storm sashes, storm doors, screens, and awnings; window shades and blinds; traverses, curtain and drapery rods, valances, draperies, curtains, and window coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures; plumbing fixtures; garbage disposals; water softeners; water treatment systems; water heating systems; heating systems; air exchange systems; environmental remediation systems (e.g., radon, vapor intrusion); sump pumps; TV antennas, cable TV jacks and wiring, and TV wall mounts; wall and ceiling speaker mounts; carpeting; attached mirrors; garage door openers and all controls; smoke detectors; doorbells; thermostats; all integrated phone and home automation systems, including necessary components such as intranet and Internet connected hardware or devices, control units (other than non-dedicated mobile devices, electronics, and computers) and applicable software, permissions, passwords, codes, and access information; fireplace screens, doors, and heatilators; **ANY OF THE FOLLOWING, IF BUILT-IN:** dishwashers, refrigerators, wine and beverage refrigerators, trash compactors, ovens, cook-top stoves, warming drawers, microwave ovens, hood fans, shelving, work benches, intercoms, speakers, air conditioning equipment, electronic air filters, humidifiers and dehumidifiers, liquid fuel tanks and all controls, pool and spa equipment, propane tanks and all controls, security system equipment, TV satellite dishes; the above-mentioned inclusions **AND** the following personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:  
32. \_\_\_\_\_

33. \_\_\_\_\_  
34. Notwithstanding the foregoing, leased fixtures are not included.  
35. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:  
36. \_\_\_\_\_

### PURCHASE PRICE:

37. \_\_\_\_\_  
38. Seller has agreed to sell the Property to Buyer for the sum of (\$ 125,000.00 )  
39. One Hundred Twenty-Five Thousand Dollars,  
40. which Buyer agrees to pay in the following manner:  
41. 1. 20 percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, including earnest money;  
42. 2. 80 percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing section.)  
43. 3. \_\_\_\_\_ percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached *Addendum to Purchase Agreement: Assumption Financing*.)  
44. \_\_\_\_\_  
45. 4. \_\_\_\_\_ percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached *Addendum to Purchase Agreement: Contract for Deed Financing*.)  
46. \_\_\_\_\_

### CLOSING DATE:

47. \_\_\_\_\_  
48. The date of closing shall be on or before March 24 2023.

# PURCHASE AGREEMENT

49. Page 2 Date February 28 2023

50. Property located at 850 Nicollet Avenue North Mankato MN 56003

## 51. MORTGAGE FINANCING:

52. This Purchase Agreement ☒ **IS** ☐ **IS NOT** subject to the mortgage financing provisions below. If **IS**, complete the  
-----*(Check one.)*-----

53. **MORTGAGE FINANCING** section below. If **IS NOT**, proceed to the **SELLER'S CONTRIBUTIONS TO BUYER'S**  
54. **COSTS** section.

55. Such mortgage financing shall be: *(Check one.)*

56. ☒ **FIRST MORTGAGE only** ☐ **FIRST MORTGAGE AND SUBORDINATE FINANCING.**

57. Buyer shall apply for and secure, at Buyer's expense, a: *(Check all that apply.)*

58. ☒ **CONVENTIONAL OR PRIVATELY INSURED CONVENTIONAL**

59. ☐ **DEPARTMENT OF VETERANS' AFFAIRS ("DVA") GUARANTEED**

60. ☐ **FEDERAL HOUSING ADMINISTRATION ("FHA") INSURED**

61. ☐ **UNITED STATES DEPARTMENT OF AGRICULTURE ("USDA") RURAL DEVELOPMENT**

62. ☐ **OTHER** \_\_\_\_\_

63. mortgage in the amount stated in this Purchase Agreement, amortized over a period of not more than  
64. 30 years, with an initial interest rate at no more than 8 percent (%) per annum. The mortgage  
65. application **IS TO BE MADE WITHIN FIVE (5) BUSINESS DAYS** after the Final Acceptance Date. Buyer agrees to  
66. use best efforts to secure a commitment for such financing and to execute all documents required to consummate  
67. said financing.

68. **MORTGAGE FINANCING CONTINGENCY:** This Purchase Agreement is contingent upon the following and applies  
69. to the first mortgage and any subordinate financing. *(Check one.)*

70. ☒ If Buyer cannot secure the financing specified in this Purchase Agreement, and this Purchase Agreement does not  
71. close on the closing date specified, this Purchase Agreement is canceled. Buyer and Seller shall immediately  
72. sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to be

73. ☒ **REFUNDED TO BUYER** ☐ **FORFEITED TO SELLER.**  
-----*(Check one.)*-----

74. **NOTE:** If this Purchase Agreement is subject to DVA or FHA financing, **FORFEITED TO SELLER** may be prohibited.  
75. See the following DVA and FHA Escape Clauses.

76. ☐ Buyer shall provide Seller, or licensee representing or assisting Seller, with the Written Statement, on  
77. or before \_\_\_\_\_.

78. For purposes of this Contingency, "**Written Statement**" means a Written Statement prepared by Buyer's mortgage  
79. originator(s) or lender(s) after the Final Acceptance Date that Buyer is approved for the loan(s) specified in this  
80. Purchase Agreement, including both the first mortgage and any subordinate financing, if any, and stating that an  
81. appraisal, satisfactory to the lender(s), has been completed and stating conditions required by lender(s) to close  
82. the loan.

83. Upon delivery of the Written Statement to Seller, or licensee representing or assisting Seller, the obligation for  
84. satisfying all conditions required by mortgage originator(s) or lender(s), except those conditions specified below,  
85. are deemed accepted by Buyer:

86. (a) work orders agreed to be completed by Seller;

87. (b) any other financing terms agreed to be completed by Seller here; and

88. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement.

# PURCHASE AGREEMENT

89. Page 3 Date February 28 2023

90. Property located at 850 Nicollet Avenue North Mankato MN 56003.
91. Upon delivery of the Written Statement, if this Purchase Agreement does not close on the stated closing date for  
 92. ANY REASON relating to financing, including, but not limited to interest rate and discount points, if any, then Seller  
 93. may, at Seller's option, declare this Purchase Agreement canceled, in which case this Purchase Agreement is  
 94. canceled. If Seller declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a  
 95. *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to  
 96. be forfeited to Seller as liquidated damages. In the alternative, Seller may seek all other remedies allowed by law.
97. Notwithstanding the language in the preceding paragraph, Seller may not declare this Purchase Agreement  
 98. canceled if the reason this Purchase Agreement does not close was due to:  
 99. (a) Seller's failure to complete work orders to the extent required by this Purchase Agreement;  
 100. (b) Seller's failure to complete any other financing terms agreed to be completed by Seller here; or  
 101. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement, except  
 102. as specified in the contingency for sale and closing of Buyer's property.
103. If the Written Statement is not provided by the date specified on line 77, Seller may, at Seller's option, declare this  
 104. Purchase Agreement canceled by written notice to Buyer at any time prior to Seller receiving the Written Statement,  
 105. in which case this Purchase Agreement is canceled. In the event Seller declares this Purchase Agreement canceled,  
 106. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and  
 107. directing all earnest money paid here to be ☐ **RETAINED BY SELLER** ☐ **REFUNDED TO BUYER**.  
 ----- (Check one.) -----
108. If the Written Statement is not provided, and Seller has not previously canceled this Purchase Agreement, this  
 109. Purchase Agreement is canceled as of the closing date specified in this Purchase Agreement. Buyer and Seller  
 110. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest  
 111. money paid here to be ☐ **RETAINED BY SELLER** ☐ **REFUNDED TO BUYER**.  
 ----- (Check one.) -----
112. **LOCKING OF MORTGAGE INTEREST RATE ("RATE"):** The Rate shall be locked with the lender(s) by Buyer:  
 113. (Check one.)  
 114. ☐ **WITHIN FIVE (5) BUSINESS DAYS OF FINAL ACCEPTANCE DATE; OR**  
 115. ☒ **AT ANY TIME PRIOR TO CLOSING OR AS REQUIRED BY LENDER(S).**
116. **LENDER COMMITMENT WORK ORDERS:** Seller agrees to pay up to \$ \_\_\_\_\_ to make  
 117. repairs as required by the lender commitment. If the lender commitment is subject to any work orders for which the  
 118. cost of making said repairs shall exceed this amount, Seller shall have the following options:  
 119. (a) making the necessary repairs; or  
 120. (b) negotiating the cost of making said repairs with Buyer; or  
 121. (c) declaring this Purchase Agreement canceled, in which case this Purchase Agreement is canceled. Buyer and Seller  
 122. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest  
 123. money paid here to be refunded to Buyer, unless Buyer provides for payment of the cost of said repairs or escrow  
 124. amounts related thereto above the amount specified on line 116 of this Purchase Agreement.
125. ☐ **SELLER** ☒ **BUYER** agrees to pay any reinspection fee required by Buyer's lender(s).  
 ----- (Check one.) -----
126. **FHA ESCAPE CLAUSE (FHA Financing only):** "It is expressly agreed that, notwithstanding any other provisions  
 127. of this contract, the purchaser shall not be obligated to complete the purchase of the Property described here or to incur  
 128. any penalty by forfeiture of earnest money deposits or otherwise, unless the purchaser has been given in accordance  
 129. with the Department of Housing and Urban Development ("HUD")/FHA or DVA requirements a written statement by the  
 130. Federal Housing Commissioner, Department of Veterans' Affairs, or a Direct Endorsement lender setting forth the  
 131. appraised value of the Property as not less than \$ \_\_\_\_\_.  
 (sale price)
132. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard  
 133. to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage  
 134. HUD will insure; HUD does not warrant the value nor the condition of the Property. The purchaser should satisfy himself/  
 135. herself that the price and condition of the Property are acceptable."



## PURCHASE AGREEMENT

136. Page 4 Date February 28 2023

137. Property located at 850 Nicollet Avenue North Mankato MN 56003

138. **LENDER PROCESSING FEES (FHA, DVA Financing Only):** Seller agrees to pay Buyer's closing fees and

139. miscellaneous processing fees which cannot be charged to Buyer, not to exceed \$ \_\_\_\_\_.

140. This amount is in addition to Seller's Contributions to Buyer's Costs, if applicable.

141. **DVA FUNDING FEE (DVA Financing only):** Pursuant to federal regulations, a one-time Funding Fee based on loan

142. amount must be paid at the closing of this transaction as follows:

143. \_\_\_\_\_ paid by Buyer ☐ **AT CLOSING** ☐ **ADDED TO MORTGAGE AMOUNT**  
 -----(Check one.)-----

144. \_\_\_\_\_ paid by Seller

145. **NOTE: DVA regulations limit the fees and charges Buyer can pay to obtain a DVA loan.**

146. DEPARTMENT OF VETERANS' AFFAIRS ESCAPE CLAUSE (DVA Financing only): "It is expressly agreed that,

147. notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest

148. money or otherwise be obligated to complete the purchase of the Property described here, if the contract purchase

149. price or cost exceeds the reasonable value of this Property established by the Department of Veterans' Affairs. The

150. purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without

151. regard to the amount of reasonable value established by the Department of Veterans' Affairs."

152. **NOTE:** Verify DVA requirements relating to payment of all special assessments levied and pending, and  
153. annual installments of special assessments certified to yearly taxes.

154. **OTHER MORTGAGE FINANCING ITEMS:** \_\_\_\_\_

155. \_\_\_\_\_

**SELLER'S CONTRIBUTIONS TO BUYER'S COSTS:**

157. Seller ☐ **IS** ☒ **IS NOT** contributing to Buyer's costs. If answer is **IS**, Seller agrees to pay at closing, up to: (Check one.)  
----- (Check one.) -----

158.  \$

159.  percent (%) of the sale price

160. towards Buyer's closing fees, title service fees, title searches, title examinations, abstracting, lender's title insurance,

161. owner's title insurance, prepaid items, other Buyer's costs allowable by lender, if any, and/or mortgage discount points. Any

162. amount of Seller's contribution that exceeds Buyer's allowable costs, or which cannot be used because Seller's

163. contribution exceeds the maximum Seller contribution allowed by law or by mortgage requirements, shall be retained

164. by Seller.

165. **NOTE:** The amount paid by Seller cannot exceed the maximum Seller contribution allowed by FHA, DVA, or

166. **lender. All funds paid by Seller on behalf of Buyer must be stated on the Closing Disclosure at closing.**

### INSPECTIONS:

167. INSPECTIONS:

168. Buyer has been made aware of the availability of Property inspections. Buyer ☐ **ELECTS** ☒ **DECLINES** to have a  
------(Check one.)-----

169. Property inspection performed at Buyer's expense.

170. This Purchase Agreement ☐ IS ☒ IS NOT contingent upon any inspection(s) of the Property obtained by Buyer to  
 -----(Check one)-----

171. determine its condition, including any non-intrusive testing or any intrusive testing as allowed pursuant to this Purchase

172. Agreement.

173. Any inspection(s) or test(s) shall be done by an inspector(s) or tester(s) of Buyer's choice. **Buyer shall satisfy Buyer**

174. **as to the qualifications of the inspector(s) or tester(s).** For purposes of this Purchase Agreement, "intrusive testing"

175. shall mean any testing, inspection(s), or investigation(s) that changes the Property from its original condition or

176. otherwise damages the Property.

177. Seller ☐ **DOES** ☐ **DOES NOT** agree to allow Buyer to perform intrusive testing or inspection(s).  
 -----(Check one.)-----

178. If answer is **DOES**, Buyer agrees that the Property shall be returned to the same condition it was in prior to Buyer's

179. intrusive testing at Buyer's sole expense.



## PURCHASE AGREEMENT

180. Page 5 Date February 28 2023

181. Property located at 850 Nicollet Avenue North Mankato MN 56003

182. Seller will provide access to attic(s) and crawlspace(s).

183. Within \_\_\_\_\_ Calendar Days of Final Acceptance Date, all inspection(s), test(s), and resulting negotiations, if any,  
184. shall be done ("Inspection Period").

185. If this Purchase Agreement is contingent upon inspection, Buyer may cancel this Purchase Agreement based on the  
186. inspection(s) or test result(s) by providing written notice to Seller, or licensee representing or assisting Seller, of Buyer's  
187. intent to cancel no later than the end of the Inspection Period. If Buyer cancels this Purchase Agreement, Buyer and  
188. Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all  
189. earnest money paid here to be refunded to Buyer. If Buyer does not cancel this Purchase Agreement before the end  
190. of the Inspection Period, then this Inspection Contingency shall be deemed removed and this Purchase Agreement  
191. shall be in full force and effect.

### 192. OTHER INSPECTION ITEMS:

193.

194.

195.

### 196. SALE OF BUYER'S PROPERTY:

197. (Check one.)

198. ☐ 1. This Purchase Agreement is subject to an *Addendum to Purchase Agreement: Sale of Buyer's Property*  
199. *Contingency* for the sale of Buyer's property. (If checked, see attached *Addendum*.)

200. OR

201. ☐ 2. This Purchase Agreement is contingent upon the successful closing on the Buyer's property located at  
202. \_\_\_\_\_, which is scheduled to close on

203. \_\_\_\_\_ pursuant to a fully executed purchase agreement. If Buyer's  
204. property does not close by the closing date specified in this Purchase Agreement, this Purchase Agreement  
205. is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said  
206. cancellation and directing all earnest money paid here to be refunded to Buyer. The language in this paragraph  
207. supersedes any other provision to the contrary in any financing contingency made a part of this Purchase  
208. Agreement, if applicable.

209. OR

210. ☒ 3. Buyer represents that Buyer has the financial ability to perform on this Purchase Agreement without the sale  
211. and closing on any other property.

### 212. REAL ESTATE TAXES/SPECIAL ASSESSMENTS:

213. **REAL ESTATE TAXES:** Seller shall pay on the date of closing all real estate taxes due and payable in all prior years  
214. including all penalties and interest.

215. Buyer shall pay ☒ **PRORATED FROM DAY OF CLOSING** ☐ **ALL** ☐ **NONE** \_\_\_\_\_/12ths OF real estate taxes  
216. due and payable in the year of closing. (Check one.)

217. Seller shall pay ☒ **PRORATED TO DAY OF CLOSING** ☐ **ALL** ☐ **NONE** \_\_\_\_\_/12ths OF real estate taxes due and  
218. payable in the year of closing. (Check one.)

219. If the Property tax status is a part- or non-homestead classification in the year of closing, Seller ☐ **SHALL** ☒ **SHALL NOT**  
220. pay the difference between the homestead and non-homestead. (Check one.)

221. Buyer shall pay real estate taxes due and payable in the year following closing and thereafter, the payment of which  
222. is not otherwise here provided. No representations are made concerning the amount of subsequent real estate taxes.

# PURCHASE AGREEMENT

223. Page 6 Date February 28 2023

224. Property located at 850 Nicollet Avenue North Mankato MN 56003

## 225. DEFERRED TAXES/SPECIAL ASSESSMENTS:

226. ☐ BUYER SHALL PAY ☒ SELLER SHALL PAY on date of closing any deferred real estate taxes (e.g., Green  
------(Check one.)-----

227. Acres) or special assessments, payment of which is required as a result of the closing of this sale.

228. ☐ BUYER AND SELLER SHALL PRORATE AS OF THE DATE OF CLOSING ☒ SELLER SHALL PAY ON  
------(Check one.)-----

229. DATE OF CLOSING all installments of special assessments certified for payment, with the real estate taxes due and  
230. payable in the year of closing.

231. ☐ BUYER SHALL ASSUME ☒ SELLER SHALL PAY on date of closing all other special assessments levied as  
------(Check one.)-----

232. of the Date of this Purchase Agreement.

233. ☐ BUYER SHALL ASSUME ☒ SELLER SHALL PROVIDE FOR PAYMENT OF special assessments pending as  
------(Check one.)-----

234. of the Date of this Purchase Agreement for improvements that have been ordered by any assessing authorities. (Seller's  
235. provision for payment shall be by payment into escrow of two (2) times the estimated amount of the assessments  
236. or less, as required by Buyer's lender.)

237. Buyer shall pay any unpaid special assessments payable in the year following closing and thereafter, the payment of  
238. which is not otherwise here provided.

239. As of the Date of this Purchase Agreement, Seller represents that Seller ☐ HAS ☒ HAS NOT received a notice  
------(Check one.)-----

240. regarding any new improvement project from any assessing authorities, the costs of which project may be assessed  
241. against the Property. Any such notice received by Seller after the Date of this Purchase Agreement and before closing  
242. shall be provided to Buyer immediately. If such notice is issued after the Date of this Purchase Agreement and on  
243. or before the date of closing, then the parties may agree in writing, on or before the date of closing, to pay, provide  
244. for the payment of, or assume the special assessments. In the absence of such agreement, either party may declare  
245. this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other  
246. party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled,  
247. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and  
248. directing all earnest money paid here to be refunded to Buyer.

## 249. ADDITIONAL PROVISIONS:

250. PREVIOUSLY EXECUTED PURCHASE AGREEMENT: This Purchase Agreement ☐ IS ☒ IS NOT subject to  
------(Check one.)-----

251. cancellation of a previously executed purchase agreement dated \_\_\_\_\_.

252. (If answer is **IS**, said cancellation shall be obtained no later than \_\_\_\_\_.

253. If said cancellation is not obtained by said date, this Purchase Agreement is canceled. Buyer and Seller shall immediately  
254. sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to  
255. be refunded to Buyer.)

256. DEED/MARKETABLE TITLE: Upon performance by Buyer, Seller shall deliver at: (Check one.)

257. ☒ WARRANTY DEED ☐ PERSONAL REPRESENTATIVE'S DEED ☐ CONTRACT FOR DEED ☐ TRUSTEE'S DEED

258. ☐ OTHER: \_\_\_\_\_ DEED joined in by spouse, if any, conveying marketable title, subject to

259. (a) building and zoning laws, ordinances, and state and federal regulations;

260. (b) restrictions relating to use or improvement of the Property without effective forfeiture provisions;

261. (c) reservation of any mineral rights by the State of Minnesota;

262. (d) utility and drainage easements which do not interfere with existing improvements;

263. (e) **rights of tenants as follows** (unless specified, not subject to tenancies): \_\_\_\_\_

264. \_\_\_\_\_; and

265. (f) others (must be specified in writing): \_\_\_\_\_

266. \_\_\_\_\_

## PURCHASE AGREEMENT

267. Page 7 Date February 28 2023

268. Property located at 850 Nicollet Avenue North Mankato MN 56003.
269. **POSSESSION:** Seller shall deliver possession of the Property: *(Check one.)*
270. ☒ **IMMEDIATELY AFTER CLOSING;** or
271. ☐ **OTHER:** \_\_\_\_\_
272. Seller agrees to remove ALL DEBRIS AND ALL PERSONAL PROPERTY NOT INCLUDED HERE from the Property
273. by possession date.
274. **LINKED DEVICES:** Seller warrants that Seller shall permanently disconnect or discontinue Seller's access or service
275. to any device or system on or serving the property that is connected or controlled wirelessly, via internet protocol ("IP")
276. to a router or gateway or directly to the cloud no later than delivery of possession as specified in this Purchase
277. Agreement.
278. **PRORATIONS:** All interest; unit owners' association dues; rents; and charges for city water, city sewer, electricity, and
279. natural gas shall be prorated between the parties as of date of closing. Buyer shall pay Seller for remaining gallons of
280. fuel oil or liquid petroleum gas on the day of closing, at the rate of the last fill by Seller.
281. **TITLE AND EXAMINATION:** As quickly as reasonably possible after Final Acceptance Date:
282. (a) Seller shall deliver any abstract of title and a copy of any owner's title insurance policy for the Property, if
283. in Seller's possession or control, to Buyer or Buyer's designated title service provider. Any abstract of title or
284. owner's title insurance policy provided shall be immediately returned to Seller, or licensee representing or
285. assisting Seller, upon cancellation of this Purchase Agreement; and
286. (b) Buyer shall obtain the title services determined necessary or desirable by Buyer or Buyer's lender, including
287. but not limited to title searches, title examinations, abstracting, a title insurance commitment, or an attorney's
288. title opinion at Buyer's selection and cost and provide a copy to Seller.
289. Seller shall use Seller's best efforts to provide marketable title by the date of closing. Seller agrees to pay all costs
290. and fees necessary to convey marketable title including obtaining and recording all required documents, subject to
291. the following:
292. In the event Seller has not provided marketable title by the date of closing, Seller shall have an additional thirty
293. (30) days to make title marketable, or in the alternative, Buyer may waive title defects by written notice to Seller. In
294. addition to the thirty (30)-day extension, Buyer and Seller may, by mutual agreement, further extend the closing
295. date. Lacking such extension, either party may declare this Purchase Agreement canceled by written notice to
296. the other party, or licensee representing or assisting the other party, in which case this Purchase Agreement is
297. canceled. If either party declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
298. *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to
299. be refunded to Buyer.
300. **SUBDIVISION OF LAND, BOUNDARIES, AND ACCESS:** If this sale constitutes or requires a subdivision of land
301. owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. Seller
302. warrants that the legal description of the real property to be conveyed has been or shall be approved for recording
303. as of the date of closing. Seller warrants that the buildings are or shall be constructed entirely within the boundary
304. lines of the Property. Seller warrants that there is a right of access to the Property from a public right-of-way.
305. **MECHANIC'S LIENS:** Seller warrants that prior to the closing, payment in full will have been made for all labor, materials,
306. machinery, fixtures, or tools furnished within the 120 days immediately preceding the closing in connection with
307. construction, alteration, or repair of any structure on, or improvement to, the Property.
308. **NOTICES:** Seller warrants that Seller has not received any notice from any governmental authority as to condemnation
309. proceedings, or violation of any law, ordinance, or regulation. If the Property is subject to restrictive covenants, Seller
310. warrants that Seller has not received any notice from any person or authority as to a breach of the covenants. Any
311. such notices received by Seller shall be provided to Buyer immediately. Discriminatory restrictive covenants (e.g.
312. provisions against conveyance of property to any person of a specified religious faith, creed, national origin, race, or
313. color) are illegal and unenforceable. An owner of real property may permanently remove such restrictive covenants
314. from the title by recording a statutory form in the office of the county recorder of any county where the property is located.
315. **DIMENSIONS:** Buyer acknowledges any dimensions, square footage, or acreage of land or improvements provided
316. by Seller, third party, or broker representing or assisting Seller are approximate. Buyer shall verify the accuracy of
317. information to Buyer's satisfaction, if material, at Buyer's sole cost and expense.
318. **ACCESS AGREEMENT:** Seller agrees to allow reasonable access to the Property for performance of any surveys or
319. inspections agreed to here.



**PURCHASE AGREEMENT**320. Page 8 Date February 28 2023

321. Property located at 850 Nicollet Avenue North Mankato MN 56003.
322. **RISK OF LOSS:** If there is any loss or damage to the Property between the Date of this Purchase Agreement and  
 323. the date of closing for any reason, including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be  
 324. on Seller. If the Property is destroyed or substantially damaged before the closing date, this Purchase Agreement  
 325. is canceled, at Buyer's option, by written notice to Seller or licensee representing or assisting Seller. If Buyer cancels  
 326. this Purchase Agreement, Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming  
 327. said cancellation and directing all earnest money paid here to be refunded to Buyer.
328. **TIME OF ESSENCE:** Time is of the essence in this Purchase Agreement.
329. **CALCULATION OF DAYS:** Any calculation of days begins on the first day (Calendar or Business Days as specified)  
 330. following the occurrence of the event specified and includes subsequent days (Calendar or Business Days as specified)  
 331. ending at 11:59 P.M. on the last day.
332. **BUSINESS DAYS:** "Business Days" are days which are not Saturdays, Sundays, or state or federal holidays unless  
 333. stated elsewhere by the parties in writing.
334. **CALENDAR DAYS:** "Calendar Days" include Saturdays, Sundays, and state and federal holidays. For purposes of  
 335. this Agreement, any reference to "days" means "Calendar Days" unless otherwise required by law.
336. **RELEASE OF EARNEST MONEY:** Buyer and Seller agree that the Earnest Money Holder shall release earnest money  
 337. from the Earnest Money Holder's trust account:  
 338. (a) at or upon the successful closing of the Property;  
 339. (b) pursuant to written agreement between the parties, which may be reflected in a *Cancellation of Purchase*  
 340. *Agreement* executed by both Buyer and Seller;  
 341. (c) upon receipt of an affidavit of a cancellation under MN Statute 559.217; or  
 342. (d) upon receipt of a court order.
343. **DEFAULT:** If Buyer defaults in any of the agreements here, Seller may cancel this Purchase Agreement, and any  
 344. payments made here, including earnest money, shall be retained by Seller as liquidated damages and Buyer and  
 345. Seller shall affirm the same by a written cancellation agreement.
346. If Buyer defaults in any of the agreements here, Seller may terminate this Purchase Agreement under the provisions  
 347. of either MN Statute 559.21 or MN Statute 559.217, whichever is applicable. If either Buyer or Seller defaults in any  
 348. of the agreements here or there exists an unfulfilled condition after the date specified for fulfillment, either party may  
 349. cancel this Purchase Agreement under MN Statute 559.217, Subd. 3. Whenever it is provided here that this Purchase  
 350. Agreement is canceled, said language shall be deemed a provision authorizing a Declaratory Cancellation under MN  
 351. Statute 559.217, Subd. 4.
352. If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages  
 353. for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific  
 354. performance, such action must be commenced within six (6) months after such right of action arises.
355. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender  
 356. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained  
 357. by contacting the local law enforcement offices in the community where the Property is located or the Minnesota  
 358. Department of Corrections at (651) 361-7200, or from the Department of Corrections web site at  
 359. [www.corr.state.mn.us](http://www.corr.state.mn.us).
360. **BUYER HAS THE RIGHT TO A WALK-THROUGH REVIEW OF THE PROPERTY PRIOR TO CLOSING TO**  
 361. **ESTABLISH THAT THE PROPERTY IS IN SUBSTANTIALLY THE SAME CONDITION AS OF THE DATE OF**  
 362. **THIS PURCHASE AGREEMENT.**
363. BUYER HAS RECEIVED A: (Check any that apply.) ☐ **DISCLOSURE STATEMENT: SELLER'S PROPERTY**  
 364. **DISCLOSURE STATEMENT** OR A ☒ **DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES FORM.**
365. **DESCRIPTION OF PROPERTY CONDITION:** See *Disclosure Statement: Seller's Property Disclosure Statement* or  
 366. *Disclosure Statement: Seller's Disclosure Alternatives* for description of disclosure responsibilities and limitations, if  
 367. any.
368. **BUYER HAS RECEIVED THE INSPECTION REPORTS, IF REQUIRED BY MUNICIPALITY.**
369. **BUYER IS NOT RELYING ON ANY ORAL REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY**  
 370. **AND ITS CONTENTS.**

# PURCHASE AGREEMENT

371. Page 9 Date February 28 2023

372. Property located at 850 Nicollet Avenue North Mankato MN 56003

373. (Check appropriate boxes.)

374. SELLER WARRANTS THAT THE PROPERTY IS EITHER DIRECTLY OR INDIRECTLY CONNECTED TO:

375. CITY SEWER ☒ YES ☐ NO / CITY WATER ☒ YES ☐ NO

376. **SUBSURFACE SEWAGE TREATMENT SYSTEM**

377. SELLER ☐ DOES ☒ DOES NOT KNOW OF A SUBSURFACE SEWAGE TREATMENT SYSTEM ON OR  
----- (Check one.) -----

378. SERVING THE PROPERTY. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure*

379. *Statement: Subsurface Sewage Treatment System.*)

380. **PRIVATE WELL**

381. SELLER ☐ DOES ☒ DOES NOT KNOW OF A WELL ON OR SERVING THE PROPERTY.  
----- (Check one.) -----

382. (If answer is **DOES** and well is located on the Property, see *Disclosure Statement: Well.*)

383. THIS PURCHASE AGREEMENT ☐ IS ☒ IS NOT SUBJECT TO AN ADDENDUM TO PURCHASE AGREEMENT:  
----- (Check one.) -----

384. *SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY.*

385. (If answer is **IS**, see attached *Addendum.*)

386. **IF A WELL OR SUBSURFACE SEWAGE TREATMENT SYSTEM EXISTS ON THE PROPERTY, BUYER HAS**

387. **RECEIVED A DISCLOSURE STATEMENT: WELL AND/OR A DISCLOSURE STATEMENT: SUBSURFACE SEWAGE**

388. **TREATMENT SYSTEM.**

389. **HOME PROTECTION/WARRANTY PLAN:** Buyer and Seller are advised to investigate the various home protection/  
390. warranty plans available for purchase. Different home protection/warranty plans have different coverage options,  
391. exclusions, limitations, and service fees. Most plans exclude pre-existing conditions. (Check one.)

392. ☐ A Home Protection/Warranty Plan will be obtained by ☐ **BUYER** ☐ **SELLER** and paid for by  
----- (Check one.) -----

393. ☐ **BUYER** ☐ **SELLER** to be issued by \_\_\_\_\_  
----- (Check one.) -----

394. at a cost not to exceed \$ \_\_\_\_\_.

395. ☒ No Home Protection/Warranty Plan is negotiated as part of this Purchase Agreement. However, Buyer may elect

396. to purchase a Home Protection/Warranty Plan.

397. **AGENCY NOTICE**

398. Jolinda Grabianowski is ☒ **Seller's Agent** ☐ **Buyer's Agent** ☐ **Dual Agent** ☐ **Facilitator.**  
(Licensee) ----- (Check one.) -----

399. **TRUE REAL ESTATE**  
(Real Estate Company Name)

400. Dan Thielges is ☐ **Seller's Agent** ☒ **Buyer's Agent** ☐ **Dual Agent** ☐ **Facilitator.**  
(Licensee) ----- (Check one.) -----

401. **Century 21 Atwood Realty**  
(Real Estate Company Name)

402. **THIS NOTICE DOES NOT SATISFY MINNESOTA STATUTORY AGENCY DISCLOSURE REQUIREMENTS.**

## PURCHASE AGREEMENT

403. Page 10 Date February 28 2023

404. Property located at 850 Nicollet Avenue North Mankato MN 56003

### 405. DUAL AGENCY REPRESENTATION

#### 406. PLEASE CHECK ONE OF THE FOLLOWING SELECTIONS:

407. ☒ Dual Agency representation **DOES NOT** apply in this transaction. *Do not complete lines 408-424.*  
 408. ☐ Dual Agency representation **DOES** apply in this transaction. *Complete the disclosure in lines 409-424.*

409. Broker represents both the Seller(s) and the Buyer(s) of the Property involved in this transaction, which creates a  
 410. dual agency. This means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because  
 411. the parties may have conflicting interests, Broker and its salespersons are prohibited from advocating exclusively for  
 412. either party. Broker cannot act as a dual agent in this transaction without the consent of both Seller(s) and Buyer(s).  
 413. Seller(s) and Buyer(s) acknowledge that  
 414. (1) confidential information communicated to Broker which regards price, terms, or motivation to buy or sell will  
 415. remain confidential unless Seller(s) or Buyer(s) instructs Broker in writing to disclose this information. Other  
 416. information will be shared;  
 417. (2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and  
 418. (3) within the limits of dual agency, Broker and its salespersons will work diligently to facilitate the mechanics of  
 419. the sale.

420. With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker  
 421. and its salesperson to act as dual agents in this transaction.

422. Seller \_\_\_\_\_ Buyer \_\_\_\_\_  
 423. Seller \_\_\_\_\_ Buyer \_\_\_\_\_  
 424. Date \_\_\_\_\_ Date \_\_\_\_\_

425. **CLOSING COSTS:** Buyer or Seller may be required to pay certain closing costs, which may effectively increase the  
 426. cash outlay at closing or reduce the proceeds from the sale.

427. **SETTLEMENT STATEMENT:** Buyer and Seller authorize the title company, escrow agent, and/or their representatives  
 428. to disclose and provide copies of the disbursing agent's settlement statement to the real estate licensees involved  
 429. in the transaction at the time these documents are provided to Buyer and Seller.

430. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code  
 431. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold  
 432. tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply. Buyer and Seller  
 433. agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

434. Seller shall represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same  
 435. is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive  
 436. the closing and delivery of the deed.

437. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement  
 438. reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer  
 439. identification numbers or Social Security numbers.

440. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer's responsibility for  
 441. withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding FIRPTA**  
 442. **compliance, as the respective licensee's representing or assisting either party will be unable to assure either**  
 443. **party whether the transaction is exempt from FIRPTA withholding requirements.**

## PURCHASE AGREEMENT

444. Page 11 Date February 28 2023

445. Property located at 850 Nicollet Avenue North Mankato MN 56003
446. **FULLY EXECUTED PURCHASE AGREEMENT AND FINAL ACCEPTANCE:** To be binding, this Purchase Agreement
447. and all addenda must be fully executed by both parties and a copy must be delivered.
448. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related to
449. this transaction constitute valid, binding signatures.
450. **ENTIRE AGREEMENT:** This Purchase Agreement and all addenda and amendments signed by the parties shall
451. constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and
452. Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this
453. Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Seller and
454. Buyer or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase
455. Agreement.
456. **SURVIVAL:** All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract
457. for deed.
458. **DATE OF THIS PURCHASE AGREEMENT:** Date of this Purchase Agreement to be defined as the date on line one
459. (1) of this Purchase Agreement.
460. **OTHER:**
461. Seller is aware buyer is a licensed agent with Century 21 Atwood Realty
462. The seller will remove all the trees from the backyard of property and removing curb cut on Nicollet Ave
463. Sale is contingent to buyer getting approval for desired garage size and placement from the
464. city.
465. Buyer will build 30 x 32 garage within one year of closing
466. Seller will cut trees down to the stump - buyer will remove stumps and wood within a
467. month of trees being cut down
- 468.
- 469.
470. **ADDENDA:** The following addenda are attached and made a part of this Purchase Agreement.
471. **NOTE:** Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.
472. ☐ Addendum to Purchase Agreement
473. ☐ Addendum to Purchase Agreement: Additional Signatures
474. ☐ Addendum to Purchase Agreement: Assumption Financing
475. ☐ Addendum to Purchase Agreement: Buyer Move-In Agreement
476. ☐ Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability
477. ☐ Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community
478. ("CIC")
479. ☐ Addendum to Purchase Agreement: Contract for Deed Financing
480. ☒ Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint
481. Hazards
482. ☐ Addendum to Purchase Agreement: Sale of Buyer's Property Contingency
483. ☐ Addendum to Purchase Agreement: Seller's Rent Back Agreement
484. ☐ Addendum to Purchase Agreement: Seller's Purchase/Lease Contingency
485. ☐ Addendum to Purchase Agreement: Short Sale Contingency
486. ☐ Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Water Inspection Contingency
487. ☐ Other: \_\_\_\_\_



**PURCHASE AGREEMENT**488. Page 12 Date February 28 2023489. Property located at 850 Nicollet Avenue North Mankato MN 56003490. I agree to sell the Property for the price and on the  
491. terms and conditions set forth above.492. **I have reviewed all pages of this Purchase**  
493. **Agreement.**I agree to purchase the Property for the price and on  
the terms and conditions set forth above.**I have reviewed all pages of this Purchase**  
**Agreement.**494. ☐ **If checked, this Purchase Agreement is subject to**  
495. **attached Addendum to Purchase Agreement:**  
496. **Counteroffer and the Final Acceptance Date shall be**  
497. **noted on the Addendum.**498. **FIRPTA:** Seller represents and warrants, under penalty  
499. of perjury, that Seller ☐ **IS** ☒ **IS NOT** a foreign person (i.e., a  
------(Check one.)-----500. non-resident alien individual, foreign corporation, foreign  
501. partnership, foreign trust, or foreign estate for purposes of  
502. income taxation. (See lines 430-443.) This representation  
503. and warranty shall survive the closing of the transaction  
504. and the delivery of the deed.505. ☒ Michael Fischer 03/02/23  
(Seller's Signature) (Date)☒ DAN THIELGES 02/28/2023  
(Buyer's Signature) (Date)506. ☒ Michael Fischer  
(Seller's Printed Name)☒ DAN THIELGES  
(Buyer's Printed Name)507. ☒ \_\_\_\_\_  
(Seller's Signature) (Date)☒ \_\_\_\_\_  
(Buyer's Signature) (Date)508. ☒ \_\_\_\_\_  
(Seller's Printed Name)☒ \_\_\_\_\_  
(Buyer's Printed Name)509. **FINAL ACCEPTANCE DATE:** 03/02/23 The Final Acceptance Date  
510. is the date on which the fully executed Purchase Agreement is delivered.511. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**  
512. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**513. **I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE DISCLOSURE**  
514. **STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT,**  
515. **WHICH IS AN OPTIONAL, VOLUNTARY AGREEMENT SEPARATE FROM THIS PURCHASE AGREEMENT.**516. **SELLER(S)** Michael Fischer 03/02/23 **BUYER(S)** DAN THIELGES517. **SELLER(S)** \_\_\_\_\_ **BUYER(S)** \_\_\_\_\_



# WIRE FRAUD ALERT



Internet fraud — the use of Internet services or software with Internet access to defraud victims — is on the rise in real estate transactions.

**THESE SOPHISTICATED CRIMINALS COULD:**

- **HACK INTO YOUR E-MAIL ACCOUNT** or the e-mail of others involved in your real estate transaction and may direct you to wire money to the hacker's account.
- **SEND FRAUDULENT E-MAILS** that appear to be from your real estate licensee, lender, or closing agent.
- **CALL YOU** claiming they have revised wiring instructions.


## **Buyers/Tenants and Sellers/Owners are advised to:**

- (1) Never wire funds without confirming the wiring instructions directly with the intended recipient.
- (2) Verify that the contact information for the wire transfer recipient is legitimate by calling a known phone number for the broker or closing agent. Do not rely on the information given to you in an e-mail communication.
- (3) Never send personal information through unsecured/unencrypted e-mail.

## **If you suspect wire fraud in your transaction:**

- (1) Immediately notify your bank, closing agent, and real estate licensee.
- (2) File a complaint online at the Internet Crime Complaint Center (IC3) at <http://www.ic3.gov>.

The undersigned acknowledge receipt of this wire fraud alert and understand the importance of taking proactive measures to avoid being a victim of wire fraud in a real estate transaction.

 Michael Fischer 03/02/23  
(Signature) (Date)

 DAN THIELGES 02/28/23  
(Signature) (Date)

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## DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

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1. Date November 09, 2021
2. Page 1 of \_\_\_\_\_ pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. Property located at 850 Nicollet Ave
6. City of North Mankato, County of Nicollet
7. State of Minnesota, Zip Code 56003 ("Property").

8. **NOTICE:** Sellers of residential property, with limited exceptions, are obligated to satisfy the requirements of MN Statutes
9. 513.52 through 513.60. **To comply with the statute, Seller must provide either a written disclosure to the**
10. **prospective Buyer (see Disclosure Statement: Seller's Property Disclosure Statement) or satisfy one of the**
11. **following two options.** Disclosures made here, if any, are not a warranty or guarantee of any kind by Seller or
12. licensee(s) representing or assisting any party in this transaction and are not a substitute for any inspections or
13. warranties the party(ies) may wish to obtain.

14. **(Select one option only.)**

15. 1) ☐ **QUALIFIED THIRD-PARTY INSPECTION:** Seller shall provide to prospective Buyer a written report that
16. discloses material information relating to the real Property that has been prepared by a qualified third party.
17. "Qualified third party" means a federal, state, or local governmental agency, or any person whom Seller or
18. prospective Buyer reasonably believes has the expertise necessary to meet the industry standards of practice
19. for the type of inspection or investigation that has been conducted by the third party in order to prepare the
20. written report.

21. **Seller shall disclose to prospective Buyer material facts known by Seller that contradict any information**
22. **that is included in a written report, or material facts known by Seller that are not included in the**
23. **report.**

24. The inspection report was prepared by \_\_\_\_\_
25. \_\_\_\_\_, and dated \_\_\_\_\_.

26. Seller discloses to Buyer the following material facts known by Seller that contradict any information included
27. in the above referenced inspection report.

28. \_\_\_\_\_
29. \_\_\_\_\_
30. \_\_\_\_\_

31. Seller discloses to Buyer the following material facts known by Seller that are not included in the above
32. referenced inspection report.

33. \_\_\_\_\_
34. \_\_\_\_\_
35. \_\_\_\_\_

36. 2) ☒ **WAIVER:** The written disclosure required may be waived if Seller and prospective Buyer agree in writing.
37. Seller and Buyer hereby waive the written disclosure required under MN Statutes 513.52 through 513.60.

38. **NOTE:** If both Seller and prospective Buyer agree, in writing, to waive the written disclosure required under
39. MN Statutes 513.52 through 513.60, Seller is not obligated to disclose ANY material facts of which Seller
40. is aware that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any
41. intended use of the Property, other than those disclosure requirements created by any other law.
42. Seller is not obligated to update Buyer on any changes made to material facts of which Seller is aware that could
43. adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of the
44. Property that occur, other than those disclosure requirements created by any other law.

45. **Waiver of the disclosure required under MN Statutes 513.52 through 513.60 does not waive, limit, or**
46. **abridge any obligation for Seller disclosure created by any other law.**

**DISCLOSURE STATEMENT:  
SELLER'S DISCLOSURE ALTERNATIVES**

47. Page 2

48. Property located at 050 Nicollet Ave

49. **OTHER REQUIRED DISCLOSURES:**

50. **NOTE:** In addition to electing one of the above alternatives to the material fact disclosure, Minnesota law also  
51. requires sellers to provide other disclosures to prospective buyers, such as those disclosures listed below.  
52. Additionally, there may be other required disclosures by federal, state, local, or other governmental entities  
53. that are not listed below.

54. **A. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** (A subsurface sewage treatment system  
55. disclosure is required by MN Statute 115.55.) (Check appropriate box.)

56. Seller ☐ DOES ☒ DOES NOT know of a subsurface sewage treatment system on or serving the above-described  
57. real Property. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement:*  
58. *Subsurface Sewage Treatment System*.)

59. ☐ There is a subsurface sewage treatment system on or serving the above-described real Property.  
60. (See *Disclosure Statement: Subsurface Sewage Treatment System*.)

61. ☐ There is an abandoned subsurface sewage treatment system on the above-described real Property.  
62. (See *Disclosure Statement: Subsurface Sewage Treatment System*.)

63. **B. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)  
64. (Check appropriate box(es).)

65. ☒ Seller does not know of any wells on the above-described real Property.  
66. ☐ There are one or more wells located on the above-described real Property. (See *Disclosure Statement: Well*.)  
67. ☐ This Property is in a Special Well Construction Area.  
68. ☐ There are wells serving the above-described Property that are not located on the Property.

69. Comments:  
70. \_\_\_\_\_  
71. \_\_\_\_\_

72. **C. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code  
73. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must  
74. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

75. Seller represents that Seller ☐ IS ☒ IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,  
76. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall  
77. survive the closing of any transaction involving the Property described here.

78. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the  
79. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In  
80. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.  
81. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring  
82. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal  
83. Revenue Code.

84. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility  
85. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**  
86. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**  
87. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

# DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

88. Page 3

89. Property located at \_\_\_\_\_

90. **D. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

91. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

92. ☒ Seller is not aware of any methamphetamine production that has occurred on the Property.

93. ☐ Seller is aware that methamphetamine production has occurred on the Property.

94. (See Disclosure Statement: Methamphetamine Production.)

95. **E. RADON DISCLOSURE:**

96. (The following Seller disclosure satisfies MN Statute 144.496.)

97. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL  
98. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends  
99. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can  
100. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

101. Every buyer of any interest in residential real property is notified that the property may present exposure to  
102. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.  
103. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading  
104. cause overall. The seller of any interest in residential real property is required to provide the buyer with any  
105. information on radon test results of the dwelling.

106. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota  
107. Department of Health's publication entitled *Radon in Real Estate Transactions*, which is attached hereto and  
108. can be found at [www.health.state.mn.us/communities/environment/air/radon/radonre.html](http://www.health.state.mn.us/communities/environment/air/radon/radonre.html).

109. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts  
110. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN  
111. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by  
112. the court. Any such action must be commenced within two years after the date on which the buyer closed the  
113. purchase or transfer of the real Property.

114. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual  
115. knowledge.

116. (a) Radon test(s) ☐ HAVE ☒ HAVE NOT occurred on the Property.  
----- (Check one.) -----

117. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most  
118. current records and reports pertaining to radon concentration within the dwelling:

119. \_\_\_\_\_

120. \_\_\_\_\_

121. \_\_\_\_\_

122. (c) There ☐ IS ☒ IS NOT a radon mitigation system currently installed on the Property.  
----- (Check one.) -----

123. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system  
124. description and documentation.

125. \_\_\_\_\_

126. \_\_\_\_\_

127. \_\_\_\_\_

128. **F. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone  
129. with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are  
130. filed with the county recorder in each county where the zoned area is located. If you would like to determine if such  
131. zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.



**DISCLOSURE STATEMENT:  
SELLER'S DISCLOSURE ALTERNATIVES**

132. Page 4

133. Property located at 850 Nicollet Ave
134. **G. NOTICE REGARDING CARBON MONOXIDE DETECTORS:**
135. MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping
136. rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the
137. sale of the home.
138. **H. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect many
139. homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving the
140. home.
141. Examples of exterior moisture sources may be
142. • improper flashing around windows and doors,
143. • improper grading,
144. • flooding,
145. • roof leaks.
146. Examples of interior moisture sources may be
147. • plumbing leaks,
148. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
149. • overflow from tubs, sinks, or toilets,
150. • firewood stored indoors,
151. • humidifier use,
152. • inadequate venting of kitchen and bath humidity,
153. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
154. • line-drying laundry indoors,
155. • houseplants—watering them can generate large amounts of moisture.
156. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result
157. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.
158. Therefore, it is very important to detect and remediate water intrusion problems.
159. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans.
160. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health problems,
161. particularly in some immunocompromised individuals and people who have asthma or allergies to mold.
162. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
163. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having
164. the Property inspected for moisture problems before entering into a purchase agreement or as a condition of your
165. purchase agreement. Such an analysis is particularly advisable if you observe staining or any musty odors on the
166. Property.
167. **I. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
168. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
169. may be obtained by contacting the local law enforcement offices in the community where the property is
170. located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections
171. web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

MN:DS:SDA-4 (8/21)

\*\*Within. one year of closing on 850 Nicollet Ave, North Mankato, buyer will need to build a garage on property - minimum size is 280 sq ft



\*\*there are known plumbing repairs needed to include the main sewer stack from basement has cracks in the cast iron, back pitch in the drain lines, main floor bathroom has a cracked shower valve and water heater needs to be replaced



**DISCLOSURE STATEMENT:  
SELLER'S DISCLOSURE ALTERNATIVES**

172. Page 5

173. Property located at

090 Nicolle Ave

**174. J. SELLER'S STATEMENT:**

175. *(To be signed at time of listing.)*

176. Seller(s) hereby authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide  
177. a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the  
178. Property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a  
179. prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a  
180. prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is  
181. provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must  
182. provide a copy to the prospective buyer.

183. **QUALIFIED THIRD-PARTY INSPECTION:** If Seller has made a disclosure under the Qualified Third-Party  
184. Inspection, Seller is obligated to disclose to Buyer in writing of any new or changed facts of which Seller is aware  
185. that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of  
186. the Property that occur up to the time of closing. To disclose new or changed facts, please use the *Amendment*  
187. *to Disclosure Statement* form.

188. **WAIVER:** If Seller and Buyer agree to waive the seller disclosure requirement, Seller is NOT obligated to disclose  
189. and will NOT disclose any new or changed information regarding facts.

190. **OTHER REQUIRED DISCLOSURES (Sections A-F):** Whether Seller has elected a Qualified-Third Party Inspection  
191. or Waiver, Seller is obligated to notify Buyer, in writing, of any new or changed facts regarding Other Required  
192. Disclosures up to the time of closing. To disclose new or changed facts, please use the *Amendment to Seller's*  
193. *Disclosure* form.

194.

Mike Fish

11-9-22

(Seller)

(Date)

(Seller)

(Date)

**195. K. BUYER'S ACKNOWLEDGEMENT:**

196. *(To be signed at time of purchase agreement.)*

197. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Disclosure Alternatives* form and agree to  
198. the seller's disclosure option selected in this form. I/We further agree that no representations regarding facts have  
199. been made, other than those made in this form. This Disclosure Statement is not a warranty or a guarantee of  
200. any kind by Seller or licensee representing or assisting any party in the transaction and is not a suitable substitute  
201. for any inspections or warranties the party(ies) may wish to obtain.

202. The information disclosed is given to the best of the Seller's knowledge.

203.

DAN THIELGES

02/28/23

(Buyer)

(Date)

(Buyer)

(Date)

204. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**  
205. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

MN:DS:SDA-5 (8/21)

# Radon in Real Estate Transactions

**All Minnesota homes can have dangerous levels of radon gas.** Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the soil. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to **lung cancer**. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, **any home can have high levels of radon**.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

## Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. **Before signing a purchase agreement to sell or transfer residential real property**, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property
2. the most current records and reports pertaining to radon concentrations within the dwelling
3. a description of any radon levels, mitigation, or remediation
4. information on the radon mitigation system, if a system was installed
5. a radon warning statement

## Radon Facts

**How dangerous is radon?** Radon is the number one cause of lung cancer in non-smokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

**Where is your greatest exposure to radon?** For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

**What is the recommended action based on my results?** If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk.

## Radon Warning Statement

"The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling".





# ADDENDUM TO PURCHASE AGREEMENT: DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.  
© 2020 Minnesota Association of REALTORS®, Edina, MN

1. Date 11-28-22
2. Page 1

3. Addendum to Purchase Agreement between parties, dated \_\_\_\_\_
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at 850 N. Wacker Ave North Mankato
5. \_\_\_\_\_

## 6. Lead Warning Statement

7. Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
8. that such property may present exposure to lead from lead-based paint that may place young children at risk of
9. developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
10. learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also
11. poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
12. the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's
13. possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible
14. lead-based paint hazards is recommended prior to purchase.

## 15. Seller's Disclosure (Check one.)

16. ☒ Seller has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards
17. in the housing.
18. ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided Buyer
19. with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based paint
20. hazards in the housing. (Please explain and list documents below.):

21. \_\_\_\_\_
22. \_\_\_\_\_
23. \_\_\_\_\_

## 24. Buyer's Acknowledgment

25. Buyer has received copies of all information listed above, if any.
26. Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*.
27. Buyer has: (Check one.)
28. ☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
29. lead-based paint hazards; or
30. ☐ Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for
31. the presence of lead-based paint and/or lead-based paint hazards.
32. If checked, this contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
33. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection
34. shall be completed within ☐ TEN (10) ☐ \_\_\_\_\_ Calendar Days after Final Acceptance of the Purchase
35. Agreement.   
 (Check one.)



**ADDENDUM TO PURCHASE AGREEMENT:  
DISCLOSURE OF INFORMATION ON  
LEAD-BASED PAINT AND LEAD-BASED  
PAINT HAZARDS**

850 NW 11th Ave <sup>36</sup> Page 2

37. Property located at \_\_\_\_\_
38. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect,  
39. unless Buyer or real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee  
40. representing or assisting Seller, within three (3) Calendar Days after the assessment or inspection is timely  
41. completed, a written list of the specific deficiencies and the corrections required, together with a copy of any risk  
42. assessment or inspection report. If Buyer and Seller have not agreed in writing within three (3) Calendar Days  
43. after delivery of the written list of required corrections that:  
44. (A) some or all of the required corrections will be made; or  
45. (B) Buyer waives the deficiencies; or  
46. (C) an adjustment to the purchase price will be made;  
47. this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase*  
48. *Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. It is  
49. understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency, providing that  
50. Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee representing or  
51. assisting Seller of the waiver or removal, in writing, within the time specified.

**52. Real Estate Licensee's Acknowledgment**

53. Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of licensee's  
54. responsibility to ensure compliance.

**55. Certification of Accuracy**

56. The following parties have reviewed the information above and certify, to the best of their knowledge, that the  
57. information provided by the signatory is true and accurate.

58.	<u>Mick Frail</u>	<u>11-9-22</u>	<u>DAN THIELGES</u>	<u>02/28/23</u>
	(Seller)	(Date)	(Buyer)	(Date)
59.	_____	_____	_____	_____
	(Seller)	(Date)	(Buyer)	(Date)
60.	<u>Jolinda Graviam</u>	<u>11-09-22</u>	<u>DAN THIELGES</u>	<u>02/28/23</u>
	(Real Estate Licensee)	(Date)	(Real Estate Licensee)	(Date)

TLX:SALE-2 (8/20)

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item # 10C	Dept: Administration	Council Meeting Date: 3/6/23																											
<b>TITLE OF ISSUE: Consider Approving All Seasons Arena Water Heater Replacement.</b>																													
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION: City Administrator McCann will review the purchase and provide background information.</b>																													
<i>If additional space is required, attach a separate sheet</i>																													
<b>REQUESTED COUNCIL ACTION: Approve the All Seasons Arena Water Heater Replacement.</b>																													
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  Vote Record: <table style="margin-left: 40px; border: none;"> <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>Whitlock</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>Oachs</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Peterson</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Carlson</td> </tr> </table>	Aye	Nay		_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Oachs	_____	_____	Peterson	_____	_____	Carlson	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aye	Nay																												
_____	_____	Whitlock																											
_____	_____	Steiner																											
_____	_____	Oachs																											
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<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Workshop</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Regular Meeting</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Special Meeting</td> </tr> </table>	<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Regular Meeting	<input type="checkbox"/>	Special Meeting	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Refer to: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Table until: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Other: _____</td> </tr> </table>	<input type="checkbox"/>	Refer to: _____	<input type="checkbox"/>	Table until: _____	<input type="checkbox"/>	Other: _____																
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<input type="checkbox"/>	Special Meeting																												
<input type="checkbox"/>	Refer to: _____																												
<input type="checkbox"/>	Table until: _____																												
<input type="checkbox"/>	Other: _____																												



## MEMORANDUM

To: Bob Meyer, Blue Earth County Administrator  
Kevin McCann, North Mankato Administrator

From: Susan Arntz, Mankato City Manager

Date: March 3, 2023

RE: Water Heater Replacement, All Seasons Arena

During a routine maintenance inspection of the furnace located above the South Rink Zamboni Room, the water heater servicing the locker rooms on the east side of the building was found to be leaking. Upon further inspection, it appears the unit is failing and in need of replacement. This unit was manufactured and likely installed in 1988.

We obtained quotes from Javens Mechanical Contracting Co. that would replace the unit. We are recommending Option 2, which will replace the unit with an on demand system including 5 tankless water heaters installed in a series to obtain the required supply rates for the number of fixtures within these locker rooms. Modifications would need to be done with the exhaust piping and water supply. Work, not including electrical, is estimated to cost \$27,594.00.

Electrical quotes for Option 2 are still being determined. It is staff's recommendation to assign a budget number of \$10,000 for any electrical work for both options. With the unit being installed in the late 1980s, an electrical upgrade to this location may be necessary to bring the unit into current electrical code compliance prior to completion and a budget has been set accordingly.

We anticipate there will be both an operational cost savings in utility expenses with an on demand system and an increased level of service to the customer with an unlimited source of hot water, especially for the locker room showers. Including electrical work and a contingency for any unknown piping issues, a budget of \$40,000 has been established.

On March 3, 2023, the All Seasons Arena Board reviewed the matter is recommending moving forward with a quote from Javens Mechanical Contracting Co.

In accordance with the current Joint Powers Agreement, section 5.4, because the purchase was not budgeted and exceeds \$25,000, we much refer the purchase to the governing bodies of each Party for their review and authorization.

Proposal

59160 Madison Ave.  
Mankato, MN 56001



Phone: (507)-388-7332

PROPOSAL SUBMITTED TO:

City of Mankato  
All Seasons Arena  
1251 Monks Ave,  
Mankato, MN 56001

PHONE:

DATE: 2/22/2023

FAX:

JOB NAME/LOCATION:

All Seasons Arena  
Water Heater Replace

ATTN: **Jared Larson**

We propose to furnish material and labor – compete in accordance with specifications below, for the sum of

**00/00**-----

dollars **See Below**

Payment to be made as follows:

Monthly Progress payments as work progresses. Finance Charges of 1.5% per month to be charged on all amounts unpaid after 30 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensations insurance.

Signature: \_\_\_\_\_

***Bruce Manteufel***

Note: Pricing subject to change after 30 days due to limited vendor pricing guarantees.

We hereby submit specifications and estimates for

Option 1

- Replace existing water heater with same size as existing.
- Water heater will need to move from under duct work (new water heater is taller)
- Modify piping as needed.
- Run new flue pipe to existing horizontal common flue pipe.

\$ 28,904.00

Option 2

- Remove existing tank water heater and dispose of.
- Install 5 Navien tankless water heaters.
- Modify piping as required.
- Run new PVC flue and fresh air piping out the side wall.

\$ 27,594.00

- All work to be done during normal working hours.
- No electrical work. (Needed for both options)
- No repairs to existing flue piping if needed.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

**CITY OF NORTH MANKATO**  
**REQUEST FOR COUNCIL ACTION**



Agenda Item # 10C	Dept: Community Dev.	Council Meeting Date: 3/6/23
-------------------	----------------------	------------------------------

**TITLE OF ISSUE:** Receive Results of the National Community Survey.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** City Planner Lassonde will review the results of the National Community Survey.

*If additional space is required, attach a separate sheet*

**REQUESTED COUNCIL ACTION:** Receive Results of the National Community Survey.

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
Second By: \_\_\_\_\_

Vote Record:

	Aye	Nay	
	_____	_____	Whitlock
	_____	_____	Steiner
	_____	_____	Oachs
	_____	_____	Peterson
	_____	_____	Carlson

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____				
_____				
_____				
_____				

<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: _____



# North Mankato, MN

## The National Community Survey

Report of Results 2022



# Purpose

- North Mankato last performed the NCS in 2017
- Updated NCS spurred by new Administration and North Mankato Strategic Plan Update



# Purpose

- The National Community Survey™
  - Captures residents' opinions considering ten central facets of community livability





# Methods

- Survey active from October 24, 2022 to December 9, 2022
- 2,800 randomly selected households received mailings
- 554 Residents Responded (21% response rate)
- North Mankato data was compared to survey data from over 600 communities whose residents evaluated similar topics

**Survey**

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.


1. Please rate each of the following aspects of quality of life in North Mankato.

	Excellent	Good	Fair	Poor	Don't know
North Mankato as a place to live .....	1	2	3	4	5
Your neighborhood as a place to live .....	1	2	3	4	5
North Mankato as a place to raise children .....	1	2	3	4	5
North Mankato as a place to work .....	1	2	3	4	5
North Mankato as a place to visit .....	1	2	3	4	5
The overall quality of life in North Mankato .....	1	2	3	4	5
Sense of community .....	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to North Mankato.

Overall economic health of North Mankato .....	1	2	3	4	5
Overall quality of life in North Mankato .....	1	2	3	4	5

# Key Findings

- 
- North Mankato residents enjoy a high quality of life and a strong sense of safety
  - The community design of North Mankato, including the use of the natural environment, is a key feature and asset that residents appreciate.
  - North Mankato's economy is a strong community feature, but residents show concern about their own economic outlook.

# Facets of Livability

Proportion of residents  
who rated community  
facets positively



# Facets of Livability

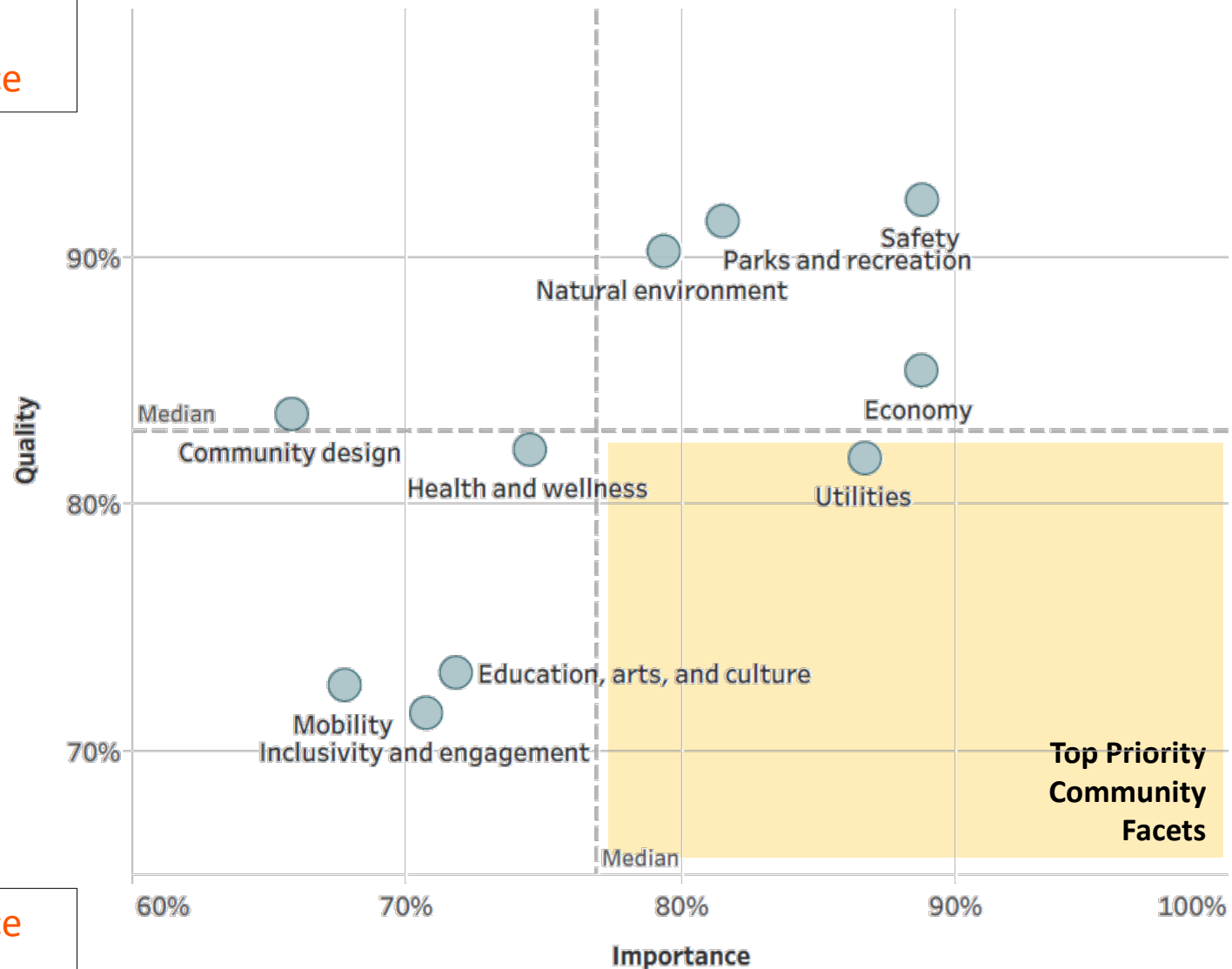
Proportion of residents who rated community facets as essential/very important for the community to focus on in the coming two years



# Balancing Performance and Importance

- Higher Quality
- Lower Importance

- Higher Importance
- Higher Quality

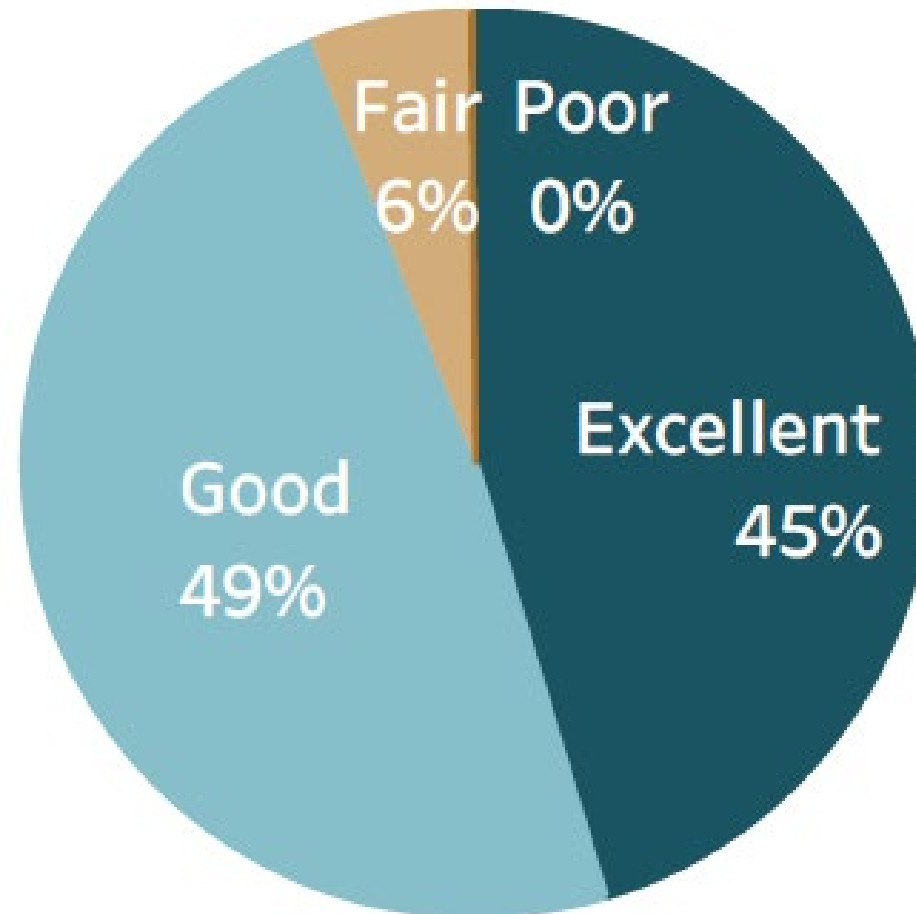


- Lower Importance
- Lower Quality

- Higher Importance
- Lower Quality

# Quality of Life

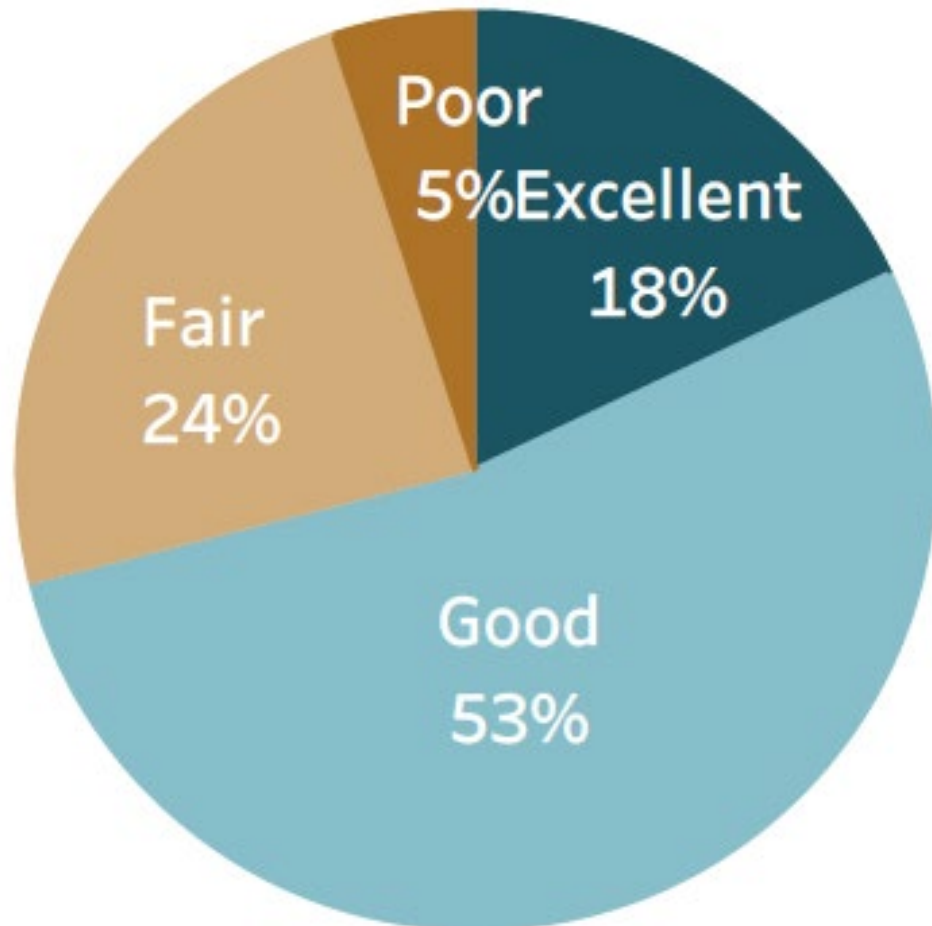
The overall quality of life in  
North Mankato, 2022



**Overall Quality:**  
95%  
**HIGHER**

# Governance

Overall confidence in North  
Mankato government, 2022



Overall Confidence:  
72%  
**HIGHER**

Public Information  
Services:

85%

**SIMILAR**

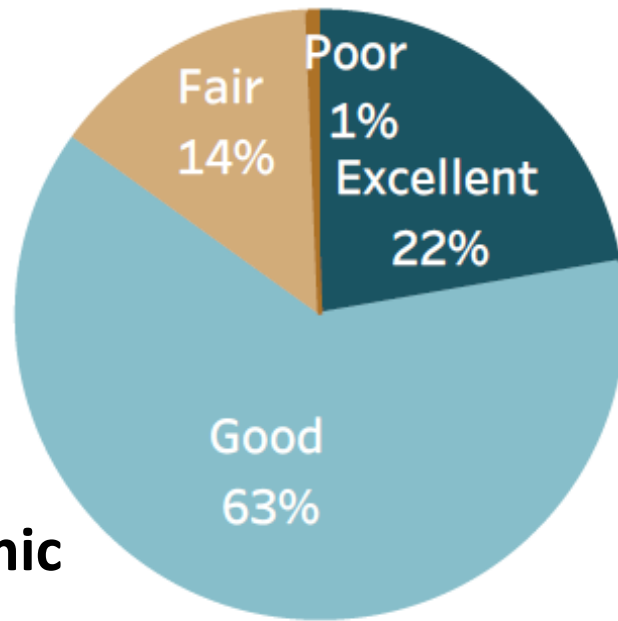
Overall Customer  
Service by North  
Mankato Employees:

92%

**SIMILAR**

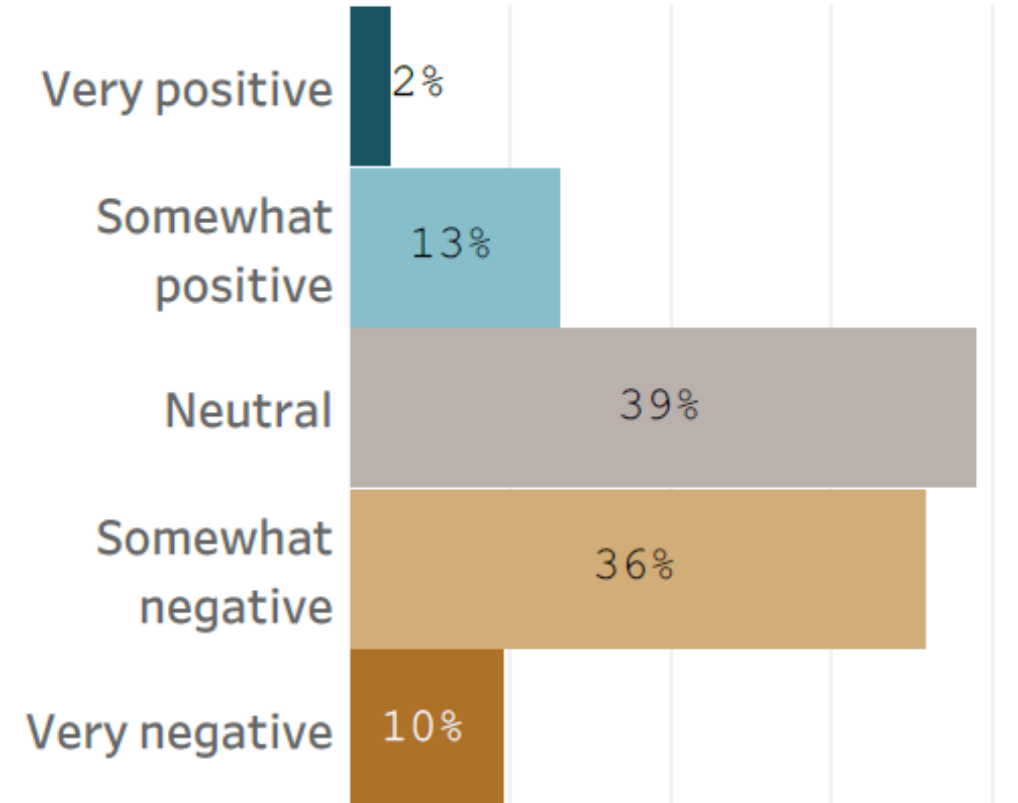
# Economy

Overall economic health of  
North Mankato, 2022



**Overall Economic  
Health:**  
85%  
**HIGHER**

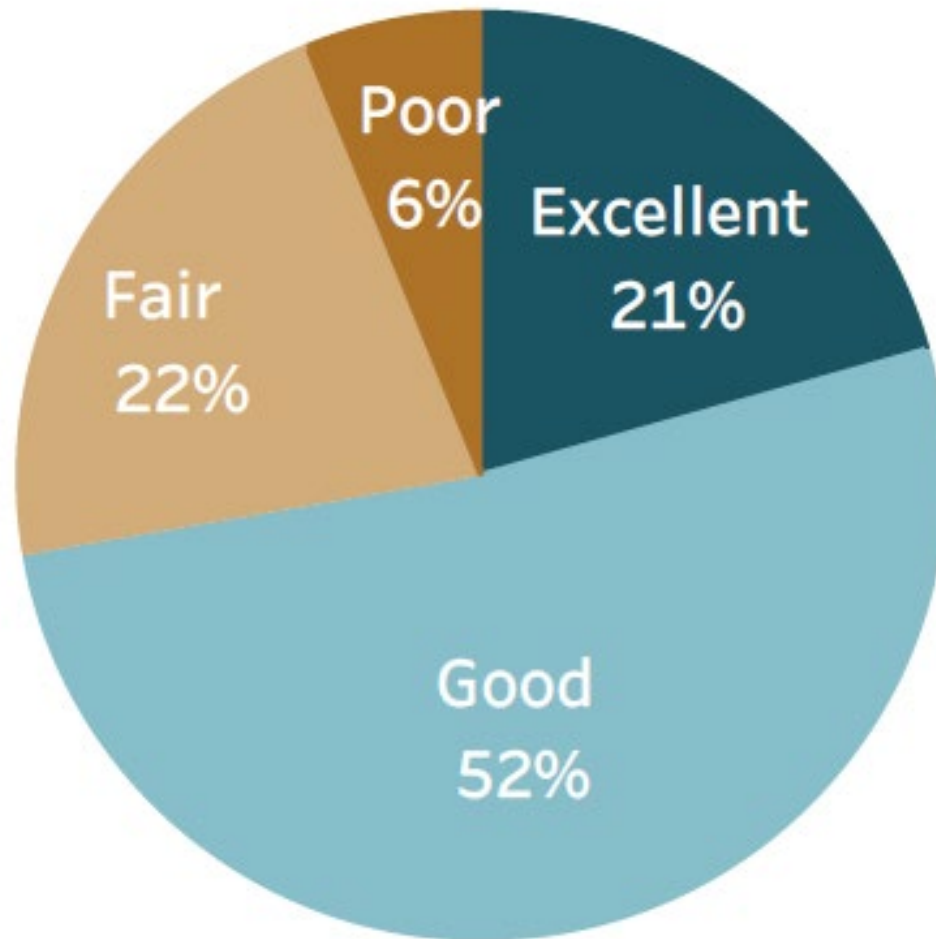
What impact, if any, do you think the economy  
will have on your family income in the next 6  
months? Do you think the impact will be:





# Mobility

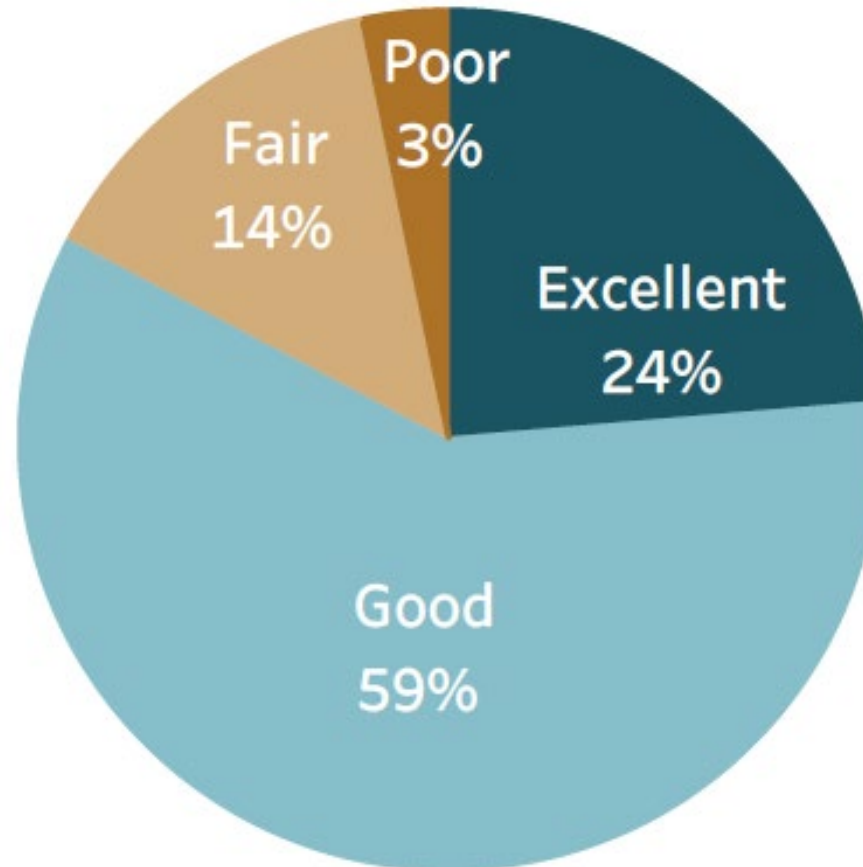
Overall quality of the transportation system in North Mankato, 2022



**Overall Quality:**  
73%  
**HIGHER**

# Community Design

Overall design or layout of North  
Mankato's residential and  
commercial areas, 2022



**Overall Design/Layout:**  
84%  
**HIGHER**

# Utilities

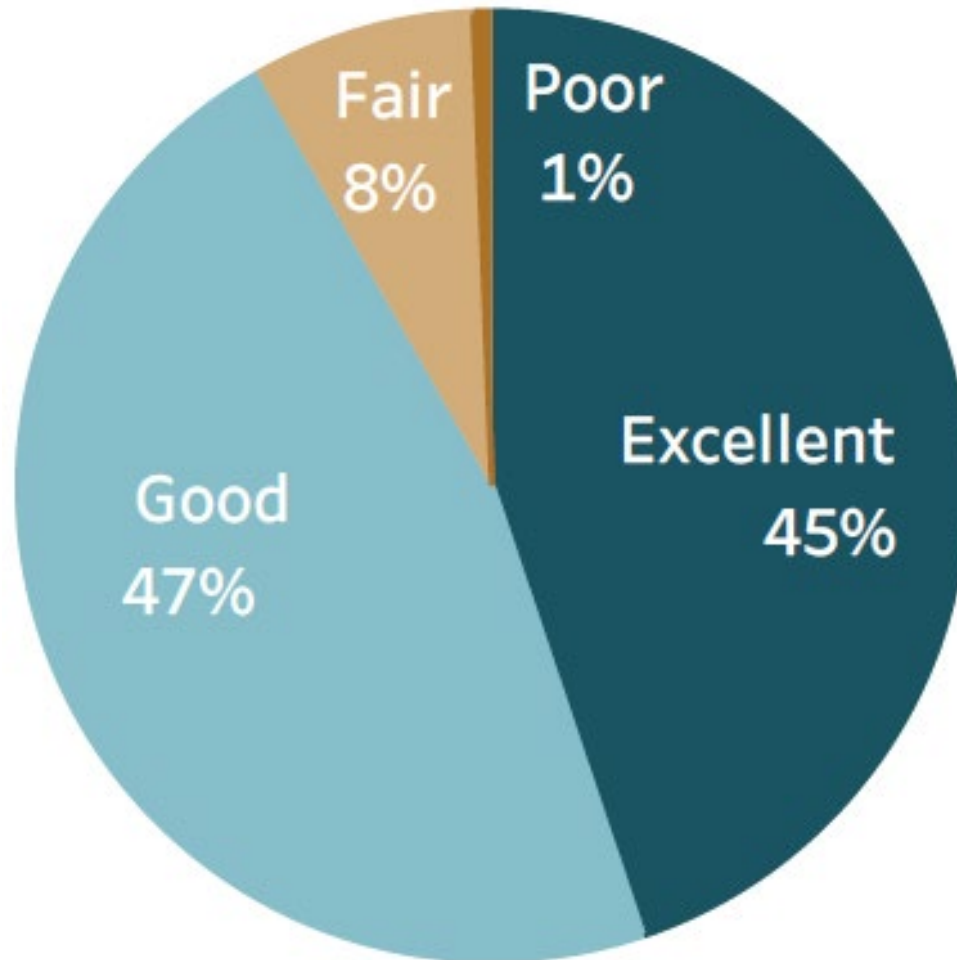
Overall quality of the utility  
infrastructure in North Mankato,  
2022



**Overall Quality:**  
82%  
**SIMILAR**

# Safety

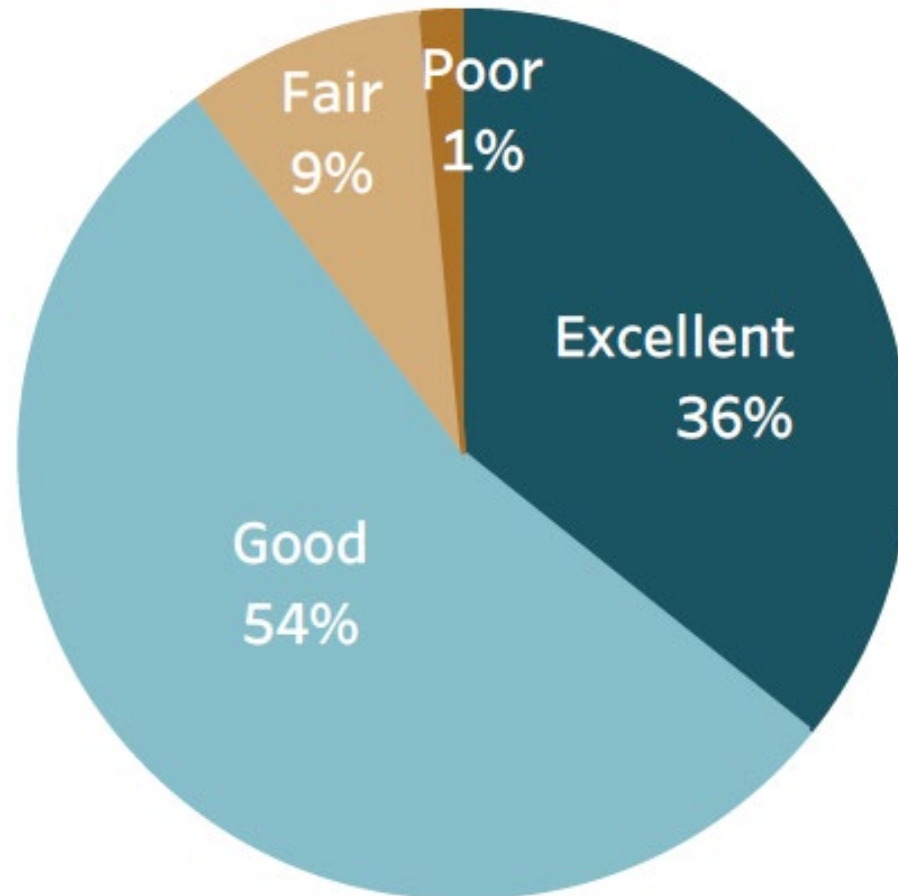
Overall feeling of safety in North  
Mankato, 2022



**Overall Feeling of  
Safety:**  
92%  
**HIGHER**

# Natural Environment

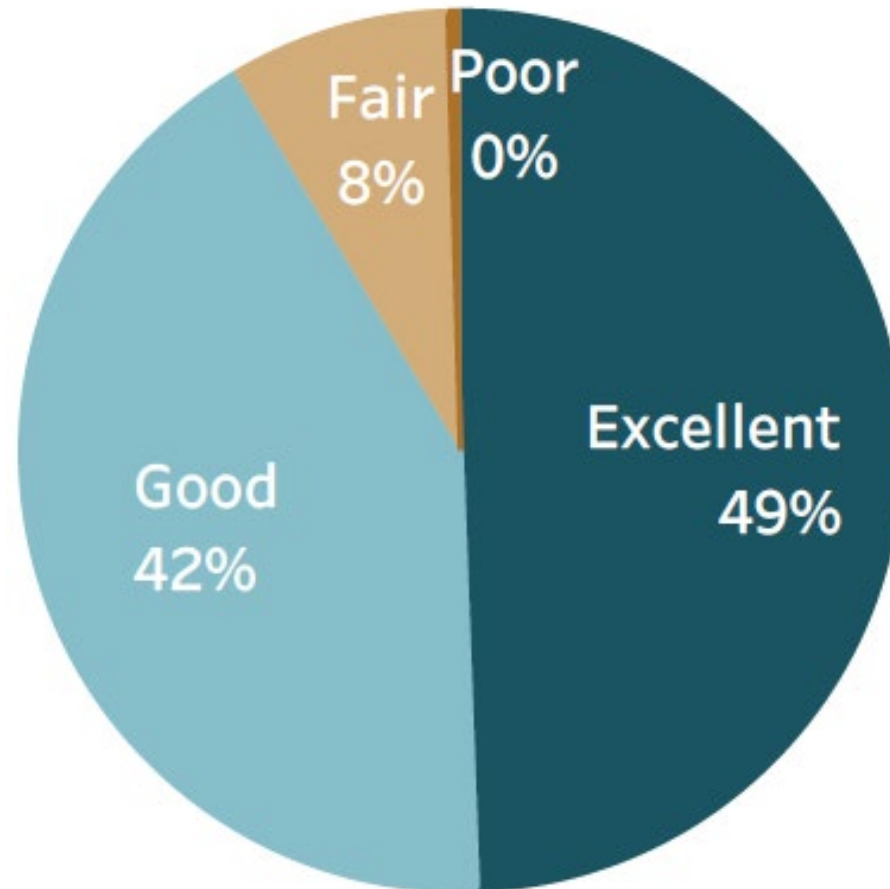
Overall quality of natural  
environment in North Mankato,  
2022



**Overall Quality:**  
90%  
**SIMILAR**

# Parks and Recreation

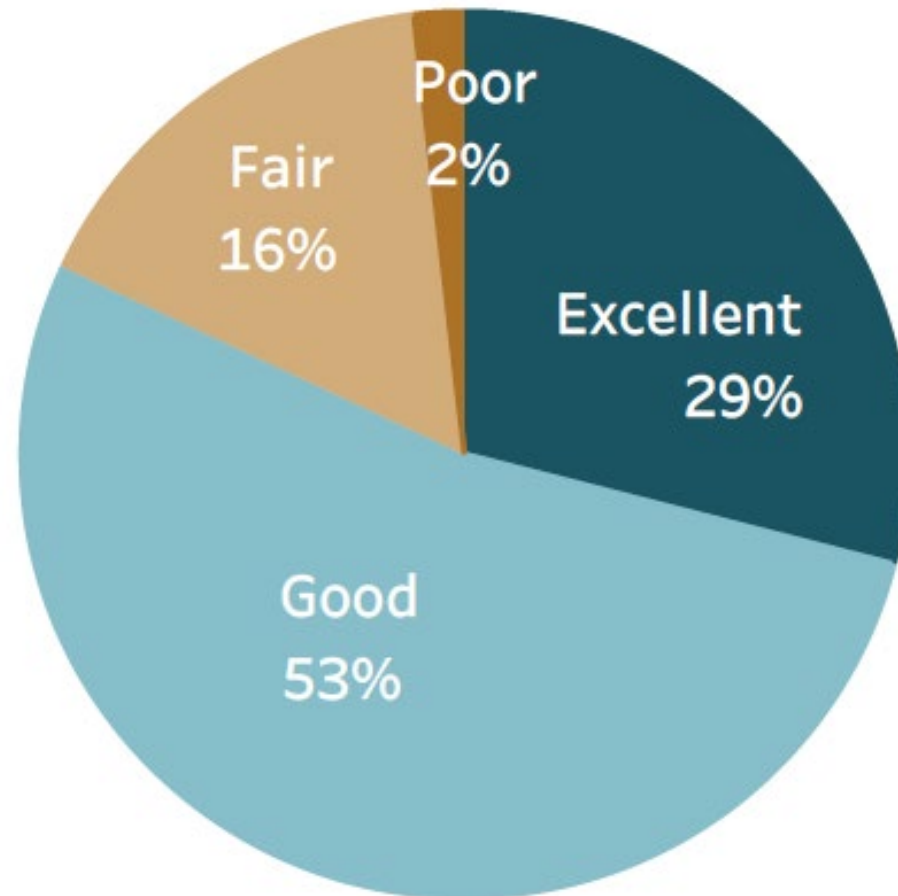
Overall quality of parks and recreation opportunities, 2022



**Overall Quality of Opportunities:**  
92%  
**HIGHER**

# Health and Wellness

Overall health and wellness  
opportunities in North Mankato,  
2022

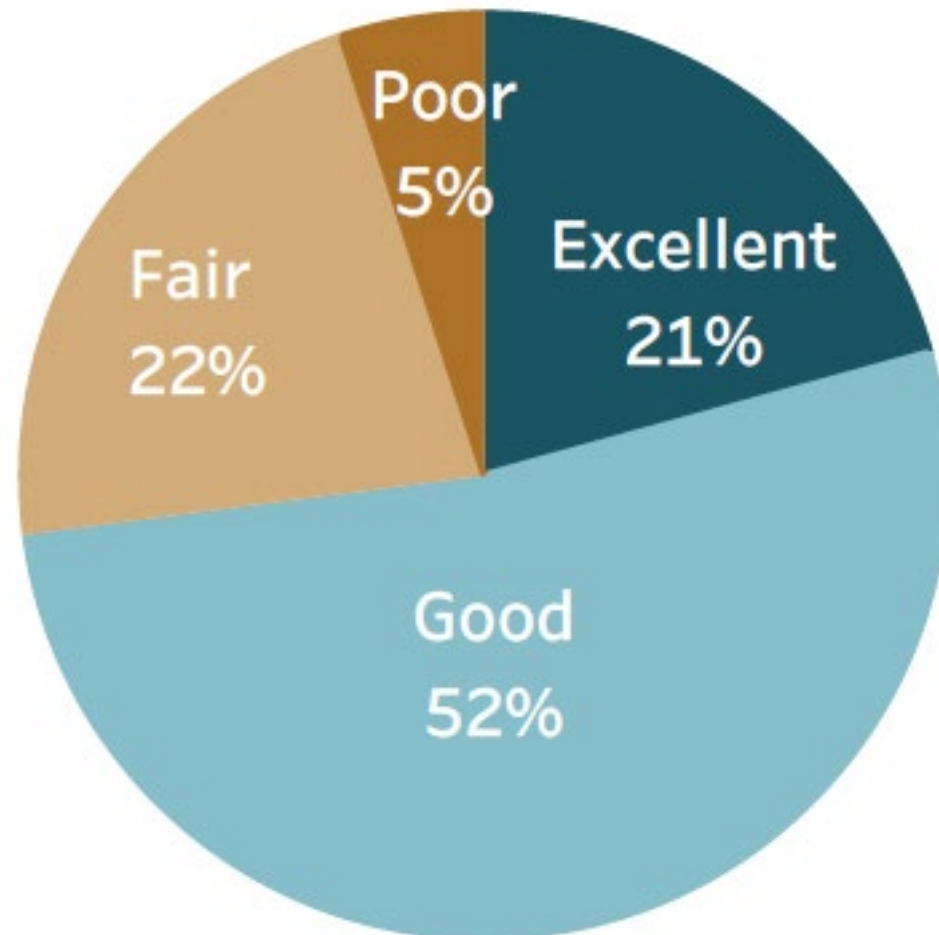


**Overall Opportunities:**  
82%  
**SIMILAR**



# Education, Arts, and Culture

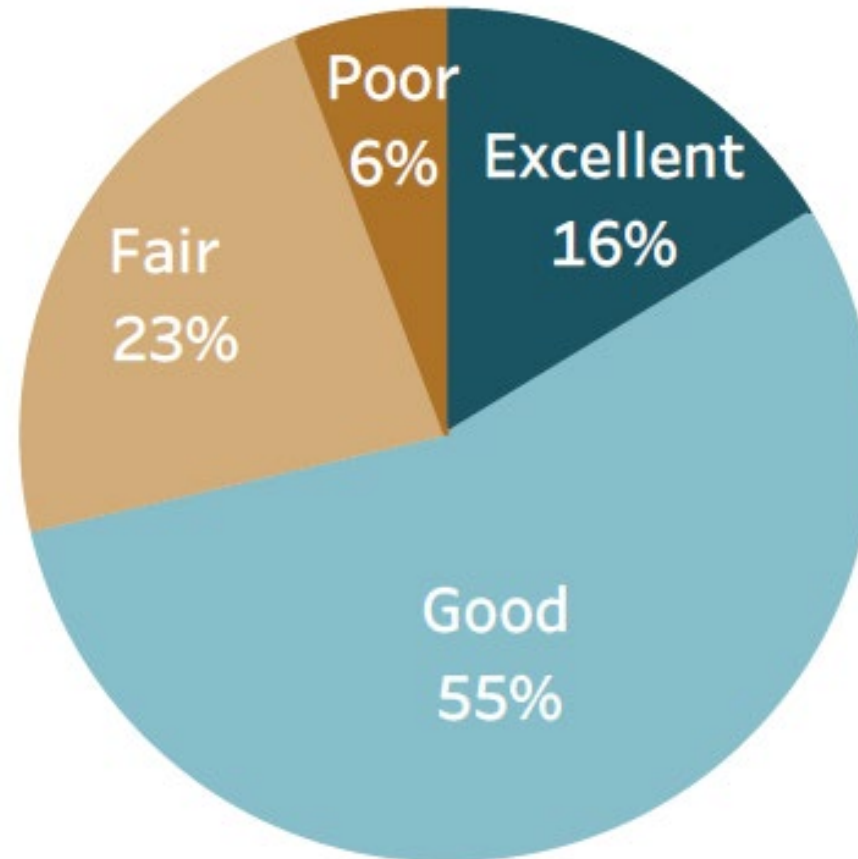
Overall opportunities for education,  
culture and the arts, 2022



**Overall Opportunities:**  
73%  
**SIMILAR**

# Inclusivity and Engagement

Residents' connection and  
engagement with their  
community, 2022



**Overall Quality:**  
72%


**Similar to Benchmark**

# Resident Participation Levels

Resident participation  
in the last 12 months



# Next Steps

- 
- This information will inform the development of the Strategic Plan and Community Development efforts in the near term
  - The findings should be reviewed when planning, budgeting, and evaluating future performance of the City.

# Next Steps



## Successes:

- Significant improvements to the following since 2017:
  - Economic health
  - Design and layout of neighborhoods and business districts
  - Health and wellness opportunities

## Areas of Improvement:

- Many areas scored well but could still use improvement. The following scored 25% or more in the combined “Poor” and “Fair” categories
  - Confidence in North Mankato Government
  - **Mobility:** Transportation around the City can be improved in use of public transit and encouragement for carpooling
  - **Education, arts, and culture:** this category could use improvement in opportunities for availability of affordable, quality childcare/preschool and K-12 education
  - **Inclusivity and engagement:** Need improvement in
    - Attracting and valuing/respecting residents from diverse backgrounds
    - Building a sense of civic/community pride
    - Encouraging attendance in public meetings

# **North Mankato, MN**

## **The National Community Survey**

Report of Results  
2022

**Report by:**



**Visit us online!**  
[www.polco.us](http://www.polco.us)

## About The NCS™

The National Community Survey™ (The NCS™) report is about the “livability” of North Mankato. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents’ opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement

The report provides the opinions of a representative sample of 554 residents of the City of North Mankato collected from October 24, 2022 to December 9, 2022. The margin of error around any reported percentage is 4% for all respondents and the response rate for the 2022 survey was 21%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in North Mankato.



## How the results are reported

For the most part, the percentages presented in the following tabs represent the “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data.” However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

## Comparisons to benchmarks

NRC’s database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 600 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, North Mankato’s results are noted as being “higher” than the benchmark, “lower” than the benchmark, or “similar” to the benchmark, meaning that the average rating given by North Mankato residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as “higher” or “lower” than the benchmark means that North Mankato’s average rating for a particular item was more than 10 points different than the benchmark. If a rating was “much higher” or “much lower,” then North Mankato’s average rating was more than 20 points different when compared to the benchmark.

The survey was administered during the COVID-19 pandemic, a time of challenge for many local governments. While we provide comparisons to national benchmarks, it is important to note that much of the benchmark data was collected prior to the pandemic. This may impact how your City’s 2022 ratings compare to other communities’ ratings from the past five years.



## Trends over time

Trend data for North Mankato represent important comparison data and should be examined for improvements or declines\*. Deviations from stable trends over time represent opportunities for understanding how local policies, programs, or public information may have affected residents' opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than six percentage points between the 2017 and 2022 surveys, the change is statistically significant.

\* In 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

## Methods

### Selecting survey recipients

All households within the City of North Mankato were eligible to participate in the survey. A list of all households within the zip codes serving North Mankato was purchased from Go-Dog Direct based on updated listings from the United States Postal Service. Since some of the zip codes that serve the City of North Mankato households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the City of North Mankato boundaries were removed from the list of potential households to survey. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was selected using the birthday method. The birthday method selects a person within the household by asking the “person whose birthday has most recently passed” to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

### Conducting the survey

The 2,800 randomly selected households received mailings beginning on October 24, 2022 and the survey remained open for seven weeks. The first mailing was a postcard inviting the household to participate in the survey. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. All mailings included a web link to give residents the opportunity to respond to the survey online. All follow-up mailings asked those who had not completed the survey to do so and those who had already done so to refrain from completing the survey again.

About 4% of the 2,800 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 2,700 households that received the invitations to participate, 554 completed the survey, providing an overall response rate of 21%. The response rate was calculated using AAPOR’s response rate #2\* for mailed surveys of unnamed persons.

It is customary to describe the precision of estimates made from surveys by a “level of confidence” and accompanying “confidence interval” (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents’ opinions are relied on to estimate all residents’ opinions. The margin of error for the City of North Mankato survey is no greater than plus or minus four percentage points around any given percent reported for all respondents (554 completed surveys).

In addition to the randomly selected “probability sample” of households, a link to an online open participation survey was publicized by the City of North Mankato. The open participation survey was identical to the probability sample survey with two small updates; it included a question at the beginning asking where the respondent lives and a question about where they heard about the survey. The open participation survey was open to all city residents and became available on November 21, 2022. The survey remained open for two weeks. The data presented in the following tabs exclude the open participation survey data, but a tab at the end provides the complete frequency of responses to questions by the open participation respondents.

## Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a “key and verify” method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2010 Census and 2020 American Community Survey estimates for adults in the City of North Mankato. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, housing tenure, and area. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.\* The results of the weighting scheme for the probability sample are presented in the following table.

NRC aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

		Unweighted	Weighted	Target*
Age	18-34	5%	22%	30%
	35-54	26%	36%	33%
	55+	69%	41%	37%
Hispanic origin	No, not Spanish, Hispanic, or Latino	99%	98%	98%
	Spanish, Hispanic, or Latino	1%	2%	2%
Housing tenure	Own	88%	73%	73%
	Rent	12%	27%	27%
Housing type	Attached	20%	36%	36%
	Detached	80%	64%	64%
Race & Hispanic origin	Not white alone	4%	7%	8%
	White alone, not Hispanic or Latino	96%	93%	92%
Sex	Man	43%	44%	49%
	Woman	57%	56%	51%
Sex/age	Man 18-34	1%	6%	15%
	Man 35-54	11%	19%	17%
	Man 55+	31%	19%	17%
	Woman 18-34	4%	16%	15%
	Woman 35-54	15%	18%	16%
	Woman 55+	38%	22%	20%

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python, and Tableau. For the most part, the percentages presented in the reports represent the “percent positive.” The percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, essential/very important, etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating “yes” or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data”. However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

## Contact

The City of North Mankato funded this research. Please contact Matthew Lassonde of the City of North Mankato at [matthewl@northmankato.com](mailto:matthewl@northmankato.com) if you have any questions about the survey.

## Survey Validity

See the Polco Knowledge Base article on survey validity at <https://info.polco.us/knowledge/statistical-vali>

\* See AAPOR’s Standard Definitions for more information at

<https://www.aapor.org/Publications-Media/AAPOR-Journals/Standard-Definitions.aspx>

\* Pasek, J. (2010). ANES Weighting Algorithm. Retrieved from

<https://web.stanford.edu/group/iriss/cgi-bin/anesrake/resources/RakingDescription.pdf>

\* Targets come from the 2010 Census and 2020 American Community Survey

## Key Findings

### **North Mankato residents enjoy a high quality of life and strong sense of safety.**

Overall, residents of North Mankato offered high marks when asked to assess quality of life measures in the city. Over 9 in 10 residents offered excellent or good ratings regarding North Mankato as a place to live and the overall quality of life in the city, both higher than the national benchmark. In many other areas, residents rated the quality of life in North Mankato higher than national averages, including as a place to raise children (95% excellent or good), retire (83%), and its overall image or reputation (89%). A similar proportion of residents were also likely to recommend living in North Mankato to someone who asks.

Aspects of safety add to the overall quality of life in North Mankato, highlighted by ratings that residents gave to the overall feeling of safety in the city (92%). Nearly all of residents reported that they felt very or somewhat safe in both their neighborhood during the day (99%) as well as in North Mankato's downtown/commercial areas (97%). Additionally, over 9 in 10 residents reported felt safe from violent crime and property crime, both coming in higher than national averages. Even given these strong responses, over 8 in 10 residents still rate safety as an area of high importance for the city to focus on in the future.

Taken together, these two facets, quality of life and safety, help to reinforce the strong sense of community that residents feel in North Mankato, another mark that was higher than the national benchmark (78%).

### **The community design of North Mankato, including the use of the natural environment, is a key feature and asset that residents appreciate.**

Another strong feature emphasized by North Mankato residents was the overall community design and use of the natural environment. About 8 in 10 respondents rated the overall design or layout of residential areas as excellent or good, a rating higher than the national benchmark. Additionally, over 7 in 10 residents approved of the design of neighborhoods in North Mankato, the quality of new development, and the City's plan for residential growth. Ratings were similarly higher than national averages when residents were asked to review commercial areas (62% excellent or good) and the city's use of land through planning and zoning (64%).

A key feature of the community design that was emphasized by respondents was the overall quality of the natural environment, with 9 in 10 rating this facet of North Mankato as excellent or good. Additionally, 91% of residents highly rated the cleanliness of the community, a result higher than the national benchmark. About 8 in 10 residents also appreciated North Mankato's open space and the City's efforts to preserve natural areas.

Overall, 91% of residents in North Mankato gave excellent or good ratings to the appearance of their neighborhoods and the community as a whole: another measure higher than national averages.

### **North Mankato's economy is a strong community feature, but residents show concern about their own economic outlook.**

Residents offered high ratings of importance (85% essential or very important) and strong ratings of quality (85% excellent or good) when asked to assess North Mankato's overall economic health. About 7 in 10 evaluated the overall economic health of the city as either excellent or good, a rating higher than the national benchmark. Residents also gave positive responses to employment opportunities within the city, with 73% marking North Mankato as a good or excellent place to work and 81% highly ranking the overall quality of business and service establishments within the community.

While most ratings related to North Mankato's economy were on par or higher than the national benchmarks, results indicated that residents show concern about their own personal economic outlook. When asked what impact the economy would likely have on their family income in the next six months, only 16% anticipated that it would be very or somewhat positive, a number lower than national averages. Additionally, residents raised concerns about access to affordable quality food and shopping opportunities within the city. Though notable, sentiments toward economic outlook and affordability in North Mankato are consistent with those seen in more recent trends nationally.

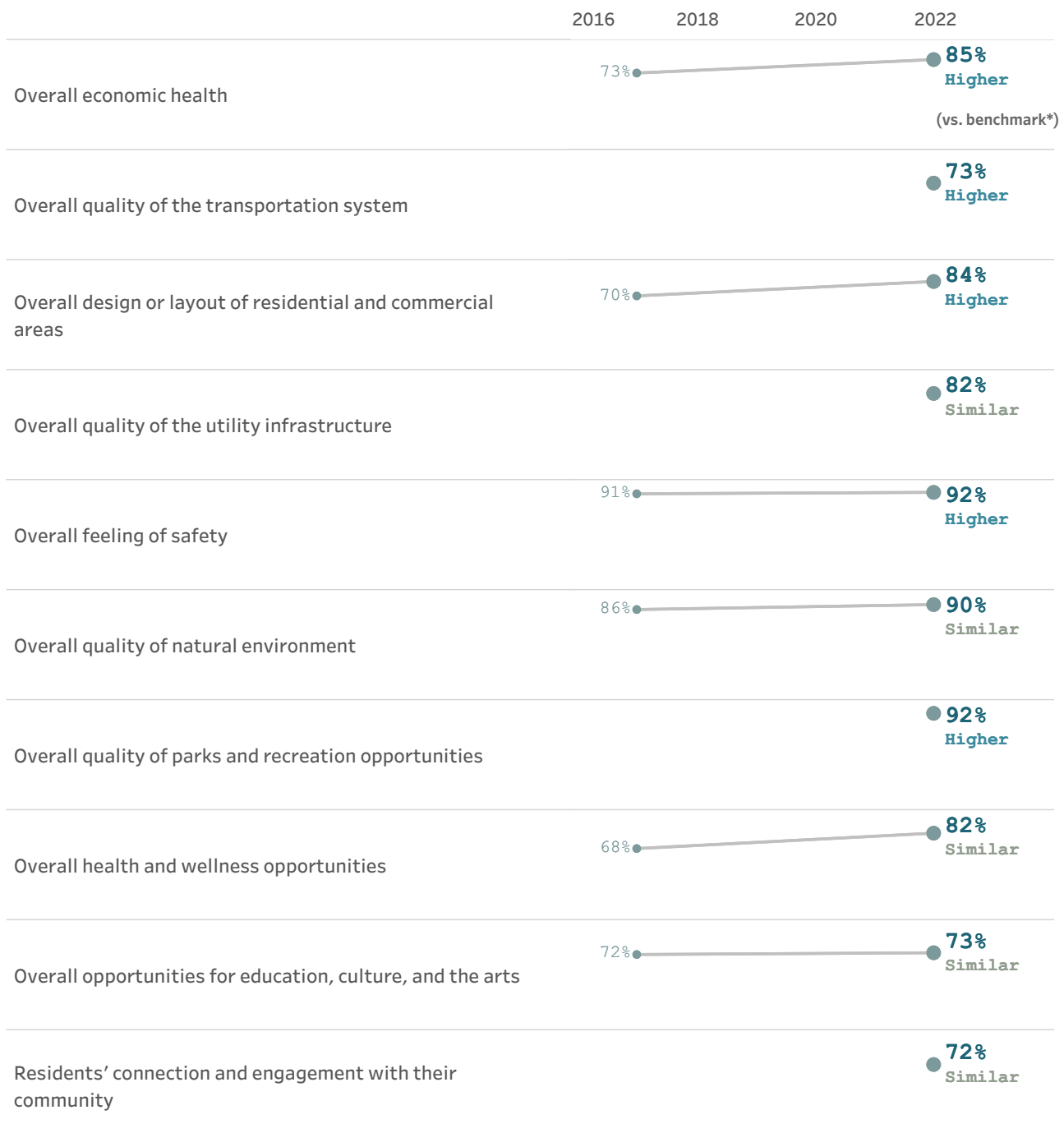
Overall, residents are satisfied with the current local economy in North Mankato; however, their high rankings for importance and low rankings for forward looking indicators suggest that is this an area that residents want the city to continue focusing efforts toward in the future.

## Facets of livability

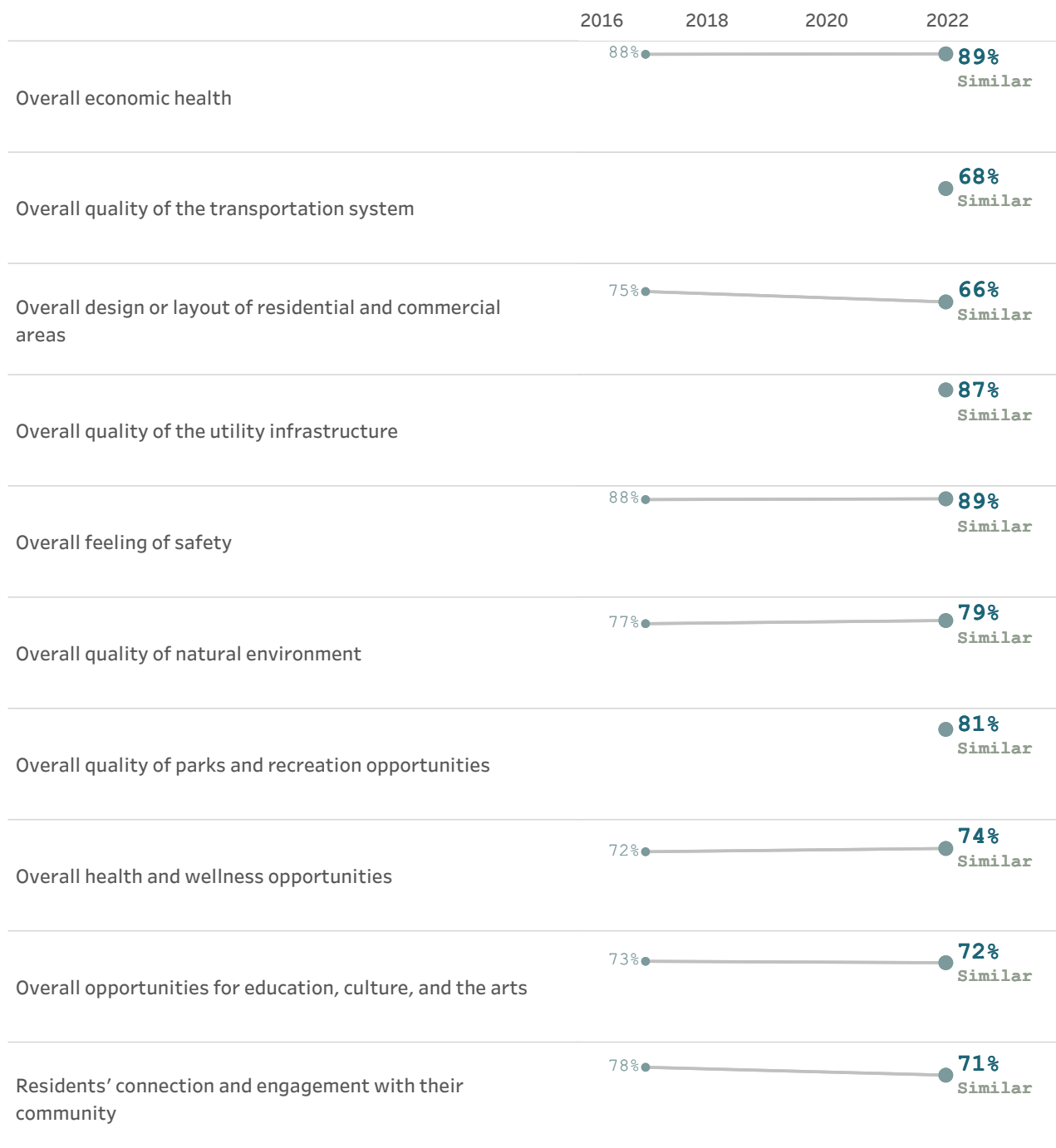
Resident perceptions of quality and importance for each of the facets of community livability provide an overview of community strengths and challenges that are useful for planning, budgeting and performance evaluation.

The charts below show the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local ratings were lower, similar, or higher than communities across the country (the national benchmark).

Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)



Please rate how important, if at all, you think it is for the North Mankato community to focus on each of the following in the coming two years.  
(% essential or very important)



\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.



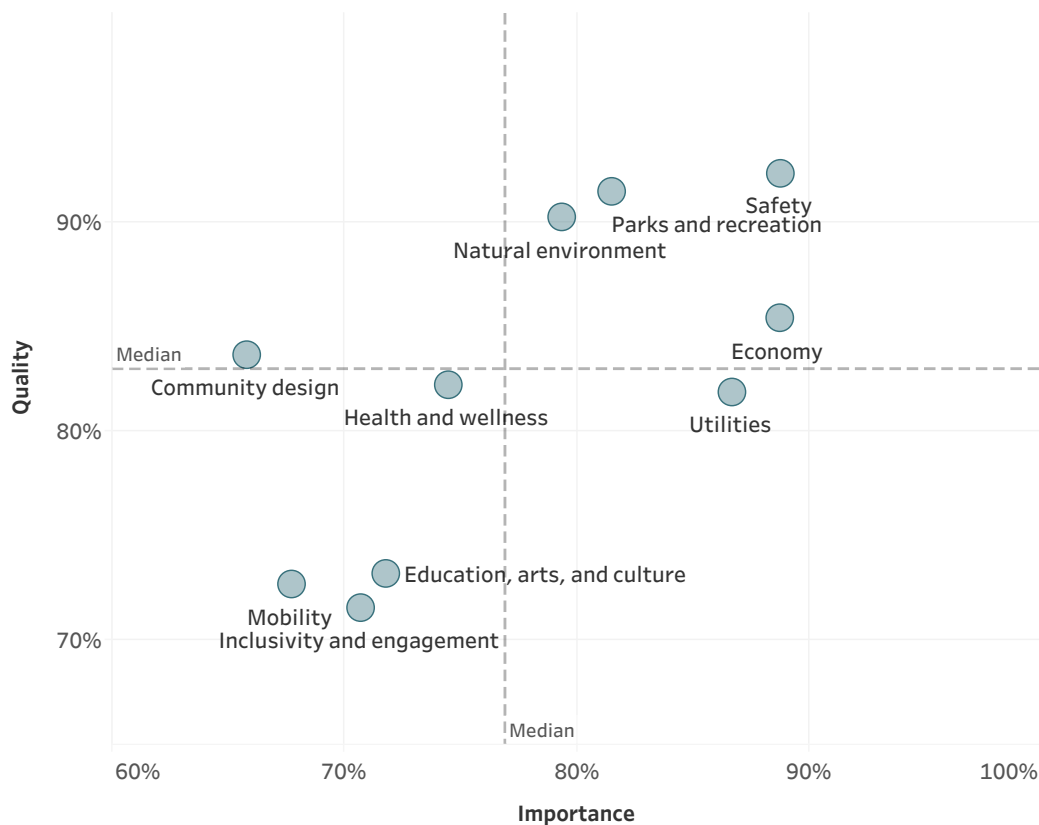
## Balancing performance and importance

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

To help guide City staff and officials with decisions on future resource allocation, resident ratings of the importance of services were compared to their ratings of the quality of these services. To identify the services perceived by residents to have relatively lower quality at the same time as relatively higher importance, all services were ranked from highest perceived quality to lowest perceived quality and from highest perceived importance to lowest perceived importance. Some services were in the top half of both lists (higher quality and higher importance); some were in the top half of one list but the bottom half of the other (higher quality and lower importance or lower quality and higher importance); and some services were in the bottom half of both lists.

Services receiving quality ratings of excellent or good by 83% or more of respondents were considered of “higher quality” and those with ratings lower than 83% were considered to be of “lower quality.” Services were classified as “more important” if they were rated as essential or very important by 77% or more of respondents. Services were rated as “less important” if they received a rating of less than 77%. This classification uses the median ratings for quality and importance to divide the services in half.

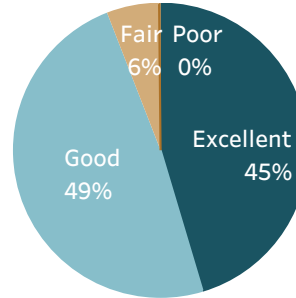
The quadrants in the figure below show which community facets were given higher or lower importance ratings (right-left) and which had higher or lower quality ratings (up-down). Facets of livability falling closer to a diagonal line from the lower left to the upper right are those where performance ratings are more commensurate with resident priorities. Facets scoring closest to the lower right hand corner of the matrix (higher in importance and lower in quality) are those that may warrant further investigation to see if changes to their delivery are necessary to improve their performance. This is the key part of this chart on which to focus. Facets falling in the top left hand corner of the chart (lower in importance but higher in quality) are areas where performance may outscore resident priorities, and may be a consideration for lower resource allocation.



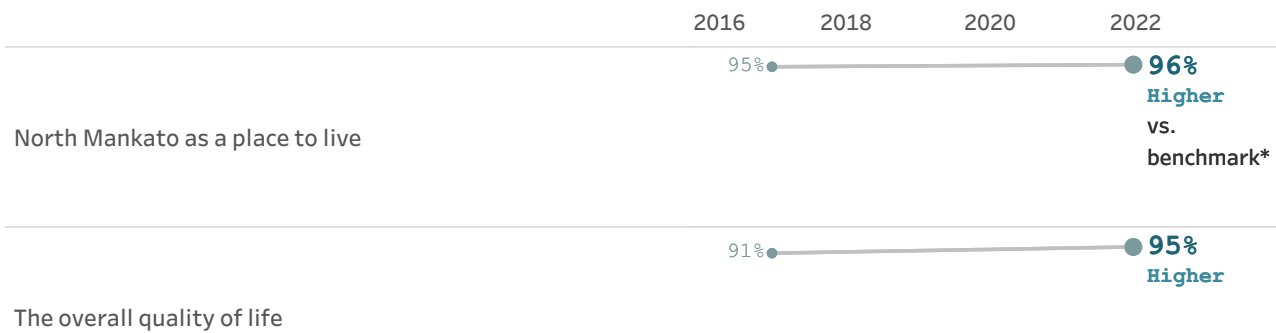
## Quality of life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

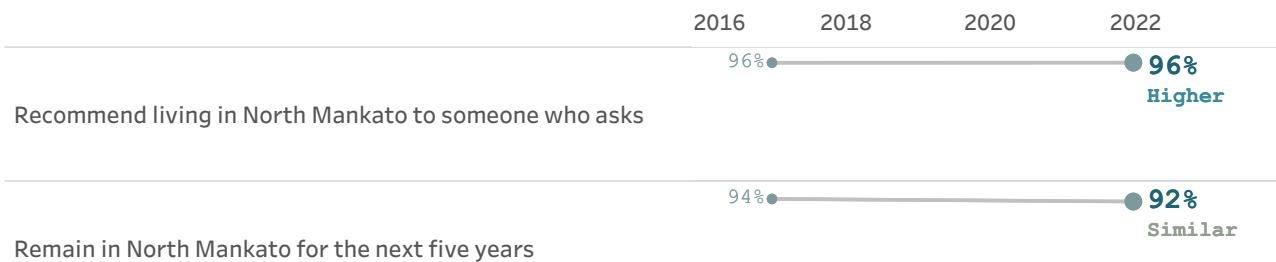
The overall quality of life in North Mankato, 2022



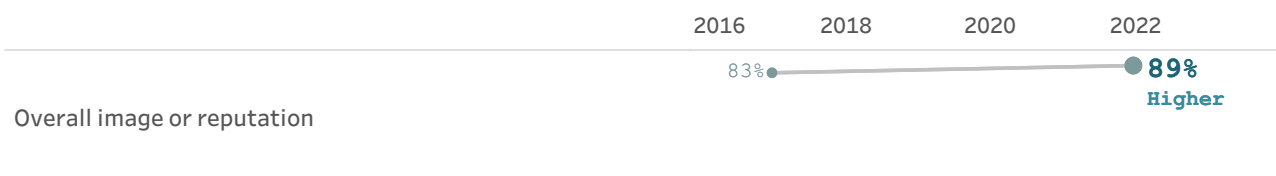
Please rate each of the following aspects of quality of life in North Mankato.  
(% excellent or good)



Please indicate how likely or unlikely you are to do each of the following.  
(% very or somewhat likely)



Please rate each of the following in the North Mankato community.  
(% excellent or good)

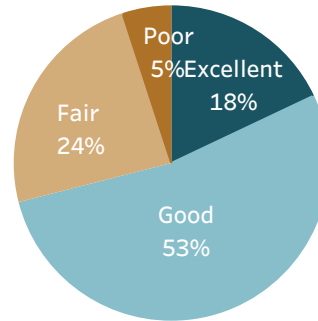


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

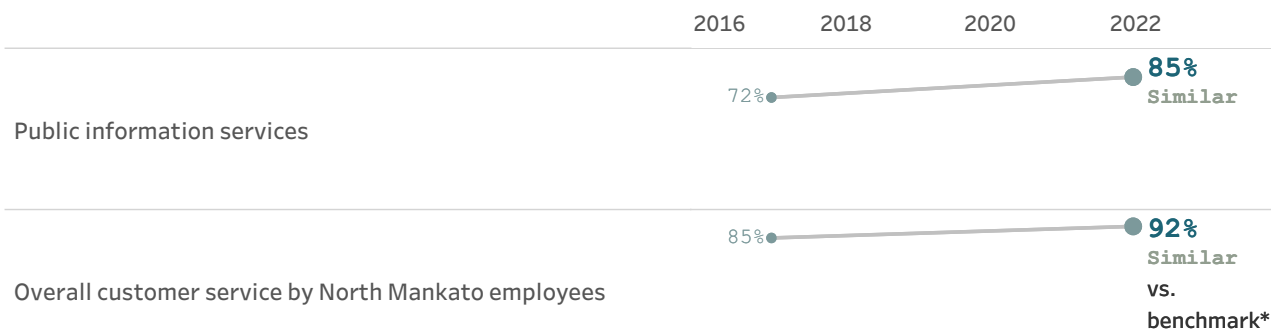
## Governance

Strong local governments produce results that meet the needs of residents while making the best use of available resources, and are responsive to the present and future needs of the community as a whole.

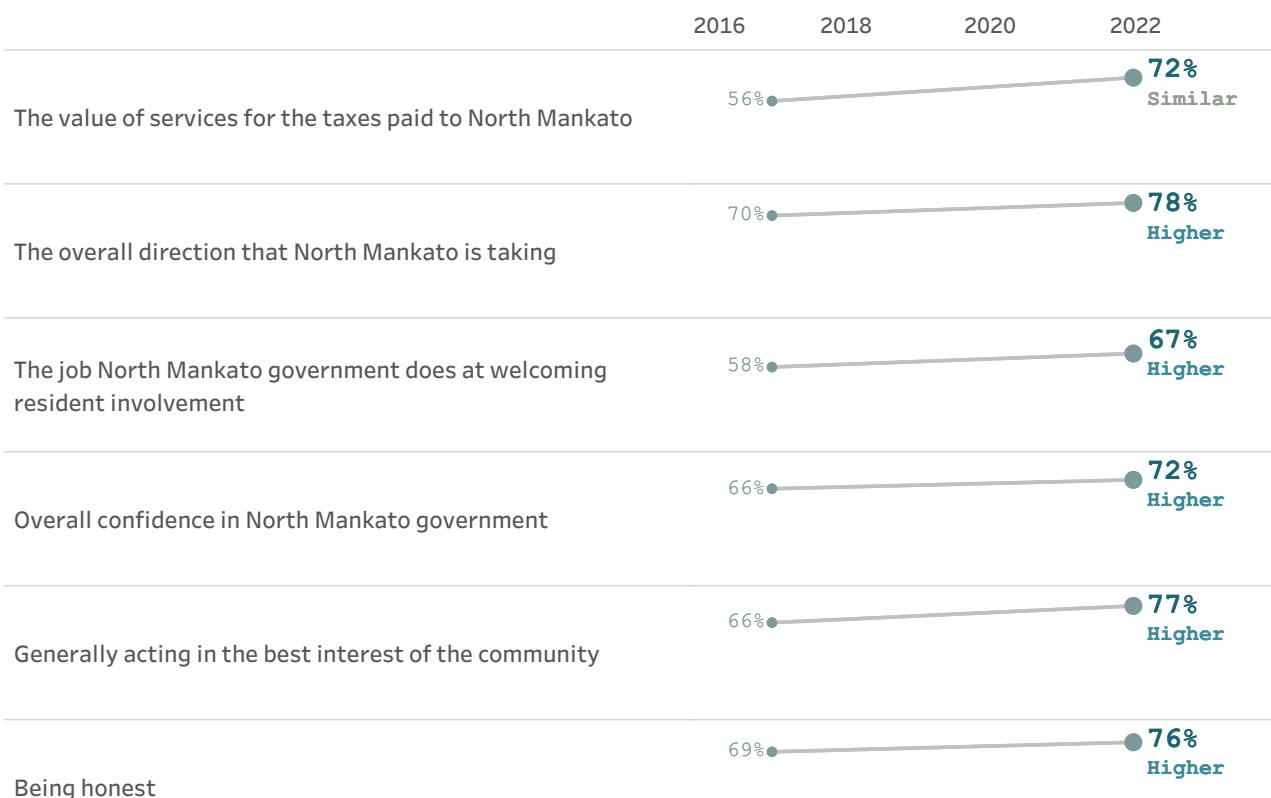
Overall confidence in North Mankato government, 2022

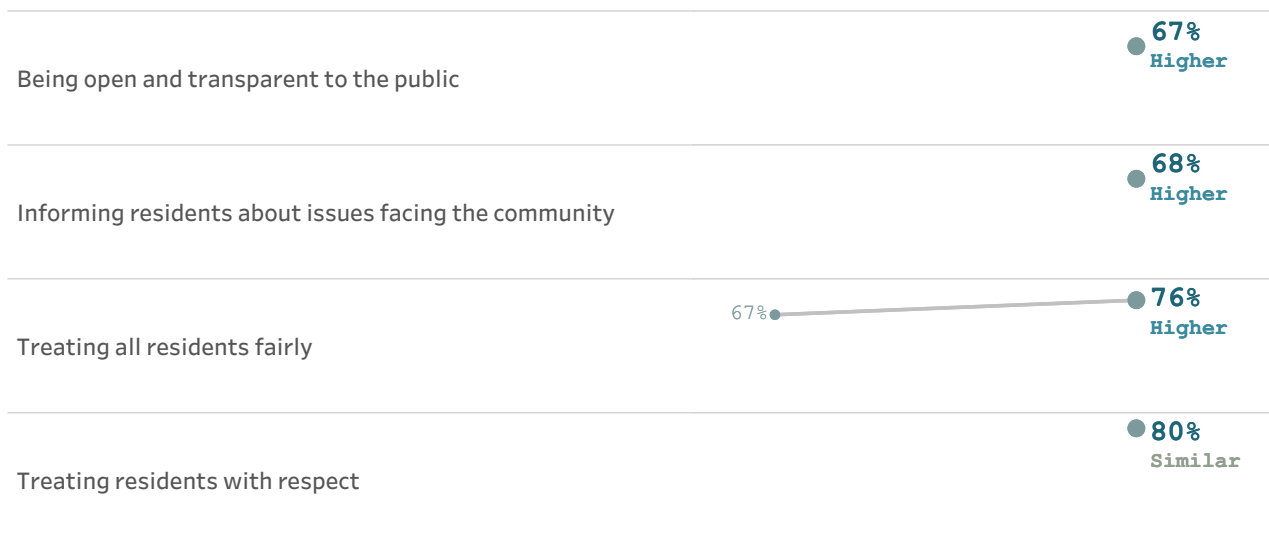


Please rate the quality of each of the following services in North Mankato.  
(% excellent or good)

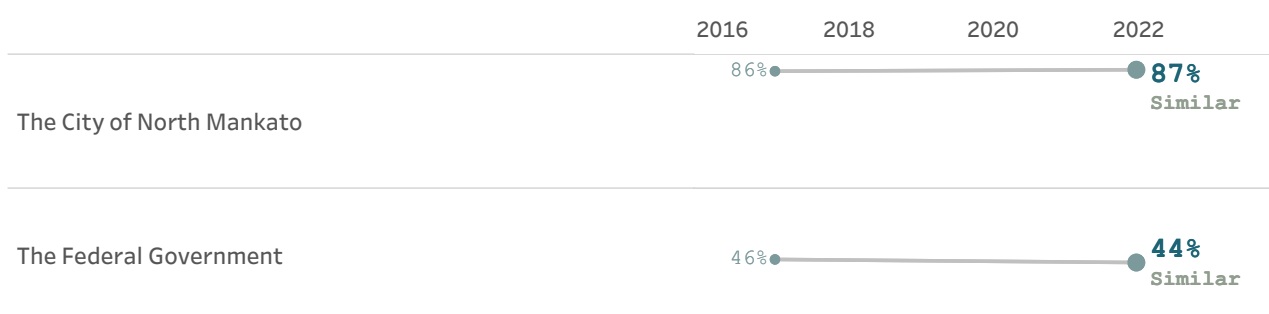


Please rate the following categories of North Mankato government performance.  
(% excellent or good)





Overall, how would you rate the quality of the services provided by each of the following?  
(% excellent or good)

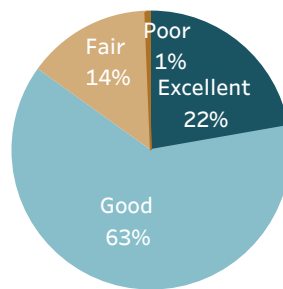


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

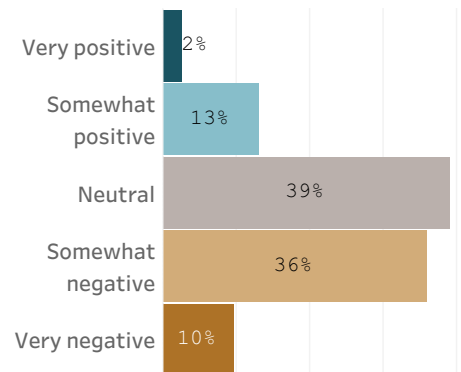
## Economy

Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

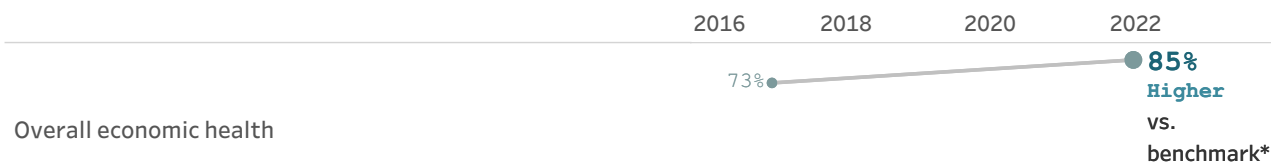
Overall economic health of North Mankato, 2022



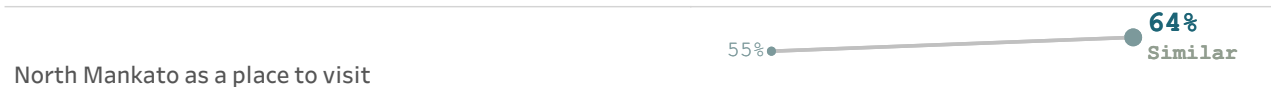
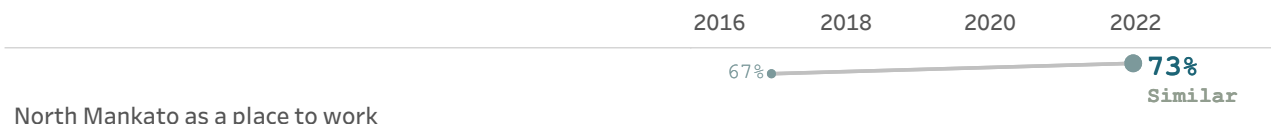
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:



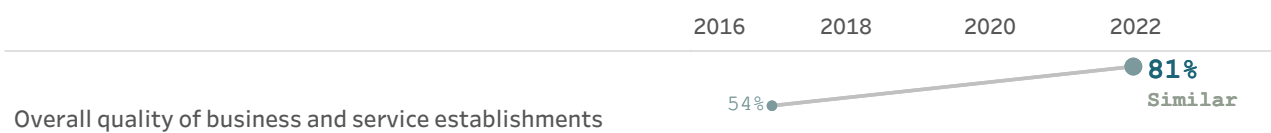
Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)

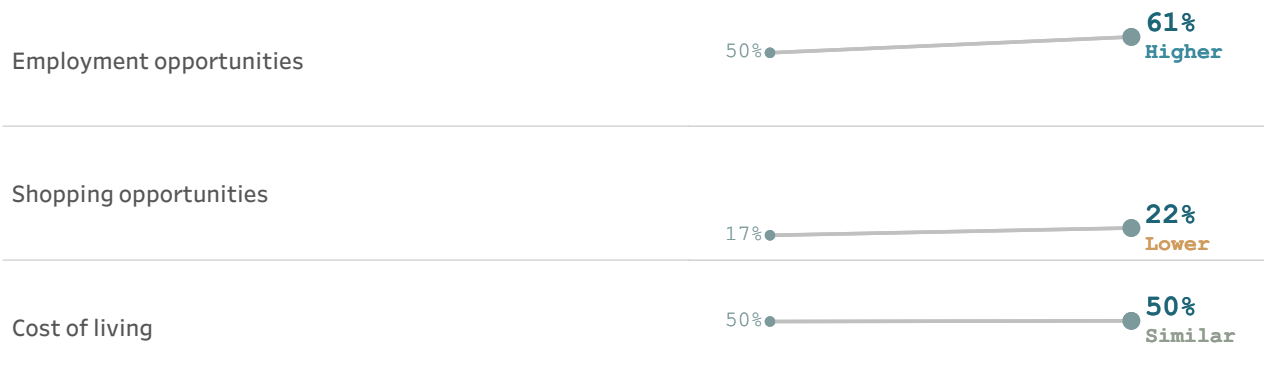


Please rate each of the following aspects of quality of life in North Mankato.  
(% excellent or good)

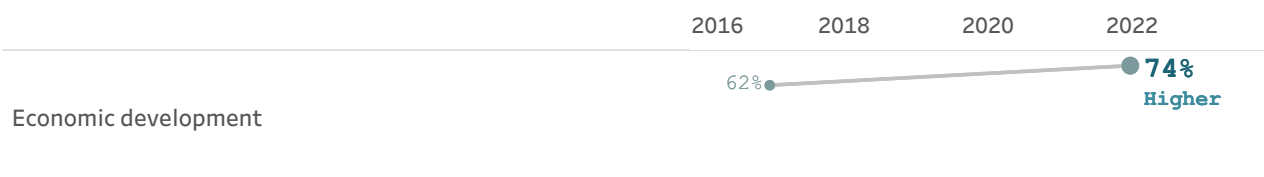


Please rate each of the following in the North Mankato community.  
(% excellent or good)

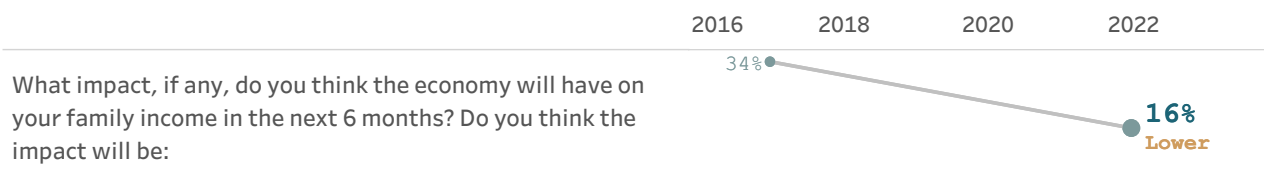




Please rate the quality of each of the following services in North Mankato.  
(% excellent or good)



What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:  
(% very or somewhat positive)

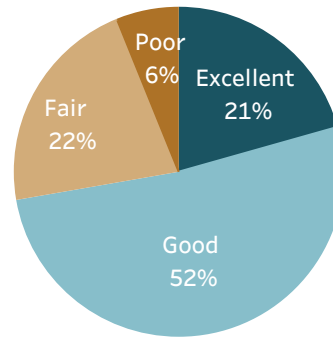


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

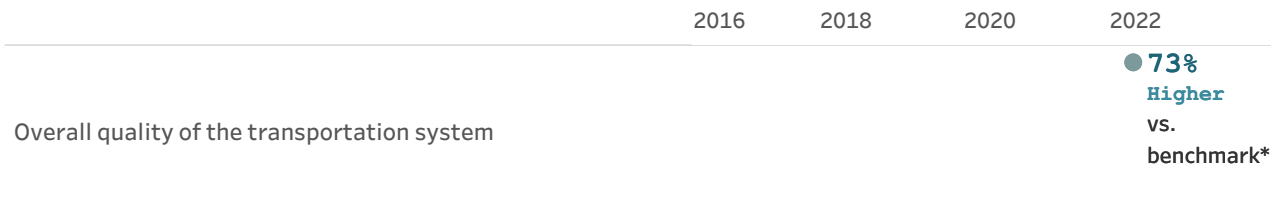
## Mobility

The ease with which residents can move about their communities, whether for commuting, leisure, or recreation, plays a major role in the quality of life for all who live, work, and play in the community.

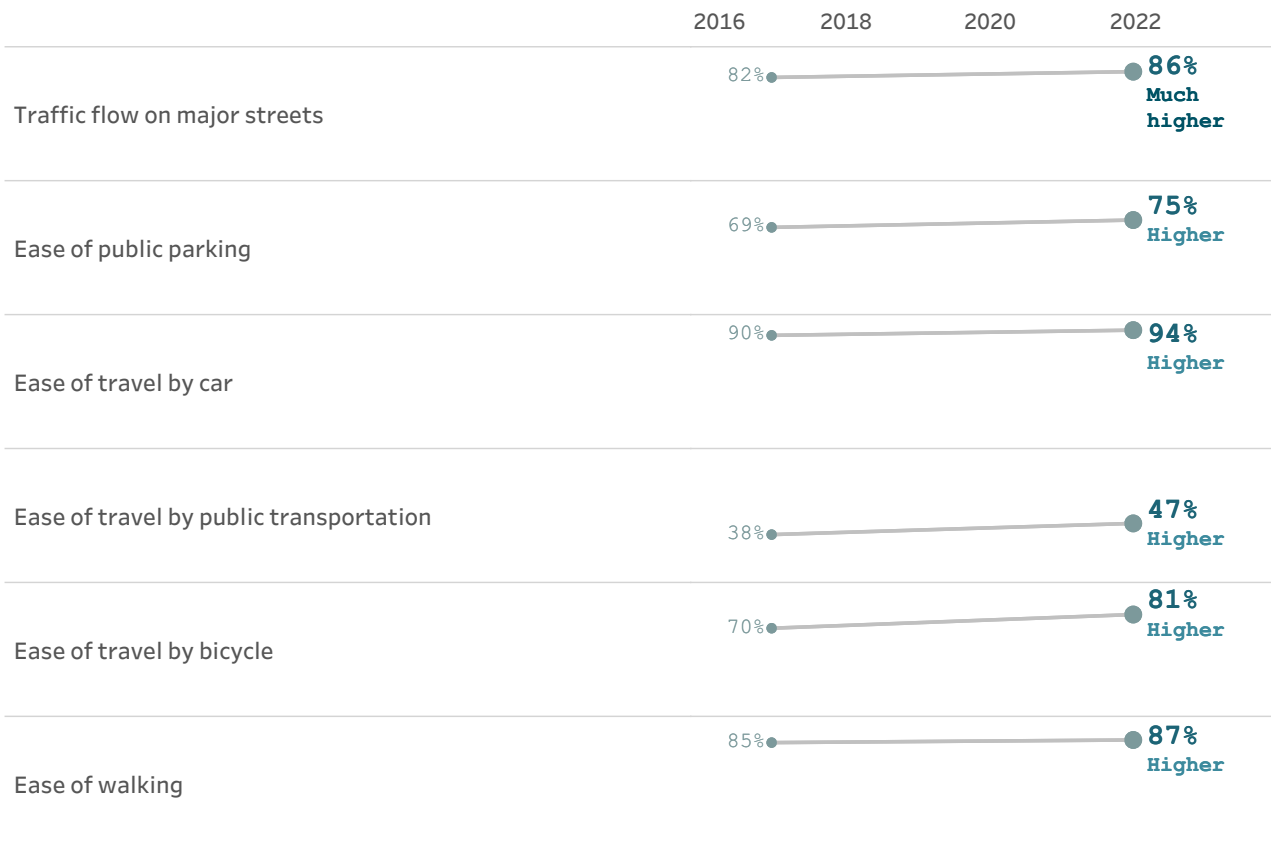
Overall quality of the transportation system in North Mankato, 2022



Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)



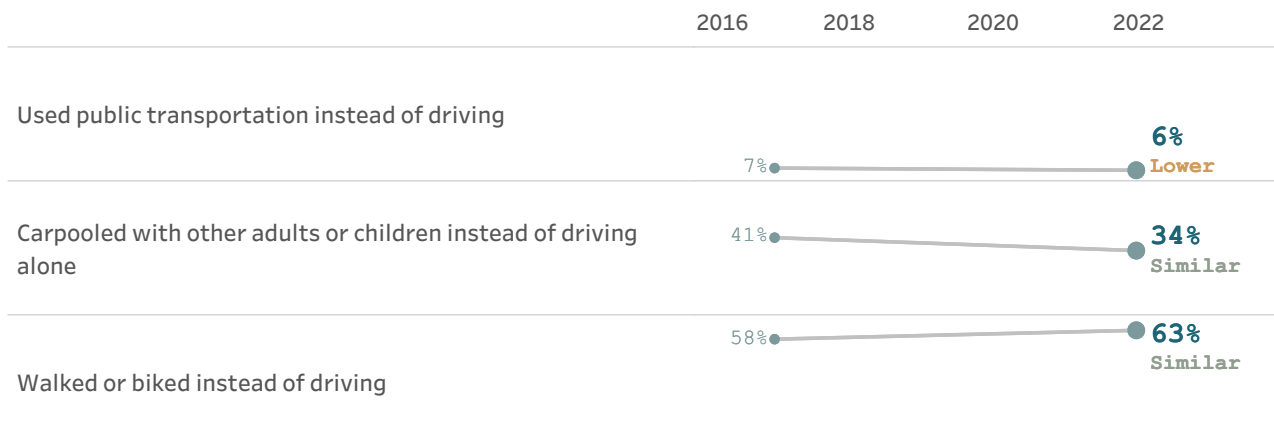
Please also rate each of the following in the North Mankato community.  
(% excellent or good)





Please indicate whether or not you have done each of the following in the last 12 months.

(% yes)



Please rate the quality of each of the following services in North Mankato.

(% excellent or good)

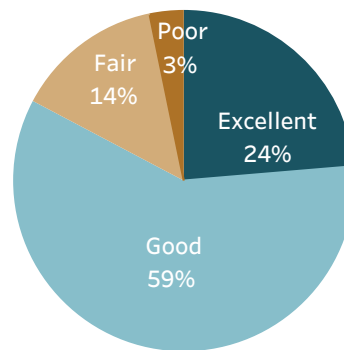


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

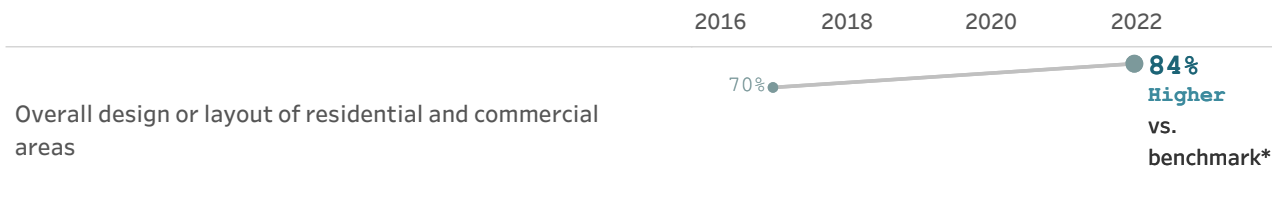
## Community design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and providing access to parks and other green spaces.

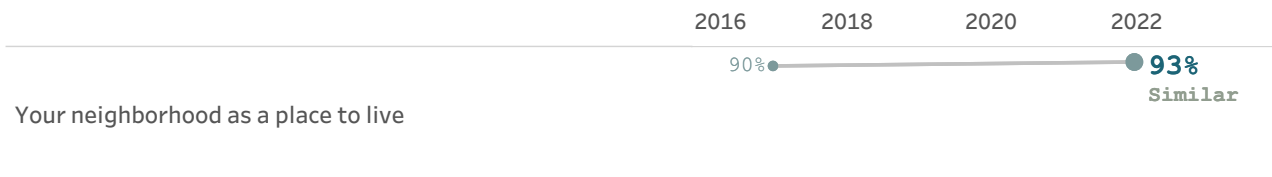
Overall design or layout of North Mankato's residential and commercial areas, 2022



Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)



Please rate each of the following aspects of quality of life in North Mankato.  
(% excellent or good)

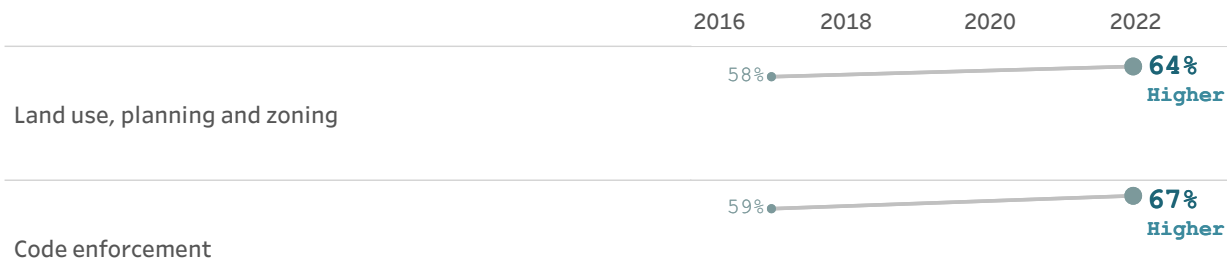


Please also rate each of the following in the North Mankato community.  
(% excellent or good)





Please rate the quality of each of the following services in North Mankato.  
(% excellent or good)

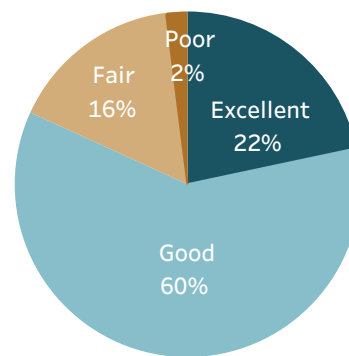


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

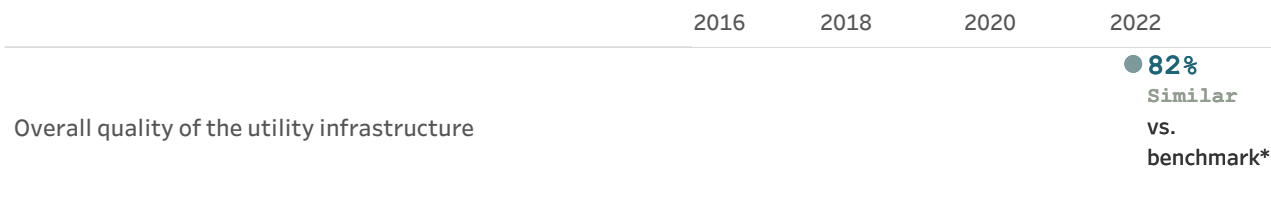
## Utilities

Services such as water, gas, electricity, and internet access play a vital role in ensuring the physical and economic health and well-being of the communities they serve.

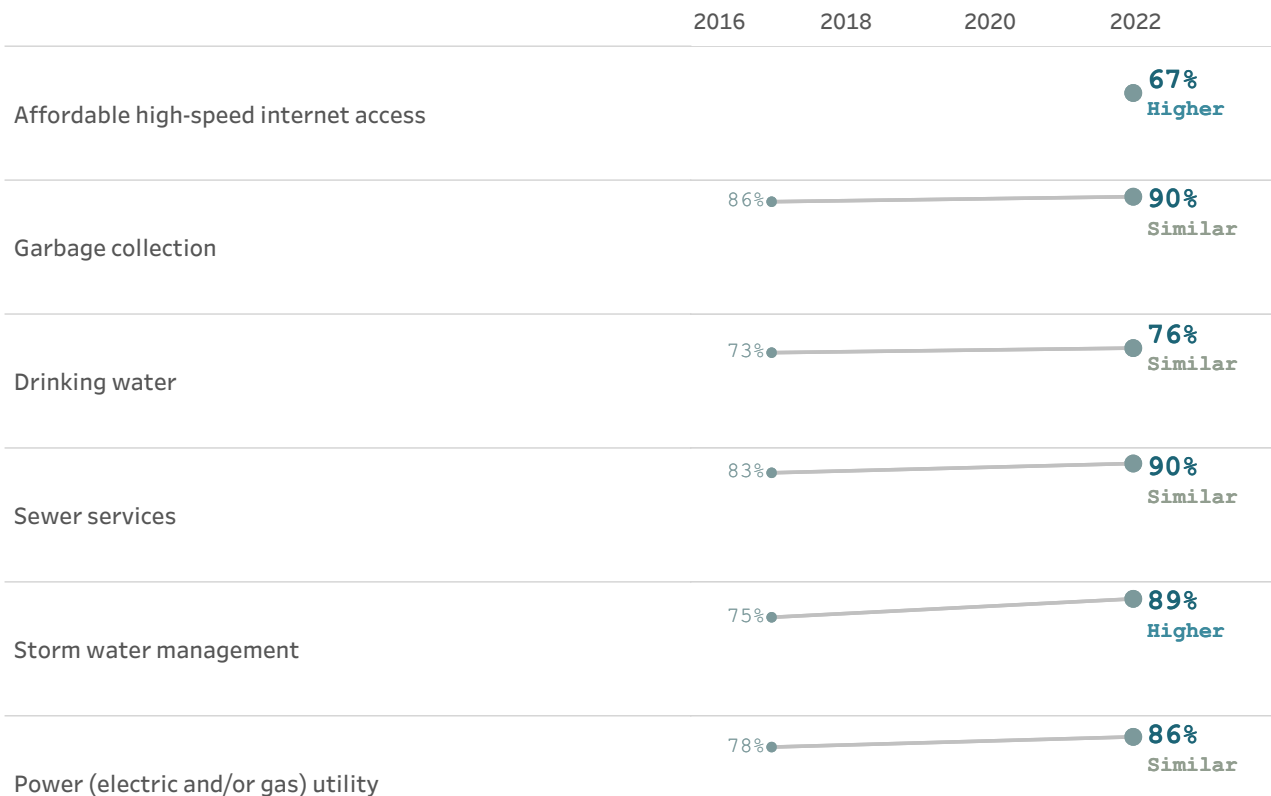
Overall quality of the utility infrastructure in North Mankato, 2022



Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)



Please rate the quality of each of the following services in North Mankato.  
(% excellent or good)



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Utility billing

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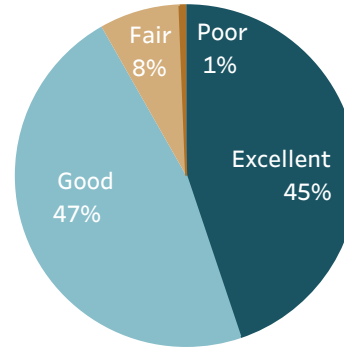


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

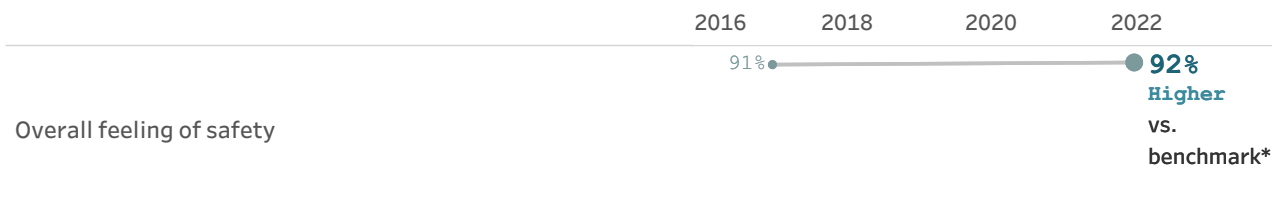
## Safety

Public safety is often the most important task facing local governments. All residents should feel safe and secure in their neighborhoods and in the greater community, and providing robust safety-related services is essential to residents' quality of life.

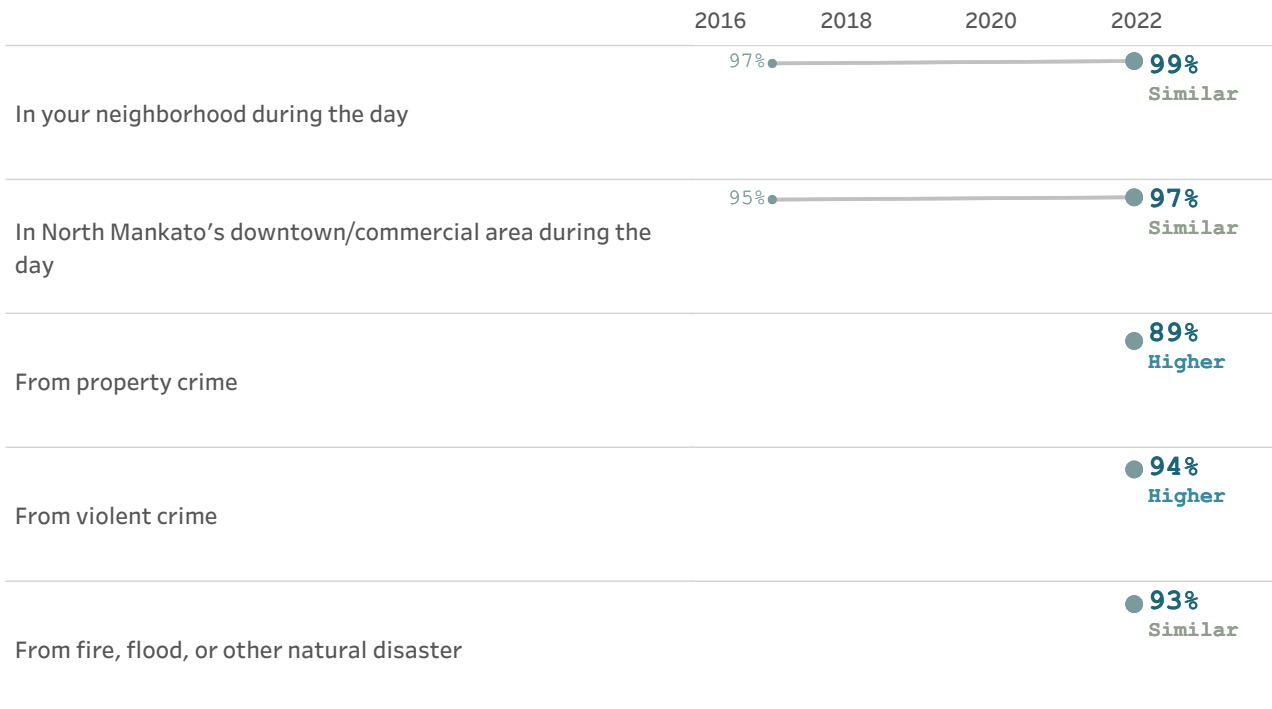
Overall feeling of safety in North Mankato, 2022



Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)



Please rate how safe or unsafe you feel:  
(% very or somewhat safe)



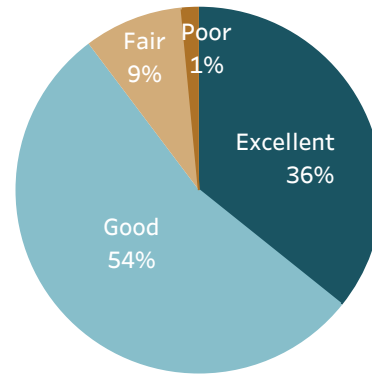
Please rate the quality of each of the following services in North Mankato.  
 (% excellent or good)



\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.



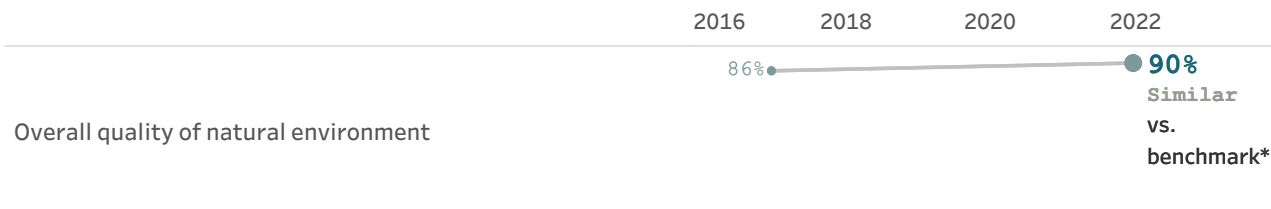
Overall quality of natural environment in North Mankato, 2022



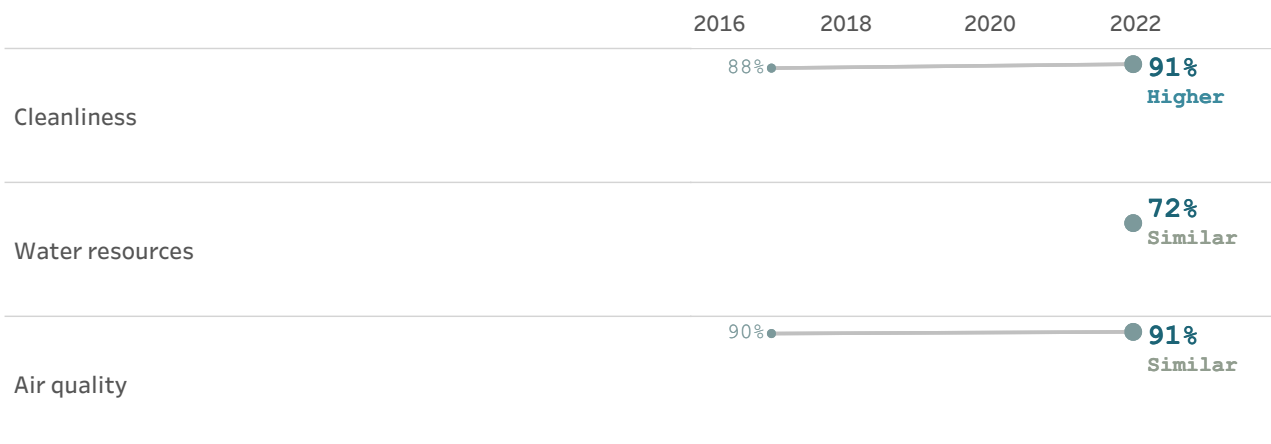
## Natural environment

The natural environment plays a vital role in the health and well-being of residents. The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life.

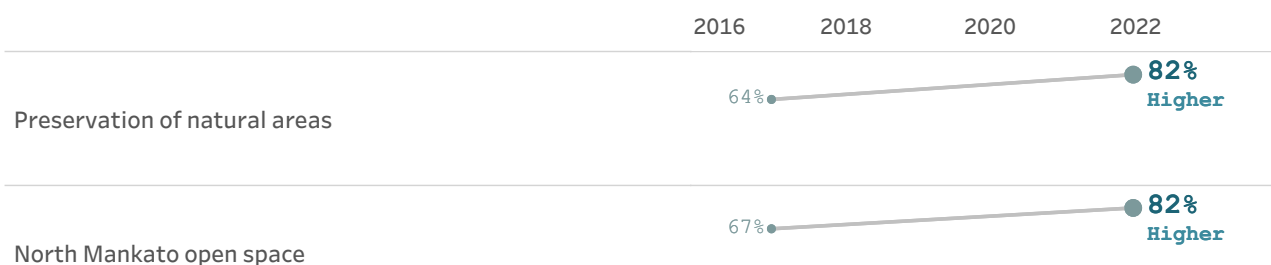
Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)

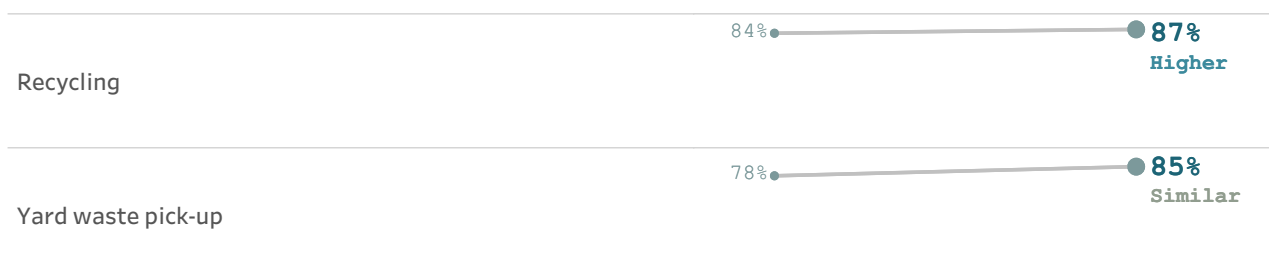


Please also rate each of the following in the North Mankato community.  
(% excellent or good)



Please rate the quality of each of the following services in North Mankato.  
(% excellent or good)





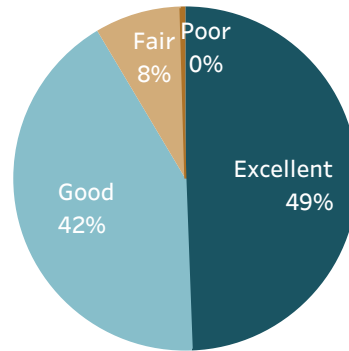
\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Overall quality of parks and recreation opportunities, 2022

## Parks and recreation

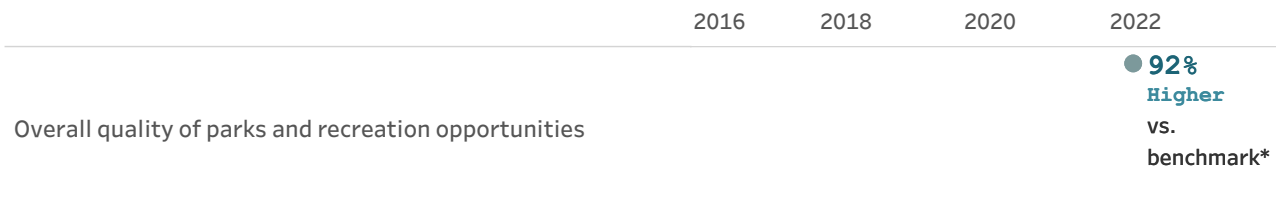
"There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment."

- National Recreation and Park Association



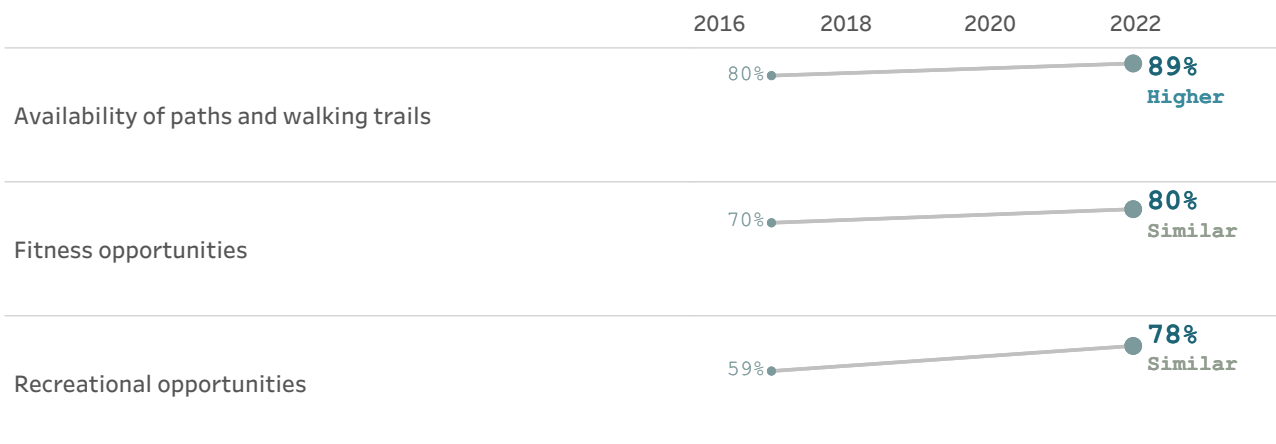
Please rate each of the following characteristics as they relate to North Mankato as a whole.

(% excellent or good)



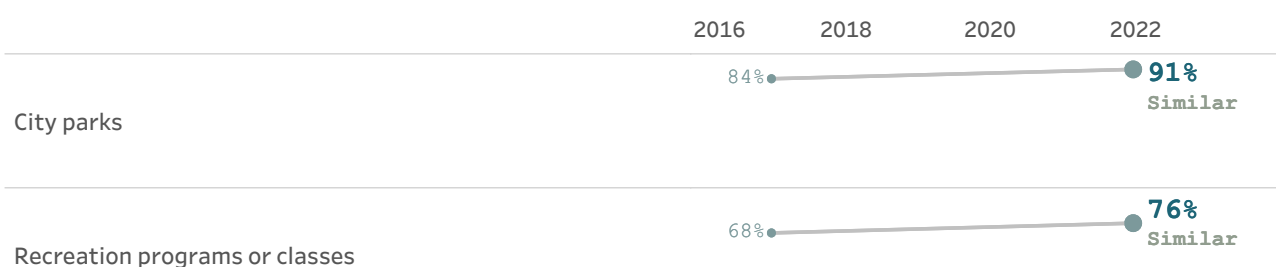
Please also rate each of the following in the North Mankato community.

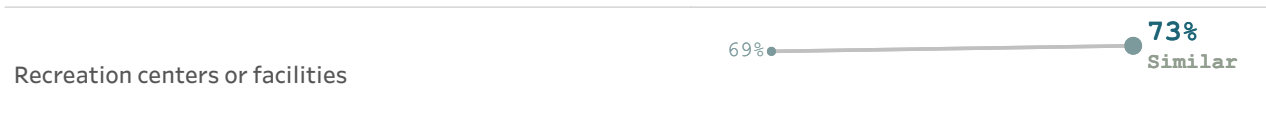
(% excellent or good)



Please rate the quality of each of the following services in North Mankato.

(% excellent or good)



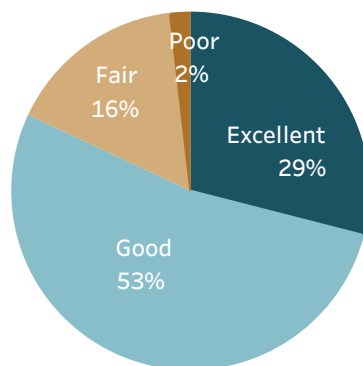


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

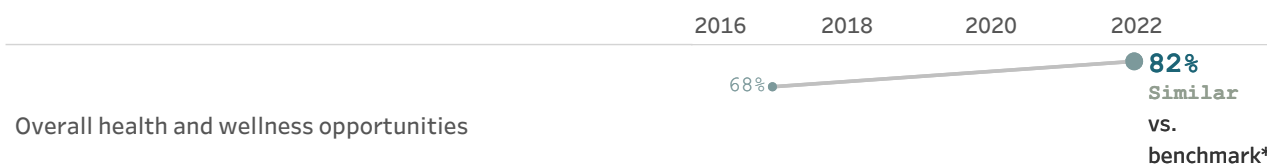
## Health and wellness

The characteristics of and amenities available in the communities in which people live has a direct impact on the health and wellness of residents, and thus, on their quality of life overall.

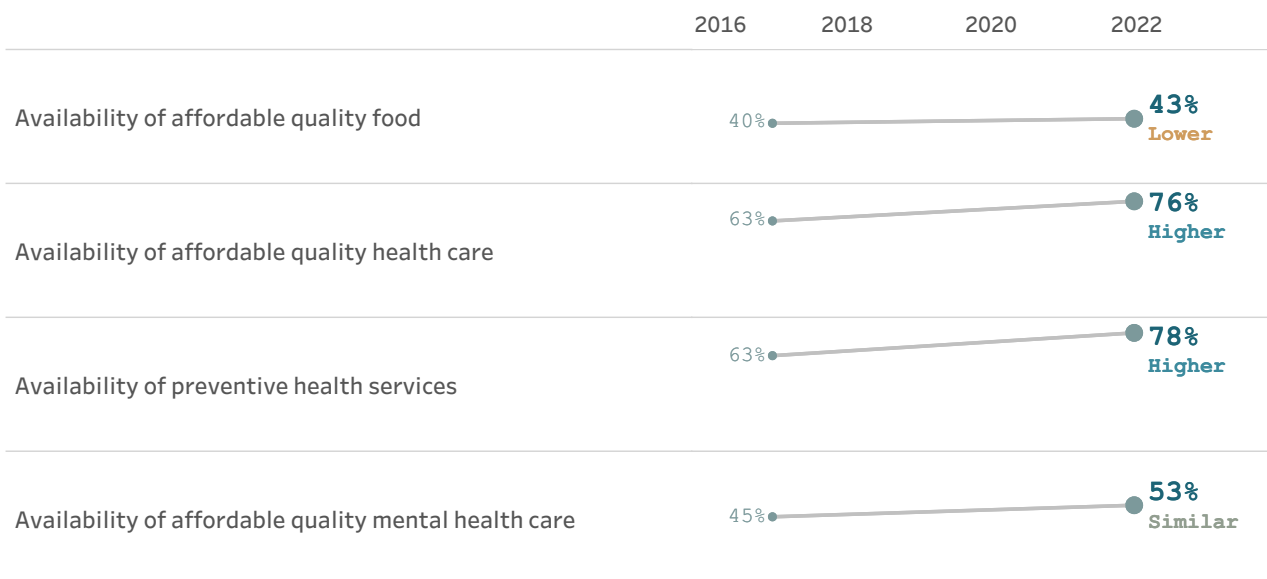
Overall health and wellness opportunities in North Mankato, 2022



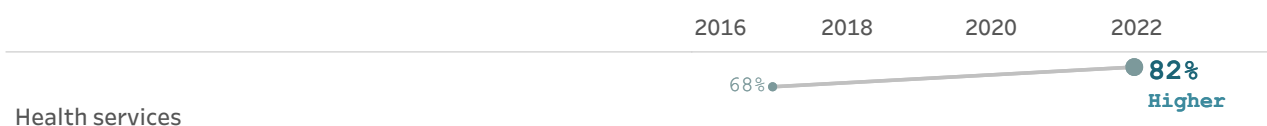
Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)



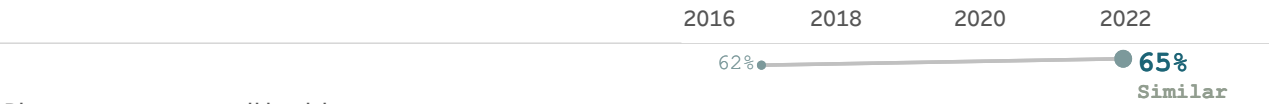
Please also rate each of the following in the North Mankato community.  
(% excellent or good)



Please rate the quality of each of the following services in North Mankato.  
(% excellent or good)



Please rate your overall health.  
(% excellent or very good)



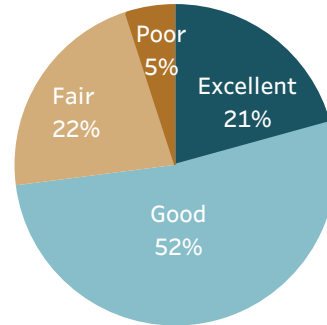
Please rate your overall health.

\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

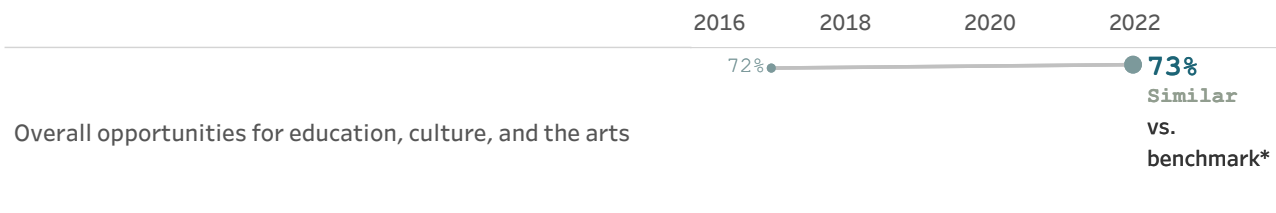
## Education, arts, and culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

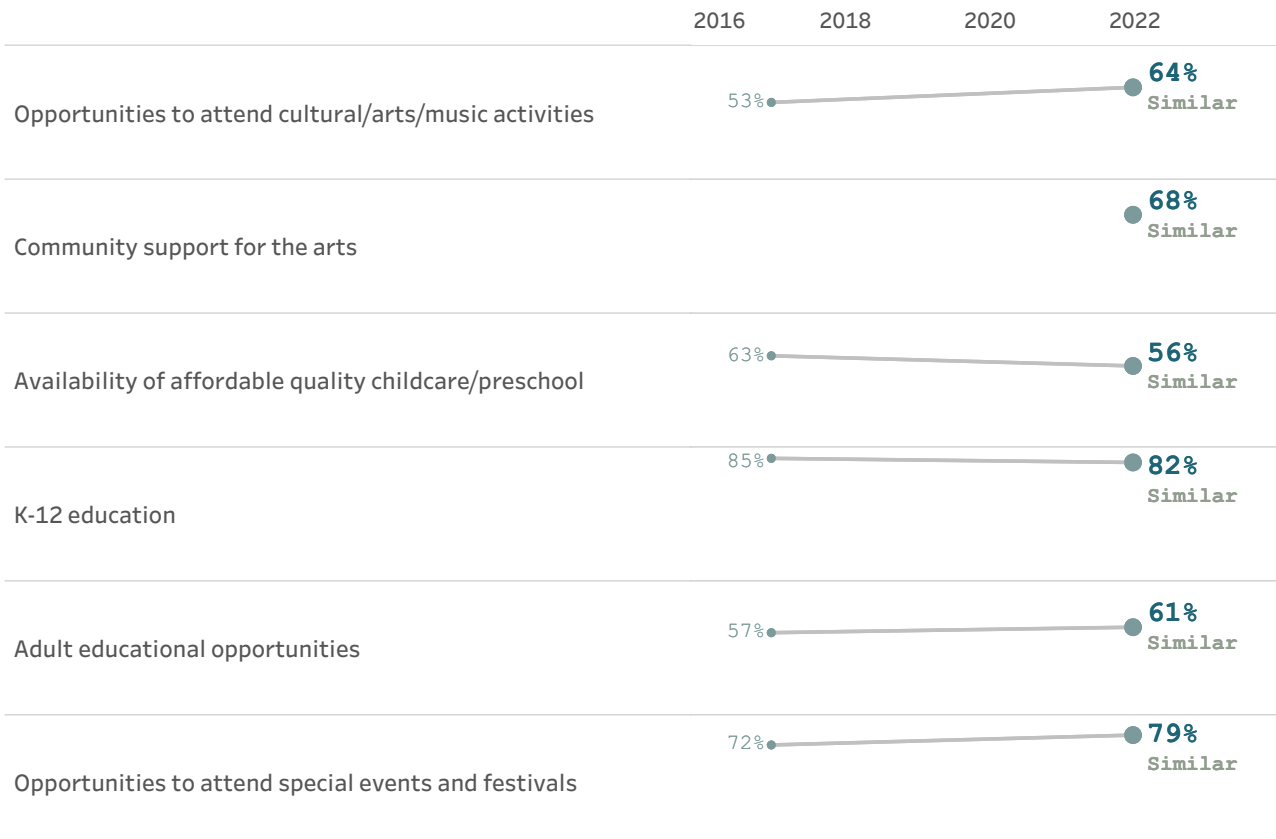
Overall opportunities for education, culture and the arts, 2022



Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)

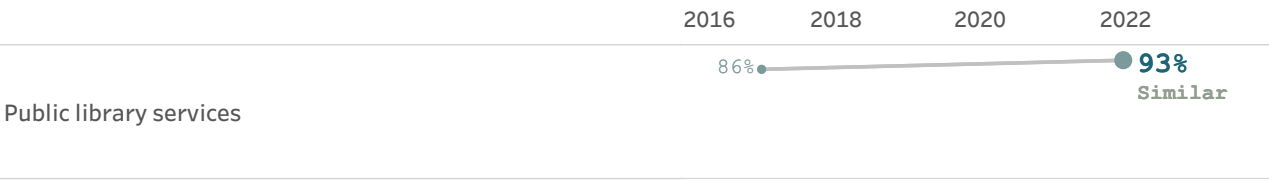


Please also rate each of the following in the North Mankato community.  
(% excellent or good)





Please rate the quality of each of the following services in North Mankato.  
(% excellent or good)

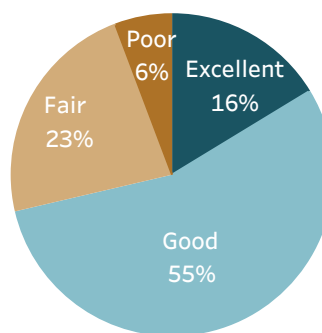


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

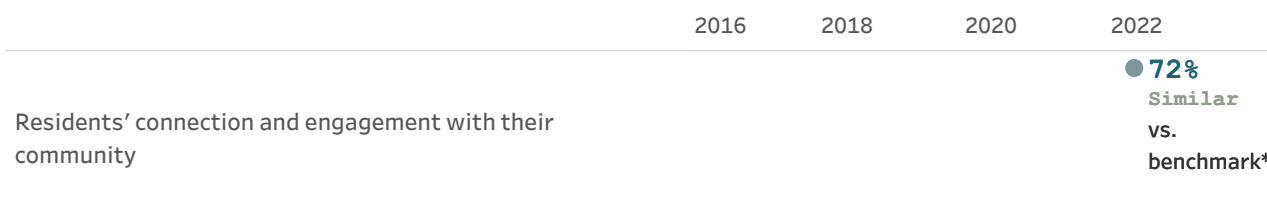
## Inclusivity and engagement

Inclusivity refers to a cultural and environmental feeling of belonging; residents who feel invited to participate within their communities feel more included, involved, and engaged than those who do not.

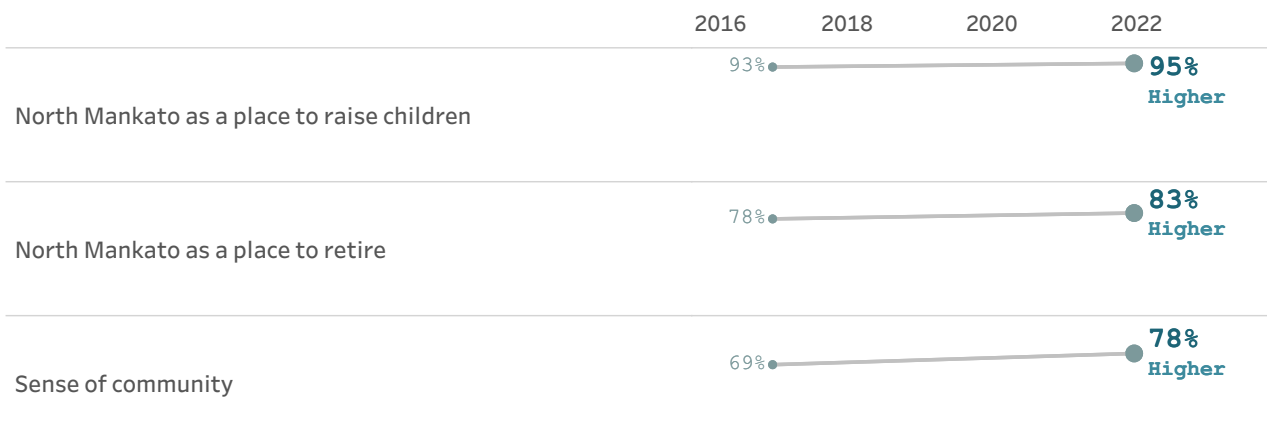
Residents' connection and engagement with their community, 2022



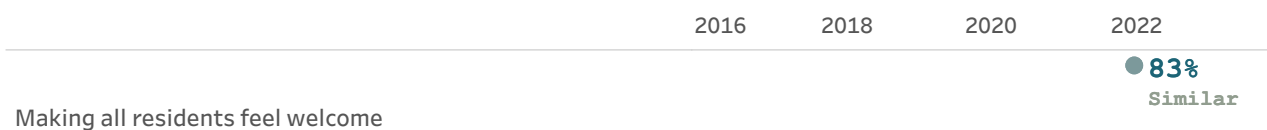
Please rate each of the following characteristics as they relate to North Mankato as a whole.  
(% excellent or good)



Please rate each of the following aspects of quality of life in North Mankato.  
(% excellent or good)



Please rate the job you feel the North Mankato community does at each of the following.  
(% excellent or good)



Attracting people from diverse backgrounds	77% Higher
Valuing/respecting residents from diverse backgrounds	77% Similar
Taking care of vulnerable residents	77% Higher

Please also rate each of the following in the North Mankato community.  
(% excellent or good)



\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

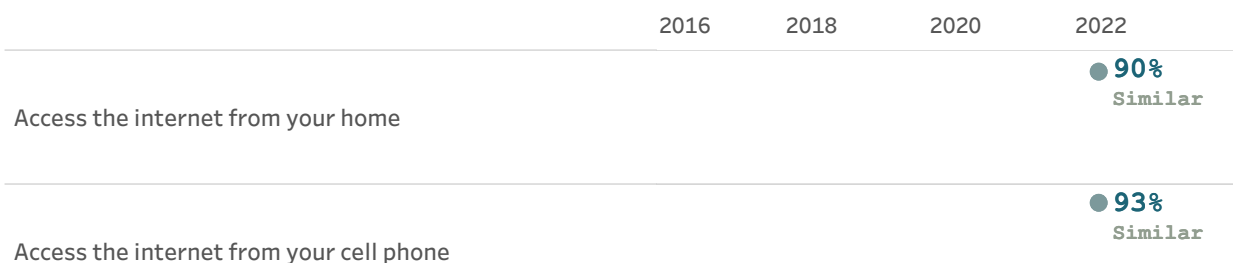
## Residents' participation levels





Please indicate whether or not you have done each of the following in the last 12 months.

(% yes)



In general, how many times do you:  
(% a few times a week or more)



Visit social media sites	
Use or check email	
Share your opinions online	
Shop online	

\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

## National benchmark tables

This table contains the comparisons of North Mankato's results to those from other communities. The first column shows the comparison of North Mankato's rating to the benchmark. North Mankato's results are noted as being "higher", "lower" or "similar" to the benchmark, meaning that the average rating given by North Mankato residents is statistically similar to or different than the benchmark. The second column is North Mankato's "percent positive." Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good). The third column is the rank assigned to North Mankato's rating among communities where a similar question was asked. The fourth column is the number of communities that asked a similar question. The fifth column shows the percentile for North Mankato's result -- that is what percent of surveyed communities had a lower rating than North Mankato.

			% positive	Rank	Number of communities	Percentile
Please rate each of the following aspects of quality of life in North Mankato.	North Mankato as a place to live	Higher	96%	43	366	88
	Your neighborhood as a place to live	Similar	93%	58	318	82
	North Mankato as a place to raise children	Higher	95%	46	370	87
	North Mankato as a place to work	Similar	73%	86	361	76
	North Mankato as a place to visit	Similar	64%	144	319	55
	North Mankato as a place to retire	Higher	83%	43	366	88
	The overall quality of life	Higher	95%	45	391	88
	Sense of community	Higher	78%	25	318	92
Please rate each of the following characteristics as they relate to North Mankato as a whole.	Overall economic health	Higher	85%	63	306	79
	Overall quality of the transportation system	Higher	73%	23	203	89
	Overall design or layout of residential and commercial areas	Higher	84%	18	299	94
	Overall quality of the utility infrastructure	Similar	82%	44	198	78
	Overall feeling of safety	Higher	92%	66	356	81
	Overall quality of natural environment	Similar	90%	79	308	74
	Overall quality of parks and recreation opportunities	Higher	92%	26	203	87
	Overall health and wellness opportunities	Similar	82%	72	301	76
	Overall opportunities for education, culture, and the arts	Similar	73%	110	303	64
	Residents' connection and engagement with their community	Similar	72%	32	200	84

<b>Please indicate how likely or unlikely you are to do each of the following.</b>	Recommend living in North Mankato to someone who asks	Higher	96%	22	310	93
	Remain in North Mankato for the next five years	Similar	92%	20	307	93
<b>Please rate how safe or unsafe you feel:</b>	In your neighborhood during the day	Similar	99%	22	337	93
	In North Mankato's downtown/commercial area during the day	Similar	97%	69	321	78
	From property crime	Higher	89%	20	208	90
	From violent crime	Higher	94%	26	208	87
	From fire, flood, or other natural disaster	Similar	93%	13	198	93
<b>Please rate the job you feel the North Mankato community does at each of the following.</b>	Making all residents feel welcome	Similar	83%	20	206	90
	Attracting people from diverse backgrounds	Higher	77%	29	203	86
	Valuing/respecting residents from diverse backgrounds	Similar	77%	31	204	85
	Taking care of vulnerable residents	Higher	77%	14	200	93
<b>Please rate each of the following in the North Mankato community.</b>	Overall quality of business and service establishments	Similar	81%	86	308	72
	Variety of business and service establishments	Similar	44%	144	201	28
	Vibrancy of downtown/commercial area	Similar	57%	109	287	62
	Employment opportunities	Higher	61%	52	322	84
	Shopping opportunities	Lower	22%	274	313	12
	Cost of living	Similar	50%	56	300	81
	Overall image or reputation	Higher	89%	59	361	83
<b>Please also rate each of the following in the North Mankato community.</b>	Traffic flow on major streets	Much higher	86%	6	333	98
	Ease of public parking	Higher	75%	50	282	82
	Ease of travel by car	Higher	94%	6	321	98
	Ease of travel by public transportation	Higher	47%	50	282	82
	Ease of travel by bicycle	Higher	81%	19	323	94
	Ease of walking	Higher	87%	28	324	91
	Well-planned residential growth	Much higher	77%	4	202	98
	Well-planned commercial growth	Higher	62%	19	202	91



**Please also rate each of the following in the North Mankato community.**

Well-designed neighborhoods	Higher	78%	19	199	90
Preservation of the historical or cultural character of the community	Similar	75%	26	198	87
Public places where people want to spend time	Similar	69%	91	294	69
Variety of housing options	Higher	68%	34	306	89
Availability of affordable quality housing	Higher	48%	63	328	81
Overall quality of new development	Higher	74%	18	318	94
Overall appearance	Higher	91%	48	340	86
Cleanliness	Higher	91%	40	329	88
Water resources	Similar	72%	65	182	64
Air quality	Similar	91%	81	294	72
Availability of paths and walking trails	Higher	89%	40	324	87
Fitness opportunities	Similar	80%	93	294	68
Recreational opportunities	Similar	78%	104	315	67
Availability of affordable quality food	Lower	43%	272	289	6
Availability of affordable quality health care	Higher	76%	49	299	83
Availability of preventive health services	Higher	78%	53	285	81
Availability of affordable quality mental health care	Similar	53%	79	286	72
Opportunities to attend cultural/arts/music activities	Similar	64%	101	311	67
Community support for the arts	Similar	68%	57	199	71
Availability of affordable quality childcare/preschool	Similar	56%	85	296	71
K-12 education	Similar	82%	90	299	70
Adult educational opportunities	Similar	61%	122	291	58
Sense of civic/community pride	Similar	73%	41	199	79
Neighborliness of residents	Similar	76%	26	296	91
Opportunities to participate in social events and activities	Similar	73%	66	303	78
Opportunities to attend special events and festivals	Similar	79%	47	300	84

Please also rate each of the following in the North Mankato community.	Opportunities to volunteer	Similar	75%	96	299	68
	Opportunities to participate in community matters	Similar	73%	46	301	85
	Openness and acceptance of the community toward people of diverse backgrounds	Similar	66%	72	318	77
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the City of North Mankato for help or information	Similar	48%	149	336	55
	Contacted North Mankato elected officials to express your opinion	Similar	10%	270	294	8
	Attended a local public meeting	Lower	7%	296	297	0
	Watched a local public meeting	Similar	18%	220	278	21
	Volunteered your time to some group/activity	Similar	25%	224	300	25
	Campaigned or advocated for a local issue, cause, or candidate	Similar	14%	226	289	22
	Voted in your most recent local election	Similar	78%	84	201	58
	Used public transportation instead of driving	Lower	6%	218	268	19
	Carpooled with other adults or children instead of driving alone	Similar	34%	235	291	19
	Walked or biked instead of driving	Similar	63%	108	295	63
	Public information services	Similar	85%	35	313	89
	Economic development	Higher	74%	46	307	85
Please rate the quality of each of the following services in North Mankato.	Traffic enforcement	Similar	81%	36	355	90
	Traffic signal timing	Higher	75%	16	299	94
	Street repair	Higher	65%	58	349	83
	Street cleaning	Similar	84%	60	313	81
	Street lighting	Similar	74%	94	342	72
	Snow removal	Similar	78%	62	259	76
	Sidewalk maintenance	Similar	71%	59	310	81
	Bus or transit services	Similar	54%	106	279	62
	Land use, planning and zoning	Higher	64%	27	315	91
	Code enforcement	Higher	67%	44	348	87
	Affordable high-speed internet access	Higher	67%	22	196	89





























Please rate the quality of each of the following services in North Mankato.	Garbage collection	Similar	90%	107	332	68
	Drinking water	Similar	76%	152	311	51
	Sewer services	Similar	90%	80	314	74
	Storm water management	Higher	89%	30	326	91
	Power (electric and/or gas) utility	Similar	86%	74	255	71
	Utility billing	Similar	77%	103	280	63
	Police/Sheriff services	Similar	91%	87	382	77
	Crime prevention	Similar	86%	77	354	78
	Animal control	Similar	84%	69	325	79
	Ambulance or emergency medical services	Similar	94%	149	320	53
	Fire services	Similar	98%	113	345	67
	Fire prevention and education	Similar	92%	24	310	92
	Emergency preparedness	Higher	81%	33	309	89
	Preservation of natural areas	Higher	82%	33	292	89
	North Mankato open space	Higher	82%	27	284	90
	Recycling	Higher	87%	48	334	85
	Yard waste pick-up	Similar	85%	63	291	78
	City parks	Similar	91%	44	327	86
	Recreation programs or classes	Similar	76%	117	321	63
	Recreation centers or facilities	Similar	73%	122	303	60
	Health services	Higher	82%	47	279	83
	Public library services	Similar	93%	83	324	74
	Overall customer service by North Mankato employees	Similar	92%	36	370	90
Please rate the following categories of North Mankato government performance.	The value of services for the taxes paid to North Mankato	Similar	72%	56	374	85
	The overall direction that North Mankato is taking	Higher	78%	14	339	96
	The job North Mankato government does at welcoming resident involvement	Higher	67%	26	337	92
































Please rate the following categories of North Mankato government performance.	Overall confidence in North Mankato government	Higher	72%	20	304	93
	Generally acting in the best interest of the community	Higher	77%	12	308	96
	Being honest	Higher	76%	20	299	93
	Being open and transparent to the public	Higher	67%	32	205	84
	Informing residents about issues facing the community	Higher	68%	23	210	89
	Treating all residents fairly	Higher	76%	29	305	90
	Treating residents with respect	Similar	80%	27	202	87
Overall, how would you rate the quality of the services provided by each of the following?	The City of North Mankato	Similar	87%	51	366	86
	The Federal Government	Similar	44%	79	288	72
Please rate how important, if at all, you think it is for the North Mankato community to focus on each of the following in the coming two years.	Overall economic health	Similar	89%	223	282	20
	Overall quality of the transportation system	Similar	68%	161	198	19
	Overall design or layout of residential and commercial areas	Similar	66%	252	282	10
	Overall quality of the utility infrastructure	Similar	87%	144	197	27
	Overall feeling of safety	Similar	89%	182	282	35
	Overall quality of natural environment	Similar	79%	195	282	30
	Overall quality of parks and recreation opportunities	Similar	81%	74	198	63
	Overall health and wellness opportunities	Similar	74%	182	282	35
	Overall opportunities for education, culture, and the arts	Similar	72%	205	282	27
	Residents' connection and engagement with their community	Similar	71%	183	282	35
In general, how many times do you:	Access the internet from your home	Similar	90%	164	198	17
	Access the internet from your cell phone	Similar	93%	121	198	39
	Visit social media sites	Similar	80%	81	197	59
	Use or check email	Similar	95%	145	198	27
	Share your opinions online	Similar	22%	184	198	7
	Shop online	Lower	45%	178	197	10
	Please rate your overall health.	Similar	65%	176	290	39
































What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Lower	16%	242	292	17
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## Complete set of frequencies
































This dashboard contains a complete set of responses to each question on the survey. By default, "don't know" responses are excluded, but may be added to the table using the response filter to the right. In some tables, the percentages may not sum to 100%; this is either because the question permitted the respondent to "choose all that apply", or for a question that asked the respondent to select one answer, it is due to the customary practice of rounding values to the nearest whole number.
































<b>Please rate each of the following aspects of quality of life in North Mankato.</b>	North Mankato as a place to live	Excellent		56% N=310
		Good		39% N=217
		Fair		4% N=23
	Your neighborhood as a place to live	Excellent		53% N=290
		Good		40% N=221
		Fair		4% N=24
		Poor		3% N=15
	North Mankato as a place to raise children	Excellent		56% N=282
		Good		39% N=195
		Fair		5% N=23
	North Mankato as a place to work	Excellent		31% N=133
		Good		41% N=174
		Fair		23% N=97
		Poor		4% N=18
	North Mankato as a place to visit	Excellent		22% N=117
		Good		42% N=221
		Fair		32% N=168
		Poor		4% N=20
	North Mankato as a place to retire	Excellent		38% N=174
		Good		44% N=201
		Fair		14% N=64
		Poor		4% N=18
	The overall quality of life	Excellent		45% N=248
		Good		49% N=266
		Fair		6% N=31
		Poor		0% N=1
	Sense of community	Excellent		34% N=180
		Good		44% N=235

<b>Please rate each of the following aspects of quality of life in North Mankato.</b>	Sense of community	Fair		20% N=107
		Poor		2% N=13
<b>Please rate each of the following characteristics as they relate to North Mankato as a whole.</b>	Overall economic health	Excellent		22% N=114
		Good		63% N=320
		Fair		14% N=74
		Poor		1% N=3
	Overall quality of the transportation system	Excellent		21% N=107
		Good		52% N=269
		Fair		22% N=112
		Poor		6% N=32
	Overall design or layout of residential and commercial areas	Excellent		24% N=129
		Good		59% N=323
		Fair		14% N=77
		Poor		3% N=18
	Overall quality of the utility infrastructure	Excellent		22% N=116
		Good		60% N=324
		Fair		16% N=87
		Poor		2% N=11
	Overall feeling of safety	Excellent		45% N=245
		Good		47% N=257
		Fair		8% N=42
		Poor		1% N=3
	Overall quality of natural environment	Excellent		36% N=195
		Good		54% N=294
		Fair		9% N=48
		Poor		1% N=8
	Overall quality of parks and recreation opportunities	Excellent		49% N=270
		Good		42% N=230
		Fair		8% N=44
		Poor		0% N=2
	Overall health and wellness opportunities	Excellent		29% N=150
































<b>Please rate each of the following characteristics as they relate to North Mankato as a whole.</b>	Overall health and wellness opportunities	Good		53% N=274
		Fair		16% N=84
		Poor		2% N=9
	Overall opportunities for education, culture, and the arts	Excellent		21% N=111
		Good		52% N=281
		Fair		22% N=118
		Poor		5% N=27
	Residents' connection and engagement with their community	Excellent		16% N=85
		Good		55% N=287
		Fair		23% N=119
		Poor		6% N=30
<b>Please indicate how likely or unlikely you are to do each of the following.</b>	Recommend living in North Mankato to someone who asks	Very likely		64% N=355
		Somewhat likely		31% N=172
		Somewhat unlikely		4% N=23
		Very unlikely		0% N=2
	Remain in North Mankato for the next five years	Very likely		69% N=362
		Somewhat likely		23% N=121
		Somewhat unlikely		6% N=31
		Very unlikely		2% N=13
<b>Please rate how safe or unsafe you feel:</b>	In your neighborhood during the day	Very safe		86% N=471
		Somewhat safe		13% N=69
		Neither safe nor unsafe		1% N=3
		Somewhat unsafe		0% N=2
	In North Mankato's downtown/commercial area during the day	Very safe		73% N=398
		Somewhat safe		24% N=128
		Neither safe nor unsafe		2% N=10
		Somewhat unsafe		1% N=5
	From property crime	Very safe		48% N=258
		Somewhat safe		41% N=221
		Neither safe nor unsafe		8% N=43
		Somewhat unsafe		3% N=16


































<b>Please rate how safe or unsafe you feel:</b>	From property crime	Very unsafe		0% N=2
	From violent crime	Very safe		67% N=357
		Somewhat safe		27% N=145
		Neither safe nor unsafe		5% N=27
		Somewhat unsafe		1% N=8
	From fire, flood, or other natural disaster	Very safe		63% N=340
		Somewhat safe		30% N=162
		Neither safe nor unsafe		6% N=34
		Somewhat unsafe		1% N=5
		Very unsafe		0% N=1
<b>Please rate the job you feel the North Mankato community does at each of the following.</b>	Making all residents feel welcome	Excellent		29% N=150
		Good		53% N=279
		Fair		16% N=84
		Poor		2% N=10
	Attracting people from diverse backgrounds	Excellent		25% N=114
		Good		52% N=240
		Fair		18% N=82
		Poor		6% N=29
	Valuing/respecting residents from diverse backgrounds	Excellent		25% N=115
		Good		51% N=235
		Fair		20% N=91
		Poor		3% N=15
	Taking care of vulnerable residents	Excellent		26% N=104
		Good		50% N=197
		Fair		19% N=76
		Poor		5% N=18
<b>Please rate each of the following in the North Mankato community.</b>	Overall quality of business and service establishments	Excellent		20% N=111
		Good		60% N=327
		Fair		17% N=94
		Poor		3% N=15
	Variety of business and service establishments	Excellent		11% N=60
































<b>Please rate each of the following in the North Mankato community.</b>	Variety of business and service establishments	Good		33% N=182
		Fair		43% N=234
		Poor		13% N=70
	Vibrancy of downtown/commercial area	Excellent		14% N=77
		Good		43% N=232
		Fair		38% N=203
		Poor		5% N=29
	Employment opportunities	Excellent		18% N=84
		Good		43% N=196
		Fair		33% N=150
		Poor		6% N=30
	Shopping opportunities	Excellent		3% N=18
		Good		19% N=103
		Fair		48% N=261
		Poor		30% N=162
<b>Please also rate each of the following in the North Mankato community.</b>	Cost of living	Excellent		13% N=70
		Good		36% N=196
		Fair		42% N=226
		Poor		9% N=49
	Overall image or reputation	Excellent		35% N=191
		Good		53% N=287
		Fair		11% N=61
		Poor		1% N=4
	Traffic flow on major streets	Excellent		23% N=126
		Good		63% N=347
		Fair		11% N=62
		Poor		3% N=14
	Ease of public parking	Excellent		26% N=141
		Good		49% N=264
		Fair		20% N=108
		Poor		5% N=29
































Please also rate each of the following in the North Mankato community.
































Ease of travel by car	Excellent		47% N=256
	Good		47% N=255
	Fair		6% N=31
	Poor		1% N=5
Ease of travel by public transportation	Excellent		22% N=66
	Good		26% N=78
	Fair		33% N=102
	Poor		19% N=60
Ease of travel by bicycle	Excellent		29% N=128
	Good		52% N=234
	Fair		16% N=71
	Poor		3% N=14
Ease of walking	Excellent		38% N=205
	Good		49% N=263
	Fair		10% N=53
	Poor		3% N=14
Well-planned residential growth	Excellent		25% N=108
	Good		51% N=221
	Fair		19% N=82
	Poor		5% N=21
Well-planned commercial growth	Excellent		19% N=81
	Good		42% N=176
	Fair		28% N=118
	Poor		11% N=46
Well-designed neighborhoods	Excellent		21% N=108
	Good		57% N=298
	Fair		19% N=101
	Poor		3% N=13
Preservation of the historical or cultural character of the community	Excellent		22% N=99
	Good		53% N=245
	Fair		22% N=101
































Please also rate each of the following in the North Mankato community.	Preservation of the historical or cultural character of the community	Poor		3% N=15
	Public places where people want to spend time	Excellent		24% N=127
		Good		46% N=244
		Fair		26% N=141
		Poor		5% N=25
	Variety of housing options	Excellent		19% N=98
		Good		49% N=251
		Fair		26% N=135
		Poor		6% N=29
	Availability of affordable quality housing	Excellent		12% N=54
		Good		35% N=162
		Fair		36% N=163
		Poor		17% N=80
	Overall quality of new development	Excellent		21% N=101
		Good		52% N=250
		Fair		22% N=107
		Poor		4% N=21
	Overall appearance	Excellent		32% N=173
		Good		59% N=324
		Fair		9% N=47
		Poor		0% N=
	Cleanliness	Excellent		44% N=240
		Good		47% N=255
		Fair		9% N=49
		Poor		0% N=2
	Water resources	Excellent		22% N=119
		Good		49% N=263
		Fair		24% N=131
		Poor		4% N=20
	Air quality	Excellent		35% N=185
		Good		56% N=298

Please also rate each of the following in the North Mankato community.
































Air quality	Fair		7% N=40
	Poor		2% N=11
Availability of paths and walking trails	Excellent		44% N=235
	Good		45% N=240
	Fair		10% N=52
	Poor		2% N=8
Fitness opportunities	Excellent		30% N=156
	Good		50% N=262
	Fair		16% N=82
	Poor		4% N=23
Recreational opportunities	Excellent		23% N=121
	Good		55% N=288
	Fair		19% N=102
	Poor		3% N=17
Availability of affordable quality food	Excellent		11% N=59
	Good		32% N=170
	Fair		35% N=191
	Poor		22% N=120
Availability of affordable quality health care	Excellent		23% N=113
	Good		52% N=256
	Fair		21% N=102
	Poor		3% N=16
Availability of preventive health services	Excellent		25% N=120
	Good		52% N=255
	Fair		19% N=93
	Poor		4% N=21
Availability of affordable quality mental health care	Excellent		14% N=48
	Good		38% N=130
	Fair		29% N=100
	Poor		19% N=65
Opportunities to attend cultural/arts/music activities	Excellent		20% N=103
































<b>Please also rate each of the following in the North Mankato community.</b>	Opportunities to attend cultural/arts/music activities	Good		44% N=227
		Fair		30% N=156
		Poor		7% N=34
	Community support for the arts	Excellent		20% N=99
		Good		48% N=230
		Fair		27% N=131
		Poor		5% N=23
	Availability of affordable quality childcare/preschool	Excellent		18% N=57
		Good		39% N=125
		Fair		30% N=96
		Poor		14% N=44
	K-12 education	Excellent		33% N=147
		Good		49% N=215
		Fair		15% N=68
		Poor		2% N=11
	Adult educational opportunities	Excellent		14% N=54
		Good		48% N=191
		Fair		29% N=115
		Poor		10% N=42
	Sense of civic/community pride	Excellent		22% N=115
		Good		51% N=271
		Fair		25% N=130
		Poor		3% N=13
	Neighborliness of residents	Excellent		26% N=140
		Good		49% N=262
		Fair		21% N=114
		Poor		3% N=15
	Opportunities to participate in social events and activities	Excellent		19% N=101
		Good		53% N=278
		Fair		21% N=110
		Poor		6% N=32

<b>Please also rate each of the following in the North Mankato community.</b>	Opportunities to attend special events and festivals	Excellent		26% N=141
		Good		52% N=279
		Fair		19% N=101
		Poor		3% N=15
	Opportunities to volunteer	Excellent		22% N=94
		Good		52% N=221
		Fair		22% N=92
		Poor		4% N=16
	Opportunities to participate in community matters	Excellent		19% N=83
		Good		53% N=235
		Fair		25% N=108
		Poor		3% N=14
	Openness and acceptance of the community toward people of diverse backgrounds	Excellent		19% N=84
		Good		46% N=202
		Fair		30% N=131
		Poor		5% N=21
<b>Please indicate whether or not you have done each of the following in the last 12 months.</b>	Contacted the City of North Mankato for help or information	No		52% N=285
		Yes		48% N=264
	Contacted North Mankato elected officials to express your opinion	No		89% N=491
		Yes		11% N=59
	Attended a local public meeting	No		93% N=511
		Yes		7% N=40
	Watched a local public meeting	No		82% N=453
		Yes		18% N=97
	Volunteered your time to some group/activity	No		76% N=414
		Yes		24% N=134
	Campaigned or advocated for a local issue, cause, or candidate	No		86% N=470
		Yes		14% N=77
	Voted in your most recent local election	No		22% N=118
		Yes		78% N=430
	Used public transportation instead of driving	No		94% N=517
































<b>Please indicate whether or not you have done each of the following in the last 12 months.</b>	Used public transportation instead of driving	Yes		6% N=33
	Carpooled with other adults or children instead of driving alone	No		66% N=363
		Yes		34% N=186
	Walked or biked instead of driving	No		38% N=207
		Yes		62% N=342
<b>Please rate the quality of each of the following services in North Mankato.</b>	Public information services	Excellent		19% N=93
		Good		65% N=315
		Fair		14% N=68
		Poor		2% N=11
	Economic development	Excellent		14% N=64
		Good		61% N=288
		Fair		23% N=111
		Poor		3% N=13
	Traffic enforcement	Excellent		18% N=92
		Good		62% N=315
		Fair		15% N=76
		Poor		5% N=23
	Traffic signal timing	Excellent		13% N=71
		Good		62% N=330
		Fair		20% N=108
		Poor		5% N=26
	Street repair	Excellent		13% N=69
		Good		52% N=283
		Fair		27% N=144
		Poor		9% N=47
	Street cleaning	Excellent		21% N=113
		Good		62% N=333
		Fair		14% N=73
		Poor		3% N=18
	Street lighting	Excellent		16% N=89
		Good		57% N=310


































Please rate the quality of each of the following services in North Mankato.	Street lighting	Fair		20% N=107
		Poor		7% N=38
Snow removal		Excellent		25% N=132
		Good		52% N=271
		Fair		18% N=95
		Poor		4% N=22
Sidewalk maintenance		Excellent		15% N=77
		Good		55% N=280
		Fair		24% N=120
		Poor		6% N=30
Bus or transit services		Excellent		12% N=35
		Good		42% N=123
		Fair		31% N=91
		Poor		15% N=43
Land use, planning and zoning		Excellent		13% N=51
		Good		50% N=193
		Fair		30% N=117
		Poor		6% N=25
Code enforcement		Excellent		17% N=68
		Good		49% N=197
		Fair		24% N=95
		Poor		10% N=42
Affordable high-speed internet access		Excellent		19% N=99
		Good		47% N=239
		Fair		24% N=120
		Poor		10% N=51
Garbage collection		Excellent		34% N=182
		Good		56% N=297
		Fair		8% N=42
		Poor		3% N=14
Drinking water		Excellent		24% N=131
































Please rate the quality of each of the following services in North Mankato.	Drinking water	Good		53% N=285
		Fair		16% N=88
		Poor		7% N=39
	Sewer services	Excellent		27% N=143
		Good		63% N=329
		Fair		9% N=49
		Poor		0% N=2
	Storm water management	Excellent		28% N=143
		Good		61% N=313
		Fair		10% N=49
		Poor		1% N=7
	Power (electric and/or gas) utility	Excellent		26% N=139
		Good		60% N=325
		Fair		12% N=67
		Poor		1% N=8
	Utility billing	Excellent		23% N=121
		Good		54% N=287
		Fair		16% N=84
		Poor		8% N=40
	Police/Sheriff services	Excellent		36% N=174
		Good		55% N=267
		Fair		8% N=37
		Poor		1% N=6
	Crime prevention	Excellent		25% N=121
		Good		60% N=287
		Fair		14% N=65
		Poor		1% N=4
	Animal control	Excellent		21% N=83
		Good		63% N=247
		Fair		12% N=48
		Poor		4% N=17
































Please rate the quality of each of the following services in North Mankato.
































Ambulance or emergency medical services	Excellent		36% N=151
	Good		57% N=240
	Fair		6% N=25
	Poor		1% N=2
Fire services	Excellent		45% N=198
	Good		52% N=231
	Fair		2% N=9
	Poor		0% N=2
Fire prevention and education	Excellent		39% N=171
	Good		53% N=230
	Fair		8% N=33
	Poor		0% N=2
Emergency preparedness	Excellent		28% N=111
	Good		53% N=214
	Fair		16% N=64
	Poor		3% N=11
Preservation of natural areas	Excellent		27% N=130
	Good		54% N=259
	Fair		14% N=66
	Poor		5% N=22
North Mankato open space	Excellent		26% N=125
	Good		56% N=273
	Fair		16% N=79
	Poor		2% N=7
Recycling	Excellent		36% N=191
	Good		51% N=269
	Fair		9% N=49
	Poor		3% N=17
Yard waste pick-up	Excellent		37% N=184
	Good		47% N=234
	Fair		11% N=56
































<b>Please rate the quality of each of the following services in North Mankato.</b>	Yard waste pick-up	Poor		4% N=21
	City parks	Excellent		46% N=244
		Good		45% N=240
		Fair		9% N=49
		Poor		1% N=3
	Recreation programs or classes	Excellent		22% N=92
		Good		54% N=231
		Fair		21% N=88
		Poor		4% N=16
	Recreation centers or facilities	Excellent		22% N=103
		Good		51% N=234
		Fair		21% N=95
		Poor		6% N=28
	Health services	Excellent		27% N=133
		Good		55% N=266
		Fair		16% N=77
		Poor		2% N=11
	Public library services	Excellent		47% N=236
		Good		46% N=227
		Fair		7% N=34
		Poor		0% N=2
	Overall customer service by North Mankato employees	Excellent		38% N=185
		Good		54% N=260
		Fair		7% N=34
		Poor		1% N=7
<b>Please rate the following categories of North Mankato government performance.</b>	The value of services for the taxes paid to North Mankato	Excellent		12% N=61
		Good		59% N=299
		Fair		21% N=104
		Poor		8% N=40
	The overall direction that North Mankato is taking	Excellent		22% N=108
		Good		56% N=279

**Please rate the following categories of North Mankato government performance.**
































The overall direction that North Mankato is taking	Fair		19% N=96
	Poor		4% N=18
The job North Mankato government does at welcoming resident involvement	Excellent		20% N=87
	Good		46% N=200
	Fair		27% N=117
	Poor		7% N=31
Overall confidence in North Mankato government	Excellent		18% N=92
	Good		53% N=271
	Fair		24% N=122
	Poor		5% N=26
Generally acting in the best interest of the community	Excellent		24% N=122
	Good		53% N=269
	Fair		19% N=98
	Poor		5% N=24
Being honest	Excellent		24% N=109
	Good		50% N=226
	Fair		20% N=89
	Poor		6% N=26
Being open and transparent to the public	Excellent		20% N=95
	Good		46% N=217
	Fair		25% N=120
	Poor		8% N=39
Informing residents about issues facing the community	Excellent		19% N=96
	Good		48% N=236
	Fair		24% N=120
	Poor		9% N=42
Treating all residents fairly	Excellent		23% N=98
	Good		52% N=223
	Fair		17% N=73
	Poor		7% N=32
Treating residents with respect	Excellent		25% N=116












<b>Please rate the following categories of North Mankato government performance.</b>	Treating residents with respect	Good		55% N=260
		Fair		17% N=79
		Poor		4% N=17
<b>Overall, how would you rate the quality of the services provided by each of the following?</b>	The City of North Mankato	Excellent		27% N=143
		Good		60% N=325
		Fair		12% N=66
		Poor		1% N=6
	The Federal Government	Excellent		6% N=31
		Good		38% N=196
		Fair		35% N=181
		Poor		20% N=105
<b>Please rate how important, if at all, you think it is for the North Mankato community to focus on each of the following in the coming two years.</b>	Overall economic health	Essential		40% N=216
		Very important		49% N=267
		Somewhat important		11% N=61
	Overall quality of the transportation system	Essential		23% N=127
		Very important		45% N=244
		Somewhat important		29% N=159
		Not at all important		3% N=18
	Overall design or layout of residential and commercial areas	Essential		22% N=122
		Very important		44% N=239
		Somewhat important		32% N=173
		Not at all important		3% N=14
	Overall quality of the utility infrastructure	Essential		44% N=240
		Very important		43% N=237
		Somewhat important		12% N=64
		Not at all important		1% N=8
	Overall feeling of safety	Essential		52% N=282
		Very important		37% N=202
		Somewhat important		10% N=54
		Not at all important		1% N=7
	Overall quality of natural environment	Essential		35% N=191

Please rate how important, if at all, you think it is for the North Mankato community to focus on each of the following in the coming two years.	Overall quality of natural environment	Very important	 45% N=244
		Somewhat important	 19% N=104
		Not at all important	 2% N=8
	Overall quality of parks and recreation opportunities	Essential	 33% N=179
		Very important	 49% N=263
		Somewhat important	 17% N=93
		Not at all important	 1% N=6
	Overall health and wellness opportunities	Essential	 27% N=147
		Very important	 48% N=261
		Somewhat important	 24% N=132
		Not at all important	 1% N=7
	Overall opportunities for education, culture, and the arts	Essential	 24% N=132
		Very important	 48% N=261
		Somewhat important	 27% N=149
		Not at all important	 1% N=7
	Residents' connection and engagement with their community	Essential	 20% N=112
		Very important	 50% N=277
		Somewhat important	 26% N=145
		Not at all important	 3% N=16
In general, how many times do you:	Access the internet from your home	Several times a day	 76% N=407
		Once a day	 7% N=38
		A few times a week	 7% N=40
		Every few weeks	 2% N=11
		Less often or never	 8% N=40
	Access the internet from your cell phone	Several times a day	 85% N=455
		Once a day	 2% N=13
		A few times a week	 5% N=25
		Every few weeks	 1% N=4
		Less often or never	 7% N=35
	Visit social media sites	Several times a day	 58% N=308
		Once a day	 15% N=78

In general, how many times do you:	Visit social media sites	A few times a week		8% N=43
		Every few weeks		1% N=7
		Less often or never		18% N=99
	Use or check email	Several times a day		75% N=401
		Once a day		16% N=84
		A few times a week		5% N=24
		Every few weeks		0% N=3
		Less often or never		4% N=23
	Share your opinions online	Several times a day		5% N=28
		Once a day		4% N=19
		A few times a week		13% N=69
		Every few weeks		15% N=80
		Less often or never		63% N=337
	Shop online	Several times a day		10% N=51
		Once a day		5% N=27
		A few times a week		31% N=164
		Every few weeks		36% N=194
		Less often or never		18% N=97
Please rate your overall health.		Excellent		19% N=106
		Very good		46% N=248
		Good		31% N=170
		Fair		3% N=16
		Poor		1% N=3
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:		Very positive		2% N=13
		Somewhat positive		13% N=71
		Neutral		39% N=211
		Somewhat negative		36% N=194
		Very negative		10% N=52
How many years have you lived in North Mankato?		Less than 2 years		8% N=46
		2-5 years		21% N=113
		6-10 years		16% N=89



How many years have you lived in North Mankato?	11-20 years		14% N=77
	More than 20 years		40% N=217
Which best describes the building you live in?	One family house detached from any other houses		63% N=339
	Building with two or more homes (duplex, townhome, apa..		35% N=189
	Mobile home		2% N=12
	Other		0% N=
Do you rent or own your home?	Rent		27% N=149
	Own		73% N=393
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?	Less than \$500		9% N=48
	\$500 to \$999		28% N=148
	\$1,000 to \$1,499		30% N=158
	\$1,500 to \$1,999		19% N=101
	\$2,000 to \$2,499		7% N=39
	\$2,500 to \$2,999		3% N=15
	\$3,000 to \$3,499		3% N=14
	\$3,500 or more		2% N=8
Do any children 17 or under live in your household?	No		74% N=403
	Yes		26% N=140
Are you or any other members of your household aged 65 or older?	No		70% N=378
	Yes		30% N=164
How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	Less than \$25,000		11% N=58
	\$25,000 to \$49,999		19% N=100
	\$50,000 to \$74,999		19% N=98
	\$75,000 to \$99,999		22% N=115
	\$100,000 to \$149,999		17% N=89
	\$150,000 or more		13% N=67
Are you Spanish, Hispanic or Latino?	No, not Spanish, Hispanic, or Latino		98% N=523
	Yes, I consider myself to be Spanish, Hispanic, or Latino		2% N=13
What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	American Indian or Alaskan Native		2% N=12
	Asian, Asian Indian, or Pacific Islander		1% N=3
	Black or African American		2% N=11

What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	White		94% N=511
	Other		3% N=15
In which category is your age?	18-24 years		3% N=15
	25-34 years		20% N=107
	35-44 years		20% N=110
	45-54 years		16% N=88
	55-64 years		13% N=70
	65-74 years		15% N=79
	75 years or older		14% N=73
What is your gender?	Woman		56% N=301
	Man		44% N=240

## Full trends

This table contains the trends over time for the City of North Mankato. The combined "percent positive" responses for each survey year are presented (e.g., excellent/good or yes). If an item was not included during an administration of the survey, no percentage will be shown in the table. If the difference between the 2017 and 2022 surveys is greater than six percentage points, the change is statistically significant.

It is important to note that in 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

		2017	2022
<b>Please rate each of the following aspects of quality of life in North Mankato.</b>	North Mankato as a place to live	95%	96%
	Your neighborhood as a place to live	90%	93%
	North Mankato as a place to raise children	93%	95%
	North Mankato as a place to work	67%	73%
	North Mankato as a place to visit	55%	64%
	North Mankato as a place to retire	78%	83%
	The overall quality of life	91%	95%
	Sense of community	69%	78%
<b>Please rate each of the following characteristics as they relate to North Mankato as a whole.</b>	Overall economic health	73%	85%
	Overall quality of the transportation system		73%
	Overall design or layout of residential and commercial areas	70%	84%
	Overall quality of the utility infrastructure		82%
	Overall feeling of safety	91%	92%
	Overall quality of natural environment	86%	90%
	Overall quality of parks and recreation opportunities		92%
	Overall health and wellness opportunities	68%	82%
	Overall opportunities for education, culture, and the arts	72%	73%
	Residents' connection and engagement with their community		72%

<b>Please indicate how likely or unlikely you are to do each of the following.</b>	Recommend living in North Mankato to someone who asks	96% 96%
	Remain in North Mankato for the next five years	94% 92%
<b>Please rate how safe or unsafe you feel:</b>	In your neighborhood during the day	97% 99%
	In North Mankato's downtown/commercial area during the day	95% 97%
	From property crime	89%
	From violent crime	94%
	From fire, flood, or other natural disaster	93%
<b>Please rate the job you feel the North Mankato community does at each of the following.</b>	Making all residents feel welcome	83%
	Attracting people from diverse backgrounds	77%
	Valuing/respecting residents from diverse backgrounds	77%
	Taking care of vulnerable residents	77%
<b>Please rate each of the following in the North Mankato community.</b>	Overall quality of business and service establishments	54% 81%
	Variety of business and service establishments	44%
	Vibrancy of downtown/commercial area	37% 57%
	Employment opportunities	50% 61%
	Shopping opportunities	17% 22%
	Cost of living	50% 50%
	Overall image or reputation	83% 89%
<b>Please also rate each of the following in the North Mankato community.</b>	Traffic flow on major streets	82% 86%
	Ease of public parking	69% 75%
	Ease of travel by car	90% 94%
	Ease of travel by public transportation	38% 47%
	Ease of travel by bicycle	70% 81%
	Ease of walking	85% 87%
	Well-planned residential growth	77%

Please also rate each of the following in the North Mankato community.	Well-planned commercial growth	62%
	Well-designed neighborhoods	78%
	Preservation of the historical or cultural character of the community	75%
	Public places where people want to spend time	73% 69%
	Variety of housing options	68% 68%
	Availability of affordable quality housing	51% 48%
	Overall quality of new development	54% 74%
	Overall appearance	87% 91%
	Cleanliness	88% 91%
	Water resources	72%
	Air quality	90% 91%
	Availability of paths and walking trails	80% 89%
	Fitness opportunities	70% 80%
	Recreational opportunities	59% 78%
	Availability of affordable quality food	40% 43%
	Availability of affordable quality health care	63% 76%
	Availability of preventive health services	63% 78%
	Availability of affordable quality mental health care	45% 53%
	Opportunities to attend cultural/arts/music activities	53% 64%
	Community support for the arts	68%
	Availability of affordable quality childcare/preschool	63% 56%
	K-12 education	85% 82%
	Adult educational opportunities	57% 61%
	Sense of civic/community pride	73%
	Neighborliness of residents	66% 76%

<b>Please also rate each of the following in the North Mankato community.</b>	Opportunities to participate in social events and activities	58% 73%
	Opportunities to attend special events and festivals	72% 79%
	Opportunities to volunteer	65% 75%
	Opportunities to participate in community matters	56% 73%
	Openness and acceptance of the community toward people of diver..	58% 66%
<b>Please indicate whether or not you have done each of the following in the last 12 months.</b>	Contacted the City of North Mankato for help or information	44% 48%
	Contacted North Mankato elected officials to express your opinion	18% 10%
	Attended a local public meeting	14% 7%
	Watched a local public meeting	28% 18%
	Volunteered your time to some group/activity	43% 25%
	Campaigned or advocated for a local issue, cause, or candidate	22% 14%
	Voted in your most recent local election	78%
	Used public transportation instead of driving	7% 6%
	Carpooled with other adults or children instead of driving alone	41% 34%
	Walked or biked instead of driving	58% 63%
<b>Please rate the quality of each of the following services in North Mankato.</b>	Public information services	72% 85%
	Economic development	62% 74%
	Traffic enforcement	74% 81%
	Traffic signal timing	68% 75%
	Street repair	52% 65%
	Street cleaning	71% 84%
	Street lighting	69% 74%
	Snow removal	79% 78%
	Sidewalk maintenance	61% 71%
	Bus or transit services	46% 54%

**Please rate the quality of each of the following services in North Mankato.**

Land use, planning and zoning	58%	64%
Code enforcement	59%	67%
Affordable high-speed internet access		67%
Garbage collection	86%	90%
Drinking water	73%	76%
Sewer services	83%	90%
Storm water management	75%	89%
Power (electric and/or gas) utility	78%	86%
Utility billing	71%	77%
Police/Sheriff services	90%	91%
Crime prevention	83%	86%
Animal control	67%	84%
Ambulance or emergency medical services	91%	94%
Fire services	96%	98%
Fire prevention and education	89%	92%
Emergency preparedness	75%	81%
Preservation of natural areas	64%	82%
North Mankato open space	67%	82%
Recycling	84%	87%
Yard waste pick-up	78%	85%
City parks	84%	91%
Recreation programs or classes	68%	76%
Recreation centers or facilities	69%	73%
Health services	68%	82%
Public library services	86%	93%

<b>the following services in North Mankato.</b>	Overall customer service by North Mankato employees	85% 92%
<b>Please rate the following categories of North Mankato government performance.</b>	The value of services for the taxes paid to North Mankato	56% 72%
	The overall direction that North Mankato is taking	70% 78%
	The job North Mankato government does at welcoming resident inv..	58% 67%
	Overall confidence in North Mankato government	66% 72%
	Generally acting in the best interest of the community	66% 77%
	Being honest	69% 76%
	Being open and transparent to the public	67%
	Informing residents about issues facing the community	68%
	Treating all residents fairly	67% 76%
	Treating residents with respect	80%
<b>Overall, how would you rate the quality of the services provided by each of the following?</b>	The City of North Mankato	86% 87%
	The Federal Government	46% 44%
<b>Please rate how important, if at all, you think it is for the North Mankato community to focus on each of the following in the coming two years.</b>	Overall economic health	88% 89%
	Overall quality of the transportation system	68%
	Overall design or layout of residential and commercial areas	75% 66%
	Overall quality of the utility infrastructure	87%
	Overall feeling of safety	88% 89%
	Overall quality of natural environment	77% 79%
	Overall quality of parks and recreation opportunities	81%
	Overall health and wellness opportunities	72% 74%
	Overall opportunities for education, culture, and the arts	73% 72%
	Residents' connection and engagement with their community	78% 71%
<b>In general, how many times do you:</b>	Access the internet from your home	90%
	Access the internet from your cell phone	93%



<b>In general, how many times do you:</b>	Visit social media sites	80%
	Use or check email	95%
	Share your opinions online	22%
	Shop online	45%
	Please rate your overall health.	62% 65%
	What impact, if any, do you think the economy will have on your fa..	34% 16%

## Methods (open participation)

As part of its participation in The National Community Survey™ (The NCS™), the City of North Mankato conducted a survey of 2,800 residents. Survey invitations were mailed to randomly selected households and data were collected from October 24th, 2022 to December 9th, 2022. The results from this main survey effort represent the most robust estimate of your residents' opinions.

After the above data collection period was underway, a link to an online open participation survey was publicized by the City of North Mankato. The open participation survey was identical to the probability sample survey with two small updates; it included a question at the beginning asking where the respondent lives and also a question about where they heard about the survey. The open participation survey was open to all city residents and became available on November 21, 2022. The survey remained open for two weeks and there were 30 responses.

The open participation survey data were not collected through a random sample and it is unknown who in the community was aware of the survey; therefore, a level of confidence in the representativeness of the sample cannot be estimated. Due to limited response, the results were not statistically weighted.

































## Open participation survey results

































This dashboard contains a complete set of responses to each question on the open participation survey. By default, "don't know" responses are excluded, but may be added to the table using the response filter to the right. In some tables, the percentages may not sum to 100%; this is either because the question permitted the respondent to "choose all that apply", or for a question that asked the respondent to select one answer, it is due to the customary practice of rounding values to the nearest whole number.

Please rate each of the following aspects of quality of life in North Mankato.	Do you live within the limits of North Mankato?		Yes	93% N=28
			No	7% N=2
	North Mankato as a place to live		Excellent	57% N=17
			Good	33% N=10
			Fair	10% N=3
	Your neighborhood as a place to live		Excellent	66% N=19
			Good	28% N=8
			Fair	7% N=2
	North Mankato as a place to raise children		Excellent	67% N=18
			Good	26% N=7
			Fair	7% N=2
	North Mankato as a place to work		Excellent	40% N=8
			Good	25% N=5
			Fair	25% N=5
			Poor	10% N=2
	North Mankato as a place to visit		Excellent	20% N=6
			Good	33% N=10
			Fair	47% N=14
	North Mankato as a place to retire		Excellent	24% N=5
			Good	43% N=9
			Fair	29% N=6
			Poor	5% N=1
	The overall quality of life in North Mankato		Excellent	47% N=14
			Good	43% N=13
			Fair	10% N=3
	Sense of community		Excellent	33% N=10
			Good	43% N=13
			Fair	17% N=5

































<b>aspects of quality of life in North Mankato.</b>	Sense of community	Poor		7% N=2
<b>Please rate each of the following characteristics as they relate to North Mankato as a whole.</b>	Overall economic health of North Mankato	Excellent		27% N=7
		Good		50% N=13
		Fair		23% N=6
	Overall quality of the transportation system (auto, bicycle, foot, bus) in North Mankato	Excellent		15% N=4
		Good		44% N=12
		Fair		22% N=6
		Poor		19% N=5
	Overall design or layout of North Mankato's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Excellent		13% N=4
		Good		63% N=19
		Fair		20% N=6
		Poor		3% N=1
	Overall quality of the utility infrastructure in North Mankato (water, sewer, storm water, electric/gas, broadband)	Excellent		45% N=13
		Good		38% N=11
		Fair		14% N=4
		Poor		3% N=1
	Overall feeling of safety in North Mankato	Excellent		57% N=17
		Good		33% N=10
		Fair		10% N=3
	Overall quality of natural environment in North Mankato	Excellent		39% N=11
		Good		43% N=12
		Fair		18% N=5
	Overall quality of parks and recreation opportunities	Excellent		40% N=12
		Good		37% N=11
		Fair		23% N=7
	Overall health and wellness opportunities in North Mankato	Excellent		32% N=8
		Good		44% N=11
		Fair		20% N=5
		Poor		4% N=1
	Overall opportunities for education, culture, and the arts	Excellent		25% N=7
		Good		29% N=8
		Fair		39% N=11

Please rate each of the following characteristics as they relate to North Mankato as a whole.	Overall opportunities for education, culture, and the arts	Poor	<div><div></div></div>	7% N=2
	Residents’ connection and engagement with their community	Excellent	<div><div></div></div>	25% N=7
		Good	<div><div></div></div>	36% N=10
		Fair	<div><div></div></div>	36% N=10
		Poor	<div><div></div></div>	4% N=1
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in North Mankato to someone who asks	Very likely	<div><div></div></div>	63% N=19
		Somewhat likely	<div><div></div></div>	30% N=9
		Somewhat unlikely	<div><div></div></div>	7% N=2
	Remain in North Mankato for the next five years	Very likely	<div><div></div></div>	73% N=22
		Somewhat likely	<div><div></div></div>	10% N=3
		Somewhat unlikely	<div><div></div></div>	3% N=1
		Very unlikely	<div><div></div></div>	13% N=4
	Please rate how safe or unsafe you feel:	In your neighborhood during the day	Very safe	<div><div></div></div>
Somewhat safe			<div><div></div></div>	13% N=4
Neither safe nor unsafe			<div><div></div></div>	7% N=2
In North Mankato’s downtown/commercial area during the day		Very safe	<div><div></div></div>	69% N=20
		Somewhat safe	<div><div></div></div>	24% N=7
		Neither safe nor unsafe	<div><div></div></div>	7% N=2
From property crime		Very safe	<div><div></div></div>	47% N=14
		Somewhat safe	<div><div></div></div>	37% N=11
		Neither safe nor unsafe	<div><div></div></div>	7% N=2
		Somewhat unsafe	<div><div></div></div>	10% N=3
From violent crime		Very safe	<div><div></div></div>	60% N=18
		Somewhat safe	<div><div></div></div>	37% N=11
		Neither safe nor unsafe	<div><div></div></div>	3% N=1
From fire, flood, or other natural disaster		Very safe	<div><div></div></div>	60% N=18
		Somewhat safe	<div><div></div></div>	33% N=10
		Neither safe nor unsafe	<div><div></div></div>	7% N=2
Please rate the job you feel the North Mankato community does at each of the following.	Making all residents feel welcome	Excellent	<div><div></div></div>	30% N=9
		Good	<div><div></div></div>	37% N=11
		Fair	<div><div></div></div>	27% N=8
		Poor	<div><div></div></div>	7% N=2

































<b>Please rate the job you feel the North Mankato community does at each of the following.</b>	Attracting people from diverse backgrounds	Excellent		15% N=4
		Good		33% N=9
		Fair		33% N=9
		Poor		19% N=5
	Valuing/respecting residents from diverse backgrounds	Excellent		25% N=6
		Good		38% N=9
		Fair		25% N=6
		Poor		13% N=3
	Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	Excellent		25% N=5
		Good		20% N=4
		Fair		45% N=9
		Poor		10% N=2
<b>Please rate each of the following in the North Mankato community.</b>	Overall quality of business and service establishments in North Mankato	Excellent		24% N=7
		Good		41% N=12
		Fair		24% N=7
		Poor		10% N=3
	Variety of business and service establishments in North Mankato	Excellent		3% N=1
		Good		23% N=7
		Fair		50% N=15
		Poor		23% N=7
	Vibrancy of downtown/commercial area	Excellent		20% N=6
		Good		23% N=7
		Fair		43% N=13
		Poor		13% N=4
	Employment opportunities	Excellent		23% N=5
		Good		18% N=4
		Fair		50% N=11
		Poor		9% N=2
	Shopping opportunities	Good		21% N=6
		Fair		34% N=10
		Poor		45% N=13
	Cost of living in North Mankato	Excellent		7% N=2

<b>Please rate each of the following in the North Mankato community.</b>	Cost of living in North Mankato	Good		41% N=12
		Fair		38% N=11
		Poor		14% N=4
	Overall image or reputation of North Mankato	Excellent		28% N=8
		Good		52% N=15
		Fair		21% N=6
<b>Please also rate each of the following in the North Mankato community.</b>	Traffic flow on major streets	Excellent		37% N=11
		Good		50% N=15
		Fair		13% N=4
	Ease of public parking	Excellent		27% N=8
		Good		43% N=13
		Fair		27% N=8
		Poor		3% N=1
	Ease of travel by car in North Mankato	Excellent		57% N=17
		Good		40% N=12
		Fair		3% N=1
	Ease of travel by public transportation in North Mankato	Excellent		11% N=2
		Good		21% N=4
		Fair		21% N=4
		Poor		47% N=9
	Ease of travel by bicycle in North Mankato	Excellent		26% N=7
		Good		44% N=12
		Fair		26% N=7
		Poor		4% N=1
	Ease of walking in North Mankato	Excellent		48% N=14
		Good		31% N=9
		Fair		21% N=6
	Well-planned residential growth	Excellent		38% N=9
		Good		21% N=5
		Fair		42% N=10
	Well-planned commercial growth	Excellent		18% N=4
		Good		36% N=8

































**Please also rate each of the following in the North Mankato community.**

































Well-planned commercial growth	Fair		45% N=10
Well-designed neighborhoods	Excellent		28% N=8
	Good		52% N=15
	Fair		21% N=6
Preservation of the historical or cultural character of the community	Excellent		19% N=5
	Good		56% N=15
	Fair		19% N=5
	Poor		7% N=2
Public places where people want to spend time	Excellent		41% N=12
	Good		31% N=9
	Fair		28% N=8
Variety of housing options	Excellent		21% N=6
	Good		24% N=7
	Fair		41% N=12
	Poor		14% N=4
Availability of affordable quality housing	Excellent		14% N=3
	Good		9% N=2
	Fair		36% N=8
	Poor		41% N=9
Overall quality of new development in North Mankato	Excellent		33% N=9
	Good		19% N=5
	Fair		33% N=9
	Poor		15% N=4
Overall appearance of North Mankato	Excellent		40% N=12
	Good		43% N=13
	Fair		17% N=5
Cleanliness of North Mankato	Excellent		47% N=14
	Good		43% N=13
	Fair		10% N=3
Water resources (beaches, lakes, ponds, riverways, etc.)	Excellent		24% N=7
	Good		41% N=12
	Fair		14% N=4



































Please also rate each of the following in the North Mankato community.	Water resources (beaches, lakes, ponds, riverways, etc.)	Poor		21% N=6
	Air quality	Excellent		43% N=13
		Good		47% N=14
		Fair		10% N=3
	Availability of paths and walking trails	Excellent		43% N=13
		Good		43% N=13
		Fair		10% N=3
		Poor		3% N=1
	Fitness opportunities (including exercise classes and paths or trails, etc.)	Excellent		30% N=8
		Good		44% N=12
		Fair		15% N=4
		Poor		11% N=3
	Recreational opportunities	Excellent		31% N=9
		Good		34% N=10
		Fair		28% N=8
		Poor		7% N=2
	Availability of affordable quality food	Excellent		3% N=1
		Good		17% N=5
		Fair		50% N=15
		Poor		30% N=9
	Availability of affordable quality health care	Excellent		17% N=5
		Good		52% N=15
		Fair		21% N=6
		Poor		10% N=3
	Availability of preventive health services	Excellent		21% N=6
		Good		36% N=10
		Fair		32% N=9
		Poor		11% N=3
	Availability of affordable quality mental health care	Excellent		13% N=3
		Good		21% N=5
		Fair		42% N=10
		Poor		25% N=6

































**Please also rate each of the following in the North Mankato community.**
































Opportunities to attend cultural/arts/music activities	Excellent		26% N=7
	Good		37% N=10
	Fair		33% N=9
	Poor		4% N=1
Community support for the arts	Excellent		21% N=6
	Good		57% N=16
	Fair		21% N=6
Availability of affordable quality childcare/preschool	Excellent		17% N=4
	Good		43% N=10
	Fair		26% N=6
	Poor		13% N=3
K-12 education	Excellent		29% N=8
	Good		46% N=13
	Fair		21% N=6
	Poor		4% N=1
Adult educational opportunities	Excellent		13% N=3
	Good		39% N=9
	Fair		39% N=9
	Poor		9% N=2
Sense of civic/community pride	Excellent		27% N=8
	Good		33% N=10
	Fair		37% N=11
	Poor		3% N=1
Neighborliness of residents in North Mankato	Excellent		23% N=7
	Good		47% N=14
	Fair		23% N=7
	Poor		7% N=2
Opportunities to participate in social events and activities	Excellent		21% N=6
	Good		43% N=12
	Fair		36% N=10
Opportunities to attend special events and festivals	Excellent		27% N=8
	Good		57% N=17

<b>Please also rate each of the following in the North Mankato community.</b>	Opportunities to attend special events and festivals	Fair		17% N=5
	Opportunities to volunteer	Excellent		25% N=6
		Good		42% N=10
		Fair		29% N=7
		Poor		4% N=1
	Opportunities to participate in community matters	Excellent		19% N=5
		Good		37% N=10
		Fair		33% N=9
		Poor		11% N=3
	Openness and acceptance of the community toward people of diverse backgrounds	Excellent		24% N=6
		Good		28% N=7
		Fair		28% N=7
		Poor		20% N=5
<b>Please indicate whether or not you have done each of the following in the last 12 months.</b>	Contacted the City of North Mankato (in-person, phone, email, or web) for help or information	No		43% N=13
		Yes		57% N=17
	Contacted North Mankato elected officials (in-person, phone, email, or web) to express your opinion	No		77% N=23
		Yes		23% N=7
	Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood w..	No		80% N=24
		Yes		20% N=6
	Watched (online or on television) a local public meeting	No		63% N=19
		Yes		37% N=11
	Volunteered your time to some group/activity in North Mankato	No		41% N=12
		Yes		59% N=17
	Campaigned or advocated for a local issue, cause, or candidate	No		79% N=23
		Yes		21% N=6
	Voted in your most recent local election	Yes		100% N=29
	Used bus, rail, subway, or other public transportation instead of driving	No		93% N=27
		Yes		7% N=2
	Carpooled with other adults or children instead of driving alone	No		45% N=13
		Yes		55% N=16
	Walked or biked instead of driving	No		37% N=11
		Yes		63% N=19































Please rate the quality of each of the following services in North Mankato.

































Public information services	Excellent		23% N=6
	Good		54% N=14
	Fair		19% N=5
	Poor		4% N=1
Economic development	Excellent		21% N=5
	Good		33% N=8
	Fair		46% N=11
Traffic enforcement	Excellent		12% N=3
	Good		58% N=15
	Fair		31% N=8
Traffic signal timing	Excellent		14% N=4
	Good		45% N=13
	Fair		28% N=8
	Poor		14% N=4
Street repair	Excellent		10% N=3
	Good		40% N=12
	Fair		37% N=11
	Poor		13% N=4
Street cleaning	Excellent		28% N=8
	Good		48% N=14
	Fair		14% N=4
	Poor		10% N=3
Street lighting	Excellent		13% N=4
	Good		57% N=17
	Fair		27% N=8
	Poor		3% N=1
Snow removal	Excellent		30% N=9
	Good		33% N=10
	Fair		30% N=9
	Poor		7% N=2
Sidewalk maintenance	Excellent		18% N=5
	Good		43% N=12

Please rate the quality of each of the following services in North Mankato.	Sidewalk maintenance	Fair		32% N=9
		Poor		7% N=2
Bus or transit services		Excellent		6% N=1
		Good		12% N=2
		Fair		47% N=8
		Poor		35% N=6
Land use, planning, and zoning		Excellent		23% N=5
		Good		36% N=8
		Fair		36% N=8
		Poor		5% N=1
Code enforcement (weeds, abandoned buildings, etc.)		Excellent		5% N=1
		Good		57% N=12
		Fair		19% N=4
		Poor		19% N=4
Affordable high-speed internet access		Excellent		29% N=8
		Good		39% N=11
		Fair		25% N=7
		Poor		7% N=2
Garbage collection		Excellent		38% N=11
		Good		48% N=14
		Fair		3% N=1
		Poor		10% N=3
Drinking water		Excellent		39% N=11
		Good		36% N=10
		Fair		18% N=5
		Poor		7% N=2
Sewer services		Excellent		48% N=13
		Good		48% N=13
		Fair		4% N=1
Storm water management (storm drainage, dams, levees, etc.)		Excellent		44% N=12
		Good		41% N=11
		Fair		11% N=3

































Please rate the quality of each of the following services in North Mankato.	Storm water management (storm drainage, dams, levees, etc.)	Poor		4% N=1
	Power (electric and/or gas) utility	Excellent		41% N=11
		Good		52% N=14
		Fair		7% N=2
	Utility billing	Excellent		28% N=8
		Good		52% N=15
		Fair		10% N=3
		Poor		10% N=3
	Police/Sheriff services	Excellent		38% N=9
		Good		46% N=11
		Fair		13% N=3
		Poor		4% N=1
	Crime prevention	Excellent		27% N=7
		Good		50% N=13
		Fair		15% N=4
		Poor		8% N=2
	Animal control	Excellent		26% N=6
		Good		43% N=10
		Fair		26% N=6
		Poor		4% N=1
	Ambulance or emergency medical services	Excellent		38% N=8
		Good		48% N=10
		Fair		14% N=3
	Fire services	Excellent		48% N=11
		Good		52% N=12
	Fire prevention and education	Excellent		39% N=9
		Good		57% N=13
		Fair		4% N=1
	Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	Excellent		30% N=7
		Good		39% N=9
		Fair		26% N=6
		Poor		4% N=1

































Please rate the quality of each of the following services in North Mankato.









Preservation of natural areas (open space, farmlands, and greenbelts)	Excellent		20% N=5
	Good		48% N=12
	Fair		20% N=5
	Poor		12% N=3
North Mankato open space	Excellent		23% N=6
	Good		31% N=8
	Fair		35% N=9
	Poor		12% N=3
Recycling	Excellent		30% N=9
	Good		57% N=17
	Fair		13% N=4
Yard waste pick-up	Excellent		38% N=10
	Good		27% N=7
	Fair		12% N=3
	Poor		23% N=6
City parks	Excellent		50% N=15
	Good		40% N=12
	Fair		10% N=3
Recreation programs or classes	Excellent		23% N=5
	Good		32% N=7
	Fair		32% N=7
	Poor		14% N=3
Recreation centers or facilities	Excellent		29% N=7
	Good		33% N=8
	Fair		29% N=7
	Poor		8% N=2
Health services	Excellent		31% N=8
	Good		38% N=10
	Fair		31% N=8
Public library services	Excellent		54% N=15
	Good		39% N=11
	Fair		7% N=2































<b>Please rate the quality of each of the following services in North Mankato.</b>	Overall customer service by North Mankato employees (police, receptionists, planners, etc.)	Excellent		46% N=11
		Good		38% N=9
		Fair		17% N=4
<b>Please rate the following categories of North Mankato government performance.</b>	The value of services for the taxes paid to North Mankato	Excellent		19% N=5
		Good		22% N=6
		Fair		37% N=10
		Poor		22% N=6
	The overall direction that North Mankato is taking	Excellent		21% N=6
		Good		45% N=13
		Fair		31% N=9
		Poor		3% N=1
	The job North Mankato government does at welcoming resident involvement	Excellent		19% N=5
		Good		31% N=8
		Fair		31% N=8
		Poor		19% N=5
	Overall confidence in North Mankato government	Excellent		17% N=5
		Good		38% N=11
		Fair		31% N=9
		Poor		14% N=4
	Generally acting in the best interest of the community	Excellent		29% N=8
		Good		36% N=10
		Fair		29% N=8
		Poor		7% N=2
	Being honest	Excellent		27% N=7
		Good		31% N=8
		Fair		23% N=6
		Poor		19% N=5
	Being open and transparent to the public	Excellent		27% N=7
		Good		23% N=6
		Fair		19% N=5
		Poor		31% N=8
	Informing residents about issues facing the community	Excellent		22% N=6



<b>Please rate the following categories of North Mankato government performance.</b>	Informing residents about issues facing the community	Good		22% N=6
		Fair		37% N=10
		Poor		19% N=5
	Treating all residents fairly	Excellent		20% N=5
		Good		40% N=10
		Fair		16% N=4
		Poor		24% N=6
	Treating residents with respect	Excellent		26% N=7
		Good		44% N=12
		Fair		15% N=4
		Poor		15% N=4
<b>Overall, how would you rate the quality of the services provided by each of the following?</b>	The City of North Mankato	Excellent		34% N=10
		Good		52% N=15
		Fair		10% N=3
		Poor		3% N=1
	The Federal Government	Excellent		7% N=2
		Good		33% N=10
		Fair		43% N=13
		Poor		17% N=5
<b>Please rate how important, if at all, you think it is for the North Mankato community to focus on each of the following in the coming two years.</b>	Overall economic health of North Mankato	Essential		45% N=13
		Very important		52% N=15
		Somewhat important		3% N=1
	Overall quality of the transportation system (auto, bicycle, foot, bus) in North Mankato	Essential		7% N=2
		Very important		47% N=14
		Somewhat important		37% N=11
		Not at all important		10% N=3
	Overall design or layout of North Mankato's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Essential		13% N=4
		Very important		43% N=13
		Somewhat important		40% N=12
		Not at all important		3% N=1
	Overall quality of the utility infrastructure in North Mankato (water, sewer, storm water, electric/gas, broadband)	Essential		47% N=14
		Very important		37% N=11

Please rate how important, if at all, you think it is for the North Mankato community to focus on each of the following in the coming two years.	Mankato (water, sewer, storm water, electric/gas, broadband)	Somewhat important		17% N=5
	Overall feeling of safety in North Mankato	Essential		47% N=14
		Very important		43% N=13
		Somewhat important		10% N=3
	Overall quality of natural environment in North Mankato	Essential		37% N=11
		Very important		47% N=14
		Somewhat important		17% N=5
	Overall quality of parks and recreation opportunities	Essential		40% N=12
		Very important		40% N=12
		Somewhat important		20% N=6
	Overall health and wellness opportunities in North Mankato	Essential		33% N=10
		Very important		37% N=11
		Somewhat important		27% N=8
		Not at all important		3% N=1
	Overall opportunities for education, culture, and the arts	Essential		33% N=10
		Very important		30% N=9
		Somewhat important		30% N=9
		Not at all important		7% N=2
	Residents' connection and engagement with their community	Essential		27% N=8
		Very important		43% N=13
		Somewhat important		30% N=9
In general, how many times do you:	Access the internet from your home using a computer, laptop, or tablet computer	Several times a day		90% N=27
		Once a day		10% N=3
	Access the internet from your cell phone	Several times a day		97% N=29
		A few times a week		3% N=1
	Visit social media sites such as Facebook, Twitter, Nextdoor, etc.	Several times a day		63% N=19
		Once a day		13% N=4
		A few times a week		3% N=1
		Less often or never		20% N=6
	Use or check email	Several times a day		93% N=28
		Once a day		7% N=2
	Share your opinions online	Several times a day		7% N=2

In general, how many times do you:	Share your opinions online	Once a day		3% N=1
		A few times a week		17% N=5
		Every few weeks		30% N=9
		Less often or never		43% N=13
	Shop online	Several times a day		13% N=4
		Once a day		13% N=4
		A few times a week		23% N=7
		Every few weeks		50% N=15
	Please rate your overall health.	Excellent		33% N=10
		Very good		40% N=12
		Good		23% N=7
		Poor		3% N=1
	What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Very positive		10% N=3
		Somewhat positive		13% N=4
		Neutral		37% N=11
		Somewhat negative		33% N=10
		Very negative		7% N=2
	How many years have you lived in North Mankato?	Less than 2 years		7% N=2
		2-5 years		7% N=2
		6-10 years		23% N=7
		11-20 years		20% N=6
		More than 20 years		43% N=13
	Which best describes the building you live in?	One family house detached from any other houses		93% N=28
		Building with two or more homes (duplex, townhome, apartment)		7% N=2
	Do you rent or own your home?	Rent		13% N=4
		Own		87% N=26
	About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?	Less than \$500		3% N=1
		\$500 to \$999		17% N=5
		\$1,000 to \$1,499		28% N=8
		\$1,500 to \$1,999		17% N=5
		\$2,000 to \$2,499		21% N=6
		\$2,500 to \$2,999		3% N=1

About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?	\$3,000 to \$3,499		3% N=1
	\$3,500 or more		7% N=2
Do any children 17 or under live in your household?	No		43% N=13
	Yes		57% N=17
Are you or any other members of your household aged 65 or older?	No		97% N=29
	Yes		3% N=1
How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	\$50,000 to \$74,999		15% N=4
	\$75,000 to \$99,999		15% N=4
	\$100,000 to \$149,999		37% N=10
	\$150,000 or more		33% N=9
Are you Spanish, Hispanic, or Latino?	No, not Spanish, Hispanic, or Latino		97% N=28
	Yes, I consider myself to be Spanish, Hispanic, or Latino		3% N=1
What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	American Indian or Alaskan Native		3% N=1
	Asian, Asian Indian, or Pacific Islander		3% N=1
	White		100% N=29
In which category is your age?	25-34 years		21% N=6
	35-44 years		31% N=9
	45-54 years		28% N=8
	55-64 years		17% N=5
	75 years or older		3% N=1
What is your gender?	Woman		34% N=10
	Man		66% N=19
How did you hear about this survey? (Select all that apply.)	The North Mankato's website		13% N=4
	The North Mankato's social media (Facebook, Twitter, Inst..)		37% N=11
	Received an email from the North Mankato		10% N=3
	In a North Mankato newsletter or utility bill		13% N=4
	In my Facebook feed		7% N=2
	Saw it in a newspaper article or ad (hard copy or online)		30% N=9
	Heard about it from a family member, friend or neighbor		3% N=1
	Other		7% N=2

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

**1. Please rate each of the following aspects of quality of life in North Mankato.**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
North Mankato as a place to live .....	1	2	3	4	5
Your neighborhood as a place to live .....	1	2	3	4	5
North Mankato as a place to raise children .....	1	2	3	4	5
North Mankato as a place to work.....	1	2	3	4	5
North Mankato as a place to visit.....	1	2	3	4	5
North Mankato as a place to retire.....	1	2	3	4	5
The overall quality of life in North Mankato .....	1	2	3	4	5
Sense of community.....	1	2	3	4	5

**2. Please rate each of the following characteristics as they relate to North Mankato as a whole.**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall economic health of North Mankato.....	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in North Mankato.....	1	2	3	4	5
Overall design or layout of North Mankato's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.) .....	1	2	3	4	5
Overall quality of the utility infrastructure in North Mankato (water, sewer, storm water, electric/gas, broadband).....	1	2	3	4	5
Overall feeling of safety in North Mankato .....	1	2	3	4	5
Overall quality of natural environment in North Mankato.....	1	2	3	4	5
Overall quality of parks and recreation opportunities.....	1	2	3	4	5
Overall health and wellness opportunities in North Mankato .....	1	2	3	4	5
Overall opportunities for education, culture, and the arts.....	1	2	3	4	5
Residents' connection and engagement with their community .....	1	2	3	4	5

**3. Please indicate how likely or unlikely you are to do each of the following.**

	<u>Very likely</u>	<u>Somewhat likely</u>	<u>Somewhat unlikely</u>	<u>Very unlikely</u>	<u>Don't know</u>
Recommend living in North Mankato to someone who asks.....	1	2	3	4	5
Remain in North Mankato for the next five years.....	1	2	3	4	5

**4. Please rate how safe or unsafe you feel:**

	<u>Very safe</u>	<u>Somewhat safe</u>	<u>Neither safe nor unsafe</u>	<u>Somewhat unsafe</u>	<u>Very unsafe</u>	<u>Don't know</u>
In your neighborhood during the day.....	1	2	3	4	5	6
In North Mankato's downtown/commercial area during the day .....	1	2	3	4	5	6
From property crime.....	1	2	3	4	5	6
From violent crime.....	1	2	3	4	5	6
From fire, flood, or other natural disaster .....	1	2	3	4	5	6

**5. Please rate the job you feel the North Mankato community does at each of the following.**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Making all residents feel welcome .....	1	2	3	4	5
Attracting people from diverse backgrounds.....	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds.....	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.).....	1	2	3	4	5

**6. Please rate each of the following in the North Mankato community.**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall quality of business and service establishments in North Mankato....	1	2	3	4	5
Variety of business and service establishments in North Mankato .....	1	2	3	4	5
Vibrancy of downtown/commercial area .....	1	2	3	4	5
Employment opportunities .....	1	2	3	4	5
Shopping opportunities .....	1	2	3	4	5
Cost of living in North Mankato .....	1	2	3	4	5
Overall image or reputation of North Mankato .....	1	2	3	4	5

**7. Please also rate each of the following in the North Mankato community.**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Traffic flow on major streets.....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in North Mankato.....	1	2	3	4	5
Ease of travel by public transportation in North Mankato .....	1	2	3	4	5
Ease of travel by bicycle in North Mankato .....	1	2	3	4	5
Ease of walking in North Mankato.....	1	2	3	4	5
Well-planned residential growth.....	1	2	3	4	5
Well-planned commercial growth.....	1	2	3	4	5
Well-designed neighborhoods .....	1	2	3	4	5
Preservation of the historical or cultural character of the community .....	1	2	3	4	5
Public places where people want to spend time .....	1	2	3	4	5
Variety of housing options.....	1	2	3	4	5
Availability of affordable quality housing.....	1	2	3	4	5
Overall quality of new development in North Mankato .....	1	2	3	4	5
Overall appearance of North Mankato.....	1	2	3	4	5
Cleanliness of North Mankato .....	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.) .....	1	2	3	4	5
Air quality.....	1	2	3	4	5
Availability of paths and walking trails.....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.) ...	1	2	3	4	5
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food .....	1	2	3	4	5
Availability of affordable quality health care.....	1	2	3	4	5
Availability of preventive health services.....	1	2	3	4	5
Availability of affordable quality mental health care .....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities .....	1	2	3	4	5
Community support for the arts.....	1	2	3	4	5
Availability of affordable quality childcare/preschool.....	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities .....	1	2	3	4	5
Sense of civic/community pride.....	1	2	3	4	5
Neighborliness of residents in North Mankato .....	1	2	3	4	5
Opportunities to participate in social events and activities .....	1	2	3	4	5
Opportunities to attend special events and festivals .....	1	2	3	4	5
Opportunities to volunteer .....	1	2	3	4	5
Opportunities to participate in community matters .....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5

**8. Please indicate whether or not you have done each of the following in the last 12 months.**

	<u>No</u>	<u>Yes</u>
Contacted the City of North Mankato (in-person, phone, email, or web) for help or information.....	1	2
Contacted North Mankato elected officials (in-person, phone, email, or web) to express your opinion....	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.) .....	1	2
Watched (online or on television) a local public meeting.....	1	2
Volunteered your time to some group/activity in North Mankato .....	1	2
Campaigned or advocated for a local issue, cause, or candidate.....	1	2
Voted in your most recent local election .....	1	2
Used bus, rail, subway, or other public transportation instead of driving.....	1	2
Carpooled with other adults or children instead of driving alone .....	1	2
Walked or biked instead of driving.....	1	2

**9. Please rate the quality of each of the following services in North Mankato.**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Public information services.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Traffic enforcement .....	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Street repair .....	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting .....	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance.....	1	2	3	4	5
Bus or transit services .....	1	2	3	4	5
Land use, planning, and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.) .....	1	2	3	4	5
Affordable high-speed internet access .....	1	2	3	4	5
Garbage collection .....	1	2	3	4	5
Drinking water .....	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.) .....	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing .....	1	2	3	4	5
Police/Sheriff services .....	1	2	3	4	5
Crime prevention .....	1	2	3	4	5
Animal control.....	1	2	3	4	5
Ambulance or emergency medical services .....	1	2	3	4	5
Fire services.....	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations) .....	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts) .....	1	2	3	4	5
North Mankato open space.....	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
City parks.....	1	2	3	4	5
Recreation programs or classes .....	1	2	3	4	5
Recreation centers or facilities .....	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services .....	1	2	3	4	5
Overall customer service by North Mankato employees (police, receptionists, planners, etc.) .....	1	2	3	4	5

**10. Please rate the following categories of North Mankato government performance.**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The value of services for the taxes paid to North Mankato .....	1	2	3	4	5
The overall direction that North Mankato is taking.....	1	2	3	4	5
The job North Mankato government does at welcoming resident involvement.....	1	2	3	4	5
Overall confidence in North Mankato government.....	1	2	3	4	5
Generally acting in the best interest of the community .....	1	2	3	4	5
Being honest.....	1	2	3	4	5
Being open and transparent to the public.....	1	2	3	4	5
Informing residents about issues facing the community .....	1	2	3	4	5
Treating all residents fairly .....	1	2	3	4	5
Treating residents with respect .....	1	2	3	4	5

**11. Overall, how would you rate the quality of the services provided by each of the following?**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The City of North Mankato.....	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

**12. Please rate how important, if at all, you think it is for the North Mankato community to focus on each of the following in the coming two years.**

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Overall economic health of North Mankato.....	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in North Mankato.....	1	2	3	4
Overall design or layout of North Mankato's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.).....	1	2	3	4
Overall quality of the utility infrastructure in North Mankato (water, sewer, storm water, electric/gas, broadband) .....	1	2	3	4
Overall feeling of safety in North Mankato .....	1	2	3	4
Overall quality of natural environment in North Mankato .....	1	2	3	4
Overall quality of parks and recreation opportunities .....	1	2	3	4
Overall health and wellness opportunities in North Mankato .....	1	2	3	4
Overall opportunities for education, culture, and the arts.....	1	2	3	4
Residents' connection and engagement with their community .....	1	2	3	4



Our last questions are about you and your household.

Again, all of your responses to this survey are confidential and no identifying information will be shared.

**D1. In general, how many times do you:**

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop, or tablet computer .....	1	2	3	4	5	6
Access the internet from your cell phone.....	1	2	3	4	5	6
Visit social media sites such as Facebook, Twitter, Nextdoor, etc. ....	1	2	3	4	5	6
Use or check email.....	1	2	3	4	5	6
Share your opinions online.....	1	2	3	4	5	6
Shop online .....	1	2	3	4	5	6

**D2. Please rate your overall health.**

☐ Excellent    ☐ Very good    ☐ Good    ☐ Fair    ☐ Poor

**D3. What impact, if any, do you think the economy will have on your family income in the next 6 months?**

**Do you think the impact will be:**

☐ Very positive    ☐ Somewhat positive    ☐ Neutral    ☐ Somewhat negative    ☐ Very negative

**D4. How many years have you lived in North Mankato?**

☐ Less than 2 years  
☐ 2-5 years  
☐ 6-10 years  
☐ 11-20 years  
☐ More than 20 years

**D5. Which best describes the building you live in?**

☐ One family house detached from any other houses  
☐ Building with two or more homes (duplex, townhome, apartment, or condominium)  
☐ Mobile home  
☐ Other

**D6. Do you rent or own your home?**

☐ Rent  
☐ Own

**D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?**

☐ Less than \$500    ☐ \$2,000 to \$2,499  
☐ \$500 to \$999    ☐ \$2,500 to \$2,999  
☐ \$1,000 to \$1,499    ☐ \$3,000 to \$3,499  
☐ \$1,500 to \$1,999    ☐ \$3,500 or more

**D8. Do any children 17 or under live in your household?**

☐ No    ☐ Yes

**D9. Are you or any other members of your household aged 65 or older?**

☐ No    ☐ Yes

**D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)**

☐ Less than \$25,000    ☐ \$75,000 to \$99,999  
☐ \$25,000 to \$49,999    ☐ \$100,000 to \$149,999  
☐ \$50,000 to \$74,999    ☐ \$150,000 or more

**D11. Are you Spanish, Hispanic or Latino?**

☐ No, not Spanish, Hispanic, or Latino  
☐ Yes, I consider myself to be Spanish, Hispanic, or Latino

**D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)**

☐ American Indian or Alaskan Native  
☐ Asian, Asian Indian, or Pacific Islander  
☐ Black or African American  
☐ White  
☐ Other

**D13. In which category is your age?**

☐ 18-24 years    ☐ 55-64 years  
☐ 25-34 years    ☐ 65-74 years  
☐ 35-44 years    ☐ 75 years or older  
☐ 45-54 years

**D14. What is your gender?**

☐ Woman  
☐ Man  
☐ Identify in another way → go to D14a

**D14a. If you identify in another way, how would you describe your gender?**

☐ Agender/I don't identify with any gender  
☐ Genderqueer/gender fluid  
☐ Non-binary  
☐ Transgender man  
☐ Transgender woman  
☐ Two-spirit  
☐ Not listed, I identify as: \_\_\_\_\_

**Thank you!**

Please return the completed survey in the postage-paid envelope to:  
**National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502**