

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

Mayor Dehen extended his condolences and held a moment of silence for Abdirahman Abdullahi a nine year old boy who died while at the Spring Lake Swim Facility.

Approval of Agenda

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

Approval of Council Minutes from May 17, 2021, Council Meeting.

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of May 17, 2021. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.

Public Hearing, 7 pm Proposal to Adopt a Street Reconstruction Plan and the Intent to Issue General Obligation Street Reconstruction Bonds and the Intent to Issue General Obligation Sales Tax Bonds for Improvements to the Caswell Park Sports Complex.

City Administrator Harrenstein presented an overview of the proposed Street Reconstruction Plan and the proposed bonding issuance.

He stated the plan includes the issuance of bonds included in the 2021 CIP Plan for Harrison Avenue, Cliff Court, the matching dollars for the Caswell Sports Softball Field improvements, the Soccer Facility Turf project, and the full amount for the preparation of design plans for the Caswell Park Indoor Sports Complex along with the public improvements associated with the TIF district public improvements of approximately \$400,000 to \$450,000. The plan allows the City to bond for projects where the City could not generate the 20% in assessments required without assessing more to a resident's property than would normally be assessed. He noted that McKinley Avenue, Lor Ray Drive, Garfield Avenue, and Somerset have been included in the plans in outlying years. The City has attempted to secure a grant to help offset the Somerset and Lor Ray Drive improvements costs but has not been successful, so they have been included in the plan.

Tammy Omdal, the City's Bond Counsel from Northland Securities, reported the Public Hearing relates to the Council's consideration of the 2021-2025 Street Reconstruction Plan. She noted the plan would allow the issuance of bonds when the assessments are at or below 20%. If Council approves the plan tonight, voters will have 30 days for a reverse referendum; if 5% of voters from the last municipal election sign a petition, the plan could be required to go before voters in a referendum. Ms. Omdal noted that passing the resolution approving the plan does not issue the bonds but rather preserves the right for the Council to issue bonds later. During the next five years, the Council can issue a maximum of \$8,768,000 in bonds, and the plan can be amended following a public hearing in advance of the issuance of bonds.

Barb Church, 102 Wheeler Avenue, spoke before Council and requested clarification on if the issuance of the sales tax bonds was subject to a reverse referendum. She also questioned if the City had completed a review of the authorized use of sales tax, including bonding and spending authorized by the special legislation.

Tom Hagen, 927 Lake Street, spoke before Council and commented that he believed the information was confusing. Some people may have thought 8 million dollars would be borrowed for the road and 3 million dollars for the Caswell improvements. He said the City would borrow 2 million dollars for roads and 9 million dollars for Caswell Park.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 44-21 Accepting Donations/Contributions/Grants.
- C. Approved Audio Permit for Risen Savior Sunday at Spring Lake Shelter #2 on August 22, 2021, from 10:00 am to 11:30 am.
- D. Approved Audio Permit for Mass in the Park at Wheeler Park on September 19, 2021, from 10:00 am to 11:30 am.
- E. Approved Audio Permit for Art Splash on June 19, 2021, from 11 am to 3 pm at South Central College, 1920 Lee Blvd.
- F. Approved Parade Permit for North Mankato Fun Days Parade on July 10, 2021, from 11 am to 2 pm.
- G. Res. No. 45-21 Waiving Waiting Period for Exemption from Lawful Gambling for Knights of Columbus #5551.
- H. Approved On-Sale Intoxicating Liquor License for Comfort Inn & Suites, 2000 Commerce Drive.
- I. Authorized City Administrator to Execute the Labor Agreement Between the City of North Mankato and North Mankato Police Department Lieutenants Law Enforcement Labor Services, Inc. (Local No. 394) January 1, 2021-December 31, 2022.
- J. Accepted Petition for Vacation of Utility Easements from Todd King and Setting a Public Hearing for 7 pm on June 21, 2021.
- K. Accepted Petition for Vacation of Utility Easements from Christopher Schweiss and Setting a Public Hearing for 7 pm on June 21, 2021.

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

Public Comments Concerning Business Items on the Agenda

Barb Church, 102 Wheeler Avenue, spoke before Council and requested her bonding questions be answered.

Business Items

Res. No. 46-21 Adopting a Street Reconstruction Plan and Approving the Issuance of General Obligation Street Reconstruction Bonds.

City Administrator Harrenstein stated the resolution would set the Public Hearing to issue 11 million dollars in General Obligation Debt. The debt will be issued for street reconstruction and \$400,000 for Belgrade Avenue improvements, and 9 million dollars for Caswell Indoor Recreation,

which voters approved in a referendum. The Street Reconstruction Plan allows the City to borrow 8 million dollars for street projects, but not all of that will be borrowed in 2021. In 2021 the City will borrow funds for Harrison Avenue and Cliff Drive.

Council Member Norland commented that there is a step-by-step process that has been laid out for the street reconstruction. She also commented that interest rates are low. Council Member Whitlock noted the borrowing would help pay for Cliff Court and other projects where it is difficult to meet the 20% assessment requirement. Caswell Indoor Recreation has been a want of the City for years. Mayor Dehen noted Lor Ray Drive would not have enough properties to asses to meet the 20% requirement. He commented that the City will borrow the money for the Sales Tax bonding but will not spend the funds until the State has funded the project.

Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res. No. 46-21 Adopting a Street Reconstruction Plan and Approving the Issuance of General Obligation Street Reconstruction Bonds. Vote on the motion: Steiner, Norland, Whitlock, and Dehen aye; Oachs nays. Motion carried.

Res. No. 47-21 Providing for the Competitive Negotiated Sale of \$11,365,000 General Obligation Bonds, Series 2021A.

City Administrator Harrenstein reported the resolution authorizes the City to go out for a bid for \$11,365,000 in General Obligation Bonds related to Capital Improvement, including Harrison Avenue and Cliff Court. Nine million dollars in Sales Tax Debt is related to the Caswell Indoor Recreation. Mayor Dehen commented that the City anticipated an interest rate of 1.5% last year and received .98%. He stated it would be an excellent time to go out for the sale of debt.

Council Member Norland moved, seconded by Council Member Whitlock, to Adopt Res. No. 47-21 Providing for the Competitive Negotiated Sale of \$11,365,000 General Obligation Bonds, Series 2021A. Vote on the motion: Steiner, Norland, Whitlock, and Dehen aye; Oachs nay. Motion carried.

Res. No. 48-21 Terminating a Declared Local Emergency.

City Administrator Harrenstein reported that by adopting the resolution, the City Council agrees it is safe to resume in-person meetings as stated by the Governor in Executive Order 21-21. The resolution continues to provide discretionary authority to staff to review practices and policies to adjust to post COVID-19. Council Member Oachs, Norland, Whitlock, Steiner, and Mayor Dehen all agreed it was time to meet in person again.

Council Member Norland moved, seconded by Council Member Oachs, to Adopt Res. No. 48-21 Terminating a Declared Local Emergency. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.

Open Forum

Barb Church, 102 Wheeler Avenue, spoke before Council and requested her questions concerning bonding be answered in writing.

City Administrator and Staff Comments

Public Works Director Host reported Cliff Court reconstruction is going well, and the mill and overlay have been completed.

Community Development Director Fischer noted the front lawn has a dead area planted to a pollinator garden on June 26, 2021. The public is invited to help plant from 9 am to noon.

City Clerk Van Genderen invited everyone to the Farmers' Market on Mondays from 3 pm to 6 pm.

City Administrator Harrenstein reported the death of Abdirahman Abdullahi on June 5, 2021, he drowned while swimming at the Spring Lake Swim Facility. He extended his condolences to the family.

Mayor and Council Comments

Council Members Whitlock, Steiner, Oachs, Norland and Mayor Dehen extended their condolences to the family of Abdirahman Abdullahi.

Council Member Whitlock noted he was ready to return to in-person meetings.

Council Member Oachs noted a MAPO meeting would be held on June 15, 2021, to discuss the 169 Corridor access points, and anyone can attend.

At 7:40 pm, on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk