

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 September 20, 2021. Mayor Dehen called the meeting to order at 7:00 pm, asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Council Members Steiner, Norland, Oachs, Whitlock, City Administrator Harrenstein, City Attorney Kennedy, Finance Director McCann, and City Clerk Van Genderen. Absent: Community Development Director Fischer and Public Works Director Host.

Approval of Agenda

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

Approval of Council Minutes from September 7, 2021, Council Meeting.

Council Member Steiner moved, seconded by Council Member Norland, to approve the Council meeting minutes of September 7, 2021. Vote on the motion Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes from September 13, 2021, Council Work Session.

Council Member Whitlock moved, seconded by Council Member Oachs, to approve the Council Work Session Minutes of September 13, 2021. Vote on the motion Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 59-21 Accepting Donations/Contributions/Grants.
- C. Approved Audio Permit for Kato Fall Classic Bike Polo Tournament on September 24, 25, and 26, 2021, at Spring Lake Park Hockey Rinks.
- D. Approved Audio Permit for Bridges Community School Family Movie Night on October 15, 2021, at Bridges Community School from 7:00 pm to 9:30 pm.

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

Public Comments Concerning Business Items on the Agenda

None.

Business Items**Res. No. 60-21 Approving a Maximum Tax Levy.**

City Administrator Harrenstein reported the resolution is part of state-mandated requirements. The Council must establish a maximum levy. Staff recommends a 2% Levy increase, increasing the levy by \$139,667 with \$82,000 set aside for General Levy and \$57,000 for the Debt Service Fund. He noted the community grew by 4%, with 1.3% of that increase as new construction. The proposed levy would decline the tax rate by .93% and continue the decline of the tax rate. City Administrator Harrenstein noted Finance Director McCann had included additional Levy options, including a levy that only captures the New Growth, a 2.5% Levy Increase, a 3% Levy Increase and a Flat Tax Rate which would be an almost 4% Levy Increase. He noted that the Council could decrease the tax levy

but could not increase the levy in December when the final levy is passed. **Council Member Oachs moved, seconded by Council Member Steiner, to Set the Tax Levy at 2% and adopt Res. No. 60-21 Approving a Maximum Levy. Vote on the motion Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.**

Res. No. 61-21 Providing for the Competitive Negotiated Sale of General Obligation Refunding Bonds, Series 2021C.

Tammy Omdal, bond counsel from Northland Securities, appeared before Council and reported the proposed 2021C Bond would refinance \$2.6 million for the sole purpose of refunding the 2010A and 2014A bonds that were used to finance street and utility projects. She noted the refinancing would save approximately \$216,000 and approximately 7% savings. The refinancing would not change the payment plan or the length of the bond. Ms. Omdal reported it is recommended to request a rating from Standard and Poor's, and the City has a strong AA rating. The bonds will be sold on November 1, 2021, and the City Council will be requested to approve the sale at the November 1, 2021, Council Meeting. A question was raised concerning if the rates would change. Ms. Omdal reported the sale would not need to proceed if the projected savings would not be met. **Council Member Norland moved, seconded by Council Member Oachs, to adopt Res. No. 61-21 Providing for the Competitive Negotiated Sale of General Obligation Refunding Bonds, Series 2021C. Vote on the motion Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.**

City Administrator and Staff Comments

City Administrator Harrenstein invited everyone out to Music in the Park on Thursdays in September from 5:30 pm to 7:30 pm.

City Administrator Harrenstein invited everyone out to "Pack the Stands" for the ribbon cutting at Caswell North Soccer Complex on September 25, 2021, to celebrate the new turf installation.

City Administrator Harrenstein invited everyone out to Concerts on Commerce on Friday, September 24th from 4:00 pm to 6:00 pm at 1960 Commerce Drive.

City Administrator Harrenstein invited everyone out to Party on the Prairie on Saturday, October 2, 2021, from 2:00 pm to 7:00 pm at Benson Park.

City Administrator Harrenstein invited everyone out to the North Mankato Farmers' Market on Mondays from 3-6 pm at SCC. The final day is October 18, 2021.

City Administrator Harrenstein reminded everyone about Junk Drop-off October 7-10 at the Public Works Building at 610 Webster Avenue. A paper shredding truck will be on-site Saturday, October 9th starting at 8 am and will leave when full.

The leaf collection schedule and map will be released soon.

City Administrator Harrenstein reported MAPO is still accepting comments about the Hwy 14 Pedestrian Bridge Study.

City Administrator Harrenstein commented that the City is still under Water Conservation Measures.

Mayor and Council Comments

Council Member Oachs thanked all who came out for Bier on Belgrade on Saturday, September 18, 2021.

Council Member Whitlock thanked everyone who came out for Symphony on the Prairie.

At 7:18 pm, on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk

COUNCIL WORK SESSION SEPTEMBER 27, 2021

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on September 27, 2021. Mayor Dehen called the meeting to order at 12:00 pm. The following were present for roll call: Council Members Steiner, Norland, Oachs, Whitlock, Mayor Dehen, City Administrator Harrenstein, Finance Director McCann, Community Development Director Fischer, and City Clerk Van Genderen.

North Mankato Branding.

City Administrator Harrenstein reported City staff has been working to create a place branding campaign. He introduced Stacy Straka from PresenceMaker, who reviewed the campaign. Ms. Straka said the branding is exciting and playful and shows everyone what North Mankato brings to the region. The message works with everything from the business associations, sports and tourism, the library and swim facility, and the region's business aspect. Ms. Straka noted the branding states the slogan is "It's in our DNA Darn Nice Area." The slogan can be changed to target what the information will be used for, including "Success: It's in our DNA. Darn Nice Area." Or "Happiness: It's in our DNA. Darn Nice Area." She noted the branding would be used in the visitor guide, rack card system, banners, billboards, and social media. City Administrator Harrenstein commented a website would accompany the branding. Council Member Whitlock, Oachs, and Norland all expressed approval of the new branding and slogan. Mayor Dehen thanked the Presence Makers and the staff for their work.

Highway 14 Pedestrian Bridge Study Update.

City Administrator Harrenstein introduced Tony Rotchadl, Project Engineer from Bolton & Menk, who reviewed the Highway 14 Pedestrian Bridge Study and provided an update on the next steps.

Mr. Rotchadl reported the purpose of the study was to build on past planning efforts to identify a pedestrian bridge that spans US Highway 14 to provide safe pedestrian travel options with as little impact to Highway 14 as possible. He reviewed previous studies that included the proposed pedestrian bridge, including North Mankato's Safe Routes to School Plan (May 2015), Commerce Drive Improvement (2019), the MAPO Long Range Transportation Plan (November 2020), and the ongoing development of recreational options in North Mankato including Caswell Park Expansions, education facilities in the area, increased soccer field use, North Mankato's trail infrastructure and the continued redevelopment of Commerce Drive and South Central Campus.

Mr. Rotchadl reviewed the analysis used to identify the preferred location. Those considerations included that the bridge should not impact the future expansion of Highway 14. The bridge should minimize impacts to current or future development plans for local businesses. The bridge should leverage the existing trail and multimodal network. The bridge should prioritize proximity to recreational features. The preferred bridge corridor was identified and should be located in the vicinity of Caswell Park. Mr. Rotchadl reviewed potential bridge configurations, including an underground tunnel, a clear span bridge, and a pier-supported bridge. The underground tunnel was eliminated due to stability issues, and the pier-supported bridge was not preferred due to interference with MnDOT's ability to provide a crossover for road maintenance. The preferred bridge was a clear span bridge. Mr. Rotchadl also reviewed potential approach types, which included traditional abutment and a helical style approach. The helical style approach was more expensive, had potential maintenance issues, but provided for the smallest footprint. Mr. Rotchadl reviewed three alternatives based on the type of approach. The plans included helical, abutment approach, and a combination of helical and abutment.

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Based on the type of bridge and approach, the location of the bridge changed slightly. The cost for the helical approach bridge was \$3.9 million, the abutment approach bridge was \$3.0 million, and the combination helical and abutment bridge approach was \$3.5 million.

Mr. Rotchadl reviewed the public input process and results. He noted an open house was held, and eight people attended. Public comment was also taken online. He noted there appeared to be general support for the bridge, with residents commenting on the current intersections that they found difficult to cross. Another concern was based on funding and where the money for the bridge would come from. Mr. Rotchadl noted the goal would be to leverage local dollars and pursue dollars through grants, State funding, and Federal funding.

Mayor Dehen commented that the potential pedestrian bridge would be the lynchpin for the upper North Mankato trail system. It would be a valuable link to help move people around the City.

Receive and Discuss 2022 Utility Fund Overview-Water, Sewer, Solid Waste, Recycling, and Stormwater.

Finance Director McCann began the discussion by noting North Mankato's average monthly utility bill for 2021 is approximately \$86.36 and in the lower 1/3 for comparable cities. He said staff is proposing a rate increase of \$1.00 for all garbage carts.

Finance Director McCann reported the Water Utility Fund's operating budget for 2022 is \$2,371,234, which is an increase of \$446,977 from 2021. The increases are due to increases in capital outlay related to filter rehabs, personnel services, and transfers to the General Fund as part of the franchise fee. The Wastewater Utility Fund's 2022 operating budget is \$2,592,114, an increase of \$42,425 from 2021. The increase is attributed to transfers out to the General Fund as part of franchise fees, personnel costs, and the Mankato treatment costs. The Recycling Fund operating budget for 2022 is \$563,278, an increase of \$36,877 from 2021. The increase is related to personnel services and recycling contract fees. The Storm Water Utility Fund's operating budget for 2022 is \$508,126, increasing to \$60,623 from 2021. The increase is due to increases in capital outlay and moving the Lake St. flood station costs back to the stormwater fund. The Solid Waste Fund's 2022 budget is \$835,104, an increase of \$8,693 from 2021. The increase relates to spring and fall clean-up expenses. It is recommended to implement a \$1.00 utility fee increase on garbage carts. The Hotel Fund is related to the City's housing for temporary workers. The Hotel Fund's 2022 budget is \$155,252. The increase relates to facility maintenance and debt service due to the issuance of a bond for the hotel. Finance Director McCann reported total revenues for the fund are \$610,000 due to HyLife foods lease and lodging tax payment secured through 2023, at which time the lease will be terminated. The payments from HyLife will secure the fund through 2025.

Council Member Norland moved, seconded by Council Member Steiner, to adjourn the Council Work Session at 1:20 pm.

Mayor

City Clerk

COUNCIL WORK SESSION OCTOBER 11, 2021

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on October 11, 2021. Mayor Dehen called the meeting to order at 12:00 pm. The following were present for roll call: Council Members Norland, Oachs, Whitlock, Steiner, Mayor Dehen, City Administrator Harrenstein, Finance Director McCann, and City Clerk Van Genderen.

Receive and Discuss 2022 Recreation, Special Revenue, & Economic Development Funds.

Finance Director McCann provided an overview of the Recreation Funds. The Spring Lake Swim Facility Fund was established to account for track sports, recreational, and tourism activities previously accounted for in the General Fund. The 2022 budget is increased by \$31,486 primarily due to an increase in personnel. The Caswell Sports Fund accounts for and tracks sports, recreational, and tourism activities in the City. The Caswell Sports Fund includes Caswell Park and Caswell North. The total Caswell Sports Fund's 2022 budget is \$634,969, an \$87,845 increase from the 2021 adopted budget related to returning to full operation in 2022. City Administrator Harrenstein commented that the fund receives a general fund transfer of \$77,000. The Youth Football Fund was established in 2021, and the program offers flag and tackle football for kids in pre-k to sixth grade. The 2022 budget is \$123,073, which is a decrease of \$73,176 from the 2021 budget. The decrease relates to a decrease in uniform expenses. The Library Endowment Fund was created by a donation from the Glen Taylor Foundation for children's programming. The fund accounts for contributions and activities related to library programs. The 2022 budget of \$53,250 remains unchanged from the 2021 budget. The Local Option Sales Tax Fund is used to track and pay for projects related to the 0.5% North Mankato sales tax. The 2022 budget is a \$342,867 increase due to the Riverfront Development and transfers to the Debt Service Fund related to the 2021A Caswell Improvement Bond. The Charitable Gambling Fund was established to account for the 10% of gambling revenues generated from non-profit gambling operations within the City. The 2021 budget totals \$23,200, \$2,500 more due to increased donations to United Way and MRCL.

Finance Director McCann reviewed the Economic Development Funds. The Joint Economic Development Fund was established as a joint effort by the City and BENCO Electric Co-op to establish the North Port Industrial Park in the City. The 2021 budget is \$5,000 less than 2021 due to a decrease in property taxes. The Federal Revolving Loan Fund is used to account for business loans that have been financed with Federal Funds controlled by the City. There are six active loans with \$793,076 in principal outstanding at the end of 2020. The Local Revolving Loan Fund is used to account for business loans that the Port Authority with local funds has financed. The fund was expanded in 2018 to include grants and loans for homeowners to improve properties as part of the Northside Revivals Program. The Northside Revivals Program budget is \$29,100 in 2022. Mayor Dehen requested clarification on if the fund could be used for Webster Avenue. City Administrator Harrenstein reported the fund could be used for all business districts. Finance Director McCann reviewed the PAYGO TIF District Funds. The City has six active Pay As You Go TIF districts. The TIF districts are set up as separate funds that track the tax increments collected and the increment, less administrative fees back to the property owner. The total budget for all PAYGO TIF districts is a \$20,722 decrease from 2021 due to recent decertified TIF Districts: LJP, Zeigler, and Lindsay Windows. The Debt TIF Districts Funds has five active districts. The TIF districts are set up as separate funds that track the tax increments collected and the transfers to the associated debt service fund to make debt

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payments related to the TIF district's project. The total budget for all Debt TIF districts is a \$14,651 increase from 2021 due to the new Belgrade Avenue Redevelopment TIF District.

City Administrator Harrenstein provided an additional overview of each of the funds. The Spring Lake Park Swim Facility offers public swimming, swimming lessons, concessions, and facility rentals. In 2021 there were 46,000 visitors, 943 swim lessons, and various events and fitness activities. Challenges include hiring skilled staff, as many are young adults in the community. City Administrator Harrenstein reviewed the FTE for the department, which increased from 21.25 to 21.75 based on the Aquatics Manager being full-time instead of part-time in 2022. The Aquatics Manager will also assist in coordinating other sporting events such as the golf program. He reviewed event attendance and revenue and swim facility passes and revenue. The total revenue budget in 2021 is \$427,988, with a projected increase to \$467,152 in 2022. Total expenditures budgeted in 2021 were \$454,151, with a projected increase to \$485,637 in 2022. A transfer from the General Fund will cover shortfalls. The projected transfer for 2021 is \$26,163. Mayor Dehen commented that before the facility improvements, the facility saw approximately 8,000 visitors a year. In 2020, the facility had over 24,000 visitors, and in 2021 there were over 46,000 visitors. Finance Director McCann reported in recent years, the subsidy had been over \$90,000.

City Administrator Harrenstein reviewed the Caswell Sports Fund. The fund includes the Caswell Park Softball Complex, Caswell North Soccer Complex, and Caswell South Complex at South Central College. The fields are regional destinations for recreation and sporting events. Services include bidding on tournaments, administering adult and youth recreational leagues, running youth and adult tournaments, assisting with other City-sponsored groups and events, and applying for grants for park improvements. In 2020 the parks generated an estimated \$4.5 million in economic impact through events and tournaments. Caswell increased sponsorship by \$30,899, hosted two national tournaments, hosted 573 teams and 20,339 visitors and concession and alcohol sales totaled \$289,916. City Administrator Harrenstein noted the excellent turf maintenance and the continual building of community relationships necessary to provide services to residents and maintain a venue for hosting. He reported the City has also acquired the youth wrestling program. The City continues to work to obtain funding for the indoor facility. Mayor Dehen commented that with the installation of the turf field, the City could hold state playoff tournaments. City Administrator Harrenstein responded the City is working to acquire playoff games. City Administrator Harrenstein reported Caswell North's proposed 2022 revenue is \$54,304, Caswell Recreation is \$57,075, and Caswell Softball is \$492,633 for a total Caswell Sports Fund Revenue for 2022 of \$634,969. Total Caswell Sports projected expenditures for 2022 are \$634,969. He commented that the City does plan on a \$77,000 transfer from the General Fund. Council Member Oachs requested clarification on whether the City has additional plans to make the park self-sustaining. City Administrator Harrenstein commented that the City continues to optimize opportunities to make Caswell as self-sustaining as possible, including alcohol sales, increasing sponsorships, and managing tournaments and league play. He noted that while the City's General Fund contributes \$77,000, the park provides \$4.5 million in economic benefit to the region and improves the quality of life. Mayor Dehen also commented that the Miracle Field and Fallenstein Playground are also a part of the complex and don't generate revenue but add to the quality of life.

City Administrator Harrenstein reviewed the Youth Football Fund. The City of North Mankato acquired the youth football program in late 2020. The program takes place from August through October, and the players range from pre-k to sixth grade. The program's goal is

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to teach the players the values of sportsmanship, hard work, and determination. A review of the program included 840 players for the 2021 season and a total of 52 teams. Registration revenue was \$105,225, which contributed to the overall income of \$142,499 in 2021. New uniforms were purchased in 2021, and coaches received their 3-year coaching certification through USA football. The budgeted expenditures for 2021 were \$196,249, and in 2022 the expenditures are \$123,073. The decrease is due to the purchase of uniforms in 2021. Revenue for 2021 is budgeted for \$144,449, and the proposed 2022 budget is \$156,329. The increase is from adding a Pre-K flag football team, additional players, and sponsorships. The discussion was held concerning the age tackle football starts and working with the Minnesota Vikings.

City Administrator Harrenstein reported that Caswell Sports Director Tostenson, Youth Sports Coordinator Kaus, Library Director Heintz and the pool manager oversee Caswell, Swim, and Youth Football. He noted that the programs and funds are developing into a recreation department, and staff could provide language to structure and formalize a recreation department.

City Administrator Harrenstein reviewed the Library Endowment Fund, which was created from a donation from the Glen A. Taylor Foundation to fund library programming. The Library Endowment Fund is responsible for the backpack book program, Bookin' on Belgrade, Art Splash, summer reading, and other events and programs. The fund is strictly used to operate these events. All staff costs come out of the Library Budget in the General Fund. The 2021 budgeted revenues are \$53,250. In 2022 the revenues are budgeted at \$46,500. The decrease is due to decreasing the transfer amount from the General Fund by \$6,750 due to the available funds. Total budgeted 2021 expenditures are \$53,250, and the spending will remain flat in 2022.

City Administrator Harrenstein reviewed the Local Option Sales Tax, which is used to track and pay for the 0.5% North Mankato sales tax projects. The sales tax was approved by the North Mankato residents in 2008 and the State in 2009 for \$9 million. The maximum sales tax collection was increased by the residents in 2016 to \$15 million. The sales tax can be spent on regional parks, trails, recreational facilities, expansion of the Taylor Library, riverfront redevelopment, and lake improvements. In 2019 the fund collected \$679,219 in sales tax, and it increased to \$695,603 in 2020, Finance Director McCann reported the fund is on pace to collect over \$720,000 in 2021. Total budgeted expenditures in 2021 are \$299,850. In 2022 the expenditures increase to \$642,707 with the Belgrade Business Incentive and the beginning payments for the 2021A Bonds issued for the Caswell Park Improvements, Caswell North field improvements, and the Caswell Indoor Recreation. City Administrator Harrenstein noted the fund will continue to grow until 2026, and it may be a good idea to establish a fund policy to ensure the funds are utilized appropriately. Mayor Dehen requested staff create a resolution that establishes fund maintenance policies, so future Councils know how to use the funds.

City Administrator Harrenstein reviewed the Charitable Gaming Fund, which accounts for the 10% of gambling revenues generated from non-profit gambling operations within the City. The funds are then donated to other non-profits and service groups around the area. In 2020, \$35,053 was collected and \$23,600 was donated. Projected revenue in 2022 is \$43,998 with projected expenditures of \$23,200, and additional contributions can be made as directed by Council.

Finance Director McCann reviewed the Joint Economic Development Fund, which was started as a collaboration between the North Mankato Port authority and BENCO Electric Cooperative to develop the North Port Industrial Park in 1990. The fund is used to acquire and develop the property and all associated costs with the Northport Industrial Park. Highlights include that 305 off the 382 acres are occupied with an estimated 1,100 jobs created and a

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Taxable Market Value of \$76.1 million. The 2021 budgeted revenues are \$34,594, and in 2022 the proposed revenues are \$80,505, which includes the sale of the property. The 2021 budgeted expenditures are \$40,000, and the 2022 expenditures are \$57,000. The cash balance for 2022 is anticipated at \$25,656.

Finance Director McCann reviewed the Federal Revolving Loan Fund, which began in 1986 as a business loan from the State to Coloplast. The loan was repaid to the City of North Mankato to establish a revolving loan program for future businesses to apply to. The program is tied to the rules and regulations of the federal government. Most loans are up to \$300,000, and the City has six active loans.

Finance Director McCann reviewed the Local Revolving Loan Fund, which is more flexible than the Federal Revolving Loan Fund. Loans are typically \$10,000 to \$100,000. The fund has been expanded to include the Northside Revivals Program and created the COVID-19 Assistance Loan Program for businesses struggling during the business shutdown orders. Currently, there are three active loans with receivables at the end of 2020 of \$38,311. The City also loaned \$134,400 to 14 businesses as part of the COVID-19 Assistance Loan Program.

Finance Director McCann reviewed the TIF District Funds. Tax Increment Financing is a public financing tool as governed by State Statute. TIF is used to achieve development and redevelopment goals overseen by the North Mankato Port Authority to collaborate with private investors. When a TIF District is created, a base valuation of the property in the district is established. All taxing authorities (City, county, school district, etc.) continue to receive tax revenue from the based valuation. Taxes from the increase in property value go to the TIF district. This increment can be used to pay debt service, upfront development costs for additional improvements, or individual projects on a "pay-as-you-go" basis. After the TIF District is decertified, no more increment is dedicated, and the total taxes go back to the taxing authorities. Each TIF district has a unique district budget fund. The City has eight active districts.

Council Member Norland moved, seconded by Council Member Oachs, to adjourn the Council Work Session at 1:15 pm.

Mayor

City Clerk

COUNCIL WORK SESSION OCTOBER 25, 2021

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on October 25, 2021. Mayor Dehen called the meeting to order at 12:00 pm. The following were present for roll call: Council Members Norland, Oachs, Whitlock, Steiner, Mayor Dehen, City Administrator Harrenstein, Finance Director McCann, and City Clerk Van Genderen.

Receive and Discuss the Proposed 2022-2026 Capital Improvement Plan

City Administrator Harrenstein reported the discussion would focus on the Capital Improvement Plan 2022-2026, which includes Capital Facilities and Equipment planned expenditures and planned indebtedness.

Finance Director McCann reported the 2022-2026 CIP is approximately an \$8.9 million increase over the 2021-2025 CIP. This includes increasing the Caswell Indoor Recreation Project from \$5.5 million in the 2021-2025 CIP to \$17.0 million in the 2022-2026 CIP due to the latest cost estimates and anticipation of being awarded \$8.5 million in matching funds from the State of Minnesota. In 2021, \$9.15 million in sales tax bonds were issued to complete phase 1 and phase 2 of the Caswell Regional Sporting Complex Updates and Expansion. Of this amount, it is estimated \$6.5 million will be available to match the state funds, and the remaining is proposed to be funded with an abatement bond. Other projects include the various street improvements and staggering when large ravine improvement projects could occur. The increase of \$8.3 million is the result of a decrease of \$120,070 in the Capital Facilities and Replacement, an increase of \$150,000 in the Pavement Management Plan due to an increase of \$50,000 a year, a decrease of \$100,000 in the Parks Management Plan due to a decrease of \$50,000 a year, an increase of \$111,800 in the Water Fund improvements due to water tower painting, a \$1,500 increase in the Sewer Fund for improvements and \$8,825,000 increase in the major capital improvements due to the Caswell Park Improvements.

Finance Director McCann reviewed the 2022-2026 Proposed Cash Expenditures, which included a decrease of \$120,070 between the 2021-2025 CIP and the 2022-2026 CIP. Finance Director McCann reviewed the 2022-2026 proposed bonding expenditures. In 2022 proposed expenditures include \$2.6 million for Caswell Park Phase #1, \$1.5 million for McKinley Avenue, \$1.2 million for LorRay Drive, and \$8.5 million for the Caswell Park Fieldhouse. He noted that the LorRay Drive project would be closer to \$4 million, but only \$1.5 million of the local funds was included in the CIP. He noted that the Caswell Park project includes both the local and the state funding and requested direction if the entire LorRay Drive project cost should be included in the CIP. Mayor Dehen stated that the total LorRay Drive amount should be included for clarity, transparency, and continuity. Finance Director McCann reviewed the total anticipated expenditures for each year, noting the five-year total for debt expenditures is \$31,981,250.

Finance Director McCann reviewed the Parks Plan, which includes \$300,000 in Parks Funding. He reviewed the proposed projects, including Lady Bug Lake improvements, Pleasantview Park Shelter, Wheeler Park Bandshell improvements, North Ridge Park Shelter, Benson Park Natural Play area, and additional improvements. Council Member Steiner questioned the paving of Old Belgrade Hill as a recreation trail. City Administrator Harrenstein noted that the City posted cameras along the trail and found that 30 to 50 people were noted utilizing the trail as a recreation trail and not as a utility maintenance road. City Administrator Harrenstein commented that the project is a few years out, and discussion could be held on if the trail should be paved. Council Member Steiner noted some residents who lived along the trail did not want it paved.

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Finance Director McCann reviewed the proposed 2022-2026 Streets Plan, which includes scheduled mill and overlay projects with approximately \$500,000 a year budgeted to the plan. He reviewed the Sewer Capital Improvement and Maintenance Plan with a yearly budget of roughly \$295,000. The Water Capital Improvement and Maintenance Plan has a projected budget of between \$155,000 to \$480,000 based on planned wells and water filters maintenance. City Administrator Harrenstein noted that both the Water and Sewer improvement plans purchase vehicles scheduled into the plan. He noted the vehicles purchased with utility fund money are utilized in the utility departments, but vehicles are scheduled out to other departments as needed.

City Administrator Harrenstein commented that the City had seen success with its maintenance and reconstruction projects and plans to continue the efforts. He noted the recreational projects in the next five years are a continuation of City efforts to develop and enhance the City's regional contributions. City Administrator Harrenstein reported Fallenstein Field plans a splash pad, and staff will bring designs before Council. Mayor Dehen commented that there is a large donation associated with the splash pad.

Council Member Norland moved, seconded by Council Member Oachs, to adjourn the Council Work Session at 12:42 pm.

Mayor

City Clerk



City of North Mankato, MN

Claims List - Regular

By Vendor Name

Date Range: 11-1-21

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00008	A+ SYSTEMS GROUP	10/18/2021	Regular	0	\$ 118.75	94898
00008	A+ SYSTEMS GROUP	11/01/2021	Regular	0	\$ 314.40	94956
00009	A-1 KEY CITY LOCKSMITHS, INC	10/04/2021	Regular	0	\$ 129.00	94840
03030	AD STARR	09/28/2021	Regular	0	\$ 870.00	94834
00029	AG SPRAY EQUIPMENT	11/01/2021	Regular	0	\$ 57.24	94957
00030	AHLMAN'S	11/01/2021	Regular	0	\$ 10,440.00	94958
00060	AMERICAN LEGION POST 518	10/04/2021	Regular	0	\$ 200.00	94841
03636	ATLAS TOYOTA	10/18/2021	Regular	0	\$ 231.10	94899
02673	B&B TREE MOVING AND LANDSCAPING, LLC.	10/04/2021	Regular	0	\$ 900.00	94842
00136	BENCHS	10/04/2021	Regular	0	\$ 210.00	94843
00136	BENCHS	10/18/2021	Regular	0	\$ 210.00	94900
00153	BLUE EARTH COUNTY	10/04/2021	Regular	0	\$ 500.00	94844
02317	BOEHLKE, LISA	11/01/2021	Regular	0	\$ 24.00	94959
03643	BOSCH, DAXTER	11/01/2021	Regular	0	\$ 280.00	94960
03649	BOWMAN, RAFE	11/01/2021	Regular	0	\$ 400.00	94961
00182	BOYER TRUCKS	10/04/2021	Regular	0	\$ 129.21	94845
02608	BUD'S NUISANCE WILDLIFE REMOVAL LLC	10/04/2021	Regular	0	\$ 2,250.00	94846
00212	BUSINESS ON BELGRADE	10/04/2021	Regular	0	\$ 159.98	94847
02637	C & H SPORT SURFACES, INC.	10/18/2021	Regular	0	\$ 1,300.00	94901
00226	CARPET CARE	11/01/2021	Regular	0	\$ 2,800.00	94962
02757	CINTAS	10/04/2021	Regular	0	\$ 179.41	94848
02757	CINTAS	10/18/2021	Regular	0	\$ 211.35	94902
02757	CINTAS	11/01/2021	Regular	0	\$ 177.86	94963
00255	CITY OF MANKATO	10/04/2021	Regular	0	\$ 15,057.03	94849
00255	CITY OF MANKATO	10/18/2021	Regular	0	\$ 144,154.22	94903
00255	CITY OF MANKATO	11/01/2021	Regular	0	\$ 317.34	94964
00262	CITY OF ST PETER	10/18/2021	Regular	0	\$ 213.16	94904
02058	CONSOLIDATED COMMUNICATIONS	10/18/2021	Regular	0	\$ 2,601.37	94905
03422	COURTYARD BY MARRIOTT	10/05/2021	Regular	0	\$ 1,468.44	94892
02904	CURT HALVORSON BENEFIT FUND	09/22/2021	Regular	0	\$ 272.53	94825
00344	DIAMOND VOGEL PAINT CENTER	10/04/2021	Regular	0	\$ 718.77	94850
00344	DIAMOND VOGEL PAINT CENTER	10/18/2021	Regular	0	\$ 244.05	94906
00353	DITTRICH MECHANICAL & FABRICATION	10/04/2021	Regular	0	\$ 380.00	94851
00380	ELECTRIC PUMP, INC.	10/04/2021	Regular	0	\$ 8,725.60	94852
02954	ESKENS, ALLEN	10/18/2021	Regular	0	\$ 500.00	94907
00401	EXPRESS SERVICES, INC.	10/04/2021	Regular	0	\$ 758.99	94853
00401	EXPRESS SERVICES, INC.	10/18/2021	Regular	0	\$ 1,139.96	94908
00401	EXPRESS SERVICES, INC.	11/01/2021	Regular	0	\$ 577.96	94965
03584	FACTORY MOTOR PARTS	10/18/2021	Regular	0	\$ 169.62	94909
00409	FERGUSON ENTERPRISES, INC	10/04/2021	Regular	0	\$ 3,626.02	94854
00409	FERGUSON ENTERPRISES, INC	10/18/2021	Regular	0	\$ 4,671.70	94910
00409	FERGUSON ENTERPRISES, INC	11/01/2021	Regular	0	\$ 16.72	94966
03476	FIRST CHOICE SECURITY	10/18/2021	Regular	0	\$ 97.50	94911
03136	GOOD NIGHT GOLD DUST	10/04/2021	Regular	0	\$ 200.00	94855
03637	GOOD THUNDER PRODUCTIONS LLC	10/18/2021	Regular	0	\$ 950.00	94912
00499	GRAINGER	10/04/2021	Regular	0	\$ 22.58	94856
00508	GREEN TECH RECYCLING, LLC	10/04/2021	Regular	0	\$ 722.75	94857
02910	H & M DRILLING INC.	10/04/2021	Regular	0	\$ 6,150.00	94858
00519	HACH COMPANY	11/01/2021	Regular	0	\$ 251.36	94967
00520	HAEFNER AUTO SUPPLY, INC.	10/18/2021	Regular	0	\$ 426.88	94913
03569	HAGA, PAUL	10/04/2021	Regular	0	\$ 700.00	94859
00528	HANSEN SANITATION INC	10/18/2021	Regular	0	\$ 5,250.00	94914
03633	HERMAN'S LANDSCAPE SUPPLIES	10/18/2021	Regular	0	\$ 7,000.00	94915
00561	HILLTOP FLORIST & GREENHOUSE	10/18/2021	Regular	0	\$ 125.00	94916
00595	HY-VEE, INC.	10/04/2021	Regular	0	\$ 242.50	94860
03634	KAMRATH SCULPTURE	10/18/2021	Regular	0	\$ 7,000.00	94917
03623	KOOTSIKAS, METRA	10/04/2021	Regular	0	\$ 500.00	94861

03174	LAKES SPORTS BAR & GRILL	10/04/2021	Regular	0	\$	1,327.69	94862
00724	LEAGUE OF MINNESOTA CITIES INSURANCE TR	10/04/2021	Regular	0	\$	613.63	94863
00724	LEAGUE OF MINNESOTA CITIES INSURANCE TR	10/04/2021	Regular	0	\$	9,380.00	94864
03635	LEUER GARDENS	10/18/2021	Regular	0	\$	150.00	94918
03044	LOST WALLEY ORCHESTRA	09/28/2021	Regular	0	\$	500.00	94835
00800	MADDEN, GALANTER, HANSEN, LLP	11/01/2021	Regular	0	\$	101.90	94968
00812	MANKATO BEARING COMPANY	10/18/2021	Regular	0	\$	167.84	94919
00819	MANKATO FORD, INC.	10/04/2021	Regular	0	\$	32,836.00	94890
00819	MANKATO FORD, INC.	10/04/2021	Regular	0	\$	32,836.00	94891
02643	MANKATO KIWANIS	11/01/2021	Regular	0	\$	170.00	94969
03624	MANKATO SYMPHONY ORCHESTRA	10/04/2021	Regular	0	\$	8,000.00	94865
02898	MARTIN-MCALLISTER	10/18/2021	Regular	0	\$	550.00	94920
00847	MATHESON TRI-GAS, INC.	10/04/2021	Regular	0	\$	115.70	94866
00847	MATHESON TRI-GAS, INC.	10/18/2021	Regular	0	\$	193.49	94921
03654	MESSY APRON	11/01/2021	Regular	0	\$	140.00	94970
02892	MICHEL'S TRAILER SALES	10/04/2021	Regular	0	\$	44.46	94867
00963	MINNESOTA BUREAU OF CRIMINAL APPREHEN	10/18/2021	Regular	0	\$	270.00	94922
03647	MINNESOTA SODDING COMPANY, LLC	11/01/2021	Regular	0	\$	3,821.12	94971
03632	MOON FINDER	10/18/2021	Regular	0	\$	250.00	94923
00985	MOSS & BARNETT	11/01/2021	Regular	0	\$	105.00	94972
03631	MURPHY, MALLORY	10/04/2021	Regular	0	\$	200.00	94868
03043	NATE BOOTS	10/04/2021	Regular	0	\$	400.00	94869
01036	NICOLLET COUNTY RECORDER/ABSTRACTER	10/19/2021	Regular	0	\$	46.00	94947
01037	NICOLLET COUNTY	10/04/2021	Regular	0	\$	4,985.00	94870
01037	NICOLLET COUNTY	10/19/2021	Regular	0	\$	1.65	94946
01037	NICOLLET COUNTY	11/01/2021	Regular	0	\$	13,967.00	94973
02060	NORTHERN COMFORT	10/04/2021	Regular	0	\$	388.95	94871
01071	NUSS TRUCK & EQUIPMENT, INC.	11/01/2021	Regular	0	\$	439.34	94974
01076	OLD DOMINION BRUSH	10/04/2021	Regular	0	\$	199.48	94872
01084	OVERHEAD DOOR CO. OF MANKATO, INC.	10/04/2021	Regular	0	\$	144.85	94873
03625	PERCY, BENJAMIN	10/04/2021	Regular	0	\$	500.00	94874
01106	PETTY CASH	10/04/2021	Regular	0	\$	104.05	94875
01106	PETTY CASH	10/18/2021	Regular	0	\$	48.36	94924
01106	PETTY CASH	11/01/2021	Regular	0	\$	170.48	94975
03409	POCKRANDT, BROOKE	10/18/2021	Regular	0	\$	130.00	94925
01124	PONDEROSA LANDFILL OF BLUE EARTH CO, INC	10/04/2021	Regular	0	\$	186.96	94876
01124	PONDEROSA LANDFILL OF BLUE EARTH CO, INC	11/01/2021	Regular	0	\$	290.51	94976
01133	POWERPLAN/RDO EQUIPMENT	10/04/2021	Regular	0	\$	89.57	94877
01133	POWERPLAN/RDO EQUIPMENT	10/18/2021	Regular	0	\$	2,074.84	94926
01133	POWERPLAN/RDO EQUIPMENT	11/01/2021	Regular	0	\$	192.04	94977
02769	PRESENCE MAKER INC.	10/04/2021	Regular	0	\$	1,416.00	94878
02769	PRESENCE MAKER INC.	10/18/2021	Regular	0	\$	9,332.00	94927
02769	PRESENCE MAKER INC.	11/01/2021	Regular	0	\$	8,175.06	94978
03149	RADEMAKER, CHAD	10/18/2021	Regular	0	\$	994.50	94928
03410	RADEMAKER, HOPE	10/18/2021	Regular	0	\$	130.00	94929
03630	RAIN KINGS BAND	09/29/2021	Regular	0	\$	400.00	94838
01170	RAMY TURF PRODUCTS	10/04/2021	Regular	0	\$	56.00	94879
01170	RAMY TURF PRODUCTS	10/18/2021	Regular	0	\$	67.00	94930
01184	REHRIG PACIFIC COMPANY	11/01/2021	Regular	0	\$	28,307.20	94979
03618	RENEE MARIE'S CUISINE LLC	10/04/2021	Regular	0	\$	86.30	94880
03629	RHEAUME, THOMAS	10/04/2021	Regular	0	\$	100.00	94881
01205	RICKWAY, INC.	11/01/2021	Regular	0	\$	5,537.66	94980
03069	RINK SYSTEMS	10/04/2021	Regular	0	\$	826.00	94882
02235	RIVER CITY ELECTRIC CO	10/18/2021	Regular	0	\$	536.74	94931
03651	SAAFE, LLC	11/01/2021	Regular	0	\$	85,928.00	94981
03563	SAFE-FAST, INC	10/04/2021	Regular	0	\$	870.53	94883
03563	SAFE-FAST, INC	11/01/2021	Regular	0	\$	277.43	94982
01248	SCHMIDT SIDING & WINDOW, INC.	10/04/2021	Regular	0	\$	220.04	94884
03648	SCHWEINFURTER, MOLLY	11/01/2021	Regular	0	\$	376.24	94983
01263	SCHWICKERT'S TECTA AMERICA LLC	10/18/2021	Regular	0	\$	43.20	94932
01263	SCHWICKERT'S TECTA AMERICA LLC	11/01/2021	Regular	0	\$	6,039.00	94984
02819	SETTER & ASSOCIATES LLC	10/04/2021	Regular	0	\$	2,325.00	94885
03620	SIATSI, JIM	09/22/2021	Regular	0	\$	300.00	94827
03620	SIATSI, JIM	09/28/2021	Regular	0	\$	(300.00)	94827
03620	SIATSI, JIM	09/29/2021	Regular	0	\$	600.00	94839
01297	SOUTH CENTRAL COLLEGE	09/28/2021	Regular	0	\$	100.00	94836
01340	STATE OF MINNESOTA	10/05/2021	Regular	0	\$	12.00	94893

03626	STONICH, SARAH	10/04/2021	Regular	0	\$	800.00	94886
01352	STREICHER'S, INC	10/18/2021	Regular	0	\$	2,333.77	94933
01352	STREICHER'S, INC	11/01/2021	Regular	0	\$	305.95	94985
01354	SUBURBAN TIRE WHOLESale, INC.	10/18/2021	Regular	0	\$	510.64	94934
02052	SUBWAY	11/01/2021	Regular	0	\$	173.36	94986
01414	TOWMASTER	10/18/2021	Regular	0	\$	476.43	94945
01414	TOWMASTER	11/01/2021	Regular	0	\$	21.17	94987
03427	TRUCK CENTER COMPANIES	10/18/2021	Regular	0	\$	455.97	94935
03551	TRUEBENBACH, AUBREY	10/18/2021	Regular	0	\$	750.00	94936
01433	TYLER TECHNOLOGIES	10/04/2021	Regular	0	\$	10,567.75	94887
02150	U.S. BANK	10/18/2021	Regular	0	\$	950.00	94937
02672	USA SOFTBALL, INC.	10/04/2021	Regular	0	\$	3,200.00	94888
02672	USA SOFTBALL, INC.	10/18/2021	Regular	0	\$	3,000.00	94938
03155	VARPNES, STACY	10/18/2021	Regular	0	\$	750.00	94939
03307	VINNIES MINN. SNO PENTICO ICE & MFG	10/18/2021	Regular	0	\$	120.00	94940
02282	WARD EINESS STRATEGIES	10/18/2021	Regular	0	\$	2,000.00	94941
01525	WEST CENTRAL SANITATION, INC.	10/18/2021	Regular	0	\$	29,295.35	94942
02667	WLASIUK, TIM	10/18/2021	Regular	0	\$	76.50	94943
01568	ZIEGLER, INC.	10/04/2021	Regular	0	\$	4.29	94889
01569	ZIMMERMANN, MICHELLE	10/18/2021	Regular	0	\$	110.41	94944
02033	AMAZON.COM	09/20/2021	Bank Draft	0	\$	34.28	DFT0005943
02033	AMAZON.COM	09/20/2021	Bank Draft	0	\$	32.35	DFT0005944
02033	AMAZON.COM	09/21/2021	Bank Draft	0	\$	28.77	DFT0005955
02033	AMAZON.COM	09/28/2021	Bank Draft	0	\$	20.49	DFT0005976
02033	AMAZON.COM	10/04/2021	Bank Draft	0	\$	9.70	DFT0005995
02033	AMAZON.COM	10/13/2021	Bank Draft	0	\$	7.00	DFT0006027
02033	AMAZON.COM	10/13/2021	Bank Draft	0	\$	24.79	DFT0006028
02033	AMAZON.COM	10/15/2021	Bank Draft	0	\$	34.61	DFT0006032
00062	AMERICAN PAYMENT CENTERS	10/01/2021	Bank Draft	0	\$	93.00	DFT0005983
00064	AMERICAN PLANNING ASSOCIATION	09/14/2021	Bank Draft	0	\$	100.00	DFT0005926
00101	AT&T MOBILITY	09/15/2021	Bank Draft	0	\$	50.92	DFT0005933
00101	AT&T MOBILITY	10/15/2021	Bank Draft	0	\$	49.15	DFT0006029
00137	BENCO ELECTRIC COOPERATIVE	10/01/2021	Bank Draft	0	\$	32,233.71	DFT0005988
00241	CHARTER COMMUNICATIONS	09/21/2021	Bank Draft	0	\$	267.43	DFT0005953
00241	CHARTER COMMUNICATIONS	10/19/2021	Bank Draft	0	\$	267.43	DFT0006040
02058	CONSOLIDATED COMMUNICATIONS	10/01/2021	Bank Draft	0	\$	70.75	DFT0005967
02058	CONSOLIDATED COMMUNICATIONS	10/01/2021	Bank Draft	0	\$	50.21	DFT0005968
02058	CONSOLIDATED COMMUNICATIONS	10/01/2021	Bank Draft	0	\$	1,542.28	DFT0005969
02058	CONSOLIDATED COMMUNICATIONS	10/01/2021	Bank Draft	0	\$	42.94	DFT0005970
02058	CONSOLIDATED COMMUNICATIONS	10/01/2021	Bank Draft	0	\$	44.21	DFT0005971
02058	CONSOLIDATED COMMUNICATIONS	10/01/2021	Bank Draft	0	\$	202.73	DFT0005972
02058	CONSOLIDATED COMMUNICATIONS	10/01/2021	Bank Draft	0	\$	209.70	DFT0005973
02058	CONSOLIDATED COMMUNICATIONS	11/01/2021	Bank Draft	0	\$	70.23	DFT0006060
02058	CONSOLIDATED COMMUNICATIONS	11/01/2021	Bank Draft	0	\$	49.72	DFT0006061
02058	CONSOLIDATED COMMUNICATIONS	11/01/2021	Bank Draft	0	\$	1,538.86	DFT0006062
02058	CONSOLIDATED COMMUNICATIONS	11/01/2021	Bank Draft	0	\$	42.94	DFT0006063
02058	CONSOLIDATED COMMUNICATIONS	11/01/2021	Bank Draft	0	\$	43.72	DFT0006064
02058	CONSOLIDATED COMMUNICATIONS	11/01/2021	Bank Draft	0	\$	202.74	DFT0006065
02058	CONSOLIDATED COMMUNICATIONS	11/01/2021	Bank Draft	0	\$	209.70	DFT0006066
00311	CULLIGAN (HEALTHY WATER SOLUTIONS LLC)	10/05/2021	Bank Draft	0	\$	31.00	DFT0005997
00311	CULLIGAN (HEALTHY WATER SOLUTIONS LLC)	10/05/2021	Bank Draft	0	\$	46.00	DFT0005998
03248	FREDRIKSON & BYRON, P.A.	09/21/2021	Bank Draft	0	\$	712.00	DFT0005949
03248	FREDRIKSON & BYRON, P.A.	10/13/2021	Bank Draft	0	\$	326.00	DFT0006026
00447	FREE PRESS	09/08/2021	Bank Draft	0	\$	332.53	DFT0005920
00447	FREE PRESS	09/15/2021	Bank Draft	0	\$	190.81	DFT0005927
00447	FREE PRESS	10/01/2021	Bank Draft	0	\$	1,850.00	DFT0005984
00608	INGRAM LIBRARY SERVICES	09/15/2021	Bank Draft	0	\$	2,727.88	DFT0005941
00608	INGRAM LIBRARY SERVICES	10/05/2021	Bank Draft	0	\$	2,694.40	DFT0006003
02026	INTERNATIONAL CODE COUNCIL	10/26/2021	Bank Draft	0	\$	145.00	DFT0006057
00733	LAKES GAS CO #10	09/15/2021	Bank Draft	0	\$	81.50	DFT0005935
00733	LAKES GAS CO #10	09/21/2021	Bank Draft	0	\$	107.00	DFT0005954
00733	LAKES GAS CO #10	10/05/2021	Bank Draft	0	\$	107.00	DFT0005996
00733	LAKES GAS CO #10	10/15/2021	Bank Draft	0	\$	158.00	DFT0006030
00815	MANKATO CLINIC, LTD.	10/22/2021	Bank Draft	0	\$	133.00	DFT0006051
00857	MC GOWAN WATER CONDITIONING, INC.	09/15/2021	Bank Draft	0	\$	79.13	DFT0005936
00857	MC GOWAN WATER CONDITIONING, INC.	10/05/2021	Bank Draft	0	\$	82.18	DFT0006000
03539	METRONET	10/15/2021	Bank Draft	0	\$	5,678.03	DFT0006022

03320	MINNESOTA ASA	09/15/2021	Bank Draft	0	\$	850.00	DFT0005939
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	10/04/2021	Bank Draft	0	\$	7,358.13	DFT0005994
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	10/05/2021	Bank Draft	0	\$	100.00	DFT0005999
00940	MINNESOTA RURAL WATER ASSOCIATION	09/15/2021	Bank Draft	0	\$	1,150.00	DFT0005934
00910	MINNESOTA VALLEY TESTING LAB, INC.	09/08/2021	Bank Draft	0	\$	138.75	DFT0005921
00910	MINNESOTA VALLEY TESTING LAB, INC.	09/13/2021	Bank Draft	0	\$	72.00	DFT0005924
00910	MINNESOTA VALLEY TESTING LAB, INC.	09/17/2021	Bank Draft	0	\$	61.75	DFT0005942
00910	MINNESOTA VALLEY TESTING LAB, INC.	09/23/2021	Bank Draft	0	\$	61.75	DFT0005965
00910	MINNESOTA VALLEY TESTING LAB, INC.	09/27/2021	Bank Draft	0	\$	72.00	DFT0005975
00910	MINNESOTA VALLEY TESTING LAB, INC.	09/30/2021	Bank Draft	0	\$	123.50	DFT0005982
00910	MINNESOTA VALLEY TESTING LAB, INC.	10/01/2021	Bank Draft	0	\$	123.50	DFT0005993
00910	MINNESOTA VALLEY TESTING LAB, INC.	10/12/2021	Bank Draft	0	\$	77.00	DFT0006037
00910	MINNESOTA VALLEY TESTING LAB, INC.	10/15/2021	Bank Draft	0	\$	61.75	DFT0006038
00910	MINNESOTA VALLEY TESTING LAB, INC.	10/21/2021	Bank Draft	0	\$	61.75	DFT0006050
00910	MINNESOTA VALLEY TESTING LAB, INC.	10/25/2021	Bank Draft	0	\$	72.00	DFT0006056
01080	ORTHOPAEDIC & FRACTURE CLINIC PA	10/21/2021	Bank Draft	0	\$	1,843.75	DFT0006049
01083	OVERDRIVE, INC.	09/20/2021	Bank Draft	0	\$	1,529.99	DFT0005945
01083	OVERDRIVE, INC.	10/08/2021	Bank Draft	0	\$	1,404.02	DFT0006053
01083	OVERDRIVE, INC.	10/15/2021	Bank Draft	0	\$	751.34	DFT0006054
01322	SPRINT	09/24/2021	Bank Draft	0	\$	35.28	DFT0005966
01322	SPRINT	10/22/2021	Bank Draft	0	\$	35.02	DFT0006052
01335	STAPLES ADVANTAGE	09/10/2021	Bank Draft	0	\$	164.37	DFT0005923
01335	STAPLES ADVANTAGE	09/14/2021	Bank Draft	0	\$	353.25	DFT0005925
01335	STAPLES ADVANTAGE	09/21/2021	Bank Draft	0	\$	421.98	DFT0005963
01335	STAPLES ADVANTAGE	09/23/2021	Bank Draft	0	\$	154.77	DFT0005964
01335	STAPLES ADVANTAGE	10/13/2021	Bank Draft	0	\$	387.03	DFT0006024
01335	STAPLES ADVANTAGE	10/15/2021	Bank Draft	0	\$	207.27	DFT0006039
01335	STAPLES ADVANTAGE	10/20/2021	Bank Draft	0	\$	148.21	DFT0006048
03279	STERICYCLE INC	10/01/2021	Bank Draft	0	\$	26.25	DFT0005987
03279	STERICYCLE INC	11/01/2021	Bank Draft	0	\$	26.25	DFT0006059
03254	TAFT	09/15/2021	Bank Draft	0	\$	8,141.00	DFT0005929
02591	UNITED TEAM ELITE	09/21/2021	Bank Draft	0	\$	1,108.00	DFT0005946
02591	UNITED TEAM ELITE	10/28/2021	Bank Draft	0	\$	175.50	DFT0006058
01470	VERIZON WIRELESS	09/15/2021	Bank Draft	0	\$	33.09	DFT0005932
01470	VERIZON WIRELESS	10/05/2021	Bank Draft	0	\$	851.65	DFT0006002
01470	VERIZON WIRELESS	10/13/2021	Bank Draft	0	\$	32.60	DFT0006025
01497	WALL STREET JOURNAL	10/01/2021	Bank Draft	0	\$	539.88	DFT0005986
01525	WEST CENTRAL SANITATION, INC.	09/15/2021	Bank Draft	0	\$	4,409.61	DFT0005940
01525	WEST CENTRAL SANITATION, INC.	10/15/2021	Bank Draft	0	\$	4,542.68	DFT0006031
03221	ZIBSTER	09/27/2021	Bank Draft	0	\$	31.00	DFT0005977
00551	A.H. HERMEL COMPANY	10/06/2021	EFT	0	\$	1,541.13	4417
00028	AFFORDABLE TOWING OF MANKATO, INC.	11/03/2021	EFT	0	\$	300.00	4500
02254	ALBRIGHT LAWNS	09/22/2021	EFT	0	\$	190.00	4415
02254	ALBRIGHT LAWNS	10/20/2021	EFT	0	\$	285.00	4448
02254	ALBRIGHT LAWNS	11/03/2021	EFT	0	\$	190.00	4501
00036	ALEX AIR APPARATUS, INC.	11/03/2021	EFT	0	\$	924.80	4502
00063	AMERICAN PEST CONTROL	10/06/2021	EFT	0	\$	200.00	4418
00063	AMERICAN PEST CONTROL	10/20/2021	EFT	0	\$	665.00	4449
01090	AMERICAN SOLUTIONS FOR BUSINESS	10/06/2021	EFT	0	\$	2,993.67	4419
01090	AMERICAN SOLUTIONS FOR BUSINESS	10/20/2021	EFT	0	\$	10,431.99	4450
00105	AUTO VALUE MANKATO	10/06/2021	EFT	0	\$	319.79	4420
00105	AUTO VALUE MANKATO	10/20/2021	EFT	0	\$	43.55	4451
00105	AUTO VALUE MANKATO	11/03/2021	EFT	0	\$	422.61	4503
00123	BATTERIES+BULBS	10/20/2021	EFT	0	\$	9.41	4452
00172	BOHRER, TOM	10/06/2021	EFT	0	\$	255.00	4421
00172	BOHRER, TOM	11/03/2021	EFT	0	\$	255.00	4504
00174	BOLTON & MENK, INC.	10/20/2021	EFT	0	\$	4,807.50	4453
00174	BOLTON & MENK, INC.	11/03/2021	EFT	0	\$	2,460.00	4505
03644	BUSURI, BILL	11/03/2021	EFT	0	\$	400.00	4506
00216	C & S SUPPLY CO, INC.	10/06/2021	EFT	0	\$	83.72	4422
00216	C & S SUPPLY CO, INC.	10/20/2021	EFT	0	\$	1,119.95	4454
00216	C & S SUPPLY CO, INC.	11/03/2021	EFT	0	\$	111.58	4507
03653	CERVANTES, ELDON	11/03/2021	EFT	0	\$	480.00	4508
02706	CORE & MAIN LP	10/20/2021	EFT	0	\$	3,664.35	4455
02706	CORE & MAIN LP	11/03/2021	EFT	0	\$	209.01	4509
00310	CRYSTEEL TRUCK EQUIPMENT, INC	10/20/2021	EFT	0	\$	3,040.57	4456
00310	CRYSTEEL TRUCK EQUIPMENT, INC	11/03/2021	EFT	0	\$	1,521.85	4510

02294	D & K POWDER COATING	11/03/2021	EFT	0	\$	824.35	4511
00322	DALCO	10/06/2021	EFT	0	\$	1,884.83	4423
00343	DH ATHLETICS LLC	10/20/2021	EFT	0	\$	2,099.40	4457
00343	DH ATHLETICS LLC	11/03/2021	EFT	0	\$	3,959.88	4512
03321	DOLL, ADAM	10/20/2021	EFT	0	\$	1,045.00	4458
00369	EBSCO INFORMATION SERVICES	10/06/2021	EFT	0	\$	16.60	4424
00373	ECKERT, LELAND	10/20/2021	EFT	0	\$	612.00	4459
03650	EGGERT, JACOB	11/03/2021	EFT	0	\$	780.00	4513
03652	EYKYN, JESSICA	11/03/2021	EFT	0	\$	600.00	4514
03565	FIELD TURF	10/20/2021	EFT	0	\$	162,815.27	4460
00439	FORSTER, DANIEL	11/03/2021	EFT	0	\$	272.22	4515
03076	FREYBERG MANAGEMENT	10/20/2021	EFT	0	\$	306.94	4461
00453	FREYBERG PETROLEUM SALES, INC.	11/03/2021	EFT	0	\$	20,104.25	4516
02946	FROELICH, PAUL	11/03/2021	EFT	0	\$	792.18	4517
00463	G & L AUTO SUPPLY, LLC	10/06/2021	EFT	0	\$	248.00	4425
00463	G & L AUTO SUPPLY, LLC	10/20/2021	EFT	0	\$	321.00	4462
00463	G & L AUTO SUPPLY, LLC	11/03/2021	EFT	0	\$	326.16	4518
00460	G AND H READY MIX, LLC	10/20/2021	EFT	0	\$	1,141.00	4463
01098	GILLETTE GROUP/PEPSI-COLA	10/06/2021	EFT	0	\$	582.29	4426
00482	GMS INDUSTRIAL SUPPLIES, INC.	10/20/2021	EFT	0	\$	317.54	4464
00494	GOPHER STATE ONE-CALL	10/20/2021	EFT	0	\$	305.10	4465
00503	GREAT AMERICAN BUSINESS PRODUCTS	10/20/2021	EFT	0	\$	560.00	4466
03642	HARRISON, IZAYAH	11/03/2021	EFT	0	\$	840.00	4519
03640	HARRISON, KYREIS	11/03/2021	EFT	0	\$	560.00	4520
03627	HAUGUM, BRADY	11/03/2021	EFT	0	\$	520.00	4521
00538	HAWKINS, INC.	10/20/2021	EFT	0	\$	5,685.97	4467
00538	HAWKINS, INC.	11/03/2021	EFT	0	\$	832.16	4522
00646	HEINTZ, KATIE	10/20/2021	EFT	0	\$	348.09	4468
00646	HEINTZ, KATIE	11/03/2021	EFT	0	\$	389.89	4523
00544	HENDRICKSON, CHRISTOPHER	10/06/2021	EFT	0	\$	78.95	4427
00544	HENDRICKSON, CHRISTOPHER	11/03/2021	EFT	0	\$	73.90	4524
00577	HOLTMEIER CONSTRUCTION	10/06/2021	EFT	0	\$	32,266.04	4428
00680	J.J. KELLER & ASSOCIATES, INC.	10/20/2021	EFT	0	\$	764.27	4469
03341	JAGERSON, CHRIS	10/20/2021	EFT	0	\$	433.50	4470
00657	JT SERVICES	11/03/2021	EFT	0	\$	259.30	4525
03628	KEIM-WOLFE, LEVI	11/03/2021	EFT	0	\$	360.00	4526
00691	KENNEDY & KENNEDY LAW OFFICE	10/20/2021	EFT	0	\$	10,738.55	4471
03645	KIECKER, BENJAMIN	11/03/2021	EFT	0	\$	760.00	4527
00700	KLEIST, RANDY M.	10/06/2021	EFT	0	\$	80.73	4429
03429	KRUGER, AUDREY	11/03/2021	EFT	0	\$	348.00	4528
00776	LLOYD LUMBER CO.	10/06/2021	EFT	0	\$	1,317.03	4430
00776	LLOYD LUMBER CO.	10/20/2021	EFT	0	\$	821.10	4472
00776	LLOYD LUMBER CO.	11/03/2021	EFT	0	\$	877.30	4529
03352	LUXE QUARTERLIES	11/03/2021	EFT	0	\$	2,200.00	4530
00793	M & M SIGNS, INC.	10/20/2021	EFT	0	\$	632.00	4473
02644	MACQUEEN EMERGENCY GROUP	10/20/2021	EFT	0	\$	33.32	4474
02644	MACQUEEN EMERGENCY GROUP	11/03/2021	EFT	0	\$	2,305.00	4531
00796	MACQUEEN EQUIPMENT, INC.	10/06/2021	EFT	0	\$	1,346.82	4431
00796	MACQUEEN EQUIPMENT, INC.	10/20/2021	EFT	0	\$	1,563.16	4475
00796	MACQUEEN EQUIPMENT, INC.	11/03/2021	EFT	0	\$	86.26	4532
00819	MANKATO FORD, INC.	10/06/2021	EFT	0	\$	569.65	4432
00819	MANKATO FORD, INC.	10/20/2021	EFT	0	\$	893.87	4476
00819	MANKATO FORD, INC.	11/03/2021	EFT	0	\$	31.23	4533
00874	MENARDS-MANKATO	10/06/2021	EFT	0	\$	1,057.73	4433
00874	MENARDS-MANKATO	10/20/2021	EFT	0	\$	139.46	4477
00874	MENARDS-MANKATO	11/03/2021	EFT	0	\$	217.09	4534
03621	MERSETH, JORDAN	09/24/2021	EFT	0	\$	440.00	4416
00889	MIDWEST TAPE/HOOPLA	10/20/2021	EFT	0	\$	951.99	4478
00902	MINNESOTA IRON & METAL CO	10/06/2021	EFT	0	\$	737.65	4434
00902	MINNESOTA IRON & METAL CO	11/03/2021	EFT	0	\$	192.00	4535
03022	MINNESOTA PAVING & MATERIALS	10/06/2021	EFT	0	\$	2,610.30	4435
03022	MINNESOTA PAVING & MATERIALS	10/20/2021	EFT	0	\$	997.89	4479
00956	MINNESOTA WASTE PROCESSING CO.	10/20/2021	EFT	0	\$	27,867.76	4480
02323	MOBOTREX	10/20/2021	EFT	0	\$	2,393.00	4481
00975	MORGAN, SHAWN	11/03/2021	EFT	0	\$	183.02	4536
00997	MTI DISTRIBUTING CO	10/06/2021	EFT	0	\$	2,232.70	4436
00997	MTI DISTRIBUTING CO	10/20/2021	EFT	0	\$	1,450.18	4482

00997	MTI DISTRIBUTING CO	11/03/2021	EFT	0	\$	392.46	4537
01052	NORTH CENTRAL INTERNATIONAL	10/06/2021	EFT	0	\$	3,613.43	4437
01052	NORTH CENTRAL INTERNATIONAL	10/20/2021	EFT	0	\$	122.58	4483
01056	NORTH MANKATO FIREMEN'S RELIEF ASSOCIA	10/20/2021	EFT	0	\$	82,986.51	4484
01062	NORTHERN SAFETY TECHNOLOGY, INC.	11/03/2021	EFT	0	\$	2,793.61	4538
03384	NOVAK, QUINTIN	10/20/2021	EFT	0	\$	561.00	4485
03160	NOVEL SOLAR THREE LLC (DBA GREEN STREET	10/20/2021	EFT	0	\$	6,377.27	4486
01078	OLYMPIC FIRE PROTECTION CORP.	10/20/2021	EFT	0	\$	860.00	4487
02245	ONSITE	10/20/2021	EFT	0	\$	3,350.69	4488
02005	PANTHEON COMPUTERS	10/20/2021	EFT	0	\$	8,007.67	4489
02005	PANTHEON COMPUTERS	11/03/2021	EFT	0	\$	1,975.00	4539
01099	PET EXPO DISTRIBUTORS	10/20/2021	EFT	0	\$	217.98	4490
03141	PIPES, ROGER	10/20/2021	EFT	0	\$	714.00	4491
01402	POMPS TIRE	10/06/2021	EFT	0	\$	841.10	4438
01402	POMPS TIRE	10/20/2021	EFT	0	\$	2,410.89	4492
01402	POMPS TIRE	11/03/2021	EFT	0	\$	1,091.39	4540
01164	RADER, DUANE A.	10/06/2021	EFT	0	\$	377.08	4439
01179	RED FEATHER COMPANY	10/06/2021	EFT	0	\$	245.02	4440
01179	RED FEATHER COMPANY	11/03/2021	EFT	0	\$	294.68	4541
01198	RETROFIT COMPANIES, INC.	11/03/2021	EFT	0	\$	281.17	4542
01211	RIVER BEND BUSINESS PRODUCTS	10/06/2021	EFT	0	\$	583.05	4441
01211	RIVER BEND BUSINESS PRODUCTS	10/20/2021	EFT	0	\$	422.15	4493
01211	RIVER BEND BUSINESS PRODUCTS	11/03/2021	EFT	0	\$	623.22	4543
03646	ROBERTS, DAVID	11/03/2021	EFT	0	\$	500.00	4544
03638	SATRE, TYLER	11/03/2021	EFT	0	\$	600.00	4545
03641	SCHWEIM, CARSON	11/03/2021	EFT	0	\$	720.00	4546
01281	SIGN PRO	10/06/2021	EFT	0	\$	80.00	4442
01281	SIGN PRO	10/20/2021	EFT	0	\$	59.00	4494
01281	SIGN PRO	11/03/2021	EFT	0	\$	1,190.00	4547
03600	SMOOK, BRAEDEN	11/03/2021	EFT	0	\$	920.00	4548
03254	TAFT	10/06/2021	EFT	0	\$	27,000.00	4443
01396	THURSTON, KEVIN	10/20/2021	EFT	0	\$	510.00	4495
03179	ULMAN, JEREMY	11/03/2021	EFT	0	\$	148.79	4549
03191	US SOLAR	10/06/2021	EFT	0	\$	5,418.31	4444
03191	US SOLAR	11/03/2021	EFT	0	\$	4,656.02	4550
03140	VELDHUISEN, ROSE	10/20/2021	EFT	0	\$	408.00	4496
01478	VIKING FIRE & SAFETY LLC	10/06/2021	EFT	0	\$	1,062.13	4445
03276	VITZTHUM, JACOB	11/03/2021	EFT	0	\$	111.92	4551
01492	WACO SCAFFOLDING & SUPPLY CO.	11/03/2021	EFT	0	\$	346.38	4552
01524	WERNER ELECTRIC SUPPLY	10/20/2021	EFT	0	\$	125.22	4497
01524	WERNER ELECTRIC SUPPLY	11/03/2021	EFT	0	\$	76.40	4553
03328	WOLLENZIEN, ERIC	10/20/2021	EFT	0	\$	459.00	4498
01552	WW BLACKTOPPING, INC	10/06/2021	EFT	0	\$	1,661.00	4446
01552	WW BLACKTOPPING, INC	10/20/2021	EFT	0	\$	1,091.20	4499
01552	WW BLACKTOPPING, INC	11/03/2021	EFT	0	\$	1,109.28	4554
01563	ZARNOTH BRUSH WORKS, INC.	10/06/2021	EFT	0	\$	1,036.00	4447
03482	CARDCONNECT	10/04/2021	Bank Draft	0	\$	384.11	DFT0006017
00219	CARDMEMBER SERVICE	10/04/2021	Bank Draft	0	\$	10,174.10	DFT0006014
00234	CENTER POINT ENERGY	09/21/2021	Bank Draft	0	\$	4,512.65	DFT0005912
00234	CENTER POINT ENERGY	09/21/2021	Bank Draft	0	\$	34.01	DFT0005913
00234	CENTER POINT ENERGY	09/30/2021	Bank Draft	0	\$	1,436.57	DFT0005979
00234	CENTER POINT ENERGY	10/15/2021	Bank Draft	0	\$	394.44	DFT0006023
02181	ETS CORPORATION	10/04/2021	Bank Draft	0	\$	3,655.59	DFT0006016
02003	MINNESOTA DEPT OF REVENUE	09/23/2021	Bank Draft	0	\$	6,091.41	DFT0005960
02003	MINNESOTA DEPT OF REVENUE	10/01/2021	Bank Draft	0	\$	406.98	DFT0005980
02003	MINNESOTA DEPT OF REVENUE	10/06/2021	Bank Draft	0	\$	5,938.59	DFT0006009
02003	MINNESOTA DEPT OF REVENUE	10/12/2021	Bank Draft	0	\$	12,830.00	DFT0006015
02003	MINNESOTA DEPT OF REVENUE	10/22/2021	Bank Draft	0	\$	5,951.11	DFT0006045
03029	OPEN EDGE	10/04/2021	Bank Draft	0	\$	138.06	DFT0006018
02766	SPROUT SOCIAL	10/07/2021	Bank Draft	0	\$	99.00	DFT0006012
01477	VIKING ELECTRIC SUPPLY, INC.	09/22/2021	Bank Draft	0	\$	504.35	DFT0005917
01477	VIKING ELECTRIC SUPPLY, INC.	09/15/2021	Bank Draft	0	\$	1,322.75	DFT0005952
01477	VIKING ELECTRIC SUPPLY, INC.	10/05/2021	Bank Draft	0	\$	167.48	DFT0005990
01477	VIKING ELECTRIC SUPPLY, INC.	10/12/2021	Bank Draft	0	\$	1,438.88	DFT0006021
01477	VIKING ELECTRIC SUPPLY, INC.	10/19/2021	Bank Draft	0	\$	82.94	DFT0006035
01477	VIKING ELECTRIC SUPPLY, INC.	10/28/2021	Bank Draft	0	\$	876.30	DFT0006067
01557	XCEL ENERGY	09/21/2021	Bank Draft	0	\$	242.30	DFT0005914

01557	XCEL ENERGY	09/21/2021	Bank Draft	0	\$	52.62	DFT0005915
01557	XCEL ENERGY	09/21/2021	Bank Draft	0	\$	63.05	DFT0005916
01557	XCEL ENERGY	09/29/2021	Bank Draft	0	\$	11,069.81	DFT0005978
01557	XCEL ENERGY	10/12/2021	Bank Draft	0	\$	44.26	DFT0006019
01557	XCEL ENERGY	10/12/2021	Bank Draft	0	\$	189.94	DFT0006020
01557	XCEL ENERGY	10/19/2021	Bank Draft	0	\$	82.79	DFT0006034
					\$	1,235,868.28	398

Authorization Signatures

All Council

The above manual and regular claims lists for 11-1-21 are approved by:

 MARK DEHEN- MAYOR

 DIANE NORLAND- COUNCIL MEMBER

 WILLIAM STEINER- COUNCIL MEMBER

 SANDRA OACHS- COUNCIL MEMBER

 JAMES WHITLOCK- COUNCIL MEMBER

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

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

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

Donor	Restriction	Amount
Anonymous	Music in the Park	\$62.00
Alice F Di Meglio	Library Donation	\$2,000.00
Anonymous	Music in the Park	\$233.00
Elaine Hardwick	Music in the Park	\$20.80
Anonymous	Library Donation	\$49.00
Anonymous	Music in the Park	\$492.00
Elaine Hardwick	Music in the Park	\$8.10
Diane Brekke	Music in the Park	\$50.00
Anonymous	Donation for Library Events	\$1,712.56
Jo Marie Robbins	Library Book Donation	\$200.00
Total		\$4,827.46

Adopted by the City Council this 1st day of November 2021.

Mayor

City Clerk

MEMORANDUM

TO: Mayor & City Council
FROM: Mike Fischer, Community Development Director
DATE: September 21, 2021
SUBJECT: September Traffic & Safety Committee Minutes

On September 21, 2021, the Traffic & Safety Committee met to discuss one item of business. Committee members present: Council Liaison Jim Whitlock, Community Member Jodi Erickson, Police Chief Ross Gullickson, Public Works Director Nate Host and Community Development Director Mike Fischer. Below is a summary of the meeting:

1. Request for No Parking on Part of Sherman Street.

Staff presented a request from Trinity Christian Daycare and Preschool located at 1027 Sherman Street for a No Parking area in front of their facility. Owners of the facility, Renee & Kent Thomas attended the meeting and spoke about the challenges they experience for parents and buses loading and unloading children. Specifically, due to on-street parking of vehicles in front of their facility not associated with the facility, it is difficult for parents and buses to load and unload children safely. They stated that because they do not have a parking lot, all loading and unloading of children occurs on Sherman Street in front of their building.

The Traffic & Safety Committee discussed this request in detail including various options to create a safe loading & unloading area in front of the facility through signage and curb painting. Continued discussion considered the impact of on-street parking opportunities for other area uses. Lastly, if a restricted parking area was to be created, a discussion of enforcement expectations was brought forth.

RECOMMENDATION

The Traffic & Safety Committee recommends the creation of a Loading/Unloading area in front of the facility from 6:00 a.m. to 6:00 p.m. Monday through Friday. Appropriate signs would be installed and the curb painted yellow to reflect the change.

MEMORANDUM

TO: Traffic & Safety Committee
FROM: Mike Fischer, Community Development Director
DATE: September 14, 2021
SUBJECT: September Traffic & Safety Committee Meeting

The next meeting of the Traffic & Safety Committee is scheduled for Tuesday, September 21, 2021 at 2:00 p.m. at City Hall.

AGENDA

1. Request for No Parking area on part of Sherman Street

1. Request for No Parking area on part of Sherman Street

Attached is a request from the Trinty Christian Daycare and Preschool for a No Parking area from 6:00 a.m. to 6 p.m. Monday-Friday in front of their facility located at 1027 Sherman Street. Attached is a map showing the proposed location of the No Parking area.

According to the request, this area is used daily for parent drop off and pick up of children attending the daycare/preschool. Due to on-street parking of vehicles in this area not associated with the facility, parent drop off and pick up can be difficult. For this reason, the facility owner is requesting a No Parking area in a location as shown on the attached map.

Thank you for getting back to me about my request.

I would like the no parking zone to be from the corner to our driveway, on our side of the street from Monday-Friday 6am to 6pm. This would help give parents a safe place to drop off and pick up their children. Parking is a year round problem so I would like a permanent sign.

The daycare serves 85 children so I average 50 plus families coming each day. I also have several special ed. children so Dist. 77 buses them to their services and brings them back to the daycare. They all go to different locations so I have multiple buses coming a day.

Sherman and Webster have always been busy streets but it definitely has picked up over the years due to rental units, city street department and the growth of the commercial businesses on Webster. The new pool has really made a difference. Sherman street is often the overflow parking spot and parents walk right over to the pool. The pool is literally in our backyard so unfortunately we get the extra parking and foot traffic.

I have also noticed over the past few years that residents are parking their boats, campers, trailers etc. on the street for long periods of time without moving them. This summer I had a RV and large truck/trailer, at different times, each parked for a week right in front of the daycare.

Because of my location right next to the street department I know Sherman will be plowed immediately so I have a private plower come at 6am to clear the sidewalks and clean up the curbs but many times there are so many vehicles parked on the street in front of the building he can't do a sufficient job and it becomes a very unsafe situation with the parents when they are trying to walk in with their children.

There are two rentals directly across the street, each rental has two units. The homeowner that is also across the street has gone from two vehicles to five and they prefer to park on the street as well and not in their garage or driveway. So you can see it gets very congested with parked cars just from those three residents.

I understand it is a city street and that is why I am only asking for the side of the street in front of my building. It won't solve everything but it would greatly help.

Thank you again and if you need anymore information feel free to contact me anytime-Renee Thomas

Trinity Christian Daycare and Preschool
1027 Sherman St North Mankato MN 56003
507-388-7761



Legend

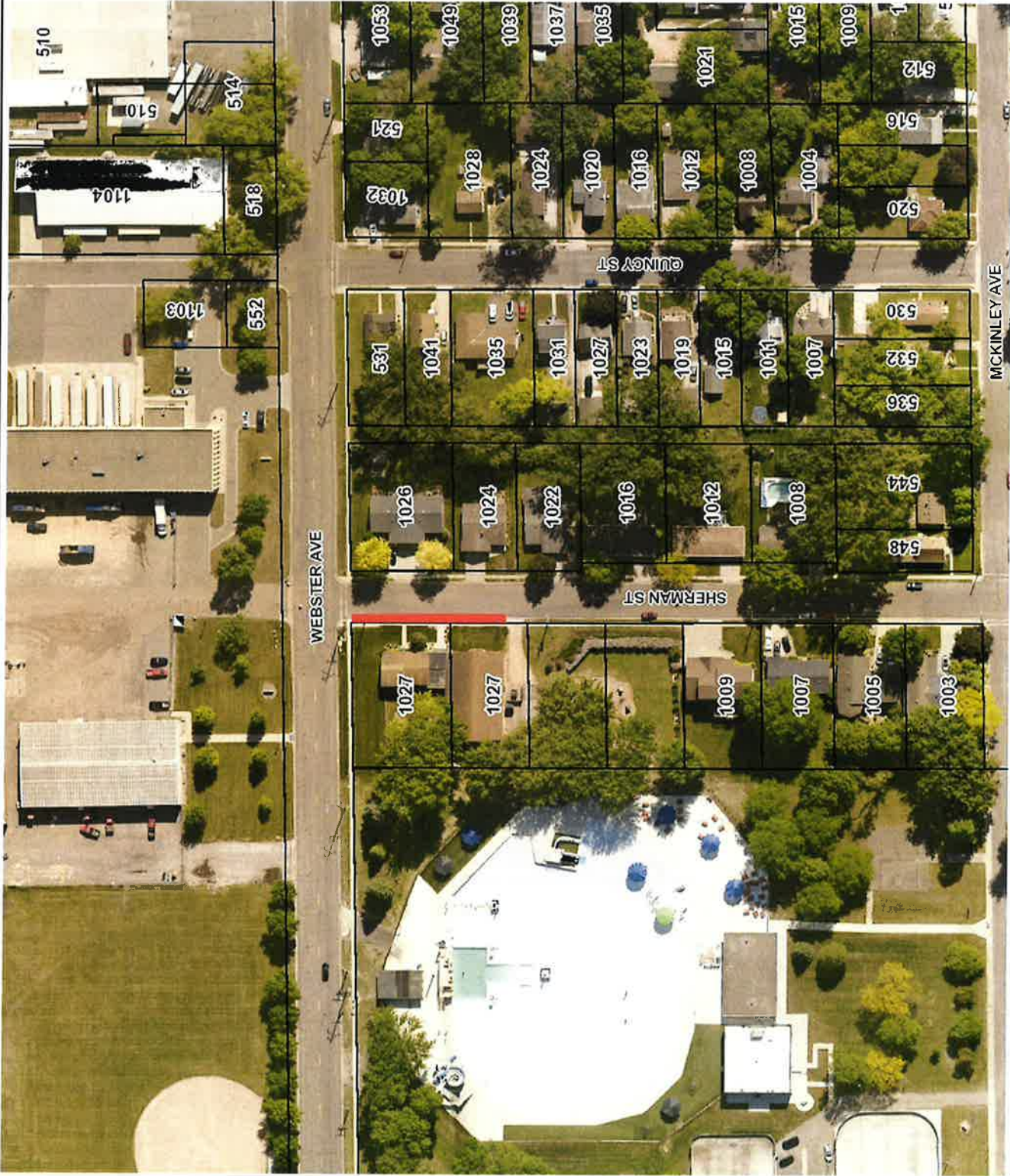
- City Limits
- Medians
- Roadways
- Parcels (1-13-2021)
- Lakes & Ponds
- Minnesota River

Map Name



Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of North Mankato is not responsible for any inaccuracies herein contained.



Real People. Real Solutions.

0 132 Feet

License Applicant Information

Applicant Information

Full Name: **Kuball** **Carissa** **D** Date: **10-12-21**
Last First Middle

Address: _____
Street Address Apartment/Unit #

Waterville **MN** **56096**
City State ZIP Code

Business Information

Legal Name of Licensee (LLC, Inc., Etc.) **169 Roadhouse, LLC** Address of Business: **1006 N. River Drive., North Mankato, MN 56003**

Trade Name (DBA) **169 Roadhouse Bar and Grill**

License Information

Yearly License Fees		
On-Sale Intoxicating	:	\$3,750.00
Sunday On-Sale		\$200.00
Soft-Drink		\$25.00
Mechanical Amusement Device		\$20/site \$20 /machine

Background Check Completed

Background Check Completed | **October 25, 2021**

Payment Received

Payment Received | **October 26, 2021**

RESOLUTION DECLARING SURPLUS VEHICLES AND EQUIPMENT

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

2006 Pontiac G6	VIN 1G2ZG558764148019	Miles: 161,978
2008 Dodge Dakota	VIN 1D7HW48N18S539774	Miles: 104,087

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 1st day of November 2021.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12A	Department: City Engineer	Council Meeting Date: 11/1/21
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TITLE OF ISSUE: Consider Resolution Receiving Feasibility Report and Calling Hearing for Project No. 21-05 ABCDEF LorRay Drive Street and Utility Improvement Project, Project No. 21-06 ABCDEF McKinley Avenue Street and Utility Project.

BACKGROUND AND SUPPLEMENTAL INFORMATION: City Engineer Sarff has prepared a report concerning the proposed 2022 projects and will be available on November 1, 2021, to answer any questions.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Receiving Feasibility Report and Calling Hearing for Project No. 21-05 ABCDEF LorRay Drive Street and Utility Improvement Project, Project No. 21-06 ABCDEF McKinley Avenue Street and Utility Project.

<p>Motion By: _____</p> <p>Second By: _____</p> <p>Vote Record:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;"></td> <td style="width: 15%; text-align: center;">Aye</td> <td style="width: 15%; text-align: center;">Nay</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Oachs</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>		Aye	Nay			_____	_____	Norland		_____	_____	Oachs		_____	_____	Whitlock		_____	_____	Steiner		_____	_____	Dehen	<p style="text-align: center;">SUPPORTING DOCUMENTS ATTACHED</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" 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> <p>Other (specify) _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RESOLUTION NO. 64-21

RESOLUTION RECEIVING FEASIBILITY REPORT
AND CALLING HEARING FOR PROJECT NO. 21-05 ABCDEF 2022 LORRAY DRIVE
IMPROVEMENT PROJECT AND PROJECT NO. 20-06 ABCDEF 2022 MCKINLEY
IMPROVEMENT PROJECT

WHEREAS, pursuant to resolution of the Council adopted September 7, 2021, a feasibility report has been prepared by Bolton & Menk, Inc., with reference to proposed improvements including sanitary sewer improvements, watermain improvements, storm sewer improvements, street improvements, sidewalk/trail improvements, street lighting, turf establishment/erosion control, and other related improvements to Project No. 21-05 ABCDEF Lor Ray Drive Improvement Project; and

WHEREAS, pursuant to resolution of the Council adopted September 7, 2021, a feasibility report has been prepared by Bolton & Menk, Inc., with reference to proposed improvements including sanitary sewer improvements, watermain improvements, storm sewer improvements, street improvements, sidewalk improvements, street lighting, turf establishment/erosion control, and other related improvements to Project No. 20-06 ABCDEF McKinley Avenue Improvement; and

WHEREAS, the report, received by Council on November 1, 2021, provides information regarding whether the proposed improvements are necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, AS FOLLOWS:

1. The council will consider the improvement of Lor Ray Drive Project No. 21-05 ABCDEF in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$3,690,000.
2. The council will consider the improvement of McKinley Avenue Project No. 21-06 ABCDEF in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$1,675,000.
3. A public hearing shall be held on such proposed improvement on the 15th day of November 2021, in the council chambers of City Hall at 7:00 p.m., and the clerk shall give mailed and published a notice of such hearing and improvement as required by law.

Adopted by the City Council this 1st day of November 2021.

Mayor

ATTEST:

City Clerk

NOTICE OF PUBLIC HEARING
PROJECT NO. 21-05 ABCDEF LORRAY DRIVE IMPROEMENT PROJECT AND
PROJECT NO. 21-06 ABCDEF MCKINLEY AVENUE IMPROVEMENT PROJECT

Notice is hereby given that the City Council of North Mankato will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, at 7:00 pm on November 15, 2021, to consider the making of Project No. 21-05 ABCDEF LorRay Drive Improvement Project and Project 21-06 ABCDEF McKinley Avenue Improvement Project pursuant to Minn. Stat. §§ 429.011 to 429.111. Such improvements include sanitary sewer improvements, watermain improvements, storm sewer improvements, street improvements, sidewalk/trail improvements, street lighting, turf establishment/erosion control, and other related improvements. The areas proposed to be assessed for such improvements are areas adjacent to or otherwise benefitting from the improvements. The estimated cost of the improvements is \$3,690,000 for Project No. 21-05 ABCDEF LorRay Drive Improvement Project and \$1,675,000 for Project No. 21-06 ABCDEF McKinley Avenue Improvement Project. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

/s/April Van Genderen
City Clerk

Published in the Free Press on November 5th and November 12th , 2021.

Preliminary Engineering Report

2021 Street & Utility Improvement Projects

City of North Mankato, Minnesota

October 2021

**Lor Ray Drive Street & Utility
Improvement Project
City Project No. 21-05 ABCDEF**



**McKinley Avenue Street &
Utility Improvement Project
City Project No. 21-06 ABCDEF**



Certification

Preliminary Engineering Report for 2022 Improvement Projects:

Lor Ray Drive Street & Utility Improvement Project
City Project No. 21-05 ABCDEF

McKinley Avenue Street & Utility Improvement Project
City Project No. 21-06 ABCDEF

**City of North Mankato, Minnesota
October 2021**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By:



Daniel R. Sarff, P.E.
License No. 17080

Date:

October 27, 2021

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Appendix

- Appendix A: Lor Ray Drive Exhibits
- Appendix B: McKinley Avenue Exhibits
- Appendix C: Lor Ray Drive Photos
- Appendix D: McKinley Avenue Photos

I. Background and Scope

In accordance with Minnesota Statutes, Chapter 429, the North Mankato City Council has authorized the preparation of a Preliminary Engineering Report to define the scope and determine the feasibility of infrastructure improvements in the following areas within the City:

- Street and utility improvements on Lor Ray Drive from a point approximately 350 feet north of White Oak Drive to Somerset Lane
- Street and utility improvements on McKinley Avenue from Sherman Street to Range Street

The specific objectives of this Preliminary Engineering Report are to:

- Evaluate the need for the projects
- Determine the necessary improvements
- Provide information on the estimated costs for the proposed projects
- Determine the project schedule
- Determine the feasibility of the proposed projects.

II. Lor Ray Drive – Existing Conditions and Proposed Improvements

A. Background

The reconstruction of Lor Ray Drive from Eagle Ridge Lane to a point approximately 350 feet north of White Oak Drive was completed in 2002. The project included the replacement of the existing rural roadway section with a new 40-foot-wide urban street section with curb and gutter, sidewalk, and a bituminous bike path. New watermain, sanitary sewer and storm sewer were also constructed throughout the length of the project. The first phase of The Landing North Subdivision (commonly referred to as the Reserve Subdivision) was completed in 2007. A new lift station was constructed at the northwest corner of Lor Ray Drive and Lexington Lane to serve the Reserve Subdivision and the surrounding areas. A forcemain and a watermain were also constructed along Lor Ray Drive from Lexington Lane to a point north of White Oak Drive with the 2007 project, but the street has remained a two-lane bituminous (blacktop) roadway. The existing pavement is in very poor condition and the roadway is narrow with no shoulders. There are no sidewalks or bike paths, and the street is too narrow to safely accommodate vehicular and pedestrian or bicycle traffic. Several additional phases of the Reserve Subdivision have been completed within the past several years and more houses have been constructed. This development has resulted in increased traffic volumes on Lor Ray Drive. The traffic volumes will continue to increase as the final phases of the Reserve Subdivision are built out and as additional residential subdivisions in the areas adjacent to Lor Ray Drive and north of Somerset Lane are developed. Improvements to the deficient street and the construction of pedestrian and bike facilities are necessary to accommodate the current and future vehicular, pedestrian and bicycle traffic. Additional utility extensions are also required to provide services for the future developments.

B. Sanitary Sewer

1. Existing Conditions

The existing 15-inch diameter sanitary sewer extending between Eagle Ridge Lane and a point just north of White Oak Drive was constructed in 2007. This existing 15-inch sanitary sewer flows south on Lor Ray Drive and connects to the 27-inch trunk sanitary

sewer on Countryside Drive. As previously mentioned, a lift station was also constructed at the intersection of Lor Ray Drive and Lexington Lane with the 2007 project and the forcemain from the lift station runs along Lor Ray Drive. There is no existing gravity sanitary sewer on Lor Ray Drive within the project limits.

The existing sanitary sewer system is shown on Figures 1 and 2 in Appendix A.

2. Proposed Improvements

It is proposed that a new 8-inch diameter sanitary sewer be extended from the lift station near Lexington Lane south along Lor Ray Drive to a point approximately 1000 feet north of White Oak Drive. This sanitary sewer will provide service to the future development areas adjacent to Lor Ray Drive. The depth of the proposed sanitary sewer extension would be established such that the adjacent areas can be served by gravity. It is also proposed that a 12-inch diameter sanitary sewer be extended to the north along Lor Ray Drive from the lift station to Somerset Lane. This sewer will be constructed at a depth that will allow for future extensions to serve the future development areas to the north of Somerset Lane. The installation of 8-inch diameter sanitary sewer stubs is proposed at appropriate locations for future extension into development areas adjacent to Lor Ray Drive.

The new sanitary sewers will be constructed using polyvinyl chloride (PVC) pipe with rubber gasketed joints to prevent the infiltration of groundwater. New precast concrete manholes with gasketed joints will be provided at the required spacing to provide access for cleaning and maintenance.

A tracer wire system with proper grounding and access points will be provided for all new sanitary sewer mainline and sanitary sewer stubs.

The proposed sanitary sewer improvements are shown in Figures 3 and 4 in Appendix A. The existing and proposed sanitary sewer service areas in this area of upper North Mankato are shown on Figure 5 in Appendix A.

C. Watermain

1. Existing Conditions

An existing 12-inch diameter PVC watermain was constructed along Lor Ray Drive from a point approximately 350 feet north of White Oak Drive to Lexington Lane in 2007 to serve the Reserve Subdivision. Mainline valves and hydrants were also installed with the watermain in 2007.

The existing watermain system is shown on Figures 1 and 2 in Appendix A.

2. Proposed Improvements

The location and depth of the watermain, valves and hydrants installed in 2007 were designed so that they would fit with the future urban street design. As such, no mainline watermain improvements are required south of Lexington Lane. It is proposed that a new 12-inch diameter PVC watermain be extended along Lor Ray Drive from Lexington Lane to Somerset Lane. This watermain will provide service to future development areas adjacent to Lor Ray Drive and north of Somerset Lane. The installation of 8-inch diameter watermain stubs is proposed at appropriate locations for future extension into development areas adjacent to Lor Ray Drive.

A tracer wire system with proper grounding and access points will be provided for all new mainline watermain and watermain stubs.

The proposed watermain improvements are shown on Figures 3 and 4 in Appendix A.

D. Storm Sewer

1. Existing Conditions

There is presently no storm sewer in place on Lor Ray Drive north of White Oak Drive. Drainage for the existing roadway is currently provided by ditches and culverts adjacent to the existing roadway.

2. Proposed Improvements

The proposed improvements presented in this report include converting the existing rural roadway section to an urban street section with curb and gutter. In order to provide drainage for the roadway, storm sewer improvements are required. The proposed storm sewer would be designed to handle a 10-year design storm (or a rainfall event with a 10% occurrence rate during any given year). Storm water management ponds will also be necessary to meet the requirements of the MPCA National Pollutant Discharge Elimination System (NPDES) permit and the City's Municipal Separate Storm Sewer System (MS4) Permit.

In general, the existing grade in the undeveloped areas adjacent to Lor Ray Drive slopes away from the roadway. Storm sewer systems will be incorporated into future developments to collect and transport the stormwater runoff originating from within the developments. The storm sewer improvements addressed in this report include only those improvements necessary to provide drainage for the street right-of-way. The watershed limits for the proposed storm sewer extends slightly beyond the street right-of-way in several locations where the surrounding areas slope toward Lor Ray Drive.

The proposed improvements include the construction of storm sewer ranging in size from 12 to 24 inches in diameter. Inlets would be constructed at low points and at intermediate points along the new curb to catch the stormwater collecting in the street. Manholes would be located at appropriate intervals to provide access for maintenance and cleaning. It is proposed that the storm sewer from Lor Ray Drive south of a point approximately 600 feet south of Lexington Lane be discharged into two new stormwater management ponds. Both ponds would be located at the head of the ravines just east of Lor Ray Drive. One pond would be located approximately 1200 feet north of White Oak Drive and the other would be located approximately 2500 feet north of White Oak Drive. It is proposed that this pond be developed such that it would also accommodate the stormwater runoff from the future developments along the east side of Lor Ray Drive. The proposed storm sewers would flow from both directions along Lor Ray Drive to a point adjacent to the proposed ponds. It is proposed that the storm sewer carrying the discharge from the storm water ponds be extended to the bottom of the ravine at each location.

The storm water management pond located within the Reserve Subdivision was designed to accommodate the storm water runoff from the segment of Lor Ray Drive north of a point approximately 600 feet south of Lexington Lane. The storm sewer within that segment of Lor Ray Drive would flow to the existing 18-inch storm sewer on Lexington Lane.

The proposed storm sewer improvements are shown on Figures 3 and 4 in Appendix A.

E. Street and Surface

1. Existing Conditions

Prior to 1989, the segment of Lor Ray Drive north of Trunk Highway 14 was designated as Nicollet County Road No. 13. In 1989, the County Road No. 13 designation was transferred to the newly constructed Lookout Drive, and the segment of Lor Ray Drive between Trunk Highway 14 and Carlson Drive was turned back to the City of North Mankato as a city street. The segment north of Carlson Drive was turned back to Belgrade Township as a township road. The section of Lor Ray Drive between Carlson Drive and Timm Road also became a city street in 1988 when the right-of-way was annexed into the City. The section of Lor Ray Drive north of Timm Road became a City Street when the right-of-way was annexed into the City in conjunction with the Reserve Subdivision project in 2007.

The existing Lor Ray Drive street surface is approximately 22-foot wide and bituminous surfaced. Drainage is presently accomplished with ditches and culverts. Recent design surveys indicate the roadway is generally situated in the center of an existing 66-foot-wide right-of-way. The narrow width of the pavement, no shoulders and the poor condition of the pavement combined with increasing traffic make this segment of Lor Ray Drive unsafe for both vehicular traffic and pedestrian/bicycle traffic.

The existing street and surface conditions are shown in Figures 1 and 2 in Appendix A. Photos of the existing street on Lor Ray Drive are provided in Appendix C.

2. Proposed Improvements

The proposed street improvements consist of the construction of a 40-foot-wide bituminous street with concrete curb and gutter on both sides. The 40-foot width would provide for one traffic lane in each direction and a shoulder area adjacent to each curb. The 40-foot width could also accommodate on-street parking on one side of the street or the construction of left turn lanes at selected locations if either is required at some point in the future. It is proposed that the widened street be centered within the existing right-of-way. The existing 66-foot right-of way is adequate for the proposed improvements.

The centerline grade of the new street would be lowered between 2 and 4 feet such that the top of the new curb would be at, or slightly below, the grade of the adjacent ground. This would allow the adjacent areas to drain to the street and would allow the elimination of the existing ditches. The lowering of the street grade and the construction of a wider street section with curb and gutter will result in an urban street setting that will be more appropriate to the Lor Ray Drive corridor as further development takes place.

The proposed pavement section will conform to the City's standard for residential streets: 4 inches of bituminous surfacing, 14 inches of Class 6 aggregate base, and geotextile fabric or geogrid, all placed on a prepared subgrade. The construction of 4-inch diameter underdrains along the back of the curb on both sides of the roadway is proposed to provide subsurface drainage for the pavement section. The construction of an 8-foot-wide concrete walk along the east side and an 8-foot-wide bituminous trail along the west side of the roadway is proposed.

Boulevards will be restored with topsoil and seed in all disturbed areas. New street lights will also be installed. It is anticipated that the street light design will be similar to those used along other residential collector streets within the City. The location of the new streetlights will be determined during the final design stage.

The proposed street and surface improvements are shown on Figures 6 and 7 in Appendix A.

III. McKinley Avenue – Existing Conditions and Proposed Improvements

A. Sanitary Sewer

1. Existing Conditions

The existing sanitary sewers on McKinley Avenue between Sherman Street and Range Street are 8-inch pipes that were originally constructed in the early-1950's. As was typical for the construction of sanitary sewers 70 years ago, the pipe material is vitrified clay pipe (VCP) that consists of relatively short pipe sections without gasketed joints. The segment of sanitary sewer between Sherman Street and Center Street flows from west to east and connects to the existing 8-inch diameter sewer on Center Street. The segment of sanitary sewer between Center Street and Cross Street flows from east to west and also connects into the existing 8-inch sanitary sewer on Center Street. The segment of sanitary sewer between Cross Street and Range Street flows from west to east and connects into the existing 8-inch sanitary sewer on Range Street. The original construction documents show that portions of the existing pipes on McKinley Avenue were constructed at less than the minimum desirable slope.

The existing sanitary sewer on Range Street was replaced with PVC in 1993 and an 8-inch PVC sanitary sewer was stubbed out to the west on McKinley Avenue and connected to the existing 8" clay pipe. The existing sanitary sewer on Center Street was replaced with PVC pipe in 1995 and 8-inch PVC sanitary sewers were stubbed out in both directions on McKinley Avenue and connected to the existing 8" clay pipes. An existing 21" trunk sewer located on Cross Street was also constructed in the early 1950's and is much deeper than the other sanitary sewers in this area.

Video inspections of the sanitary sewers on McKinley Avenue reveal that they are in fair to poor condition due to offset joints, sags, and other deficiencies. Calcium build ups at the joints were also observed, which is evidence of groundwater infiltration into the sanitary sewer system. Since the services were installed the same time as the mainline, the services are expected to be in the same fair to poor condition.

The existing sanitary sewer system for McKinley Avenue is shown on Figure 6 in Appendix B.

2. Proposed Improvements

Given the age and condition of the sanitary sewers on McKinley Avenue, the replacement of the existing sanitary sewer system with new improvements is recommended. The new sanitary sewer pipe will consist of 8-inch diameter PVC pipes and the new manholes will be constructed using precast concrete with gasketed joints. Where possible, the new pipe will be constructed at the 0.4% minimum grade recommended by the Minnesota Pollution Control Agency (MPCA) for an 8-inch diameter pipe to maintain self-cleaning velocities. In order to provide the desired pipe slope and maintain the required depth to connect the existing service lines, it is proposed that the new sanitary sewer in the west half of the block between Cross Street and Range Street will flow to Cross Street. The new sanitary sewer in the east half of the block will flow to the existing pipe stubbed out with the Range Street reconstruction project in 1993. Due to limitations on the depth of

the existing sanitary sewer on Center Street, the segment of sanitary sewer between Sherman Street and Center Street cannot feasibly be reconstructed at the desired minimum grade while maintaining the required depth to connect the existing service lines. It is proposed that this segment of sanitary sewer be constructed at approximately the same grade as existing. The existing 21-inch sanitary sewer on Cross Street is scheduled for improvement by lining the existing pipe and rehabilitating the existing manholes within the foreseeable future. As such, no improvements to the Cross Street sewer system are proposed with this project.

New 4-inch sanitary service pipe will be constructed to the right-of-way line for each residence. It is recommended that the service pipe from the right-of-way line to each home be inspected during construction. If it is determined that a service line is deteriorated and is a potential source of infiltration into the city's wastewater collection system, the property owner may be required to hire a contractor to replace the service line located on private property.

A tracer wire system with proper grounding and access points will be provided for all new sanitary sewer mainline and services.

The proposed sanitary sewer system improvements for McKinley Avenue are shown on Figure 7 in Appendix B.

B. Watermain

1. Existing Conditions

The existing water distribution system on McKinley Avenue was constructed in the early 1950's. The watermains consist of 6-inch diameter cast iron pipe. While there have not been significant problems with breaks and leaks on McKinley Avenue, the 70-year-old pipe is beyond its expected life.

The existing 6-inch diameter watermains on Sherman Street and Quincy Street were also constructed in the 1950's. There is no existing watermain on Cross Street. The existing 8-inch watermain on Range Street and the 10-inch watermain on Center Street were replaced with ductile iron pipe in 1993 and 1995 respectively. Six-inch diameter ductile iron watermain were stubbed out from Range Street and in both directions from Center Street on McKinley Avenue with those improvement projects.

Since the water services on both streets were installed the same time as the mainline, the services are expected to consist of copper or galvanized pipe and are expected to be in the same fair to poor condition.

The existing watermain system for McKinley Avenue is shown on Figure 6 in Appendix B.

2. Proposed Improvements

It is recommended that the existing watermain on McKinley Avenue between Center Street and Range Street be replaced with new 8-inch diameter PVC watermain pipe. New 8-inch diameter watermain stubs are proposed on Sherman Street and Quincy Street to facilitate future water distribution system improvements. The replacement of the existing 10-inch watermain, including valves and hydrants, on Center Street within the project limits is also proposed.

The installation of new fire hydrants at each street intersection is recommended. New valves will be provided at appropriate locations to facilitate pressure testing of the new

watermain and to allow for isolating segments for repairs and maintenance in the future. New plastic water service pipe will be constructed to the right-of-way for each home, and isolation valves will be installed on each service line. It is recommended that the service pipe from the right-of-way line to each home be inspected prior to or during construction. If it is determined that the line is deteriorated, leaking, or contains lead, the property owner will be required to hire a contractor to replace the service line located on private property.

A tracer wire system with proper grounding and access points will be provided for all new watermain and water services. The existing water meters on all existing residences being served by the new water system will be replaced with auto-reading meters as part of the project.

The proposed watermain improvements for McKinley Avenue are shown on Figure 7 in Appendix B.

C. Storm Sewer

1. Existing Conditions

The existing street surface on McKinley Avenue generally slopes from Range Street to Sherman Street. Storm water runoff is collected at existing catch basins at Sherman Street, Center Street, and Cross Street. Due to the minimal slope and the movement of the street and curb over the years, there are isolated areas of standing water following rainfall events.

The existing storm sewer system for McKinley Avenue is shown on Figure 6 in Appendix B.

2. Proposed Improvements

It is recommended that new storm sewer be installed in order to improve the existing surface drainage for McKinley Avenue. The proposed storm sewer improvements will consist of the reconstruction of the existing inlets at Sherman Street and Center Street. Additional inlets will also be provided at Quincy Street, Cross Street and at mid-block locations where required to improve storm water collection and to accommodate the new street grades. The new storm sewer will flow to the existing storm sewer systems on Sherman Street and Center Street.

To the extent possible, the new storm sewer systems will be designed to accommodate the runoff from a 10-year storm event. Sump pump drains will be provided in the front yards along McKinley Avenue for houses having sump pump discharge lines present.

The proposed storm sewer system improvements for McKinley Avenue are shown on Figure 7 in Appendix B.

D. Street and Surface

1. Existing Conditions

McKinley Avenue was originally constructed approximately 70 years ago. The bituminous pavement, curb and gutter, and concrete driveway aprons are in fair to poor condition. The existing street varies from approximately 31 feet wide to 34 feet wide from Sherman Street to Cross Street and approximately 34 feet wide from Cross Street to Range Street. The existing street has curb and gutter on both sides. The right of way is 50 feet wide throughout the entire length.

The following is a summary of the existing sidewalks on McKinley Avenue:

- Sherman Street to Center Street: no sidewalk on either side of the street
- Center Street to Cross Street: sidewalk on south side except for approximately 80 feet at the westerly end; sidewalk on the north side except for approximately 200 feet at westerly end
- Cross Street to Range Street: sidewalk on the south side; no sidewalk on most of the north side, except for several short, unconnected segments

Most of the existing sidewalk is 5 feet wide and most is in poor condition. Several areas present safety hazards to pedestrians using the sidewalk. Most of the deficiencies are due to large trees within the narrow boulevard heaving the sidewalk panels resulting in raised segments of sidewalk, cracked panels, and offset joints. Some of the sidewalks have been replaced in recent years and are in good condition.

The existing street system for McKinley Avenue is shown on Figure 6 in Appendix B. Photos of the existing street and sidewalks on McKinley Avenue are provided in Appendix D.

2. Proposed Improvements

It is proposed that the width of the new street between Sherman Street to Cross Street be 31 feet, approximately the same as the existing street widths. A new street width of 32 feet is proposed between Cross Street and Range Street. The new street will have a bituminous pavement section and the existing curb and gutter, and driveways will also be removed and replaced. The proposed pavement section will conform to the City's standard for residential streets: 4 inches of bituminous base/surfacing, 8 inches of Class 6 aggregate base, 6 inches of select granular borrow, and geotextile fabric or geogrid, all placed on a prepared subgrade. The construction of 4-inch diameter perforated edge drains along the back of the curb on both sides is proposed to provide subsurface drainage for the pavement section.

Where existing sidewalks exist, they will be replaced with new 5-foot-wide sidewalks. In accordance with the Future Sidewalk System Development Map included in the Complete Streets Plan adopted by the City Council in 2016, new sidewalks are also proposed where none presently exist, such that both sides of McKinley Avenue from Sherman Street to Range Street have sidewalk. The sidewalks will meet Americans with Disabilities Act (ADA) standards for accessibility. Segments of sidewalk that have been recently replaced and are in good condition will be evaluated during the final design process and, if feasible, may be left in place. For the purposes of this report the estimated project costs assume that all the existing sidewalks will be removed and replaced.

Boulevards will be restored with topsoil and seed in all disturbed areas. New residential streetlights will also be installed on both street segments with the project. It is anticipated that the street light design will be the same as those used on recent residential reconstruction projects. The location of the new streetlights will be determined during the final design stage.

The proposed street and surface improvements for McKinley Avenue are shown on Figures 7 and 8 in Appendix B.

E. Trees within the Right of Way

There are 11 existing trees within the right of way on McKinley Avenue from Sherman Street to Range Street. Many of the trees are very large and in some cases the base of the trunks fills the entire boulevard area, and some encroach into the existing sidewalk. As mentioned previously, many of the existing sidewalk deficiencies are being caused by tree roots. In several cases the roots are also growing over the curb.

Due to the narrow existing boulevards on these blocks of McKinley Avenue, and the proposed construction of sidewalk on both sides of the street, the roots of the existing trees will be damaged during the installation of the curb and gutter, sidewalk and, in some cases, sewer and water services. While it is the City's policy to avoid removing trees whenever possible, it is recommended that most, if not all, of the trees be removed with the reconstruction project. It is recommended that all existing ash trees be removed due to the threat of ash borer disease. In other cases, the removal is recommended due to concerns that construction activities could result in the weakening of the root structure and increase the probability that the tree will fall and damage property and/or cause injury. The following is an inventory of the existing trees on McKinley Avenue and a summary of the recommendations as to which trees should be removed, and which trees might possibly be left in place and protected:

Address	Species	Size	Proposed Action	Comments
309 McKinley Ave.	Ash	22"	Remove	Remove all ash trees
309 McKinley Ave.	Ash	26"	Remove	Remove all ash trees
325 McKinley Ave.	Ash	26"	Remove	Remove all ash trees
325 McKinley Ave.	Ash	30"	Remove	Remove all ash trees
331 McKinley Ave.	Ash	36"	Remove	Remove all ash trees
942 Center Street	Maple	15"	Remove	Too large for boulevard
942 Center Street	Maple	21"	Remove	Too large for boulevard
942 Center Street	Maple	15"	Remove	Too large for boulevard
401 McKinley Ave.	Ash	42"	Remove	Remove all ash trees
401 McKinley Ave.	Ash	30"	Remove	Remove all ash trees
415 McKinley Ave.	Maple	12"	Leave in place and protect	

IV. Other Utilities

Other non-municipal owned utilities are present in the rights-of-way on both Lor Ray Drive and McKinley Avenue. These include natural gas, electric, telephone and cable TV. The location and extent of existing non-municipal owned utilities will be verified using the Gopher One Call system.

The design of the proposed improvements will be coordinated with the owners of private utilities. Design coordination meetings will be held with all private utility companies to identify those utilities that conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocations. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

V. Pedestrian and Bicycle Accommodations

In 2016, the North Mankato City Council adopted a Complete Streets Policy directing that an examination of accommodations for pedestrian and bicycle travel be conducted in the preliminary design stage when existing streets are to be reconstructed. Pedestrian accommodations may include sidewalks (one side or both sides) or off-street multi-use trails. Bicycle accommodations may include designated on-street bike lanes, shared driving/bicycle lanes, or off-street multi-use trails.

As stated previously., the construction of an 8-foot-wide concrete walk along the east side of Lor Ray Drive and an 8-foot-wide bituminous trail along the west side is proposed. The construction of accessible sidewalk and bicycle path on Lor Ray Drive conforms to the City's Complete Streets guidelines for pedestrian and bicycle access.

It is proposed that new 5-foot-wide sidewalks be constructed on both sides of McKinley Avenue throughout the entire length from Sherman Street to Range Street. The construction of accessible sidewalks on both sides of McKinley Avenue conforms to the City's Complete Streets guidelines for pedestrian access. The segments of McKinley Avenue being considered in this report are not on City of North Mankato's existing or proposed designated bicycle system routes. Given the narrow width of the right-of-way on McKinley Avenue, the addition of on-street or off-street bicycle lanes is not considered to be feasible or necessary.

VI. Right-of-Way and Easements

The acquisition of easements or right-of-way will be required in order to construct the storm water management ponds adjacent to Lor Ray Drive. Otherwise, to the extent possible, the project will be designed to limit construction of the proposed improvements to within the existing rights-of-way. Minor disturbances to private property may be necessary during construction of sidewalks, driveways, and sewer and/or water services. Therefore, we recommend that temporary construction easements be obtained along the project frontage where required to accommodate these minor disturbances.

VII. Approvals/Permits

Approvals and permits are required from various agencies for the construction of the project. They include:

- MPCA General Construction Storm Water Permit
- MPCA Sanitary Sewer Extension Permit
- Minnesota Department of Health (MDH) Plan Review for Watermain Construction

VIII. Project Cost Estimate and Financing

The estimated project costs are summarized in the following table.

Item	Estimated Cost	
	Lor Ray Drive	McKinley Avenue
Sanitary Sewer Mainline and Services	\$255,000	\$229,000
Watermain Mainline and Services	\$94,000	\$318,000
Storm Sewer	\$667,000	\$185,000
Street and Surface Improvements/Street Lights	\$2,674,000	\$943,000
TOTAL:	\$3,690,000	\$1,675,000
Coronavirus Relief Fund	\$1,016,000	\$184,000
Local Road Improvement Program (LRIP) Funds	\$575,000	\$0
Municipal State Aid Advance	\$325,000	\$0
Special Assessments/Bonds	\$1,774,000	\$1,491,000

These cost estimates are based on public construction cost information from other recent projects similar in scope. A contingency factor has been included to provide for incidental and unforeseen items of work which may not be readily identifiable during the preliminary design stage. The estimated costs of engineering, administration, legal and financing are also included. Since the cost estimates are dependent on the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information and no warranty or guarantee as to the accuracy of construction cost is made. Therefore, financing for this project should be based upon actual competitive bid prices with reasonable contingencies.

It is anticipated that funding for the proposed street and utility improvements would be provided by a combination of special assessments, City utility funds, and bond funds. According to the City's assessment policy and past practices for calculating assessments, the proposed improvements are assessable to the benefitting properties as follows:

- Street Reconstruction, Sidewalks, Driveways, Sanitary Sewer, Watermain, Storm Sewer, Street Lights: 40% Assessable, 60% City Cost
- Sanitary Sewer Services: 100% Assessable
- Water Services: 100% Assessable

Street and surface reconstruction (pavement, curb & gutter, sidewalks, driveways, street lights) and storm sewer reconstruction costs are assessed on a front footage basis. Sanitary sewer and watermain costs, including services, are assessed on a per connection basis.

Applying these assessment rates to the project costs results in the following range of unit costs for the assessable items for McKinley Avenue:

- Sanitary Sewer Main Line (40%): \$1,170 per connection
- Sanitary Sewer Services (100%): \$1,480 per connection
- Watermain Mainline (40%): \$1,620 per connection
- Water Services (100%): \$2,060 per connection
- Street & Surface/Storm Sewer/Street Lights (40%): \$136 per foot

The calculated total estimated assessment for the residential properties ranges from approximately \$5,500 to approximately \$23,100. Most of the calculated assessment amounts appear to be unreasonably high. In accordance with the assessment policy and past practice, the Council can limit the total assessment for each property to a more reasonable amount.

The average assessable lot width on McKinley Avenue is approximately 58 feet which is very

similar to the average assessable footage on recent reconstruction projects in lower North Mankato. The assessment cap used for the 2021 Harrison Avenue project was \$7,500. It is recommended that the City Council consider an assessment cap of \$7,500/lot for the McKinley Avenue residential properties.

It is anticipated that special assessments would also be utilized to fund a portion of the Lor Ray Drive project costs. According to the City's assessment policy, 40% of the proposed street and surface reconstruction costs are assessable to the benefitting properties. The policy also states that up to 100% of new utility improvements that provide service to areas that are currently undeveloped can be assessed to the benefitting properties. City staff is currently working on the preparation of a preliminary assessment roll for Lor Ray Drive.

Assessment proceedings (hearings, notices, etc.) for the project would follow the requirements of Chapter 429 of the Minnesota State Statutes. Detailed assessment rolls will be prepared once the Preliminary Engineering Report has been approved and a date has been set for the Improvement Hearing.

IX. Proposed Project Schedule

The following is the proposed schedule for the project.

Date	Task
November 1, 2021	Resolution Receiving Report and Calling for Hearing on Improvements
Week of November 8, 2021	Neighborhood Meeting
November 15, 2021	Improvement Hearing
March 1, 2022	Open Bids
April 4, 2022	Assessment Hearing
April 4, 2022	Resolution Adopting Assessment and Resolution Awarding Contract
Late April/Early May	Begin Construction (Approx.)
October	End Construction (Approx.)

X. Conclusion and Recommendations

The existing street/surface improvements and utilities on Lor Ray Drive and McKinley Avenue are deteriorated and in need of repair. If the infrastructure is not replaced, maintenance costs will continue to rise as further deterioration occurs, and the infrastructure will ultimately fail. We recommend proceeding with the sanitary sewer, watermain, storm sewer and street and surface improvements outlined in this report.

From an engineering standpoint, the improvements recommended in this report are feasible, cost effective, and necessary, and can best be accomplished by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend that the Council accept this report and call for a hearing on the proposed to solicit further public input on this project.

Appendix A: Lor Ray Drive Exhibits



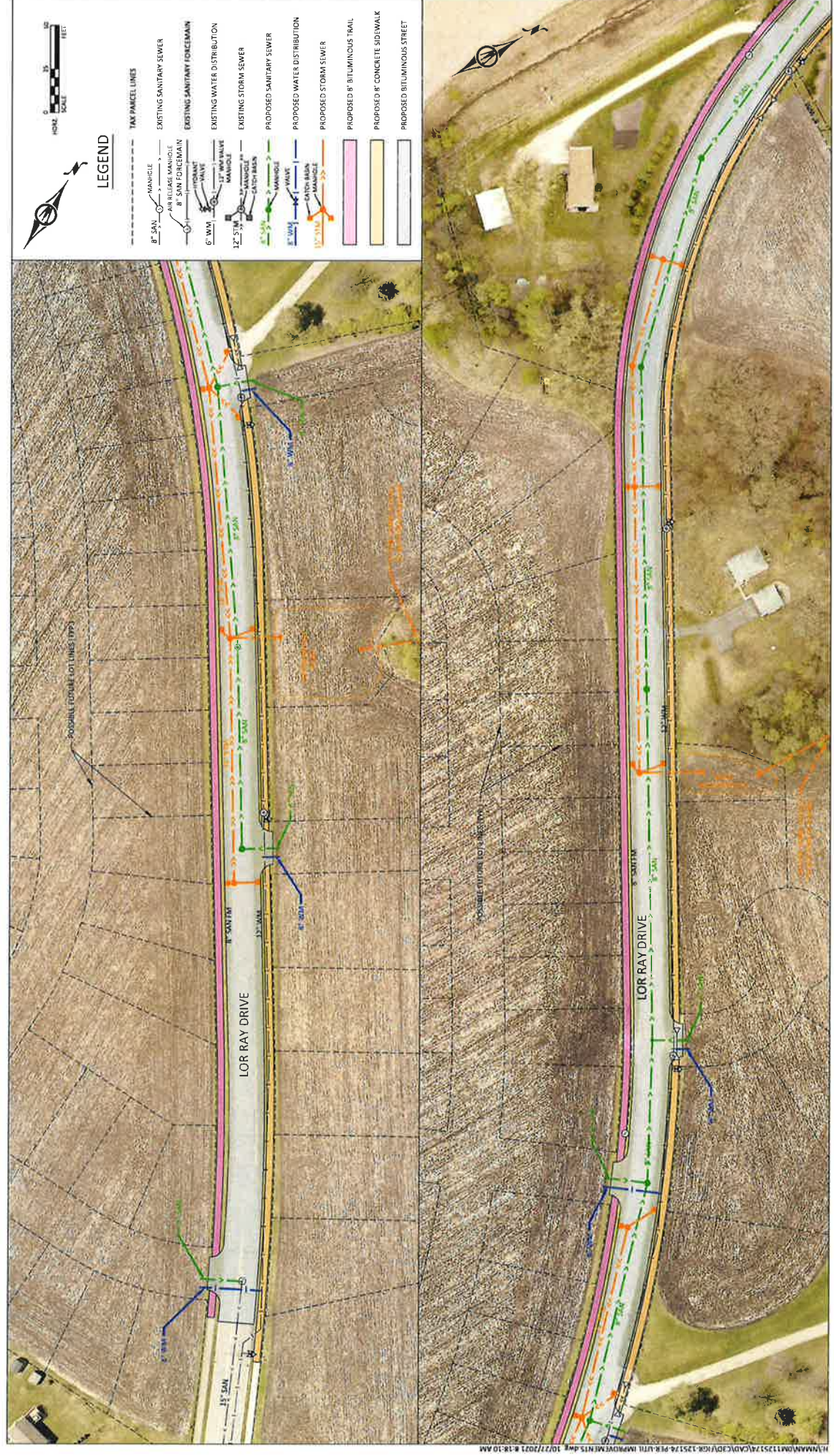


H:\MANKATO\112231\20\CA\01\CA\20\FIG\1231\24-PR-EX-CONDITIONS.dwg 10/26/2021 11:46:15 AM



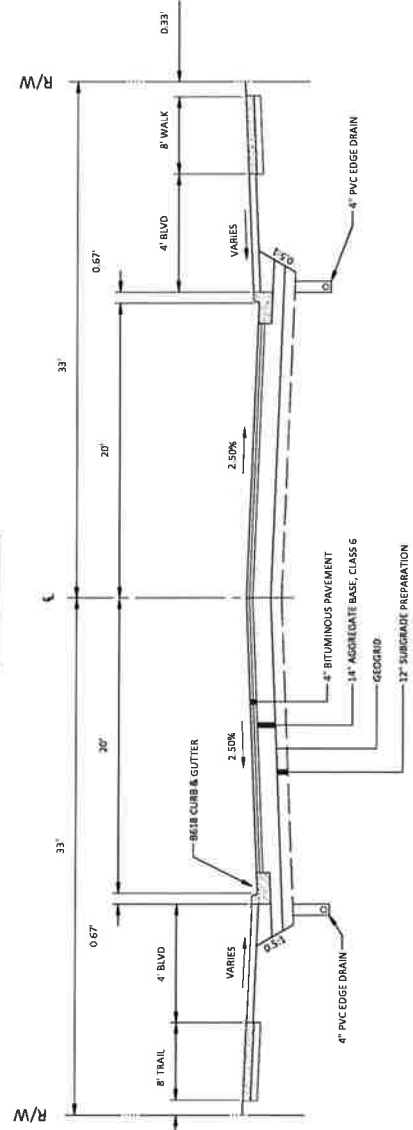
LEGEND

- TAX PARCEL LINES
- 8" SAN MANHOLE
- EXISTING SANITARY SEWER
- AIR RELEASE MANHOLE
- 8" SAN FORCE MAIN
- EXISTING SANITARY FORCE MAIN
- HYDRANT
- 6" WM
- EXISTING WATER DISTRIBUTION
- 12" STM MANHOLE
- 12" STM
- EXISTING STORM SEWER
- CATCH BASIN

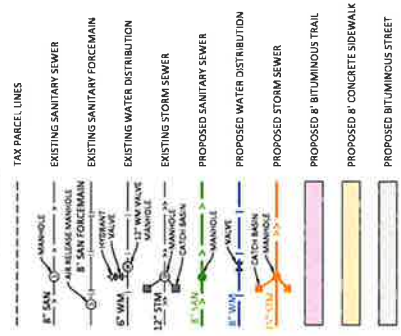


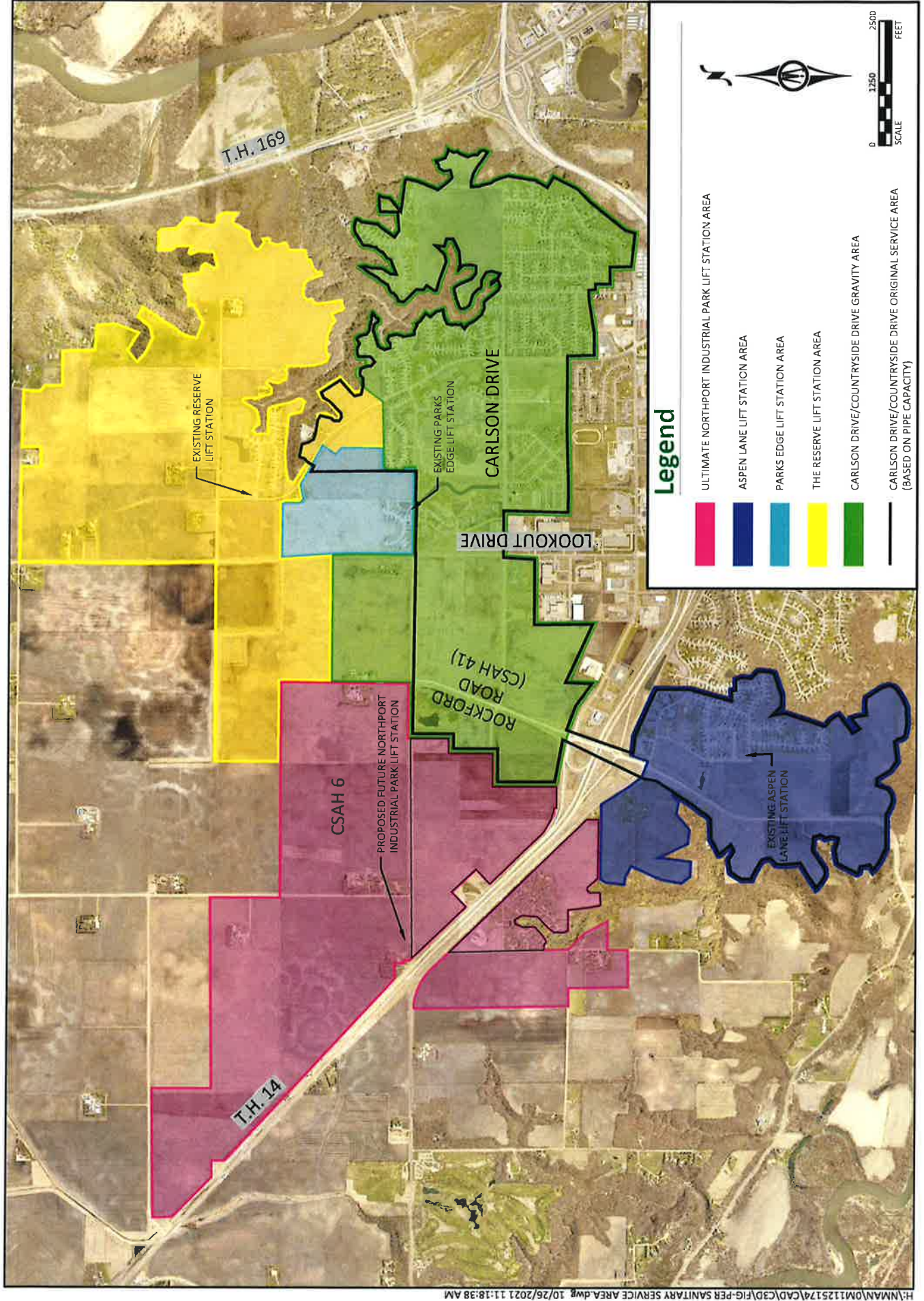


TYPICAL SECTION



LEGEND

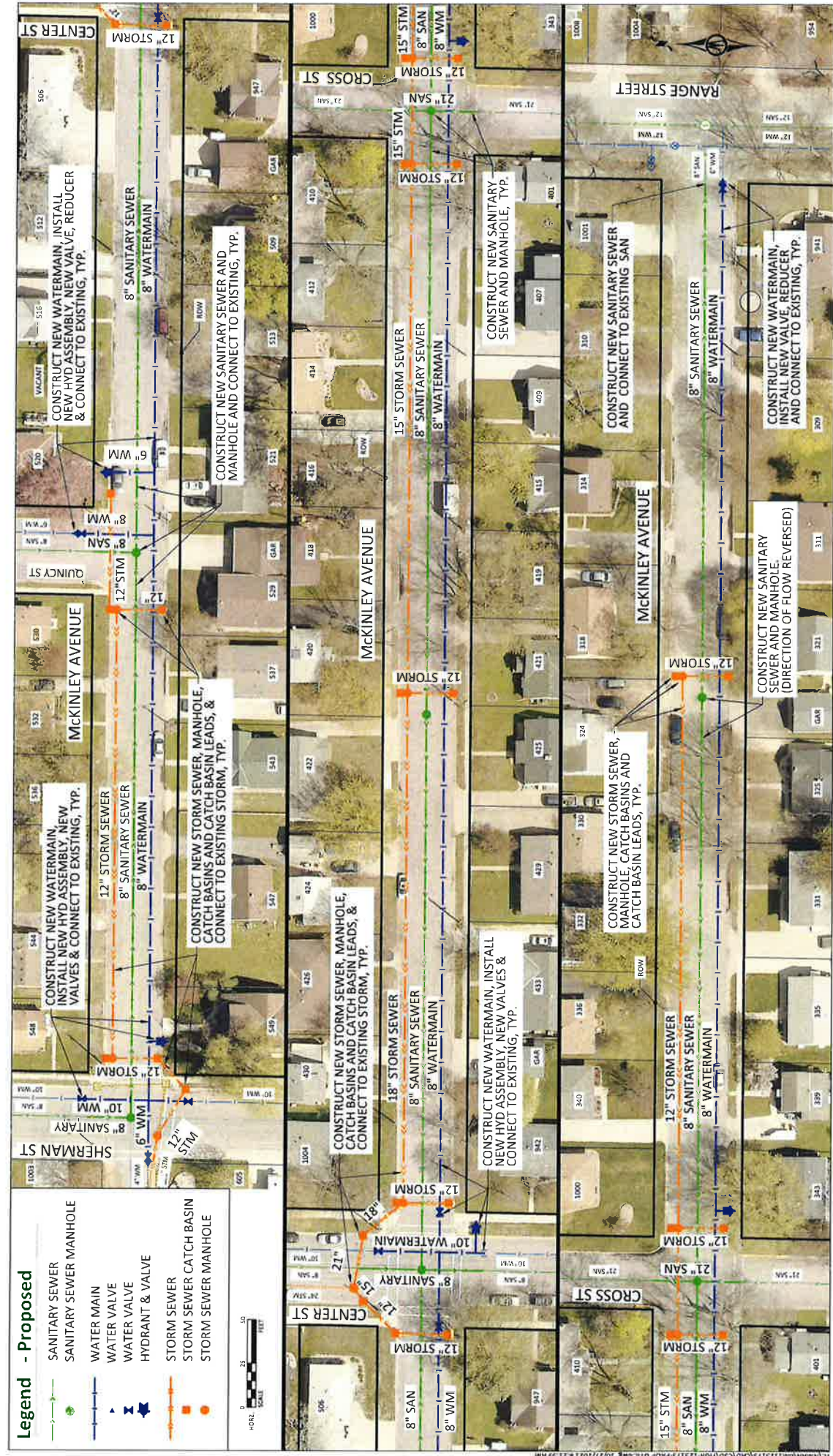




Appendix B: McKinley Avenue Exhibits

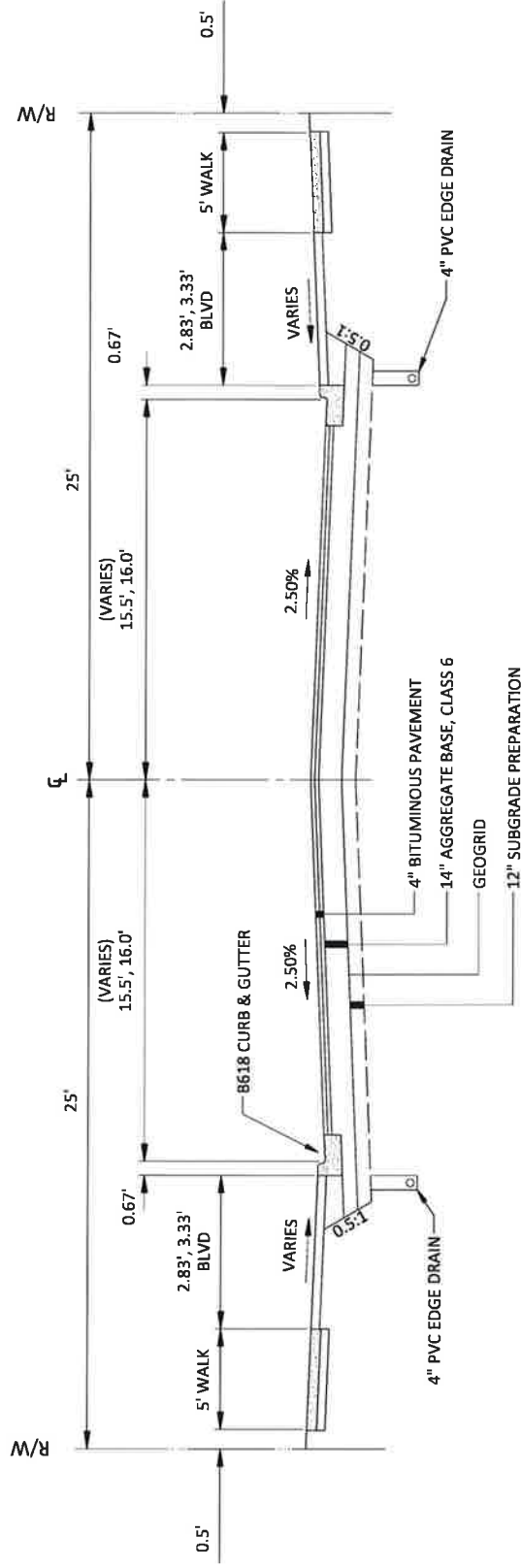


FIGURE 7: PROPOSED UTILITY IMPROVEMENTS





TYPICAL SECTION



Appendix C: Lor Ray Drive Photos





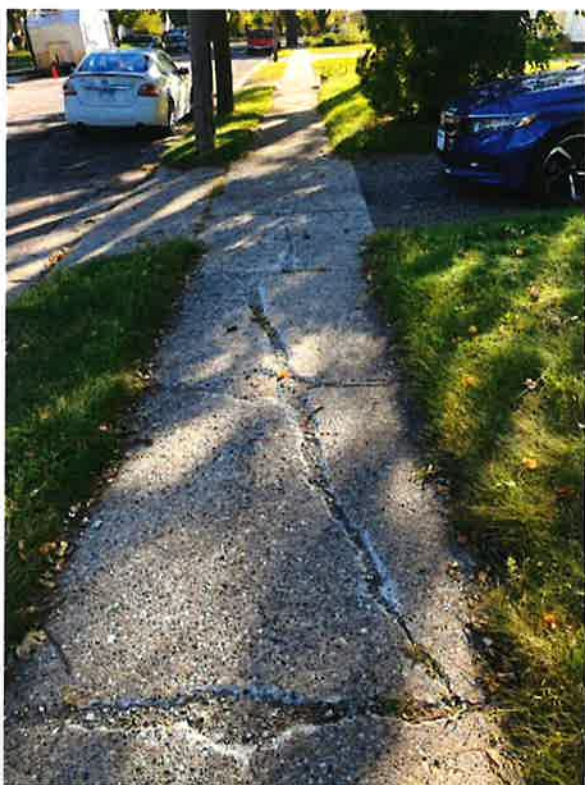
Appendix D: McKinley Avenue Photos













CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 12B	Dept: Finance	Council Meeting Date: 11/1/21
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TITLE OF ISSUE: Consider Resolution Providing for the Issuance and Sale of \$2,675,000 General Obligation Refunding Bonds, Series 2021C, Pledging for the Security Thereof Net Revenues, Tax Abatements, Special Assessments, and Levying a Tax for the Payment Thereof.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Bond Counsel Tammy Omdal from Northland Securities will join the meeting to review the proposed bond sale.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Providing for the Issuance and Sale of \$2,675,000 General Obligation Refunding Bonds, Series 2021C, Pledging for the Security Thereof Net Revenues, Tax Abatements, Special Assessments, and Levying a Tax for the Payment Thereof.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Oachs
	_____	_____	Whitlock
	_____	_____	Steiner
	_____	_____	Dehen

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: _____

EXTRACT OF MINUTES OF A MEETING
OF THE CITY COUNCIL
CITY OF NORTH MANKATO, MINNESOTA

HELD: NOVEMBER 1, 2021

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of North Mankato, Nicollet and Blue Earth Counties, Minnesota, was duly called and held at the City Hall on November 1, 2021, at 7:00 P.M., for the purpose, in part, of authorizing the issuance and awarding the sale of \$2,675,000 General Obligation Refunding Bonds, Series 2021C.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 65-21

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF \$2,675,000 GENERAL
OBLIGATION REFUNDING BONDS, SERIES 2021C, PLEDGING FOR THE SECURITY
THEREOF NET REVENUES, TAX ABATEMENTS, SPECIAL ASSESSMENTS, AND
LEVYING A TAX FOR THE PAYMENT THEREOF

A. WHEREAS, the City Council of the City of North Mankato, Minnesota (the "City"), hereby determines and declares that it is necessary and expedient to issue \$2,675,000 General Obligation Refunding Bonds, Series 2021C (the "Bonds" or individually, a "Bond"), pursuant to Minnesota Statutes, Chapter 475, to provide moneys for:

1. a current refunding of the City's outstanding General Obligation Improvement Bonds, Series 2010A, in the original principal amount of \$2,305,000, dated December 1, 2010 (the "Prior 2010A Bonds"); and

2. a current refunding of the City's outstanding General Obligation Bonds, Series 2014A, in the original principal amount of \$2,845,000, dated July 1, 2014 (the "Prior 2014A Bonds", and together, with the Prior 2010A Bonds, the "Prior Bonds"); and

B. WHEREAS, (i) the Prior 2010A Bonds are subject to redemption, in whole or in part, at any time on or after December 1, 2020, and any date thereafter, at a price of par plus accrued interest, as provided in Resolution No. 73-10, adopted by the City Council on December 6, 2010 (the "Prior 2010A Bonds Resolution"), authorizing the issuance of the Prior 2010A Bonds; and (ii) the Prior 2014A Bonds are callable on December 1, 2021, and on any date thereafter, at a price of par plus accrued interest, as provided in Resolution No. 45-14, adopted by the City Council on July 7, 2014, authorizing the issuance of the Prior 2014A Bonds (the "Prior 2014A Resolution", and together, with the Prior 2010A Bonds Resolution, the "Prior Bonds Resolutions"); and

C. WHEREAS, the current refunding on December 9, 2021 (the "Call Date") of \$1,075,000 aggregate principal amount of the Prior 2010A Bonds maturing on and after December 1, 2022 (the "Refunded 2010A Bonds"); and the current refunding on the Call Date of \$1,520,000 aggregate prior amount of the Prior 2014A Bonds maturing or subject to mandatory redemption on and after December 1, 2022 (the "Refunded 2014A Bonds" and, together with the Refunded 2010A Bonds, the "Refunded Bonds"); and

D. WHEREAS, the refunding of the Refunded Bonds on the Call Date is consistent with covenants made with the holders thereof, and is necessary and desirable for the reduction of debt service cost to the City; and

E. WHEREAS, the City owns and operates a municipal water utility system (the "Water System"), a municipal sanitary sewer utility system (the "Sewer System"), and a municipal storm water utility system (the "Storm Water System" and together with the Water System and the Sewer System, the "System") as separate revenue producing public utilities; and

F. WHEREAS, the net revenues of the System are pledged to the payment of the principal and interest of the City's outstanding (i) certain portions of the \$3,135,000 original principal amount General Obligation Bonds, Series 2010A, dated November 4, 2010, designated in the resolution issuing the bonds; (ii) "System Portion" of the \$2,240,000 original principal amount General Obligation Bonds, Series 2013A, dated September 3, 2013; (iii) "System Portion" of \$1,220,000 original principal amount General Obligation Bonds, Series 2015A, dated June 4, 2015; and (iv) "System Portion" of \$3,420,000 original principal amount General Obligation Bonds, Series 2017A, dated July 17, 2017 (collectively, the "Outstanding System Bonds"); and

G. WHEREAS, the net revenues of the Sewer System and Storm Water System are pledged to the payment of the principal and interest of the City's outstanding "System Portion" of the \$1,440,000 original principal amount General Obligation Bonds, Series 2019A, dated September 3, 2013 (the "Outstanding Sewer and Storm Bonds"); and

H. WHEREAS, the City has retained Northland Securities, Inc., in Minneapolis, Minnesota ("Northland"), as its independent municipal advisor for the sale of the Bonds and was therefore authorized to sell the Bonds by private negotiation in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9) and proposals to purchase the Bonds have been solicited by Northland; and

I. WHEREAS, the proposals set forth on Exhibit A attached hereto were received by the City Administrator, or designee, at the office of Northland, at 10:00 A.M. on the date hereof, pursuant to the Notice of Sale established for the Bonds; and

J. WHEREAS, it is in the best interests of the City that the Bonds be issued in book-entry form as hereinafter provided; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Mankato, Minnesota, as follows:

1. Acceptance of Offer. The proposal of _____ (the "Purchaser"), to purchase the Bonds, in accordance with the Notice of Sale established for the Bonds, at the rates of interest hereinafter set forth, and to pay therefor the sum of \$ _____, plus interest accrued to settlement, is hereby found, determined and declared to be the most favorable proposal received, is hereby accepted and the Bonds are hereby awarded to the Purchaser.

2. Bond Terms.

(a) Original Issue Date; Denominations; Maturities. The Bonds shall be dated December 9, 2021, as the date of original issue, shall be issued forthwith on or after such date in fully registered form, shall be numbered from R-1 upward in the denomination of \$5,000 each or in any integral multiple thereof of a single maturity (the "Authorized Denominations") and shall mature on December 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2022		2026	
2023		2027	
2024		2028	
2025		2029	

As may be requested by the Purchaser, one or more term Bonds may be issued having mandatory sinking fund redemption and final maturity amounts conforming to the foregoing principal repayment schedule, and corresponding additions may be made to the provisions of the applicable Bond(s).

(b) Book Entry Only System. The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York or any of its successors or its successors to its functions hereunder (the "Depository") will act as securities depository for the Bonds, and to this end:

(i) The Bonds shall be initially issued and, so long as they remain in book entry form only (the "Book Entry Only Period"), shall at all times be in the form of a separate single fully registered Bond for each maturity of the Bonds; and for purposes of complying with this requirement under paragraphs 5 and 10 Authorized Denominations for any Bond shall be deemed to be limited during the Book Entry Only Period to the outstanding principal amount of that Bond.

(ii) Upon initial issuance, ownership of the Bonds shall be registered in a bond register maintained by the Bond Registrar (as hereinafter defined) in the name of CEDE & CO., as the nominee (it or any nominee of the existing or a successor Depository, the "Nominee").

(iii) With respect to the Bonds neither the City nor the Bond Registrar shall have any responsibility or obligation to any broker, dealer, bank, or any other financial institution for which the Depository holds Bonds as securities depository (the "Participant") or the person for which a Participant holds an interest in the Bonds shown

on the books and records of the Participant (the "Beneficial Owner"). Without limiting the immediately preceding sentence, neither the City, nor the Bond Registrar, shall have any such responsibility or obligation with respect to (A) the accuracy of the records of the Depository, the Nominee or any Participant with respect to any ownership interest in the Bonds, or (B) the delivery to any Participant, any Owner or any other person, other than the Depository, of any notice with respect to the Bonds, including any notice of redemption, or (C) the payment to any Participant, any Beneficial Owner or any other person, other than the Depository, of any amount with respect to the principal of or premium, if any, or interest on the Bonds, or (D) the consent given or other action taken by the Depository as the Registered Holder of any Bonds (the "Holder"). For purposes of securing the vote or consent of any Holder under this Resolution, the City may, however, rely upon an omnibus proxy under which the Depository assigns its consenting or voting rights to certain Participants to whose accounts the Bonds are credited on the record date identified in a listing attached to the omnibus proxy.

(iv) The City and the Bond Registrar may treat as and deem the Depository to be the absolute owner of the Bonds for the purpose of payment of the principal of and premium, if any, and interest on the Bonds, for the purpose of giving notices of redemption and other matters with respect to the Bonds, for the purpose of obtaining any consent or other action to be taken by Holders for the purpose of registering transfers with respect to such Bonds, and for all purpose whatsoever. The Bond Registrar, as paying agent hereunder, shall pay all principal of and premium, if any, and interest on the Bonds only to the Holder or the Holders of the Bonds as shown on the bond register, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to the principal of and premium, if any, and interest on the Bonds to the extent of the sum or sums so paid.

(v) Upon delivery by the Depository to the Bond Registrar of written notice to the effect that the Depository has determined to substitute a new Nominee in place of the existing Nominee, and subject to the transfer provisions in paragraph 10, references to the Nominee hereunder shall refer to such new Nominee.

(vi) So long as any Bond is registered in the name of a Nominee, all payments with respect to the principal of and premium, if any, and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, by the Bond Registrar or City, as the case may be, to the Depository as provided in the Letter of Representations to the Depository required by the Depository as a condition to its acting as book-entry Depository for the Bonds (said Letter of Representations, together with any replacement thereof or amendment or substitute thereto, including any standard procedures or policies referenced therein or applicable thereto respecting the procedures and other matters relating to the Depository's role as book-entry Depository for the Bonds, collectively hereinafter referred to as the "Letter of Representations").

(vii) All transfers of beneficial ownership interests in each Bond issued in book-entry form shall be limited in principal amount to Authorized Denominations and shall be effected by procedures by the Depository with the Participants for recording and transferring the ownership of beneficial interests in such Bonds.

(viii) In connection with any notice or other communication to be provided to the Holders pursuant to this Resolution by the City or Bond Registrar with respect to any consent or other action to be taken by Holders, the Depository shall consider the date of receipt of notice requesting such consent or other action as the record date for such consent or other action; provided, that the City or the Bond Registrar may establish a special record date for such consent or other action. The City or the Bond Registrar shall, to the extent possible, give the Depository notice of such special record date not less than fifteen calendar days in advance of such special record date to the extent possible.

(ix) Any successor Bond Registrar in its written acceptance of its duties under this Resolution and any paying agency/bond registrar agreement, shall agree to take any actions necessary from time to time to comply with the requirements of the Letter of Representations.

(x) In the case of a partial prepayment of a Bond, the Holder may, in lieu of surrendering the Bonds for a Bond of a lesser denomination as provided in paragraph 5 hereof, make a notation of the reduction in principal amount on the panel provided on the Bond stating the amount so redeemed.

(c) Termination of Book-Entry Only System. Discontinuance of a particular Depository's services and termination of the book-entry only system may be effected as follows:

(i) The Depository may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the City and discharging its responsibilities with respect thereto under applicable law. The City may terminate the services of the Depository with respect to the Bond if it determines that the Depository is no longer able to carry out its functions as securities depository or the continuation of the system of book-entry transfers through the Depository is not in the best interests of the City or the Beneficial Owners.

(ii) Upon termination of the services of the Depository as provided in the preceding paragraph, and if no substitute securities depository is willing to undertake the functions of the Depository hereunder can be found which, in the opinion of the City, is willing and able to assume such functions upon reasonable or customary terms, or if the City determines that it is in the best interests of the City or the Beneficial Owners of the Bond that the Beneficial Owners be able to obtain certificates for the Bonds, the Bonds shall no longer be registered as being registered in the bond register in the name of the Nominee, but may be registered in whatever name or names the Holder of the Bonds shall designate at that time, in accordance with paragraph 10. To the extent that the Beneficial Owners are designated as the transferee by the Holders, in accordance with paragraph 10, the Bonds will be delivered to the Beneficial Owners.

(iii) Nothing in this subparagraph (c) shall limit or restrict the provisions of paragraph 10.

(d) Letter of Representations. The provisions in the Letter of Representations are incorporated herein by reference and made a part of the resolution, and if and to the extent any

such provisions are inconsistent with the other provisions of this resolution, the provisions in the Letter of Representations shall control.

3. Allocation. The aggregate principal amount of \$ _____ of the Bonds that are issued to current refund the Refunded 2010A Bonds and to pay certain costs thereof (the "Prior 2010A Improvement Refunding Portion"). The aggregate principal amount of \$ _____ of the Bonds that are issued to current refund the Refunded 2014A Bonds and to pay certain costs thereof (the "Prior 2014A Bonds Refunding Portion"), are bifurcated as follows: (i) \$ _____ in aggregate principal amount, maturing in each of the years and amounts hereinafter set forth, are issued to refund the "Abatement Portion" of the Refunded 2014A Bonds (the "Prior 2014A Abatement Refunding Portion"), and to pay certain costs thereof; and (ii) \$ _____ in aggregate principal amount, maturing in each of the years and amounts hereinafter set forth, are issued to refund the "Utility Portion" of the Refunded 2014A Bonds (the "Prior 2014A Utility Refunding Portion"), and to pay certain costs thereof:

<u>Year</u>	Prior 2010A Improvement Refunding Portion	Prior 2014A Abatement Refunding Portion	Prior 2014A Utility Refunding Portion
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			

If Bonds are prepaid, the prepayments shall be allocated to the portions of debt service (and hence allocated to the payment of Bonds treated as relating to a particular portion of debt service) as provided in this paragraph. If the source of prepayment is the general fund of the City, or other generally available source, the prepayment may be allocated to any of the portions of debt service in such amounts as the City shall determine. If the source of a prepayment is special assessments pledged to the Prior 2010A Improvement Refunding Portion, the prepayment shall be allocated to the Prior 2010A Improvement Refunding Portion debt service. If the source of a prepayment is tax abatements pledged to the Prior 2014A Abatement Refunding Portion the prepayment shall be allocated to the Prior 2014A Abatement Refunding Portion debt service. If the source of a prepayment is net revenues of the Water System and Sewer System pledged to the Prior 2014A Utility Refunding Portion, the prepayment shall be allocated to the Prior 2014A Utility Refunding Portion debt service.

4. Purpose; Refunding Findings. The Bonds shall provide funds for a current refunding of the Refunded Bonds on the Call Date (the "Refunding"). It is hereby found, determined and declared that the Refunding is pursuant to Minnesota Statutes, Section 475.67, and shall result in a reduction of debt service cost to the City.

5. Interest. The Bonds shall bear interest payable semiannually on December 1 and June 1 of each year (each, an "Interest Payment Date"), commencing June 1, 2022, calculated on the basis of a 360-day year of twelve 30-day months, at the respective rates per annum set forth opposite the maturity years as follows:

<u>Maturity Year</u>	<u>Interest Rate</u>	<u>Maturity Year</u>	<u>Interest Rate</u>
2022		2026	
2023		2027	
2024		2028	
2025		2029	

6. No Optional Redemption. The Bonds shall not be subject to redemption and prepayment prior to their stated maturity dates.

7. Bond Registrar. U.S. Bank National Association, in St. Paul, Minnesota, is appointed to act as bond registrar and transfer agent with respect to the Bonds (the "Bond Registrar"), and shall do so unless and until a successor Bond Registrar is duly appointed, all pursuant to any contract the City and Bond Registrar shall execute which is consistent herewith. The Bond Registrar shall also serve as paying agent unless and until a successor paying agent is duly appointed. Principal and interest on the Bonds shall be paid to the registered holders (or record holders) of the Bonds in the manner set forth in the form of Bond and paragraph 13 of this resolution.

8. Form of Bond. The Bonds, together with the Bond Registrar's Certificate of Authentication, the form of Assignment and the registration information thereon, shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF MINNESOTA
NICOLLET AND BLUE EARTH COUNTIES
CITY OF NORTH MANKATO

R-_____ \$ _____

GENERAL OBLIGATION REFUNDING BOND, SERIES 2021C

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
	December 1,	December 9, 2021	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT:

THE CITY OF NORTH MANKATO, NICOLLET AND BLUE EARTH COUNTIES, MINNESOTA (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or registered assigns, in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, unless called for earlier redemption, and to pay interest thereon semiannually on June 1 and December 1 of each year (each, an "Interest Payment Date"), commencing June 1, 2022, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. This Bond will bear interest from the most recent Interest Payment Date to which interest has been paid or, if no interest has been paid, from the date of original issue hereof. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of U.S. Bank National Association, in St. Paul, Minnesota (the "Bond Registrar"), acting as paying agent, or any successor paying agent duly appointed by the Issuer. Interest on this Bond will be paid on each Interest Payment Date by check or draft mailed to the person in whose name this Bond is registered (the "Holder" or "Bondholder") on the registration books of the Issuer maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any interest not so timely paid shall cease to be payable to the person who is the Holder hereof as of the Regular Record Date, and shall be payable to the person who is the Holder hereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given to Bondholders not less than ten days prior to the Special Record Date. The principal of and premium, if any, and interest on this Bond are payable in lawful money of the United States of America. So long as this Bond is registered in the name of the Depository or its Nominee as provided in the Resolution hereinafter described, and as those terms are defined therein, payment of principal of, premium, if any, and interest on this Bond and notice with respect thereto shall be made as provided in the Letter of Representations, as defined in the Resolution, and surrender of this Bond shall not be required for payment of the redemption price upon a partial redemption of this Bond. Until termination of the book-entry only system pursuant to the Resolution, Bonds may only be registered in the name of the Depository or its Nominee.

No Optional Redemption. This Bond shall not be subject to redemption and prepayment prior to the stated maturity dates.

Issuance; Purpose; General Obligation. This Bond is one of an issue in the total principal amount of \$2,675,000 (the "Bonds"), all of like date of original issue and tenor, except as to number, maturity, interest rate, denomination and redemption privilege, issued pursuant to and in full conformity with the Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on November 1, 2021 (the "Resolution"), for the purpose of providing funds sufficient for a current refunding of certain outstanding general obligation bonds of the Issuer. This Bond is payable out of the Debt Service Account of the Issuer's General Obligation Refunding Bonds, Series 2021C Fund. This Bond constitutes a general obligation of the Issuer, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

Denominations; Exchange; Resolution. The Bonds are issuable solely in fully registered form in Authorized Denominations (as defined in the Resolution) and are exchangeable for fully registered Bonds of other Authorized Denominations in equal aggregate principal amounts at the principal office of the Bond Registrar, but only in the manner and subject to the limitations provided in the Resolution. Reference is hereby made to the Resolution for a description of the rights and duties of the Bond Registrar. Copies of the Resolution are on file in the principal office of the Bond Registrar.

Transfer. This Bond is transferable by the Holder in person or by the Holder's attorney duly authorized in writing at the principal office of the Bond Registrar upon presentation and surrender hereof to the Bond Registrar, all subject to the terms and conditions provided in the Resolution and to reasonable regulations of the Issuer contained in any agreement with the Bond Registrar. Thereupon the Issuer shall execute and the Bond Registrar shall authenticate and deliver, in exchange for this Bond, one or more new fully registered Bonds in the name of the transferee (but not registered in blank or to "bearer" or similar designation), of an Authorized Denomination or Denominations, in aggregate principal amount equal to the principal amount of this Bond, of the same maturity and bearing interest at the same rate.

Fees upon Transfer or Loss. The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

Treatment of Registered Owners. The Issuer and Bond Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided and for all other purposes, whether or not this Bond shall be overdue, and neither the Issuer nor the Bond Registrar shall be affected by notice to the contrary.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Authentication hereon shall have been executed by the Bond Registrar.

Not Qualified Tax-Exempt Obligation. This Bond has not been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as required by law; that the Issuer has covenanted and agreed with the Holders of the Bonds that it will impose and collect charges for the service, use and availability of its municipal water system and sanitary sewer system (collectively, the "System") at the times and in amounts necessary to produce net revenues, together with other sums pledged to the payment of the Prior 2014A Utility Refunding Portion, as defined in the Resolution, adequate to pay all principal and interest when due on the Prior 2014A Utility Refunding Portion of the Bonds; and that the Issuer will levy a direct, annual, irrevocable ad valorem tax upon all of the taxable property of the Issuer, without limitation as to rate or amount, for the years and in amounts sufficient to pay the principal and interest on the Prior 2014A Utility Refunding Portion of the Bonds as they respectively become due, if the net revenues from the System, and any other sums irrevocably appropriated to the Debt Service Account, are insufficient therefor; and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of North Mankato, Nicollet and Blue Earth Counties, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the facsimile signatures of its Mayor and its City Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:

Registrable by: U.S. BANK NATIONAL ASSOCIATION

BOND REGISTRAR'S
CERTIFICATE OF
AUTHENTICATION

Payable at: U.S. BANK NATIONAL ASSOCIATION

CITY OF NORTH MANKATO,
NICOLLET AND BLUE EARTH COUNTIES,
MINNESOTA

This Bond is one of the Bonds
described in the Resolution
mentioned within.

/s/ Facsimile
Mayor

U.S. BANK NATIONAL
ASSOCIATION
St. Paul, Minnesota,
Bond Registrar

/s/ Facsimile
City Administrator

By _____
Authorized Signature

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common

TEN ENT - as tenants by the entireties

JT TEN - as joint tenants with right of survivorship and not as tenants in common

UTMA - _____ as custodian for _____
(Cust) (Minor)

under the _____ Uniform Transfers to Minors Act
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated: _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

Signature(s) must be guaranteed by a national bank or trust company or by a brokerage firm having a membership in one of the major stock exchanges or any other "Eligible Guarantor Institution" as defined in 17 CFR 240.17 Ad-15(a)(2).

The Bond Registrar will not effect transfer of this Bond unless the information concerning the transferee requested below is provided.

Name and Address:

(Include information for all joint owners if the Bond is held by joint account.)

9. Execution. The Bonds shall be in typewritten form, shall be executed on behalf of the City by the signatures of its Mayor and City Administrator and be sealed with the seal of the City; provided, as permitted by law, both signatures may be photocopied facsimiles and the corporate seal has been omitted. In the event of disability or resignation or other absence of either officer, the Bonds may be signed by the manual or facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, the signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

10. Authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this resolution unless a Certificate of Authentication on such Bond, substantially in the form hereinabove set forth, shall have been duly executed by an authorized representative of the Bond Registrar. Certificates of Authentication on different Bonds need not be signed by the same person. The Bond Registrar shall authenticate the signatures of officers of the City on each Bond by execution of the Certificate of Authentication on the Bond and by inserting as the date of registration in the space provided the date on which the Bond is authenticated, except that for purposes of delivering the original Bonds to the Purchaser, the Bond Registrar shall insert as a date of registration the date of original issue of December 9, 2021. The Certificate of Authentication so executed on each Bond shall be conclusive evidence that it has been authenticated and delivered under this resolution.

11. Registration; Transfer; Exchange. The City will cause to be kept at the principal office of the Bond Registrar a bond register in which, subject to such reasonable regulations as the Bond Registrar may prescribe, the Bond Registrar shall provide for the registration of Bonds and the registration of transfers of Bonds entitled to be registered or transferred as herein provided.

Upon surrender for transfer of any Bond at the principal office of the Bond Registrar, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration (as provided in paragraph 10) of, and deliver, in the name of the designated transferee or transferees, one or more new Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount, having the same stated maturity and interest rate, as requested by the transferor; provided, however, that no Bond may be registered in blank or in the name of "bearer" or similar designation.

At the option of the Holder, Bonds may be exchanged for Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount and stated maturity, upon surrender of the Bonds to be exchanged at the principal office of the Bond Registrar. Whenever any Bonds are so surrendered for exchange, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration of, and deliver the Bonds which the Holder making the exchange is entitled to receive.

All Bonds surrendered upon any exchange or transfer provided for in this resolution shall be promptly canceled by the Bond Registrar and thereafter disposed of as directed by the City.

All Bonds delivered in exchange for or upon transfer of Bonds shall be valid general obligations of the City evidencing the same debt, and entitled to the same benefits under this resolution, as the Bonds surrendered for such exchange or transfer.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or be accompanied by a written instrument of transfer, in form satisfactory to the Bond Registrar, duly executed by the Holder thereof or his, her or its attorney duly authorized in writing.

The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of any Bond and any legal or unusual costs regarding transfers and lost Bonds.

Transfers shall also be subject to reasonable regulations of the City contained in any agreement with the Bond Registrar, including regulations which permit the Bond Registrar to close its transfer books between record dates and payment dates. The City Administrator is hereby authorized to negotiate and execute the terms of said agreement.

12. Rights Upon Transfer or Exchange. Each Bond delivered upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

13. Interest Payment; Record Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered (the "Holder") on the registration books of the City maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid shall cease to be payable to the person who is the Holder thereof as of the Regular Record Date, and shall be payable to the person who is the Holder thereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given by the Bond Registrar to the Holders not less than ten days prior to the Special Record Date.

14. Treatment of Registered Owner. The City and Bond Registrar may treat the person in whose name any Bond is registered as the owner of such Bond for the purpose of receiving payment of principal of and premium, if any, and interest (subject to the payment provisions in paragraph 13) on, such Bond and for all other purposes whatsoever whether or not such Bond shall be overdue, and neither the City nor the Bond Registrar shall be affected by notice to the contrary.

15. Delivery; Application of Proceeds. The Bonds when so prepared and executed shall be delivered by the City Administrator to the Purchaser upon receipt of the purchase price, and the Purchaser shall not be obliged to see to the proper application thereof.

16. Funds and Accounts. There is hereby created a special fund to be designated the "General Obligation Refunding Bonds, Series 2021C Fund" (the "Fund") to be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Operation and Maintenance

Account for the Water System and the Operation and Maintenance Account for the Sewer System, (collectively, the "Operation and Maintenance Accounts") heretofore established by the City shall continue to be maintained in the manner heretofore and herein provided by the City. All moneys remaining after paying or providing for the items set forth in the resolution establishing the Operation and Maintenance Accounts shall constitute or are referred to as "net revenues" until the Bonds have been paid. In such records there shall be established accounts of the Fund for the purposes and in the amounts as follows:

(a) Payment Account. The proceeds of the Bonds shall be deposited in the Payment Account and shall be used to refund the Refunded Bonds and pay costs of issuance of the Bonds. On or prior to the Call Date, the Finance Director shall transfer \$_____ of proceeds of the Prior 2010A Improvement Refunding Portion to the paying agent for the Refunded 2010A Bonds, which sums are sufficient, together with other funds on deposit in the debt service fund for the Refunded 2010A Bonds, to pay the outstanding principal and interest on the Refunded 2010A Bonds called for redemption on the Call Date. On or prior to the Call Date, the Finance Director shall transfer \$_____ of proceeds of the Prior 2014A Improvement Refunding Portion to the paying agent for the Refunded 2014A Bonds, which sums are sufficient, together with other funds on deposit in the debt service fund for the Refunded 2014A Bonds, to pay the outstanding principal and interest on the Refunded 2014A Bonds called for redemption on the Call Date. The remainder of the monies in the Payment Account shall be used to pay the costs of issuance of the Bonds. Any monies remaining in the Payment Account after payment of all costs of issuance and payment of the Refunded Bonds shall be transferred, pro rata, to the subaccounts established and maintained within the Debt Service Account, as provided hereafter.

(b) Debt Service Account. There shall be maintained the following separate subaccounts in the Debt Service Account to be designated the "Prior 2010A Improvement Refunding Debt Service Subaccount", "Prior 2014A Abatement Refunding Debt Service Subaccount", and the "Prior 2014A Utility Refunding Debt Service Subaccount." There are hereby irrevocably appropriated and pledged to, and there shall be credited to the separate subaccounts of the Debt Service Account:

(i) Prior 2010A Improvement Refunding Debt Service Subaccount. To the Prior 2010A Improvement Refunding Debt Service Subaccount there is hereby pledged and irrevocably appropriated, and there shall be credited: (1) all uncollected special assessments pledged to the payment of the Prior 2010A Bonds; (2) any balance remaining after the Call Date in the debt service fund established by the Prior 2010A Resolution; (3) all investment earnings on funds in the Improvement Bonds, Series 2010A Debt Service Fund; (4) all uncollected taxes levied in _____ for the payment of the Prior 2010A Improvement Refunding Portion of the Bonds; (5) a pro rata share of all funds remaining in the Payment Account after payment of the Refunded Bonds, and the costs of issuance thereof; (6) any collections of all taxes herein or hereinafter levied for the payment of the principal and interest on the Prior 2010A Improvement Refunding Portion of the Bonds; and (7) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Prior 2010A Improvement Refunding Debt Service Subaccount. The amount of any surplus remaining in the Improvement Bonds, Series 2010A Debt Service Fund when the Prior 2010A Improvement Refunding Portion and interest thereon are paid shall be used consistent

with Minnesota Statutes, Section 475.61, Subdivision 4. The moneys in the Prior 2010A Improvement Refunding Debt Service Subaccount shall be used solely to pay the principal of and interest on the Prior 2010A Improvement Refunding Portion of the Bonds or any other bonds hereafter issued and made payable from said subaccount.

(ii) Prior 2014A Abatement Refunding Debt Service Subaccount. To the Prior 2014A Abatement Refunding Debt Service Subaccount there is hereby pledged and irrevocable appropriated and there shall be credited (1) the tax abatements adopted in the July 7, 2014 resolution (the "Tax Abatements") in an amount sufficient, to pay the annual principal payments on the Prior 2014A Abatement Refunding Portion of the Bonds; (2) all uncollected taxes levied in _____ for the payment of interest on the Prior 2014A Abatement Refunding Portion of the Bonds; (3) a pro rata share of any balance remaining after the Call Date in the debt service funds established by the Prior 2014A Resolution; (4) any collections of all taxes herein levied for the payment of interest on the Prior 2014A Abatement Refunding Portion of the Bonds; (5) all investment earnings on funds in the Abatement Bonds Account, Series 2014A Debt Service Fund; (6) a pro rata share of all funds remaining in the Payment Account after payment of the Refunded Bonds, and the costs of issuance thereof; and (7) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Prior 2014A Abatement Refunding Debt Service Subaccount. The amount of any surplus remaining in the Abatement Bonds Account, Series 2014A Debt Service Fund when the Prior 2014A Abatement Refunding Portion of the Bonds and interest thereon are paid shall be used consistent with Minnesota Statutes, Section 475.61, Subdivision 4. The moneys in the Prior 2014A Abatement Refunding Debt Service Subaccount shall be used solely to pay the principal of and interest on the Prior 2014A Abatement Refunding Portion of the Bonds or any other bonds hereafter issued and made payable from said subaccount.

(iii) Prior 2014A Utility Refunding Debt Service Subaccount. To the Prior 2014A Utility Refunding Debt Service Subaccount there is hereby pledged and irrevocably appropriated, and there shall be credited: (1) a pro rata share of any balance remaining after the Call Date in the debt service fund established by the Prior 2014A Resolution; (2) the net revenues of the Water and Sewer System not otherwise pledged and applied to the payment of other obligations of the City, in an amount, together with other funds which may herein or hereafter from time to time be irrevocably appropriated to the Prior 2014A Utility Refunding Debt Service Subaccount, sufficient to meet the requirements of Minnesota Statutes, Section 475.61 for the payment of the principal and interest of the Prior 2014A Utility Refunding Portion of the Bonds; (3) collections of all taxes which may herein or hereafter be levied for the payment of the Prior 2014A Utility Refunding Portion in the event that the net revenues of the Water System and Sewer System and other funds herein pledged to the payment of the principal and interest on the Prior 2014A Utility Refunding Portion of the Bonds are insufficient therefor; (4) all investment earnings on funds in this Utility Revenue Bonds Account, Series 2014A Debt Service Fund; (5) a pro rata share of all funds remaining in the Payment Account after payment of the Refunded Bonds, and the costs of issuance thereof; and (6) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Prior 2014A Utility Refunding Debt Service Subaccount. The amount of any surplus remaining in the Utility Revenue Bonds Account, Series 2014A Debt Service

Fund when the Prior 2014A Utility Refunding Portion and interest thereon are paid shall be used consistent with Minnesota Statutes, Section 475.61, Subdivision 4. The moneys in the Prior 2014A Utility Refunding Debt Service Subaccount shall be used solely to pay the principal of and interest on the Prior 2014A Utility Refunding Portion of the Bonds or any other bonds hereafter issued and made payable from said subaccount.

No portion of the proceeds of the Bonds shall be used directly or indirectly to acquire higher yielding investments or to replace funds which were used directly or indirectly to acquire higher yielding investments, except (1) for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds were issued, and (2) in addition to the above, in an amount not greater than the lesser of five percent of the proceeds of the Bonds or \$100,000. To this effect, any proceeds of the Bonds and any sums from time to time held in the Fund (or any other City account which will be used to pay principal and interest to become due on the Bonds) in excess of amounts which under the applicable federal arbitrage regulations may be invested without regard as to yield shall not be invested in excess of the applicable yield restrictions imposed by the arbitrage regulations on such investments after taking into account any applicable "temporary periods" or "minor portion" made available under the federal arbitrage regulations. In addition, the proceeds of the Bonds and money in the Fund shall not be invested in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that such investment would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the federal Internal Revenue Code of 1986, as amended (the "Code").

17. Covenants Relating to the Prior 2010A Improvement Refunding Portion of the Bonds.

(a) Special Assessments. Pursuant to the Prior 2010A Resolution, the City has heretofore levied special assessments for the Prior 2010A Bonds and all uncollected special assessments are now pledged to the payment of the principal and interest on the Prior 2010A Improvement Refunding Portion of the Bonds. The uncollected special assessments were levied as provided below, payable in equal, consecutive, annual installments, with general taxes for the years shown below and with interest on the declining balance of all such assessments at the rate shown opposite such years:

<u>Improvement Designations</u>	<u>Levy Years</u>	<u>Collection Years</u>	<u>Amount</u>	<u>Rate</u>
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See attached schedule in Exhibit B

(b) Tax Levy. To provide moneys for payment of the principal and interest on the Prior 2010A Bonds Improvement Refunding Portion of the Bonds there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

<u>Year of Tax Levy</u>	<u>Year of Tax Collection</u>	<u>Amount</u>
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See attached schedule in Exhibit B

(c) Coverage Test. The tax levies are such that if collected in full they, together with estimated collections of special assessments and other revenues herein pledged for the payment of the Prior 2010A Improvement Refunding Portion of the Bonds, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Prior 2010A Improvement Refunding Portion of the Bonds. The tax levies shall be irrevocable so long as any of the Prior 2010A Improvement Refunding Portion of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

(d) Cancellation of Certain Tax Levies. Upon payment of the 2010A Improvement Refunding Portion of the Bonds, on the Call Date, the taxes levied in the Prior 2010A Resolution for the years _____ through 2028 shall be canceled.

(e) General Obligation Pledge. For the prompt and full payment of the principal and interest on the Prior 2010A Improvement Refunding Portion of the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Prior 2010A Improvement Refunding Debt Service Subaccount is ever insufficient to pay all principal and interest then due on the Prior 2010A Improvement Refunding Portion of the Bonds and any other bonds payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the 2010A Improvement Refunding Debt Service Subaccount when a sufficient balance is available therein.

18. Covenants Relating to the Prior 2014A Abatement Refunding Portion of the Bonds.

(a) Tax Abatements; Use of Tax Abatements. The Council has previously approved the Tax Abatements, including the pledge thereof to the payment of the principal of the 2014A Abatement Portion of the Prior 2014A Bonds. The Tax Abatements herein are pledged to the Prior 2014A Abatement Refunding Portion of the Bonds. The estimated total amount of the Tax Abatements, if received as estimated for the full maximum term thereof, is not less than the principal amount of the Prior 2014A Abatement Portion of the Bonds.

(b) Coverage Test. To provide moneys for payment of the interest on the Prior 2014A Abatement Refunding Portion of the Bonds, there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

Years of Tax Levy

Years of Tax Collection

Amounts

See attached schedule in Exhibit A

The tax levies are such that if collected in full they, together with estimated collections of Tax Abatements, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Prior 2014A Abatement Refunding Portion of the

Bonds. The tax levies shall be irrevocable so long as any of the Prior 2014A Abatement Refunding Portion of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

(c) Cancellation of Certain Tax Levies. Upon payment of the Prior 2014A Abatement Refunding Portion of the Bonds, on the Call Date, the taxes levied in the Prior 2014A Resolution for the years _____ through 2028 shall be canceled.

(b) General Obligation Pledge. For the prompt and full payment of the principal and interest on the Prior 2014A Abatement Refunding Portion of the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Prior 2014A Abatement Refunding Debt Service Subaccount is ever insufficient to pay all principal and interest then due on the Prior 2014A Abatement Refunding Portion of the Bonds and any other bonds payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the Prior 2014A Abatement Refunding Debt Service Subaccount when a sufficient balance is available therein.

19. Covenants Relating to the Prior 2014A Utility Refunding Portion.

(a) Sufficiency of Net Revenues; Coverage Test. It is hereby found, determined and declared that the net revenues of the Water System and Sewer System are sufficient in an amount to pay when due the principal and interest on the Prior 2014A Utility Refunding Portion of the Bonds and a sum at least five percent in excess thereof. It is hereby found, determined and declared that the net revenues of the System are sufficient in amount to pay when due the principal of and interest on the Outstanding System Bonds and a sum at least five percent in excess thereof. It is hereby found, determined and declared that the net revenues of the Sewer System and Storm Water System are sufficient in amount to pay when due the principal of and interest on the Outstanding Sewer and Storm Bonds and a sum at least five percent in excess thereof. The net revenues of the System are hereby pledged on a parity lien with the Outstanding System Bonds and the Outstanding Sewer and Storm Bonds and shall be applied for that purpose, but solely to the extent required to meet, together with other pledged sums, the principal and interest requirements of the Prior 2014A Utility Refunding Portion of the Bonds.

Nothing contained herein shall be deemed to preclude the City from making further pledges and appropriations of the net revenues of the Water System and Sewer System for the payment of other or additional obligations of the City, provided that it has first been determined by the City Council that the estimated net revenues of the Water System and Sewer System will be sufficient in addition to all other sources, for the payment of the Prior 2014A Utility Refunding Portion and such additional obligations and any such pledge and appropriation of the net revenues may be made superior or subordinate to, or on a parity with the pledge and appropriation herein.

(b) Covenant to Maintain Rates and Charges. In accordance with Minnesota Statutes, Section 444.075, the City hereby covenants and agrees with the Holders of the Prior 2014A Utility Refunding Portion that it will impose and collect charges for the service, use, availability and connection to the Water System and Sewer System at the times and in the amounts required

to produce net revenues adequate to pay all principal and interest when due on the Prior 2014A Utility Refunding Portion. Minnesota Statutes, Section 44.075, Subdivision 2, provides as follows "Real estate tax revenues should be used only, and then on a temporary basis, to pay general or special obligations when the other revenues are insufficient to meet the obligations".

(c) Excess Net Revenues. Net revenues in excess of those required for the foregoing may be used for any proper purpose.

(d) General Obligation Pledge. For the prompt and full payment of the principal of and interest on the Prior 2014A Utility Refunding Portion of the Bonds as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Prior 2014A Utility Refunding Debt Service Subaccount is ever insufficient to pay all principal and interest then due on the Prior 2014A Utility Refunding Portion of the Bonds and payable therefrom, the deficiency shall be promptly paid out of any other accounts of the City which are available for such purpose, and such other funds may be reimbursed without interest from the Prior 2014A Utility Refunding Debt Service Subaccount when a sufficient balance is available therein.

20. Defeasance. When all Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bonds shall, to the extent permitted by law, cease. The City may discharge its obligations with respect to any Bonds which are due on any date by irrevocably depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full; or if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Bond Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity.

21. Prior Bonds; Security and Prepayment. Until retirement of the Prior Bonds, all provisions for the security thereof shall be observed by the City and all of its officers and agents. The Refunded Bonds shall be redeemed and prepaid on the Call Date in accordance with the terms and conditions set forth in the Notices of Call for Redemption attached hereto as Exhibits C (regarding the Prior 2014A Bonds) and D (regarding the Prior 2010A Bonds), which terms and conditions are hereby approved and incorporated herein by reference.

22. Supplemental Resolution. The Prior Bonds Resolutions are hereby supplemented to the extent necessary to give effect to the provisions hereof.

23. Certificate of Registration. The City Administrator is hereby directed to file a certified copy of this resolution with each of the County Auditors of Nicollet County and Blue Earth County, Minnesota, together with such other information as each of the County Auditors shall require, and to obtain from each of the County Auditors a County Auditor's Certificate that

the Bonds have been entered in each of the County Auditor's Bond Register and that the tax levy required by law has been made.

24. Records and Certificates. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to the attorneys approving the legality of the issuance of the Bonds, certified copies of all proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bonds as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any re furnished, shall be deemed representations of the City as to the facts recited therein.

25. Negative Covenant as to Use of Proceeds and Projects. The City hereby covenants not to use the proceeds of the Bonds or to use the projects originally financed by the Prior Bonds, or to cause or permit them to be used, or to enter into any deferred payment arrangements for the cost of the projects, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

26. Tax-Exempt Status of the Bonds; Rebate. The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Bonds, including without limitation (i) requirements relating to temporary periods for investments, (ii) limitations on amounts invested at a yield greater than the yield on the Bonds, and (iii) the rebate of excess investment earnings to the United States. The City expects to satisfy the six month expenditure exemption from gross proceeds of the Bonds as provided in Section 1.148-7(c) of the Regulations. The Mayor and or Administrator-Clerk are hereby authorized and directed to make such elections as to arbitrage and rebate matters relating to the Bonds as they deem necessary, appropriate or desirable in connection with the Bonds, and all such elections shall be, and shall be deemed and treated as, elections of the City.

27. Not Designated as Qualified Tax-Exempt Obligations. The City will not designate the Bonds as "qualified tax exempt obligations" for purposes of Section 265(b)(3) of the Code.

28. Official Statement. The Official Statement relating to the Bonds prepared and distributed by Northland is hereby approved and the officers of the City are authorized in connection with the delivery of the Bonds to sign such certificates as may be necessary with respect to the completeness and accuracy of the Official Statement.

29. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

30. Headings. Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, after a full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon the resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTIES OF NICOLLET AND BLUE EARTH
CITY OF NORTH MANKATO

I, the undersigned, being the duly qualified and acting Clerk of the City of North Mankato, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council, duly called and held on the date therein indicated, insofar as such minutes relate to providing for the issuance and sale of \$2,675,000 General Obligation Refunding Bonds, Series 2021C.

WITNESS my hand on November 1, 2021.

Clerk

EXHIBIT A

PROPOSALS

[To be supplied by Northland Securities, Inc.]

EXHIBIT B

SCHEDULES

[To be supplied by Northland Securities, Inc.]

EXHIBIT C

NOTICE OF CALL FOR REDEMPTION
GENERAL OBLIGATION BONDS, SERIES 2014A
CITY OF NORTH MANKATO, NICOLLET AND BLUE EARTH COUNTIES, MINNESOTA

NOTICE IS HEREBY GIVEN that by order of the City Council of the City of North Mankato, Nicollet and Blue Earth Counties, Minnesota, there have been called for redemption and prepayment on

December 9, 2021

those outstanding bonds of the City designated as General Obligation Bonds, Series 2014A, dated as of July 1, 2014, having stated maturity dates or subject to mandatory redemption in the years 2022 through 2029, inclusive, and totaling \$1,520,000 in principal amount and having CUSIP numbers listed below:

<u>Year</u>	<u>Amount</u>	<u>CUSIP Number*</u>
2023	\$400,000	660751JB5
2025	375,000	660751JD1
2027	365,000	660751JF6
2029	380,000	660751JH2

The bonds are being called at a price of par plus accrued interest to December 9, 2021, on which date all interest on the bonds will cease to accrue. Holders of the bonds hereby called for redemption are requested to present their bonds for payment at Wells Fargo Bank, National Association, Attention: Corporate Trust Services, MAC N9300-070, P.O. Box 1517, Minneapolis, Minnesota 55480-1517.

Dated: November 1, 2021

BY ORDER OF THE CITY COUNCIL

/s/ John Harrenstein, City Administrator

*The City shall not be responsible for the selection of or use of the CUSIP numbers, nor is any representation made as to their correctness indicated in the notice. They are included solely for the convenience of the holders.

EXHIBIT D

NOTICE OF CALL FOR REDEMPTION

GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2010A CITY OF NORTH MANKATO, NICOLLET AND BLUE EARTH COUNTIES, MINNESOTA

NOTICE IS HEREBY GIVEN that by order of the City Council of the City of North Mankato, Nicollet and Blue Earth Counties, Minnesota, there have been called for redemption and prepayment on

December 9, 2021

those outstanding bonds of the City designated as General Obligation Improvement Bonds, Series 2010A, having stated maturity dates or subject to mandatory redemption in the years 2022 through 2027, inclusive, and amounts totaling \$1,075,000 in principal amount.

<u>Year</u>	<u>Amount</u>	<u>CUSIP Number*</u>
2022	\$170,000	660751FA1
2023	170,000	660751FB9
2024	175,000	660751FC7
2025	180,000	660751FD5
2026	190,000	660751FE3
2027	190,000	660751FF0

The bonds are being called at a price of par plus accrued interest to December 9, 2021, on which date all interest on the bonds will cease to accrue. Holders of the bonds hereby called for redemption are requested to present their bonds for payment at Wells Fargo Bank, National Association, Attention: Corporate Trust Services, MAC N9300-070, P.O. Box 1517, Minneapolis, Minnesota 55480-1517.

Dated: November 1, 2021

BY ORDER OF THE CITY COUNCIL

/s/ John Harrenstein, City Administrator