

Pursuant to due call and notice thereof, a special meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on February 12, 2021. City Administrator Harrenstein on March 31, 2020, under MN Statute Section 13D.021, declared the use of electronic meetings due to the COVID-19 pandemic. Mayor Dehen called the meeting to order at 12:35 p.m., asking that everyone join in the Pledge of Allegiance. The following were present remotely through Zoom for roll call: Council Members Whitlock, Oachs, and Steiner, present in the Council Chambers for roll call: Council Member Norland, Mayor Dehen, City Administrator Harrenstein, and City Clerk Van Genderen. Citizen participation was available through teleconference.

Approval of Agenda

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

Consider Settlement Agreement City of North Mankato, North Mankato Port Authority, and HyLife Foods Windom, LLC.

Council Member Norland moved, seconded by Council Member Whitlock, to Approve the Settlement Agreement between the City of North Mankato and North Mankato Port Authority with HyLife Foods Windom, LLC.

Vote on the motion: Norland, Whitlock, Steiner, Dehen aye. No vote was received from Council Member Oachs due to technical difficulty. Motion carried.

At 12:43 p.m., on a motion by Council Member Norland, seconded by Council Member Steiner, the Council Meeting was adjourned.

Mayor

City Clerk

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 February 16, 2021. City Administrator Harrenstein on March 31, 2020, under MN Statute Section 13D.021, declared the use of electronic meetings due to the COVID-19 pandemic. Mayor Dehen called the meeting to order at 7:00 p.m., asking that everyone join in the Pledge of Allegiance. The following were present remotely through Zoom for roll call: Council Members Whitlock, Oachs and Steiner, City Attorney Kennedy, Finance Director McCann, Community Development Director Fischer, and Public Works Director Host, present in the Council Chambers for roll call: Council Member Norland, Mayor Dehen, City Administrator Harrenstein, and City Clerk Van Genderen. Citizen participation was available through teleconference.

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 Meeting Minutes from the January 28, 2021, Special Closed Council Meeting.

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Special Closed Council meeting of January 28, 2021. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Approval of Council Minutes from the February 1, 2021, Council Meeting.

Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Council meeting of February 1, 2021. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes from the February 8, 2021, Council Work Session Meeting.

Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Council Work Session meeting of February 8, 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. 15-21 Approving Donations/Contributions/Grants.
- C. Res. No. 16-21 Authorizing Outdoor Recreation Grant Program Application.

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. 17-21 Requesting the Advance of Municipal State Aid Funds for Municipal Construction Projects and Bond Principal Payment.**

City Engineer Sarff reported the Minnesota Department of Transportation allows cities to advance municipal state aid funds as required to construct state-aid projects when the city's Municipal State Aid Construction account does not have adequate funds to cover the eligible project costs. In 2020, the City had requested an advance of municipal state aid funds for the construction of several projects, including the 2020 State Aid Overlay Project and the Monroe Avenue Street & Utility Reconstruction Project. Decreased transportation revenue in 2020 due to the COVID 19 pandemic resulted in MnDOT issuing a temporary moratorium on state aid advances. The City received less state aid funds than anticipated for the 2020 State Aid Overlay Project and the Monroe Avenue Street & Utility Reconstruction Project. Municipal State Aid advances will resume on a limited basis in 2021, and the City is eligible to make an advance request. The proposed advance would include the remaining state aid funds on the projects started in 2020, as well as the principal payment on existing state aid bond that was issued in 2015 to finance the City's portion of the Trunk Highway 14/County State Aid Highway 41 (Rockford Road) interchange project.

Council Member Norland moved, seconded by Council Member Whitlock, to adopt Res. No. 17-21 Requesting the Advance of Municipal State Aid Funds for Municipal Construction Projects and Bond Principal Payment. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Res. No. 18-21 Supporting Pursuit of Local Road Improvement Program Funding from the Minnesota Department of Transportation for the Lor Ray Drive and Somerset Lane Improvement Project.

City Engineer Sarff reported in 2020, the Minnesota Legislature appropriated approximately \$75 million in bond funds statewide to the Local Roads Improvement Program (LRIP). A portion of the program provides funds for the costs of constructing or reconstructing city streets, county highways, or town roads with statewide or regional significance. This is a competitive grant opportunity available to cities, counties, and townships throughout the state. The maximum amount of each grant is \$1,250,000. Staff is recommending a grant application for the Lor Ray Drive and Somerset Lane improvement in the amount of \$1,250,000 be submitted. The project would include reconstructing the existing two-lane roadways on Lor Ray Drive and Somerset Lane with a 40-foot-wide bituminous street with curb and gutter on both sides. The reconstruction would also include a mini-roundabout at the intersection of Lor Ray Drive and Carlson Drive/Countryside Drive.

Council Member Norland moved, seconded by Council Member Steiner, to adopt Res. No. 18-21 Supporting Pursuit of Local Road Improvement Program Funding from the Minnesota Department of Transportation for the Lor Ray Drive and Somerset Lane Improvement Project. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Approval of Final Plat of Pleasant View Cottages: A Request from ALH Land Company.

Community Development Director Fischer reported in January 2021 the applicant received the approval of the Preliminary Plat of Pleasant View Cottages. The plat accommodates the development of three new townhome buildings on a piece of property being annexed into the City limits along Pleasant View Drive. The final plat consists of one lot to accommodate the 3 new townhome buildings, 2 new driveways, a stormwater pond, an existing home, and an existing storage building.

The proposed platting meets all of the City Code regulations, including building setback, density requirements, lot size requirements, ground coverage, and building height regulations within an R-3 zoning district.

Council Member Whitlock moved, seconded by Council Member Norland, to Approve Final Plat of Pleasant View Cottages: A Request from ALH Land Company. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Open Forum

None.

City Administrator and Staff Comments

City Administrator Harrenstein noted MAHA would be conducting a Mite tournament at the end of the week at Spring Lake Park.

Mayor and Council Comments

Council Member Norland thanked staff for their work on the Regional Economic Alliance.

Mayor Dehen noted Connecting Commerce was conducting a Love Your Firefighter Raffle to support the North Mankato Firefighters.

At 7:27 p.m., on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on February 22, 2021. Mayor Dehen called the meeting to order at 12:00 pm. The following were present remotely through Zoom for roll call: Council Members Oachs, Steiner, Whitlock, and Mayor Dehen, Finance Director McCann, Public Works Director Host, Caswell Sports Director Tostenson, and City Clerk Van Genderen. Absent: Council Member Norland and City Administrator Harrenstein. Citizen monitoring was available through a conference call.

Caswell Sports Bonding Project Presentation

Public Works Director Host presented the Caswell Sports Bonding Project. In 2016 voters authorized a 15 million dollar extension of the existing local option sales and use tax to be collected until 2038. The allowed purposes included developing regional parks, hiking, biking trails, existing and new recreational facilities, expansion of the North Mankato Taylor Library, riverfront redevelopment, and lake improvement projects. In 2019 the Minnesota Legislature granted the extension but reduced the amount to \$9,000,000 for the ballot question's purposes. In 2020 the City of North Mankato requested 10.5 million dollars from the State of Minnesota to be matched with local option sales tax and general fund revenues to complete deferred maintenance at Caswell Park and to construct an indoor recreational facility. In 2020 the Minnesota Legislature granted a 2.0 million dollar grant to the City of North Mankato for Phase I capital improvements and deferred maintenance at the Caswell Park Sporting Complex.

Public Works Director Host reviewed the Caswell Softball Proposed Phase 1 Improvements. Improvements include \$765,000 to upgrade, improve and replace fencing, backstops, and netting. Lighting upgrades for fields 1-4, \$547,000. Concession and restroom upgrades, including concession expansion and ADA upgrades to the bathrooms for \$272,000. New dugouts and dugout benches for \$235,000. Streaming IT upgrades and PA system improvements for \$210,000. Shade Covers for observes for bleachers on fields 1-6 for \$125,000. Removing pavers and replacing them with concrete for \$125,000. The design and bidding for the field improvements will cost approximately \$110,000. Six new scoreboards for fields 1-6 for \$100,000. Bleacher expansion for fields 5 and 6 for \$56,000. Trees for outlining the outfield fence for fields 1-6 \$55,000. Three new pitching/batting warm-up cages for \$30,000. Expansion of Fields 2 and 3 to 300 feet has a cost of \$20,000. The total for Caswell Phase I Improvements is \$2,650,000.

Public Works Director Host reviewed a list of considered but currently not proposed items. Those include turn infields, upper deck viewing improvements, kiosk upgrades, championship field scoreboard, West parking lot improvements, and north parking lot improvements for a total of \$1,910,000. Mayor Dehen requested clarification if the work being completed would still make a championship video board a possibility. Public Works Director Host reported it would work to convert to a championship board at a later date.

Public Works Director Host reviewed the Caswell North Soccer Complex Proposed Phase 1 Improvement. Improvements include installing synthetic turf on the championship field and creating a second championship grade field with the original championship field's excess soils. Lighting upgrade to the turf championship field from 30 candles to 50 candles and installing 30 candles on the new championship grass field. Installation of a bleacher and press box at the Championship field. Caswell Soccer upgrades would equal \$1,838,300.

Public Works Director Host reviewed the Caswell Indoor Recreation Center Proposed Phase 1 Design. Total expenditures for the Recreation Center is \$500,000, which is mainly architectural design services.

The total for Proposed Phase 1 Improvements is \$2,650,000 for Caswell Softball Upgrades, \$1,850,000 for Caswell Soccer Turf Field improvements, and \$500,000 for Indoor Recreation Design services for a total proposed Phase One Improvement Budget of \$5,000,000.

Funding for the project includes \$2,300,000 from Sales Tax Bonds, \$2,000,000 from the State of Minnesota Bonding, a \$500,000 donation from the Mankato United Soccer Club, and a \$200,000 donation from Mankato Adult Softball for a total revenue of \$5,000,000.

Council Member Oachs requested clarification on what would happen to the items that were removed and replaced including backstops, bleachers and old utilities. Public Works Director Host responded that with the use of State Bonding money there maybe restrictions on what can be done with the materials that are removed, but he would be speaking with them.

Council Member Oachs requested clarification on if consideration could be made to not removing the pavers, instead using those funds for a championship board. Public Works Director Host stated it could be considered.

Council Member Whitlock expressed his excitement about the improvements and how the park will become the jewel of Southern Minnesota.

Mayor Dehen commented that several actions will be brought forward to allow for the bidding of the projects and moving them forward in a timely manner.

Council Member Whitlock moved, seconded by Council Member Steiner, to adjourn the meeting at 12:37 pm.

Mayor

City Clerk

The Free Press

MEDIA

THE LAND

P.O. Box 3287, Mankato, MN 56002

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

Affidavit of Publication

STATE OF MINNESOTA, COUNTY OF BLUE EARTH, SS.

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

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

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

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

The printed notice which is attached was cut from the columns of said newspaper, and was printed and published the following dates: 02/17/21, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: 79.73.

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

FURTHER YOUR AFFIANT SAITH NOT.

By: 

Steve Jameson, Publisher

Sworn to and subscribed before me, this day
02/17/2021


Notary Public

Public Notice

February 17, 2021

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Monday, March 1, 2021, at 7 pm in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to take comment on the Annexation of Land containing 2.57 acres owned ALH Land Company LLC.

That part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 108 North Range 27 West, Nicollet County, Minnesota. A full legal description is available at the North Mankato City Hall.

Due to the COVID-19 outbreak, the hearing location will be closed to the public. However, the City has modified the hearing process to ensure that the public can monitor the hearing and submit public comment.

The public hearing will be broadcast live on Charter Channel 180 or Consolidated Communications Channel 8.

Public comment may be submitted to the city council via the following methods:

1) Written comments/questions may be submitted in writing prior to the public hearing by any of the following methods:

a) By email. Submit your comments/questions to aprilv@northmankato.com no later than 5:00 pm on Monday, March 1, 2021.

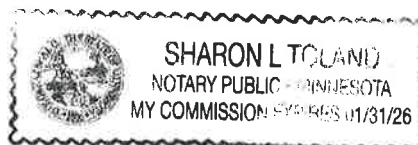
b) By mail. Submit your comments/questions by mailing to 1001 Belgrade Avenue, North Mankato, MN 56003. Questions/Comments must be received no later than 5:00 pm on Monday, March 1, 2021.

c) By physical delivery. Deliver your comments/questions by delivering them to the DropBox at City Hall at 1001 Belgrade Avenue, North Mankato, MN, no later than 3:00 pm on Monday, March 1, 2021.

2) Live comment during the public hearing via telephone. Residents desiring to make public comments by telephone during the public hearing must request before 5 pm on March 1, 2021, to be placed on the public hearing agenda. You may do so by calling City Hall (507) 625-4141, emailing aprilv@northmankato.com. Please call 507-214-0517 and enter participant code 965994. Each resident will be given 3 minutes to make his/her comment.

Dated this 19th day of January 2021.

April Van Genderen
City Clerk
City of North Mankato



PETITION FOR ANNEXATION BY ORDINANCE

IN THE MATTER OF THE PETITION FOR ANNEXATION OF
ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 108 NORTH, RANGE 27 WEST
BY THE CITY OF NORTH MANKATO
FOR ANNEXATION PURSUANT TO MINNESOTA STATUTES 414.033, SUBD. 5

Petitioners state that the property owner or a majority of the property owners in number are required to commence a proceeding under M.S. 414.033, Subd. 5.

It is hereby requested by:

- ☒ the sole property owner; or
☐ all of the property owners; or
☐ a majority of the property owners of the area proposed for annexation to annex certain property described herein lying in the Township of Belgrade to the City of North Mankato, County of Nicollet, Minnesota.

The area proposed for annexation is described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 108 North Range 27 West, Nicollet County, Minnesota, described as:

Beginning at the southwesterly corner of G.P.H. Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 84 degrees 09 minutes 19 seconds West, (Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 - 1996), along the northerly right of way line of Pleasant View Drive, according to the plat of North Ridge Estates Phase XI, on file and of record with the Nicollet County Recorder, a distance of 291.70 feet to monument B52064 according to Nicollet County Right Of Way Plat No. 26, on file and of record with the Nicollet County Recorder; thence North 07 degrees 12 minutes 25 seconds East, along the easterly line of Parcel 9N4 of said Right Of Way Plat, a distance of 20.33 feet to monument B52063 of said Right Of Way Plat; thence North 82 degrees 47 minutes 35 seconds West, along the northerly line of said Parcel 9N4, a distance of 37.00 feet; thence North 00 degrees 07 minutes 37 seconds West, a distance of 216.43 feet; thence North 18 degrees 33 minutes 34 seconds East, a distance of 163.04 feet to monument B52058 of said Right Of Way Plat, said point being on the southerly right of way line of U.S. Highway No. 14; thence South 66 degrees 37 minutes 19 seconds East, along said southerly right of way line, a distance of 296.85 feet to the point of intersection with the westerly line of said G.P.H. Subdivision; thence South 00 degrees 04 minutes 40 seconds East, along said westerly line, a distance of 307.71 feet to the point of beginning. Containing 2.57 acres.

Said parcel contains 2.57 acres, subject to any and all easements of record.

1. There is one property owner in the area proposed for annexation.
2. The property owner has signed this petition. (If the land is owned by both husband and wife, both must sign the petition to represent all owners.)

3. The population of the annexation area is 0.
4. Said property is unincorporated, abuts on the City's boundary, and is not included within any other municipality.
5. The area of land to be annexed, in acres, is 2.57
Platted 0 Unplatted 2.57 Total 2.57
6. The reason for the requested annexation is residential development.
7. All of the annexation area is or is about to become urban or suburban in character.
8. The area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to M.S. 414.0325.

The Petitioner requests that pursuant to M.S. 414.033, the property described herein be annexed to and included within the City of North Mankato, Minnesota.

Date

12/23/2020


ALH Land Company LLC
Adam Huiras

Legend

City Limits

Medians

Roadways

Parcels (7-1-2020)

Lakes & Ponds

Minnesota River

Nman_cty19_3inch.sid

Red: Band_1

Green: Band_2

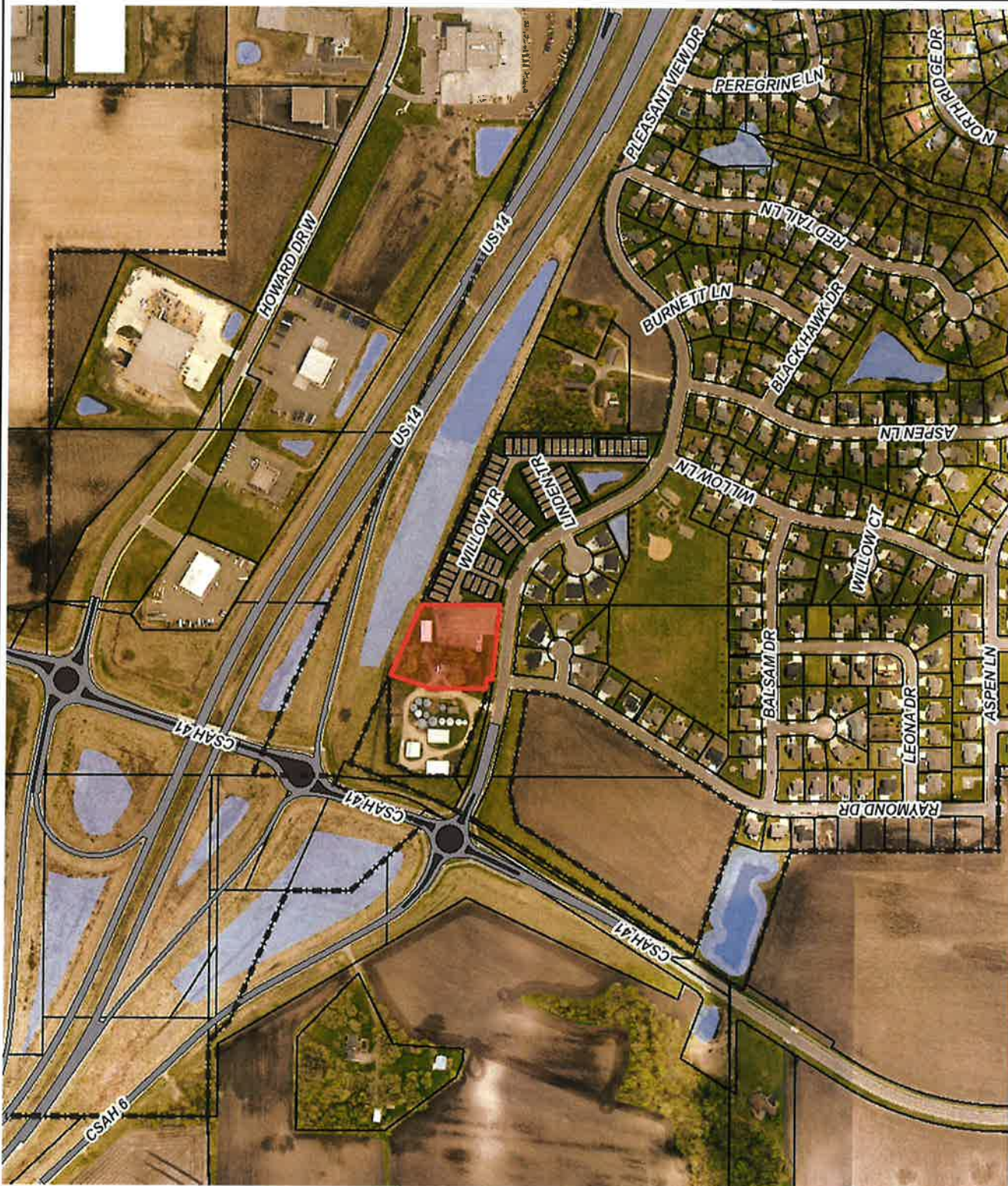
Blue: Band_3

EXHIBIT A



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.





City of North Mankato, MN

Claims List - Regular

By Vendor Name

Date Range: 3-1-21

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00009	A-1 KEY CITY LOCKSMITHS, INC	03/01/2021	Regular	0	60.00	93981
03030	AD STARR	02/17/2021	Regular	0	7,896.00	93970
00093	ARNOLD'S OF MANKATO, INC.	03/01/2021	Regular	0	335.02	93982
03510	ATLAS OUTFITTERS	03/01/2021	Regular	0	957.50	93983
02169	BLUE LINE SHARPENING & SALES	03/01/2021	Regular	0	70.00	93984
03193	BRUGMAN FENCING	03/01/2021	Regular	0	1,450.00	93985
03508	CHANDLER, DAVE	02/16/2021	Regular	0	250.00	93968
02757	CINTAS	03/01/2021	Regular	0	272.56	93986
00255	CITY OF MANKATO	03/01/2021	Regular	0	158.93	93987
03507	CONNECTING KIDS	02/16/2021	Regular	0	500.00	93967
00386	EMERGENCY APPARATUS MAINTENANCE, INC	03/01/2021	Regular	0	12,830.43	93988
00397	ESS BROTHERS & SONS, INC.	03/01/2021	Regular	0	4,880.20	93989
00401	EXPRESS SERVICES, INC.	03/01/2021	Regular	0	1,005.86	93990
00432	FLEETPRIDE	03/01/2021	Regular	0	481.53	93991
00517	H & L MESABI	03/01/2021	Regular	0	325.14	93992
00519	HACH COMPANY	03/01/2021	Regular	0	1,500.09	93993
03294	HOFFMAN, DARLENE	02/23/2021	Regular	0	702.00	93975
02597	INTERNET CONNECTIONS, INC	03/01/2021	Regular	0	125.00	93994
03511	KEY CITY RUNNING	03/01/2021	Regular	0	60.00	93995
00639	KIBBLE EQUIPMENT LLC	03/01/2021	Regular	0	49.51	93996
00724	LEAGUE OF MINNESOTA CITIES INSURANCE TR	03/01/2021	Regular	0	1,156.48	93997
00800	MADDEN, GALANTER, HANSEN, LLP	03/01/2021	Regular	0	666.00	93998
00812	MANKATO BEARING COMPANY	03/01/2021	Regular	0	158.69	93999
00847	MATHESON TRI-GAS, INC.	03/01/2021	Regular	0	89.69	94000
01106	PETTY CASH	03/01/2021	Regular	0	54.90	94001
01133	POWERPLAN/RDO EQUIPMENT	03/01/2021	Regular	0	402.96	94002
03509	RISWOLD, STEVE	02/16/2021	Regular	0	478.25	93969
01278	SHERWIN-WILLIAMS CO.	03/01/2021	Regular	0	101.80	94003
01295	SNELL MOTORS, INC	03/01/2021	Regular	0	409.78	94004
01297	SOUTH CENTRAL COLLEGE	03/01/2021	Regular	0	490.70	94005
01349	STONE & STEEL DESIGN, LLC	03/01/2021	Regular	0	138.68	94006
03498	SWATMOD LLC	03/01/2021	Regular	0	6,225.00	94007
01414	TOWMASTER	03/01/2021	Regular	0	916.54	94008
03427	TRUCK CENTER COMPANIES	03/01/2021	Regular	0	23.13	94009
01433	TYLER TECHNOLOGIES	03/01/2021	Regular	0	600.00	94010
02672	USA SOFTBALL, INC.	03/01/2021	Regular	0	340.00	94011
02667	WLASIUK, TIM	02/19/2021	Regular	0	306.00	93973
01562	ZAHL EQUIPMENT SERVICE, INC.	03/01/2021	Regular	0	8.00	94012
00101	AT&T MOBILITY	02/17/2021	Bank Draft	0	50.06	DFT0005220
00241	CHARTER COMMUNICATIONS	02/17/2021	Bank Draft	0	263.27	DFT0005222
03248	FREDRIKSON & BYRON, P.A.	02/11/2021	Bank Draft	0	850.00	DFT0005210
00447	FREE PRESS	02/22/2021	Bank Draft	0	149.00	DFT0005231
00733	LAKES GAS CO #10	02/17/2021	Bank Draft	0	81.50	DFT0005223
00733	LAKES GAS CO #10	02/22/2021	Bank Draft	0	81.50	DFT0005235
00815	MANKATO CLINIC, LTD.	02/22/2021	Bank Draft	0	95.00	DFT0005234
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/12/2021	Bank Draft	0	77.00	DFT0005219
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/17/2021	Bank Draft	0	61.75	DFT0005225
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/18/2021	Bank Draft	0	61.75	DFT0005226
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/19/2021	Bank Draft	0	123.50	DFT0005227
01236	SAM'S CLUB	02/11/2021	Bank Draft	0	9.96	DFT0005212
01322	SPRINT	02/22/2021	Bank Draft	0	36.73	DFT0005233
01335	STAPLES ADVANTAGE	02/11/2021	Bank Draft	0	160.69	DFT0005211
01335	STAPLES ADVANTAGE	02/12/2021	Bank Draft	0	50.99	DFT0005218
01335	STAPLES ADVANTAGE	02/19/2021	Bank Draft	0	54.46	DFT0005229
03254	TAFT	02/22/2021	Bank Draft	0	2,200.00	DFT0005230
01459	USA TODAY	02/17/2021	Bank Draft	0	375.58	DFT0005224
01470	VERIZON WIRELESS	02/17/2021	Bank Draft	0	32.98	DFT0005221

00036	ALEX AIR APPARATUS, INC.	03/03/2021	EFT	0	557.00	3668
00050	ALPHA WIRELESS COMMUNICATIONS	03/03/2021	EFT	0	29.90	3669
00105	AUTO VALUE MANKATO	03/03/2021	EFT	0	386.56	3670
00172	BOHRER, TOM	03/03/2021	EFT	0	255.00	3671
00216	C & S SUPPLY CO, INC.	03/03/2021	EFT	0	99.98	3672
00322	DALCO	03/03/2021	EFT	0	790.00	3673
00343	DH ATHLETICS LLC	03/03/2021	EFT	0	4,459.44	3674
00453	FREYBERG PETROLEUM SALES, INC.	03/03/2021	EFT	0	634.75	3675
00463	G & L AUTO SUPPLY, LLC	03/03/2021	EFT	0	523.75	3676
00476	GIEFER, DANIEL	03/03/2021	EFT	0	29.08	3677
00482	GMS INDUSTRIAL SUPPLIES, INC.	03/03/2021	EFT	0	228.05	3678
00503	GREAT AMERICAN BUSINESS PRODUCTS	03/03/2021	EFT	0	851.20	3679
03271	LARSON, MATTHEW	03/03/2021	EFT	0	185.92	3680
00776	LLOYD LUMBER CO.	03/03/2021	EFT	0	559.82	3681
03352	LUXE QUARTERLIES	02/17/2021	EFT	0	1,400.43	3666
00796	MACQUEEN EQUIPMENT, INC.	03/03/2021	EFT	0	1,155.46	3682
00825	MANKATO MOTOR COMPANY	03/03/2021	EFT	0	359.74	3683
00874	MENARDS-MANKATO	03/03/2021	EFT	0	334.41	3684
00902	MINNESOTA IRON & METAL CO	03/03/2021	EFT	0	2,189.10	3685
00966	MINNESOTA PUBLIC FACILITIES AUTHORITY (P	02/18/2021	EFT	0	6,266.50	3667
02005	PANTHEON COMPUTERS	03/03/2021	EFT	0	2,432.00	3686
01090	PARAGON PRINTING, MAILING & SPECIALTIES	03/03/2021	EFT	0	3,079.94	3687
01402	POMPS TIRE	03/03/2021	EFT	0	2,795.24	3688
03436	PONCIN, TIMOTHY	03/03/2021	EFT	0	100.00	3689
01211	RIVER BEND BUSINESS PRODUCTS	03/03/2021	EFT	0	434.60	3690
01281	SIGN PRO	03/03/2021	EFT	0	152.00	3691
01407	TOOL SALES COMPANY	03/03/2021	EFT	0	12.00	3692
03191	US SOLAR	03/03/2021	EFT	0	1,576.71	3693
01478	VIKING FIRE & SAFETY LLC	03/03/2021	EFT	0	29.19	3694
03276	VITZTHUM, JACOB	03/03/2021	EFT	0	37.99	3695
00234	CENTER POINT ENERGY	02/17/2021	Bank Draft	0	154.32	DFT0005216
00234	CENTER POINT ENERGY	02/17/2021	Bank Draft	0	74.45	DFT0005217
01477	VIKING ELECTRIC SUPPLY, INC.	02/11/2021	Bank Draft	0	219.45	DFT0005213
01557	XCEL ENERGY	02/17/2021	Bank Draft	0	83.19	DFT0005214
01557	XCEL ENERGY	02/17/2021	Bank Draft	0	189.95	DFT0005215
					83,959.21	92

Authorization Signatures

All Council

The above manual and regular claims lists for 3-1-21 are approved by:

MARK DEHEN- MAYOR

DIANE NORLAND- COUNCIL MEMBER

WILLIAM STEINER- COUNCIL MEMBER

SANDRA OACHS- COUNCIL MEMBER

JAMES WHITLOCK- COUNCIL MEMBER



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

For Office Use Only

APPROVED _____

DENIED _____

☐ PARK USE ☐ AUDIO USE

Application For PARADE PERMIT

REQUIRED INFORMATION:

- Application for Parade Permit
- Map of Parade Route
- \$35 Application Fee - Paid 2-12-21 R00272085

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

Name of Applicant ERIK JENSEN	Address Box 450, 610 5th St Nicollet	Phone 507-381-2984	Email keycityrunning@cutlook.com
Sponsoring Organization Name BENCHS	Address 1250 N REVER DR MANKATO	Phone 507-625-6373	
Contact during event ERIK		Phone 507-381-2984	
Event Location DAKOTA MEADOWS - BENSON PARK	Date 8-29-21	From Time 0700	To 1200
Occasion for Parade CHARITY 5K FUN RUN & WALK			
Parade Description / Composition DAKOTA MEADOWS START/FINISH			
Estimated Number of Participants: 250 - FOLLOWING STATE BICYCLISTS			

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

lin 2-8-21
Applicant Date

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

Ben Sult 2/16/21
Chief of Police Date

Caswell Sports Director

Date





1001 Belgrade Avenue
North Mankato, MN 56003
507-625-4141 Fax: 507-625-4151
www.northmankato.com

Audio Permit _____ 2019
Park Permit _____ 2019

Audio Permit

About:

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

Audio Permit Responsibilities:

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

What happens if there is a noise complaint?

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

AMPLIFIED SOUND: ☐ LIVE MUSIC/BAND
☒ DJ/KARAOKE MACHINE
☐ OTHER: _____

DATE OF EVENT: 8-29-21
BEGIN TIME: 0700
END TIME: 1200

LOCATION / SHELTER: DAKOTA MEADOWS

EVENT NAME: Running For Rescue SK

ONSITE COORDINATOR: _____

PRINT NAME: FRANK JENSEN

MOBILE NUMBER: 507-381-2984

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

SIGNATURE: [Signature]

DATE: 2-8-21

CITY CLERK: _____

☐ DENIED ☐ APPROVED

☐ BOOK ☒ POLICE ☐ ONLINE ☒ \$25.00 FEE

STAFF INITIALS _____

R00272085

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item: 12A	Department: Community Dev.	Council Meeting Date: 3/1/21																																	
TITLE OF ISSUE: Consider Planning Commission Recommendations and Setting a Public Hearing for 7:00 p.m. March 15, 2021, to Consider Request to Amend City Code Section 156.041 (J) and the Maximum Number of Stories Permitted in an R-4 Zoning District.																																			
BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the staff report and Community Development Director Fischer will present the Planning Commission's recommendation.																																			
<i>If additional space is required, attach a separate sheet</i>																																			
REQUESTED COUNCIL ACTION: Set a Public Hearing for 7:00 p.m. March 15, 2021, to Consider Request to Amend City Code Section 156.041 (J) and the Maximum Number of Stories Permitted in an R-4 Zoning District.																																			
For Clerk's Use: Motion By: _____ Second By: _____ <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%;">Aye</td> <td style="width: 10%;">Nay</td> <td></td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Norland</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Oachs</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Whitlock</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Steiner</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay			_____	_____	Norland		_____	_____	Oachs		_____	_____	Whitlock		_____	_____	Steiner		_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input 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> </tr> </table> Other (specify) <u>Report</u> _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<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: _____																																		

CITY CODE AMENDMENT 156.041 (J)
A REQUEST FROM SELECT MANAGEMENT LLC

THE CITY OF NORTH MANKATO

SUBJECT: Request to Amend City Code Section 156.041 (J)
APPLICANT: Select Management LLC
LOCATION: -
EXISTING ZONING: -
DATE OF HEARING: February 11, 2021
DATE OF REPORT: February 4, 2021
REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to amend City Code Section 156.041 (J)

COMMENT

Attached as Exhibit A is a request from Select Management LLC to amend City Code Section 156.041 (J) which is located in the R-4 Zoning Regulations. The purpose of the R-4 zoning district is to create opportunities for high density residential development. The current regulation pertaining to maximum building height is as follows:

(J) *Height regulations.* No structure hereafter erected or altered shall exceed 3 stories or 45 feet in height, except as may be permitted in division (D)(4) of this section, as regulated by this chapter. Accessory uses shall not exceed 1-1/2 stories or 22 feet in height.

As the applicant is proposing to construct a new 4 story apartment complex, it would not exceed 45 feet in height. However, the current language limits any new building not to exceed 3 stories. Attached as Exhibit B is a rendering of what the apartment may look like. The location of the apartment building would be at the intersection of Marie Lane and Tower Boulevard on property zoned R-4. Note that this is the only vacant property within the City zoned as R-4.

For comparison, attached as Exhibit C is summary of building height regulations used by other cities in high density zoning districts.

RECOMMENDATION

Based on the results from the City survey, most other cities allow buildings up to 45 feet and higher in high density residential districts. Therefore, staff recommends an amendment for a maximum building height of 45 feet with no reference to the number of stories.

February 2, 2021

City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

Re: Request to change City Code Building Height Requirements for R-4 Multiple Dwelling District

To: North Mankato Planning Commission & City Council,

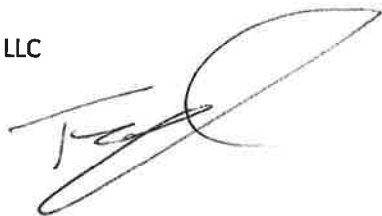
Select Management LLC is requesting to amend City Code section 156.041 R-4 Multiple Dwelling District, in regards to the building height regulations. Our request is to remove the 3 story requirement, but still maintain the maximum building height of 45 feet as it currently states.

We're looking to develop a 4-story apartment complex in North Mankato at the corner of Tower Boulevard and Marie Lane. Based on the current City Code we can't exceed 3 stories in height. Our proposed design for our building would have a flat roof structure to allow us to stay under the current City Code height requirement of 45 feet.

Thank you for reviewing our request, and please let me know if you have any questions or need any more information.

Sincerely,

Tyler Wenner
Select Management LLC

A handwritten signature in black ink, appearing to read 'Tyler Wenner', with a large, sweeping loop at the end.



CONCEPTUAL EXTERIOR RENDERING
(EXTERIOR COLORS + MATERIALS MAY CHANGE)



CONCEPTUAL ROOFTOP PATIO RENDERING

City	Zoning Code Reference	Building Height
North Mankato	Section 156.041 R-4, Multiple Dwelling District	<ul style="list-style-type: none"> • 3 Stories or 45 feet except for Hotels, motels and apartment hotels in which no business shall be conducted except as a service for guests thereof accessible to customers from inside the building • 45 feet • 75 feet for public buildings, schools, churches, and other institutions, and semi-public buildings, provide the front yard depth, side yard widths, and rear yard depth shall each be increased by one (1) foot over and above the requirement for the district for each two (2) feet of building height above the building height limit for the zoning district.
Mankato	Section 10.16 R-4, Multiple-Family Dwelling District	
New Ulm	Section 9.08. R-3, Multiple Family Residence District	<ul style="list-style-type: none"> • Multiple family dwellings shall not exceed four stories or 45 feet in height, except as provided in section 9.15, provided further that any building exceeding three stories in height shall set back from all yard lines required in this section an additional distance of one foot for every one foot that the building exceeds the height of 30 feet.
Faribault	Section 10-370. - Height	<ul style="list-style-type: none"> • Except for communication antennas otherwise allowed by conditional use permit, the maximum height of all principal structures located in the R-4 District shall not exceed four (4) stories or fifty-six (56) feet, whichever is less. • Maximum Height: 45 feet
Saint Peter	Chapter 24. Article II. Division 4. R-3 Multifamily Residential Districts	
Marshall	Section 86-100. - R-4 higher density, multiple-family residence district	<ul style="list-style-type: none"> • Height regulations. No building hereafter erected or altered shall exceed three stories or 35 feet in height.
Albert Lea	Sec. 50.0199 - Tabulation of District Requirements	<ul style="list-style-type: none"> • R-3 - 4 stories or 50 feet in height

NOTICE OF PUBLIC HEARING
TO AMEND NORTH MANKATO CITY CODE

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, at 7 pm on the 15th day of March 2021, to hold a public hearing amend City Code Section 156.041 (J) and the Maximum Number of Stories Permitted in an R-4 Zoning District.

Such persons as desire to be heard concerning the proposed amendment to the City Code will be heard at this meeting.

Due to the COVID-19 outbreak, the hearing location will be closed to the public. However, the City has modified the hearing process to ensure that the public can monitor the hearing and submit public comment.

The public hearing will be broadcast live on Charter Channel 180 or Consolidated Communications Channel 8.

Public comment may be submitted to the city council via the following methods:

- 1) Written comments/questions may be submitted in writing prior to the public hearing by any of the following methods.
 - a) By email. Submit your comments/questions to aprilv@northmankato.com no later than 5:00 pm on Monday, March 15, 2021.
 - b) By mail. Submit your comments/questions by mailing to 1001 Belgrade Avenue, North Mankato, MN 56003. Questions/Comments must be received no later than 5:00 pm on Monday, March 15, 2021.
 - c) By physical delivery. Deliver your comments/questions by delivering them to the DropBox at City Hall at 1001 Belgrade Avenue, North Mankato, MN, no later than 3:00 pm on Monday, March 15, 2021.
- 2) Live comment during the public hearing via telephone. Residents desiring to make public comments by telephone during the public hearing must request before 5 pm on March 15, 2021, to be placed on the public hearing agenda. You may do so by calling City Hall (507) 625-4141, emailing aprilv@northmankato.com. Please call 507-214-0517 and enter participant code 965994. Each resident will be given 3 minutes to make his/her comment.

Dated this 1st day of March 2021.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

ORDINANCE NO. 139, FOURTH SERIES
AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA
AMENDING NORTH MANKATO CITY CODE, CHAPTER 156.041 (J) HEIGHT REGULATIONS

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

Section 1. North Mankato City Code, Section 156.041 (J) entitled "Height Regulations" is hereby amended:

(J) Height regulations. No structure hereafter erected or altered shall exceed ~~3 stories or~~ 45 feet in height, except as may be permitted in division (D) (4) of this section, as regulated by this chapter. Accessory uses shall not exceed 1-1/2 stories or 22 feet in height.

Section 2. After adoption, signing, and attestation, this Ordinance shall be published once in the official newspaper of the City and shall be in effect on or after the date following such publication.

Adopted by the Council this 15th day of March 2021.

Mayor

ATTEST:

City Clerk

Published in the Mankato Free Press on _____.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 12B	Dept: City Engineer	Council Meeting Date: 3/1/20																																																															
TITLE OF ISSUE: Consider Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment 2021 Street and Utility Improvement Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court Improvements.																																																																	
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Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

MEMORANDUM

Date: February 23, 2021
To: John Harrenstein, City Administrator
From: Daniel R. Sarff, P.E., City Engineer
CC: Nate Host, Public Works Director
Kevin McCann, Finance Director
April Van Genderen, City Clerk
Subject: 2021 Street & Utility Improvement Project:

- Harrison Avenue - City Project No. 19-05 ABCDEF
- Cliff Court - City Project No. 20-04 ABCDE

BMI Project Nos. M18.119997(OM1.122932)

Bids were received and opened on Tuesday, February 23rd at 11:00 a.m. for the 2021 Street & Utility Improvement Projects. This project includes street and utility reconstruction on Harrison Avenue from Cross Street to Range Street, and on Cliff Court from Cliff Drive to the dead end cul-se-sac.

Five (5) bids were received, and the results of the bids are tabulated below:

<u>Bidder</u>	<u>Bid Amount</u>
Holtmeier Construction, Inc.	\$948,048.05
W.W. Blacktopping, Inc.	\$991,304.60
OMG Midwest, Inc. (MN Paving & Materials)	\$1,131,646.59
Kuechle Underground, Inc.	\$1,286,861.52
Northland Grading & Excavating, LLC	\$1,327,592.79

Engineer's Estimate	\$1,073,743
---------------------	-------------

The low bidder for the project is Holtmeier Construction, Inc., from Mankato Minnesota. The low bid is approximately 12% below the Engineer's Estimate and approximately 4% below the next lowest bid.

Based on past performance with Holtmeier Construction, Inc., it is our opinion that they are qualified to perform the work required under this contract.

According to the City's standard process for projects involving special assessments, an assessment hearing will be held prior to awarding the contract for the project. The assessment hearing is scheduled for April 5, 2021. Finance Director McCann has prepared the proposed assessment roll for the project and City Clerk Van Genderen has prepared the following resolutions for consideration at the March 1st City Council meeting:

- Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment
- Resolution for Hearing on Proposed Assessment

Finance Director McCann, City Clerk Van Genderen, and I will be available at the March 1st City Council meeting to review this information with the council and answer any questions they have.

Recommended Action: Adopt the Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment and the Resolution for Hearing on Proposed Assessment. Copies of the resolutions are included in Council Packet.

RESOLUTION NO. 19-21

RESOLUTION DECLARING COST TO BE ASSESSED AND ORDERING PREPARATION
OF PROPOSED ASSESSMENT
2021 STREET AND UTILITY IMPROVEMENT PROJECT
PROJECT NO. 19-05 ABCDEF HARRISON AVENUE AND
PROJECT NO. 20-04 ABCDE CLIFF COURT IMPROVEMENTS

WHEREAS, bids have been received for 2021 Street and Utility Improvement Project, Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court Improvements, and the estimated cost for such improvement is \$1,042,900, and the expenses incurred or to be incurred in the making of such improvement amount to \$239,800 so that the total cost of the improvement will be \$1,282,700.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the portion of the cost of such improvement to be paid by the City is hereby declared to be \$1,054,071, and the portion of the cost to be assessed against benefited property owners is declared to be \$228,629, and

BE IT FURTHER RESOLVED, that assessments shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2022 and shall bear interest at the rate of two percent (2%) greater than the average coupon interest rate of the bonds, rounded to the nearest quarter of a percent, from the date specified in the assessment resolution and notices.

BE IT FURTHER RESOLVED that the City Clerk, with the assistance of the City Engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece, or parcel of land within the district affected, without regard to cash valuation, as provided by law, and he/she shall file a copy of such proposed assessment in his/her office for public inspection.

BE IT FURTHER RESOLVED that the City Clerk shall notify the City Council thereof upon the completion of such proposed assessment.

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

Mayor

Attest:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 12C	Dept: City Engineer	Council Meeting Date: 3/1/20																											
TITLE OF ISSUE: Consider Resolution for Hearing on Proposed Assessment 2021 Street and Utility Improvement Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court Improvements.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: City Engineer Sarff has prepared a memo and will be available for any questions.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Adopt Resolution for Hearing on Proposed Assessment 2021 Street and Utility Improvement Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court Improvements.																													
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Oachs</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Norland	_____	_____	Oachs	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input 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> Other (specify) _____ _____ _____ _____ _____	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 FOR HEARING ON PROPOSED ASSESSMENT
2021 STREET AND UTILITY IMPROVEMENT PROJECT
PROJECT NO. 19-05 ABCDEF HARRISON AVENUE AND
PROJECT NO. 20-04 ABCDE CLIFF COURT IMPROVEMENTS

WHEREAS, by a resolution passed by the City Council on March 1, 2021, the Finance Director and the City Engineer, were directed to prepare a proposed assessment of the cost of the 2021 Street and Utility Improvement Project, Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court Improvements, and

WHEREAS, the clerk has notified the council that such proposed assessment has been completed and filed in his/her office for public inspection,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that a hearing shall be held on the 5th day of April 2021 in the City Council Chambers of City Hall, 1001 Belgrade Avenue, North Mankato, Minnesota at 7:00 p.m., to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment, and

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and the City Clerk shall state in the notice the total cost of the improvement. The City Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.

BE IT FURTHER RESOLVED, that the owner of any property so assessed may, at any time prior to the date specified in the assessment resolution and notices, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Clerk, except that no interest shall be charged if the entire assessment is paid by the date specified in the assessment resolution and notices. An owner may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

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

Mayor

Attest:

City Clerk

PROPOSED ASSESSMENT ROLL - BASED ON LOW BID
HARRISON AVENUE - CROSS STREET TO RANGE STREET
CITY PROJECT NO. 18-45 ABCDEF
CITY OF NORTH MANKATO, MINNESOTA
BMI PROJECT NO. M18.119937

LINE	PID	PROPERTY ADDRESS	PROPERTY OWNER NAME	ADDRESS	CITY	STATE	ZIP	ASSESSABLE UNITS				CALCULATED ASSESSMENT					PROPOSED ASSESSMENT	
								STREET & UTILITY RECON-STRUCT (LIN FT)	SANITARY SEWER SERVICE (EACH)	WATER SERVICE (EACH)	STREET/STORM SEWER/STREET LIGHTS (LIN FT)	SANITARY SEWER MAINLINE (EACH)	SANITARY SERVICE (EACH)	WATERMAIN MAINLINE (EACH)	WATER SERVICE (EACH)	TOTAL CALCULATED ASSESSMENT	MAXIMUM ASSESSMENT \$7,500.00	PROPOSED ASSESSMENT
19	184230790	345 HARRISON AVENUE	STEVEN A & LAVONNE D NICOLAI	108 WILLOW LN	SAINT CLAIR	MN	56080	26.00	1	1	\$4,147.74	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$10,223.30	\$7,500.00	\$7,500.00
3	184230230	312 HARRISON AVENUE	PETER MUSSER	148 DEKKER DR	GOLDEN	CO	80403	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
1	184230710	819 RANGE STREET	TIMOTHY & KAREN J McDONALD	214 JAMAICA DR	MANKATO	MN	56001	67.00			\$10,688.41	\$0.00	\$0.00	\$0.00	\$0.00	\$10,688.41	\$7,500.00	\$7,500.00
4	184230720	315 HARRISON AVENUE	MATTHEW J HILGER	315 HARRISON AVENUE	NORTH MANKATO	MN	56003	58.00	1	1	\$9,252.65	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$15,328.21	\$7,500.00	\$7,500.00
5	184230220	316 HARRISON AVENUE	SARA L HUGHES	316 HARRISON AVENUE	NORTH MANKATO	WI	56003	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
6	184230730	319 HARRISON AVENUE	ANDREA M JOHNSON AND RYAN A MATTES	319 HARRISON AVENUE	NORTH MANKATO	MN	56003	80.00	1	1	\$12,762.28	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$18,837.83	\$7,500.00	\$7,500.00
7	184230210	320 HARRISON AVENUE	PANTEKOEK FAMILY TRUST	320 HARRISON AVENUE	NORTH MANKATO	MN	56003	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
8	184230740	323 HARRISON AVENUE	THOMAS BURTZEL	323 HARRISON AVENUE	NORTH MANKATO	MN	56003	58.00	1	1	\$9,252.65	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$15,328.21	\$7,500.00	\$7,500.00
9	184230200	324 HARRISON AVENUE	TIMOTHY R LEITNER & RUTH L JOHNSON	324 HARRISON AVENUE	NORTH MANKATO	MN	56003	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
10	184230750	327 HARRISON AVENUE	ALEX H CHRISTIANSEN	327 HARRISON AVENUE	NORTH MANKATO	MN	56003	58.00	1	1	\$9,252.65	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$15,328.21	\$7,500.00	\$7,500.00
11	184230190	328 HARRISON AVENUE	JEFFREY ALLEN MOSER	328 HARRISON AVENUE	NORTH MANKATO	MN	56003	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
13	184230180	332 HARRISON AVENUE	GREG L WILDFEUER	332 HARRISON AVENUE	NORTH MANKATO	MN	56003	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
12	184230760	331 HARRISON AVENUE	R&L INVESTMENT GROUP LLC	340 HARRISON AVENUE	NORTH MANKATO	MN	56003	58.00	1	1	\$9,252.65	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$15,328.21	\$7,500.00	\$7,500.00
14	184230170	336 HARRISON AVENUE	ANTHONY MARBLE	336 HARRISON AVENUE	NORTH MANKATO	MN	56003	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
15	184230770	339 HARRISON AVENUE	JANE MARY MANS	339 HARRISON AVENUE	NORTH MANKATO	MN	56003	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
16	184230160	340 HARRISON AVENUE	R&L INVESTMENT GROUP LLC	340 HARRISON AVENUE	NORTH MANKATO	MN	56003	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
18	184230150	344 HARRISON AVENUE	ANDREW M & CHRISTINE JOHNSON	344 HARRISON AVENUE	NORTH MANKATO	MN	56003	26.00	1	1	\$4,147.74	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$10,223.30	\$7,500.00	\$7,500.00
2	184230010	823 RANGE STREET	KEVIN CARROLL	823 RANGE STREET	NORTH MANKATO	MN	56003	67.00	1	1	\$10,688.41	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$16,763.96	\$7,500.00	\$7,500.00
17	184230780	343 HARRISON AVENUE	RONALD J & CAROL A SCHUCH	98 MEADOW LN	JANESVILLE	MN	56048	52.00	1	1	\$8,295.48	\$1,166.67	\$1,461.11	\$1,342.22	\$2,105.56	\$14,371.04	\$7,500.00	\$7,500.00
								1018.00	18	18	\$162,400.00	\$21,000.00	\$26,300.00	\$24,160.00	\$37,900.00	\$271,760.00		\$142,500.00

PROPOSED ASSESSMENT ROLL - BASED ON LOW BID
2021 CLIFF COURT STREET AND UTILITY IMPROVEMENT PROJECT
CITY PROJECT NO. 20-04 ABCDE
CITY OF NORTH MANKATO, MINNESOTA
BID PROJECT NO. 0M1.12232

LINE	PID	PROPERTY ADDRESS	PROPERTY OWNER NAME	ADDRESS	CITY	STATE	ZIP	ASSESSABLE UNITS				CALCULATED ASSESSMENT					PROPOSED ASSESSMENT	
								STREET & UTILITY RECONSTRUCT (LIN FT)	SANITARY SEWER SERVICE (EACH)	WATER SERVICE (EACH)	STREET, STORM SEWER, AND STREET LIGHTS (LIN FT)	SANITARY SEWER MAINLINE (EACH)	SANITARY SEWER SERVICE (EACH)	WATERMAIN MAINLINE (EACH)	WATER SERVICE (EACH)	TOTAL CALCULATED ASSESSMENT	MAXIMUM ASSESSMENT \$9,000.00	PROPOSED ASSESSMENT
1	2111351015	258 CLIFF DR	MINDY MYERS	258 CLIFF DR	NORTH MANKATO	MN	56003	35.00			\$5,128.41	\$0.00	\$0.00	\$0.00	\$0.00	\$5,128.41	\$9,000.00	\$5,128.41
2	2111351016	106 CLIFF CT	LUCIAN R KROHLING REV TRUST	106 CLIFF CT	NORTH MANKATO	MN	56003	80.00	1	1	\$11,722.08	\$3,520.00	\$2,755.56	\$4,320.00	\$2,444.44	\$24,762.08	\$9,000.00	\$9,000.00
3	2111351017	110 CLIFF CT	MICHAEL A DANBERRY	110 CLIFF CT	NORTH MANKATO	MN	56003	203.90	1	1	\$29,876.65	\$3,520.00	\$2,755.56	\$4,320.00	\$2,444.44	\$42,916.65	\$9,000.00	\$9,000.00
4	2111351020	114 CLIFF CT	MELISSA AND JACE FRANKLIN	114 CLIFF CT	NORTH MANKATO	MN	56003	274.07	1	1	\$40,158.38	\$3,520.00	\$2,755.56	\$4,320.00	\$2,444.44	\$53,198.38	\$9,000.00	\$9,000.00
5	2111353006	121 CLIFF CT	JOSHUA AND STEPHANIE ARVIDSON	121 CLIFF CT	NORTH MANKATO	MN	56003	289.68	1	1	\$42,445.65	\$3,520.00	\$2,755.56	\$4,320.00	\$2,444.44	\$55,485.65	\$9,000.00	\$9,000.00
6	2111353025	117 CLIFF CT	KEITH NELSON	117 CLIFF CT	NORTH MANKATO	MN	56003	120.00	1	1	\$17,583.12	\$3,520.00	\$2,755.56	\$4,320.00	\$2,444.44	\$30,623.12	\$9,000.00	\$9,000.00
7	2111353022	113 CLIFF CT	EDWIN ECCLES	113 CLIFF CT	NORTH MANKATO	MN	56003	75.37	1	1	\$11,043.66	\$3,520.00	\$2,755.56	\$4,320.00	\$2,444.44	\$24,083.66	\$9,000.00	\$9,000.00
8	2111353003	109 CLIFF CT	RENEE J THOMAS	109 CLIFF CT	NORTH MANKATO	MN	56003	80.00	1	1	\$11,722.08	\$3,520.00	\$2,755.56	\$4,320.00	\$2,444.44	\$24,762.08	\$9,000.00	\$9,000.00
9	2111353002	105 CLIFF CT	SANDRA L JAEGER	105 CLIFF CT	NORTH MANKATO	MN	56003	100.00	1	1	\$14,652.60	\$3,520.00	\$2,755.56	\$4,320.00	\$2,444.44	\$27,682.60	\$9,000.00	\$9,000.00
10	2111353001	101 CLIFF CT	TIMOTHY W SEVICK	101 CLIFF CT	NORTH MANKATO	MN	56003	42.50	1	1	\$6,227.36	\$3,520.00	\$2,755.56	\$4,320.00	\$2,444.44	\$19,267.36	\$9,000.00	\$9,000.00
								1300.52	9	9	\$190,560.00	\$31,680.00	\$24,800.00	\$38,880.00	\$22,000.00	\$307,920.00		\$86,128.41

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 12D	Dept: Public Works Director	Council Meeting Date: 3/1/20																											
TITLE OF ISSUE: Consider Authorizing City Administrator to Execute Joint Use Agreement with ISD 77.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: The Joint Use Agreement with ISD 77 allows the City of North Mankato to complete improvements on property owned by ISD 77, specifically construction of a new athletic field for Caswell North Soccer.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Authorize City Administrator to Execute Joint Use Agreement with ISD 77.																													
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Oachs</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Norland	_____	_____	Oachs	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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JOINT USE AGREEMENT

PARTIES. The Parties of this Agreement are the City of North Mankato, a Minnesota municipal corporation, referred to herein as “the City”, and Independent School District No. 77, Mankato, a Minnesota public corporation referred to herein as “District 77”.

RECITALS. District 77 is the fee title owner of real estate in the City of North Mankato, Nicollet County, Minnesota described as:

Lot 1 of Block 1, Caswell Park North Subdivision, and
Outlot A, Caswell Park North Subdivision

It is the intent of District 77 to construct upon Lot 1 of Block 1 of said subdivision an elementary school building, together with all necessary exterior improvements for use with said school building, including a hard-surfaced parking lot. District 77 does not have need for the exclusive use of Outlot A of said subdivision for the construction of the elementary school and related improvements. City does have a need for the use of Outlot A and portions of Block 1 for the purposes of athletic fields and related improvements. A Joint Use Agreement executed by both parties on March 24, 2011, referred to herein as “Previous Agreement”, set forth the provisions agreed to by both parties regarding the joint use of Outlot A. Subsequent to the execution of the Previous Agreement, the City constructed athletic fields and related improvements on Outlot A. In cooperation with District 77, the City also constructed driveway and parking area improvements on Outlot A and portions of Lot 1 of Block 1. Both Parties agree that said driveway and parking lot improvements are intended to jointly serve the City’s athletic field improvements and District 77’s future elementary school. The City desires to continue the rights to use Outlot A and to continue and expand the rights to use of that portion of Lot 1 of Block 1 defined in this agreement. For their mutual benefit, the parties agree as follows:

AGREEMENT.

1. Upon execution of this Agreement, the Previous Agreement (Joint Use Agreement executed on March 24, 2011) is null and void and replaced with the provisions of this Agreement.
2. District 77 hereby grants to the City the right to nonexclusive use of the property owned by District 77 as described as follows, referred to here as “Subject Property”, subject to the terms, limitations and covenants contained herein:

a. Outlot A, Caswell Park North Subdivision

- b. That portion of Lot 1, Block 1 Caswell Park North Subdivision encompassing the existing driveway, the existing parking lot, and the recreational field addition, described as follows and shown on the attached Exhibit 1:

Beginning at the Northwest corner of said Lot 1, Block 1; thence South 00 degrees 27 minutes 20 seconds East (bearing based on Nicollet County Coordinate System NAD83, 2011 Adjustment), along the west line of said Lot 1, Block 1, a distance of 600.00 feet; thence South 41 degrees 10 minutes 31 seconds East along said west line, a distance of 445.87 feet; thence South 00 degrees 32 minutes 19 seconds East along said west line, a distance of 345.00 feet to the Southwest corner of said Lot 1, Block 1; thence North 89 degrees 27 minutes 41 seconds East along the south line of said Lot 1, Block 1, a distance of 308.50 feet; thence North 00 degrees 32 minutes 19 seconds West, a distance of 440.75 feet; thence South 89 degrees 27 minutes 41 seconds West, a distance of 292.50 feet; thence North 41 degrees 10 minutes 31 seconds West, a distance of 426.50 feet; thence North 00 degrees 27 minutes 20 seconds West, a distance of 518.91 feet to the north line of said Lot 1, Block 1; thence South 89 degrees 32 minutes 40 seconds West along said north line, a distance of 28.50 feet to the point of beginning.

3. District 77 hereby grants to the City the right to continue use of the previously constructed athletic fields and related improvements on Outlot A.
4. City shall, within 24 months of the execution of this Agreement, make improvements, described as follows:
 - a. Construction of improvements to the existing athletic fields and related facilities currently located within Outlot A.
 - b. Construction of new athletic fields and related facilities said portion of Lot 1 of Block 1.
 - c. All such construction will be in accordance with plans to be submitted to and approved by District 77.
 - d. All such construction shall be at the sole expense of the City or such funding partners as may be identified by the City.
5. City shall have the right to make rules and regulations with respect to use of the facilities it creates and establishes upon the Subject Property and said portions of as it shall deem appropriate.
6. City shall at all times during the existence of this Agreement maintain the improvements constructed on the Subject Property. Such maintenance shall include but is not limited to: grass mowing and weed control; removal of debris; snow removal, maintenance and reconstruction of driveways, sidewalks, trails, and parking areas; repair and reconstruction of any physical structures or improvements; and all such other acts as shall be necessary to keep the property in an attractive condition and fit for the intended purposes of said improvements on Subject Property.
7. At such times as District 77 is not using the driveway and parking areas located on Subject Property, the City and its invitees shall be allowed to use said driveway and parking areas for events on the Subject Property. District 77 shall be allowed to use the athletic fields and facilities to be constructed by City for purposes of the District's education program including co-curricular activities during school days.

8. City shall indemnify and hold District 77 harmless from any liability for acts or omissions upon the Subject Property of City or its invitees that result in injury or property damage for which any claim is or may be asserted against District 77 as the owner of Subject Property.
9. This Agreement shall run in perpetuity but shall be cancelable upon mutual agreement of the parties.

Dated this _____ day of _____, 2021.

CITY OF NORTH MANKATO

By: _____

John Harrenstein
Its City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF NICOLLET)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by John Harrenstein, the City Administrator of the City of North Mankato, Minnesota.

Affix Notary Stamp or Seal Here

Notary Public

INDEPENDENT SCHOOL DISTRICT NO. 77

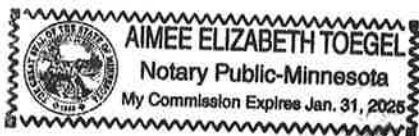
By: _____

Paul Peterson
Its Superintendent

STATE OF MINNESOTA)
) ss.
COUNTY OF BLUE EARTH)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by Paul Peterson, the Superintendent of Independent School District No. 77, Mankato, Minnesota

Affix Notary Stamp or Seal Here



Notary Public

EXHIBIT A

CARLSON DR

S 89°32'40" W 28.50 NORTH LINE

POINT OF BEGINNING

NORTHWEST CORNER LOT 1, BLOCK 1

S 00°27'20" E 600.00

N 00°27'20" W 518.91

WEST LINE

NORTH

N 41°10'31" W 426.50
S 41°10'31" E 445.87

BLOCK 1
LOT 1
SUBDIVISION

INDEPENDENT SCHOOL DISTRICT 77
PID 18.051.0010

INDEPENDENT SCHOOL DISTRICT 77
PID 18.051.0020

CASWELL

OUTLOT A

OUTLOT A



AREA =
4.22 ACRES

S 89°27'41" W 292.50

N 00°32'19" W 440.75

S 00°32'19" E 345.00

SOUTHWEST CORNER LOT 1, BLOCK 1

GREEN ACRES DR

N 89°27'41" E 308.50

SOUTH LINE



SCALE IN FEET

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1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

LOT 1, BLOCK 1, CASWELL PARK NORTH SUBDIVISION,
CITY OF NORTH MANKATO, MINNESOTA

FOR: CITY OF NORTH MANKATO

SDB120491E

JOB NUMBER: M18.120491

FIELD BOOK: SEE FILE

DRAWN BY: MSM

1.0 S2-T108N-R27W

H:\NMAN\M18120491\Soccer Field\120491 V PROP 2.dwg 12/30/2020 5:46 PM

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 12E	Dept: Finance	Council Meeting Date: 3/1/20																																																															
TITLE OF ISSUE: Consider Resolution Establishing Caswell Park Improvements-State Bonding Fund, Approving a Transfer from the General Fund, and Determining the City's Intent to Reimburse the Transfer from the Proceeds of the Sale Bonds.																																																																	
BACKGROUND AND SUPPLEMENTAL INFORMATION: Finance Director McCann will review the proposed resolution.																																																																	
<i>If additional space is required, attach a separate sheet</i>																																																																	
REQUESTED COUNCIL ACTION: Adopt Resolution Establishing Caswell Park Improvements-State Bonding Fund, Approving a Transfer from the General Fund, and Determining the City's Intent to Reimburse the Transfer from the Proceeds of the Sale Bonds.																																																																	
For Clerk's Use: Motion By: _____ Second By: _____ <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%; text-align: center;">Aye</td> <td style="width: 10%; text-align: center;">Nay</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Whitlock</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Oachs</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay								_____	_____						Whitlock		_____	_____						Steiner		_____	_____						Norland		_____	_____						Oachs		_____	_____						Dehen	SUPPORTING DOCUMENTS ATTACHED <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> Other (specify) _____ _____ _____ _____ _____	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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CITY OF NORTH MANKATO, MINNESOTA

RESOLUTION NO. 21-21

**RESOLUTION ESTABLISHING CASWELL PARK IMPROVEMENTS–STATE
BONDING FUND, APPROVING A TRANSFER FROM THE GENERAL FUND, AND
DETERMINING THE CITY'S INTENT TO REIMBURSE THE TRANSFER FROM
THE PROCEEDS OF THE SALE OF BONDS**

WHEREAS, The City is undertaking improvements to Caswell Park in the City (the "Project"). The State of Minnesota is providing a grant in the amount of \$2,000,000 for the Project provided the City provides a match of City funds in the amount of \$750,000.

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

1. Establishment of Caswell Park Fund. The City Council does hereby establish a Caswell Park Improvements–State Bonding Fund for the Project (the "Caswell Park Fund").
2. Transfer and Deposit into Caswell Park Fund. The City Council does hereby authorize the permanent transfer and deposit of \$750,000 from the General Fund of the City into the Caswell Park Fund.
3. Reimbursement. The City proposes to issue bonds to finance costs of the Project. The City shall reimburse the General Fund from the proceeds of the bonds for the \$750,000 permanent deposit of General Fund monies into the Caswell Park Fund.

Approved by the City Council of the City of North Mankato, Minnesota, this _____ day of _____, 2021.

Mayor

ATTEST:

Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item: 12F	Department: Public Works	Council Meeting Date: 3/1/21																											
TITLE OF ISSUE: Consider Authorizing Design and Bidding for Caswell North Soccer Complex.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: City staff has presented to Council proposed Caswell North Improvements. Improvements include earthwork, turf and lighting. To move the project forward, the City must contract with an engineering firm to create design documents for the Caswell North Soccer Complex Improvements' bidding. City staff request authorization for the City Administrator to contract with an engineering firm for design documents and to proceed with bidding on the project. The bids will be tabulated and considered by the City Council at a regular meeting in the Council Chambers of the City Hall.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Authorize Design and Bidding for Caswell North Soccer Complex.																													
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Oachs</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Norland	_____	_____	Oachs	_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RESOLUTION NO.

RESOLUTION AUTHORIZING DESIGN DOCUMENTS AND BIDDING FOR CASWELL
NORTH SOCCER COMPLEX

WHEREAS, the City Council has received and approves of proposed Caswell North Soccer Complex Improvements.

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

- 1) The City Administrator may contract with an Engineering firm to create plans and specifications for the proposed Caswell North Soccer Complex Improvements.
- 2) Upon written authorization by the City Administrator, the city clerk shall prepare and cause to be inserted in the official paper an advertisement for bids upon making such improvement under such plans and specifications. The advertisement shall specify the work to be done and shall state the date and time that bids will be received.
- 3) The bids will then be tabulated and considered by the City Council at a regular meeting in the Council Chambers of the City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the Council on the issue of responsibility.

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

Mayor

ATTEST:

City Clerk