

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 October 17, 2022. Mayor Dehen called the meeting to order at 7:00 pm, asking everyone to join the Pledge of Allegiance. The following were present for roll call: Council Members Norland, Oachs, City Administrator McCann, Interim Finance Director Ryan, Police Chief Gullickson, and City Clerk Van Genderen. Absent Council Member Whitlock and Council Member Steiner.

Approval of Agenda

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

Approval of Council Minutes from October 3, 2022, Council Meeting.

Council Member Norland moved, seconded by Council Member Oachs, to approve the Council Meeting Minutes of October 3, 2022. Vote on the motion Norland, Oachs, and Dehen aye, no nays. Motion carried.

Approval of Council Work Session Minutes from October 10, 2022, Council Work Session.

Council Member Norland moved, seconded by Council Member Oachs, to approve the Council Work Session Meeting Minutes of October 10, 2022. Vote on the motion Norland, Oachs, and Dehen aye, no nays. Motion carried.

Public Hearing, 7 pm Consider Vacation of Utility Easement.

Community Development Director Fischer reported that the property owner is building a home and needs to vacate the utility easement. He noted that all utility companies have responded, and no one has any objections. Charter Communications has a line in the area but is working with the property owner and will vacate the easement.

With no one appearing before Council, the Mayor closed the public hearing.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 91-22 Approving Donations/Contributions/Grants.
- C. Approved Cannabinoid License for Tip Top Tobacco, LLC, 1710 Commerce Drive Suite 130, from October 17, 2022, through December 31, 2022.

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

Public Comments Concerning Business Items on the Agenda.

None.

Business Items

Res. No. 92-22 Vacating a Utility Easement.

Council Member Norland moved, seconded by Council Member Oachs, to Adopt Res. No. 92-22 Vacating a Utility Easement. Vote on the motion Norland, Oachs, and Dehen aye, no nays. Motion carried.

Res. No. 93-22 Receiving Feasibility Report and Calling Hearing for Project No. 22-03 ABCDEF 2023 Somerset Lane Street and Utility Improvement.

City Engineer Sarff reported the project would be Somerset Lane which was previously Township Road T-121 extending from Lookout Drive to approximately one mile east of Lookout Drive. The right of way was annexed when the Reserve Subdivision was platted in 2007. Somerset Lane from Lookout Drive to Lor Ray Drive was designated as a Municipal State Aid Street in 2019. As the community grows, Somerset Lane will serve as a significant vehicular and pedestrian/bicycle route. The currently proposed project limits are from Lookout Drive to the east line of the Reserve Subdivision. The reconstruction of Somerset Lane is included in the City's Capital Improvement Plan for 2023, and the preliminary Engineering Report was authorized by City Council on April 18, 2022.

Proposed Sanitary improvements include extending the 10" and 12" sanitary sewer on Somerset Lane from existing sanitary sewers at Lor Ray Drive and Lexington Lane. The extensions will provide sanitary sewer service to properties adjacent to Somerset Lane. New sanitary sewer stubs will allow future extensions to the west, east, and north.

Proposed Watermain improvements include extending the 12" diameter PVC watermain along Somerset Lane from Lookout Drive to the east edge of the Reserve Subdivision and connecting to existing water mains on Lor Ray Drive and Lexington Lane. The extension would provide water service to properties adjacent to Somerset Lane and will provide extensions into future development areas west, east, and north of Somerset Lane.

Proposed Storm Sewer improvements include converting the existing rural roadway section to an urban street section with a curb and gutter, which would require storm sewer improvements. The proposal consists of constructing a stormsewer ranging in size from 12 to 48 inches in diameter, constructing inlets at low points and intermediate points along the new curb, and constructing new manholes. The system will be sized to accommodate 1.0 cubic foot (CFS) per acre of stormwater drainage, accommodating future development areas.

Storm Water Management will be necessary to reconstruct Somerset Lane due to the increased impervious area. The plan must meet the MPCA National Pollutant Discharge Elimination System (NPDES) permit and the City's municipal Separate Storm Sewer System (MS4) Permit. The recommended option is to utilize the existing Reserve Subdivision stormwater pond. The existing pond was initially designed to accommodate drainage from portions of Somerset Lane and areas to the north. Modeling shows minimal impact on pond levels and no impact on existing homes adjacent to the pond.

Street and Surface improvements include a 40-foot-wide bituminous street with a concrete curb and gutter and one traffic lane in each direction. An 8' wide concrete sidewalk along the north side and an 8' wide bituminous trail along the south side. New streetlights would also be included.

City Engineer Sarff reported the estimated cost for the project is \$4,316,000, with the City receiving Local Road Improvement Program (LRIP) Funds of \$125,000 and Municipal State Aid Advance of \$200,000, leaving approximately \$3,991,000 in special assessments and bonds. Assessments will be based on assessment policy.

City Engineer Sarff noted that the only portion of the project the City is obligated to complete is the portion from Lookout Drive to Lor Ray Drive which the City has received LRIP funds. City Administrator McCann noted that the City originally budgeted \$3.5 million for the project and reviewed options to stay within that budget. Options included scaling the project back to the original scope, which would be from Lor Ray Drive to Lookout Drive, or continuing with the project and increasing the forecasted Debt Service Levy in future years, which would result in a total levy increase from 3% to 4.5%. Council Member Oachs suggested extending the services beyond the reserve, and maybe the residents out there would be interested in connections to North Mankato. Community

Development Director Fischer reported that they were not interested in connecting to North Mankato. Mayor Dehen suggested bidding on the whole project with an alternate to only complete the Lookout Drive to Lor Ray Drive portion. It would provide flexibility if the Belgrade subdivision began to develop or if they decide to wait.

Council Member Norland moved, seconded by Council member Oachs to adopt Res. No. 93-22 Receiving Feasibility Report and Calling Hearing for Project No. 22-03 ABCDEF 2023 Somerset Lane Street and Utility Improvement. Vote on the motion Norland, Oachs, and Dehen aye, no nays. Motion carried.

Open Forum

None

City Administrator and Staff Comments

City Administrator McCann invited everyone to the second Brewing New Ideas Event on Wednesday, October 19th, at the Spring Lake Park Warming House, from 6 pm to 8 pm.

City Administrator McCann reported that fall leaf collection is ongoing, along with the watermain flushing.

City Administrator McCann thanked everyone who carved pumpkins and attended the Pumpkin Walk at Bluff Park.

City Engineer Sarff reported that the Lor Ray Drive project is moving forward, and the bike path was paved. The goal is to have the project completed by the end of October.

City Engineer Sarff stated McKinley Avenue is wrapping up with seeding and restoration.

City Engineer Sarff reported that the Forcemain replacement had been completed.

City Administrator McCann reported that Caswell Park improvements continue, with completion planned in early November.

Mayor and Council Comments

Council Member Oachs stated that Connecting Commerce would be conducting its Trick or Treat event on Saturday, October 29th, from 2 pm to 4 pm. The My Place, My Pace Mile will occur on Sunday, October 30th, at 11:00 am.

Council Member Oachs commented that the Business on Belgrade Association is looking to replace several board members.

Mayor Dehen invited everyone to the Fire Departments Dad’s Belgian Waffle Feed on Sunday, October 23rd.

Mayor Dehen invited everyone to the Library’s Trunk or Treat Event on October 31st from 5 pm to 7 pm.

At 7:41 pm, on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk