

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 7, 2022. 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, and Oachs, City Administrator Harrenstein, Finance Director McCann, Public Works Director Host, and City Clerk Van Genderen. Absent: Council Member Whitlock.

Approval of Agenda

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

Approval of Council Minutes from January 18, 2022, Council Meeting.

Council Member Norland moved, seconded by Council Member Oachs, to approve the Council meeting minutes of January 18, 2022. Vote on the motion Norland, and Oachs, and Dehen, aye; Steiner, abstain; no nays. Motion carried.

Public Hearing, 7 p.m., Consider Annexation of 7.63 Acres of Land Owned by Steve and Kathleen Burnett.

City Administrator Harrenstein reported the annexation of 7.63 acres of land is planned for residential development.

With no one appearing, Mayor Dehen closed the Public Hearing.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 12-22 Approving Donations/Contributions/Grants
- C. Approved Caswell Park On-Sale Liquor License for April 2022-April 2023.
- D. Set Spring Clean-up for April 18-21, 2022 for the Valley, and April 25-29, 2022 for the Hilltop.
- E. Res. No. 13-22 Authorizing Outdoor Recreation Grant Program Application.
- F. Approved Audio Permits for Music in the Park at Wheeler Park on July 14, 21, and 28, and September 1, 8, 15, 22, and 29, 2022, from 5:30-7:30 p.m.
- G. Res. No. 14-22 Approving State of Minnesota Joint Powers Agreements with the City of North Mankato on Behalf of Its City Attorney and Police Department.
- H. Res. No. 15-22 Approving Consent Assessment Agreement-522 Lyndale Street.
- I. Res. No. 20-22 Setting Firefighter's Relief Association Retirement Benefits and Establishing Funding Limitations.

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

None.

Business Items

Ordinance No. 147 Annexing 7.63 Acres of Land owned by Steve and Kathleen Burnett into the City of North Mankato, Minnesota.

City Administrator Harrenstein reported that the property would be platted R-1 Residential and include a cul de sac and 15 lots.

Council Member Norland moved, seconded by Council Member Steiner, to adopt Ordinance No. 147 Annexing 7.63 Acres of Land owned by Steve and Kathleen Burnett into the City of North Mankato, MN. Steiner, Norland, and Oachs, and Dehen, aye; no nays. Motion carried.

Res. No. 16-22 Approving Plans and Specifications and Ordering Advertisement for Bids Project No. 21-06 ABCDEF McKinley Avenue Improvement Project.

City Engineer Sarff reported the plans and specifications had been prepared for the McKinley Avenue Improvement Project. The proposed improvements are essentially the same as those presented with the Preliminary Engineering Report and subsequent City Council presentations. The project location is McKinley Avenue from Sherman Street to Range Street (300, 400 & 500 blocks). Proposed improvements include sanitary sewer, watermain, storm sewer, street and surface improvements, and street lights. The estimated project cost for the street and surface improvements/street lights is \$837,800. Storm sewer is \$225,500, sanitary sewer mainline and services is \$257,700, and watermain mainline and services is \$342,200 for a total estimated project cost of \$1,663,200.

Council Member Steiner moved, seconded by Council Member Oachs, to Adopt Res. No. 16-22 Approving Plans and Specifications and Ordering Advertisement for Bids Project No. 21-06 ABCDEF McKinley Avenue Improvement Project. Vote on the motion Steiner, Norland, and Oachs, and Dehen, aye; no nays. Motion carried.

Res. No. 17-22 Accepting Bid Project No. 21-07 DEF 2022 Street and Miscellaneous Paving Improvement Project.

City Engineer Sarff reported bids were received and opened on Tuesday, January 18th at 11:00 a.m. for the 2022 Street and Miscellaneous Paving Improvement Project. The proposed projects included portions of the following ten roads: North River Drive, Candi Court, Sherman Street, Garfield Avenue, Village Court, Shady Oak Drive, Nottingham Lane, Kings Court, Queens Court, Roe Crest Drive, and Roe Crest Court. He noted portions or all of the following two alleys would receive Mill and Overlay, Alley between Wheeler Avenue and Belgrade Avenue, and the Alley between Belgrade Avenue and Nicollet Avenue. City Engineer Sarff reported three bids were received with the bid results below:

Bidder	Bid Amount
Nielsen Blacktopping, Inc.	\$598,603.50
W.W. Blacktopping, Inc.	\$620,248.50
OMG Midwest, Inc. (MN Paving & Materials)	\$638,660.90
Engineer's Estimate	\$603,320.00

The low bidder for the project is Nielsen Blacktopping, Inc. from Kasota, Minnesota. Based on past performance on similar projects in previous years, Nielsen Blacktopping is qualified to complete the work, and staff recommends awarding the bid.

The budget for the project included in the City's Capital Improvement Plan is \$497,000. The bidding documents include provisions that allow the City to eliminate one or more of the bidding sections before the award of the contract is required to bring the project within the budgeted amount.

The City staff is recommending the Sherman Street mill and overlay in the amount of \$124,625.00 be eliminated from the project, which results in an adjusted bid amount of \$473,978.50.

Council Member Steiner moved, seconded by Council Member Norland, to Adopt Res. No. 17-22 Accepting Bid Project No. 21-07 DEF 2022 Street and Miscellaneous Paving Improvement Project. Vote on the motion Steiner, Norland, and Oachs, and Dehen, aye; no nays. Motion carried.

Res. No. 18-22 Accepting Bids Softball Upgrades Caswell Park Softball Complex Rebid City Projects No. 21-04.

Public Works Director Host reported the project was originally bid in the summer of 2021, but the bids were rejected due to the cost. The City refined the plans, and bids were received on January 21, 2022. A total of 4 bids were received. The low bidder for the project is RW Carlstrom of Mankato, Minnesota, with a Base Bid amount of \$2,160,132.00; the staff would recommend Alternate No. 7 Furnish Chain Link Fence for \$270,568 for a total recommended acceptance of \$2,430,687.

Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res. No. 18-22 Accepting Bids Softball Upgrades Caswell Park Softball Complex Rebid City Project No. 21-04. Vote on the motion Steiner, Norland, and Oachs, and Dehen, aye; no nays. Motion carried.

Res. No. 19-22 Accepting Bids Electrical Structural Work Related to Caswell Park Softball Complex Rebid City Project No. 21-04.

Bids were also received under a separate solicitation for electrical structural work related to the Caswell Softball Upgrades. A total of three bids were accepted. The following is a summary of the bid results:

Bidder	Bid Amount
Starry Electric	\$64,500.00
Kunkel Electric	\$105,750.00
Electro Mechanical Contracting	\$165,626.00
Engineer’s Estimate	\$100,000.00

The low bidder is Starry Electric from Foley, Minnesota. Bolton & Menk’s knowledge of their capabilities recommends awarding the contract to Starry Electric.

Council Member Oachs moved, seconded by Council Member Norland, to Adopt Res. No. 19-22 Accepting Bids Electrical Structural Work Related to Caswell Park Softball Complex Rebid Project No. 21-04. Vote on the motion Steiner, Norland, and Oachs, and Dehen, aye; no nays. Motion carried.

Receive Updates on Indoor Recreation Facility Conceptual Plans and Sales Tax Financing.

Public Works Director Host presented renderings of the proposed Indoor Recreation Facility, including improved parking and floor plans. The first floor has basketball courts, volleyball courts, tennis courts, and pickleball courts. The total floor space with the first and second floors is 115,000 square feet. City Administrator Harrenstein reviewed the budget information for the Softball Upgrades,

Caswell Phase I Improvements, and Caswell Phase II Improvements. Softball Upgrades totals \$3,430,180 with funding sources from the State Bond Appropriations, Sales Tax Proceeds, Bond Premium, and Adult Softball Contributions. Caswell Phase I Improvements estimated capacity is \$5,912,773 with funding sources from State Bond Appropriations, Sales Tax Bond Proceeds, Bond premium, Adult Softball Contribution, and MUSC Contributions. Caswell Phase II Improvements estimated total is \$17,500,000, the estimate is contingent on the price of steel. Funding sources include the State Bond Appropriation, Sales Tax Proceeds, City Abatement Bonds, or other Sources.

City Administrator and Staff Comments

City Administrator Harrenstein reported the City is accepting applications for the Boulevard Tree Program.

City Administrator Harrenstein noted that Community Development is studying the area surrounding Lookout Drive and the South Central college (SCC) Campus and is inviting the community to take a survey regarding the future of the area. Residents can access the survey by visiting the North Mankato City website.

City Administrator Harrenstein reported the Connecting Commerce Business Association had launched the “Love our Firefighters Raffle” for February.

Public Works Director Host said that Carr’s Tree Service will begin removing trees next week and should have all 70 trees removed in approximately four weeks. Residents have started requesting replacement trees.

City Administrator Harrenstein noted the Spring Clean-up dates were set for April 18-21, 2022, for the Valley, and April 25-29, 2022, for the Hilltop.

Mayor and Council Comments

Council Member Oachs reported on the ASA board meeting, noting some changes that will be occurring, and it would be good to bring those items to a Council Work Session.

Council Member Steiner requested the City Attorney begin attending the Council Meetings again.

Mayor Dehen reported that the City of North Mankato would host the REDA meeting on Wednesday, February 9th.

Council Member Norland moved, seconded by Council Member Steiner, to adjourn to Closed Session for Union Negotiations. Vote on the motion Steiner, Norland, Oachs, and Dehen, aye; no nays. Motion carried.

Council Member Steiner moved, seconded by Council Member Oachs, to return to Open Session. Vote on the motion Steiner, Norland, and Oachs, and Dehen, aye; no nays. Motion carried.

Council Member Steiner moved, seconded by Council Member Oachs, to Approve the 2022-2023 Law Enforcement Labor Services Local #305. Vote on the motion Steiner, Norland, Oachs, and Dehen, aye; no nays. Motion carried.

At 8:15 pm, on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk