

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 April 4, 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, Oachs, Whitlock and Interim City Administrator Fischer, Public Works Director Host, Finance Director McCann and City Clerk Van Genderen.

Approval of Agenda

Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda with Consent Agenda Item #10D moved. Vote on the Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.

Approval of Council Minutes from March 21, 2022, Council Meeting.

Council Member Whitlock moved, seconded by Council Member Norland, to approve the Council meeting minutes of March 21, 2022. Vote on the Steiner, Norland, Whitlock, and Dehen aye; Oachs abstain, no nays. Motion carried.

Approval of Council Work Session Minutes from March 28, 2022, Meeting.

Council Member Oachs moved, seconded by Council Member Steiner, to approve the Council Work Session Minutes from March 28, 2022. Vote on the Steiner, Norland, Oachs, and Dehen aye; Whitlock abstain, no nays. Motion carried.

Receive Dave Neiman Source Water Protection Award Certificate.

Amanda Strommer, Planner Principal from the Minnesota Department of Health appeared before Council and presented a Certificate of Recognition to the City of North Mankato for its exemplary commitment to protecting its community drinking water source. She noted the City of North Mankato has engaged in many activities to preserve and improve the quality of its drinking water source, including assessing risks from deep injection wells, sealing a municipal well, and educating the community about drinking water protection and conservation. She thanked the Water Department, specifically Water Superintendent Duane Rader and Water Foreman Rudy Kleist for their work in improving and protecting the City's water source.

Public Hearing, 7 p.m. Declaring Cost to be Assessed, on Project No. 21-06 ABCDEF McKinley Avenue Street & Utility Improvement Project.

City Engineer Sarff reviewed the proposed project and the assessments. He reported the project area is McKinley Avenue from Sherman Street to Range Street and was included in the City's Capital Improvement Plan for 2022. The Preliminary Engineering Report was authorized on September 7, 2021, presented to Council on November 2, 2021, neighborhood meetings were held on November 8, 2021, and January 10, 2022, with the improvement hearing being held on November 15, 2021. The project includes sanitary sewer, watermain, storm sewer, street and surface improvements and the installation of street lights. The total cost for the project is \$1,743,700 with \$429,642 special assessment and the remaining \$1,314,058 from General Obligation Bonds. The calculated assessments ranged from \$5,000 to approximately \$20,000 per property. The City Council has instituted an assessment cap and staff is recommending a \$7,500 assessment cap for the McKinley Avenue project. City Engineer Sarff reported that several residents have requested and met the requirements for deferral.

William Rittenhous, 311 McKinley Avenue, appeared before Council and requested clarification on if the interest was compounded on deferrals. Finance Director McCann reported that historically the City has not compounded deferred assessment interest.

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

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 33-22 Approving Donations/Contributions/Grants.
- C. Approved Audio Permit for Mass in the Park at Wheeler Park on September 18, 2022, from 10:00 a.m. to 1:00 p.m.
- D. Approved 2022 Bookmobile Purchase of Services Contract Between Nicollet County and the City of North Mankato.
- E. Approved 2022 Library Purchase of Services Contract Between Nicollet County and the City of North Mankato.
- F. Approved Audio Permit for Hillside Youth Fundraiser on May 15, 2022, from 1 p.m. to 4 p.m. at Spring Lake Park Shelter 1.
- G. Res. No. 34-22 Consent Assessment Agreement.

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

Approved Seasonal Extension of Patio for Big Dogs from May-October 2022.

Council Member Whitlock thanked Big Dog for operating their seasonal patio within the guidelines and laws established by City Code.

Council Member Oachs stated Big Dog does a good job following the rules.

Council Member Steiner moved, seconded by Council Member Norland to Approve the Seasonal Extension of Patio for Big Dog from May-October 2022. Vote on the Steiner, Norland, Whitlock, and Dehen aye; no nays. Oachs abstain. Motion carried.

Public Comments Concerning Business Items on the Agenda.

Barb Church, 102 Wheeler Avenue, appeared before Council and spoke about Agenda Item #12A. She stated the residents of North Mankato should have an opportunity to help in the selection of the new City Administrator. Ms. Church also commented that the maximum salary listed on the profile is only \$20,000 less than what the City Manager in Mankato makes.

Tom Hagen, 927 Lake Street, appeared before Council and stated residents should have the opportunity to help in the selection of the new City Administrator.

Lucy Lowry, 2263 Northridge Drive, appeared before Council and stated the profile description is different than the actions of the previous administrator.

Matthew Peterson, 1032 Marie Court, appeared before Council and requested Civic and Commerce be allowed to have a part in the process for selecting the new City Administrator.

Business Items

Approved City Administrator Profile, Job Description, Advertising, and Search Timeline.

Liza Donabauer, from David Drown Associates Company, appeared before Council and stated she was here to present the prepared profile, job description, and search timeline. She noted that City

staff reviewed the profile and provided changes and direction which have been incorporated into the information. Discussion was held, but it was determined to move forward with the profile as presented and specific semantic information could be sent directly to Ms. Donabauer. Discussion was held concerning changing the proposed salary range, including lowering the range. It was determined to leave the proposed salary range at \$135,000 to \$155,000. Discussion was held concerning the job description and the changes made by Ms. Donabauer were accepted. Mayor Dehen requested emphasis be placed on being accessible to outside duties including meetings with outside agencies. Ms. Donabauer reviewed the timeline noting that the dates will need to be finalized, but the particulars of what will be happening can still be determined. Ms. Donabauer reported she would be providing weekly updates to the Council.

Res. No. 35-22 Adopting Assessment Project No. 21-06 ABCDEF McKinley Avenue Street & Utility Improvement Project.

Council Member Norland moved, seconded by Council Member Steiner to Adopt Res. No. 35-22 Assessment Project No. 21-06 ABCDEF McKinley Avenue Street & Utility Improvement Project. Vote on the Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.

Res. No. 36-22 Accepting Bid Project No. 21-06 ABCDEF McKinley Avenue Street & Utility Improvement Project.

Council Member Steiner moved, seconded by Council Member Oachs to Adopt Res No. 36-22 Accepting Bid Project No. 21-06 ABCDEF McKinley Avenue Street & Utility Improvement Project. Vote on the Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.

Res. No. 37-22 Declaring Cost to be Assessed, and Ordering Preparation of Proposed Assessment Project No. 21-05 ABCDEF Lor Ray Drive Improvement Project.

City Engineer Sarff reported that bids for the Lor Ray Drive Street & Utility Improvement Project were opened on March 29th at 11:00 a.m. The project includes street and utility reconstruction on Lor Ray Drive from just north of White Oak Drive to Somerset Lane. Two bids were received:

Bidder	Bid Amount
Holtmeier Construction, Inc.	\$3,511,182.87
Geislinger & Sons, Inc.	\$4,320,842.30
Engineer's Estimate	\$3,136,916.50

The low bidder for the project is Holtmeier Construction, Inc., from Mankato, Minnesota. Based on past performance with Holtmeier Construction, Inc., it is Bolton & Menk's opinion that Holtmeier is qualified to perform the work.

In accordance with 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 May 2, 2022. Tonight staff is requesting the passage of two resolutions. A resolution declaring costs to be assessed and ordering the preparation of proposed assessment and a resolution for hearing on the proposed assessment.

Council Member Steiner moved, seconded by Council Member Oachs to Adopt Res. No. 37-22 Declaring Cost to be Assessed, and Ordering Preparation of Proposed Assessment Project No. 21-05 ABCDEF Lor Ray Drive Improvement Project. Vote on the Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.

Res. No. 38-22 for Hearing on Proposed Assessment Project No. 21-05 ABCDEF Lor Ray Drive Improvement Project.

Council Member Oachs moved, seconded by Council Member Norland to adopt Res. No. 38-22 for Hearing on Proposed Assessment Project No. 21-05 ABCDEF Lor Ray Drive Improvement Project. Vote on the Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.

City Administrator and Staff Comments

Interim City Administrator Fischer invited the community out to the Twin Valley Council Boy Scouts of America and Business on Belgrade Bunnies on Belgrade event on Saturday, April 9, 2022. It is an adult easter egg drop.

Interim City Administrator Fischer reported National Library Week is Sunday, April 3-Saturday, April 9, and invited residents to visit the library and participate in events and drawings.

Interim City Administrator Fischer noted that Water Main Flushing began on the valley and hilltop today and will continue through April 22nd.

Interim City Administrator reported swim lesson registration is now open.

Interim City Administrator Fischer noted the City is still hiring for multiple summer seasonal positions including Caswell Sports Officials, Youth Sports Coaches, Public Works street staff and swim facility lifeguards.

Public Works Director Host reminded residents that junk pick-up is scheduled for lower North Mankato on April 18-22 and upper North Mankato on April 25-29.

City Clerk Van Genderen reported Absentee Voting is now available for the Nicollet County Commissioner District 3 Special Election. This special election is only for North Mankato residents in Precincts 1, 2, and 3 and will be held on Tuesday, April 12. Polls will open at 7:00 am and close at 8:00 pm. Absentee Voting will be open through April 11. To request an absentee ballot, visit the Nicollet County website.

Mayor and Council Comments

Council Member Norland noted that she had received a complaint about traffic noise on Lookout Drive and the concern included a request to reduce the speed limit.

Interim City Administrator reported the corridor is in the process of being studied and recommendations will be made. The study is expected to be completed this fall.

Council Member Whitlock requested clarification on when Somerset Lane is scheduled for work. City Engineer Sarff reported it is planned for 2023.

Council Member Oachs thanked all of the donors and invited people out to a Connecting Commerce Event and Social at Curiosi-Tea House.

Mayor Dehen thanked the Water Department for their work on the Wellhead Protection Plan.

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

Mayor

City Clerk

COUNCIL WORK SESSION April 11, 2022

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on April 11, 2022. Mayor Dehen called the meeting to order at 12:00 pm. The following were present for roll call: Council Members Steiner, Norland, Oachs, Whitlock, and Mayor Dehen, Interim City Administrator Fischer, Public Works Director Host, and City Clerk Van Genderen.

Lookout Drive Corridor Study

Interim City Administrator Fischer stated the Project Manager from Bolton & Menk, Ross Tillman, would be providing an update on the Lookout Drive Corridor Study funded by the Mankato/North Mankato Area Planning Organization (MAPO). He noted that City Planner Lassonde is working on a Lookout Drive Redevelopment Plan separate from the corridor study being completed by MAPO.

Project Manager Tillman reported the study area was divided into three study areas. North is from 512th Street to TH 14, Middle is from TH 14 to Marie Lane, and South is from Marie Lane to Lower Lee Blvd. The project timeline studied existing conditions from June 2021 to November 2021. MAPO continues to evaluate alternatives from December 2021 to July 2022 and plans to bring recommendations to the participating stakeholders in August and October 2022. The goal is to identify a vision for the corridor that responds to the various contexts and users, (existing and future), build public and agency consensus around the corridor and develop a fiscally responsible and reasonable implementation plan. Project Manager Tillman reported general public response showed more satisfaction with Lookout Drive North of US 14 and less satisfaction with Lookout Drive South of US 14. Public concerns included lane configuration, bike access, traffic speeds, pedestrian safety, and traffic noise.

Project Manager Tillman stated that the purpose of the project is to identify multimodal improvements and create a reasonable and implementable implementation plan. The project needs include maintaining acceptable traffic operations and safety, aligning speeds to match the context of the roadway, and improving pedestrian and bicycle connections both along and crossing Lookout Drive.

Project Manager Tillman reviewed North Segment Alternatives, which included potential roundabouts at Lookout Drive/Timm Road, Lookout Drive/Carlson Drive, and Lookout Drive/Howard Drive. Possible alternatives also included the addition of a middle turn lane.

Project Manager Tillman reviewed Middle Segment Alternative, which included potential roundabouts at Lookout Drive/Commerce Drive, and Lookout Drive/Marie Lane. Alternative lane configurations had two-lane traffic both ways with a median down the middle, one-lane traffic with a wide median, or a three-lane reconstruction with one lane in each direction and a middle turn lane.

Project Manager Tillman reviewed the South Segment Alternatives, including retrofitting the roadway to have two lanes down and one lane up with a trail heading south or one lane up and one lane down with a trail going south.

Project Manager Tillman reported the next steps in this project include receiving feedback from the Council today and a presentation to Nicollet County Board for their feedback. Then it will go to the MAPO TAC and MAPO Policy Board. After the reviews and feedback, the project and concepts based on public engagement and feedback will be further developed. Once concepts are updated, the project will be brought back to the public for input and then to the City Council and County Board for final review.

COUNCIL WORK SESSION April 11, 2022

Council Member Oachs noted concerns about roundabouts due to the number of children using the corridor to travel to school. Project Manager Tillman stated that the proposed roundabouts would be single lanes, reducing driver distraction.

Discussion was held concerning the speed on the road and options to calm traffic by implementing a median or other options. Mayor Dehen expressed concerns about the use of medians if the plan for the area is additional commerce. A discussion was also held concerning bicycle and pedestrian use of the area. A discussion was held concerning the posted speed, and Project Manager Tillman stated the study would not recommend a speed, but through design, the study would help control the speed. Mayor Dehen requested the plan be returned to the Council with suggested phases to help manage the changes and expenditure of funds.

Annual Parks, Solid Waste, Recycling Report

Public Works Director Host reported the Parks Department's objectives are Safety, Quality, and Productivity. He reported that 60% of Park Department hours are spent on park rounds, mowing/trimming, flowers, Caswell Park and Swim Facility support. The North Mankato Park system has 4.5 full-time employees and hires between 10 and 12 seasonal employees. The staff manages 280 acres of green space, 20 playground structures, 100 natural prairie acres, and 10 miles of trail.

Public Works Director Host reported opportunities for the Park system include an expanded event schedule, new equipment, and searching for grant funding to support the Parks plan. Challenges include staffing, which includes the struggle to locate seasonal help and the need for additional staff for the Parks department. The current staff does a great job of working to meet the community's needs, but the growing community puts a strain on the Parks department. Additionally, the staff provides a lot of support for the pool and Caswell Sports which is a significant number of person-hours. The City is attempting to replace playground equipment, but aging infrastructure means there is some equipment beyond its useful life that is not scheduled for replacement.

Public Works Director Host reviewed Solid Waste. He noted West Central Sanitation is contracted for residential pickup and averages 3,400 tons of pickup per year. The fund has been subject to rate increases from \$80.56 per ton in 2013 to \$98.32 per ton in 2022, for an average yearly increase of \$1.97 per ton—the Spring Junk Event averages 244.25 tons with 234 craft hours and \$7,730 per event. The Fall Junk Event averages 190.5 tons with 156 craft hours and \$8,660 per event. The drop-off costs more due to weekend hours and overtime. The challenge facing the junk clean-up events is the cost of mattress and box spring recycling.

Public Works Director Host reviewed recycling. The residential recycling is contracted with West Central and averages 1,480 tons per year. Tonnage peaked in 2018 and 2019. Rates for recycling have remained steady. He noted it is harder to find users to recycle. The department also manages the compost site, open for brush and tree waste.

Mayor Dehen suggested additional publications on recycling to encourage users. A discussion was held concerning the rising cost of mattresses and box spring recycling.

COUNCIL WORK SESSION April 11, 2022

Council Member Norland moved, seconded by Council Member Oachs, to adjourn the Council Work Session at 12:51 pm.

Mayor

City Clerk



PROCLAMATION

WHEREAS, the Minnesota State Men's Hockey Team, won 5-1 over Minnesota to get to the NCAA Frozen Four Championship game for the first-time in program history; and,

WHEREAS, the Mavericks Head Coach Mike Hastings was the recipient of the Spencer Penrose Award that is presented to the top coach in Division 1 Men's Hockey; and

WHEREAS, the Minnesota State senior goalie Dryden McKay won the Hobey Baker Award that as the top player in NCAA Division 1 men's hockey; and


WHEREAS, Maverick Hockey has been the primary tenant of the Civic Center since the 1995-96 season and is home to the best college hockey fanbase in America.


NOW, THEREFORE, I, Najwa Massad, Mayor of the City of Mankato, and Mark Dehen, Mayor of the City of North Mankato, in the State of Minnesota, hereby proclaim Monday, April 11, 2022 as

"MAVERICK HOCKEY DAY"

in the cities of Mankato and North Mankato, to honor recognize and congratulate the Minnesota State Men's Hockey Team and invite all residents to show their support of Minnesota State Hockey by wearing purple and gold.

IN WITNESS WHEREOF, we have hereunto signed our names and caused the seals of the cities of Mankato and North Mankato to be affixed this 11th day of April 2022.


Najwa Massad, Mayor
City of Mankato


Mark Dehen, Mayor
City of North Mankato



City of North Mankato, MN

Claims List - Regular

By Vendor Name

Date Range: 4-18-22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00029	AG SPRAY EQUIPMENT	04/18/2022	Regular	0	3.65	95629
03444	ALLEN, THOMAS	04/18/2022	Regular	0	71.50	95609
00136	BENCHS	04/18/2022	Regular	0	120.00	95630
00142	BETHANY LUTHERAN COLLEGE	04/18/2022	Regular	0	11,625.00	95631
03379	BROSKOFF, ANNE	04/18/2022	Regular	0	71.50	95610
03727	CAMPBELL, JEFFREY	04/18/2022	Regular	0	35.75	95611
00228	CARR'S TREE SERVICE	04/18/2022	Regular	0	68,400.00	95632
00286	COMMUNITY EDUCATION & RECREATION	04/18/2022	Regular	0	90.00	95633
03675	COMPUTERSHARE	04/18/2022	Regular	0	525.00	95634
03460	COOKLOCK, JENNIFER	04/18/2022	Regular	0	88.00	95612
03527	CRYSTAL CLEAN	04/18/2022	Regular	0	6,680.71	95635
00344	DIAMOND VOGEL PAINT CENTER	04/18/2022	Regular	0	97.48	95636
03451	DIMOCK, AARON	04/18/2022	Regular	0	71.50	95613
03372	DINSMORE, KRISTA	04/18/2022	Regular	0	88.00	95614
00386	EMERGENCY APPARATUS MAINTENANCE, INC	04/18/2022	Regular	0	4,533.53	95637
00401	EXPRESS SERVICES, INC.	04/18/2022	Regular	0	343.82	95638
00409	FERGUSON ENTERPRISES, INC	04/18/2022	Regular	0	2,345.44	95639
02969	GORDY SERBUS & SONS GRAVEL LLC	04/18/2022	Regular	0	9,549.32	95640
00524	HALSTEAD, WILLIAM	04/18/2022	Regular	0	174.00	95615
03463	HENRICKSON, SHAROLYN	04/18/2022	Regular	0	68.75	95616
03633	HERMAN'S LANDSCAPE SUPPLIES	04/18/2022	Regular	0	10,900.00	95641
00560	HILDI, INC.	04/18/2022	Regular	0	2,450.00	95642
02880	HILLESHEIM, STACY	04/18/2022	Regular	0	68.20	95617
00590	HUDSON, DAVID	04/18/2022	Regular	0	177.00	95618
03365	JENSEN, MARGIE	04/18/2022	Regular	0	88.00	95619
00688	KENDELL DOORS & HARDWARE, INC	04/18/2022	Regular	0	14.00	95643
00639	KIBBLE EQUIPMENT LLC	04/18/2022	Regular	0	697.20	95644
00704	KLUTE, SUSAN	04/18/2022	Regular	0	88.00	95620
00731	LAGER'S OF MANKATO, INC.	04/18/2022	Regular	0	177.75	95645
00754	LEAGUE OF MINNESOTA CITIES	04/18/2022	Regular	0	1,277.00	95646
03070	LYNCH, MICHAEL	04/04/2022	Regular	0	500.00	95600
03728	MANKATO MOTORSPORTS	04/18/2022	Regular	0	19.89	95647
00832	MANKATO TENT & AWNING CO.	04/18/2022	Regular	0	1,422.00	95648
00847	MATHESON TRI-GAS, INC.	04/18/2022	Regular	0	226.00	95649
03466	MEYER, NICK	04/18/2022	Regular	0	71.50	95621
02892	MICHEL'S TRAILER SALES	04/18/2022	Regular	0	1,071.73	95650
00963	MINNESOTA BUREAU OF CRIMINAL APPREHEN	04/18/2022	Regular	0	270.00	95651
00340	MINNESOTA DEPARTMENT OF TRANSPORTATI	04/04/2022	Regular	0	1,122.24	95601
00929	MINNESOTA FIRE SERVICE CERTIFICATION BO	04/18/2022	Regular	0	240.00	95652
02496	MINNESOTA SOFTBALL	04/18/2022	Regular	0	1,020.00	95653
00954	MINNESOTA VALLEY ACTION COUNCIL	04/18/2022	Regular	0	66.98	95654
02802	MINUTEMAN PRESS	04/18/2022	Regular	0	45.65	95655
01034	NHA HEATING & AIR CONDITIONING	04/18/2022	Regular	0	1,004.00	95656
01036	NICOLLET COUNTY RECORDER/ABSTRACTER	04/04/2022	Regular	0	318.78	95602
01106	PETTY CASH	04/11/2022	Regular	0	6,424.00	95606
01106	PETTY CASH	04/18/2022	Regular	0	131.76	95657
01124	PONDEROSA LANDFILL OF BLUE EARTH CO, IN	04/18/2022	Regular	0	109.52	95658
01133	POWERPLAN/RDO EQUIPMENT	04/18/2022	Regular	0	3,840.73	95659
03724	PROPEL SIGNS & GRAPHICS INC	04/07/2022	Regular	0	15,328.00	95603
01170	RAMY TURF PRODUCTS	04/18/2022	Regular	0	345.00	95660
01247	SCHILLING, ELAINE	04/18/2022	Regular	0	27.50	95622
01263	SCHWICKERT'S TECTA AMERICA LLC	04/18/2022	Regular	0	243.90	95661
01280	SHULT, BONNIE	04/18/2022	Regular	0	88.00	95623
01354	SUBURBAN TIRE WHOLESALE, INC.	04/18/2022	Regular	0	510.64	95662
03468	SWANSON, AMY	04/18/2022	Regular	0	44.00	95624
01371	TACTICAL SOLUTIONS	04/18/2022	Regular	0	230.00	95663
01433	TYLER TECHNOLOGIES	04/18/2022	Regular	0	600.00	95664

02150	U.S. BANK	04/18/2022	Regular	0	500.00	95665
01436	ULMEN, ANTHONY	04/18/2022	Regular	0	88.00	95625
03517	UTILITY LOGIC	04/18/2022	Regular	0	976.50	95666
03662	VAN METER INC	04/18/2022	Regular	0	9.68	95667
03307	VINNIES MINN. SNO PENTICO ICE & MFG	04/18/2022	Regular	0	135.00	95668
02282	WARD EINESS STRATEGIES	04/18/2022	Regular	0	2,000.00	95669
01525	WEST CENTRAL SANITATION, INC.	04/18/2022	Regular	0	30,240.37	95670
03549	WW LAND COMPANY	04/18/2022	Regular	0	59,300.00	95671
01556	WYROWSKI, MARY CLARE	04/18/2022	Regular	0	159.50	95626
01564	ZELLMER, GARY	04/18/2022	Regular	0	88.00	95627
02402	ZELLMER, MARY	04/18/2022	Regular	0	88.00	95628
02033	AMAZON.COM	04/05/2022	Bank Draft	0	159.99	DFT0006608
00062	AMERICAN PAYMENT CENTERS	04/01/2022	Bank Draft	0	93.00	DFT0006606
00137	BENCO ELECTRIC COOPERATIVE	04/07/2022	Bank Draft	0	30,211.33	DFT0006622
00311	CULLIGAN (HEALTHY WATER SOLUTIONS LLC)	04/06/2022	Bank Draft	0	39.75	DFT0006609
00311	CULLIGAN (HEALTHY WATER SOLUTIONS LLC)	04/06/2022	Bank Draft	0	39.75	DFT0006610
00465	GALE/CENGAGE LEARNING	04/06/2022	Bank Draft	0	213.53	DFT0006611
03725	IAP2 USA	04/07/2022	Bank Draft	0	200.00	DFT0006619
00608	INGRAM LIBRARY SERVICES	04/06/2022	Bank Draft	0	2,457.85	DFT0006618
00857	MC GOWAN WATER CONDITIONING, INC.	04/06/2022	Bank Draft	0	75.15	DFT0006615
00910	MINNESOTA VALLEY TESTING LAB, INC.	03/31/2022	Bank Draft	0	150.75	DFT0006604
00910	MINNESOTA VALLEY TESTING LAB, INC.	04/01/2022	Bank Draft	0	64.50	DFT0006607
01083	OVERDRIVE, INC.	03/29/2022	Bank Draft	0	807.61	DFT0006628
01083	OVERDRIVE, INC.	03/02/2022	Bank Draft	0	938.17	DFT0006629
01083	OVERDRIVE, INC.	03/17/2022	Bank Draft	0	1,413.33	DFT0006630
02591	UNITED TEAM ELITE	04/07/2022	Bank Draft	0	2,199.00	DFT0006620
01470	VERIZON WIRELESS	04/06/2022	Bank Draft	0	971.13	DFT0006617
03221	ZIBSTER	03/27/2022	Bank Draft	0	31.00	DFT0006603
00050	ALPHA WIRELESS COMMUNICATIONS	04/20/2022	EFT	0	171.00	5043
00063	AMERICAN PEST CONTROL	04/20/2022	EFT	0	65.00	5044
01090	AMERICAN SOLUTIONS FOR BUSINESS	04/20/2022	EFT	0	4,110.39	5045
00105	AUTO VALUE MANKATO	04/20/2022	EFT	0	592.31	5046
00216	C & S SUPPLY CO, INC.	04/20/2022	EFT	0	107.87	5047
02757	CINTAS	04/20/2022	EFT	0	218.04	5048
00310	CRYSTEEL TRUCK EQUIPMENT, INC	04/20/2022	EFT	0	40.00	5049
00343	DH ATHLETICS LLC	04/20/2022	EFT	0	589.00	5050
00453	FREYBERG PETROLEUM SALES, INC.	04/20/2022	EFT	0	222.25	5051
02946	FROELICH, PAUL	04/20/2022	EFT	0	366.59	5052
00463	G & L AUTO SUPPLY, LLC	04/20/2022	EFT	0	106.00	5053
00482	GMS INDUSTRIAL SUPPLIES, INC.	04/20/2022	EFT	0	75.34	5054
00494	GOPHER STATE ONE-CALL	04/20/2022	EFT	0	244.35	5055
00538	HAWKINS, INC.	04/20/2022	EFT	0	4,524.05	5056
00596	I & S GROUP, INC.	04/20/2022	EFT	0	59,200.00	5057
00680	J.J. KELLER & ASSOCIATES, INC.	04/20/2022	EFT	0	1,068.69	5058
00691	KENNEDY & KENNEDY LAW OFFICE	04/20/2022	EFT	0	8,119.63	5059
00743	LARKSTUR ENGINEERING & SUPPLY, INC.	04/20/2022	EFT	0	139.01	5060
03271	LARSON, MATTHEW	04/20/2022	EFT	0	351.76	5061
00776	LLOYD LUMBER CO.	04/20/2022	EFT	0	578.68	5062
00793	M & M SIGNS, INC.	04/20/2022	EFT	0	8,773.00	5063
02644	MACQUEEN EMERGENCY GROUP	04/20/2022	EFT	0	524.23	5064
00796	MACQUEEN EQUIPMENT, INC.	04/20/2022	EFT	0	365.76	5065
00800	MADDEN, GALANTER, HANSEN, LLP	04/20/2022	EFT	0	76.00	5066
00874	MENARDS-MANKATO	04/20/2022	EFT	0	19.75	5067
00889	MIDWEST TAPE/HOOPLA	04/20/2022	EFT	0	972.96	5068
00902	MINNESOTA IRON & METAL CO	04/20/2022	EFT	0	135.80	5069
00956	MINNESOTA WASTE PROCESSING CO.	04/20/2022	EFT	0	25,898.47	5070
00997	MTI DISTRIBUTING CO	04/20/2022	EFT	0	309.61	5071
01052	NORTH CENTRAL INTERNATIONAL	04/20/2022	EFT	0	6,543.46	5072
03160	NOVEL SOLAR THREE LLC (DBA GREEN STREET	04/20/2022	EFT	0	5,402.91	5073
02005	PANTHEON COMPUTERS	04/20/2022	EFT	0	2,838.89	5074
01099	PET EXPO DISTRIBUTORS	04/20/2022	EFT	0	89.99	5075
01402	POMPS TIRE	04/20/2022	EFT	0	1,028.03	5076
01179	RED FEATHER COMPANY	04/20/2022	EFT	0	217.00	5077
02747	RENT-N-SAVE	04/20/2022	EFT	0	190.00	5078
03518	RIDDELL	04/20/2022	EFT	0	288.20	5079
01211	RIVER BEND BUSINESS PRODUCTS	04/20/2022	EFT	0	422.15	5080
02182	RYAN, JESSICA	04/20/2022	EFT	0	174.00	5042

01281	SIGN PRO	04/20/2022	EFT	0	24.00	5081
01323	SPS COMPANIES, INC.	04/20/2022	EFT	0	487.79	5082
01563	ZARNOTH BRUSH WORKS, INC.	04/20/2022	EFT	0	3,224.00	5083
03482	CARDCONNECT	04/04/2022	Bank Draft	0	1,167.39	DFT0006625
00219	CARDMEMBER SERVICE	04/06/2022	Bank Draft	0	20,018.05	DFT0006632
02181	ETS CORPORATION	04/04/2022	Bank Draft	0	2,882.08	DFT0006626
03029	OPEN EDGE	04/04/2022	Bank Draft	0	121.15	DFT0006624
01557	XCEL ENERGY	04/07/2022	Bank Draft	0	15,117.72	DFT0006623
					<u>468,095.16</u>	<u>132</u>

Authorization Signatures

All Council

The above manual and regular claims lists for 4-18-22 are approved by:

MARK DEHEN- MAYOR

DIANE NORLAND- COUNCIL MEMBER

WILLIAM STEINER- COUNCIL MEMBER

SANDRA OACHS- COUNCIL MEMBER

JAMES WHITLOCK- COUNCIL MEMBER

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

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

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

Donor	Restriction	Amount
Edroy & Judy Anderson	Youth Sports Scholarship	\$100.00
Melanie Wong	Youth Sports and Swim Scholarship	\$10.00
Total		\$110.00

Adopted by the City Council this 18th day of April 2022.

Mayor

City Clerk



CITY OF NORTH MANKATO

Instructions

Please return the completed information to the North Mankato City Hall, 1001 Belgrade Ave., North Mankato, MN 56003. Phone: (507)-625-4141 Fax: (507)-625-4151.

A Seasonal Patio is valid for six-months of the year, May 1-October 31. The temporary barriers and seating must be removed during the remainder of the year.

Include the following documentation:

- ✓ Completed Patio License Application
- ✓ Proof of Extended Insurance Naming North Mankato as the Certificate Holder
- ✓ \$250.00 Fee

Seasonal Patio License Application

LICENSEE INFORMATION

Name of Individual Completing Application Jeni Bobholz
Telephone Number 507-382-6001
Home Address 228 Fairfield Ave. North Mankato
E-mail Address circleinnofnorthmankato@gmail.com

BUSINESS INFORMATION

Permit Application Date 4/1/2022
Legal Name of Licensee (LLC, Inc., Etc) Circle Inn of North Mankato LLC
Trade Name (DBA) Circle Inn
Business Telephone Number 507-625-9667
Business Address/Location 232 Belgrade Ave.
City North Mankato State MN Zip Code 56003
Mailing Address (if Different than Business Address) _____
City _____ State _____ Zip Code _____



Belgrade

PATIO INFORMATION

Description and a proportionately scaled drawing of the proposed non enclosed area
Include the following:

- Detailed description of the barriers
- Method of seating and seating capacity
- Ingress and Egress
- Security provisions
- Sanitary and fire arrangements
- Lighting
- Dimensions of the area
- Barriers
- Tables
- Aisles and equipment

We also
usually
have 2
porta
potties

indoor
seating = 54 w/ front
back room = 13
outdoor = 80

total
cap. = 147

- I am told my seasonal/removable fence will be here and installed by mid April until then I have posts and snow fence enclosing the patio when in use
- We have string light as well as building lights
- we have cameras and staff that serve outside

RIGHTS OF SUBJECTS OF GOVERNMENT DATA, LICENSE AND PERMIT DATA "TENNESSEN WARNING."

In accordance with the Minnesota Government Data Practices Act, the City of North Mankato is required to inform you of your rights as they pertain to the information collected about you. Public information is that information which is available to the general public; private information is that information which is available to you, not to the public; and confidential information is that information which is not available to you or the public. The information we collect from you is either public or private. The separation of that information is as follows:
PUBLIC – NAME AND ADDRESS OF APPLICANTS(S) AT THE TIME OF APPLICATION
PRIVATE – SOCIAL SECURITY INFORMATION, TAX ID NUMBERS (MS 13.355 & 13.37(a))
The information collected and required from you is to determine your eligibility for a City of North Mankato license or permit. If you do not supply the required information, the City of North Mankato will not be able to determine your eligibility. The dissemination and use of the private data we collect is limited to that necessary for the administration and management of the licensing program. Persons or agencies with whom this information may be shared include:

CITY, COUNTY, AND STATE PERSONNEL INVOLVED IN DETERMINING YOUR ELIGIBILITY, CONTRACTED PUBLIC AUDITORS, AND THOSE INDIVIDUALS TO WHOM YOU GIVE YOUR EXPRESS WRITTEN PERMISSION.

Unless otherwise authorized by state statute or federal law, other government agencies utilizing the report private data must also treat the information private. You may wish to exercise your rights as contained in the Minnesota Government Data Practices Act. These rights include: the right to see and obtain copies of the data maintained on you, the right to be told the contents and meaning of the data, and/or the right to contest the accuracy of completeness of the data. By signing the above application, I certify that I have read and understand the above information regarding my rights as a subject of government data.

Jeni Bobholz
Licensee Name

Jeni Bobholz
Signature

4/11/2022
Date

OFFICE USE:

☒ POLICE ☐ FIRE ☐ PLANNING ☐ INSPECTION

City Code 111.036 Premises Licensed

Any application granted for the inclusion of non enclosed premises in the licensed premises shall be granted upon such terms and conditions as the Council may specify in granting such application relating to the limits of such use, including provisions relating to:

- (1) Hours of operation in the unenclosed area;
- (2) Barriers to be maintained delineating the unenclosed area such as requiring planters, walls or fences;
- (3) Minimum lighting requirements;
- (4) Type of chairs and/or tables used and/or their anchoring;
- (5) Days of the week or months enclosed premises may be used;
- (6) Personnel required to supervise the unenclosed area;
- (7) Items required by applicable fire, building and life safety codes;
- (8) Maximum number of persons who may be present at any one time;
- (9) Fencing to be opaque;
- (10) Means and methods used to restrict consumption to licensed area and prevent removal or consumption of beverages outside licensed area;
- (11) Additional parking requirements;
- (12) The type of beverage container used;
- (13) Amplified music;
- (14) Sanitary facilities provided, their location and number.

Any licensing of unenclosed premises shall be deemed experimental and, as such, no expectation shall be had by the licensee that the licensing of the unenclosed premises will be renewed even though no misconduct occurred on the unenclosed premises in the event the City Council determines to repeal the general authorization for unenclosed areas to be included in the licensed premises of establishments.



CIRCL-3

OP ID: DI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/04/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Key City Insurance Agency
334 Belgrade Avenue
P.O. Box 2138
North Mankato, MN 56002-2138
Dale Larson

507-625-7667

CONTACT NAME: Key City Ins. Agency LLC

PHONE (A/C, No, Ext): 507-625-7667

FAX (A/C, No): 507-625-3349

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Illinois Casualty Co

INSURER B: State Fund Mutual Ins.

722410

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED
Circle Inn of North Mankato
LLC
232 Belgrade Ave
North Mankato, MN 56003

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			BP42775	01/01/2022	01/01/2023	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Each occurrence) \$ 1,000,000
							MED EXP (Any one person) \$ 2,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Each accident) \$
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			107720.201	01/01/2022	01/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A						E.L. EACH ACCIDENT \$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 100,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000
A	LIQUOR LIAB			LL105824	01/01/2022	01/01/2023	LIQUOR 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Liability is extended to the patio/tent area.

CERTIFICATE HOLDER

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

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Dale Larson

RESOLUTION WAIVING WAITING PERIOD
FOR EXEMPTION FROM LAWFUL GAMBLING LICENSE FOR
FEEDING OUR COMMUNITY PARTNERS

WHEREAS, Feeding Our Community Partners has made an application for exemption from a charitable gambling license to conduct a raffle on June 23, 2022, at 2120 Howard Dr. West, within the City of North Mankato, Minnesota, which application was received by the City on April 11, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the City waives the mandatory waiting period concerning the issuance of an exemption from lawful gambling license concerning the above-identified organization.

Adopted by the City Council this 18th day of April, 2022.

Mayor

ATTEST:

City Clerk

RESOLUTION WAIVING WAITING PERIOD
FOR EXEMPTION FROM LAWFUL GAMBLING LICENSE FOR
KNIGHTS OF COLUMBUS

WHEREAS, Knights of Columbus has made an application for exemption from a charitable gambling license to conduct a raffle on July 6-10, 2022, at Wheeler Park, 402 Page Avenue, within the City of North Mankato, Minnesota, which application was received by the City on April 13, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the City waives the mandatory waiting period concerning the issuance of an exemption from lawful gambling license concerning the above-identified organization.

Adopted by the City Council this 18th day of April, 2022.

Mayor

ATTEST:

City Clerk

RESOLUTION APPROVING
CONSENT ASSESSMENT AGREEMENT

WHEREAS, the City of North Mankato has, at the property owner's request, paid for certain improvements that will benefit such property, specifically repair/replacement of sewer pipe for the following described real estate:

513 Wheeler Avenue
PIN #18.560.0050
Block 1 Lot 10 Subdivision Cd 18560 Subdivision Name HUNT'S SECOND ADD.
Cost: \$3,150.00

WHEREAS, the property owner desires that the cost of the water line be made as a special assessment against the property; and

WHEREAS, the property owner has executed a consent assessment agreement;

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

That the attached consent assessment agreement is approved and that the City Clerk is directed to forward a certified copy of this resolution along with a copy of the consent assessment agreement to the Nicollet County Auditor.

Adopted by the City Council this 18th day of April 2022.

Mayor

ATTEST:

City Clerk

CONSENT ASSESSMENT AGREEMENT

This Agreement is made between the City of North Mankato (City) and Erin Wachtel.

The parties are guided in reaching this agreement by the following facts:

1. Owner's property is described as follows:
513 Wheeler Avenue
PIN #18.560.0050
Block 1 Lot 10 SubdivisionCd 18560 Subdivision Name HUNT'S SECOND ADD
2. Owner replaced the sewer line.
3. Owner desires to waive all of the procedures mandated by Chapter 429 of Minnesota Statutes and to consent to the imposition of an assessment directly upon the described property.
4. City is willing to pay for the repair in consideration for the owner's consent to the assessment.

The parties therefore make the following agreement:

1. As a result of the improvement, a special assessment shall be filed against owner's land in the amount of \$3,150.00. The assessment shall be payable in equal installments extending over a period of ten (10) years and bear interest at the rate of 7.00% per annum from the date of this agreement. The City may transmit notice of this assessment to the County Auditor.

Adopted this _____ day of _____, 2022.

City of North Mankato

By: _____

Its: _____



Property Owner

Property Owner



EST \$2500 \$3000

106917

MAINTENANCE WORK ORDER

RESIDENT: Name Erin Wachtel Unit No. _____ Phone _____

Property 513 W-Wheeler Ave R-kato

Authorization to enter in resident's absence ☐ Yes ☐ No Appointment time to enter _____ Pet in residence ☐ Yes ☐ No

Date reported 3-18-22 Time _____ Date assigned _____ Time _____

Written by SK Assigned to _____

WORK REQUESTED: Replace Failed sewer in basement with

sch 40 pvc

Rehook stack & existing bathroom to sewer

Install new FD

Concrete Floor on completion

WORK PERFORMED: _____

☐ Completed work: Date _____ Time _____ Signed _____

☐ Unable to complete because: _____

MATERIALS AND PARTS:

Quantity	Description	Unit Price	Amount

LABOR:

Date	Time started	Time finished	Total hours	Hourly rate	Amount

ACCOUNTING:

All parts and materials	Sub-total	
All labor on this job	Sub-total	
	Sales tax	
	Grand total	<u>\$3,000</u>

Approved by: _____

Chargeable to: Resident ☐ Management ☐ Owner ☐

THANK YOU! IT'S A PLEASURE TO BE OF SERVICE!

3150

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11A	Department: Com. Dev.	Council Meeting Date: 4/18/22																											
TITLE OF ISSUE: Consider Comprehensive Plan Amendment-Future Land Use Map.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the attached staff report. Interim City Administrator Fischer will discuss the Planning Commissions recommendations.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Consider Comprehensive Plan Amendment-Future Land Use Map.																													
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 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"/>
Aye	Nay																												
_____	_____	Whitlock																											
_____	_____	Steiner																											
_____	_____	Norland																											
_____	_____	Oachs																											
_____	_____	Dehen																											
Resolution	Ordinance	Contract	Minutes	Map																									
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
<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: _____																												

COMPREHENSIVE PLAN AMENDMENT-FUTURE LAND USE MAP

THE CITY OF NORTH MANKATO

SUBJECT: Comprehensive Plan Amendment-Future Land Use Map

APPLICANT: Diane Krohn

LOCATION: Part of Section 35

EXISTING ZONING: Ag

DATE OF HEARING: April 14, 2022

DATE OF REPORT: April 6, 2022

REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to amend the Comprehensive Plan-Future Land Use Map

COMMENT

At the March 2022 Planning Commission meeting, the applicant requested to amend the Future Land Use Map for property she owns just outside the City limits. Specifically, changing the guided land use from Low Density Residential to Medium Density Residential to allow the development of her property using both single-family and two-family dwelling construction. After review, the Planning Commission recommended denial of the request. Based on the Planning Commission recommendation, the City Council considered the request in March of 2022 and acted to refer the request back to the Planning Commission.

Since that time, the applicant has withdrawn the original request and is requesting to change the guided land use of her property from Low Density Residential to Low Density Small Lot Residential. Attached as Exhibit A is the Future Land Use Map showing the location of the property. As shown on Exhibit B, the revised layout of the property includes 67 single-family lots and 41 single-family patio home lots. All two-family homes previously shown have been eliminated from the development.

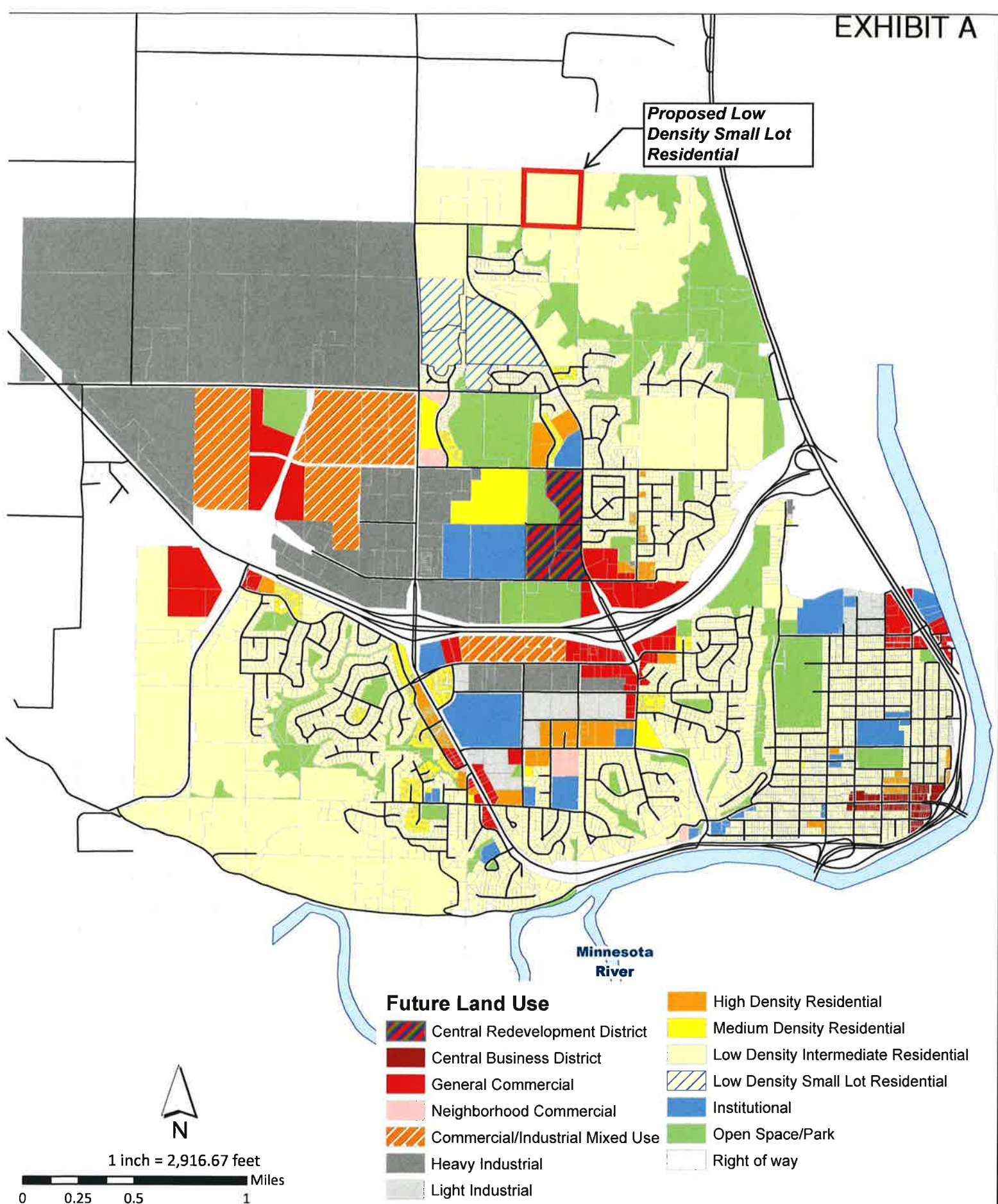
The Low Density Small Lot Residential designation would allow for the property to be zoned as R-1S, One-Family Dwelling, Small Lot in the future. According to the City Code, the R-1S zoning district requires a minimum 60 foot lot width and requires a minimum 6 foot side yard setback. In an R-1 zoning district, the minimum lot width is 90 feet and the side yard setbacks are a minimum of 10 feet.



Attached are renderings of different single-family home styles proposed to be constructed on the applicant's property subject to approval of the Land Use Map amendment.

Note that the Land Use Map amendment is the first step in the development process. Should the amendment be approved, the applicant would need to annex the property, formally plat the property and request an R-1S zoning classification.

RECOMMENDATION

Staff recommends the approval of the amendment from Low Density Residential to Low Density Small Lot Residential.



LOT TYPE LEGEND		
COLOR	LOT TYPE	QUANTITY
	POND	5.27 ACRES
	VILLA (60FT MIN LOT WIDTH)	41 LOTS
	SINGLE FAMILY (62FT MIN LOT WIDTH)	67 LOTS
	RIGHT OF WAY	8.47 ACRES

SITE SUMMARY	
ZONING:	R-1S, ONE FAMILY DWELLING, SMALL LOT DISTRICT
SITE/LOT AREA:	38.94 ACRES
SETBACKS	
FRONT YARD	30 FEET
CORNER FRONT YARD	15 FEET
SIDE YARD	6 FEET
REAR YARD	25 FEET



PROPOSED LAYOUT R-1S

ISG
Architecture • Engineering • Environmental • Planning

DEVERING DEVELOPMENT
1000 N. LAKESHORE, SUITE 200, LAKESIDE, CO 80022
(303) 441-1111

ISSUING OFFICE



















CITY OF NORTH MANKATO

April 1, 2022

Dear Property Owner:

The City of North Mankato has received a request from Diane Krohn to amend the City's Future Land Use Map. In February of 2022, you were notified of a similar request from the applicant requesting to amend the Future Land Use Map for property near you from Low Density Residential to Medium Density Residential. That request has been withdrawn by the applicant.

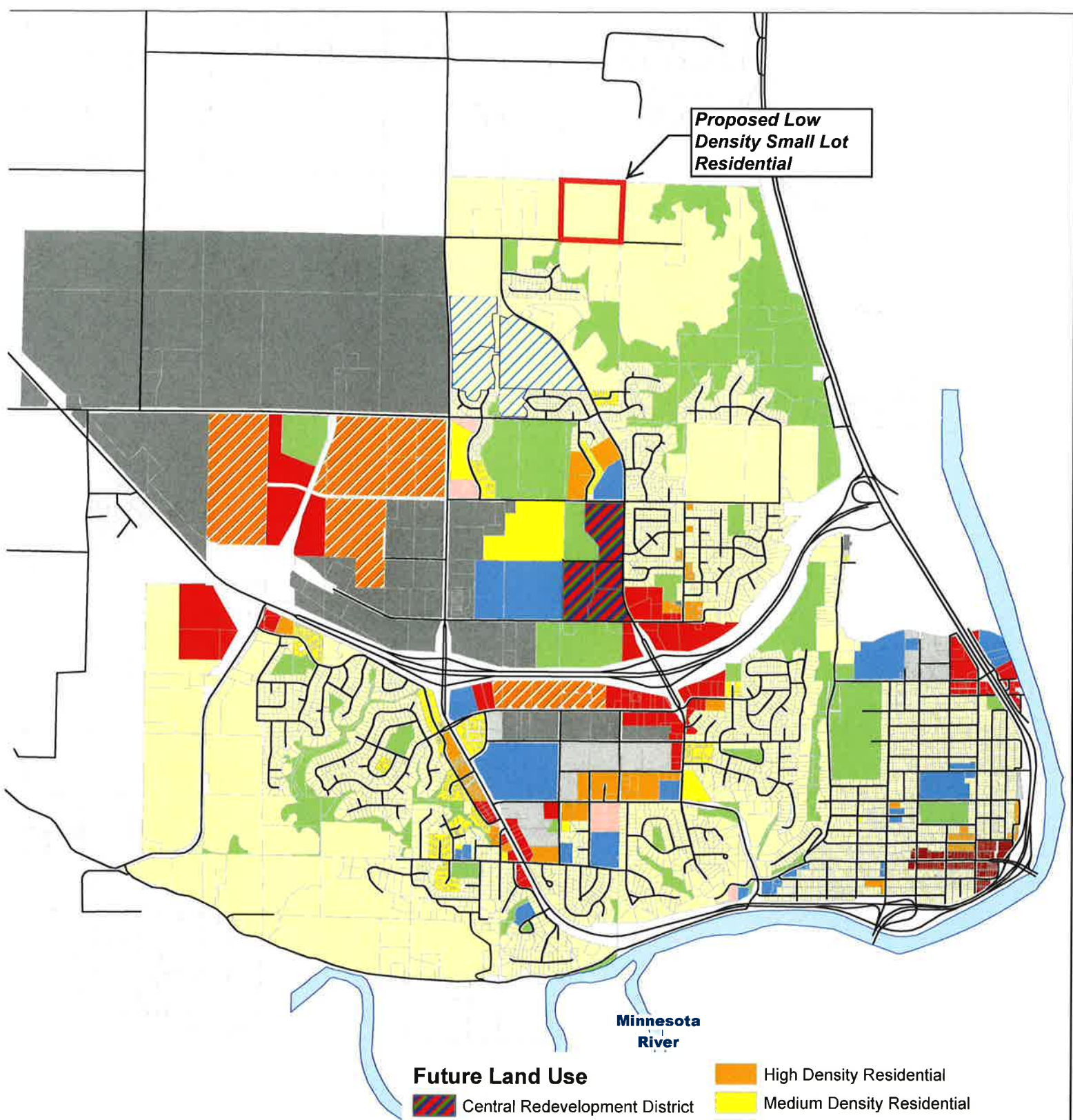
The applicant is now requesting to amend the Future Land Use Map for the same property shown on the first attachment. Specifically, amending the future land use from Low Density Residential to Low Density Small Lot Residential. This change would allow the development of the property as shown on the second attachment. As shown, the revised development includes 67 single-family lots, 41 single-family patio homes and eliminates any two-family homes. The minimum lot width in an R-1S zoning district is 60 feet.

This request will be considered by the North Mankato Planning Commission on Thursday, April 14, 2022, and by the City Council on Monday, April 18, 2022. Both meetings begin at 7:00 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue. As a nearby property owner, you have the opportunity to comment on the request. You may attend the meetings and provide comments or send written comments to my attention by April 14, 2022.

Sincerely,

Mike Fischer
Community Development Director

Encls



Future Land Use

- | | |
|---------------------------------|--------------------------------------|
| Central Redevelopment District | High Density Residential |
| Central Business District | Medium Density Residential |
| General Commercial | Low Density Intermediate Residential |
| Neighborhood Commercial | Low Density Small Lot Residential |
| Commercial/Industrial Mixed Use | Institutional |
| Heavy Industrial | Open Space/Park |
| Light Industrial | Right of way |



1 inch = 2,916.67 feet

0 0.25 0.5 1 Miles



CITY OF
NORTH MANKATO



Figure 3-2: Future Land Use
North Mankato Comprehensive Plan

Jordan & Bethany Carver
38457 512th St
N Mankato, MN 56003

Schmit Brothers Partnership
38388 512th St
N Mankato, MN 56003

Forsberg Family Farm LLC
435 Mount Curve Blvd
Saint Paul, MN 55105

Lorentz Family Farm LLC
50795 County Road 13
N Mankato, MN 56003

Steven & Julie Hiniker
38691 512th St
N Mankato, MN 56003

KWS LLC
47430 Ford Rd
Nicollet, MN 56074

Jeffrey Kamm & Jimmei Bao
1985 Lexington Ln
N Mankato, MN 56003

Oevering Homes LLC
1433 Cernohous Ave; Suite A
New Richmond, WI 54017

Matthew Michaletz
144 Welcome Ave E
Mankato, MN 56001

Wayne & Shirley Meurer
40231 455th Ave
Nicollet, MN 56074

Lucas & Allie Carlson
1029 W Traverse Rd
Saint Peter, MN 56082

Joshua Ardolf
1551 Pleasant View Dr Apt 201
N Mankato, MN 56003

Trevor & Rochelle Baumgartner
905 Lyndale St
N Mankato, MN 56003

Jacqueline Murray
46 Prairie Ct
N Mankato, MN 56003

Ryan & Helena Mattison
42 Prairie Ct
N Mankato, MN 56003

CITY OF NORTH MANKATO
REQUEST FOR COUNCIL ACTION



Agenda Item # 11B	Department: Engineering	Council Meeting Date: 4/18/22																											
TITLE OF ISSUE: Consider Resolution Ordering Preparation of Report on Improvement for Project No. 22-02 ABCDEF Somerset Lane Street and Utility Improvement Project.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: City Engineer Sarff will be available to discuss the projects.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Adopt Resolution Ordering Preparation of Report on Improvement for Project No. 22-02 ABCDEF Somerset Lane Street and Utility Improvement Project.																													
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px;"><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%; text-align: center;"><tr><td>Resolution</td><td>Ordinance</td><td>Contract</td><td>Minutes</td><td>Map</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table> <p>Other (specify) _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	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 ORDERING PREPARATION OF REPORT ON IMPROVEMENT
FOR PROJECT NO. 22-02 ABCDEF SOMERSET LANE STREET AND UTILITY
IMPROVEMENT PROJECT

WHEREAS, it is proposed to improve the Somerset Lane from Lookout Drive to a point approximately 180 feet east of Lexington Lane, and

WHEREAS, such improvements may include sanitary sewer improvements, watermain improvements, storm sewer improvements, street improvements, sidewalk/trail improvements, street lighting improvements, turf establishment/erosion control, and other related improvements; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the proposed for the Somerset Lane Street and Utility Improvement Project, called City Project No. 22-02 ABCDEF, be referred to the City Engineer for study and that that person is instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

Adopted by the City Council this 18th day of April 2022.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11C	Department: Engineering	Council Meeting Date: 4/18/22																											
TITLE OF ISSUE: Consider Resolution Ordering Preparation of Report on Improvement for Project No. 22-03 CDEF Lor Ray Drive/Howard Drive Intersection Improvement Project.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: City Engineer Sarff will be available to discuss the projects.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Adopt Resolution Ordering Preparation of Report on Improvement for Project No. 22-03 CDEF Lor Ray Drive/Howard Drive Intersection Improvement Project.																													
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 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. 45-22

RESOLUTION ORDERING PREPARATION OF REPORT ON IMPROVEMENT
PROJECT NO. 22-03 CDEF LOR RAY DRIVE/HOWARD DRIVE INTERSECTION
IMPROVEMENT PROJECT

WHEREAS, it is proposed to improve the Lor Ray Drive/Howard Drive intersection, and

WHEREAS, such improvements may include the construction of a roundabout, storm sewer improvements, street improvements, sidewalk/trail improvements, street lighting improvements, turf establishment/erosion control, and other related improvements; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the proposed Lor Ray Drive/Howard Drive Intersection Improvement Project, called City Project No. 22-03 CDEF, be referred to the City Engineer for study and that that person is instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

Adopted by the City Council this 18th day of April 2022.

Mayor

ATTEST:

City Clerk