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 May 2, 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 Oachs, Whitlock, Steiner, Norland, Interim City Administrator Fischer, Public Works Director Host, Finance Director McCann, and City Clerk Van Genderen.

Approval of Agenda

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

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

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

Approval of Council Work Session Minutes from April 25, 2022, Meeting.

Council Member Steiner moved, seconded by Council Member Oachs, to approve the Council Work Session Minutes from April 25, 2022. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Public Hearing, 7 p.m. Lor Ray Drive Street & Utility Improvement Project City Project No. 21-05 ABCDEF Assessment.

Public Works Director Host reviewed the reconstruction project on Lor Ray Drive from a point approximately 350 feet north of White Oak Drive to Somerset Lane. The project is included in the City's CIP plan for 2022. Bids for the project were opened on March 29, 2022. The project consists of Sanitary Sewer improvements, Watermain improvements, Storm Sewer construction, and the construction of a stormwater pond. Street and surface improvements for the project include a 40-footwide bituminous street with a concrete curb and gutter on both sides, an 8' wide concrete walk along the east side, and an 8' wide bituminous trail along the west side. The project will meet State Aid standards for projected future traffic. The project will also include sixteen new residential-style street lights.

The total estimated cost for the project is \$4,249,000, with funds coming from the American Rescue Plan Act (ARPA) for \$1,016,000, Local Road Improvement Program (LRIP) for \$575,000, Municipal State Aid Advance of \$400,000, and Special Assessments of \$424,879 with the City obtaining General Obligation bonds of \$2,258,000.

Finance Director McCann reported the assessments for the sanitary sewer were approximately \$4,100 per acre, and the evaluation for storm sewer, street, surface, and street lighting was roughly \$26.00 per linear foot of frontage. The assessments will be deferred until the respective parcels are annexed into the City or sold. No interest will be charged on the deferred assessments, as is the City practice.

Public Works Director Host noted the project would begin construction in late May or early June and be complete in early November.

Barb Church, 102 Wheeler Avenue, requested clarification on if the assessments were deferred until annexed or sold and if the City is taking on a similar risk as it did in the 1980s?

Mayor Dehen stated this project is different because the road is the City's. The City is not taking on the risk associated with new development and the properties being sold in those developments.

Council Member Steiner requested clarification on resident access during construction. Public Works Director Host reported residents have been contacted about the project and alternative routes provided. He noted that those who live along the project would use the temporary haul access road to access their homes.

Council Member Norland requested clarification on erosion control associated with piping water down ravines to the Minnesota River. Public Works Director Host commented that the water would be piped to the bottom of the ravine to minimize erosion, and the stormwater holding ponds would hold water and slow the process of water matriculation to the Minnesota River.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 45-22 Approving Donations/Contributions/Grants.
- C. Res. No. 46-22 Approving Consent Assessment Agreement.
- D. Accept Property Owner Petition to Annex 38.94 Acres of Land into the City of North Mankato and Set a Public Hearing for 7:00 p.m. on June 6, 2022.
- E. Res No. 47-22 Appointing Election Judges for 2022 Congressional District 1 Special Election Primary.
- F. Accept and implement the April Traffic & Safety Committee Recommendations.
- G. Approved Audio Permit for August 21, 2022, from 10:00 a.m. to 11:00 a.m. at Spring Lake Park Shelter 2 for Risen Savior Opening Service.
- H. Approved Audio Permit for May 7, 2022, from 7:00 p.m. to 10:00 p.m. at Spinners Bar for Sip of Whiskey Band.
- I. Approved Audio Permit for May 7, 2022, from 1:00 p.m. to 9:00 p.m. at the Circle Inn for the Stache Bash.
- J. Approved Audio Permit for May 14, 2022, from 11:00 a.m. to 4:00 p.m. at the Circle Inn for My Happy Haven Fundraiser.

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

Public Comments Concerning Business Items on the Agenda.

None.

Business Items

Res. No. 48-22 Adopting Assessment Project No. 21-05 ABCDEF Lor Ray Drive Street & Utility Improvement Project.

Mayor Dehen requested information on the reclamation of the bituminous surface. Public Works Director Host reported the City does not intend to reclaim the bituminous as it is the contractors, and they may reclaim it.

Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res. No. 48-22 Assessment Project No. 21-05 ABCDEF Lor Ray Drive Street & Utility Improvement Project. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Res No. 49-22 Accepting Bid Project No. 21-05 ABCDEF Lor Ray Drive Street & Utility Improvement Project.

Public Works Director Host reported the bids were opened on March 29, 2022, and two bids were accepted:

Bidder: Bid Amount
Holtmeier Construction, Inc. \$3,511,842.87
Geislinger & Sons, Inc. \$4,320,842.30

The low bidder was Holtmeier Construction, Inc., and City staff and Engineer Sarff have reviewed the bid and recommend accepting the Holtmeier bid.

Council Member Steiner moved, seconded by Council Member Oachs, to Adopt Res. No. 49-22 Accepting Bid Project No. 21-05 ABCDEF Lor Ray Drive Street & Utility Improvement Project. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Res. No. 50-22 A Resolution to Elect the Standard Allowance Available Under the Revenue Loss Provision of the Coronavirus Local Fiscal Recovery Fund Established Under the American Rescue Plan Act (ARPA).

Finance Director McCann reported the ARPA fund use must be reported, but the government has created a provision that a City can show up to \$10 million as lost revenue. He reported the League of Minnesota Cities and the City's auditors suggest the City utilize this option. The City will receive approximately \$1.5 million. The proposed resolution indicates the \$1.5 million in lost revenue. The City will use the funds according to the required regulations, including the Lor Ray Drive project, McKinley Avenue project, and the Splash Pad.

Council Member Oachs moved, seconded by Council Member Norland, to Adopt Res. No. 50-22 A Resolution to Elect the Standard Allowance Available Under the Revenue Loss Provision of the Coronavirus Local Fiscal Recovery Fund Established Under the American Rescue Plan Act (ARPA). Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Res. No. 51-22 Resolution of Support for the MnDOT Intersection Control Evaluation (ICE) Study.

Public Works Director Host reported the resolution is a follow-up to the MnDOT Council Work Session presentation. The resolution regards bridge no. 07042 at the intersection of 169 and Belgrade Avenue. Staff reviewed and presented preferred alternatives. The Resolution confirms those preferred alternatives and indicates the City will work with MnDOT on the project. The project will require City cost participation, but the City has reserved the right to use alternative funding sources, including Local State Aid or Federal Funding. The project is anticipated to be on MnDOT's 2025 schedule, but they have not secured funding. The staff will follow up with MnDOT and continue to appraise the Council of any changes or further action.

Council Member Steiner moved, seconded by Council Member Oachs, to adopt Res. No. 51-22 Resolution of Support for the MnDOT Intersection Control Evaluation (ICE) Study. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen ave; no navs. Motion carried.

Res. No. 52-22 Proclaiming No Mow May in North Mankato.

Mayor Dehen commented that the resolution suspends consequences for allowing yards to grow above the 6-inch limit set out in the City Code to allow extra foraging for pollinators. He noted this continues the City's efforts to provide pollinator habitat by establishing the Natural Lawn Ordinance in 2021, the City's Benson Park prairie, Bluff Park prairie, and City Hall's pollinator garden. Interim City Administrator Fischer reported citizens who want to participate should sign-up online, and there will be a link on the front page of the City's website, or they can call in to get signed up. It will allow the City to track how popular the program is and inform City staff of the participating properties. Council Member Norland encouraged residents to avoid the use of pesticides and herbicides. Mayor Dehen noted this does not allow residents to allow noxious weeds on their properties. Council Member Oachs requested residents let their neighbors know that they are participating to prevent them from reporting their property to the City. It was noted that all parcels would need to come back into compliance on June 1.

Council Member Steiner moved, seconded by Council Member Norland, to Adopt Res No. 52-22 Proclaiming No Mow May in North Mankato. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

City Administrator and Staff Comments

Interim City Administrator Fischer reported that the Police Department recently underwent a review of their Minnesota Board of Peace Officer Standards and Training. They conducted a compliance review of mandated training and department policies on the Use of Force/Firearms training, Emergency Vehicle Operation, Pursuit Driving training, and mandated departmental policies. Interim City Administrator Fischer reported the department passed the review.

Public Works Director Host reported that the Street Department wrapped up the spring cleanup, and a report concerning the event will be forthcoming.

Mayor and Council Comments

Council Member Steiner requested an update on the Allen Avenue property. Interim City Administrator Fischer reported that no further action had been taken in compliance with the court ruling.

Council Member Oachs noted that residents might be able to apply for Frontline Worker Pay once the website is up and running.

Council Member Oachs reported she attended the ASA Board Meeting where information was provided concerning significant rink improvements that will need to be made.

Council Member Oachs said she had received numerous calls concerning the speed on Lookout Drive and requested that City staff look at ways to reduce the speed before the Lookout Drive Study is completed.

Interim City Administrator Fischer reported the speed has been studied and shows that, on average, the speed traveled is lower than the posted speed. The City cannot just make a speed limit change on this road without additional information coming from the traffic study. but the Police Department can continue to enforce the speed limit as the study is completed.

Council Member Norland thanked donors for library donations.

Council Member Whitlock noted that the Lookout Drive ramps are closed from May 2nd until June to repair damage to the underpass.

At 7:28 pm, on a motion by Counci the Council Meeting was adjourned.	l Member Whitlock, seconded by Cou	ncil Member Steiner,
	Mayor	
City Clerk		

COUNCIL WORK SESSION May 9, 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 May 9, 2022. Mayor Dehen called the meeting to order at 12:00 pm. The following were present for roll call: Council Members Norland, Whitlock, Steiner, and Mayor Dehen, Interim City Administrator Fischer, Police Chief Gullickson and Fire Chief Zwaschka, and City Clerk Van Genderen.

North Mankato Police Department Report 2021

Police Chief Gullickson appeared before the Council to present the Police Departments' Annual Report for 2021. He reported the 2021 budget of \$2,473,496 budget was 8.54% of the City's General Fund. The department has 15 sworn officers, 1.5 civilian staff, and 17 volunteer reserves. There are five marked squad cars, two unmarked investigator vehicles, and one unmarked chief vehicle. A review of the calls for service history shows an average of 8,000 calls for service over the past five years.

Police Chief Gullickson stated the department encourages continued training, with over 50 hours of training completed on average by each officer. The investigations unit consists of Lieutenant Adams and Detective Gangelhoff. The unit is responsible for criminal investigations from a felony to misdemeanors. The team also oversees local predatory offenders and coordinates local compliance checks. Police Chief Gullickson noted child protection reports are up.

The Administrative support services are overseen by Lieutenant Adams and include a full-time Senior Police Secretary and a part-time Police secretary. Chief Gullickson stated the team is responsible for administrative support, including record and citation processing, non-emergency dispatching, firearm-related background checks, receptionist duties, and customer service.

Lieutenant Forster and Morgan oversee the Patrol Division. It consists of 10 patrol officers. Patrol officers respond to calls for service and enforcement of traffic laws, conduct school patrols, and attend community events. The Patrol Division works 12-hour shifts and provides a minimum coverage of two officers per shift to serve the community 24 hours a day, seven days a week.

Police Chief Gullickson reported a new hire in 2021 was officer Dillon Brashear, and in 2021, Officer Brad Schultz retired after 31 years in law enforcement. Police Chief Gullickson thanked the Police Reserve, which supports community events and provides service to the community.

Police Chief Gullickson reviewed the Crime Statistics, which are now reported in the National Incident-Based Reporting System (NIBRS). The FBI required the change. NIBRS requires differing levels of detail in reporting Group A and Group B offenses. Group A offenses are more severe crimes, and Group B crimes tend to be minor in nature. Police Chief Gullickson reported a resident of North Mankato has a .05% chance of being a victim of a crime. Police Chief Gullickson stated the report also includes demographic information to help maintain transparency with the public.

Police Chief Gullickson reviewed the Police Department's use of force. He noted in 2021; there were 7,841 calls for service, with 25 incidents presenting a level of resistance requiring the use of force reports; these incidents represent 0.319% of the department calls for service.

COUNCIL WORK SESSION May 9, 2022

Police Chief Gullickson reported that the department strives to connect to the community. In 2021, the Police Department participated in 94 public relations and education events and documented 187 school patrols.

Police Chief Gullickson reported welfare checks and mental health calls have been increasing. There were 248 calls in 2019, 471 in 2020, 392 calls in 2021, and so far, in 2022, the call volume is set to meet or surpass. He noted that calls often take a significant amount of time and take officers away from other calls. Police Chief Gullickson mentioned the issue in relation to future staffing needs as the police force in North Mankato and around Minnesota is facing staffing and retention issues.

Police Chief Gullikson reported that the primary drug in North Mankato is methamphetamines, and the Regional Drug Task Force works to locate the distributors bringing the drug into the City.

Council Member Whitlock asked if the Police Department needed a different division or an offshoot of the police department to manage certain types of calls, but it would add a burden to the Police Department's budget. Police Chief Gullickson reported that the department is fortunate to work with Nicollet and Blue Earth County agencies designed to manage these types of calls. There are resources available, but it still draws on the current force.

Mayor Dehen requested clarification on budgeting needs as the City looks at squad cameras and body cameras. Police Chief Gullickson reported the department could staff 24/7 two-car patrols, but vacation or sickness can significantly impact staffing and indicated an interest in adding additional staff.

North Mankato Fire Department Report 2021

Fire Chief Zwaschka reported the department has 33 members with Fire Fighters licensed as I and II, Hazardous Material Operations, and Certification by Minnesota Fire Certification Board. The team also has Incident Command System Certification members to ICS 400 and MBFTE Instructors, and Minnesota Fire Certification Evaluators.

Fire Chief Zwaschka reviewed the Mission statement, which is a commitment to protect the lives and property of the community through dedication to training, public education, and emergency preparedness.

In 2021 the department had over 1300 hours of training. The department utilizes the Minnesota Board of Fire Training and Education Fund for training reimbursement. The fund does not cover 100% of the training, but the department can request and receive a reimbursement for a portion of the training.

The Fire Department is involved in public education to reduce community risk through education efforts. The department spends time visiting schools, and daycare facilities and taking part in other educational opportunities.

Fire Chief Zwashka reviewed the incident calls from May 2021 to May 2022. There were a total of 140 calls, with 25 calls (or 17.86%) fire calls, there were 36 (or 25.71%) of the calls were hazardous conditions such as gas leaks, and 64 (or 45.71%) of the calls were false alarms.

Fire Chief Zwashka reviewed the proposed replacement schedule for equipment. He noted in 2023, a support van is scheduled for replacement; the current vehicle is a 1991 van. The estimated replacement cost is \$210,000. In 2024 the schedule includes replacing a 1997 Fire Engine for approximately \$750,000. Fire Chief Zwashka reported that the department wants to stay updated with the replacement schedule to maintain the ISO rating. If the ISO rating drops,

COUNCIL WORK SESSION May 9, 2022

fire insurance for residents increases. Fire Chief Zwashka reported the budget projections to include a regular replacement of radios, improved technology in the trucks, rebuilding the bay heaters in Fire Station #2, and replacing the large diameter hose.

Fire Chief Zwashka reviewed the department's strengths, including a well-trained staff, staff trained as trainers, strong community support and respect for members, and good relationships with other local departments and associations. Threats to the department include turnover and retirements with a lack of applicants, cost to keep equipment up to date, training requirements, and the ability to support members with life challenges. Goals for the department include getting closer to the 35+ members to lighten the load on the group, increasing firefighter wages to match the area, community risk reduction in rental housing, and improved technology and healthy members that enjoy the job.

Mayor Dehen requested the department put together a wish list to allow the public to know opportunities to give directly to the department.

Interim City Administrator Fischer reported that in 2019 the inspection department partnered with several firefighters to conduct rental inspections. The program was suspended in 2020 due to the pandemic but resumed in 2022.

Council Member Norland moved, seconded by Work Session at 12:54 pm.	Council Member Steiner, to adjourn the Council
	Mayor
City Clerk	



City of North Mankato, MN

Claims List - Regular By Vendor Name

Date Range: 5-16-22

MINNESOTA						
Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-A	PBNK					
00012	ABDO LLP	05/16/2022	Regular	0	20,800.00	95748
03389	ANTHONY, ALONZO	05/02/2022	Regular	0	300.00	95730
03036	BELLISSIMO PAINT & COATINGS	05/09/2022	Regular	0	855.00	95741
03735	BENNING, TIM	05/02/2022	Regular	0	300.00	95731
03735	BENNING, TIM	05/09/2022	Regular	0	300.00	95742
00142	BETHANY LUTHERAN COLLEGE	05/09/2022	Regular	0	13.89	95740
03225	CITY ART LLC	05/16/2022	Regular	0	3,500.00	95749
00255	CITY OF MANKATO	05/16/2022	Regular	0	136,920.68	95750
03686	COMMERCIAL RECREATION SPECIALISTS	05/16/2022	Regular	0	22,959.00	95751
02098	CUMMINS	05/16/2022	Regular	0	26.89	95752
03733	DANAY, MIKE	05/02/2022	Regular	0	300.00	95732
00331	DE MARS CONSTRUCTION	05/16/2022	Regular	0	101,801.24	95753
00364	DRUMMER'S GARDEN CENTER & FLORAL	05/16/2022	Regular	0	139.89	95754
00074	EARL F. ANDERSEN INC.	05/16/2022	Regular	0	188.95	95755
00373	ECKERT, LELAND	05/09/2022	Regular	0	300.00	95743
00401	EXPRESS SERVICES, INC.	05/16/2022	Regular	0	2,477.18	95756
00409	FERGUSON ENTERPRISES, INC	05/16/2022	Regular	0	17,180.10	95757
03476 00432	FIRST CHOICE SECURITY	05/16/2022	Regular	0	87.50	95758
00432	FLEETPRIDE	05/16/2022	Regular	0	12.30	95759
03736	GRAINGER	05/16/2022	Regular	0	119.04	95761
03729	GRUNKZKE, BRUCE	05/02/2022	Regular	0	200.00	95733
02829	HEDGES PLUMBING LLC	05/16/2022	Regular	0	1,291.01	95762
00555	HELLEKSON HEATING & AIR CONDITIONING LL	05/16/2022	Regular	0	213.75	95763
03732	HEYN BROTHERS ROOFING	· · · · · · · · · · · · · · · · · · ·	Regular	0	220.03	95764
03742	HINIKER, GARY HOFFMAN, CHRIS	05/16/2022 05/16/2022	Regular Regular	0	1,800.00	95765
03742	HUSE, BRAD	05/09/2022	Regular	0	21.00 300.00	95766 95744
02597	INTERNET CONNECTIONS, INC	05/05/2022	Regular	0	600.00	95767
02429	J D TRUFFLES CATERING	05/16/2022	Regular	0		
03055	KELLY & SONS EXCAVATING, LLC	05/16/2022	Regular	0	114.00	95768 95769
00688	KENDELL DOORS & HARDWARE, INC	05/16/2022	Regular	0	25,135.00 1,465.00	95770
03737	MALECHA, CRAIG	05/02/2022	Regular	0	300.00	95734
00829	MANKATO PUBLIC SCHOOLS	05/16/2022	Regular	0	78.50	95771
00835	MANKATO WEST ACTIVITIES DEPT	04/29/2022	Regular	0	221.30	95729
00847	MATHESON TRI-GAS, INC.	05/16/2022	Regular	0	242.77	95772
00875	METRO SALES, INC.	05/16/2022	Regular	0	379.00	95773
03740	MURRY, RICH	05/09/2022	Regular	0	300.00	95745
03734	MURRY, TIM	05/02/2022	Regular	0	200.00	95735
03734	MURRY, TIM	05/09/2022	Regular	0	300.00	95746
01037	NICOLLET COUNTY	05/16/2022	Regular	0	145.00	95774
01057	NORTH MANKATO MOTOR VEHICLE REGISTRA		Regular	0	2,502.20	95739
02060	NORTHERN COMFORT	05/16/2022	Regular	0	901.05	95775
01106	PETTY CASH	05/16/2022	Regular	0	32.40	95776
02670	POHLMEIER, RICH	05/02/2022	Regular	0	300.00	95736
02670	POHLMEIER, RICH	05/09/2022	Regular	0	300.00	95747
02953	R & E ENTERPRISES OF MANKATO	05/16/2022	Regular	0	1,181.58	95777
01170	RAMY TURF PRODUCTS	05/16/2022	Regular	0	690.00	95778
02070	SCHEELS	05/16/2022	Regular	0	389.70	95779
02350	SHRED RIGHT	05/16/2022	Regular	0		95780
03743	SOUTHERN SOURCE INDUSTRIES, INC	05/16/2022	Regular	0	586.15	95781
01091	STOREY KENWORTHY & MATT PARROTT	05/16/2022	Regular	0	992.63	95782
01354	SUBURBAN TIRE WHOLESALE, INC.	05/16/2022	Regular	0	972.96	95783
02357	TANDEM BAGELS	05/16/2022	Regular	0	36.75	95784
02012	TOTAL RESTAURANT SUPPLY CO. INC.	05/16/2022	Regular	0	2,824.50	95785
02282	WARD EINESS STRATEGIES	05/16/2022	Regular	0	2,000.00	95786
01525	WEST CENTRAL SANITATION, INC.	05/16/2022	Regular	0	30,251.93	95787
01568	ZIEGLER, INC.	05/16/2022	Regular	0	1,515.20	95788

02033	AMAZON.COM	05/04/2022	Bank Draft	0	134.95	DFT0006729
02033	AMAZON.COM	05/05/2022	Bank Draft	0	19.41	DFT0006741
02033	AMAZON.COM	05/05/2022	Bank Draft	0	30.09	DFT0006742
02033	AMAZON.COM	05/09/2022	Bank Draft	0	292.00	DFT0006747
00137	BENCO ELECTRIC COOPERATIVE	04/29/2022	Bank Draft	0	31,969.07	DFT0006704
00175 02058	BOOKPAGE	05/02/2022	Bank Draft	0	648.00	DFT0006720
02058	CONSOLIDATED COMMUNICATIONS	05/01/2022 05/01/2022	Bank Draft Bank Draft	0	74.88	DFT0006691
02058	CONSOLIDATED COMMUNICATIONS CONSOLIDATED COMMUNICATIONS	05/01/2022	Bank Draft	0	54.07 1,569.34	DFT0006692 DFT0006693
02058	CONSOLIDATED COMMUNICATIONS	05/01/2022	Bank Draft	0	48.07	DFT0006694
02058	CONSOLIDATED COMMUNICATIONS	05/01/2022	Bank Draft	0	42.94	DFT0006695
02058	CONSOLIDATED COMMUNICATIONS	05/01/2022	Bank Draft	0	231.80	DFT0006696
02058	CONSOLIDATED COMMUNICATIONS	05/01/2022	Bank Draft	0	209.70	DFT0006697
00311	CULLIGAN (HEALTHY WATER SOLUTIONS LLC)	05/04/2022	Bank Draft	0	33.75	DFT0006732
00311	CULLIGAN (HEALTHY WATER SOLUTIONS LLC)	05/04/2022	Bank Draft	0	33.00	DFT0006733
03248	FREDRIKSON & BYRON, P.A.	04/28/2022	Bank Draft	0	1,000.00	DFT0006689
03248	FREDRIKSON & BYRON, P.A.	04/28/2022	Bank Draft	0	160.00	DFT0006690
03248	FREDRIKSON & BYRON, P.A.	04/29/2022	Bank Draft	0	2,290.00	DFT0006702
03248	FREDRIKSON & BYRON, P.A.	04/29/2022	Bank Draft	0	582.00	DFT0006703
00447 00447	FREE PRESS	04/28/2022	Bank Draft	0	128.55	DFT0006688
00447	FREE PRESS GALE/CENGAGE LEARNING	05/09/2022 05/03/2022	Bank Draft Bank Draft	0	31.65	DFT0006748
00733	LAKES GAS CO #10	05/03/2022	Bank Draft	0	435.90 99.00	DFT0006722 DFT0006731
00733	LAKES GAS CO #10	05/06/2022	Bank Draft	0	156.30	DFT0006731
00910	MINNESOTA VALLEY TESTING LAB, INC.	04/22/2022	Bank Draft	0	64.50	DFT0006682
00910	MINNESOTA VALLEY TESTING LAB, INC.	04/26/2022	Bank Draft	0	86.25	DFT0006684
00910	MINNESOTA VALLEY TESTING LAB, INC.	04/29/2022	Bank Draft	0	64.50	DFT0006719
00910	MINNESOTA VALLEY TESTING LAB, INC.	05/03/2022	Bank Draft	0	86.25	DFT0006721
00910	MINNESOTA VALLEY TESTING LAB, INC.	05/05/2022	Bank Draft	0	129.00	DFT0006739
00910	MINNESOTA VALLEY TESTING LAB, INC.	05/06/2022	Bank Draft	0	129.00	DFT0006745
00910	MINNESOTA VALLEY TESTING LAB, INC.	05/10/2022	Bank Draft	0	91.25	DFT0006750
01083	OVERDRIVE, INC.	04/20/2022	Bank Draft	0	872.67	DFT0006701
01083	OVERDRIVE, INC.	04/27/2022	Bank Draft	0	800.98	DFT0006718
01083 01083	OVERDRIVE, INC.	04/05/2022	Bank Draft	0	994.48	DFT0006737
02834	OVERDRIVE, INC. SERVING ALCOHOL, INC.	05/04/2022 05/04/2022	Bank Draft Bank Draft	0	1,130.21	DFT0006738
01335	STAPLES ADVANTAGE	04/28/2022	Bank Draft	0	12.71 369.03	DFT0006727 DFT0006686
01335	STAPLES ADVANTAGE	05/11/2022	Bank Draft	0	78.94	DFT0006080
03279	STERICYCLE INC	04/25/2022	Bank Draft	0	27.56	DFT0006683
01349	STONE & STEEL DESIGN, LLC	04/28/2022	Bank Draft	0	166.64	DFT0006687
03738	TOTAL LANDSCAPE SUPPLY LLC	05/04/2022	Bank Draft	0	351.00	DFT0006728
02591	UNITED TEAM ELITE	05/04/2022	Bank Draft	0	1,118.62	DFT0006730
01470	VERIZON WIRELESS	05/06/2022	Bank Draft	0	969.77	DFT0006744
01525	WEST CENTRAL SANITATION, INC.	05/09/2022	Bank Draft	0	4,570.98	DFT0006749
03221	ZIBSTER	04/27/2022	Bank Draft	0	31.00	DFT0006685
00551	A.H. HERMEL COMPANY	05/18/2022	EFT	0	2,629.16	5129
00036	ALEX AIR APPARATUS, INC.	05/18/2022	EFT	0	40,240.00	5130
00050 00063	ALPHA WIRELESS COMMUNICATIONS	05/18/2022 05/18/2022	EFT	0	70.88	5131
01090	AMERICAN PEST CONTROL AMERICAN SOLUTIONS FOR BUSINESS	05/18/2022	EFT EFT	0	200.00	5132
00105	AUTO VALUE MANKATO	05/18/2022	EFT	0	6,584.48 906.19	5133 5134
00174	BOLTON & MENK, INC.	05/18/2022	EFT	0	68,202.00	5135
00216	C & S SUPPLY CO, INC.	05/18/2022	EFT	0	716.69	5136
02757	CINTAS	05/18/2022	EFT	0	195.39	5137
03675	COMPUTERSHARE	05/18/2022	EFT	0	21,412.50	5138
00299	COUNTRYSIDE REFRIGERATION & HEATING LLC	05/18/2022	EFT	0	186.12	5139
00310	CRYSTEEL TRUCK EQUIPMENT, INC	05/18/2022	EFT	0	275.00	5140
00343	DH ATHLETICS LLC	05/18/2022	EFT	0	1,260.00	5141
00369	EBSCO INFORMATION SERVICES	05/18/2022	EFT	0	33.73	5142
00404	FASTENAL COMPANY	05/18/2022	EFT	0	35.83	5143
00463	G & L AUTO SUPPLY, LLC	05/18/2022	EFT	0	575.21	5144
00469 01098	GANGELHOFF, BRIAN	05/18/2022	EFT	0	105.00	5145
00482	GILLETTE GROUP/PEPSI-COLA GMS INDUSTRIAL SUPPLIES, INC.	05/18/2022 05/18/2022	EFT EFT	0	6,692.00	5146
00482	GOPHER STATE ONE-CALL	05/18/2022	EFT	0	421.06 421.20	5147 5148
00538	HAWKINS, INC.	05/18/2022	EFT	o	752.56	5146
00680	J.J. KELLER & ASSOCIATES, INC.	05/18/2022	EFT	0	686.00	5150
				NEX:	555,00	

00632	JAVENS MECHANICAL CONTRACTING CO.	05/18/2022	EFT	0	190.00	5151
00691	KENNEDY & KENNEDY LAW OFFICE	05/18/2022	EFT	0	7,780.48	5152
03744	LASSONDE, MATTHEW	05/18/2022	EFT	0	176.67	
00767	LIME VALLEY ADVERTISING, INC.	05/18/2022	EFT	0	150.00	5154
00776	LLOYD LUMBER CO.	05/18/2022	EFT	0	1,475.06	5155
03352	LUXE QUARTERLIES	05/18/2022	EFT	0	2,600.00	5156
00825	MANKATO MOTOR COMPANY	05/18/2022	EFT	0	845.00	5157
00874	MENARDS-MANKATO	05/18/2022	EFT	0	568.02	5158
00889	MIDWEST TAPE/HOOPLA	05/18/2022	EFT	0	892.47	5159
00997	MTI DISTRIBUTING CO	05/18/2022	EFT	0	638.30	5160
01036	NICOLLET COUNTY RECORDER/ABSTRACTER	05/18/2022	EFT	0	46.00	5161
01052	NORTH CENTRAL INTERNATIONAL	05/18/2022	EFT	0	1,139.34	5162
03160	NOVEL SOLAR THREE LLC (DBA GREEN STREET	05/18/2022	EFT	0	6,436.94	5163
02245	ONSITE	05/18/2022	EFT	0	1,451.57	5164
01402	POMPS TIRE	05/18/2022	EFT	0	3,534.64	5165
01179	RED FEATHER COMPANY	05/18/2022	EFT	0	728.02	5166
02747	RENT-N-SAVE	05/18/2022	EFT	0	145.67	5167
03739	REVIZE LLC	05/18/2022	EFT	0	13,378.00	5168
03518	RIDDELL	05/18/2022	EFT	0	15,679.34	5169
01211	RIVER BEND BUSINESS PRODUCTS	05/18/2022	EFT	0	833.39	5170
01281	SIGN PRO	05/18/2022	EFT	0	568.65	5171
01286	SKARPOHL PRESSURE WASHER SALES	05/18/2022	EFT	0	25.32	5172
01407	TOOL SALES COMPANY	05/18/2022	EFT	0	94.00	5173
01429	TURFWERKS	05/18/2022	EFT	0	188.72	5174
02150	U.S. BANK	05/18/2022	EFT	0	88,442.23	5175
03276	VITZTHUM, JACOB	05/18/2022	EFT	0	272.89	5176
03442	WASMUND, LARRY	05/18/2022	EFT	0	1,650.00	5177
03482	CARDCONNECT	05/03/2022	Bank Draft	0	1,131.78	DFT0006707
00234	CENTER POINT ENERGY	04/28/2022	Bank Draft	0	8,720.55	DFT0006698
02181	ETS CORPORATION	05/03/2022	Bank Draft	0	3,766.34	DFT0006708
03539	METRONET	05/15/2022	Bank Draft	0	5,500.52	DFT0006736
02003	MINNESOTA DEPT OF REVENUE	05/02/2022	Bank Draft	0	537.80	DFT0006705
02003	MINNESOTA DEPT OF REVENUE	05/06/2022	Bank Draft	0	6,104.32	DFT0006715
03029	OPEN EDGE	05/03/2022	Bank Draft	0	63.30	DFT0006706
01477	VIKING ELECTRIC SUPPLY, INC.	04/28/2022	Bank Draft	0	2,443,64	DFT0006699
01477	VIKING ELECTRIC SUPPLY, INC.	05/06/2022	Bank Draft	0	839.97	DFT0006734
01557	XCEL ENERGY	04/29/2022	Bank Draft	0	16,368.73	DFT0006700
					\$ 788,531.91	161
					, , , , , ,	

All Council

Authorization Signatures

The above manual and regular claims lists for 5-16-22 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 allow 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
Liz Rotchadl	Bench	\$500.00
Liz Rotchadl	Paver-12x12	\$95.00
Laurie Engelby	Pavers-2 4x8	\$100.00
Donohue Sarff	Flag	\$50.00
Lindsey Quast	Swim Scholarship	\$5.00
Lindsey Quast	Youth Sport Scholarship	\$5.00
Mary Anne Hoppe	Book Donation	\$25.00
Total		\$780.00

Adopted by the City Council this 16 th day	of May 2022.	
	Mayor	
City Clerk		



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

Audio Permit	2019
Park Permit	2019
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Audio Permit

About:

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- 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:	DJ/I	MUSIC/BAND KARAOKE MACHINE HER: Mic for Bingo	DATE OF EVENT: August 6,2022 BEGIN TIME: 11 am END TIME: 4 pm
LOCATION / SHELTER:	Shelt	erl	
EVENT NAME Tr	ue Val	ne Picnic	
ONSITE COORDINATOR	: PRIN	ITNAME Karre	Staloch
	MOI	BILE NUMBER: 507-	779-4593
			D UNDERSTAND THAT FAILURE TO IND PREVENT FUTURE ABILITY TO OBTAIN
	uSt	alort	DATE: 03-04-2022
CITY CLERK:			Denied Dapproved
BOOK POLICE	ONLINE	\$25.00 FEE	STAFF INTIALS



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

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AMPLIFIED SOUND:	X	LIVE MUSIC/BAND	TOTAL STREET,	DATE OF EVENT: 5/2//22
		DJ/KARAOKE MACH	HINE	BEGIN TIME: 7:00 pm
		OTHER:		END TIME: 10:00 Pm
	<	\mathcal{D}		
LOCATION / SHELTER:	Spin	iners Bar		
EVENT NAME:	m Sta	airs Blues	Band	
ONSITE COORDINATOR				Dachs
		MOBILE NUMBER:	507-	382-8652
WITH THE AUDIO POLICE PERMIT.	D, HAVE CY MAY T	RECEIVED THE AUDI ERMINATE THE EVEI	O PERMIT AN	ID UNDERSTAND THAT FAILURE TO COMPLY PENT FUTURE ABILITY TO OBTAIN AN AUDIO
PRINT NAME: Clay	ton Oc	ichs si	GNATURE:	Carffeel
DATE: 5-11-22				nnersbar@yahoo.com
POLICE CHIEF:				
CITY CLERK:				☐ DENIED ☐ APPROVED
☐ BOOK ☐ POLICE	ONL	INE \$25.00 F	EE	STAFF INTIALS



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

Audio Permit	2021
Park Permit	2021

Audio Permit

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AMPLIFIED SOUND:	LIVE MUSIC/BAND DJ/KARAOKE MACHINE OTHER:	BEGIN TIME: Sem END TIME: Sem
LOCATION / SHELTER:		matt & Laurel
EVENT NAME: 0 (M	STIC MUSIC	and But
ONSITE COORDINATOR:	PRINT NAME: Jen	i Bobholz
	MOBILE NUMBER:	1-382-6W1
COMPLY WITH THE AUDIO P	AVE RECEIVED THE AUDIO PERMI POLICY MAY TERMINATE THE EVE	T AND UNDERSTAND THAT FAILURE TO NT AND PREVENT FUTURE ABILITY TO OBTAIN
AN AUDIO PERMIT.	· D.	
SIGNATURE:	m foren	
CITY CLERK:		DENIED APPROVED
□ BOOK □ POLICE □	ONLINE	STAFF INTIALS



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

Audio Permit	2021
Park Permit	2021

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AMPLIFIED SOUND: LIVE MUSIC/BAND DJ/KARAOKE MACHINE DJ/KARAOKE MACHINE OTHER: EVENT NAME: LOCATION / SHELTER: EVENT NAME: MOBILE NUMBER: MOBILE NUMBER: MOBILE NUMBER: MOBILE NUMBER: MOBILE STAFF INITIALS CITY CLERK: DATE OF EVENT: 5191200000000000000000000000000000000000		200 mm	ALCOHOLD STORY		
ONSITE COORDINATOR: PRINT NAME: SON BOLD NOTE MOBILE NUMBER: SO - 382 - 660 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: DATE: DENIED APPROVED ROOK PROUCE PONUME TASK OF THE	AMPLIFIED SOUND:	OOK	DJ/KARAOKE MACHI	NE BEGIN TI I	ME: 430
ONSITE COORDINATOR: PRINT NAME: MOBILE NUMBER: SO - 382 - VW 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: DATE: DENIED DENIED APPROVED	LOCATION / SHELTER:	ter	ut		
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: DATE: DENIED APPROVED BOOK DEPOLICE TO MUNIS.		LIS		the key	holz
CITY CLERK: DENIED DATE: DENIED APPROVED	CONTENT WITH THE AUE	D, HAVE DIO POLI	RECEIVED THE AUDIO	PERMIT AND LINDERS	STAND THAT FAILURE TO
BOOK DEPOLICE DONUME DESCRIPTION DENIED DENIED APPROVED	SIGNATURE:	بنر	Bob	DATE:_	5/12/2022
BOOK POLICE ONLINE \$25.00 FEE STAFF INITIALS	CITY CLERK:				DENIED APPROVED
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MINNESOTA 1001 Belgrade Avenue North Mankato, MN 56003 507-625-4141 Fax: 507-625-4151

Audio Permit	2021
Park Permit	2021

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Audio Permit

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AMPLIFIED SOUND: LIVE MUSIC/BAND DJ/KARAOKE MACHINE OTHER:	DATE OF EVENT: 5/20 BEGIN TIME: 5pm END TIME: 9pm
LOCATION / SHELTER: 1	
EVENT NAME: acoustic Land	GRAFF
ONSITE COORDINATOR: PRINT NAME:	Boldwiz
MOBILE NUMBER: 507	-382-Lew
THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AN	ND UNDERSTAND THAT FAILURE TO
COMPLY WITH THE AUDIO POLICY MAY TERMINATE THE EVENT A	AND PREVENT FUTURE ABILITY TO OBTAIN
AN AUDIO PERMIT.	
SIGNATURE:	DATE: 5/12/2003
CITY CLERK:	DENIED 🗖 APPROVED
■ BOOK ■ POLICE ■ ONLINE ■ \$25.00 FEE	STAFF INTIALS



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

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AMPLIFIED SOUND: LIVE MUSIC/BAND DJ/KARAOKE MACHINE OTHER:	DATE OF EVENT: 5/2/12/02 2- BEGIN TIME: 7 PM END TIME: 9 PM
LOCATION / SHELTER: + CMT	
ONSITE COORDINATOR: PRINT NAME:	Bob holz
THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AN	
AN AUDIO PERMIT. SIGNATURE:	DATE: 5/12/2002
CITY CLERK:	☐ DENIED ☐ APPROVED
■ BOOK ■ POLICE ■ ONLINE ■ \$25.00 FEE	STAFF INTIALS



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

Audio Permit	2021	
Park Permit	2021	

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AMPLIFIED SOUND:	LIVE MUSIC/BAND DJ/KARAOKE MACHINE OTHER:	DATE OF EVENT: 5/24/2023 BEGIN TIME: 10 pm END TIME: 5/24/2023
LOCATION / SHELTER:	ut_	
EVENT NAME:	PRINT NAME: Jews	Bobnolz -382-UNI
COMPLY WITH THE AUDIO POLI AN AUDIO PERMIT. SIGNATURE:	RECEIVED THE AUDIO PERMIT AN CY MAY TERMINATE THE EVENT A	DUNDERSTAND THAT FAILURE TO AND PREVENT FUTURE ABILITY TO OBTAIN DATE: 5/12/203 3
CITY CLERK:		DENIED
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MINNESOTA 1001 Belgrade Avenue North Mankato, MN 56003 507-625-4141 Fax: 507-625-4151

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Park Permít	2021

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AMPLIFIED SOUND:	LIVE MUSIC/BAND DJ/KARAOKE MACHINE OTHER:	BEGIN TIME: 630 pm END TIME: 930 pm	
LOCATION / SHELTER:	it ,		
EVENT NAME: Capt	- Gravity	9. the Steing them	ı
ONSITE COORDINATOR:	PRINT NAME:	Bobhotz) ORC	N
¥	MOBILE NUMBER: 507	-382 low1	
I, THE UNDERSIGNED, HAVE	RECEIVED THE AUDIO PERMIT AN	ND UNDERSTAND THAT FAILURE TO AND PREVENT FUTURE ABILITY TO OBTAIN	
AN AUDIO PERMIT.		7 7 7	
SIGNATURE:	n tour	DATE: 5/12/2000	
CITY CLERK:		☐ DENIED ☐ APPROVED	
BOOK POLICE ON	ILINE \$25.00 FEE	STAFF INTIALS	

REQUEST FOR COUNCIL ACTION

CITY OF NORTH MANKATO



Agenda Item # 11A	Department: Administration	Council Meeting Date: 5/16/22
TITLE OF ISSUE: Consider Approvin	g First Amendment to Sett	lement Agreement.
RACKCDOUND AND SUDDI EMENTA	I INFORMATION: Intoxim	City Administrator Fischer will review the
terms of the amendment to the settlemen		City Administrator Fischer will review the
DEQUECTED COUNCIL ACTION A	F' (A)	If additional space is required, attach a separate sheet
REQUESTED COUNCIL ACTION: App	prove First Amendment to Se	ttlement Agreement.
For Clerk's Use:	SUPPOR	TING DOCUMENTS ATTACHED
Motion By:	Resolution Ordin	ance Contract Minutes Map
Second By:		
Vote Record: Aye Nay Whitlock	Other (specify)	
Steiner Norland	·	
Oachs Dehen		
		
Workshop	n _o (Dan 4 - 1
		er to:
X Regular Meeting		ole until:
Special Meeting	Oth	er:

FIRST AMENDMENT TO SETTLEMENT AGREEMENT

This First Amendment to Settlement Agreement ("First Amendment") is made to be effective as of May ____, 2022 (the "Effective Date") by and among the City of North Mankato ("City"), North Mankato Port Authority Commission (the "Port Authority") and HyLife Foods Windom, LLC (the "Company"). City, the Port Authority and the Company are individually referred to as "Party" and collectively referred to herein as "Parties."

WHEREAS, the Parties entered into that certain Settlement Agreement dated February 12, 2021 ("<u>Settlement Agreement</u>"). Except as otherwise defined herein, all capitalized terms shall have the same meaning ascribed in the Settlement Agreement.

WHEREAS, the City and the Company came to an agreement regarding the Proposed Use, whereby the City agreed to forbear exercising its rights and remedies under the Code related to the Proposed Use in exchange for certain promises and performances by the Company.

WHEREAS, the Company and the Port Authority desire to amend the Lease, extending the Lease term and Proposed Use beyond the Forbearance Period.

WHEREAS, the Parties now wish to amend the Settlement Agreement as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and agreements contained herein, the Parties mutually agree as follows:

- 1. <u>Forbearance Period Extension</u>. The Forbearance Period shall be extended by a period of up to six (6) months. Notwithstanding the preceding, the Forbearance Period shall automatically expire upon the termination of the Lease by the Company.
- 2. <u>Lease Extension</u>. The Company and Port Authority shall amend the Lease to extend the maximum term by up to six (6) months.
- 3. <u>Ratification</u>. Except as herein amended, it is further agreed that all of the remaining terms, provisions, conditions and covenants of the Settlement Agreement are hereby ratified and shall remain in full force and effect.
- 4. <u>General Terms</u>. This First Amendment may be executed in any number of counterparts (delivery by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed) which together shall constitute original documents.

[Signatures contained on following page.]

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the day and year first written above.

THE CITY OF NORTH MANKATO, MINNESOTA
By: Name: Its:
NORTH MANKATO PORT AUTHORITY COMMISSION
By:
HYLIFE FOODS WINDOM, LLC
By: Grant Lazaruk Ideward Siemens Name: Grant Lazaruk Howard Siemens Its: President Secretary & Vice-President

CITY OF NORTH MANKATO





Agenda Item # 11B	Department	: Public Worl	cs Co	ouncil Meet	ing Date: 5	7/16/22
TITLE OF ISSUE: Consider Adopting	Resolution	n Approvin	g Plans ar	d Specific	ations and	d Ordering
Advertisement for Bids Project No. 22			_	_		•
BACKGROUND AND SUPPLEMENTA	L INFORM	MATION: St	aff will rev	iew the pr	oposed Wa	ter Treatment
Plant No. 2 Filter Rehabilitation and the				F -	- F	
REQUESTED COUNCIL ACTION: Ado Advertisement for Bids Project No. 22-01	opt Resolut	ion Approvi	If a	nd Specific	ations and	ach a separate sheet Ordering
	ır					
For Clerk's Use:		SUI	PPORTING	G DOCUM	ENTS ATT	TACHED
Motion By:		Resolution	Ordinance	Contract	Minutes	Map
Second By:		Resolution	Ordinance	Contract	Williates	Мар
		X				
Vote Record: Aye Nay Whitlock		Other (sp	ecify)			
Steiner		Other (sp	—			
Norland		-				
Oachs						
Dehen						
Workshop			Refer to:			
X Regular Meeting			Table uni	il:		
			à	7.		
Special Meeting			Other:	=		

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS PROJECT NO. 22-01 WATER TREATMENT PLANT No. 2 FILTER REHABILITATION

WHEREAS, pursuant to a resolution of the City Council adopted the 21st day of March 2022, the City Engineer has prepared plans and specifications for Project No. 22-01 Water treatment plant No. 2 filter rehabilitation and has presented such plans and specifications to the council for approval.

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

- 1. Such plans and specifications, a copy of which is on file in the City Clerk's office and made a part hereof, are hereby approved.
- 2. The city clerk shall prepare and cause to be inserted in the official paper and on Quest Construction Data Network, an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for not less than three weeks, shall specify the work to be done, shall state that bids will be received by the clerk until 11:00 a.m. on July 7, 2022, at which time they will be publicly opened in the Council Chambers of the City Hall by the City Clerk and the City Engineer
- 3. The bids will then be tabulated and will be considered by the City Council at their regular meeting at 7:00 p.m. on July 18, 2022, 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.
- 4. No bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the clerk for five (5) percent of the amount of such bid.

Adopted by the City Council this 16th day of May 2022.

	Mayor	
ATTEST:		

CITY OF NORTH MANKATO





Agenda Item # 11C	Department: Finance	Council Meeting Date: 5/16/22
TITLE OF ISSUE: Consider Adopting Abatements and the Issuance of Qual		Public Hearing on Proposed Property Tax
use of the bonds and the abatement proc	ess.	If additional space is required, attach a separate sheet A Public Hearing on Proposed Property Tax
Abatements and the Issuance of Qualifie		
For Clerk's Use:	SUPPO	DRTING DOCUMENTS ATTACHED
Motion By:	Resolution Or	dinance Contract Minutes Map
Second By: Vote Record: Aye Nay Whitlock	X Other (speci:	y)
Steiner Norland	ş -	
Oachs Dehen	-	
Denen		
Workshop		Refer to:
X Regular Meeting		Гable until:
Special Meeting		Other:

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

HELD: MAY 16, 2022

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of North Mankato, Nicollet County, Minnesota, was duly held at City Hall on May 16, 2022 at 7:00 P.M., for the purpose in part of calling for a public hearing on property tax abatements.

The following members wer	present:
and the following were absent:	
Memberadoption:	introduced the following resolution and moved its
R	ESOLUTION NO

RESOLUTION CALLING FOR A PUBLIC HEARING ON PROPOSED PROPERTY TAX ABATEMENTS

BE IT RESOLVED by the City Council (the "Council") of the City of North Mankato, Minnesota (the "City"), as follows:

1. Recitals.

- (a) Minnesota Statutes, Sections 469.1812 through 469.1815, as amended, both inclusive, authorize the City, upon satisfaction of certain conditions, to grant an abatement of all or a part of the taxes levied by the City on real property within its boundaries.
- (b) It is a legal requirement that the City hold a public hearing prior to adoption of a resolution granting any property tax abatements.
- 2. <u>Hearing</u>. A public hearing on the consideration of the property tax abatement will be held at the time and place set forth in the Notice of Hearing attached hereto as <u>Exhibit A</u> and hereby made a part hereof.
- 3. <u>Notice</u>. The City Administrator is hereby authorized and directed to cause notice of said hearing in substantially the form attached hereto as <u>Exhibit A</u> to be given one publication in a newspaper of general circulation in the City at least 10 days but not more than 30 days before the hearing. The newspaper must be one of general interest and readership in the City, and the notice must be published at least once.

Councilmember	moved for the adoption of the foregoing resolution
and said motion was duly secon	nded by Councilmember, and upon a vot
	cussion thereof, the following voted in favor thereof:
and the following voted against the	he same:
whereupon said resolution	n was declared duly passed and adopted.
Adopted on	_, 2022, by the North Mankato City Council.
	Mayor
Attest:	
City Administrator	
City Auministrator	

CITY ADMINISTRATOR'S CERTIFICATE

I, the undersigned, being the duly qualified and acting City Administrator of the City of North Mankato, Minnesota (the "City"), DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of the City, duly called and held on the date therein indicated, insofar as such minutes relate to the calling of a public hearing on a proposed property tax abatement.

WITNESS my hand this day of	, 2022.
	City Administrator
	North Mankato Minnesota

EXHIBIT A

CITY OF NORTH MANKATO

NOTICE OF PUBLIC HEARING REGARDING PROPOSED PROPERTY TAX ABATEMENTS

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota (the "City") will hold a public hearing at a meeting of the Council beginning at 7:00 P.M., on Monday, June 20, 2022, to be held at the North Mankato City Hall, 1001 Belgrade Avenue, North Mankato, Minnesota, on the proposal that the City abate property taxes levied by the City on the following property identified by the tax parcel identification numbers listed below (the "Property"):

18.851.0220	18.473.0010	18.512.0010
18.851.0230	18.563.0010	18.381.0020
18.863.0020	18.713.0010	18.437.0025
18.047.0020	18.458.0010	18.437.0020
18.572.0010	18.647.0010	18.807.0050
18.487.0010	18.053.0010	18.807.0020
18.047.0010	18.492.0010	18.807.0120
18.436.0010	18.492.0050	18.807.0040
18.430.0020	18.598.0020	18.807.0090
18.471.0010	18.598.0010	18.807.0100
18.082.0010	18.047.0030	18.626.0180
18.471.0040	18.572.0020	18.626.0190
18.503.0030	18.487.0020	18.626.0200
18.082.0050	18.487.0015	18.626.0170
18.503.0020	18.471.0130	18.807.0030
18.512.0020	18.471.0120	18.807.0130
18.504.0020	18.471.0070	18.807.0110
18.835.0020	18.860.0010	18.807.0060
18.835.0010	18.291.0020	18.807.0070
18.674.0020	18.622.0030	18.807.0080
18.291.0010	18.437.0010	18.863.0010

The total amount of the taxes proposed to be abated by the City on the Property for up to a 20 year period is estimated to be not more than \$7,000,000. The City Council will consider the property tax abatement to finance the completion of the Phase II improvements to the Caswell Regional Sporting Complex located at 1875 Howard Drive in the City (the "Project"). The City will own operate the Project.

The City proposes to issue General Obligation Bonds, Series 2022A (the "Bonds") in the aggregate principal amount not to exceed \$10,885,000, of which: \$3,885,000 will be used to finance street and utility improvements (i) along McKinley Avenue between Sherman Street and Range Street, and (ii) along Lor Ray Drive between approximately 350 feet north of White Oak Drive and Somerset Lane (the "Improvement Portion"); and \$7,000,000 will be used to finance the Project (the "Abatement Portion"). The City will use property tax abatements to pay the principal of the Abatement Portion of the Bonds.

All interested persons may appear at the Monday, June 20, 2022 public hearing and present their views orally or in writing.

BY ORDER OF THE CITY COUNCIL

/s/Michael Fischer

CITY OF NORTH MANKATO





Agenda Item # 11D	Department: Public	Works	Council Mee	ting Date: 5	/16/22
TITLE OF ISSUE: Consider Adopting Caswell Indoor Recreation Center.	Resolution Appr	oving Plans	and Author	izing Bidd	ing for the
BACKGROUND AND SUPPLEMENTA resolution.	L INFORMATIO				
REQUESTED COUNCIL ACTION: Add Indoor Recreation Center.	opt Resolution App				ng for the Caswell
For Clerk's Use:		SUPPORTI	NG DOCUM	IENTS ATT	CACHED
Motion By: Second By: Vote Record: Aye Whitlock	X	er (specify)	e Contract	Minutes	Мар
Steiner Norland Oachs Dehen					
Workshop X Regular Meeting		Refer t	(d-		
Special Meeting		Other:	£		

RESOLUTION APPROVING PLANS AND AUTHORIZING BIDDING FOR THE CASWELL INDOOR RECREATION CENTER

WHEREAS, the City Council has received and approved of proposed Caswell Indoor Recreation Center plans;

WHEREAS, included with this resolution is the Caswell Indoor Recreation Center base project and alternatives.

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

- 1) 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 alternative bid options, and shall state the date and time that bids will be received.
- 2) 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.
- 3) The project will only be awarded if the City is awarded the State Bonding Appropriation.

Adopted by the City Council this 16th day of May 2022.

	Mayor	
ATTEST:		
City Clerk	=======================================	

\$	Diff.
\$ 15,894,160.20	Total
\$ 776,194.20	City Abatement Bonds or other sources
\$ 6,617,966.00	Sales tax proceeds
\$ 8,500,000.00	State Bond Appropriation
	Sources
TOTAL: \$ 15,894,160.20	
\$ 727,336.20	Contingency 5% of Construction Cost
\$ 50,000.00	Builders Risk Insurance Policy Carried By Owner
\$ 120,000.00	Furniture Purchased by Owner
\$ 100,000.00	Streaming Equipment Purchase By Owner
\$ 200,000.00	Kitchen Equipment Purchase By Owner
\$ 55,000.00	3rd Party Testing and Commissioning
\$ 95,100.00	Architect and Civil Engineer Construction Admin Fee
\$ 14,546,724.00	Indoor Fieldhouse Construction
	Uses
	Indoor Rec Center - Base Project

Add Cost Alternates			Notes
Add Two Basketball		\$ 1,854,000.00	
Add Two Tennis Courts		\$ 2,152,000.00	
Upgrade Tennis Flooring to Deco Turf II		\$ 250,000.00	250,000.00 Standard Collegiate Level Court System
Upgrade Basketball Flooring to Grade 2 Maples		\$ 60,000.00 Grade	Grade 3 is Tournament Sufficent, Shows More Grain
Add Kalwall Natural Light Windows to Tennis		\$ 95,000.00 Adds	Adds Natural Light but mostly decorative
Add Decorative Metal Screen Behind Check in Desk		\$ 29,970.00 Enhan	Enhances check in Desk
	TOTAL	TOTAL: \$ 4,440,970.00	

CITY OF NORTH MANKATO





Agenda Item # 11E De	epartment: Public Works	Council Mee	ting Date: 5	716/22
TITLE OF ISSUE: Consider Adopting Resoluti Transportation Fund (Local Road Improvemen Utility Improvement Project, SAP 150-117-008				
BACKGROUND AND SUPPLEMENTAL agreement.	INFORMATION: City Eng			ne terms of the
REQUESTED COUNCIL ACTION: Adop Agreement for State Transportation Fund 2022 Lor Ray Drive Street & Utility Impro	(Local Road Improvement P	rogram) and		
For Clerk's Use:	CURRORT	ING DOCUM	ENTS ATT	a L Cream
TUI CIEIR S USE.	SUPPORT	III DOCCIII		TACHED
Motion By:Second By: Vote Record: Aye Nay	Resolution Ordinal		Minutes	Map
Motion By: Second By: Vote Record: Aye Nay Whitlock Steiner	Resolution Ordina		Minutes	
Motion By:	Resolution Ordinal		Minutes	
Motion By: Second By: Vote Record: Aye Whitlock Steiner Norland	Resolution Ordinal		Minutes	
Motion By: Second By: Vote Record: Aye Whitlock Steiner Norland Oachs	Resolution Ordinal	nce Contract	Minutes	Мар
Motion By: Second By: Vote Record: Aye Whitlock Steiner Norland Oachs Dehen	Resolution Ordinal X Other (specify) Refer	to:		Мар

RESOLUTION APPROVING MN/DOT AGREEMENT NO. 1049958 GRANT AGREEMENT FOR STATE TRANSPORTATION FUND (LOCAL ROAD IMPROVEMENT PROGRAM) AND GRANT TERMS AND CONDITIONS

2022 LOR RAY DRIVE STREET & UTILITY IMPROVEMENT PROJECT, SAP 150-117-008

WHEREAS, the City of North Mankato has applied to the Commissioner of Transportation for a grant from the Minnesota State Transportation Fund for Local Road Improvement and

WHEREAS, the Commissioner of Transportation has given notice that funding for this project is available; and

WHEREAS, the amount of the grant has been determined to be \$575,000 by reason of the lowest responsible bid;

NOW THEREFORE, be it resolved that the City of North Mankato does hereby agree to the terms and conditions of the grant consistent with Minnesota Statutes, section 174.52 and will pay any additional amount by which the cost exceeds the estimate and will return to the Minnesota State Transportation Fund any amount appropriated for the project but not required.

BE IT FURTHER RESOLVED, that the Mayor and Interim City Administrator are hereby are authorized to execute a grant agreement and any amendments thereto with the Commissioner of Transportation concerning the above-referenced grant.

Adopted by the City Council this 16th day of May, 2022.

Attest:	Mayor	
City Clerk	=	



STATE OF MINNESOTA LOCAL ROAD IMPROVEMENT PROGRAM GRANT AGREEMENT

This agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State"), and ("Grantee"):

Public Entity (Grantee) name, address and contact person:

City of North Mankato, Minnesota 1001 Belgrade Avenue P.O. Box 2055 North Mankato, MN 56003

Contact: Michael Fischer, Interim City Administrator

RECITALS

- 1. Minnesota Statute § 174.52 authorizes the State to enter into this agreement.
- 2. General Funds were appropriated for the Local Road Improvement Program in Minnesota Laws 2021, First Special Session, Chapter 5, Article 1, Section 2, Subdivision 4(c)(2).
- 3. Grantee has been awarded Local Road Improvement (LRIP) Program funds under Minn. Stat. § 174.52.
- 4. Grantee represents that it is duly qualified and agrees to perform all services described in this agreement to the satisfaction of the State. Pursuant to Minn.Stat.§16B.98, Subd.1, Grantee agrees to minimize administrative costs as a condition of this agreement.

AGREEMENT TERMS

1 Term of Agreement, Survival of Terms, and Incorporation of Exhibits

- 1.1 Effective Date. This agreement will be effective on the date the State obtains all required signatures under Minn. Stat.§16B.98, Subd. 5. As required by Minn.Stat.§16B.98 Subd. 7, no payments will be made to Grantee until this agreement is fully executed. Grantee must not begin work under this agreement until this agreement is fully executed and Grantee has been notified by the State's Authorized Representative to begin the work.
- 1.2 Expiration Date. This agreement will expire on December 31, 2025, or when all obligations have been satisfactorily fulfilled, whichever occurs first.
- 1.3 **Survival of Terms.** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this agreement, including, without limitation, the following clauses: 8. Liability; 9. State Audits; 10. Government Data Practices and Intellectual Property; 11. Workers Compensation; 12. Governing Law, Jurisdiction, and Venue; and 14. Data Disclosure.
- 1.4 Exhibits. Exhibit A: Sources and Uses of Funds Schedule; Exhibit B: Grant Application; and Exhibit C: Grantee Resolution Approving Grant Agreement are attached and incorporated into this agreement.

2 Grantee's Duties

- 2.1 Grantee will conduct activities in accordance with its grant application, or in the case of legislatively selected projects, in accordance with the enabling session law, which is attached to this Agreement as Exhibit B.
- 2.2 Grantee will comply with all required grants management policies and procedures set forth through Minn.Stat.§16B.97, Subd. 4 (a) (1).
- 2.3 **Asset Monitoring.** If Grantee uses funds obtained by this agreement to acquire a capital asset, the Grantee is required to use that asset for a public purpose for the normal useful life of the asset. Grantee may not sell or change the purpose of use for the capital asset(s) obtained with grant funds under this agreement without the prior written consent of the State and an agreement executed and approved by the same parties who executed and approved this agreement, or their successors in office.

3 Time

3.1 Grantee must comply with all the time requirements described in this agreement. In the performance of this grant agreement, time is of the essence.

4 Consideration and Payment

- 4.1 **Consideration.** The State will pay for all services performed by Grantee under this agreement as follows:
 - 4.1.1 **Compensation.** Grantee will be reimbursed for actual, incurred costs that are eligible under Minn. Stat. § 174.52. Grantee shall use this grant solely to reimburse itself for expenditures it has already made to pay for the costs of one or more of the activities listed under section 2.1.
 - 4.1.2 **Sources and Uses of Funds.** Grantee represents to State that the Sources and Uses of Funds Schedule attached as Exhibit A accurately shows the total cost of the project and all of the funds that are available for the completion of the project. Grantee agrees that it will pay for any costs that are ineligible for reimbursement and for any amount by which the costs exceed State's total obligation in section 4.1.3. Grantee will return to State any amount appropriated but not required.
 - 4.1.3 **Total Obligation.** The total obligation of the State for all compensation and reimbursements to Grantee under this agreement will not exceed \$575,000.00.

4.2 Payment

- 4.2.1 **Invoices.** Grantee will submit state aid pay requests for reimbursements requested under this grant agreement. The State will promptly pay Grantee after Grantee presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services.
- 4.2.2 All Invoices Subject to Audit. All invoices are subject to audit, at State's discretion.
- 4.2.3 **State's Payment Requirements**. State will promptly pay all valid obligations under this agreement as required by Minnesota Statutes §16A.124. State will make undisputed payments no later than 30 days after receiving Grantee's invoices and progress reports for services performed. If an invoice is incorrect, defective or otherwise improper, State will notify Grantee within ten days of discovering the error. After State receives the corrected invoice, State will pay Grantee within 30 days of receipt of such invoice.
- 4.2.4 **Grant Monitoring Visit and Financial Reconciliation.** During the period of performance, the State will make at least annual monitoring visits and conduct annual financial reconciliations of Grantee's expenditures.
 - 4.2.4.1 The State's Authorized Representative will notify Grantee's Authorized Representative where and when any monitoring visit and financial reconciliation will take place, which State employees and/or contractors will participate, and which Grantee staff members should be present. Grantee will be provided with at least seven calendar days of notice prior to any monitoring visit or financial reconciliation.
 - 4.2.4.2 Following a monitoring visit or financial reconciliation, Grantee will take timely and appropriate action on all deficiencies identified by State.
 - 4.2.4.3 At least one monitoring visit and one financial reconciliation must be completed prior to final payment being made to Grantee.
- 4.2.5 **Unexpended Funds.** The Grantee must promptly return to the State at grant closeout any unexpended funds that have not been accounted for in a financial report submitted to the State.
- 4.2.6 **Closeout.** The State will determine, at its sole discretion, whether a closeout audit is required prior to final payment approval. If a closeout audit is required, final payment will be held until the audit has been completed. Monitoring of any capital assets acquired with grant funds will continue following grant closeout.
- 4.3 Contracting and Bidding Requirements. If Grantee is a municipality as defined by Minn. Stat. § 471.345, subdivision 1, then Grantee shall comply with the requirements of Minn. Stat. § 471.345 for all procurement under this Agreement.

5 Conditions of Payment

All services provided by Grantee under this agreement must be performed to the State's satisfaction, as determined at the sole discretion of the State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal, state, or local law.

6 Authorized Representatives

6.1 The State's Authorized Representative is:

Marc Briese,
Programs Engineer,
MnDOT State Aid Office
395 John Ireland Boulevard, MS 500
St. Paul, MN 55155
Office: 651-366-3802
marc.briese@state.mn.us

or his/her successor. State's Authorized Representative has the responsibility to monitor Grantee's performance and the authority to accept the services provided under this agreement. If the services are satisfactory, the State's Authorized Representative will certify acceptance on each invoice submitted for payment.

6.2 Grantee's Authorized Representative is:

Michael Fischer, Interim City Administrator City of North Mankato, Minnesota 1001 Belgrade Avenue P.O. Box 2055 North Mankato, MN 56003

Office: 507-624-4141

michaelf@northmankato.com

If Grantee's Authorized Representative changes at any time during this agreement, Grantee will immediately notify the State.

7 Assignment Amendments, Waiver, and Grant Agreement Complete

- 7.1 **Assignment.** The Grantee may neither assign nor transfer any rights or obligations under this agreement without the prior written consent of the State and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this agreement, or their successors in office.
- 7.2 **Amendments.** Any amendments to this agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original agreement, or their successors in office.
- 7.3 **Waiver.** If the State fails to enforce any provision of this agreement, that failure does not waive the provision or the State's right to subsequently enforce it.
- 7.4 **Grant Agreement Complete.** This grant agreement contains all negotiations and agreements between the State and Grantee. No other understanding regarding this agreement, whether written or oral, may be used to bind either party.
- 7.5 **Electronic Records and Signatures.** The parties agree to contract by electronic means. This includes using electronic signatures and converting original documents to electronic records.
- 7.6 **Certification.** By signing this Agreement, the Grantee certifies that it is not suspended or debarred from receiving federal or state awards.

8 Liability

Grantee and State agree that each will be responsible for its own acts and the results thereof to the extent authorized by law, and neither shall be responsible for the acts of the other party and the results thereof. The liability of State is governed by the provisions of Minn. Stat. Sec. 3.736. If Grantee is a "municipality" as that term is used in Minn. Stat. Chapter 466, then the liability of Grantee is governed by the provisions of Chapter 466. Grantee's liability hereunder shall not be limited to the extent of insurance carried by or provided by Grantee, or subject to any exclusion from coverage in any insurance policy.

9 State Audits

Under Minn. Stat. § 16B.98, Subd.8, the Grantee's books, records, documents, and accounting procedures and practices of Grantee, or other party relevant to this grant agreement or transaction, are subject to examination by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this agreement, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later. Grantee will take timely and appropriate action on all deficiencies identified by an audit.

10 Government Date Practices and Intellectual Property Rights

10.1 Government Data Practices. Grantee and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by the State under this grant agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this agreement. The civil remedies of Minn. Stat. §13.08 apply to the release of the data referred to in this clause by either Grantee or the State.

11 Workers Compensation

The Grantee certifies that it is in compliance with Minn. Stat. §176.181, Subd. 2, pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered State employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the State's obligation or responsibility.

12 Governing Law, Jurisdiction, and Venue

Minnesota law, without regard to its choice-of-law provisions, governs this agreement. Venue for all legal proceedings out of this agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

13 Termination; Suspension

- 13.1 **Termination by the State.** The State may terminate this agreement with or without cause, upon 30 days written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.
- 13.2 **Termination for Cause.** The State may immediately terminate this grant agreement if the State finds that there has been a failure to comply with the provisions of this agreement, that reasonable progress has not been made, that fraudulent or wasteful activity has occurred, that Grantee has been convicted of a criminal offense relating to a state grant agreement, or that the purposes for which the funds were granted have not been or will not be fulfilled. The State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.
- 13.3 Termination for Insufficient Funding. The State may immediately terminate this agreement if:
 - 13.3.1 It does not obtain funding from the Minnesota Legislature; or
 - 13.3.2 If funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the Grantee. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State will provide the Grantee notice of the lack of funding within a reasonable time of the State's receiving that notice.
- 13.4 **Suspension.** The State may immediately suspend this agreement in the event of a total or partial government shutdown due to the failure to have an approved budget by the legal deadline. Work performed by the Grantee during a period of suspension will be deemed unauthorized and undertaken at risk of non-payment.

14 Data Disclosure

Under Minn. Stat. § 270C.65, Subd. 3, and other applicable law, Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

- 15 **Fund Use Prohibited.** The Grantee will not utilize any funds received pursuant to this Agreement to compensate, either directly or indirectly, any contractor, corporation, partnership, or business, however organized, which is disqualified or debarred from entering into or receiving a State contract. This restriction applies regardless of whether the disqualified or debarred party acts in the capacity of a general contractor, a subcontractor, or as an equipment or material supplier. This restriction does not prevent the Grantee from utilizing these funds to pay any party who might be disqualified or debarred after the Grantee's contract award on this Project.
- Discrimination Prohibited by Minnesota Statutes §181.59. Grantee will comply with the provisions of Minnesota Statutes §181.59 which requires that every contract for or on behalf of the State of Minnesota, or any county, city, town, township, school, school district or any other district in the state, for materials, supplies or construction will contain provisions by which Contractor agrees: 1) That, in the hiring of common or skilled labor for the performance of any work under any contract, or any subcontract, no Contractor, material supplier or vendor, will, by reason of race, creed or color, discriminate against the person or persons who are citizens of the United States or resident aliens who are qualified and available to perform the work to which the employment relates; 2) That no Contractor, material supplier, or vendor, will, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in clause 1 of this section, or on being hired, prevent or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed or color; 3) That a violation of this section is a misdemeanor; and 4) That this contract may be canceled or terminated by the state of Minnesota, or any county, city, town, township, school, school district or any other person authorized to grant contracts for employment, and all money due, or to become due under the contract, may be forfeited for a second or any subsequent violation of the terms or conditions of this Agreement.
- 17 **Limitation.** Under this Agreement, the State is only responsible for receiving and disbursing funds. Nothing in this Agreement will be construed to make the State a principal, co-principal, partner, or joint venturer with respect to the Project(s) covered herein. The State may provide technical advice and assistance as requested by the Grantee, however, the Grantee will remain responsible for providing direction to its contractors and consultants and for administering its contracts with such entities. The Grantee's consultants and contractors are not intended to be third party beneficiaries of this Agreement.

18 Additional Provisions

- 18.1 **Prevailing Wages.** Grantee agrees to comply with all of the applicable provisions contained in Minnesota Statutes Chapter 177, and specifically those provisions contained in Minn. Stat.§. 177.41 through 177.435 as they may be amended or replaced from time to time with respect to the project. By agreeing to this provision, Grantee is not acknowledging or agreeing that the cited provisions apply to the project.
- 18.2 E-Verification. Grantee agrees and acknowledges that it is aware of Minn.Stat. § 16C.075 regarding e-verification of employment of all newly hired employees to confirm that such employees are legally entitled to work in the United States, and that it will, if and when applicable, fully comply with such order.
- 18.3 **Telecommunications Certification.** If federal funds are included in Exhibit A, by signing this agreement Grantee certifies that, consistent with Section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232 (Aug. 13, 2018), Grantee does not and will not use any equipment, system, or service that uses "covered telecommunications equipment or services" (as that term is defined in Section 889 of the Act) as a substantial or essential component of any system or as critical technology as part of any system. Grantee will include this certification as a flow down clause in any contract related to this agreement.

18.4 Title VI/Non-discrimination Assurances. Grantee agrees to comply with all applicable US DOT Standard Title VI/Non-Discrimination Assurances contained in DOT Order No. 1050.2A, and in particular Appendices A and E, which can be found at: https://edocs-public.dot.state.mn.us/edocs_public/DMResultSet/download?docId=11149035. Grantee will ensure the appendices and solicitation language within the assurances are inserted into contracts as required. State may conduct a review of the Grantee's compliance with this provision. The Grantee must cooperate with State throughout the review process by supplying all requested information and documentation to State, making Grantee staff and officials available for meetings as requested, and correcting any areas of non-compliance as determined by State.

18.5 Use, Maintenance, Repair and Alterations. The Public Entity shall not, without the written consent of MnDOT and the Commissioner, (i) permit or allow the use of any of the property improved with these grant funds (the Real Property) for any purpose other than in conjunction with or for the operation of a county highway, county state-aid highway, town road, or city street and for other uses customarily associated therewith, such as trails and utility corridors, (ii) substantially alter any of the Real Property except such alterations as may be required by laws, ordinances or regulations, or such other alterations as may improve the Real Property by increasing its value or which improve its ability to be used for the purposes set forth in section (i), (iii) take any action which would unduly impair or depreciate the value of the Real Property, (iv) abandon the Real Property, or (v) commit or permit any act to be done in or on the Real Property in violation of any law, ordinance or regulation.

If the Public Entity fails to maintain the Real Property in accordance with this Section, MnDOT may perform whatever acts and expend whatever funds necessary to so maintain the Real Property, and the Public Entity irrevocably authorizes MnDOT to enter upon the Real Property to perform such acts as may be necessary to so maintain the Real Property. Any actions taken or funds expended by MnDOT shall be at its sole discretion, and nothing contained herein shall require MnDOT to take any action or incur any expense and MnDOT shall not be responsible, or liable to the Public Entity or any other entity, for any such acts that are performed in good faith and not in a negligent manner. Any funds expended by MnDOT pursuant to this Section shall be due and payable on demand by MnDOT and will bear interest from the date of payment by MnDOT at a rate equal to the lesser of the maximum interest rate allowed by law or 18% per year based upon a 365-day year.

[The remainder of this page has intentionally been left blank.]

GRANTEE	DEPARTMENT OF TRANSPORTATION
The Grantee certifies that the appropriate person(s)	
have executed the grant agreement on behalf of the	By:
Grantee as required by applicable articles, bylaws,	By:(with delegated authority)
resolutions, or ordinances.	
	Title: State Aid Programs Engineer
By:	
Dr. Mark Dehen	Date:
Title: Mayor	DEPARTMENT OF TRANSPORTATION OFFICE OF FINANCIAL MANAGEMENT –
Date:	GRANT UNIT
	By:
By:	Date:
Michael Fischer	Date
Title: Interim City Administrator	DEPARTMENT OF TRANSPORTATION
Date:	CONTRACT MANAGEMENT
	Ву:
	Deter

EXHIBIT A

SOURCES AND USES OF FUNDS SCHEDULE

SOURCES OF FUNDS

USES OF FUNDS

Entity Supplying Funds	Amount	Expenses	Amount
State Funds:		Items Paid for with LRIP	
LRIP General Fund Grant	\$575,000.00	General Fund Grant	
(Acct 361)		Funds:	
Other:		Street reconstruction, sidewalk/trail, street lights and storm sewer	\$575,000.00
Subtotal	\$575,000.00	Subtotal	\$575,000.00
Public Entity Funds:		Items paid for with Non-	
Matching Funds		LRIP General Fund	
Local Match	\$2,936,182.87	Grant Funds:	
Other:		Street reconstruction, sidewalk/trail, street lights and storm sewer; non- participating items	\$2,936,182.87
Subtotal	\$2,936,182.87	Subtotal	\$2,936,182.87
TOTAL FUNDS	\$3,511,182.87	TOTAL PROJECT COSTS	\$3,511,182.87

EXHIBIT B

GRANT APPLICATION

Attach the grant application for the project



2020 Application FormState Aid for Local Transportation

A. Applicant Information		
1. Name (First & Last): John Harrenstein	2. Phone Numbe	er: (507) 625-4141
3. E-mail:johnharrenstein@northmankato.com	4. Agency Type:	State Aid City
5. Agency Name: City of North Mankato		
6. Street Address: 1001 Belgrade Avenue		
7. City:North Mankato	8. State: MN	9. Zip Code: 56003
10. Sponsoring County and County Engineer name (re	quired if applicant is smal	l city or township)

B. Project Location		
1. MnDOT District: D7	2. County: Nicollet	
3. City: North Mankato	4. Township: Belgrade	
5. Name of Road: Lor Ray Dr, Somerset Ln	6. Type of Road: Municipal State Aid Street	
7. Road Authority Type (which agency owns and has jurisdiction of the road): State Aid City		
8. Project Termini: From Co Rd 13/Somerset Ln 9. To: Lor Ray Dr/White Oak Dr		

C. Project Description

- 1. Type of Project. Reconstruction
- 2. Select the LRIP Account requested for funding. Routes of Regional Significance
- 3. Provide a summary of the proposed project and the transportation deficiencies that will be eliminated, including a description of operational and general safety benefits of the project. Projects seeking funding from the Rural Road Safety Account will need to provide a more detailed description of safety issues and benefits under Section D3.

This project includes the reconstruction of Lor Ray Dr. from 350-ft north of White Oak Drive to Somerset Lane and Somerset Lane from Lor Ray Dr. to Lookout Drive, including a 40-foot wide bituminous street with curb and gutter on both sides, an 8-foot bituminous multi-use trail on the west side of Lor Ray Drive and the south side of Somerset Lane, and a 6-foot wide concrete sidewalk on the east side of Lor Ray Drive. The project also includes the construction of a mini-roundabout at the intersection of Lor Ray Drive and Carlson Drive/Countryside Drive. Additionally, the project includes the construction of storm sewer and street lighting.

Lor Ray Drive currently consists of a two lane roadway with narrow shoulders and ditches. The pavement is in very poor condition and there are no existing pedestrian or bicycle facilities. Somerset Drive is a narrow gravel roadway, and also has no existing pedestrian or bicycle facilities. The existing intersection at the intersection of Lor Ray Drive and Carlson Drive and Countryside Drive has a side-street stop condition on the east (Countryside Drive) and west (Carlson Drive) legs of the intersection. The delays and safety concerns at this intersection were documented in an Intersection Control Evaluation (ICE) funded by the Mankato Area Planning Organization (MAPO) (https://mnmapo.files.wordpress.com/2018/05/ice-lor-ray-drive-at-carlson-drive-countryside-drive-20 17-10-02.pdf). This study concluded the mini-roundabout would have slightly less crashes than the side-street stop control alternative.



2020 Application Form

State Aid for Local Transportation

D. LRIP Account Considerations and Eligibility		
D1. Trunk Highway Corridor Account Consideration	ns and Eligibility	
1. Describe the state trunk highway project and how the local road(s) will be impacted by the trunk highway		
project. Funds from this account are for local road imp	provements impacted by trunk highway projects where	
local agencies have cost responsibility. It is not intended to be used for improvements or projects on the		
trunk highway or within the trunk highway corridor rig	ht of way that require local cost sharing per MnDOT's	
Cost Participation Policy.		
D2. Routes of Regional Significance Account Consid	derations and Eligibility	
1. For Routes of Regional Significance projects, which	of the following criteria does your project meet (select	
all that apply)?		
Farm to Market route	Part of a 10-ton route network	
Part of an economic development plan	Connect to regional tourist destination	
Provides capacity or congestion relief to a parallel	Is a connection to the regional system, trunk	
trunk highway system or county road	highway, or a county road	
2. Describe the number of persons and potential multi	ple local agencies that will be positively impacted by	
the project and how they will benefit.		
The proposed upgrading of the existing deficient roadways to will improve safety and enhance reliable access for commuter		
sidewalks with enhanced street lighting will improve pedestrian and bicycle access from existing and future residential areas		

to other points within the City, including Benson Park, as well as an assisted living facility and a church. With the construction of the Dakota Meadows Middle School SRTS improvements in 2020, further pedestrian and bicycle connectivity will be provided to Dakota Meadows School and Caswell Park Softball/Volleyball Complex. The Mankato School District has plans to construct a new elementary school in the upper North Mankato area within the next several years. The school district owns the property at the SW corner of Lor Ray Drive and Carlson Drive, and it is likely that the new school would be sited on that property. Also, the City recently received funding from the 2020 state bonding bill to expand the existing Caswell North Soccer complex located adjacent to the elementary school site. The proposed street improvements and pedestrian/bicycle improvements on Lor Ray Drive and the proposed enhancements to the intersection at Carlson Drive/Countryside Drive will facilitate multimodal access to these facilities and will provide and enhance connectivity of pedestrian and bicycle facilities within this region of North Mankato. The curb and gutter, storm sewer and storm water management facilities that will be constructed with the project will mitigate storm water runoff impacts.



2020 Application Form

State Aid for Local Transportation

D2. Routes of Regional Significance Account Considerations and Eligibility

3. Describe the project contribution to the local, regional or state economy, and economic development or redevelopment efforts.

Lor Ray Drive consists of a two lane roadway with narrow shoulders and ditches. The pavement is in very poor condition and there are no existing pedestrian or bicycle facilities. Somerset Drive is a narrow gravel roadway, and also has no existing pedestrian or bicycle facilities. Lor Ray Drive provides the primary access from the Reserve Subdivision, a 92-lot residential subdivision, to the rest of the City. The existing agricultural land adjacent to the project corridor is also guided for residential development in the City's Comprehensive Plan and will be the primary residential growth area for the City of North Mankato over the next decade. However, the poor condition of Lor Ray Drive has been an obstacle in the development of the adjacent areas. The proposed project will upgrade the existing rural section to an urban section with lighting, multi-use trail, and sidewalk. These improvements will encourage further development which will lead to continued economic growth for the City. The improvements will also enhance safe and efficient travel by vehicles, pedestrians and bicyclists through the corridor. The first phase of a single-family residential development located on the north side of Countryside Drive approximately 1/4 mile east of Lor Ray Drive is currently under construction. The infrastructure for the first phase of the development is scheduled to be completed in 2021 and will create 47 single family residential lots. Future phases will expand the number of new lots to 123. Lor Ray Drive and Countryside Drive will provide primary vehicular, pedestrian and bicycle access to this new development, as well as other adjacent residential areas. The existing intersection at the intersection of Lor Ray Drive and Carlson Drive and Countryside Drive has a side-street stop condition on the east (Countryside Drive) and west (Carlson Drive) legs of the intersection. The delays and safety concerns at this intersection were documented in an Intersection Control Evaluation (ICE)

(https://mnmapo.files.wordpress.com/2018/05/ice-lor-ray-drive-at-carlson-drive-countryside-drive-2017-10-02.pdf). These concerns will also be an obstacle in the build-out of the residential development.

D3. Rural Road Safety Account Considerations and Eligibility (Only County State Aid Highways are eligible)

- 1. Is this project on a County State Aid Highway? No
- 2. Is this project or components of this project identified in a County Road Safety Plan? please select -
- 3. Identify the appropriate focus area that your project/safety strategy aligns with in the Minnesota Strategic Highway Safety Plan. please select -



2020 Application Form

State Aid for Local Transportation

R. Rural Road Safety Account Considerations and Eligibility (Only County State Aid Highways are gible)	
Identify the type of crash or safety hazard this project is trying to address. Respond even if project is in a	
unty safety plan or the Minnesota Strategic Highway Safety Plan.	
Describe how this project improves safety, reduce traffic crashes, fatalities, injuries, and property mages. Respond even if project is in a county safety plan or the Minnesota Strategic Highway Safety Plan.	
Describe how this project improves safety, reduce traffic crashes, fatalities, injuries, and property mages. Respond even if project is in a county safety plan or the Minnesota Strategic Highway Safety Plan.	



2020 Application Form

State Aid for Local Transportation

E. Project Readiness and Ability to Maintain 1. Estimated Construction Year: 2023 2. Are there railroad impacts (RR xing or RR tracks within 600' of the project)? No RR xings or tracks within 600' 3. What is the status of the engineering and design work on the project? Design work not started 4. Has this project been selected for federal funding, and if so what year in the STIP? No 5. Is right of way acquisition required? If so, describe the status of these efforts. ROW has been acquired 6. Describe the local agency's ability to adequately provide for the safe operation and maintenance of the facility upon completion. The City of North Mankato Public Works Department is responsible for maintaining city streets. The department has the capabilities to plow

F. Multimodal/Complete Streets

Identify infrastructure improvements for non-motorized and/or transit users on this project.

and maintain all streets within its jurisdiction. The improvements proposed in this project will not stretch or exhaust city resources. Additionally, gravel roads like Somerset Ln require significantly more time to maintain compared to a paved street. The City has to add gravel once a year and grade the road periodically to maintain its integrity. The proposed improvements will decrease these annual costs.

The proposed project will upgrade the existing rural section to an urban section with lighting, multi-use trail, and sidewalk. New sidewalks and trail will improve pedestrian and bicycle access from existing and future residential areas to other points within the City, including Benson Park, as well as an assisted living facility and a church. With the construction of the Dakota Meadows Middle School SRTS improvements in 2020, further pedestrian and bicycle connectivity will be provided to Dakota Meadows School and Caswell Park Softball/Volleyball Complex. The proposed street improvements and pedestrian/bicycle improvements on Lor Ray Drive and the proposed enhancements to the intersection at Carlson Drive/Countryside Drive will facilitate multimodal access to a new school at the corner of Lor Ray Dr and Carlson Dr and the Caswell North Soccer complex. Overall, this proposed project will provide and enhance connectivity of pedestrian and bicycle facilities within this region of North Mankato.



2020 Application Form

State Aid for Local Transportation

G. Estimated Project Cost

Source of Funding

1. LRIP Request: \$1,250,000.00

2. Federal Funds: \$0.00

3. State Aid Funds: \$3,534,000,00

4. Local/Other Funds: \$636,000.00

5. MnDOT Trunk Highway Funds: \$ 0.00

6. Total Project Cost: \$5,420,000.00

H. Attachments

At least one project location map with routes and project termini labeled

Engineer's Estimate with an itemized breakdown

Project schedule

Local agency resolution

Resolution of support from sponsoring county agreeing to be sponsor and agreeing to perform sponsor tasks as identified above in section "Project Selection" (required for applications by townships and cities under 5,000 population)

Other letters of concurrence or support

When you are ready to submit the application, save the application form with LRIP, agency and road in the name of the document; e.g. LRIP_RamseyCounty_CSAH30.pdf.

The application and attachments are due by 4:00 p.m. on **March 3, 2021**. Applications and attachments should be submitted electronically to <u>saltirhelp.dot@state.mn.us</u>. Please limit the file size transmitted via email to no more than 10 MB. State Aid will send a reply acknowledging receipt of the application. If you haven't received a reply from State Aid within a few days of submittal, send an email to <u>saltirhelp.dot@state.mn.us</u> to inquire about the status of the application.

More information is available at:

- LRIP website at: http://www.dot.state.mn.us/stateaid/lrip.html.
- PowerPoint on LRIP at: http://www.dot.state.mn.us/stateaid/training/lrip.pptx

If you have questions regarding this solicitation, contact Marc Briese at 651-366-3802 or marc.briese@state.mn.us.

EXHIBIT C

GRANTEE RESOLUTION APPROVING GRANT AGREEMENT

CITY OF NORTH MANKATO





Agenda Item # 11F Depa	rtment: Community Dev. Council Meeting Date: 5/16/22
TITLE OF ISSUE: Consider Ordinance No. 149, 1	Fourth Series an Ordinance of the City of North Mankato, Minnesota
Zoning the Northeast Quarter of Northwest Quar	ter of Section 35, Township 109 North, Range 27 West as R-1S, One Family
Dwelling, Small Lot.	
BACKGROUND AND SUPPLEMENTAL IN	FORMATION: Interim City Administrator Fischer will review the
proposed ordinance and the Planning Comm	ssion Report.
REQUESTED COUNCIL ACTION: Adopt C	If additional space is required, attach a separate sheet Ordinance No. 149, Fourth Series an Ordinance of the City of North
Mankato, Minnesota Zoning the Northeast Q Range 27 West as R-1S, One Family Dwelling	uarter of Northwest Quarter of Section 35, Township 109 North, , Small Lot.
For Clerk's Use:	SUPPORTING DOCUMENTS ATTACHED
	Resolution Ordinance Contract Minutes Map
Second By:	
	Resolution Ordinance Contract Minutes Map
Second By: Vote Record: Aye Nay Whitlock Steiner	Resolution Ordinance Contract Minutes Map
Second By: Vote Record: Aye Whitlock Steiner Norland	Resolution Ordinance Contract Minutes Map
Second By: Vote Record: Aye Whitlock Steiner Norland Oachs	Resolution Ordinance Contract Minutes Map
Second By: Vote Record: Aye Whitlock Steiner Norland	Resolution Ordinance Contract Minutes Map
Second By: Vote Record: Aye Whitlock Steiner Norland Oachs	Resolution Ordinance Contract Minutes Map
Whitlock Steiner Norland Oachs Dehen	Resolution Ordinance Contract Minutes Map X
Second By: Vote Record: Aye Whitlock Steiner Norland Oachs Dehen Workshop	Resolution Ordinance Contract Minutes Map X
Second By: Vote Record: Aye Whitlock Steiner Norland Oachs Dehen	Resolution Ordinance Contract Minutes Map X

ORDINANCE NO. 149, FOURTH SERIES

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA
AMENDING NORTH MANKATO CITY CODE, CHAPTER 156, ENTITLED "ZONING CODE",
BY CHANGING THE ZONING DISTRICT MAP AND, BY ADOPTING BY REFERENCE NORTH
MANKATO CITY CODE, CHAPTER 10 AND SECTION 10.99 WHICH,
AMONG OTHER THINGS, CONTAIN PENALTY PROVISIONS

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

Section 1. North Mankato City Code, Section 156.021, entitled "Zoning District Map," is hereby amended by changing the zoning as follows:

A. To Zone the Northeast Quarter of Northwest Quarter of Section 35, Township 109 North, Range 27 West as R-15, One Family Dwelling, Small Lot.

Section 2. North Mankato City Code, Chapter 10, entitled "General Provisions" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 3. After adoption, signing, and attestation, and successful annexation of the property 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 16th day of May 2022.

ATTEST:	
City Clerk	
Published in the Mankato Free Press on	

Z-2-22 BELGRADE ADDITION

THE CITY OF NORTH MANKATO

SUBJECT:

Z-2-22

APPLICANT:

John & Diane Krohn

LOCATION:

Part of Section 35

EXISTING ZONING:

AG

DATE OF HEARING:

May 12, 2022

DATE OF REPORT:

May 4, 2022

REPORTED BY:

Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to zone the Northeast Quarter of Northwest Quarter of Section 35, Township 109 North, Range 27 West as R-1S, One Family Dwelling, Small Lot

COMMENT

In March of 2022, the applicants received approval to amend the Future Land Use Map in the Comprehensive Plan for property they own just outside the City limits. Specifically, as shown on Exhibit A, changing the future land use from Low Density Residential to Low Density Small Lot Residential. As a result, the applicants are requesting to formally zone the property as R-1S, One-Family Dwelling Small Lot which is the only zoning classification designated for use on property guided Low Density Small Lot Residential.

According to the City Code, lots sizes in R-1S zoning districts shall meet the following minimum requirements:

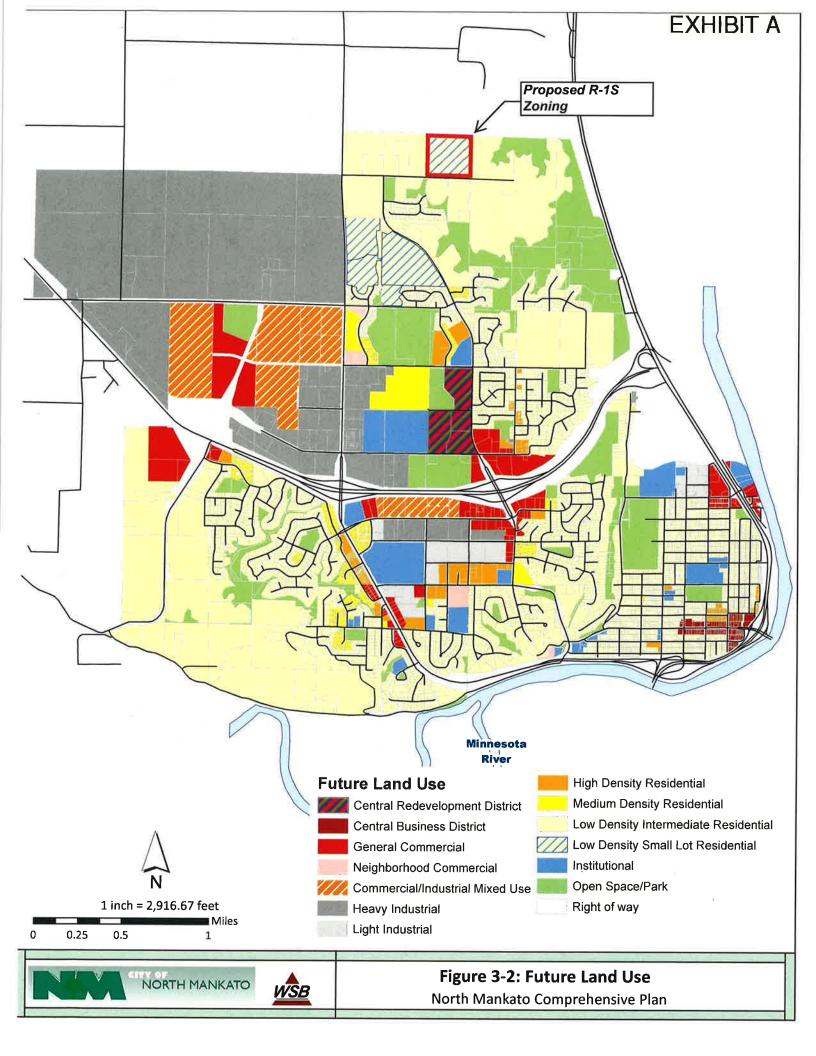
Lot width – 60 feet (measured at the building setback line) Lot depth – 100 feet Lot area – 6,000 sq. ft. Cul de sac lot – 50 foot radius

The minimum building setbacks are as follows:

Front yard - 30 feet with corner lots having one 15-foot setback Side yard - 6 feet Rear yard - 25 feet

RECOMMENDATION

Staff recommends approval of Z-2-22 based on the guided future land use is consistent with R-1S zoning and that approval is subject to successful annexation of the property.





April 28, 2022

Dear Property Owner:

The City of North Mankato has received a request from John & Diane Krohn to zone property being annexed into the City limits as R-1S, One-Family Dwelling, Small Lot. The location of the property is shown on Exhibit A. The R-1S zoning would only accommodate single-family homes on lots of no less than 60 feet in width.

The applicants will also be requesting Preliminary Plat approval of a layout shown on Exhibit B with the first phase of development beginning in the area outlined in red.

These requests will be considered by the North Mankato Planning Commission on Thursday, May 12, 2022, and by the City Council on Monday, May 16, 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 these requests. You may attend either or both meetings or submit written comments prior to May 12, 2022.

Sincerely,

Mike Fischer

Community Development Director

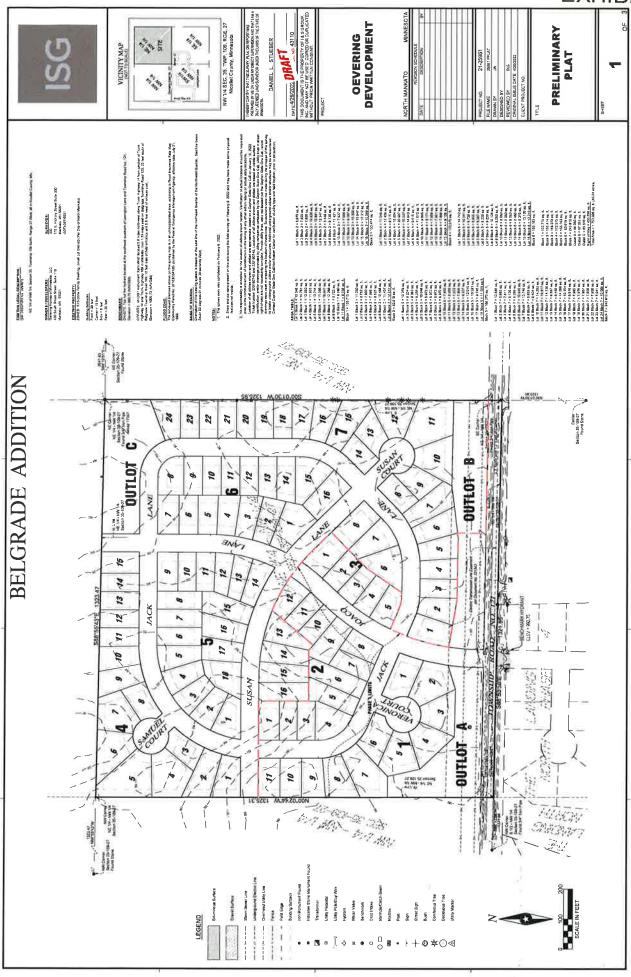
mike Freik

Enc









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

REQUEST FOR COUNCIL ACTION

CITY OF NORTH MANKATO



Agenda Item # 11G	Department: Community Dev.	Council Meeting Date: 5/16/22	
TITLE OF ISSUE: Consider Approving Pre	liminary Plat Belgrade Addition.		
BACKGROUND AND SUPPLEMENTAL INFORMATION: Interim City Administrator Fischer will review the			
proposed preliminary plat and the Plani	ning Commission Report.		
		If additional mass is required attack a consent wheat	
REQUESTED COUNCIL ACTION: Ap	prove Preliminary Plat Belgrae	If additional space is required, attach a separate sheet le Addition.	
_	. , ,		
For Clerk's Use:	CHODODI	ING DOCUMENTS ATTACHED	
Tot clerk's esc.	SULLOKI	ING DOCUMENTS ATTACHED	
Motion By:	Resolution Ordina	nce Contract Minutes Map	
Second By:	X		
Vote Record: Aye Nay			
Whitlock Steiner	Other (specify)		
Norland			
Oachs Dehen	0-		
Denen	(
Workshop	Refe	r to:	
		-	
X Regular Meeting	Table	e until:	
Special Meeting	Othe	r:	

PRELIMINARY PLAT BELGRADE ADDITION

THE CITY OF NORTH MANKATO

SUBJECT:

Preliminary Plat of Belgrade Addition

APPLICANT:

John & Diane Krohn

LOCATION:

Part of Section 35

EXISTING ZONING:

Proposed R-1S

DATE OF HEARING:

May 12, 2022

DATE OF REPORT:

May 4, 2022

REPORTED BY:

Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request for preliminary plat consideration of Belgrade Addition.

COMMENT

The applicants are in the process of annexing 39 acres of vacant farmland into the City for future single-family residential development. The location of the property is shown on Exhibit A. The preliminary plat named Belgrade Addition is shown on Exhibit B and consist of 104 lots for single-family residential development and Outlots A, B and C reserved for storm water ponds. Internal roadway access consists of a network of new streets with outlets to serve future residential development to the north and to the west.

While the preliminary plat shows full development of the property, the first phase of development consists of 27 single-family lots within the red line shown on the plat.

For land to be platted in an R-1S zoning district, the minimum lot size requirements are as follows:

Lot width – 60 feet (measured at the building setback line) Lot depth – 100 feet Lot area – 6,000 sq. ft. Cul de sac lots – 50 foot radius

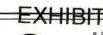
All lots shown within the preliminary plat meet or exceed the minimum lot size requirements.

According to the proposed developer of the property, development of the subdivision will include a combination of single-family homes and single-family patio homes.

Should the applicants receive approval of the preliminary plat, a final plat would be submitted for review in the future.

RECOMMENDATION

Staff recommends approval of the preliminary plat of Belgrade Addition subject to successful annexation of the property.





BOLTON & MENK

Real People. Real Solutions.

© Bolton & Menk, Inc - Web GIS 5/2/2022 3:29 PM

2,107 Feet

Legend

Roads

US TRUNK HWY

MUNICIPAL STATE AID STREET COUNTY STATE AID HWY

LOCAL STREET

RAMP

Lakes & Ponds

PRIVATE STREET

Minnesota River



