



4089 ABBOTT DRIVE ■ P.O. BOX 796 ■ WILLMAR, MINNESOTA 56201 ■ (320) 235-7630 ■ FAX (320) 235-5715

August 24, 2022

Nate Host
Public Works Director
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

Dear Nate,

Thank you for arranging for us to appear at the work session on August 29, 2022. The following are the points of discussion concerning our route change request:

Hours of operation:

We currently operate from 6am until 6pm finishing all routes no later than 4pm everyday unless there are breakdowns or weather issues. We are proposing starting the routes at 4am and leaving the finish time the same 6pm with finishing all routes by 4pm outside of breakdowns and weather events.

Shift of Current Routes:

We propose to service the city residents Tuesday, Wednesday and Friday, rather than Tuesday through Friday. This would involve changing the current service day borders. Are current plan would leave all Wednesday stops on Wednesday and it would move part of Friday to Wednesday and part of Tuesday to Wednesday to create the Wednesday route. All of Thursday would move to the remaining Friday Route to create the Friday route. The remaining Tuesday route would stay on Tuesday for the Tuesday route. A list of all affected residents would be created and they would be notified of the day/schedule change. We would also work with the city on creating new service maps that we could include them in a mailer and for the website. We estimate this would take about 4-6 weeks to complete all phases.

Reason for Request:

The pressure of higher costs due to unusual inflation and the shortage of commercial truck drivers has created the need for us to make changes in our business.

We are requesting this change to try and reduce our cost of operations and still continue with the same level of customer service you have come to expect from West Central Sanitation. In 2021 we had to move to a four-day work week and 30% increased salary package to retain and acquire sufficient CDL operators. This route rebalance will ensure we limit the extra work load on the employees but still allow them the earning potential of overtime with 4 – 12-hour days. We feel this is a good work-life balance. We have done this in a few areas and have had good success



We help keep America beautiful.
With your help.

This paper contains 50% recycled content.

with it and feel it is a necessary and wise move to make in North Mankato. Starting and finishing earlier in the day seems to work better than operating later into the evenings. It balances better with traffic in the city as morning traffic is more directed to work and school and, in the evening, it is wider spread. We feel for that same reason it is the safest option for the city as well. Our trucks are operated by CNG reducing noise issues which will limit that exposure as well. We will do our best to route dead ends and other areas that require us to back up to after 7am due to noise. In conclusion this will not alleviate all the hardship due to the rapid inflation that we have been experiencing but it will help.

We look forward to meeting with you.

Sincerely

A handwritten signature in blue ink, appearing to read "Don Williamson", with a long horizontal flourish extending to the right.

Don Williamson

A handwritten signature in blue ink, appearing to read "Ray Sweetman", with a long horizontal flourish extending to the right.

Ray Sweetman



BUDGET WORKSHOP

AUGUST 29, 2022

Tax History & Distribution, Relevant Strategic Plans, and
Proposed 2023 Tax Levy

EXECUTIVE SUMMARY

The purpose of this workshop complies with the budget calendar previously approved by the city council to review and discuss the tax history & distribution backgrounds, relevant strategic plans, and the proposed tax levy.

- The taxable market value (TMV) of the community is estimated at nearly \$1.5 billion for 2023. This is nearly a \$200 million increase (or about 16%) between 2022 and 2023 in new growth.
- The total city tax capacity increased by an estimate of \$2.5 million between 2022 and 2023.
- **The 2023 tax levy is estimated at \$7.7 million which is a 7.7% increase and amounts to approximately \$546,000 in new revenue for the City. \$424,000 in new revenue is allocated to the General Fund for 2023 and \$122,000 is dedicated to the debt service fund.**
- The value of the community increased by 16% and new construction makes up 1.45% of that increase.
- The estimated tax rate is 44.084% a 3.75 percentage point reduction from 2022.
- North Mankato is comprised of 5 major tax classifications including residential, commercial, industrial, agricultural, and tax-exempt properties.
 - o Residential parcels make up 77% of total City parcels. These parcels pay 58% of all city tax amounts.
 - o Commercial and industrial properties make up 5% of total City parcels and contribute to 28% of the City tax levy.
- The top 10 highest contributing tax entities in North Mankato contribute to 7.73% of the total levy or approximately \$564,907.
- The average North Mankato homeowner pays roughly \$1,046 in city taxes. Roughly 80% of all residents contributing to the tax levy have an estimated property value between \$100,000 and \$300,000.
- When compared to other similarly sized cities, North Mankato ranks in upper third for TMV, in the middle third for levy, and the bottom third for city tax rates. City utility rates are competitive when compared to similar cities in terms of population size and geographic location.
- Randomly selected commercial and residential properties suggest that the city portion of property tax rates has remained relatively flat over the last three years.

CITY OF NORTH MANKATO																					
TAXABLE MARKET VALUE, TAX CAPACITY, PROPERTY TAX LEVY AND TAX RATE																					
Tax Payable Year (1)	Est. Market Value	Taxable Market Value	Change in TMV	% Change in TMV	Tax Increment Tax Capacity	Total Tax Capacity	Change in Tax Capacity	General Fund Levy	Library Levy	Bookmobile Levy	Comm. Dev. Levy	Parkland Levy	Flood Control Levy	Contingency Levy	Port Authority Levy	Fireman's Relief Levy	Debt Service Levy	Abatement Levy	Total Levy	Percent Levy Increase	Tax Rate
2006	834,232,100	832,560,000			178,192	9,514,672	3.0%	2,203,795	305,620	-	-	78,500	6,000	25,000	45,000	12,489	1,248,015	-	3,924,419	0.00%	41.246%
2007	857,502,300	856,965,300	24,405,300	2.93%	192,264	9,750,656	2.5%	2,486,493	325,565	-	-	78,500	6,000	25,000	45,000	12,577	1,239,615	-	4,218,750	7.50%	43.267%
2008	917,161,600	914,595,000	57,629,700	6.72%	198,385	10,344,239	6.1%	2,714,951	372,830	-	-	78,500	6,000	35,000	65,000	12,817	1,318,471	-	4,603,569	9.12%	44.503%
2009	945,061,500	926,820,100	12,225,100	1.34%	182,268	10,484,247	1.4%	2,780,856	367,080	10,500	-	8,500	6,000	55,000	65,000	12,935	1,368,208	-	4,674,079	1.53%	44.581%
2010	935,435,600	929,989,400	3,169,300	0.34%	189,067	10,551,259	0.6%	2,753,574	436,745	12,045	-	8,500	6,000	55,000	65,000	13,303	1,463,987	-	4,814,154	3.00%	45.626%
2011	915,774,000	915,046,500	(14,942,900)	-1.61%	80,835	10,598,032	0.4%	2,656,357	436,745	12,045	15,978	8,500	6,000	55,000	65,000	32,686	1,525,843	-	4,814,154	0.00%	45.425%
2012	950,583,400	870,672,800	(44,373,700)	-4.85%	52,436	10,177,574	-4.0%	3,103,154	419,405	39,831	15,978	-	6,000	50,000	65,000	22,740	1,430,015	-	5,152,123	7.02%	50.598%
2013	925,270,700	847,806,500	(22,866,300)	-2.63%	242,538	9,861,666	-3.1%	3,195,028	444,353	42,109	3,282	-	12,000	55,005	74,479	33,856	1,523,672	-	5,383,784	4.50%	54.566%
2014	933,833,600	856,917,400	9,110,900	1.07%	240,045	9,963,464	1.0%	3,778,784	-	-	-	-	-	-	75,000	-	1,530,000	-	5,383,784	0.00%	54.009%
2015	983,644,400	898,894,600	41,977,200	4.90%	255,229	10,432,202	4.7%	3,991,414	-	-	-	-	-	-	75,000	-	1,441,457	88,543	5,596,414	3.949%	53.620%
2016	1,013,909,400	919,768,100	20,873,500	2.32%	257,824	11,062,061	6.0%	4,177,929	-	-	-	-	-	-	75,000	-	1,430,128	111,347	5,794,404	3.538%	53.606%
2017	1,046,173,100	975,204,800	55,436,700	6.03%	314,983	11,255,834	1.8%	4,282,256	-	-	-	-	-	-	75,000	-	1,440,953	112,083	5,910,292	2.000%	52.485%
2018	1,110,030,400	1,041,251,400	66,046,600	6.77%	313,969	12,373,308	9.9%	4,621,889	-	-	-	-	-	-	75,000	-	1,370,848	221,014	6,288,751	6.403%	52.124%
2019	1,211,310,500	1,134,510,200	93,258,800	8.96%	319,666	13,432,345	8.6%	5,040,048	-	-	-	-	-	-	75,000	-	1,375,458	193,332	6,683,838	6.282%	50.950%
2020	1,248,907,400	1,183,925,900	49,415,700	4.36%	362,059	14,035,775	4.5%	5,119,393							75,000		1,143,970	456,196	6,794,559	1.657%	49.668%
2021	1,306,717,000	1,244,312,100	60,386,200	5.10%	464,654	14,760,762	5.2%	5,218,162							75,000		1,213,070	477,096	6,983,328	2.778%	48.827%
2022	1,369,332,200	1,284,577,400	40,265,300	3.24%	392,673	15,277,920	3.5%	5,300,575							75,000		1,346,736	400,684	7,122,995	2.0%	47.833%
2023 Est.	1,595,895,400	1,484,186,195	199,608,795	16.04%	408,476	17,805,732	16.5%	5,724,621	-	-	-	-	-	-	75,000	-	1,400,405	469,334	7,669,360	7.7%	44.084%

CITY OF NORTH MANKATO										
AVERAGES FOR TAXABLE MARKET VALUE, TAX CAPACITY, PROPERTY TAX LEVY AND TAX RATE										
Yearly Basis	Est. Market Value	Taxable Market Value	Change in TMV	% Change in TMV	Tax Increment Tax Capacity	Total Tax Capacity	Change in Tax Capacity	Total Levy	Percent Levy Increase	Tax Rate
2023 Est.	1,595,895,400	1,484,186,195	199,608,795	16.04%	408,476	17,805,732	16.5%	7,669,360	7.7%	44.084%
3 Year Avg.	1,423,981,533	1,337,691,898	100,086,765	8.13%	421,934	15,948,138	8.4%	7,258,561	4.15%	46.91%
5 Year Avg.	1,346,432,500	1,266,302,359	88,586,959	7.54%	389,506	15,062,507	7.65%	7,050,816	4.08%	48.27%
10 Year Avg.	1,181,975,340	1,102,354,809	63,637,969	5.88%	332,958	13,039,940	6.17%	6,422,773	3.63%	50.72%
10 Year High	1,595,895,400 (2023)	1,484,186,195 (2023)	199,608,795 (2023)	16.04% (2023)	464,654 (2021)	17,805,732 (2023)	16.5% (2023)	7,669,360 (2023)	7.67% (2023)	54.01% (2014)
10 Year Low	933,833,600 (2014)	856,917,400 (2014)	9,110,900 (2014)	1.07% (2014)	240,045 (2014)	9,963,464 (2014)	1.0% (2014)	5,383,784 (2013)	0.00% (2014)	44.084% (2023)

BUDGET CALENDAR

May	Finance Director distributes SWOT analyses to Department Heads to complete
June	City Administrator sets expectations for budget requests. Finance Director distributes budget calendars, budget worksheets and capital improvement worksheets to all Department Heads.
July 15th	Department Heads submit budget and capital improvement requests.
June/July	CAFR presented to Council. Finance Director assembles preliminary City budget.
End of July	Finance Director presents preliminary City budget to City Administrator
September 12th (12:00 p.m.)	Council Budget Workshop #1 - Tax history & distribution background, Relevant Strategic plans, Proposed Tax Levy guidance
September 12th (12:00 p.m.)	Council Budget Workshop #2 - Present Tax Levy supported funds (Gen. Fund, Debt Service Fund, Port Authority Gen. Fund)
September 19th (7:00 p.m.)	Council Action #1 - At the regular business meeting the City Council adopts the proposed property tax levy and announces the time and place of a future city council meeting at which the budget and levy will be discussed and public input allowed, prior to final budget and levy determination.
September 26th (12:00 p.m.)	Council Budget Workshop #3 - Present Utility funds (Water, Sewer, Solid Waste, Recycling, Stormwater)
September 30th	Deadline for City to adopt proposed budget by resolution and certify to the county auditor the proposed property tax levy for taxes payable in the following year. (Will already be completed if Council adopts on Sept. 19th)
October 24th, (12:00 p.m.)	Council Budget Workshop #4 - Present economic development & Recreation Funds (TIF, Joint Economic Development, Caswell Sports, Caswell North, Spring Lake Park Swim Facility, Library Endowment)
October 24th (12:00 p.m.)	Council Budget Workshop #5 - Present 5-year Capital Improvement Plan & Capital Facilities/Equipment Replacement Fund)
November 11 - 24	Period for county auditors to prepare and county treasurers to mail parcel specific notices of proposed tax levies to taxpayers.
November 30th	Staff publishes notice for December 5th "Truth in Taxation" hearing as required by state statute
December 5th	Council Action #2 - At a regular business meeting the City Council holds required Public Hearing for 2023 Budget and 2023-2027 Capital Improvement Plan (1st hearing).
December 19th	City Council holds Public Hearing (continuation hearing, if necessary).
December 19th	Council Action #3 - At a regular business meeting the City Council adopts 2023 Budget and Tax Levy and 2023-2027 Capital Improvement Plan.



PARCELS

- North Mankato contains a total of 5,266 parcels.
- With a population of 14,461, North Mankato's total parcel count includes both rented and owned residences, commercial and industrial zones, agricultural plots, and tax exempt properties.

TAXABLE MARKET VALUE

- Total TMV for 2023 is estimated at **\$1,484,186,195**
- This 2023 value is a **15.5%** increase from the 2022 TMV of \$1,284,577,400.
- Of this increase, 1.45% is new growth.
- The City's TMV has been increasing by an average of **6.2%** since 2014.

NET TAX CAPACITY

- Total NTC of **\$17,805,732**
- The "tax capacity value" is determined by **multiplying the taxable market value of the property by the statutory percentage rates** (also called class rates) for the specific classification(s) / use(s) on the property.

TAX RATE AND LEVY

- In 2022, the North Mankato tax levy was **\$7.12 million**. This was just **47% of the NTC**.
- The city tax rate in 2022 was **47.83%** which was down from **54.01%** in 2014.
- The proposed **2023 city tax rate** is estimated at **43.883%**.

RESIDENTIAL AND HOMESTEAD

\$1,046 Average City Tax payment for resident/homestead parcels

- Residential parcels total 4,035 including single unit, non-agricultural homesteads.
- 77% of parcels
- 59% of city taxes

AGRICULTURAL

\$2,271 Average City Tax payment for agriculture parcels

- 11 non-homestead agricultural parcels and 1 agricultural homestead
- Less than 1% of parcels
- Less than 1% of city taxes

COMMERCIAL AND INDUSTRIAL

\$7,722 Average City Tax payment for commercial parcels

- 245 commercial and public utility parcels
- 5% of parcels
- 27% of city taxes

RENTAL AND NON-HOMESTEAD

\$1,271 Average City Tax payment for rental/non homestead parcels

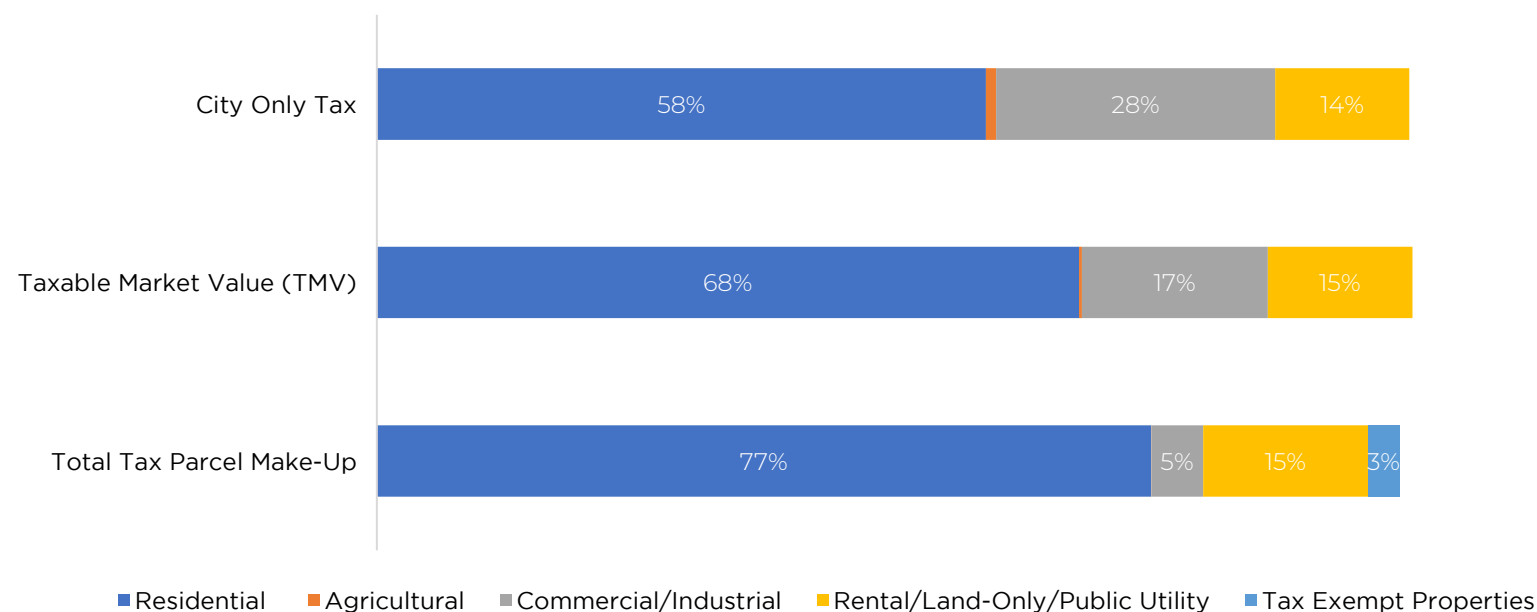
- 780 rental, multi unit, N-H, and /or low income parcels
- 15% of parcels
- 14% of city tax

TAX EXEMPT PROPERTIES

\$107,573,100 Total Estimated Market Value of tax exempt parcels

- Schools, medical clinics, and places of worship are just some of the tax exempt properties in North Mankato.
- There are a total of 192 tax exempt properties as of 2022.

Contributions By Classification



ANY CLASSIFICATIONS NOT REPRESENTED MAKE UP LESS THAN 2% OF CONTRIBUTIONS IN A GIVEN AREA.

TOP TEN OVERALL

TAXABLE MARKET VALUE - 2022

NAME OF ENTITY	CLASS	TAXABLE MARKET VALUE
VISTA PRARIE AT MONARCH MEADOWS	RENTAL/NH	\$9,688,600
BLUE STAR POWER SYSTEMS	COMMERCIAL	\$8,457,600
OAK TERRACE ASSISTED LIVING	RENTAL/NH	\$7,286,500
OAK TERRACE SENIOR HOUSING	RENTAL/NH	\$7,281,100
CENTERPOINT ENERGY	COMMERCIAL	\$7,121,000
KATO ENGINEERING	COMMERCIAL	\$6,411,100
FUN.COM	COMMERCIAL	\$6,279,300
TAYLOR CORP	COMMERCIAL	\$6,157,900
THEUNINCK APARTMENTS	RENTAL/NH	\$5,841,500
CARLSON WEDDING SERVICE	COMMERCIAL	\$4,844,000
TOTAL		\$69,368,600

5.36% OF THE TOTAL TMV IS FROM THE TOP TEN ENTITIES



TOP TEN OVERALL

CITY ONLY TAX - 2022

NAME OF ENTITY	CLASS	CITY TAX PAID
BLUE STAR POWER SYSTEMS	COMMERCIAL	\$80,552
CENTERPOINT ENERGY	COMMERCIAL	\$68,124
KATO ENGINEERING	COMMERCIAL	\$60,974
FUN.COM	COMMERCIAL	\$56,713
TAYLOR CORP	COMMERCIAL	\$58,551
VISTA PRAIRIE AT MONARCH MEADOWS	RENTAL/NH	\$57,930
CARLSON WEDDING SERVICE	COMMERCIAL	\$45,982
CORPORATE GRAPHICS INTERNATIONAL	COMMERCIAL	\$45,584
WIS-PAK	COMMERCIAL	\$43,567
OAK TERRACE ASSISTED LIVING	RENTAL/NH	\$43,567
TOTAL PAID		\$564,907

7.73% OF THE CITY TAX IS PAID BY THE TOP TEN ENTITIES



TOP TEN

CLASS 1

(RESIDENTIAL HOMESTEAD) - 2022

NAME OF ENTITY	TMV	CITY TAX PAID
47 DEERWOOD CT	\$1,147,700	\$6,264
1545 NOTTINGHAM DR	\$1,017,800	\$5,488
22 NEWCASTLE CT	\$964,900	\$5,171
622 PARKVIEW CT	\$945,300	\$5,054
35 DEERWOOD CT	\$807,100	\$4,228
43 DEERWOOD CT	\$804,800	\$4,214
30 NEWCASTLE CT	\$801,600	\$4,195
18 NEWCASTLE CT	\$775,900	\$4,041
17 ORIOLE PL	\$773,600	\$4,028
26 NEWCASTLE CT	\$751,000	\$3,893
TOTAL	\$8,789,700	\$46,576

1.11% OF CLASS 1 CITY TAXES ARE PAID BY THE TOP TEN ENTITIES

PROPERTY VALUE RANGE	NUMBER OF PARCELS	PERCENTAGE OF CLASS 1 PARCELS	Median City Tax Paid	AVERAGE CITY TAX PAID
\$0-99,999	254	6.3%	\$364	\$287
\$100,000-199,999	1,820	45.3%	\$726	\$729
\$200,000-299,999	1,230	30.6%	\$1,130	\$1,152
\$300,000-399,999	442	11%	\$1,629	\$1,644
\$400,000-499,999	174	4.3%	\$2,086	\$2,104
\$500,000+	99	2.5%	\$2,806	\$3,018

HISTORIC AND CITY COMPARISONS

TAXABLE MARKET VALUE

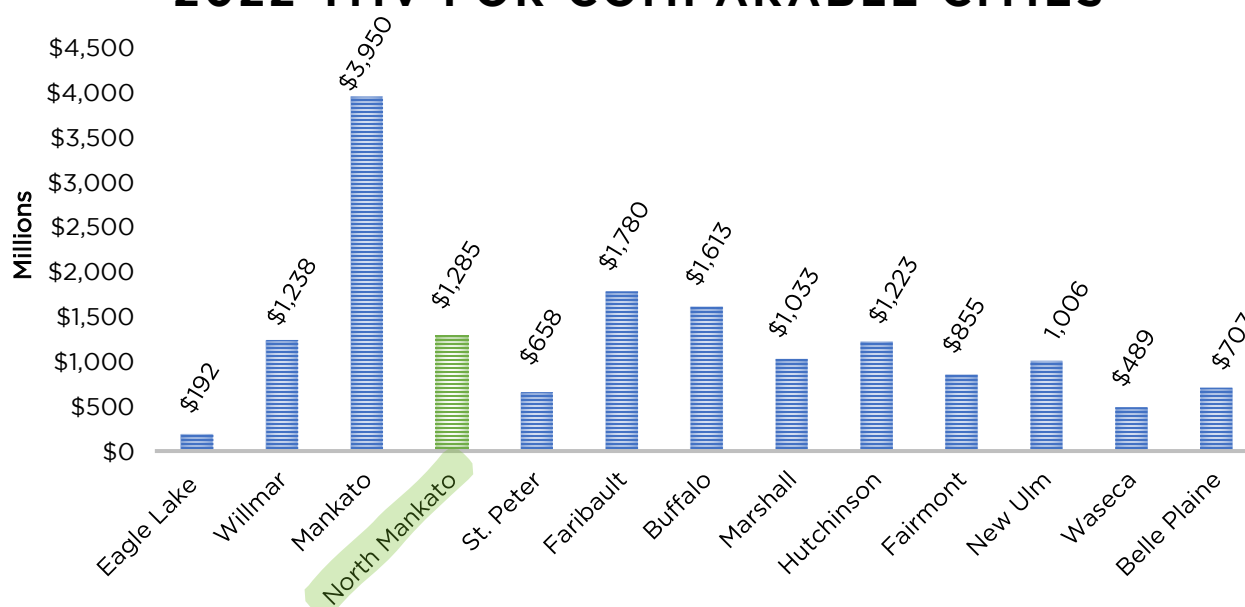
North Mankato est. TMV in 2023- **\$1,484,186,195**

A property's TMV is its estimated market value without any tax exemptions, deferrals, or value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to be taxed. The below values are rounded to the millions.

HISTORIC TAXABLE MARKET VALUES



2022 TMV FOR COMPARABLE CITIES

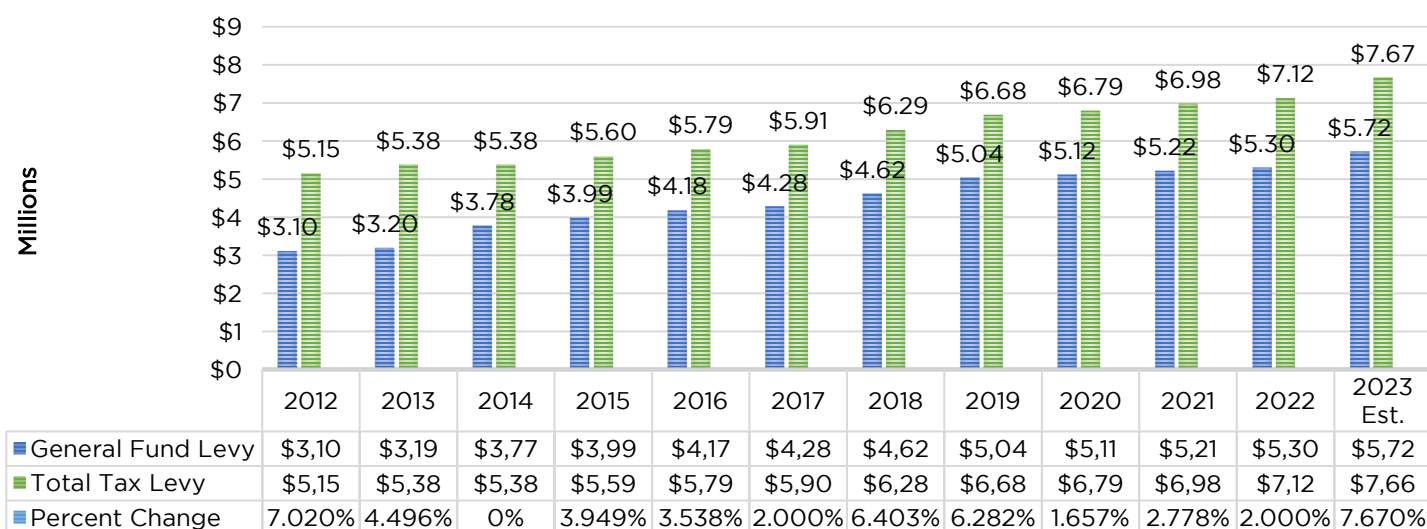


TAX LEVY

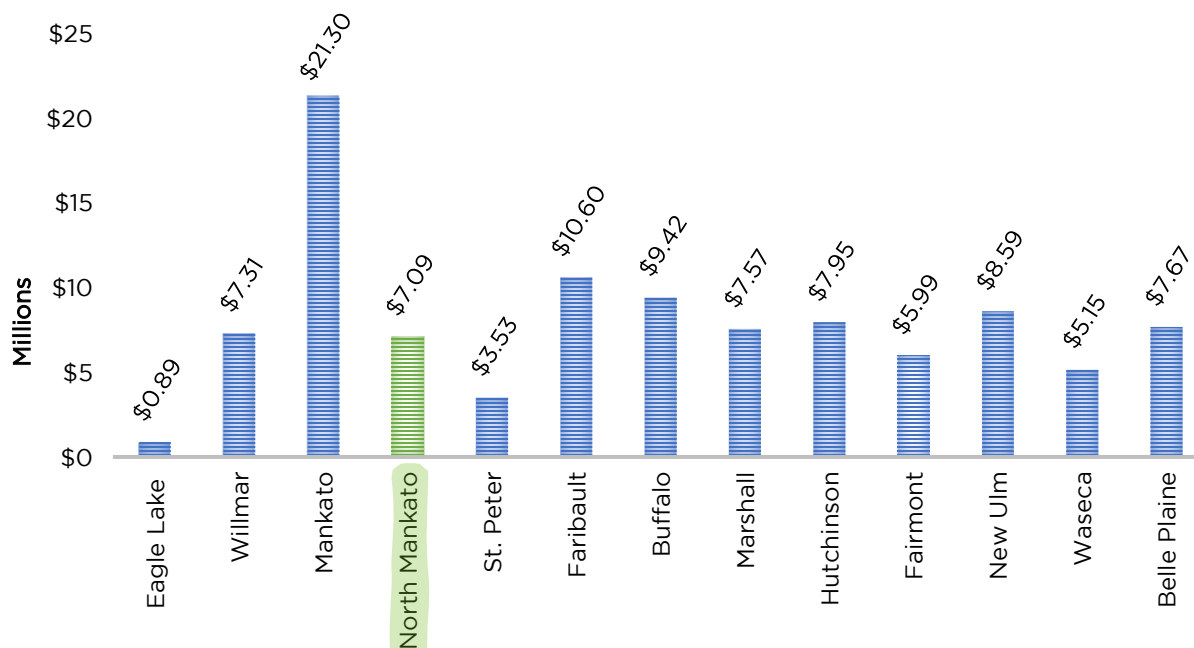
North Mankato proposed 2023 Levy - **\$7,669,360**

The City's Tax Levy is the amount of money that the City needs to collect from property owners to deliver an array of services for residents each year. This is split amongst the General Fund, the Debt Service Fund, and the Port Authority Fund. The Total and General Fund Levy are shown in the chart below. City levies include all levies spread across all city parcels.

HISTORIC LEVY GROWTH

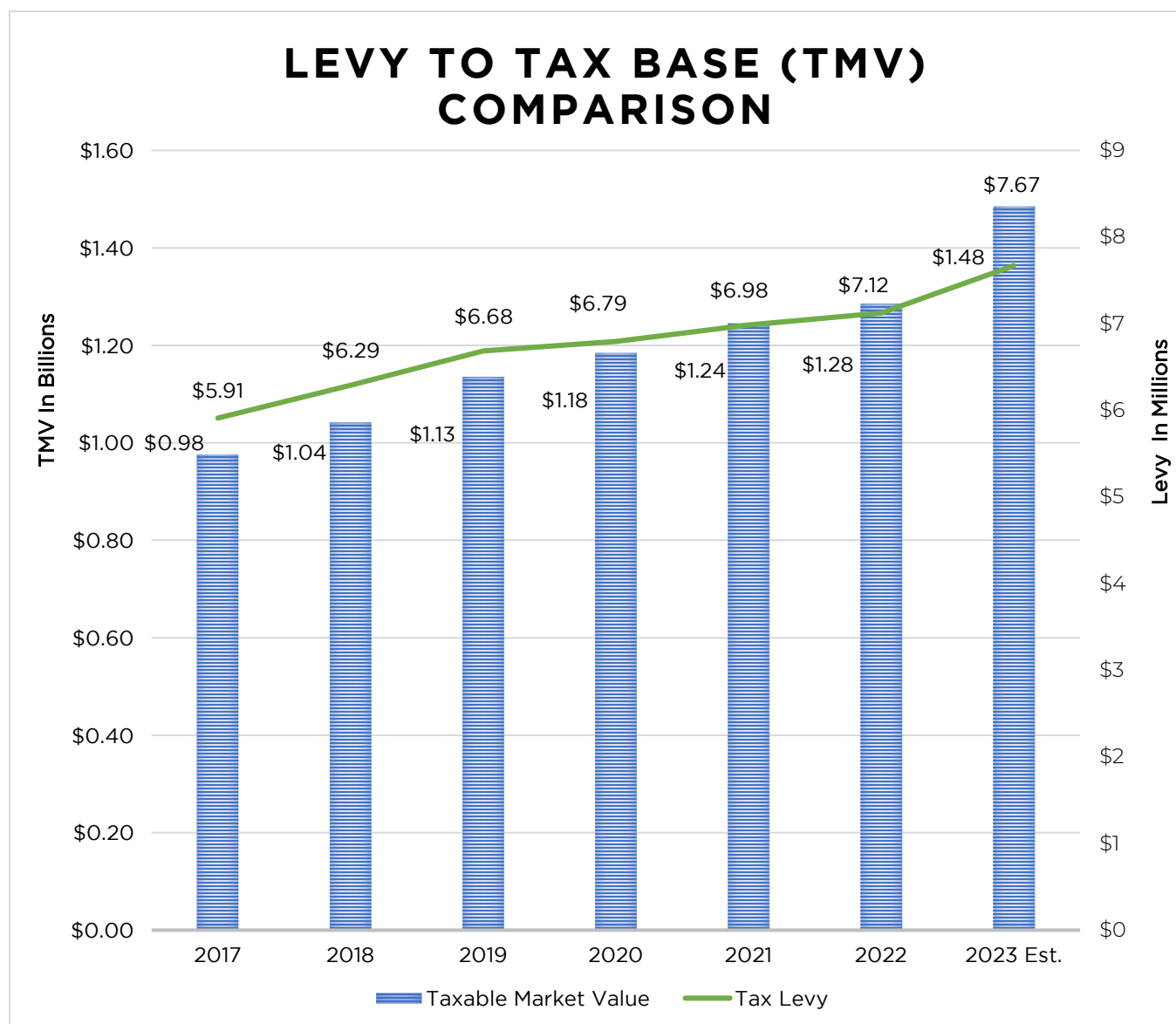


2022 TAX LEVIES FOR COMPARABLE CITIES



LEVY AND TMV

Taxing jurisdictions certify a levy equal to the amount of money they intend to raise from property taxes in the upcoming year. This levy is created based upon the priorities of the governing body. Based on the current taxing philosophy of North Mankato, the TMV and the City's levy go hand in hand. As a result, the City has captured new growth and continued to encourage City development.



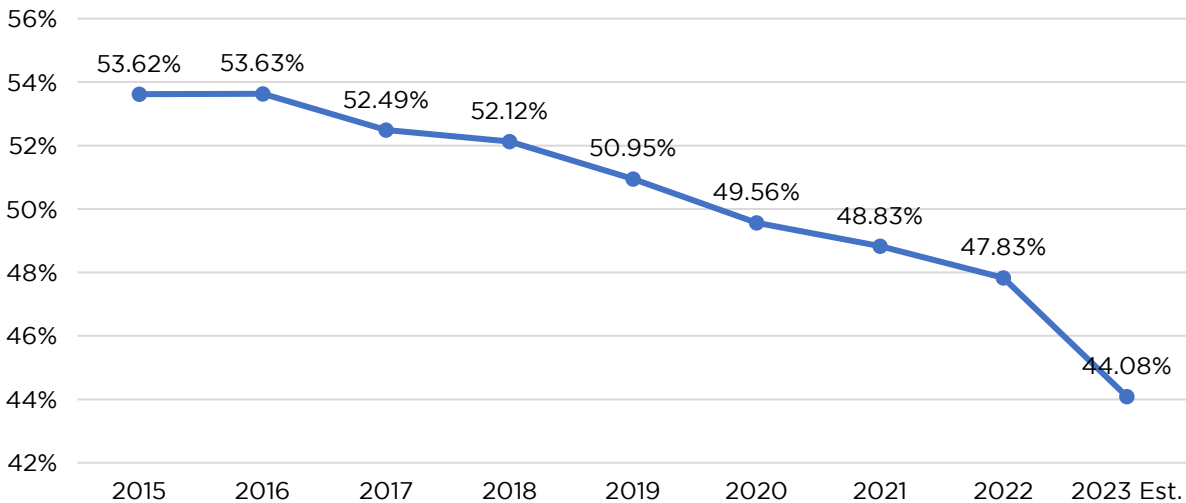
CITY TAX RATE

North Mankato est. city tax rate in 2022- **44.084%**

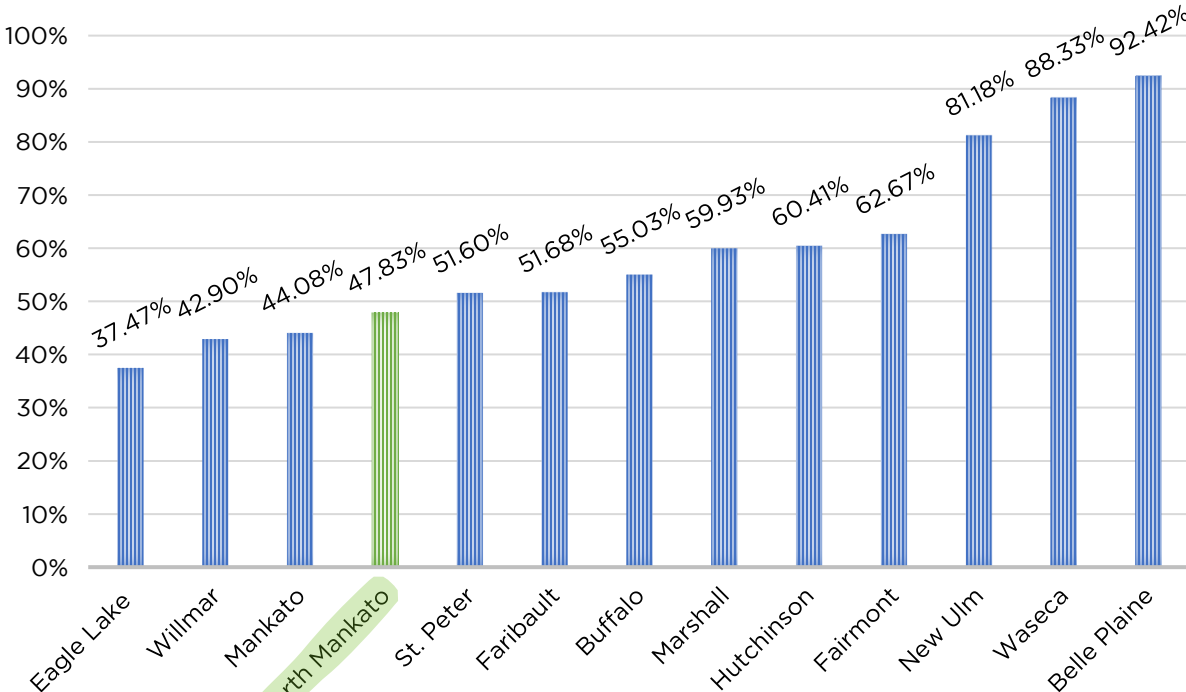
The Tax Rate represents the amount of taxes owed per \$10,000 of home value so that the levy can be raised and then used to invigorate and build up the City.

The City's Tax Rate has been on a general decline since 2013 when it was 54.57%.

Historic Tax Rate Changes



2022 CITY TAX RATE FOR COMPARABLE CITIES

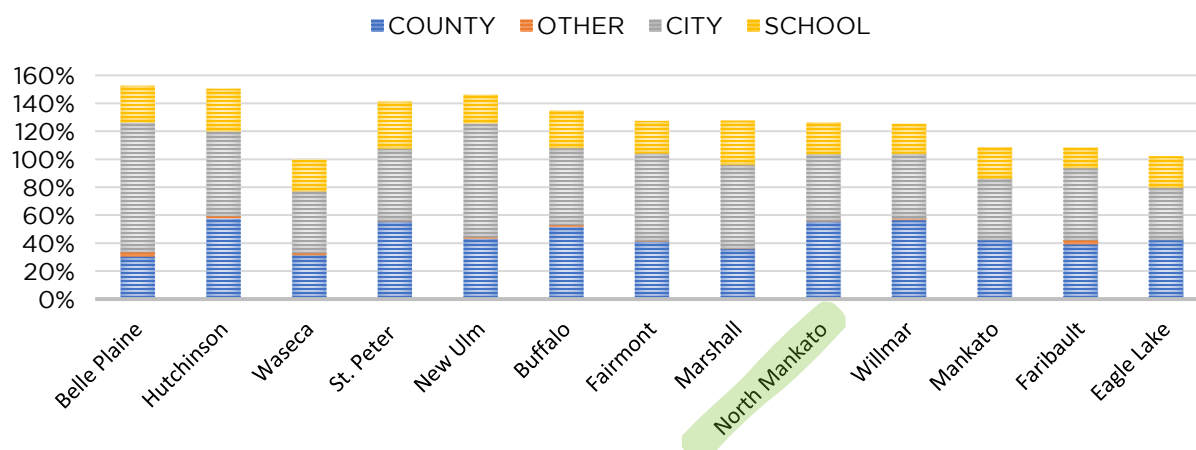


TOTAL RATE

North Mankato Total Tax Rate in 2022 - **126.15%**

A City's Total or Overlapping Tax Rate is a sum of all rates applied to the City. This includes city, county, and school tax rates. The category of "other" includes taxes like HRA, Region 9, and additional outlying rates.

2022 TOTAL TAX RATES FOR COMPARABLE CITIES



	Waseca	Hutchinson	St. Peter	Belle Plaine	New Ulm	Buffalo	North Mankato	Marshall	Fairmont	Mankato	Willmar	Faribault	Eagle Lake
COUNTY	31.5	57.53	55.6	30.49	43.09	51.32	55.61	36.19	41.22	42.26	56.51	39.33	42.29
OTHER	1.7	1.87	0.43	3.35	1.28	1.73	0.43	0.15	0.38	0.18	1.03	3.01	0.18
CITY	44.4	60.41	51.6	92.42	81.18	55.03	47.83	59.93	62.67	44.07	46.58	51.68	37.47
SCHOOL	22.4	30.52	33.38	26.18	20.32	26.55	22.27	31.33	23.21	22.25	21.2	14.59	22.29
TOTAL	100	150.33	141.01	152.44	145.87	134.63	126.14	127.6	127.48	108.76	125.32	108.61	102.23



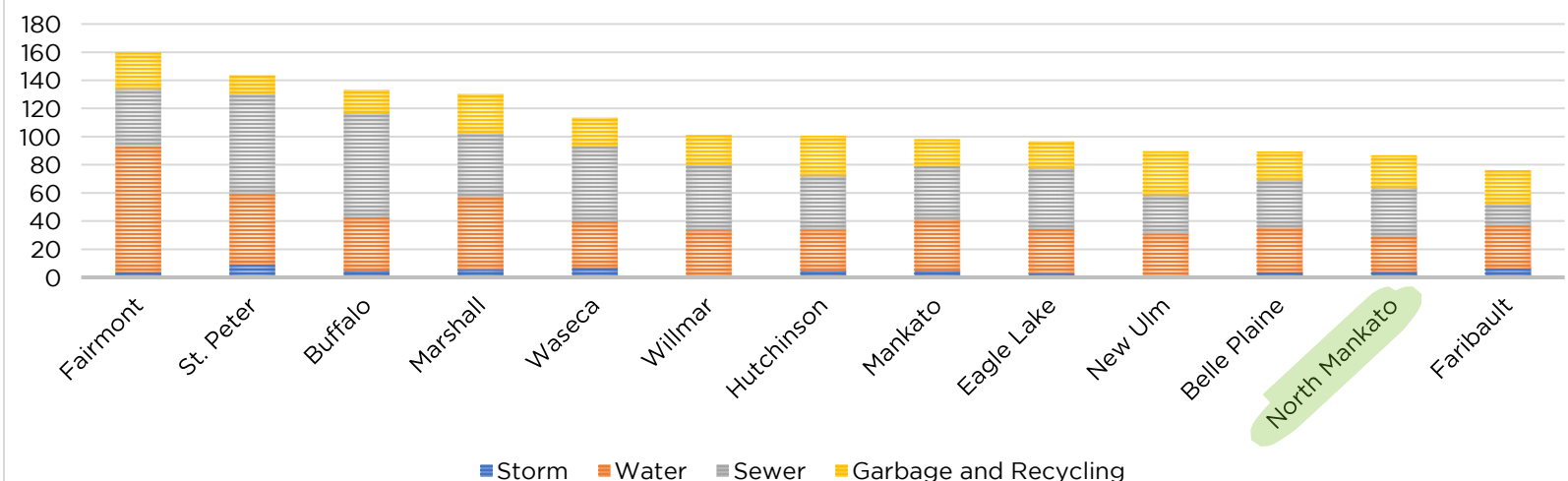
UTILITY RATES

North Mankato Avg. Monthly Utility in 2022 - **\$86.86***

Following the North Mankato Strategic Plan, utilities fall under Well Planned & Maintained Infrastructure. Primarily managed by the Public Works departments, City provided utility rates include storm, water, and sewer rates. Solid waste and recycling rates have also been included, but collection may come from independent carriers.

* This amount is calculated based on 5K water usage.

2022 UTILITY RATES FOR COMPARABLE CITIES



	Belle Plaine	St. Peter	Fairmont	Waseca	Hutchinson	Mankato	Buffalo	Marshall	Eagle Lake	North Mankato	New Ulm	Willmar	Faribault
STORM	\$3.75	\$9.08	\$3.96	\$7.00	\$4.85	\$4.89	\$5.00	\$5.80	\$3.16	\$4.25	\$0	\$1.00	\$6.53
WATER	\$31.90	\$50.24	\$89.32	\$32.92	\$29.05	\$36.49	\$37.80	\$51.52	\$31.30	\$25.15	\$31.00	\$32.47	\$30.30
Garbage and Recycling	\$19.89	\$13.45	\$25.70	\$20.36	\$28.34	\$18.92	\$16.50	\$28.09	\$19.14	\$23.00	\$30.98	\$21.08	\$23.84
SEWER	\$33.99	\$70.80	\$40.72	\$53.41	\$38.51	\$37.89	\$73.95	\$44.95	\$43.30	\$34.46	\$27.68	\$46.64	\$15.54
TOTAL	\$89.53	\$143.57	\$159.70	\$113.69	\$100.75	\$98.19	\$133.25	\$130.36	\$96.90	\$86.86	\$89.66	\$101.19	\$76.21



HISTORICAL PROPERTY TAX AND VALUES



HOW PROPERTY TAXES EFFECT RESIDENTS AND BUSINESSES



Government spending and revenues will affect tax bills the most. If spending increases or revenues from other sources such as state aid decrease, your property taxes may increase. Conversely, if spending decreases or revenue from other sources increases, there may see a decrease in the property tax bill. Since property taxes are levy-based, it is possible to have the property tax increase while the market value decreases and vice versa. A property tax rate is calculated by dividing the property tax levy by the total taxable market value in a city, township, county, or school district.



Single Family / Owner Occupied
One Story Brick /2,126 Square Feet on 0.62 Acres
Four Bedrooms / 2 Full Bath; 1 3/4 Bath; 1 1/2 Bath; 1 Whirlpool Tub;

	2021	2022	2023 Est.	2022/2023 +/-
Taxable Market Value	\$484,400	\$501,600	\$537,900	\$36,300
County Tax Amount	2,833	2,792	-	-
City Tax Amount	2,365	2,401	2,413	12
School District Amount	1,991	2,006	-	-
Other	24	21	-	-
Special Assessments	21	21	-	-
Total Taxes	\$7,234	\$7,242	TBD	TBD

RESIDENTIAL



*Single Family / Owner Occupied
One Story Townhome / 2,156 Square Feet on 0.39 Acres
Four Bedrooms / 1 Full Bath; 2 3/4 Bath;*

	2021	2022	2023 Est.	2022/2023 +/-
Taxable Market Value	\$359,000	\$373,700	\$434,600	\$60,900
County Tax Amount	2,100	2,078	-	-
City Tax Amount	1,753	1,788	1,916	128
School District Amount	1,485	1,500	-	-
Other	18	16	-	-
Special Assessments	21	21	-	-
Total Taxes	\$5,377	\$5,403	TBD	TBD

RESIDENTIAL



*Single Family / Owner Occupied
Two Story Frame / 2,052 Square Feet on .24 Acres
Four Bedrooms / 1 Full Bath; 1 3/4 Bath; 1 1/2 Bath;*

	2021	2022	2023 Est.	2022/2023 +/-
Taxable Market Value	\$237,200	\$237,200	\$294,600	57,400
County Tax Amount	1,387	1,319	-	-
City Tax Amount	1,158	1,135	1,299	164
School District Amount	1,004	975	-	-
Other	11	10	-	-
Special Assessments	21	21	-	-
Total Taxes	\$3,581	\$3,460	TBD	TBD

COMMERCIAL / INDUSTRIAL



*Single Story / 14,615 Square Feet on 1.59 Acres
Store / Large Retail*

	2021	2022	2023 Est.	2021/2022 +/-
Taxable Market Value	\$1,285,900	\$1,285,900	\$1,454,400	\$168,500
County Tax Amount	14,604	13,885	-	-
City Tax Amount	12,191	11,943	12,493	550
General State Tax	8,443	8,516	-	-
School District Amount	7,880	7,837	-	-
Other	122	107	-	-
Special Assessments	839	839	-	-
Total Taxes	\$ 44,079	\$ 43,128	TBD	TBD

COMMERCIAL / INDUSTRIAL



*Single Story / 2,442 Square Feet on 0.267 Acres
Bar / Lounge*

	2021	2022	2023 Est.	2022/2023 +/-
Taxable Market Value	\$213,800	\$210,900	\$309,100	98,200
County Tax Amount	2,062	1,929	-	-
City Tax Amount	1,722	1,659	2,395	736
General State Tax	729	714	-	-
School District Amount	1,176	1,146	-	-
Other	17	15	-	-
Special Assessments	63	63	-	-
Total Taxes	\$5,769	\$5,525	TBD	TBD

COMMERCIAL / INDUSTRIAL



*23,970 Square Feet on 1.86 Acres
One Office / Two Warehouses*

	2021	2022	2023 Est.	2022/2023 +/-
Taxable Market Value	\$734,900	\$734,900	\$945,400	\$210,500
County Tax Amount	8,158	7,757	-	-
City Tax Amount	6,810	6,672	8,005	1,333
General State Tax	4,479	4,517	-	-
School District Amount	4,435	4,407	-	-
Other	67	61	-	-
Special Assessments	126	126	-	-
Total Taxes	\$24,074	\$23,539	TBD	TBD

COMMERCIAL / INDUSTRIAL



*Two Story / 88,652 Square Feet on 9.2 Acres
Office / Manufacturing (Light) / Warehouse*

	2021	2022	2023 Est.	2022/2023 +/-
Taxable Market Value	\$3,521,700	\$3,521,700	\$3,878,100	\$356,400
County Tax Amount	40,757	38,752	-	-
City Tax Amount	34,025	33,332	33,862	530
General State Tax	24,531	24,743	-	-
School District Amount	21,862	21,753	-	-
Other	341	301	-	-
Special Assessments	4,983	4,983	-	-
Total Taxes	\$126,499	\$123,864	TBD	TBD

VISION - *North Mankato is a growing and safe community with outstanding recreational assets, well maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life that cultivates economic development and diversity.*

MISSION - *Deliver citizens a clean and safe community through responsive, financially sound municipal services that balance resources and responsibilities to maintain public infrastructure, pursue economic development, communicate with the public, manage future growth, and fulfill public trust.*

Goals

**Outstanding
Recreational
Assets**

**Well Planned &
Maintained
Infrastructure**

Safe Community

**Growing & Vibrant
Business, Industrial
& Residential
Districts**

**Excellent
Quality of Life**

Strategic Program Areas

**Library, Parks &
Trails**

**Public Works &
Infrastructure**

Public Safety

**Community &
Economic
Development**

**Legislation,
Administration &
Public Engagement**

Program Action Areas

- Taylor Library
- Caswell Sports
- Parks Department
- Spring Lake Park Swim Facility
- Culture & Recreation Events

- Street Department
- Maintenance & Equipment
- Water
- Wastewater
- Solid Waste & Recycling
- Storm Water
- Capital Improvement

- Police Department
- Fire Department
- Emergency Management
- Flood Control

- Community Development & Planning
- Planning Commission
- Port Authority

- City Council
- City Clerk
- Public Information Office
- Finance & Utility Billing





VISION - *North Mankato is a growing and safe community with outstanding recreational assets, well maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life that cultivates economic development and diversity.*

MISSION - *Deliver citizens a clean and safe community through responsive, financially sound municipal services that balance resources and responsibilities to maintain public infrastructure, pursue economic development, communicate with the public, manage future growth, and fulfill public trust.*

Values

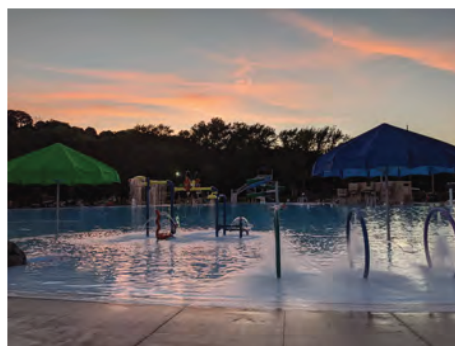
ADAPTABILITY: The ability to innovate and adjust means and methods to resolve changing situations.

RESPONSIBILITY: Taking initiative, ownership and being accountable for performance.

LEADERSHIP: Achieving a common goal through empathy and by motivating others.

INTEGRITY: Being honest, impartial and aligning actions with principles.

EXCELLENCE: Going above and beyond expectations.





Strategic Program Areas

Outstanding Recreational Assets

Well Planned & Maintained Infrastructure

Safe Community

Growing & Vibrant Business, Industrial & Residential Districts

Excellent Quality of Life

Strategic Goals

- Provide a comprehensive and balanced system of parks, green ways, and trails that meet the high standards set by the City of North Mankato and government to enhance resident and visitor quality of life.
- The North Mankato Taylor Library will continue to be the library of choice for citizens and regional patrons.
- Continue role as leader of programming and events in the region.
- Caswell Park will be the premier softball complex in Minnesota and the Midwest United States for adult and girls fast pitch softball tournaments.
- Caswell Park will be the Mankato/North Mankato MSA's premier site for adult softball.
- Caswell will serve as a regional and state tourism destination for the state of Minnesota.
- Caswell will provide the highest level of turf facility maintenance for all softball facilities in Minnesota and the Upper Midwest United States.
- Establish a Culture, Recreation and Quality of Life Department.

- Provide safe and clean streets with good driving surfaces for North Mankato residents.
- Identify replacement plan for public works facility by end of 2022.
- Implement energy conservation measures across all public works department.
- Purchase and maintain a fleet of vehicles to meet the city's infrastructure and recreational demands.
- Install and maintain appropriate infrastructure to collect and convey waste to the Mankato Wastewater and Water Recovery Treatment Center.
- Provide clean drinking water to homes and businesses in North Mankato.
- Provide for the weekly collection of solid waste from residences in North Mankato.
- Provide for the bi-weekly collection of recycling from residences in North Mankato.
- Provide for the protection of life and property through oversight of North Mankato's storm water utility and flood control system.

- Protect & preserve the life of safety of property and residents.
- Continue public outreach, community policing approach, and coordination with outside agencies.
- Advance emergency preparedness.
- Continue staff development, wellness, and training efforts.



- Ensure North Mankato continues to be a place of growth and choice for residential, commercial, and industrial uses.
- Provide a supportive community for business recruitment, retention, and expansion for business growth and health in North Mankato.
- Provide secure, accurate, and well managed elections.
- Utilize new technology for better access and storage of records, service to customers, and human resource functions.
- Inform and educate the public and organizational partners of activities and services of North Mankato.
- Deploy best practice and meet Council expectations for financial targets and management of the City's finances.
- Coordinate the activities of several departments into one division related to Culture, Recreation and Quality of Life initiatives and promote events for the enjoyment of residents and visitors.
- Provide an exceptional user experience and offer a place of belonging for residents and visitors.
- Invest in local partnerships with sponsors to enhance the quality of life amenities for residents and visitors.
- Develop partnerships, programming and planning, and obtain funding for the Caswell Indoor Recreation Facility

