

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 June 6, 2011. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for the meeting, Mayor Dehen, Council Members Schindle, Freyberg, Steiner and Norland, City Administrator Sande, Finance Director Mork, City Clerk Gehrke, Attorney Kennedy, Engineer Malm and Planner Fischer.

Approval of Minutes

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of May 16, 2011, as amended. Vote on the motion: Schindle, Freyberg, Steiner, Norland and Dehen, aye; no nays. Motion carried.

Correspondence

Charter Rate Increase Notification

Mayor Dehen presented a letter from Charter notifying the City of a rate increase as required by the Franchise Agreement.

Public Hearing, 7 p.m. – Consideration of Amendment to HUD 2010 Action Plan

The Mayor opened the public hearing to consider the amendment to the Housing & Urban Development (HUD) 2010 Action Plan. Planner Fischer reported a notice of hearing was published in the official newspaper. He reported the HUD 2010 Action Plan provides for the use of 2010 CDBG funds toward individual down payment assistance grants for income-qualified persons to purchase existing homes or build new homes. He reported that only three (3) grants have been issued and approximately \$70,000 of the 2010 funds are available for carryover to 2011. As permitted by HUD, staff is proposing to discontinue the down payment assistance grant program and use the 2010 CDBG funds to either acquire a residential dwelling at 706 Range Street or use toward the purchase of the Belgrade Avenue Budget Mart. As part of the HUD requirements, a public hearing is necessary to reallocate the 2010 CDBG funds. In response to a question from Council Member Schindle, Administrator Sande reported the home at 706 Range would be rehabilitated or removed and that no definite plans are in place for the Belgrade Avenue Budget Mart but that this property is an important part of the Central Business District. The sheriff's sale for the Belgrade Budget Mart is coming up shortly. Kim Spears, 916 South Avenue, appeared before the Council and requested clarification on the number of grants issued to income-qualified persons. Planner Fischer reported that a total of three grants have been given. With no one else appearing before the Council, the Mayor closed this portion of the meeting. **Council Member Schindle moved, seconded by Council Member Norland, to approve the amendment to the HUD 2010 Action Plan. Vote on the motion: Schindle, Freyberg, Steiner, Norland and Dehen, aye; no nays. Motion carried.**

Public Hearing, 7 p.m. – Consideration of Amendment of Gambling Ordinance

The Mayor opened the public hearing to consider the amendment of the Gambling Ordinance. A notice of the hearing was published in the official newspaper. Administrator Sande reported the Council received a request from the Lake Washington Improvement Association to conduct gambling in North Mankato. The current gambling ordinance requires at least 40 percent of its active members to reside within the City, 80 percent of its active members to reside within ISD 77 or 100 percent of net profits generated within the City to be designated to an eligible recipient as established by the Council and located within the corporate limits of the Cities of North Mankato and Mankato. The Lake Washington Improvement Association resides outside the ISD 77 boundaries. Kim Spears, 916 South Avenue, and Phil Henry, 1300 Noretta Drive, appeared before the Council against changing the gambling ordinance. Rene Maes, 1925 Haughton Drive, appeared before the Council and thanked the

citizens of North Mankato and the MAYBA Board Members for appearing at the public hearing in support of not changing the gambling ordinance. He reported that MAYBA currently has 1,205 youth signed up to play baseball in the North Mankato/Mankato area and their charitable gambling supports safety equipment, training of coaches and keeps the fees at a reasonable level for children to play baseball. Dave Collins, 1517 LaMar Drive, appeared before the Council and reported the positive influence on youth baseball and how it keeps the player fees down which enables more youth to play ball and stay active and healthy. In response to a question, Administrator Sande reported the current Gambling Ordinance has not been changed, however, the 10% list has been changed on several occasions. John Lamm, 813 Range Street, appeared before the Council in support of changing the gambling ordinance to allow the Lake Washington Improvement Association to conduct gambling in North Mankato stating the Association is in the Mankato trade area and from their gambling sites in Mankato gives 50 percent of their proceeds to the Mankato area. He reported their Association uses gambling proceeds for water sampling, spraying weeds and putting buoys out. There being no one else appearing before the Council, the Mayor closed this portion of the meeting. **Council Member Steiner moved, seconded by Council Member Norland, to make no changes to the Gambling Ordinance. Vote on the motion: Schindle, Freyberg, Steiner and Norland, aye; Dehen abstained; no nays. Motion carried.**

Open the Meeting to the Public for the First Time

Kim Spears, 916 South Avenue

Kim Spears appeared before the Council and voiced his disapproval of the Tax Increment Financing for Web Construction.

Betty Rykhus, Wheeler Avenue

Betty Rykhus, Wheeler Avenue, appeared before the Council and reported she has lived in North Mankato and this is her first appearance at a Council meeting. Ms. Rykhus asked if contact could be made with the resident on the southeast corner of Nicollet Avenue and Center Street to trim his bushes. She reported the bushes obstruct traffic westbound on Nicollet and coming from Mankato. Administrator Sande reported staff would contact the owner regarding this matter. Ms. Rykhus reported the street light at Lee Boulevard and RoeCrest Drive does not work. She also reported when taking cardboard to the Recycling Center she observed long waits because staff was not helping residents unload their cardboard.

Nicollet County Board Actions

Council Member Freyberg asked staff to find out the time of the meeting County Engineer Seth Greenwood is holding regarding rumble strips and he would like to attend this meeting.

Staff Reports

City Administrator

Res. No. 30-11 Ordering Plans and Specifications for Project No. 11-04D, 2011 Street Improvement Project

Administrator Sande stated the proposed 2011 Street Improvement Project includes final asphalt overlays on Abbywood Lane, Aspen Lane from Willow to Raymond, Camden Court, a portion of Fairbanks Drive, Arlington Lane and Arlington Court. Funds for this project are on hand in the construction fund. Engineer Malm reported the wearing course of the project was delayed until after completion of a ravine project in the area. The bid opening for the project will be scheduled for 11 a.m. on Thursday, July 14, 2011. **Council Member Steiner moved, seconded by Council Member Norland, to adopt Resolution No. 30-11 Ordering Plans and Specifications for Project No.**

11-04D, 2011 Street Improvement Project. Vote on the Resolution: Schindle, Freyberg, Steiner, Norland and Dehen, aye; no nays. Motion carried.

Res. No. 31-11 Proposal to Establish Tax Increment Financing District IDD No. 1-21 and Calling for Consultation with Other Affected Jurisdictions and Setting a Public Hearing for 7 p.m. on Monday, June 20, 2011

Administrator Sande reported an agreement has been reached with Web Construction of Mankato for the sale of a 2.47-acre parcel to be platted as Lot 1, Block 1 of Northport No. 16 and located at the far end of Howard Drive West adjacent to Minnesota Truck & Tractor. Web intends to build a sales and service facility for Allstate Peterbilt. The project is to be tax increment supported and qualifies under the 2010 amendments to the tax increment statute. Administrator Sande reported the project is estimated to cost \$2.2 million and construction is scheduled to begin shortly after the necessary approvals are received on June 20, 2011. The project is projected to create 12-15 permanent jobs. In response to questions, Administrator Sande reported the LJP Project and Ziegler Project are also tax increment supported and that the selling price of the property would recoup assessment costs. **Council Member Schindle moved, seconded by Council Member Steiner, to adopt Resolution No. 31-11 Proposal to Establish Tax Increment Financing District IDD No. 1-21 and Calling for Consultation with other Affected Jurisdictions and Setting a Public Hearing for 7 p.m. on Monday, June 20, 2011. Vote on the Resolution: Schindle, Freyberg, Steiner, Norland and Dehen, aye; no nays. Motion carried.**

Caswell Park Batting Cage Project

Administrator Sande presented project drawings from the I & S Group for the two batting cages to be constructed at the south end of the east parking lot at Caswell Park for a total estimated cost of \$13,400. The City has two sponsors for the batting cages, Pub 500 in the amount of \$1,500 and the Sports Institute in the amount of \$200. Administrator Sande reported the balance of the project costs will be paid from sales tax revenue. Council Member Schindle suggested a user fee for the batting cages. Administrator Sande reported that all user fees will be an item for discussion during the 2012 Budget process. Council Member Freyberg stated that any investment made at Caswell Park is a good investment. Council Member Schindle requested a breakdown of the 2010 costs for Caswell Park. Discussion was held on a multi-purpose year-round facility for all sports groups at Caswell Park. Administrator Sande reported the Softball Association has committed to making donations for the expansion of Caswell Park. The Council requested this be an agenda item at a future Council Workshop. **Council Member Norland moved, seconded by Council Member Steiner, to approve the Batting Cage Project and proceed with the construction. Vote on the motion: Schindle, Freyberg, Steiner, Norland and Dehen, aye; no nays. Motion carried.**

Schools and Conferences

Council Member Steiner moved, seconded by Council Member Norland, to approve actual and necessary expenses for the following schools and conferences:

1. Interview and Interrogation Training, St. Paul, November 1-2, for Police Detective.
2. 2011 Minnesota Municipal Clerks Institute, Brooklyn Center, July 11-15, for Records Clerk.

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

Veterans Place

Administrator Sande reported the Public Works personnel have completed the base work for Veterans Place and have laid out the star.

Nicollet Avenue Parking Lot

Administrator Sande reported the new parking lot is completed, the street lights are in, and pavers will be used behind the curb to minimize maintenance. Shrubs will be planted for screening.

City Clerk**Large Group Permit for Grace Baptist Church Picnic, Spring Lake Park**

Clerk Gehrke presented an application for a large group permit for Grace Baptist Church to hold a picnic at Spring Lake Park from 11:30 a.m. to 3:30 p.m. on Sunday, July 31, 2011. **Council Member Norland moved, seconded by Council Member Schindle, to approve the large group permit for Grace Baptist Church to hold a picnic at Spring Lake Park from 11:30 a.m. to 3:30 p.m. on Sunday, July 31, 2011 at Spring Lake Park. Vote on the motion: Schindle, Freyberg, Steiner, Norland and Dehen, aye; no nays. Motion carried.**

Res. No. 32-11 Waiving Waiting Period for Exemption from Lawful Gambling License for Holy Rosary Church

Clerk Gehrke presented an application for exemption from lawful gambling for Holy Rosary Church, 546 Grant Avenue, to conduct raffles on November 25, 2011. **Council Member Norland moved, seconded by Council Member Schindle, to adopt Resolution No. 32-11 Waiving Waiting Period for Exemption from Lawful Gambling License for Holy Rosary Church to conduct raffles on November 25, 2011. Vote on the Resolution: Schindle, Freyberg, Steiner and Norland, aye; Dehen abstained; no nays. Motion carried.**

Large Group Permit for Prehn Graduation Party, Spring Lake Park

Clerk Gehrke presented an application for a large group permit for the Prehn graduation party to be held at Spring Lake Park from 12 noon to 8 p.m. on Sunday, June 26, 2011. **Council Member Schindle moved, seconded by Council Member Norland, to approve the large group permit for the Prehn graduation party to be held at Spring Lake Park from 12 noon to 8 p.m. on Sunday, June 26, 2011 at Spring Lake Park. Vote on the motion: Schindle, Freyberg, Steiner, Norland and Dehen, aye; no nays. Motion carried.**

Application for 3.2 Temporary Liquor License, American Legion Post 518, Wheeler Park

Clerk Gehrke presented an application for a temporary 3.2 temporary liquor license for American Legion Post 518 to serve 3.2 liquor at the Veterans Benefit Picnic to be held at Wheeler Park on August 27, 2011. **Council Member Steiner moved, seconded by Council Member Norland, to approve the temporary 3.2 temporary liquor license for American Legion Post 518 to serve 3.2 liquor at Wheeler Park on August 27, 2011. Vote on the motion: Schindle, Freyberg, Steiner, Norland and Dehen, aye; no nays. Motion carried.**

Finance Director

Finance Director Mork reported the CityArt Walking Sculpture Tour is a huge success and thanked the Council and community for their support. He reported the sculpture "Look and You Will Find It" that was vandalized in front of Frandsen Bank has been removed for repair. A \$500 reward is being offered for information leading to the conviction of the person or persons responsible for the vandalism. The public is asked to report any vandalism they see.

City Engineer

Engineer Malm reported material is being hauled and grading will continue on the Carlson/Howard/CSAH 41 Extension Project.

Engineer Malm reported the bridge will be set at Minnemishinona Falls and final work will be completed in the next couple of weeks. Mayor Dehen reported a Mayors' bicycle ride to Minnemishinona Falls is scheduled.

Report from Council Members

Council Member Schindle

Council Member Schindle asked staff to check the fees of Sibley Park batting cages, the rules and the scheduling process.

Council Member Freyberg

Council Member Freyberg expressed his concern about spending \$10,000 for a downtown planning study considering the work E2020 and Business on Belgrade has done.

Council Member Freyberg requested a summary of the expenditures from the Community Development Fund.

Council Member Steiner

Council Member Steiner read a letter from Sharon Oachs, Honor Flight #9, thanking him for the great send off for the World War II Veterans before their trip to Washington DC to see the World War II Memorial.

Council Member Norland

Council Member Norland reported that an event will be held at Rounders at 4:30 p.m. on Sunday, June 12, 2011 featuring the Ron Schara "River Revival: Working Together to Save the Minnesota River" documentary which will air at 6 p.m. on KARE 11.

Report from the Mayor

Proclamation Declaring June 23, 2011 as Capstone Day

Mayor Dehen read a joint proclamation declaring June 23, 2011 as Capstone Day in North Mankato and Mankato.

The Mayor reported "Coffee with the Council" was held at the LorRay Deli Mart on Saturday, June 4, 2011.

The Mayor reported Mankato Day at the Capitol has been scheduled for February 22, 2012.

The Mayor reported the CityArt Walking Sculpture Tour is ongoing and a great success.

The Mayor reported the Mankato River Ramble is scheduled for October 9, 2011.

The Mayor reported an event to benefit Veterans Place will be held on June 8, 2011 at the old Embers parking lot.

The Mayor reported a Flag Day event will be held at 6 p.m. on Tuesday, June 14, 2011 in Centennial Park.

The Mayor reported he will inform the Council once the date of the Mayors' Bike Ride has been finalized.

The Mayor reported the Belgrade Blues Festival will be held on Saturday, July 23, 2011.

The Mayor reported the Minnesota High School League Softball banquet will be held at the Verizon Wireless Center at 6 p.m. on Wednesday, June 8, 2011.

Open the Meeting to the Public for the Second Time

Kim Spears, 916 South Avenue

Kim Spears, 916 South Avenue, appeared before the Council and again stated his displeasure of the Tax Increment Financing for the Allstate Peterbilt project. Mr. Spears also questioned items listed on the claims and Administrator Sande responded to those items.

Phil Henry, 1300 Noretta Drive

Phil Henry, 1300 Noretta Drive, appeared before the Council and stated he is not in favor of spending money for a consultant for the downtown planning study. He also expressed his concern about Tax Increment Financing for corporations.

John Lamm, 813 Range Street

John Lamm, 813 Range Street, appeared before the Council and stated that bars usually do not change their gambling organization unless they are unhappy with them. He reported the Lake Washington Improvement Association will be reluctant to donate money to North Mankato if they are able to have a gambling site in North Mankato.

Bills and Appropriations

Council Member Norland moved, seconded by Council Member Steiner, to approve all bills and appropriations in the amounts of \$91,926.14 and \$504,963.73. Vote on the motion: Schindle, Freyberg, Steiner, Norland and Dehen, aye; no nays. Motion carried.

There being no further business, the meeting was adjourned at 8:50 p.m.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #7A	Dept: Admin.	Council Meeting Date: 6/20/11
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TITLE OF ISSUE: Res. Approving Tax Increment District IDD 1-21 Plan
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BACKGROUND AND SUPPLEMENTAL INFORMATION: Enclosed in the packet please find the supporting information and the tax increment plan for District IDD 1-21, the Allstate Peterbilt project.
<i>If additional space is required, attach a separate sheet</i>

REQUESTED COUNCIL ACTION: Adopt Resolution

For Clerk's Use:																	
Motion By: _____ Second By: _____																	
Vote Record:	Aye Nay	<table style="width: 100%;"> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Schindle</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	_____	_____	Freyberg	_____	_____	Steiner	_____	_____	Norland	_____	_____	Schindle	_____	_____	Dehen
_____	_____	Freyberg															
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_____	_____	Schindle															
_____	_____	Dehen															

SUPPORTING DOCUMENTS ATTACHED				
Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____		Public Hearing Notice, Plan		

<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting
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<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____
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AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.

County of Blue Earth

James P. Santori, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as *The Free Press and The Land*, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

(B) The printed _____ Notice _____

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Friday, the 10 day of June, 2011, and was thereafter printed and published on every Friday to and including Friday, the 10 day of June, 2011; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice.

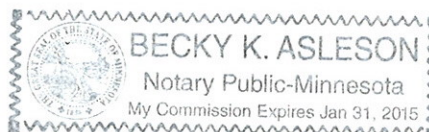
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By: _____

Publisher

Subscribed and sworn to before me on this 10 day of June, 2011.

Notary Public



June 10, 2011
NOTICE OF PUBLIC HEARING
CITY OF NORTH MANKATO
COUNTY OF NICOLLET
STATE OF MINNESOTA

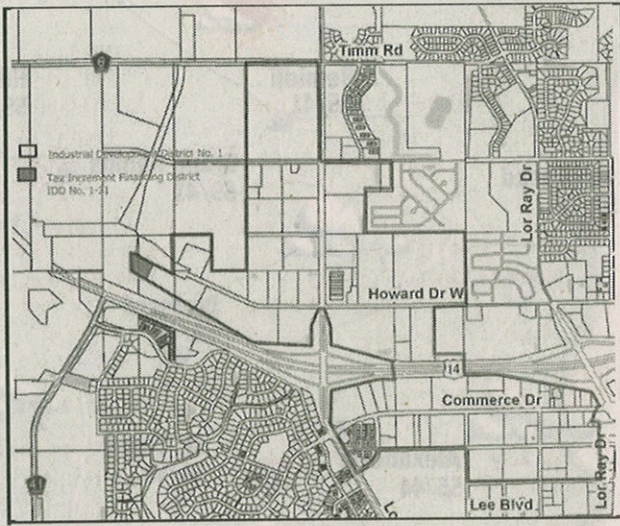
NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, June 20, 2011, at a meeting of the Council beginning at approximately 7:00 p.m. at the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, relating to the proposal of the North Mankato Port Authority Commission to establish Tax Increment Financing District No. 1, and adopt a tax increment financing plan relating thereto, all pursuant to Minnesota Statutes, Chapter 469.

A map showing the boundaries of Industrial Development District No. 1 and Tax Increment Financing District No. 1-21 is attached. A copy of the documentation proposed to be considered at the hearing will be on file and available for public inspection at the office of the City Administrator at the Municipal Building.

Any person with residence in the City of North Mankato, or the owner of taxable property in the City, may file a written complaint with the City if the City fails to comply with M.S. § 116 J.993 to 116J.995 (the Business Subsidy Act). No action may be filed against the City for the failure to comply unless a written complaint is filed.

All interested persons may appear at the public hearing and present their views orally or in writing.
Dated this 10th day of June 2011.

BY ORDER OF THE NORTH
MANKATO CITY COUNCIL
/s/ Nancy Gehrke
Nancy Gehrke, CMC
City Clerk



NOTICE OF PUBLIC HEARING

CITY OF NORTH MANKATO COUNTY OF NICOLLET STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, June 20, 2011, at a meeting of the Council beginning at approximately 7:00 p.m. at the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, relating to the proposal of the North Mankato Port Authority Commission to establish Tax Increment Financing District IDD No. 1-21, within Industrial Development District No. 1, and adopt a tax increment financing plan relating thereto, all pursuant to Minnesota Statutes, Chapter 469.

A map showing the boundaries of Industrial Development District No. 1 and Tax Increment Financing District IDD No. 1-21 is attached. A copy of the documentation proposed to be considered at the hearing will be on file and available for public inspection at the office of the City Administrator at the Municipal Building.

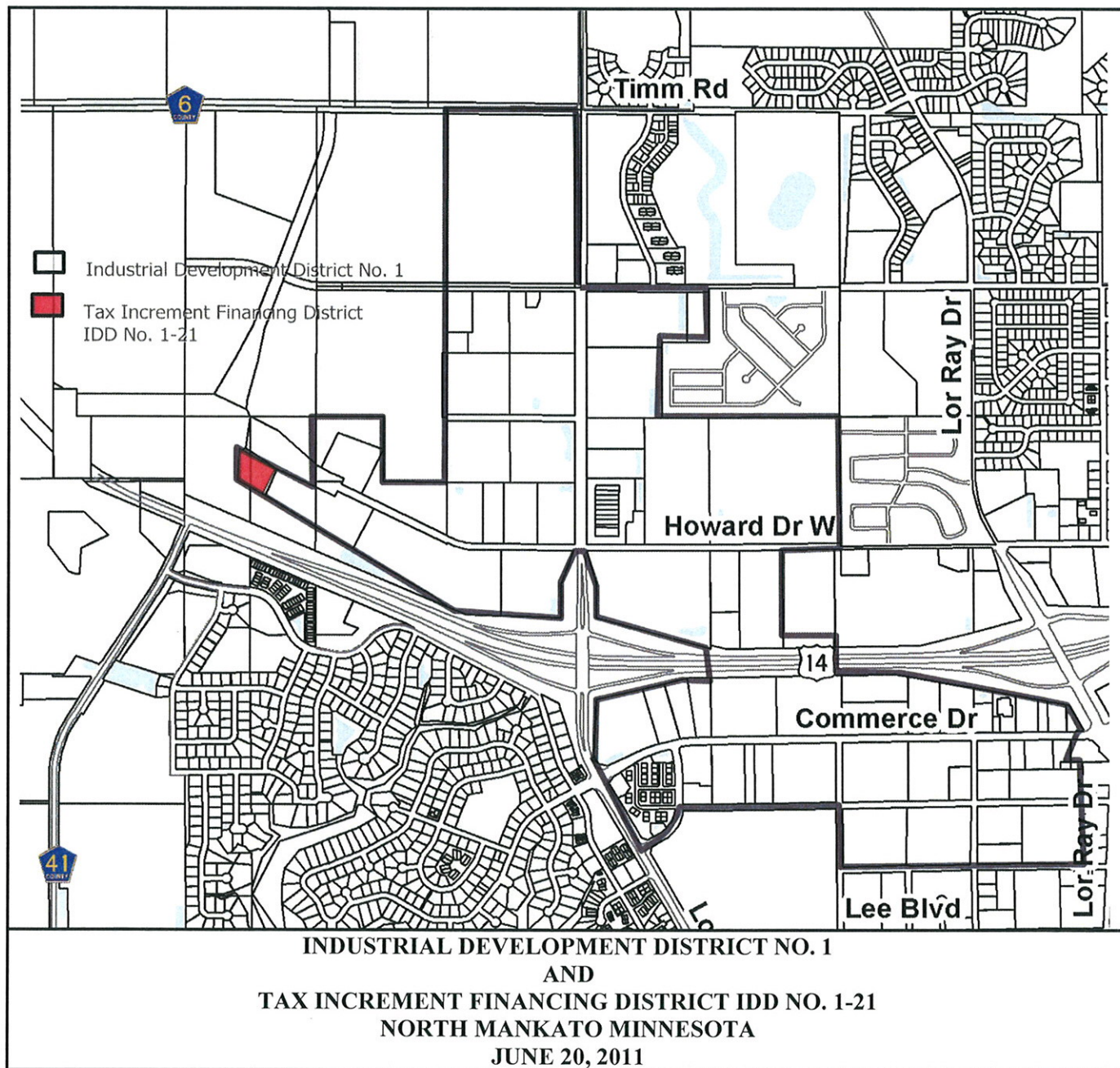
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All interested persons may appear at the public hearing and present their views orally or in writing.

Dated this 10th day of June 2011.

BY ORDER OF THE NORTH MANKATO CITY COUNCIL

/s/Nancy Gehrke
Nancy Gehrke, CMC
City Clerk



**TAX INCREMENT FINANCING DISTRICT IDD NO. 1-21
(Allstate Peterbilt Project)**

CITY OF NORTH MANKATO, MINNESOTA

JUNE 20, 2011

**PREPARED BY
ADVANCE RESOURCES FOR DEVELOPMENT, INC.
MANKATO, MINNESOTA**

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INTRODUCTION

BACKGROUND

Previously, the North Mankato Port Authority Commission and City Council established/modified Industrial Development District No. 1 (IDD No. 1) Project Area and created/operated tax increment financing districts within the boundaries of the Project Area. At the present time, the Port Authority and City Council are proposing to establish Tax Increment Financing District IDD No. 1-21 in order to promote the construction of a parts and service for Allstate Peterbilt.

LOCATION

Tax Increment Financing District IDD No. 1-21 will be located on Lot 1, Block 1, Northport No. 16, City of North Mankato, Nicollet County, Minnesota. A map of the tax increment financing district is on page 2.

DEFINITIONS

For the purpose of this Tax Increment Financing Plan, the following terms shall have the meanings specified below, unless the context otherwise requires.

“Authority” means the North Mankato Port Authority Commission, which has been granted port authority powers pursuant to Minnesota Statutes, Sections 469.048 to 469.068.

“City” means the City of North Mankato, Minnesota.

“Council” means the City Council of the City of North Mankato, Minnesota.

“Development” means the parcels of property upon which identified activities will occur as described in this Plan; the purpose of which is for the proposed construction of site improvements and a service facility to promote economic development, create jobs and enhance the tax base.

“Economic Development District” means a type of tax increment financing district meeting the following requirements:

1. the City finds that the project will create or retain jobs in the state, including construction jobs, and that construction of the project would not have commenced before July 1, 2012, without the City providing assistance under the provisions of Minnesota Statutes, section 469.176, subdivision 4c;
2. construction of the project begins no later than July 1, 2012; and
3. the request for certification of the district is made no later than June 30, 2012.

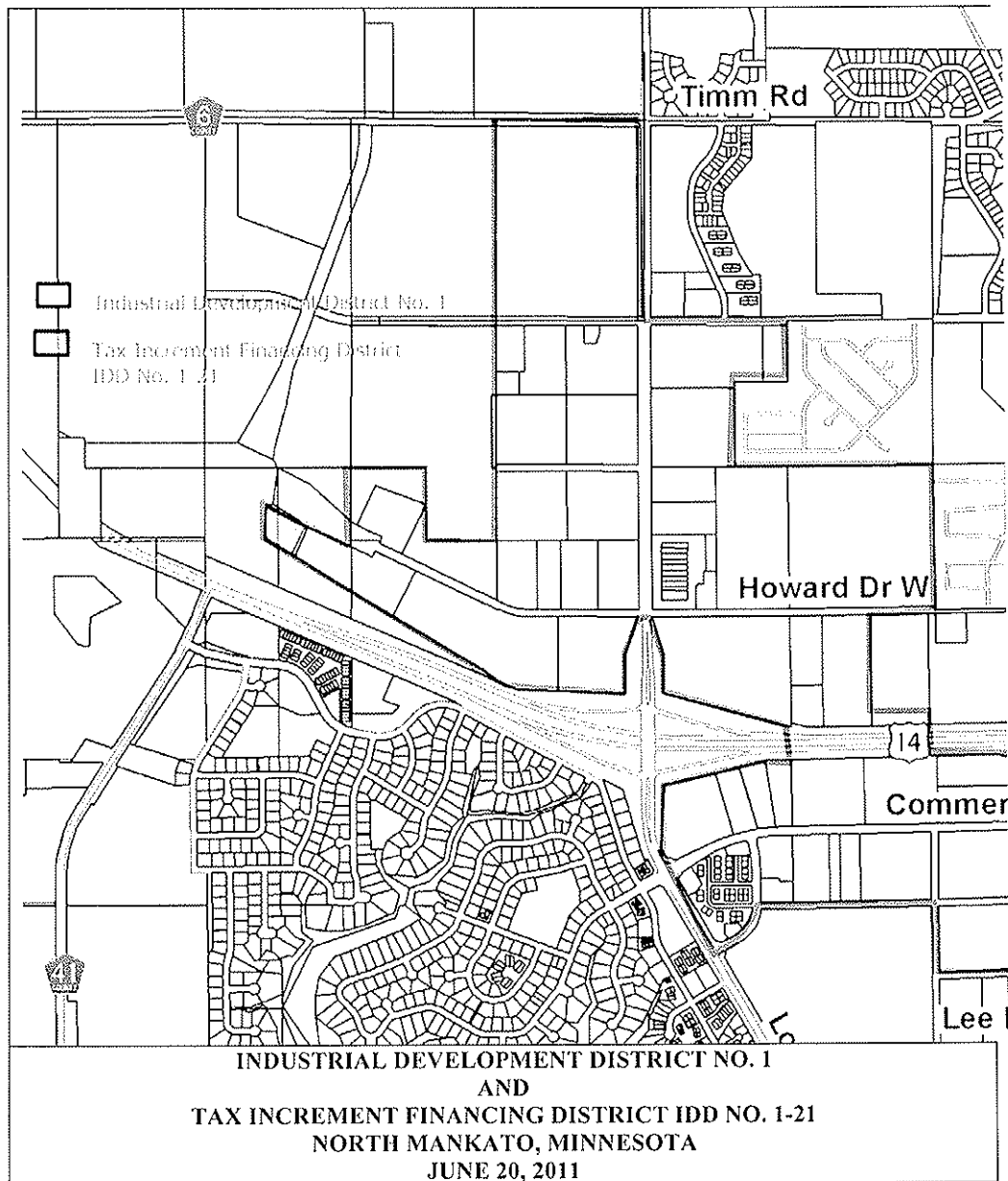
“Industrial Development District Plan” means the plan for Industrial Development District No. 1 prepared pursuant to the provisions of Minnesota Statutes, Sections 469.048 to 469.068, which provides an outline for the development, construction and improvement of the port authority and is sufficiently complete (1) to indicate its relationship to definite local objectives as to appropriate land uses; and (2) to indicate general land uses and general standards of development or redevelopment consistent with a municipality's comprehensive plan.

“Project” is an industrial development district as defined in Minnesota Statutes, Section 469.058, Subdivision 1.

“Tax Increment Financing District” or “District” means a contiguous or noncontiguous geographic area within a project delineated in the tax increment financing plan, as provided by section 469.175, subdivision 1, for

the purpose of financing redevelopment, housing or economic development in municipalities through the use of tax increment generated from the captured net tax capacity in the tax increment financing district.

“Tax Increment Financing Plan” or “Plan” means the plan for establishment of Tax Increment Financing District IDD No. 1-21 prepared pursuant to the provisions of Minnesota Statutes, Sections 469.174 to 469.179, which provides a statement of objectives, the development program, development activities, project timing, budget estimates, estimated impact on affected taxing jurisdictions, identification of studies or analysis used to determine need for financing and identification of parcels to be included in the District.



SUMMARY

It is the intention of the Authority/City Council to support the development/redevelopment of vacant or underdeveloped properties and provide infrastructure improvements to facilitate industrial expansion within the boundaries of the Industrial Development District and to use tax increment financing to promote development, tax

base enhancement and job creation by financing eligible expenditures. In order to accomplish this development, the Authority and City Council propose to establish Tax Increment Financing District IDD No. 1-21 and to use tax increment revenues in support of land acquisition and extraordinary development costs.

TAX INCREMENT FINANCING PLAN

RELATIONSHIP OF TAX INCREMENT FINANCING DISTRICTS TO INDUSTRIAL DEVELOPMENT DISTRICT

Port Authority law (Minnesota Statutes, Sections 469.048 to 469.068) authorizes the use of tax increment funds to pay for Project improvements. When using tax increment funds, it is necessary to establish a tax increment financing district according to Minnesota Statutes, Sections 469.174 to 469.179, inclusive. Approval of this Plan establishes a tax increment financing district, the purpose of which is to finance the development activities authorized by the creation and subsequent modifications of Industrial Development District No. 1.

ADDITIONAL STATUTORY AUTHORIZATION

The 2010 Legislature gave development authorities temporary authority to use tax increment revenues generated by "economic development districts" to provide subsidies for assistance in any form to create jobs related to construction projects. This legislation was amended in 2011 to extend the provisions by one year. This district is created using this temporary authority (Minnesota Statutes, Section 469.176, Subdivision 4c, Paragraph (d)) which states:

"(d) Notwithstanding the requirements of Section 469.176, Subdivision 4c, Paragraph (a) and the finding requirements of Section 469.174, Subdivision 12, tax increments from an economic development district may be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or assistance in any form to developments consisting of buildings and ancillary facilities, if all the following conditions are met:

(1) the municipality finds that the project will create or retain jobs in this state, including construction jobs, and that construction of the project would not have commenced before July 1, 2012, without the authority providing assistance under the provisions of this paragraph;

(2) construction of the project begins no later than July 1, 2012; and

(3) the request for certification of the district is made no later than June 30, 2012".

PROPERTY CONDITIONS AND DESCRIPTION OF DEVELOPMENT PROPOSAL

The proposed Tax Increment District consists of vacant, undeveloped property that was previously determined to be "marginal" based upon the absence of infrastructure improvements. The purpose in undertaking establishment of a tax increment district is to provide the Authority and City Council the authority to use tax increment revenues in support of industrial development on property that was determined to be marginal land.

The Allstate Peterbilt Group has 13 locations in the upper Midwest. Originally founded in 1971, Allstate Peterbilt has evolved from a single location with a single truck in Bloomington, Minnesota to an industry leader in parts, service and sales of all types of medium and heavy duty trucks and equipment. The company is proposing construction of a 17,260-ft.² parts and service facility. The company has estimated the cost of the building at \$2.1 million. In addition, the company estimates that 15-20 new jobs will be created over the next two years.

DESCRIPTION OF PROPERTY IN TAX INCREMENT DISTRICT

The following property is included the District: Lot 1, Block 1, Northport Subdivision No. 16, City of North Mankato, Nicollet County, Minnesota.

FINDINGS

Minnesota Statutes, Section 469.175, Subdivision 3, requires that prior to municipality approval of a tax

increment financing plan certain statutory findings must be made and the reasons for those findings must be set forth in writing along with supporting facts for each determination.

1. FINDING. That the proposed tax increment financing district is an economic development district.

SUPPORTING FACTS. Minnesota Statutes, Chapter 469 provides for five types of districts -- a redevelopment district, a renewal and renovation district, a soils condition district, a housing district, and an economic development district -- each serving a well-defined need and each having different qualifying standards. The District is established as an "Economic Development District".

The District qualifies as an "Economic Development District" because it will:

- A. Create jobs in the state, including construction jobs, and that construction of the project would not have commenced before July 1, 2012, without the City providing tax increment financing assistance;
- B. Construction of the project will begin no later than July 1, 2012; and
- C. The request for certification of the district will be made no later than June 30, 2012.

2. FINDING. That in the opinion of the City Council:

- A. The proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future; and
- B. The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the plan.

SUPPORTING FACTS. *The proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.* Development activities resulting in the formation of the District may include land acquisition and installation of utility improvements to promote development on vacant or underdeveloped parcels. In the opinion of the Authority/City Council this development would not occur in the City without the availability of tax increment financing. Tax increment revenues will be used to fund land acquisition and extraordinary development costs.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the plan. A comparative analysis of estimated market values both with and without District formation and the use of tax increments have been performed as described above. If all development proposed to be assisted with tax increment were to occur in the District, the total increased market value would be up to \$1,162,308. The present value of tax increments from the District is estimated to be \$169,298, which is the estimated amount of the present value of the Project costs that could be financed from increment generated in the District. It is the City Council's finding that no development with a market value of greater than \$930,010 would occur without tax increment assistance in the District.

The determinations, for this finding, are based upon the result of a negotiation between the company and Authority/City, whereby it was learned that development incentives were essential to the financial viability of the development. The City Council believes that public/private financing, including the use of tax increment, is essential to the completion of this project, and that without this assistance the project would not occur in the City.

3. FINDING. That the tax increment financing plan conforms to the general plan for the development or redevelopment of the municipality as a whole.

SUPPORTING FACTS. The tax increment financing plan conforms to the general plan of the City of North Mankato for the following reasons:

- A. The Plan area is designated in the zoning ordinance for industrial and commercial development. Plan activities and subsequent development are intended to encourage and result in industrial and commercial development for this area.
- B. The general plan for the community supports the creation of additional job opportunities within the municipality; particularly increased opportunities for moderate income residents, the unemployed and under-employed.

4. FINDING. That the tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the development or redevelopment of the Project by private enterprise.

SUPPORTING FACTS. The City Council and the Authority, in approving/modifying Industrial Development District No. 1, have prepared a blueprint for development and job creation. The Industrial Development District plan encourages cooperation with private enterprise. Information contained in the Project report along with other City plans and reports has been used in the preparation of this Plan. Based upon the objective of cooperation and guidance from adopted City plans and ordinances, the Authority/City Council have determined Project costs which will be paid for by tax increment revenues. As the Financial Plan contained on pages 9 through 12 of this Plan indicates, the Authority/City Council intend to concentrate the use of tax increment revenue on those improvements which would not reasonably be expected to occur solely through private action. Private enterprise will be responsible for the vast majority of the expenses and activities normally associated with land development.

STATEMENT OF OBJECTIVES FOR INDUSTRIAL DEVELOPMENT DISTRICT NO. 1

The Authority and City Council have previously determined that is necessary, desirable, and in the public interest to establish/modify, designate, develop and administer an industrial development district in the City pursuant to the provisions of Minnesota Statutes, Section 469.048 to 469.068, inclusive. The Authority and City Council further determine that the funding of the necessary activities and improvements in the Industrial Development District may be financed through a wide array of funding mechanisms, including tax increment financing, and other appropriate sources. Prior to involving itself in financing project activities or a development the Authority and City Council shall determine financial feasibility of the Project or development. Any public or private activity, when municipally financed, shall demonstrate how said financing is going to be repaid.

The Authority and City Council seek to achieve the following objectives through this Plan:

1. Encourage the retention, expansion and development of commercial and industrial enterprises within the City.
2. Remove structurally substandard buildings for which rehabilitation is not feasible.
3. Acquire and remove economically or functionally obsolete or underutilized buildings.
4. Acquire land and/or buildings which are vacant, unused, underused, or inappropriately use.
5. Acquire property of irregular form and shape or inadequate size which has prevented normal development.
6. Eliminate blighting influences which impede potential development.

7. Encourage the rehabilitation of remaining intensive businesses.
8. Achieve a high standard of buildings that remain in the Project area.
9. Provide adequate streets, utilities and other public improvements and facilities to enhance the area for both new and existing development.
10. Eliminate or correct physical deterrents to the development of land.
11. Provide development sites of such size and character to assure the development of the area.
12. Achieve a high level of design and landscaping quality to enhance the area's physical environment.
13. Accomplish convenient and adequate parking to serve the needs of the area.
14. Combine elements of other City plans with these Project objectives.
15. Improve the financial base of the City.
16. Provide maximum opportunity, consistent with the need of the City for development by private enterprise.
17. Promote development of adequate parking areas.
18. Provide housing opportunities for various age and income groups in proximity to necessary goods, services and employment opportunities.
19. Develop the river bank and other natural resources to serve as an aesthetic focal point for the downtown area.
20. Provide increased employment opportunities and, as much as possible, seek businesses which would employ the unemployed and underemployed.
21. Provide a retail service level required by the residents of the community and surrounding region.
22. Eliminate the hazards, impediments, and existence of marginal lands.
23. Foster industrial development by related growth and development activities (i.e. commercial, residential, recreational developments).

DEVELOPMENT PROGRAM FOR INDUSTRIAL DEVELOPMENT DISTRICT

Minnesota Statutes, Section 469.175, Subdivision 1(2) requires: "A statement as to the development program for the project, including the property within the project, if any, which the authority intends to acquire;"

The Development Program for Industrial Development District No. 1 is delineated in a report entitled "Modification of Industrial Development District No. 1", adopted April 4, 2011, and is on file in the City Clerk's office. By this reference, said development program is incorporated as part of this tax increment financing plan.

TAX INCREMENT FINANCING DISTRICT DEVELOPMENT ACTIVITIES

Development activities to be financed in whole or in part as a result of the implementation of this Plan include:

1. The City will use tax increments, generated from new development in the District, to reimburse the property owner, Allstate Peterbilt, for its costs to acquire Lot 1, Block 1, Northport Subdivision No. 16 and extraordinary development costs. The reimbursement of tax increment will occur via a development agreement between the City and the property owner, with execution expected in June 2011.

2. The property owner will construct an approximate 17,260-ft.² parts and service facility in 2011.

The above activities are, at the time of preparation of this Plan, the only activities proposed for the Project area as a result of the formation of the District.

CONFORMANCE WITH PLAN FOR THE CITY

The City Council, by approval of this Plan, believes that implementation of the District meets the intent of the plan for the City by providing employment opportunities, enhancing the local tax base, maintaining the quality of existing development, and improving the quality of life through orderly planned improvements.

PROCEDURE FOR MAKING MODIFICATIONS IN AN APPROVED TAX INCREMENT FINANCING DISTRICT PLAN

The Plan may be modified by the Authority and City Council under provisions of Minnesota Statutes, section 469.175, subdivision 4.

RELOCATION POLICY

The Plan does not require relocation. The Authority and City Council have previously adopted relocation policies and procedures which conform to the Uniform Relocation Act. If in the future project activities require relocation the Authority and City Council shall utilize those policies and procedures in implementing relocation activities.

PROPERTY ACQUISITION AND DISPOSITION

The Plan acknowledges the possible acquisition and resale of property in order to provide financial assistance to enable economic development and job creation. All parcels identified within the boundaries of Industrial Development District No. 1 as amended are eligible for property acquisition and disposition. The purchase will be in conformance with applicable rules and regulations and will be facilitated through the use of a development agreement.

Acquisition of the properties may be financed from the sale of tax increment general obligation bonds or notes, tax increment revenues or other sources, provided that in no case shall City general funds be used to pay acquisition costs without a prior agreement for its reimbursement from other sources.

NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS

Minnesota Statutes, Section 469.177, Subdivision 4, requires that the request for certification of original net tax capacity be accompanied by a listing of properties within the tax increment district for which building permits have been issued in the 18 months preceding approval of the tax increment financing plan. The District consists of one parcel of land which is presently vacant. There have been no building permits issued in the 18 months preceding approval of the Districts; accordingly, the original tax capacity is 945.

METHOD OF FINANCE

The City Council elects to use Tax Increment Financing pursuant to Minnesota Statutes, Chapter 469, to finance all or part of the costs of the Project. By electing this method of financing, the City Council is not precluding the use of other methods provided by State law.

FINANCIAL PLAN

ESTIMATE OF PUBLIC COST

The following is an estimate of public cost, including cost of District indebtedness, source of revenue, most recent tax capacity and estimate of captured tax capacity.

1. Activities. Activities within the Project area will consist of site acquisition, interest expense, administration and contingency. The estimated cost for undertaking these activities is:

A. Land acquisition	\$102,800
B. Extraordinary infrastructure	26,000
B. Interest	56,229
C. Administration	11,403
D. Contingency	31,631
TOTAL USES OF FUNDS	<u>\$228,063</u>

2. Source of Funds. The Authority/City may choose to use tax increment bonds, revenue notes, tax increment reserve proceeds or other sources to fund the above activities; the Authority/City reserve the right to finalize the funding strategy at a later time based on factors such as construction timing requirements, economic conditions, the status of interest rates and the availability of increment revenues. Based upon current information it is contemplated that the source of funds to finance project activities may be as follows:

A. Tax increment revenues (IDD No. 1-21)	<u>\$228,063</u>
TOTAL SOURCE OF FUNDS	<u>\$228,063</u>

The above estimated costs and sources of revenue are subject to fluctuation and changes within line items as various elements of the project are clarified; the Authority/City reserves the right to adjust the line items within the parameters of the total cost estimate. In addition, the sources of revenue may vary due to changes in property valuations, interest earnings, etc. which may result in a lesser or greater total sources of funds.

FINANCING ASSUMPTIONS

Tax increment will be used to finance activities in the District and Project area. The following information and assumptions were used to calculate financing costs for the activities in the District and Project area:

1. Table 1, on page 10, provides an estimate of the increment which would be available for Project costs.
2. Project development activities are scheduled to begin in 2011, and shall be completed by December 31, 2011.
3. Financing the Project activities will be undertaken in 2011.
4. The estimate of increment is based upon the 2011 local tax rate of 117.877%.
5. Tax increments generated from development within the District will be one source of funds used to finance Project area activities.
6. Increment revenues will be used to finance or otherwise pay the cost of redevelopment pursuant to Minnesota Statutes, Sections 469.048 to 469.068. All tax increment generated by the formation of the District will be used to finance the activities of the Plan.

7. The Authority may use internal funds or bond proceeds in addition to annual tax increments to service Project costs. "Project costs" means all expenditures of the Authority or reimbursement of eligible developer costs for the purchase of land or amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the District, including interest thereon. Project costs also include all administrative expenses as defined in Minnesota Statutes, Section 469.174, Subdivision 14. Based upon projected tax increment revenue from the District, the Authority would be able to finance Project costs of approximately \$228,063 including interest and administrative expenses. This amount is adequate to fund the costs within the identified budget. The first increment would be available to the City in 2013 and would continue through 2021 unless the City chooses to discontinue/decertify the District at an earlier date. Based upon the assumptions in this Plan the duration of the District would be December 31, 2021.

TABLE 1: TAX INCREMENT CALCULATIONS								
Local Tax Rate = 117.877% (North Mankato, Payable 2011)								
Property Classification: Commercial/Industrial								
Completion Prior to December 31, 2012								
Estimated Completion Market Value: \$1,162,308								
YEAR TAXES PAYABLE	BASE TAX CAPACITY	PROJECT'S TAX CAPACITY	CAPTURED TAX CAPACITY	PROJECT'S ANNUAL TIF	LESS OSA FEE OF 0.250%	ADJUSTED TAX INCREMENT	LESS ADMIN. OF 5.00%	NET ANNUAL TIF
2011	945	0	0	0	0	0	0	0
2012	945	0	0	0	0	0	0	0
2013	945	22,496	21,551	25,404	64	25,340	1,267	24,073
2014	945	22,496	21,551	25,404	64	25,340	1,267	24,073
2015	945	22,496	21,551	25,404	64	25,340	1,267	24,073
2016	945	22,496	21,551	25,404	64	25,340	1,267	24,073
2017	945	22,496	21,551	25,404	64	25,340	1,267	24,073
2018	945	22,496	21,551	25,404	64	25,340	1,267	24,073
2019	945	22,496	21,551	25,404	64	25,340	1,267	24,073
2020	945	22,496	21,551	25,404	64	25,340	1,267	24,073
2021	945	22,496	21,551	25,404	64	25,340	1,267	24,073
TOTALS				\$228,635	\$572	\$228,063	\$11,403	\$216,660
Present Value of Net Annual TIF Discounted at 5.0% equals								\$160,431

SOURCES OF REVENUE

The proposed source of revenue of \$228,063 of increment receipts from the District will be used to finance public costs associated with the Project Area and District. The tax increment revenues will be generated as a result of the taxation of the land and improvements in the District. Tax increment financing refers to a funding technique that utilizes increases in net tax capacity and the property taxes attributed to new development to finance, or assist in the financing of public development costs.

The tax increments to be generated in the District will result from the construction of a commercial, service facility. The City may issue tax increment bonds or use the annual receipt of tax increment to reimburse itself or the developer for eligible Project costs.

LIMITATION ON USE OF TAX INCREMENT; ECONOMIC DEVELOPMENT DISTRICTS

Pursuant to Minnesota Statutes, section 469.176, subdivision 4c, "(a) Revenue derived from tax increment from an economic development district may not be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or assistance in any form to developments consisting of buildings and ancillary facilities, if

more than 15 percent of the buildings and facilities (determined on the basis of square footage) are used for a purpose other than:

- (1) the manufacturing or production of tangible personal property, including processing resulting in the change in condition of the property;
- (2) warehousing, storage, and distribution of tangible personal property, excluding retail sales;
- (3) research and development related to the activities listed in clause (1) or (2);
- (4) telemarketing if that activity is the exclusive use of the property;
- (5) tourism facilities;
- (6) qualified border retail facilities; or
- (7) space necessary for and related to the activities listed in clauses (1) to (6).

(b) Notwithstanding the provisions of this subdivision, revenues derived from tax increment from an economic development district may be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or assistance in any form for up to 15,000 square feet of any separately owned commercial facility located within the municipal jurisdiction of a small city, if the revenues derived from increments are spent only to assist the facility directly or for administrative expenses, the assistance is necessary to develop the facility, and all of the increments, except those for administrative expenses, are spent only for activities within the district.

(c) A city is a small city for purposes of this subdivision if the city was a small city in the year in which the request for certification was made and applies for the rest of the duration of the district, regardless of whether the city qualifies or ceases to qualify as a small city.

(d) Notwithstanding the requirements of paragraph (a) and the finding requirements of section 469.174, subdivision 12, tax increments from an economic development district may be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or assistance in any form to developments consisting of buildings and ancillary facilities, if all the following conditions are met:

- (1) the municipality finds that the project will create or retain jobs in this state, including construction jobs, and that construction of the project would not have commenced before July 1, 2012, without the authority providing assistance under the provisions of this paragraph;**
- (2) construction of the project begins no later than July 1, 2012; and**
- (3) the request for certification of the district is made no later than June 30, 2012”.**

TIF BUSINESS SUBSIDY

Pursuant to Minnesota Statutes 116J.993, subdivision 3(1) the financial assistance offered pursuant to this plan must comply with the provisions of the Business Subsidy law because the assistance offered is greater than \$150,000.

IMPACT OF THE USE OF TAX INCREMENT OF TAXING JURISDICTIONS

Minnesota Statutes, section 469.175, subdivision 1(6), requires, “statements of the authority's alternate estimates of the impact of tax increment financing on the net tax capacities of all taxing jurisdictions in which the tax increment financing district is located in whole or in part. For purposes of one statement, the authority shall assume that the estimated captured net tax capacity would be available to the taxing jurisdictions without creation of the district, and for purposes of the second statement, the authority shall assume that none of the estimated captured net tax capacity would be available to the taxing jurisdictions without creation of the district or subdistrict”.

Table 2 shows the impact of tax increment financing on the tax capacity of the affected taxing jurisdictions assuming (1) none of the increment would be available, and (2) the increment would be available to the tax jurisdictions.

TABLE 2
NORTH MANKATO, MINNESOTA
TAX INCREMENT FINANCING DISTRICT IDD NO. 1-21

	WITHOUT PROJECT		
	Estimated 2011 Tax Capacity	Estimated Ad Valorem Taxes Generated	Estimated 2011 Tax Rate
City	10,598,032	\$4,814,156	45.425%
County	29,065,128	\$15,344,353	52.793%
School District	12,047,719	\$2,302,921	19.115%
HRA	29,065,128	\$103,763	0.357%
RDC 9	29,065,128	\$54,352	0.187%
TOTALS			117.877%

	WITH PROJECT							
	Estimated 2011 Tax Capacity	Projected Captured Tax Capacity	Projected Tax Capacity	Estimated Ad Valorem Taxes Generated	Adjusted Local Tax Rate	Tax Rate Impact	Projected Captured Tax Capacity	Projected Increment Income
City	10,598,032	21,551	10,619,583	\$4,814,156	45.333%	0.092%	21,551	\$9,790
County	29,065,128	21,551	29,086,679	\$15,344,353	52.754%	0.039%	21,551	\$11,378
School District	12,047,719	21,551	12,069,270	\$2,302,921	19.081%	0.034%	21,551	\$4,120
HRA	29,065,128	21,551	29,086,679	\$103,763	0.357%	0.000%	21,551	\$77
RDC 9	29,065,128	21,551	29,086,679	\$54,352	0.187%	0.000%	21,551	\$40
TOTALS					117.711%	0.166%		\$25,404

Statement 1: The current tax capacity times the local tax rate produces current taxes generated. If the captured tax capacity were available to each taxing jurisdiction, the result would be a lower or adjusted local tax rate to produce the same amount of taxes. Thus, with the addition of captured value of 21,551 the overall local tax rate would be reduced by .116% to a level of 117.711%. The captured tax capacity times the original local tax rate of 117.877% would generate \$25,404 in increment income, which represents the loss of new tax revenues if the development had occurred without inclusion in a tax increment district.

Statement 2: If no captured tax capacity is available to each of the taxing jurisdictions without creation of the District, there is no impact on the taxes heretofore levied and therefore no impact on local tax rates. The captured tax capacity at the original local tax rate would generate \$25,404 in increment income annually.

RESOLUTION #_____ - 2011

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF NORTH MANKATO APPROVING TAX INCREMENT
FINANCING DISTRICT IDD NO. 1-21**

WHEREAS, the City Council of North Mankato (herein called the City) has held a public hearing to receive input regarding the establishment of Tax Increment Financing District IDD No. 1-21 (herein called the District) as provided in a report, dated June 20, 2011 (herein called the Plan); and

WHEREAS, the City has previously approved a plan for Industrial Development District No. 1 pursuant to Minnesota Statutes, Sections 469.048 to 469.068; thereby creating a Project within the meaning of Minnesota Statutes, Section 469.174, Subdivision 8, which encompasses the District; and

WHEREAS, the Plan sets forth the estimate of the fiscal and economic impact of tax increment financing on the tax capacities of all taxing jurisdictions in which the District is located; and

WHEREAS, the Board of Nicollet County, Minnesota, has been notified of the public hearing for review of the Plan; and

WHEREAS, the School Board of Independent School District No. 77 has been notified of the public hearing for review of the Plan; and

WHEREAS, the City has received and considered the comments of the Nicollet County Board and the School Board of the Independent School District No. 77 with regard to the contents of the Plan; and

WHEREAS, the North Mankato Port Authority Commission has conducted a public hearing on June 17, 2011 and recommended approval of the Plan to the City Council; and

WHEREAS, the City on June 20, 2011, after having published a notice of public hearing in the official newspaper of the city, conducted a public hearing on the Plan and received public comments on the same;

NOW THEREFORE, BE IT RESOLVED, by the North Mankato City Council:

Sec. 1. That it is hereby found and determined that there is a need for the Project activities in the District.

Sec. 2. That it is hereby found and determined that the Project activities set forth in the Plan will establish, for the City of North Mankato, the opportunity to promote economic development of vacant, unused and underused land and that this development will create jobs and enhance the local tax base.

Sec. 3. That it is hereby found and determined that the tax increment financing plan as set forth in the Plan having been duly reviewed and considered is hereby approved and adopted, and the area described in Exhibit A hereto is hereby affirmed and designated as an Economic Development District and pursuant to Minnesota Statutes, Section 469.174, Subdivision 12.

Sec. 4. That the proposed development, in the opinion of the City: (i) the proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future; and (ii) the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the Plan.

Sec. 5. That the tax increment financing plan will afford maximum opportunity, consistent with sound needs of the City as a whole, for the development of the Project by private enterprise.

Sec. 6. That it is hereby found and determined that the tax increment financing plan set forth in the Plan conforms to the general plan for the development of the City as a whole.

Sec. 7. That the reasons and supporting facts for findings 3, 4, 5 and 6 as set forth on pages 4, 5 and 6 of the Plan are by this reference confirmed and adopted.

Sec. 8. The City finds and determines that the provisions of Minnesota Statutes 116J.993 to 116J.985 the Business Subsidy Act apply to this development and will require an agreement with the recipient of the subsidy.

Sec. 9. The City Clerk shall request the Auditor of Nicollet County to certify the original tax capacity and original local tax rate of the District approved by this resolution.

Sec. 10. That the City Clerk is hereby directed to file a copy of this resolution and a copy of the Plan with the Minnesota Department of Revenue and Office of the State Auditor.

Sec. 11. That the City hereby states its intention to use all of the captured tax capacity for purposes of tax increment financing as per the conditions set forth in the Plan.

The foregoing resolution was offered at a regular meeting of the City Council held on June 20, 2011, by Council Member _____ who moved its adoption, was seconded by Council Member _____ and adopted by the following vote:

AYES:

NAYS:

Whereupon the above resolution was duly adopted.

Attest:

Mark D. Dehen, Mayor

Nancy Gehrke, City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #8A	Dept: Admin.	Council Meeting Date: 6/20/11																																															
TITLE OF ISSUE: Property and Casualty Insurance Renewal and Workers' Compensation Renewal																																																	
BACKGROUND AND SUPPLEMENTAL INFORMATION: Renewal of insurance policies.																																																	
<i>If additional space is required, attach a separate sheet</i>																																																	
REQUESTED COUNCIL ACTION: Approval of policies																																																	
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Schindle</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Freyberg	_____	_____	Steiner	_____	_____	Norland	_____	_____	Schindle	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" style="text-align: center;">Other (specify)</td> <td colspan="3" style="text-align: center;">Memo, Comparisons, Policy</td> </tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> </table>	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify)		Memo, Comparisons, Policy			_____					_____					_____				
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<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting	<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____																																																

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Steve Mork, Finance Director

DATE: June 15, 2011

SUBJECT: Property/Casualty and Workers' Compensation Insurance Renewal

Jay Weir from the Weir Agency will be at the June 20, 2010 Council meeting to present the City's property/casualty and workers' compensation renewals.

Property/casualty and workers' compensation insurance premiums for 2011/2012 total \$243,302 compared to a budget of \$253,776. This represents a decrease in premium of \$9,474 from the prior year. The total budget for property/casualty and workers' compensation insurance for 2011 is \$272,761 resulting in a favorable variance of \$29,459.

The workers' compensation premium decreased \$12,910. The major factor contributing to this decrease is a decrease in our experience modification from 0.94 to 0.86.

Attached are schedules showing our premium history for workers' compensation and property/casualty insurance.

We recommend approval of the renewal of the property/casualty and workers' compensation insurance with the League of Minnesota Cities Insurance Trust.

CITY OF NORTH MANKATO
WORKERS' COMPENSATION INSURANCE COMPARISONS

	2005-2006 7-1-05 to 7-1-2006	2006-2007 7-1-06 to 7-1-2007	2007-2008 7-1-07 to 7-1-2008	2008-2009 7-1-08 to 7-1-2009	2009-2010 7-1-09 to 7-1-2010	2010-2011 7-1-10 to 7-1-2011	2011-2012 7-1-11 to 7-1-2012
Workers' Comp Premium Range							
Minimum							
Maximum							
Deposit Premium (Net)	\$75,559	\$79,878	\$81,577	\$98,071	\$109,964	\$112,601	\$99,691
Retro Adjustments							
Dividend							
Final Adjusted Premium	\$75,559	\$79,878	\$81,577	\$98,071	\$109,964	\$112,601	\$99,691
Experience Modification	0.88	0.83	0.77	0.82	0.87	0.94	0.86

	1998-1999 7-1-98 to 7-1-99	1999-2000 7-1-99 to 7-1-2000	2000-2001 7-1-00 to 7-1-2001	2001-2002 7-1-01 to 7-1-2002	2002-2003 7-1-02 to 7-1-2003	2003-2004 7-1-03 to 7-1-2004	2004-2005 7-1-04 to 7-1-2005
Workers' Comp Premium Range							
Minimum	\$32,721						
Maximum	\$59,449						
Deposit Premium (Net)	\$48,304	\$47,194	\$51,592	\$63,905	\$81,000	\$81,602	\$77,896
Retro Adjustments	\$4,831						
Dividend	(\$14,751)	(\$12,623)	(\$1,875)				
Final Adjusted Premium	\$38,384	\$34,571	\$49,717	\$63,905	\$81,000	\$81,602	\$77,896
Experience Modification	0.97	0.96	0.91	1.13	1.28	1.30	1.07

	1991-1992 7-1-91 to 7-1-92	1992-1993 7-1-92 to 7-1-93	1993-1994 7-1-93 to 7-1-94	1994-1995 7-1-94 to 7-1-95	1995-1996 7-1-95 to 7-1-96	1996-1997 7-1-96 to 7-1-97	1997-1998 7-1-97 to 7-1-98
Workers' Comp Premium Range							
Minimum	\$31,439	\$27,142	\$31,277	\$34,645	\$29,992	\$24,828	\$32,727
Maximum	\$95,404	\$82,270	\$99,188	\$109,868	\$95,111	\$78,737	\$85,674
Deposit Premium (Net)	\$66,891	\$57,748	\$62,896	\$65,897	\$58,963	\$51,807	\$55,050
Retro Adjustments	(\$33,740)	(\$19,121)	(\$16,735)	(\$23,413)	(\$10,814)	(\$24,146)	\$31,584
Dividend		(\$13,306)				(\$12,356)	(\$13,031)
Final Adjusted Premium	\$33,151	\$25,321	\$46,161	\$42,484	\$48,149	\$15,305	\$73,603
Experience Modification	0.82	0.77	0.74	0.79	0.80	0.88	0.97

CITY OF NORTH MANKATO
PROPERTY/CASUALTY INSURANCE COMPARISONS
2001-2011

	2002/2003	2003/2004	2004/2005	2005/2006	2005/2006	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Premium	\$108,086	\$105,880	\$107,110	\$112,816	\$130,030	\$129,330	\$133,484	\$135,209	\$141,175	\$143,611
Dividend	\$37,625	\$34,833	\$34,374	\$45,007	\$14,961	\$25,909	\$14,681	\$31,380	\$33,937	
Net Premium	\$70,461	\$71,047	\$72,736	\$67,809	\$115,069	\$103,421	\$118,803	\$103,829	\$107,238	\$143,611

INSURANCE COVERAGES FOR:

**City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003**

POLICY TERM:

**May 1, 2011 to May 1, 2012 Property-Casualty
July 1, 2011 to July 1, 2012 Workers Comp.**

PRESENTED BY:

**Jay P. Weir
James R. Weir Insurance Agency, Inc.
208 North Broad Street
Mankato, MN 56001**

VALUATION

The establishment of adequate amounts of insurance is the responsibility of the insured. However, we are available to suggest methods to help you in determining insurance values. Upon acceptance of this proposal, the insurance amounts represent values selected by you. These values usually change over time. Please review them carefully. There could be a claim settlement deficiency, even in the case of a small loss, if insurance values are not adequate.

WHO IS AN INSURED

The full "Named Insured" on your policies will read:

City of North Mankato & Port Authority

Additional Interests insured are:

Housing and Development Authority

PROPERTY

Municipal Building – 1001 Belgrade Avenue

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$1,865,178	\$5,000
Contents	\$ 798,642	\$5,000
Extra Expense	Actual	

Street Department – Sherman & Webster

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Property In Open	\$ 110,524	\$5,000

Street Department – Sherman & Webster

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$1,037,624	\$5,000
Contents	\$ 175,376	\$5,000

Cold Storage Shed – Sherman & Webster

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 199,885	\$5,000
Contents	\$ 185,286	\$5,000

Salt Storage Shed – Sherman & Webster

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 36,923	\$5,000

Steel Storage Building – 1139 Center Street

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 50,289	\$5,000

Comfort Station – Bluff Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 57,292	\$5,000

Gazebo – Bluff Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 13,369	\$5,000

Gazebo – Spring Lake Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 13,369	\$5,000

Press Box – Caswell Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 40,741	\$5,000

2 Gazebos – Caswell Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 33,101	\$5,000

Comfort Station – Riverview Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 101,216	\$5,000

Bath House & Swimming Facility – Spring Lake Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 859,381	\$5,000
Contents	\$ 33,223	\$5,000

Hockey Building – Spring Lake Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 43,287	\$5,000
Contents	\$ 3,451	\$5,000

Pump House – Spring Lake Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 3,820	\$5,000
Contents	\$ 35,984	\$5,000

Park Shelter – Spring Lake Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 35,649	\$5,000

Park Shelter – Spring Lake Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 17,823	\$5,000

Park Shelter – Spring Lake Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 19,097	\$5,000

Park Shelter – Spring Lake Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 17,823	\$5,000

Park Shelter – Spring Lake Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 17,823	\$5,000

Park Shelter – Wheeler Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 123,495	\$5,000

Park Shelter – Wheeler Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 14,004	\$5,000

Band Shell – Wheeler Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 31,434	\$5,000

Water Plant #1 – 903 Belgrade Avenue

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 776,626	\$5,000
Contents	\$ 338,623	\$5,000

Water Tower – Tower Boulevard

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 318,291	\$5,000

Water Tower – Carlson Drive

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 954,869	\$5,000

Pumphouse – 935 South Avenue

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 9,548	\$5,000
Contents	\$ 8,306	\$5,000

Water Plant #2 – 1885 Howard Drive

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$3,704,890	\$5,000
Contents	\$ 504,740	\$5,000

850 KVV Generator – 1885 Howard Drive

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 171,876	\$5,000

Storage Tank – 1885 Howard Drive

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$1,133,111	\$5,000

Storage Tank – 903 Belgrade Ave.

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 840,284	\$5,000

Water Reservoir – Bellview Heights

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 286,461	\$5,000

Water Reservoir – Bellview Heights

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 133,682	\$5,000

Well House/Equipment Building – Caswell Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 337,387	\$5,000
Contents	\$ 70,280	\$5,000

Lift Station #1 – River Crossing

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$1,254,061	\$5,000
Contents	\$ 57,503	\$5,000

Lift Station #3 – Langness Heights

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 38,195	\$5,000

Lift Station #4 – Oak Forest

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 38,195	\$5,000

Lift Station #6 – North Ridge

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 76,390	\$5,000

Lift Station #7 – Howard Drive

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 76,390	\$5,000

Lift Station #8 – Forest Heights Park & Edgewood Addn.

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 95,487	\$5,000

Maintenance Facility – 1139 Center Street

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 612,389	\$5,000
Contents	\$ 245,982	\$5,000

Office – 2070 Howard Drive

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$2,043,418	\$5,000

Police Annex – 1001 Belgrade Avenue

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$1,636,008	\$5,000
Contents	\$ 798,642	\$5,000

Fire Department – 1825 Howard Drive

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$1,893,186	\$5,000
Contents	\$ 734,750	\$5,000

Park Restroom – 701 Webster Avenue

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 108,219	\$5,000

Public Library – 1001 Belgrade Avenue

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$1,600,000	\$5,000
Contents	\$ 785,864	\$5,000

Restroom, Press Box, and Concession Stand – Caswell Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 188,255	\$5,000

Recycling Center – 600 Webster

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$1,715,187	\$5,000
Contents	\$ 245,925	\$5,000

Public Works – 2005 Carlson Drive

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 796,338	\$5,000
Contents	\$ 122,962	\$5,000

Sewer Lift Station – Aspen Lane

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 219,240	\$5,000

Lift Station – Reserve Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 292,320	\$5,000

Shelter – Reserve Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 60,900	\$5,000

Storage Shed – Caswell Park

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 100,000	\$5,000

Sanitary Lift Station - Parks Edge Subdivision

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Building	\$ 125,000	\$5,000

Citywide

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Property In Open	\$ 250,000	\$5,000

COVERAGE:

Protection for loss from direct physical damage to the described property by causes of loss insured, subject to policy terms.

KEY CONDITIONS:

Causes of Loss Insured:	Special
Valuation:	100% Coinsurance

PROPERTY EXTENSIONS:

Terrorist Activity – Annual Aggregate Limit	\$5,000,000 annual aggregate
Asbestos, Clean up, Abatement and Removal	\$250,000 per location
Loss of Revenue, Extra Expense, and Expediting Expense	\$5,000,000 per location
Debris Removal	
(Direct Physical Damage to Covered Property)	25% of the estimated replacement Cost of the Covered Property
(No Direct Physical Damage to Covered Property)	\$50,000 per occurrence
Leasehold Interest	\$500,000 per location
Pollutant Cleanup and Removal	\$250,000 per location
Errors	\$500,000 per occurrence
Rental Reimbursement	\$25,000 annual aggregate
Arson Reward	\$5,000 per fire loss
Accounts Receivable	\$500,000 per location
Valuable Paper & Records	\$500,000 per location
Extraordinary Expense	\$250,000 annual aggregate
Utility Services	\$100,000 per occurrence
Water and Supplemental Flood Coverage	\$500,000 per occurrence
	\$500,000 annual aggregate

BOND

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Faithful Performance Coverage	\$200,000	\$5,000

CRIME

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	<u>DEDUCTIBLE</u>
Theft, Disappearance and Destruction		
Sec. 1 - Inside the Premises	\$250,000	\$5,000
Sec. 2 - Outside the Premises	\$250,000	\$5,000

INLAND MARINE

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>
Scheduled Equipment over \$25,000	\$2,206,699
Unscheduled Equipment - \$25,000 and less	\$ 564,465
Deductible	\$ 5,000

BOILER/EQUIPMENT BREAKDOWN COVERAGE

DESCRIPTION	LIMIT OF INSURANCE
Total	\$31,774,889
Per Any 'One Accident'	\$ 5,000,000
Combined Property Damage, Loss of Income, Extra Expense, and Newly Acquired Locations	
Service Interruption	\$ 100,000
Perishable Goods	\$ 100,000
Data Restoration	\$ 100,000
Demolition and Increase Cost of Construction	\$ 100,000
Pollutants	\$ 100,000
Expediting Expenses	\$ 100,000
CFC Refrigerants	\$ 100,000
Ice Rink Buried Piping	\$ 50,000
Deductible	\$ 5,000

OPEN MEETING LAW DEFENSE COST COVERAGE

DESCRIPTION	LIMIT OF INSURANCE
Defense Costs Per Lawsuit Per Official	\$50,000
Agreement Term Aggregate Per Official	\$50,000
Deductible	\$ 5,000
*Claims-Made Policy	

COMMERCIAL GENERAL LIABILITY

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>
Each Occurrence	\$1,500,000
Products and Completed Operations Annual Aggregate	\$2,000,000
Failure to Supply Annual Aggregate	\$2,000,000
EMF Annual Aggregate	\$2,000,000
Mold Claim Limit	\$2,000,000
Fire Damage Limit	\$ 50,000
Medical Expense Occurrence	\$ 1,000
Medical Expense Aggregate	\$ 10,000
Limited Pollution Liability Occurrence	\$1,500,000
Limited Pollution Liability Aggregate	\$2,000,000
Outside Organization Claim Limit	\$ 100,000
Land Use, Development or Franchise Litigation	\$1,000,000
Municipal Liability Deductible	\$ 5,000

The City of North Mankato does not waive the statutory tort limits.

Claims-Made Coverage

Retroactive Dates:

Municipal Liability July 1, 1987

Limited Pollution Liability Claim May 1, 1989

COVERAGE:

The insurance company agrees to pay on the behalf of the Insured all sums which the Insured shall become legally obligated to pay as damages, including the cost of defense, because of bodily injury, personal injury, or damage to property of others caused by an occurrence covered under the policy.

PREMIUM BASIS:

<u>DESCRIPTION</u>	<u>BASIS</u>
Operating Expenditures	\$ 8,130,108
Waterworks – Payroll	\$ 392,170
Waterworks – per 1 million gallons	467
Miles – Streets – per mile	75
Boats – Less than 25 HP	2
Independent Contractors – per \$100	\$ 4,515,045
Special Events	10,500
E&O other 5 year prior acts over 12,000m	\$19,707,907
Swimming Pools-Seasonal-Board<4 ft	1

COMMERCIAL AUTO

<i>COVERAGE</i>	<i>LIMIT</i>	<i>PER</i>
Liability	\$ 1,500,000	Each Accident
Personal Injury Protection	Statutory	
Uninsured Motorist	\$ 200,000	Each Accident
Underinsured Motorist	\$ 200,000	Each Accident
Physical Damage	Actual Cash Value	
Hired and Non-Owned Auto	Included	
Deductible	\$ 5,000	Each Accident

VEHICLE SCHEDULE:

<i>YEAR</i>	<i>MAKE</i>	<i>MODEL</i>	<i>VEHICLE I.D.</i>
1993	Ford	LT9000	0679 UNIT #906 SEWER JETTER
1978	Ford	Oil Distr	9144 UNIT #130
1993	Ford	1/2 Ton	4673 UNIT #201
1988	Ford	F-800	6530 UNIT #226
1983	GMC	1 T	7450 UNIT #122
1990	Chevy	Crew Cab	1180 UNIT #124
1972	Ford	C750	6342 UNIT #129
1993	Ford	1/2 Ton	4672 UNIT #107
1987	GMC	H2O Flush	2242 UNIT #907
1984	GMC	Tandem	5137 UNIT #190
1987	Chevy	1/2 T	8207 UNIT #4
1988	Ford	1 T	5453 UNIT # 126
1993	GMC	1 T	1024 UNIT #223
1989	GMC	Sierra	0307 UNIT #218
1986	Chevy	1-ton	5627 UNIT #128
1982	Hendricksn	Fire	5895 UNIT #463
1975	Howe	Intl.	6492 UNIT #444
1978	Chevy	Rescue &	2503 UNIT #719
1991	Chevy	Equipment	4900 UNIT #484
1925	REO	Fire Truck	406 UNIT #441
1982	FWD	Snowplow	1230 UNIT #117
1976	Wenger	Bandshell	0340 UNIT #240
1996	Chevy	Pickup	5440 UNIT #214
1996	Ford	105 Bronco	2908 UNIT #504
1996	GMC	Jimmy	6674 UNIT #8
1996	Chevy	Pickup	4495 UNIT #306
1997	Ford	Tandem	7566 UNIT #191
1984	FWD	RO44	1161 UNIT #158
1984	FWD	RO44	1165 UNIT #113 OR UNIT #156
1997	Dodge	Intrepid	6539 UNIT #3
1997	Pierce	Fire Truck	0291 UNIT #445
1997	Dodge	Intrepid	6540 UNIT #600
1997	Ford	F-150	7606 UNIT #203
1997	Ford	F250	9623 UNIT #104
1998	Chev.	3/4-ton	6925 UNIT #601
1998	Ford	LT8511	0933 UNIT #196
1998	Ford	L8511	0229 UNIT #150
1998	Ford	LT8511	0650 UNIT #195
1997	Dodge	Ram 1/2Ton	6308 UNIT #308
1998	GMC	Sierra	7454 UNIT #204
1998	Chev.	Truck	9096 UNIT#121
1998	Chev.	Truck	0538 UNIT #125

1999	Sterling	L8511	8649 UNIT #119
1999	Sterling	LT8511	8650 UNIT #198
1999	Ford	Explorer	5798 UNIT #718
1999	GMC	Truck	7777 UNIT #127
1999	Haulmark	Cargo	4682 UNIT #908
1993	Intern'l	IC105	3600 UNIT #1
1999	Maurer	Utility	2776 UNIT #362
1997	Gulfstream	Emerg-FEMA	3662 - UNIT #280
2001	Ford	Taurus SE	4376 UNIT#702
2001	Ford	F-250	0359 UNIT #301
1979	Generator	Trlr	1101 UNIT #909
1982	Homemade	Trlr	3455 UNIT #486
2002	Ford	F350	3353 UNIT #304
2002	Towmaster	T-40 Tlr	3094 UNIT #24
2003	Ford	F250	2794 UNIT #303
1992	TSI - Job	Trailer	8617 UNIT #510
2003	Work Horse	WP31852	1009 UNIT #485
2004	Chevy	1/2 Ton	7080 UNIT #500
1983	Barricade	Trailer	836Z UNIT #519
1989	Felling	Trailer	2256 UNIT #20
1994	Felling	Trailer	2742 UNIT #26
2004	Chevy	1/2 Ton	7108 UNIT #100
1976	Balko	Trailer	1154 UNIT #260
2000	Morbark	Chipper	3035 UNIT #271
2001	Aluma	Trailer	3495 UNIT #273
2001	Aluma	Trailer	2871 UNIT #274
2004	Chevy	Silverado	5998 UNIT #200
2004	Docontamin	Trailer	7577 UNIT #487
2004	Int'l	Dump Truck	2299 UNIT#192
2006	Int'l	Truck	8608 UNIT#120
2006	Ford	Explorer	4712 UNIT #701
2007	Ford	500	8382 UNIT#5
2007	Int'l	Dump Truck	1900 UNIT #193
1998	Chevy	Bucken Tru	7222 UNIT #228
2006	Ford	F150	6759 UNIT #307
2006	Int'l	Fire Truck	7498 UNIT #446
2006	Chevy	GrassTruck	1509 UNIT#482
2007	Dodge	Dakota	2015 UNIT#502
2006	Dodge	Dakota	9965 UNIT #202
2006	Dodge	Dakota	9966 UNIT #305
2007	Ford	500	3500 UNIT#703
2007	Dodge	2500 Quad	7491 UNIT #300
2007	GMC	Truck	6457 UNIT #483
2007	Dodge	BR3500	3752 UNIT #224
2008	Ford	Crown Vict	3227 UNIT #715
2008	Ford	Crown	6111 UNIT #714

2008	Ford	Expedition	4995 UNIT#501
1979	Kaly	Trailer	8210 UNIT#276-2
1978	Kaly	Trailer	9310 UNIT#275-1
2009	Ford	Crown Vict	8504 UNIT #716
2010	Ford	Crown	9924 UNIT #713
2007	Trailer	Refurbished	TBD
2012	International	Truck	0977 UNIT #151
2011	Ford	Crown	8999 UNIT #711
2011	Ford	Crown	9000 UNIT #712

WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY

<u>DESCRIPTION</u>	<u>LIMIT OF INSURANCE</u>	
Workers' Compensation	Per State Statute	
Employer's Liability	\$1,500,000	Bodily Injury By Accident-Each Accident
	\$1,500,000	Bodily Injury By Disease-Each Employee

COVERAGE:

WORKERS' COMPENSATION

Provides protection for loss caused by a statutory requirement to pay such compensation and other benefits as may be required by the Workers' Compensation and Occupational Disease Laws of a state except those in which private insurers are not permitted to provide the insurance.

EMPLOYER'S LIABILITY

The insurance company agrees to pay on behalf of the Insured such sums as may be imposed by the courts under common law (as distinguished from Workers' Compensation Statutory Law) because of liability for bodily injury by accident or disease, including resulting death, sustained by any employee arising out of and in the course of employment.

Employment States: Minnesota

Premium Basis:

<u>Classification</u>	<u>Code</u>	<u>Rate</u>	<u>Payroll</u>
Street Construction	5506	7.74	\$521,060
Waterworks	7520	3.95	\$324,202
Radio or Television Broadcasting	7610	.46	\$157,095
Firefighters (Volunteer)	7708	102.49	13,394 (population)
Police	7721	3.38	\$815,267
City Shop & Yard	8227	3.52	\$152,395
Clerical	8810	.79	\$819,244
Building Maintenance	9015	4.51	\$ 51,265
Parks	9102	3.58	\$299,555
Garbage or Refuse Collection	9403	8.07	\$ 50,996
Municipal Employees	9410	.57	\$310,891
Elected Officials	9411	.24	\$ 31,800
Swimming Pools	9015	4.51	\$ 40,000
Experience Mod	2010 - .94	2011 - .86	

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
June 9, 2011

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., June 9, 2011, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Dave Trask, Nick Meyer, Corey Brunton, Rick Haman, Stephanie Stoffel and Mark Weinstein. Staff members present: Council Liaison Bill Schindle, City Attorney Michael Kennedy and City Planner Michael Fischer.

A motion was made by Commissioner Stoffel, seconded by Commissioner Weinstein, to approve the minutes of the April 14, 2011 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

CU-1-11, Conditional Use Permit to Operate an Automotive Repair Business at 331 Webster Avenue

Planner Fischer presented a request from Jerry Bambery and Dale Engelhardt to operate an automotive repair business at 331 Webster Avenue. Dale Engelhardt explained the concept as a "do-it-yourself" automotive repair business and how he plans to operate the business including supervision at all times. In response to questions from the Planning Commission, Mr. Engelhardt indicated there will not be outdoor storage of parts or equipment, that occasional outdoor parking of vehicles may occur on the property and that no vehicle painting, body work or welding is permitted. Discussion continued regarding customer parking, fluid and waste disposal, hours of operation and other automotive repair businesses located within the City. It was moved by Commissioner Weinstein, seconded by Commissioner Brunton, to approve CU-1-11 subject to the following conditions:

1. All work shall be performed within the building.
2. All materials and equipment shall be stored within the building.
3. A minimum of four (4) off-street parking spaces shall be provided.
4. A working flammable waste trap is located within the building.
5. No painting or welding is permitted either inside or outside the building.

Vote on the motion: all ayes, 0 nays; motion carried.

Request to Amend Section 156.045 of the City Code

Planner Fischer presented a request from John Forsyth to amend Section 156.045 of the City Code to include pawn shops as a conditional use in the Central Business District. The proposed amendment would allow Mr. Forsyth to operate a pawn shop at the former Christy's Café building at 229 Belgrade Avenue. Discussion began with an explanation of the general operations of pawn shops and where they are currently permitted within the City. Mr. Forsyth indicated he cannot find a place to operate a pawn shop in a permitted district and that this location is close to his residence. Forsyth

explained the type of business he would operate including common merchandise bought and sold and the issuance of loans. Discussion continued pertaining to hours of operation, parking and current redevelopment efforts in the CBD. Trudy Forsyth indicated the business would be family owned and operated. Dave Olinger, 1302 Lee Boulevard, stated the City should accommodate businesses which express interest in the City. Attorney Kennedy stated that any City Code change to permit pawn shops in the CBD would create opportunity for other pawn shops to locate as well.

After further discussion pertaining to the operations of pawn shops, it was moved by Commissioner Weinstein, seconded by Commissioner Stoffel, to approve the amendment. Vote on the motion: Weinstein voting aye, Meyer, Brunton, Haman, Stoffel and Trask voting nay. Motion denied.

Preliminary and Final Plat of Northport No. 16

Planner Fischer presented a request from the North Mankato Port Authority to plat 2.57 acres of land located at the west end of Howard Drive West as Northport No. 16. Staff indicated that the presence of the developable land was identified after the platting of the Highway 14/CSAH 41 interchange. There being no discussion, it was moved by Commissioner Weinstein, seconded by Commissioner Haman, to approve the preliminary and final plat of Northport No. 16. Vote on the motion: all ayes, 0 nays; motion carried.

Z-1-11, Request to Zone Northport No. 16 as M-2, Heavy Industrial

Planner Fischer presented a request from the North Mankato Port Authority to zone Northport No. 16 as M-2, Heavy Industrial. Staff indicated that upon approval of the platting of Northport No. 16, it is necessary to formally provide a zoning classification based on the intended use of the property. The request for M-2 zoning is consistent with existing area zoning and future area zoning. There being no discussion, it was moved by Commissioner Stoffel, seconded by Commissioner Haman to approve Z-1-11. Vote on the motion: all ayes, 0 nays; motion carried.

Z-2-11, Request to Zone Northport No. 15 as M-2, Heavy Industrial

Planner Fischer presented a request from the North Mankato Port Authority to zone Northport No. 15 as M-2, Heavy Industrial. Staff indicated that Northport No. 15 was approved by the Planning Commission and City Council in March 2011 and it is necessary to provide a zoning classification based on the intended use of the property. The request for M-2 zoning is consistent with both existing and future area zoning. After a brief discussion regarding existing area zoning, it was moved by Commissioner Brunton, seconded by Commissioner Weinstein, to approve Z-2-11. Vote on the motion: all ayes, 0 nays; motion carried.

Council Liaison Schindle recommended that as part of the current redevelopment effort in the CBD and the future Belgrade Avenue Study, that review of the existing permitted uses be considered.

There being no further business, it was moved by Commissioner Weinstein, seconded by Commissioner Haman, to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 8:20 p.m.

Chairman

Secretary

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10B	Dept: City Planner	Council Meeting Date: 6/20/11																																																										
TITLE OF ISSUE: CU-1-11, Conditional Use Permit Request to Operate an Automotive Repair Business, 331 Webster Avenue, a request from Jerry Bamberry and Dale Engelhardt																																																												
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CU-1-11

331 WEBSTER AVENUE

A REQUEST FROM JERRY BAMBERRY/DALE ENGELHARDT

THE CITY OF NORTH MANKATO

SUBJECT: CU-1-11

APPLICANT: Jerry Bamberry/Dale Engelhardt

LOCATION: 331 Webster Avenue

EXISTING ZONING: B-3, General Commercial

DATE OF HEARING: June 9, 2011

DATE OF REPORT: June 1, 2011

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request for a conditional use permit to operate an automotive repair business in a B-3 zoning district.

COMMENT

The applicants are proposing to use the existing building addressed as 331 Webster as a location for an automotive repair business. According to the City Code, automotive repair businesses are a conditional use in any business district. Therefore, the applicants are requesting a conditional use permit to accommodate a "do it yourself" automotive repair business. Attached is information on the business operations and hours as submitted by the proposed operator.

As an automotive repair business, the "do it yourself" concept is somewhat different than other repair businesses. In summary, the applicants provide the building and tools and vehicle owners can repair their own vehicles. The cost is based on an hourly rate and the equipment needed.

RECOMMENDATION

Staff recommends approval of CU-1-11 subject to the following conditions:

1. All work shall be performed within the building.
2. All materials and equipment shall be stored within the building.
3. A minimum of four (4) off-street parking spaces shall be provided.

Do It Yourself Auto
331 Webster Avenue
North Mankato, MN 56001

Dale Engelhardt
(507)386-1741
diyautorepair@hickorytech.net
www.MankatoCarRepair.com

I offer 4 bays, 1 car lift, and 1 overhead crane for \$25 per hour base rate, 154 pc. Toolset and accessories are included. Electronic diagnostic equipment is available for use on 1996 and newer vehicles. Internet access is available to find online help and parts ordering, no parts are currently stocked due to insurance costs. Repair shops with mechanics on hand charge \$60 an hour and up and mark-up their parts pricing. Vehicle owners doing their own repairs will have a more vested interest in keeping up with the maintenance and take more pride in their vehicles. With a commercial account I get parts at the same price that mechanic shops pay without the price markup they pass on to the customer.

I am the Owner/Operator and sole employee of the business until it becomes successful enough to merit hiring employees. I hope to be able to add an employee(s) in the fall of 2011 and be able to keep them on in a part-time position.

The Greater Mankato area had a population of 43,120 over the age of 18 in 2010 with 21,648 households and only 52.9% home ownership. 10,196 households were renting in 2010 and all of the property Managers I talked with said they do not allow car repair on their property and only have garages available for less than 25% of the resident's cars, if any at all.

There are no do it yourself repair shops in this area, car owners are forced to take their vehicles to a mechanic or hope for nice weather to work on the car outside without specialized tools readily available.

Shop Fees

Number of Stalls	5	3 Hour Block	Day	Week	Month
Hourly Rates:	per hour				
Open Bay Weekday	\$ 25.00	\$ 60.00	\$ 145.00	Ask	Ask
Weekend	\$ 25.00	\$ 60.00	\$ 160.00		
Car Lift Weekday	\$ 35.00	\$ 85.00	\$ 205.00		
Weekend	\$ 35.00	\$ 95.00	\$ 220.00		
General Tool Set	Included				
Printing pages	\$ 1.00	per page			
Disposal Fees:					
Lubricant/Filter	\$1.00/Change				
Anti-freeze	\$2.00/Gallon				
Hours Open	51	Noon - 9 pm	9 AM - 9 PM		
Days open	5	Wed - Fri	Sat - Sun		

5/5/2011



CITY OF NORTH MANKATO

May 26, 2011

Dear Property Owner:

The City of North Mankato has received a request from Jerry Bamberry and Dale Engelhardt for a conditional use permit to operate an automotive repair business at 331 Webster Avenue.

This request will be considered by the Planning Commission on June 9, 2011 and by the City Council on June 20, 2011. Both meetings begin at 7 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 this conditional use permit request. You may send written comments prior to the June 9, 2011 meeting or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
City Planner

MF:ng

Dale E & Verla A Himmelman
318 McKinley Avenue
North Mankato, MN 56003

Donald R & Irene Chasteen
314 McKinley Avenue
North Mankato, MN 56003

Quick Stop Mankato, Inc.
201 Webster Avenue
North Mankato, MN 56003

B & J Lange Partnership
Brian & Jody Lange
28024 Maple Lane
Madison Lake, MN 56063

Jon A Pluto
615 Belgrade Avenue
North Mankato, MN 56003

Norman R Mason
332 McKinley Avenue
North Mankato, MN 56003

Jace R & Melissa L Franklin
330 McKinley Avenue
North Mankato, MN 56003

Donald W & Geraldine Swanson
324 McKinley Avenue
North Mankato, MN 56003

Douglas C Anderson
P.O. Box 2268
Mankato, MN 56002

Pierce Plaza LLC
116 Blace Avenue
Eagle Lake, MN 56024

D Schaefer Properties LLC
340 Pierce Avenue
North Mankato, MN 56003

Growth Holdings LLC
530 S Front Street
Mankato, MN 56001

Harlan G & Judith A Berger
301 Pierce Avenue
North Mankato, MN 56003

Scott & Dawn Krueger
315 Pierce Avenue
North Mankato, MN 56003

Stacy W & Lisa L Ohme
309 Pierce Avenue
North Mankato, MN 56003

Sturm & Associates
343 Webster Avenue
North Mankato, MN 56003

John G & Marilyn J Crane
5610 Woodcrest Drive
Edina, MN 55424

Nathan G Svoboda
2712 1st Street E
Stewartville, MN 55976

Robert L & Jacquelyn B Funke
321 Pierce Avenue
North Mankato, MN 56003

Bamco Development Company LLC
190 Stony Creek Road
Mankato, MN 56001

Charles Gasswint
1021 Range Street
North Mankato, MN 56003

Justin & Lindsey B Tollefson
305 Pierce Avenue
North Mankato, MN 56003

Michael E & Sherri D Mayo
44285 Hillside Court
St. Peter, MN 56082

Helen M Berentson
1020 Range Street
North Mankato, MN 56003

Robert J & Maureen Rodriguez
339 Pierce Avenue
North Mankato, MN 56003

Thomas G & Ruth E Aberwald
333 Pierce Avenue
North Mankato, MN 56003

Stephen A Neir
327 Pierce Avenue
North Mankato, MN 56003

Bailey Kleinschmidt Properties
97 Ridgewood Street
Mankato, MN 56001

The Service Rack, Inc.
1022 Range Street
North Mankato, MN 56003

Robert M & Miriam L Feist
1018 Cross Street
North Mankato, MN 56003

Application for
CONDITIONAL USE PERMIT

Pursuant to Section 156.055 of the North Mankato City Code, application is hereby made to allow the use of land as described herein.

LEGAL DESCRIPTION OF PROPERTY:

Lot # W 45' of the E 266.88' of the N 136.5 Block # 26
Subdivision Wendell Hodapp's Addition Address 331 Webster Avenue

APPLICANT:

Name Dale Engelhardt Address 141 Laurinda Lane Phone 345-1878
Mankato, MN 56001

PROPERTY OWNER (If Other Than Applicant):

Name Bamco Development Company LLC Address 190 Stoney Creek Road Phone
Mankato, MN 56001

CURRENT ZONING: B-3 CURRENT USE OF PROPERTY: Commercial Building

LAND USE PROPOSED: Automotive Repair Business

CONFORMING USE? Yes X No

REQUEST PREVIOUSLY CONSIDERED? Yes No X If Yes, date

ADDITIONAL COMMENTS:SUPPORTING DOCUMENTS:

	Required	Attached		Required	Attached
Plot Plan	_____	_____	Comment Letters	_____	_____
Floor Plan	_____	_____	Performance Test	_____	_____
Landscaping Plan	_____	_____	Petition	_____	_____
Parking/Loading Plan	_____	_____	Development Schedule	_____	_____
Survey	_____	_____	Proposed Regulations	_____	_____
Other _____	_____	_____			

FEES: Application Fee \$ 335.00

Notice Charge # 30 @ \$ 2.00 = \$ 60.00

Total Fee \$ 395.00 Receipt #

I hereby certify that the information both described in and attached to this application is correct and true.

Signature of Applicant _____ Date _____

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10C	Dept: City Planner	Council Meeting Date: 6/20/11																																																					
TITLE OF ISSUE: Request to Amend Section 156.045 of the North Mankato City Code, a request from John Forsyth																																																							
BACKGROUND AND SUPPLEMENTAL INFORMATION: The applicant has expressed interest in opening a pawn shop in the former Christy's Café building addressed as 229 Belgrade Avenue in the Central Business District (CBD). According to the City Code, pawn shops are only permitted as a conditional use in B-3, General Commercial zoning districts. Therefore, the applicant is proposing to amend the City Code to permit pawn shops as a conditional use in the CBD. See attached report.																																																							
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CITY CODE AMENDMENT
A REQUEST FROM JOHN FORSYTH

THE CITY OF NORTH MANKATO

SUBJECT: City Code Amendment
APPLICANT: John Forsyth
DATE OF HEARING: June 9, 2011
DATE OF REPORT: June 1, 2011
REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to amend Section 156.045 of the North Mankato City Code to permit pawn shops as a conditional use in the Central Business District (CBD).

COMMENT

The applicant has expressed interest in opening a pawn shop in the former Christy's Café building addressed as 229 Belgrade Avenue in the Central Business District (CBD). According to the City Code, pawn shops are only permitted as a conditional use in B-3, General Commercial zoning districts. Therefore, the applicant is proposing to amend the City Code to permit pawn shops as a conditional use in the CBD.

Attached is a business plan submitted by the applicant which describes the use of the building as a pawn shop.

RECOMMENDATION

As pawn shops are permitted in B-3 zoning districts, staff recommends against any City Code amendment to permit them in the CBD.

Business Plan
North Mankato, Mn 56003

Confidential Agreement

The undersigned reader acknowledges that the information provided by John Forsyth in this business plan is confidential; therefore, reader agrees not to disclose it without the express written permission of John Forsyth.

It is acknowledged by reader that information to be furnished in this business plan is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same reader, may cause serious harm or damage to John Forsyth.

Upon request, this document is to be immediately returned to

Signature

Name (typed or print)

Date

This is a business plan. It does not imply an offering of securities.

Executive Summary

The anticipated business will be located in the business district of downtown North Mankato. We are looking at a building on 229 Belgrade Ave. Our anticipated business plan will offer the public and area consumers access to selling, consigning and purchasing collectables, estate items and other high-end items. We will also offer the option of a loan on items of value. Our vision is a family orientated, friendly atmosphere with a area for coffee, pastries etc.

Keys to Success

- Twelve years of proven Ebay sales.
- Offering public walk in access to collectibles in a family orientated setting.
- Food bar with coffee, pastries, etc. A nice place to have your favorite cup of cappuccino.
- Local and area option to sell collectibles and good value items. I know of

many people who want an upscale outlet for selling and purchasing collectibles.

We will sell different types of antiques, collectibles and rare one of a kind items. Over the years I have specialized in antiques, gold, and silver coins, gold jewelry, tools, flat screen tvs, DVDs, and blue ray players.

Our Mission

- To offer consignment, loans, and trade on certain items.
- To offer layaway plans.
- An environment that is welcoming, family orientated with personalized service. We strive to establish a relationship with customers and build a reputation of good business.
- To offer the community an option to buy, sell, or trade.
- To do loans on items of value.
- To be fully compliant with licenses, APS (Automated Police System), the Federal laws, and the North Mankato Police Department. The APS system is setup to transfer all information from each transaction to the police station minute by minute.

Strategy and Implementation Summary

We can offer the customer more money for their items than the competitors. We offer a better environment for resale with more options to get them what their items are worth. We will help the customer in this economy to have a better return on their item. I personally have been buying gold and jewelry at price of up to 98% of what it's worth. I know several other buyers in this surrounding area that only offer up to 65% of the real value. I will give the customer the best price the first time. I have attended these road shows for collectibles and have found that the public is not getting a fair price for their items. My intentions are to keep the customer happy and keep them coming back.

Company and Management Summary

We have been in the business of buying, selling, and trading collectible items for the past 20 years. John Forsyth is a life long resident of North Mankato and has recently retired from the construction industry to devote full time to a retail location.



May 31, 2011

Dear Property Owner:

The City of North Mankato has received a request from John Forsyth to amend the North Mankato City Code to permit pawn shops in the Central Business District. Specifically, the applicant is proposing to open a pawn shop in the former Christy's Café building addressed as 229 Belgrade Avenue.

This request will be considered by the Planning Commission on June 9, 2011 and by the City Council on June 20, 2011. Both meetings begin at 7 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 this City Code amendment request. You may send written comments prior to the June 9, 2011 meeting or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
City Planner

MF:ng

Code Change - CBD

Douglas L. Schaller
55656 Hemlock Lane
Mankato, MN 56001

Taylor Bancshares, Inc.
245 Belgrade Avenue
North Mankato, MN 56003

The Marigold LLC
200 Belgrade Avenue
North Mankato, MN 56003

Allison J. Schaller
241 Belgrade Avenue
North Mankato, MN 56003

P-Jack Properties
1812 S. Riverfront Drive
Mankato, MN 56001

Ryan E. Luedtke
1216 Albion Avenue
Fairmont, MN 56031

Thomas J. Bohrer
232 Belgrade Avenue
North Mankato, MN 56003

Timothy A. Haunty
7470 Saratoga Drive
Chanhassen, MN 55317

Twin Cities Stores, Inc.
1800 Cliff Road E Ste 2
Burnsville, MN 55337-1375

Robert J. Sens
253 Belgrade Avenue
North Mankato, MN 56003

Claudia F. Vosbeck
245 Wheeler Avenue
North Mankato, MN 56002

Elaine Y. Shea
241 Wheeler Avenue
North Mankato, MN 56003

Carl R. Kiewatt
235 Wheeler Avenue
North Mankato, MN 56003

Randy M. Hoehn
2118 Coventry Lane
North Mankato, MN 56003

Greg Thomas
45 M. Hill Court
Mankato, MN 56001-8736

American Legion Post 518
P.O. Box 2233
North Mankato, MN 56002-2233

Jacqueline F. May
221 Nicollet Avenue
North Mankato, MN 56003

Bradley S. Schewe
219 Nicollet Avenue
North Mankato, MN 56003

Larry Harbo
21037 528th Avenue
North Mankato, MN 56055

Skillings Properties LLC
237 Belgrade Avenue N.
North Mankato, MN 56003

T.O.B.E. Properties, LLC
23113 Snowbird lane
North Mankato, MN 56003

David L. Mutch
231 Belgrade Avenue
P.O. Box 2154
Mankato, MN 56002

Allen E. Dykema
217 Nicollet Avenue
North Mankato, MN 56003

Jeffrey J. Kenne
42462 Kerns Drive
North Mankato, MN 56003

Ryan S. Scholl
229 Nicollet Avenue
North Mankato, MN 56003

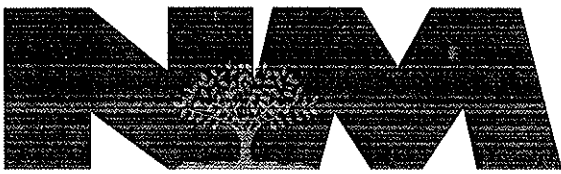
Robert A. Manwarren
225 Nicollet Avenue
North Mankato, MN 56003

Jay P. Dengel
410 Range Street
North Mankato, MN 56003

Ai Yun Zhang Kretsch
477 Marvin Boulevard
North Mankato, MN 56003

Frandsen Bank & Trust
245 Belgrade Avenue
North Mankato, MN 56003

Corey Brunton
300 St. Andrews Drive
Suite 110
Mankato, MN 56001



CITY OF NORTH MANKATO

May 31, 2011

Dear Property Owner:

The City of North Mankato has received a request from John Forsyth to amend the North Mankato City Code to permit pawn shops in the Central Business District. Specifically, the applicant is proposing to open a pawn shop in the former Christy's Café building addressed as 229 Belgrade Avenue.

This request will be considered by the Planning Commission on June 9, 2011 and by the City Council on June 20, 2011. Both meetings begin at 7 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 this City Code amendment request. You may send written comments prior to the June 9, 2011 meeting or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
City Planner

MF:ng

Dear Michael,

*We request that the City code not
be amended.*

Vango Moody 200 Belgrade av.

I feel that a person
shop on Belgrade would
be an essential addition
to the current stores (?)

I would more than
likely frequent the shop.
I like to browse + even
purchase !!

Kelani Ohea
241 Steeler Ave
Hd. Menards, Mn 55003

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10D	Dept: City Planner	Council Meeting Date: 6/20/11																											
TITLE OF ISSUE: Preliminary and Final Plat of Northport No. 16																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of the platting of the Highway 14/CSAH 41 interchange right-of-way, it was determined that a 2.5-acre parcel of developable land existed in a location as shown on the attached map. To include this property into the Northport Industrial Park, it is necessary to formally plat the property as shown on the attached Northport No. 16 map. See attached report.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Approval of the preliminary and final plat of Northport No. 16																													
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Schindle</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Freyberg	_____	_____	Steiner	_____	_____	Norland	_____	_____	Schindle	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ <u>Preliminary and Final Plat Report</u> _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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PRELIMINARY AND FINAL PLAT
OF NORTHPORT NO. 16

PARCELS 7S1 AND 9S1 OF NICOLLET COUNTY
RIGHT-OF-WAY PLAT NO. 26

A REQUEST FROM NORTH MANKATO PORT AUTHORITY

THE CITY OF NORTH MANKATO

SUBJECT: Preliminary and Final Plat of Northport No. 16

APPLICANT: North Mankato Port Authority

LOCATION: Parcels 7S1 and 9S1 of Nicollet County Right-of-Way Plat No. 26

EXISTING ZONING: Ag

DATE OF HEARING: June 9, 2011

DATE OF REPORT: June 1, 2011

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to formally plat Northport No. 16

COMMENT

As part of the platting of the Highway 14/CSAH 41 interchange right-of-way, it was determined that a 2.5-acre parcel of developable land existed in a location as shown on the attached map. To include this property into the Northport Industrial Park, it is necessary to formally plat the property as shown on the attached Northport No. 16 plat map.

Due to the location of the property in relationship to the future interchange, during the construction of the interchange, access to the property would be provided by a private service road. Upon completion of the interchange, the property will have direct access from Howard Drive West.

RECOMMENDATION

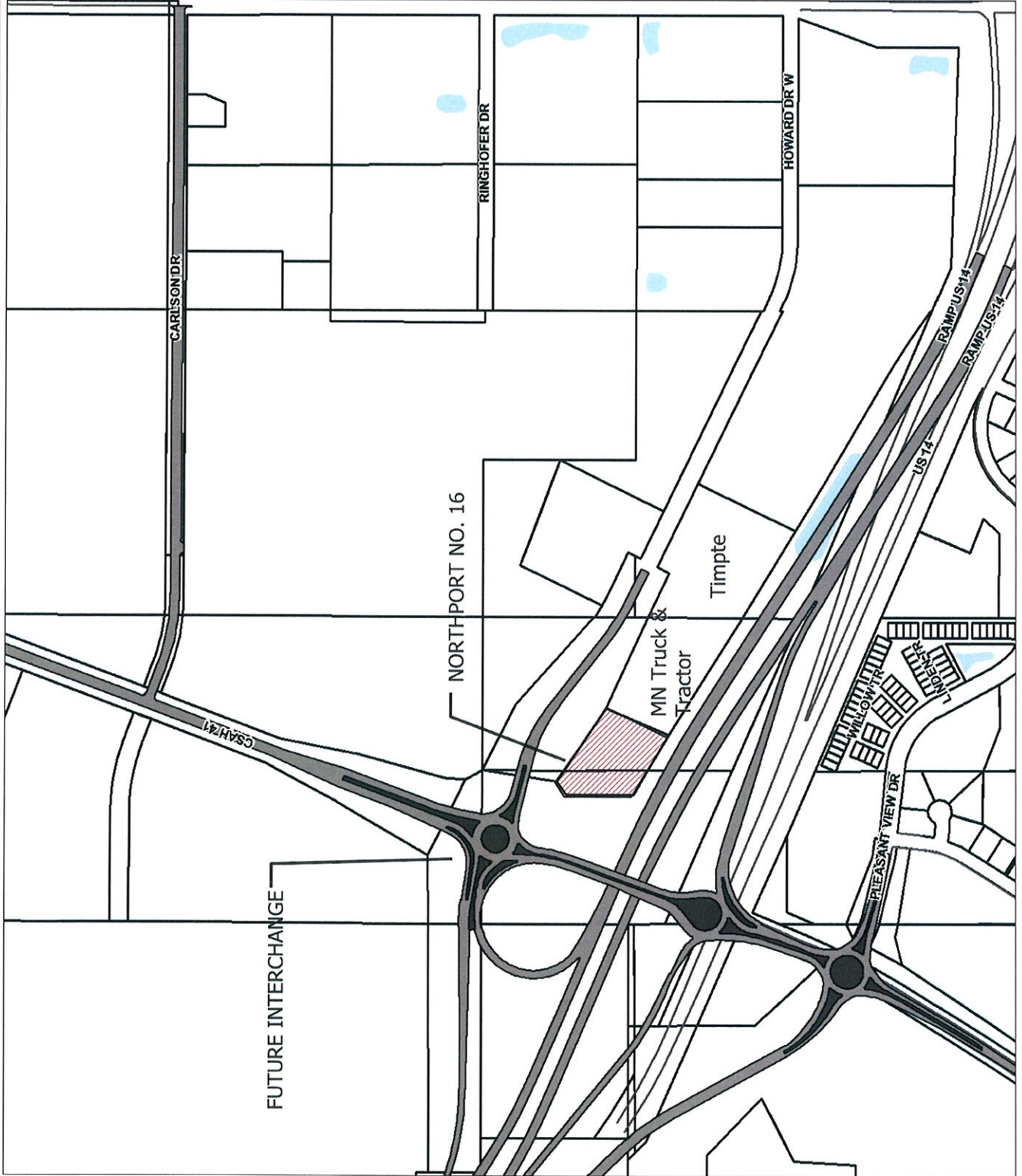
Staff recommends approval of the preliminary and final plat of Northport No. 16.



Northport No. 16



Figure X.X



0 606 Feet

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CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10E	Dept: City Planner	Council Meeting Date: 6/20/11																																																																		
TITLE OF ISSUE: Z-1-11, Request to Zone Northport No. 16 as M-2, Heavy Industrial, a request from the North Mankato Port Authority																																																																				
BACKGROUND AND SUPPLEMENTAL INFORMATION: Upon approval of the preliminary and final plat of Northport No. 16, it is necessary to formally provide the property with a zoning classification based on the intended use of the property. See attached report.																																																																				
<i>If additional space is required, attach a separate sheet</i>																																																																				
REQUESTED COUNCIL ACTION: Approval of Z-1-11																																																																				
For Clerk's Use: Motion By: _____ Second By: _____ <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%; text-align: center;">Aye</td> <td style="width: 10%; text-align: center;">Nay</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Freyberg</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Schindle</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay								_____	_____						Freyberg		_____	_____						Steiner		_____	_____						Norland		_____	_____						Schindle		_____	_____						Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Z-1-11 Report, Ord. No. 37</u> _____ _____ _____ _____				Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Z-1-11

NORTHPORT NO. 16

A REQUEST FROM NORTH MANKATO PORT AUTHORITY

THE CITY OF NORTH MANKATO

SUBJECT: Z-1-11

APPLICANT: North Mankato Port Authority

LOCATION: Northport No. 16

EXISTING ZONING: Ag

DATE OF HEARING: June 9, 2011

DATE OF REPORT: June 1, 2011

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to zone Northport No. 16 as M-2, Heavy Industrial.

COMMENT

Upon approval of the preliminary and final plat of Northport No. 16, it is necessary to formally provide the property with a zoning classification based on the intended use of the property. As the property will be marketed for industrial purposes and the current area zoning is industrial, an M-2, Heavy Industrial zoning classification is requested. The M-2 zoning is consistent with existing area zoning in the industrial park.

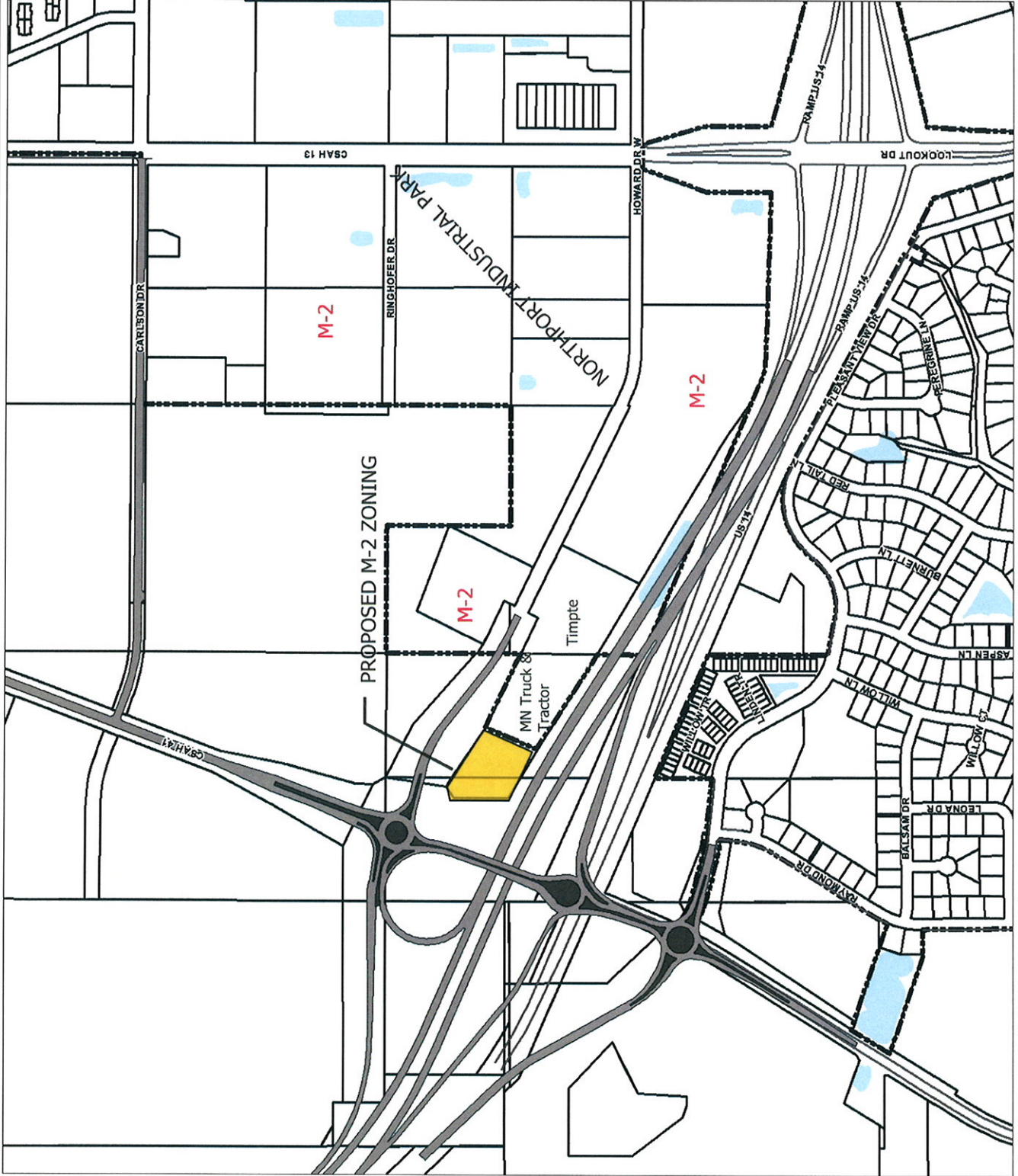
RECOMMENDATION

Staff recommends approval of Z-1-11.



Z-1-11

Figure X.X



0 748 Feet

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May 25, 2011

Dear Property Owner:

As a result of recent property annexation into the City limits, the City of North Mankato has received a request from the North Mankato Port Authority to provide a zoning classification of M-2, Heavy Industrial, for Northport No. 16. Attached is a map showing the location of the property.

This request will be considered by the Planning Commission on June 9, 2011 and by the City Council on June 20, 2011. Both meetings begin at 7 p.m. in the Council Chambers of the Municipal Building located at 1001 Belgrade Avenue.

As a nearby property owner, you have the opportunity to comment on the zoning request. You may send written comments prior to the June 9, 2011 meeting or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
City Planner

MF:ng

Z-1-11

G & M Schmitt, LLC
43056 County Road 4
Nicollet, MN 56074

Application for REZONING

Pursuant to Chapter 156 of the North Mankato City Code, application is hereby made to amend the City of North Mankato Zoning Map as described herein.

LEGAL DESCRIPTION OF PROPERTY:

Lot # _____ Block # _____
 Subdivision Northport No. 16 Address _____

APPLICANT:

Name North Mankato Port Authority Address 1001 Belgrade Avenue Phone 625-4141
North Mankato, MN 56003

PROPERTY OWNER (If Other Than Applicant):

Name _____ Address _____ Phone _____

CURRENT ZONING: Ag CURRENT USE OF PROPERTY: Vacant

PROPOSED ZONING: M-2, Heavy Industrial

REASON ZONING CHANGE NEEDED: Annexation into City limits.

REQUEST PREVIOUSLY CONSIDERED? Yes _____ No X If Yes, date _____

Comments:

SUPPORTING DOCUMENTS:

	Required	Attached		Required	Attached
Plot Plan	_____	_____	Comment Letters	_____	_____
Floor Plan	_____	_____	Performance Test	_____	_____
Landscaping Plan	_____	_____	Petition	_____	_____
Parking/Loading Plan	_____	_____	Development Schedule	_____	_____
Survey	_____	_____	Proposed Regulations	_____	_____
Other _____	_____	_____			

FEES: Application Fee \$ 335.00

Notice Charge # 1 @ \$ 2.00 = \$ 2.00

Total Fee \$ 337.00 Receipt # _____

I hereby certify that the information both described in and attached to this application is correct and true.

Signature of Applicant _____ Date _____

ORDINANCE NO. 37, 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 Northport No. 16 as M-2, Heavy Industrial.

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, 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 20th day of June 2011.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10F	Dept: City Planner	Council Meeting Date: 6/20/11
------------------	--------------------	-------------------------------

TITLE OF ISSUE: Z-2-11, Request to Zone Northport No. 15 as M-2, Heavy Industrial, a request from the North Mankato Port Authority

BACKGROUND AND SUPPLEMENTAL INFORMATION: In March of 2011, the Planning Commission and City Council approved the preliminary and final plat of Northport No. 15 as shown in the attached report. As the property was recently annexed into the City limits, it is necessary to provide a zoning classification based on the intended use of the property. See attached report.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approval of Z-2-11

<p>For Clerk's Use:</p> <p>Motion By: _____</p> <p>Second By: _____</p> <p>Vote Record:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;"></td> <td style="width: 15%; text-align: center;">Aye</td> <td style="width: 15%; text-align: center;">Nay</td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>Freyberg</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>Steiner</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>Norland</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>Schindle</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>Dehen</td> </tr> </table>		Aye	Nay		_____			Freyberg	_____			Steiner	_____			Norland	_____			Schindle	_____			Dehen	<p style="text-align: center;">SUPPORTING DOCUMENTS ATTACHED</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> <p>Other (specify) <u>Z-2-11 Report, Ord. No. 38</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Z-2-11

NORTHPORT NO. 15

A REQUEST FROM NORTH MANKATO PORT AUTHORITY

THE CITY OF NORTH MANKATO

SUBJECT: Z-2-11

APPLICANT: North Mankato Port Authority

LOCATION: Northport No. 15

EXISTING ZONING: Ag

DATE OF HEARING: June 9, 2011

DATE OF REPORT: June 1, 2011

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to zone Northport No. 15 as M-2, Heavy Industrial.

COMMENT

In March of 2011, the Planning Commission and City Council approved the preliminary and final plat of Northport No. 15 as shown on Exhibit A. As the property was recently annexed into the City limits, it is necessary to provide a zoning classification based on the intended use of the property. Northport No. 15 was platted for industrial purposes and is part of the Northport Industrial Park. Therefore, an M-2, Heavy Industrial zoning is requested.

The M-2 zoning is consistent with both existing area zoning and future area land use.

RECOMMENDATION

Staff recommends approval of Z-2-11.

Abstract

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 10

$$\begin{aligned} \mathcal{D} &= \mathcal{D}^{\text{new}} \cup \mathcal{D}^{\text{old}} \quad \mathcal{D}^{\text{new}} = \mathcal{D}^{\text{old}} \cup \mathcal{D}^{\text{new}} \\ \mathcal{D}^{\text{new}} &= \mathcal{D}^{\text{old}} \cup \mathcal{D}^{\text{new}} \quad \mathcal{D}^{\text{old}} = \mathcal{D}^{\text{new}} \cup \mathcal{D}^{\text{old}} \end{aligned}$$
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$$\begin{array}{ll} \text{Coulomb interaction} & \frac{1}{2} \sum_{\mathbf{r}} \sum_{\mathbf{r}'} \sum_{\sigma} \sum_{\sigma'} V(\mathbf{r} - \mathbf{r}') c_{\mathbf{r}\sigma}^\dagger c_{\mathbf{r}\sigma} c_{\mathbf{r}'\sigma'}^\dagger c_{\mathbf{r}'\sigma'} \\ \text{Hopping} & \sum_{\mathbf{r}} \sum_{\mathbf{r}'} \sum_{\sigma} t(\mathbf{r} - \mathbf{r}') c_{\mathbf{r}\sigma}^\dagger c_{\mathbf{r}'\sigma} \\ \text{Zeeman splitting} & \sum_{\mathbf{r}} \sum_{\sigma} \mu_B B c_{\mathbf{r}\sigma}^\dagger c_{\mathbf{r}\sigma} \\ \text{Chemical potential} & \mu \sum_{\mathbf{r}} \sum_{\sigma} c_{\mathbf{r}\sigma}^\dagger c_{\mathbf{r}\sigma} \\ \text{Hartree potential} & \sum_{\mathbf{r}} V_H(\mathbf{r}) c_{\mathbf{r}\sigma}^\dagger c_{\mathbf{r}\sigma} \\ \text{Exchange potential} & \sum_{\mathbf{r}} V_X(\mathbf{r}) c_{\mathbf{r}\sigma}^\dagger c_{\mathbf{r}\sigma} \\ \text{Correlation potential} & \sum_{\mathbf{r}} V_C(\mathbf{r}) c_{\mathbf{r}\sigma}^\dagger c_{\mathbf{r}\sigma} \\ \text{Spin-orbit coupling} & \sum_{\mathbf{r}} \sum_{\sigma} \lambda c_{\mathbf{r}\sigma}^\dagger c_{\mathbf{r}\sigma} \sigma_z \\ \text{Pairing interaction} & \sum_{\mathbf{r}} \sum_{\sigma} \Delta c_{\mathbf{r}\sigma}^\dagger c_{\mathbf{r}\sigma} \end{array}$$

$\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & i \\ 0 & 1 \end{pmatrix}$

[illegible][illegible][illegible]

1. 1990年12月25日，中共中央、国务院作出《关于实行“党政分开”的决定》，指出：“党政分开，不是要削弱党的领导，更不是要否定全心全意依靠工人阶级的方针。而是为了实行民主集中制，加强和改善党的领导，正确处理党同人民的关系，保证改革开放和社会主义现代化建设的顺利进行。”^①

Year	Number of cases	Number of deaths	Number of cases per 100,000 population	Number of deaths per 100,000 population
1990	1,000	100	1.0	0.1
1991	1,100	110	1.1	0.11
1992	1,200	120	1.2	0.12
1993	1,300	130	1.3	0.13
1994	1,400	140	1.4	0.14
1995	1,500	150	1.5	0.15
1996	1,600	160	1.6	0.16
1997	1,700	170	1.7	0.17
1998	1,800	180	1.8	0.18
1999	1,900	190	1.9	0.19
2000	2,000	200	2.0	0.20
2001	2,100	210	2.1	0.21
2002	2,200	220	2.2	0.22
2003	2,300	230	2.3	0.23
2004	2,400	240	2.4	0.24
2005	2,500	250	2.5	0.25
2006	2,600	260	2.6	0.26
2007	2,700	270	2.7	0.27
2008	2,800	280	2.8	0.28
2009	2,900	290	2.9	0.29
2010	3,000	300	3.0	0.30
2011	3,100	310	3.1	0.31
2012	3,200	320	3.2	0.32
2013	3,300	330	3.3	0.33
2014	3,400	340	3.4	0.34
2015	3,500	350	3.5	0.35
2016	3,600	360	3.6	0.36
2017	3,700	370	3.7	0.37
2018	3,800	380	3.8	0.38
2019	3,900	390	3.9	0.39
2020	4,000	400	4.0	0.40

Case	Age	Sex	Occupation	Duration of illness (years)	Onset of illness	Course of illness	Family history	Genetic findings	Pathological findings	Diagnosis
1	45	Male	Farmer	10	1980	Chronic	None	None	None	Chronic
2	52	Female	Housewife	15	1965	Chronic	None	None	None	Chronic
3	60	Male	Teacher	20	1970	Chronic	None	None	None	Chronic
4	68	Female	Retired	25	1960	Chronic	None	None	None	Chronic
5	75	Male	Engineer	30	1955	Chronic	None	None	None	Chronic
6	82	Female	Homemaker	35	1950	Chronic	None	None	None	Chronic
7	88	Male	Retired	40	1945	Chronic	None	None	None	Chronic
8	92	Female	Homemaker	45	1940	Chronic	None	None	None	Chronic
9	95	Male	Retired	50	1935	Chronic	None	None	None	Chronic
10	98	Female	Homemaker	55	1930	Chronic	None	None	None	Chronic

[illegible]

$\frac{1}{2} \frac{d}{dt} \int_{\mathbb{R}^n} |\nabla u|^2 dx = \int_{\mathbb{R}^n} u \Delta u dx = - \int_{\mathbb{R}^n} |\nabla u|^2 dx$

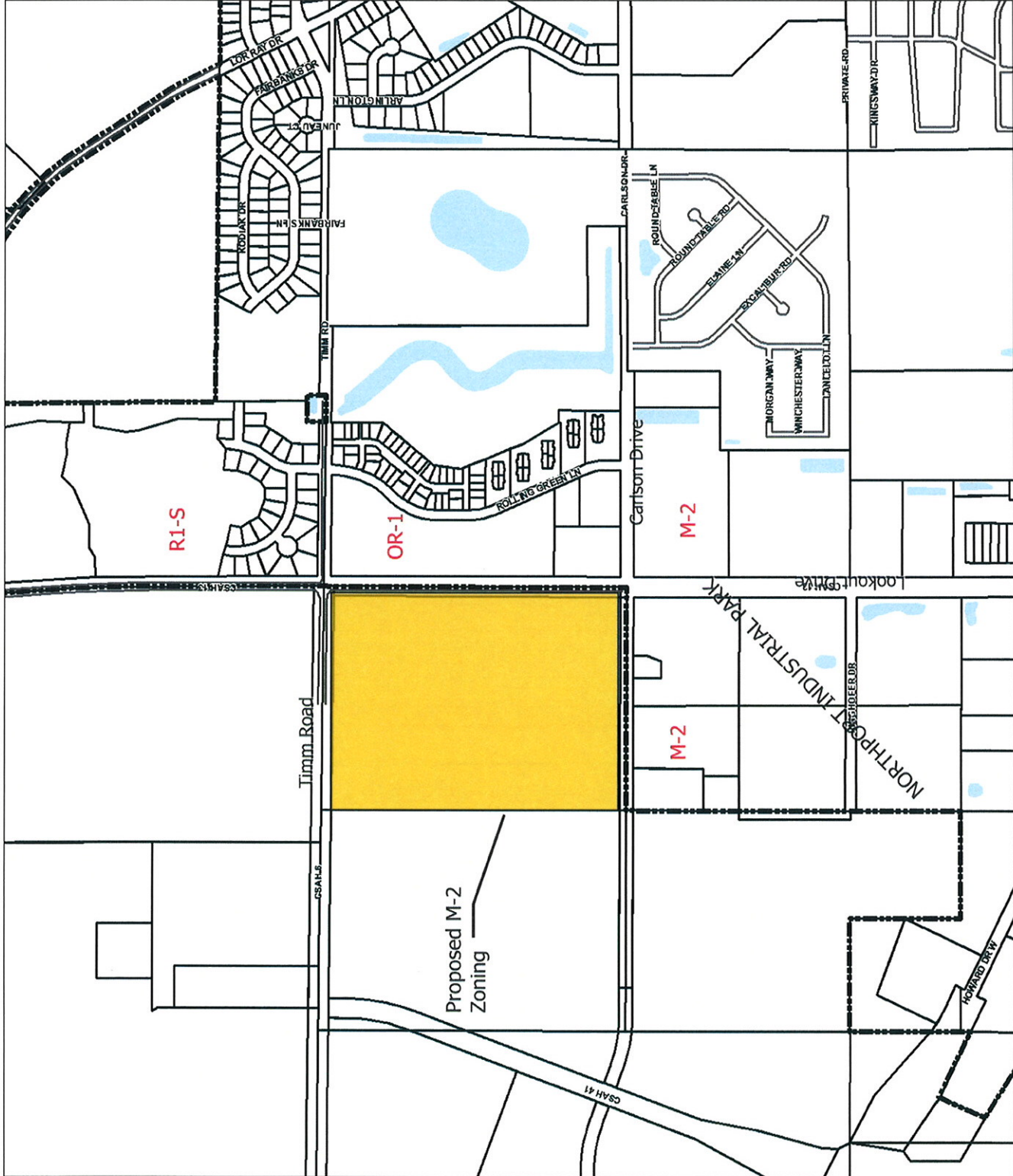
[illegible][illegible][illegible][illegible]

1. The first step in the process of identifying a problem is to recognize that a problem exists. This is often done by comparing current performance with a desired state or goal. If there is a significant difference, a problem is identified.



Z-2-11

Figure X.X



0 839 Feet

© Bolton & Menk, Inc. - Web GIS



CITY OF NORTH MANKATO

May 25, 2011

Dear Property Owner:

As a result of recent property annexation into the City limits, the City of North Mankato has received a request from the North Mankato Port Authority to provide a zoning classification of M-2, Heavy Industrial, for Northport No. 15. Attached is a map showing the location of the property.

This request will be considered by the Planning Commission on June 9, 2011 and by the City Council on June 20, 2011. Both meetings begin at 7 p.m. in the Council Chambers of the Municipal Building located at 1001 Belgrade Avenue.

As a nearby property owner, you have the opportunity to comment on the zoning request. You may send written comments prior to the June 9, 2011 meeting or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
City Planner

MF:ng

Z-2-11

South Central Service Coop
2075 Lookout Drive
North Mankato, MN 56003

Taylor Corporation
1725 Roe Crest Drive
P.O. Box 3728
North Mankato, MN 56002-3728

BENCO Electric Cooperative
20946 549th Avenue
Mankato, MN 56001

Loren E. Rist ETAL
32592 316th Street
LeSueur, MN 56058

Stonewood Corporation
311 Ramsey Street
St. Paul, MN 55102

Drummer Development, Inc.
30 Map Drive
Mankato, MN 56001

Application for
REZONING

Pursuant to Chapter 156 of the North Mankato City Code, application is hereby made to amend the City of North Mankato Zoning Map as described herein.

LEGAL DESCRIPTION OF PROPERTY:

Lot # _____ Block # _____

Subdivision Northport No. 15 Address _____

APPLICANT:

Name North Mankato Port Authority Address 1001 Belgrade Avenue Phone 625-4141
North Mankato, MN 56003

PROPERTY OWNER (If Other Than Applicant):

Name _____ Address _____ Phone _____

CURRENT ZONING: Ag CURRENT USE OF PROPERTY: Vacant

PROPOSED ZONING: M-2, Heavy Industrial

REASON ZONING CHANGE NEEDED: Annexation into City limits.

REQUEST PREVIOUSLY CONSIDERED? Yes _____ No X If Yes, date _____

Comments:

SUPPORTING DOCUMENTS:

	Required	Attached		Required	Attached
Plot Plan	_____	_____	Comment Letters	_____	_____
Floor Plan	_____	_____	Performance Test	_____	_____
Landscaping Plan	_____	_____	Petition	_____	_____
Parking/Loading Plan	_____	_____	Development Schedule	_____	_____
Survey	_____	_____	Proposed Regulations	_____	_____
Other _____	_____	_____			

FEES: Application Fee \$ 335.00

Notice Charge # 6 @ \$ 2.00 = \$ 12.00

Total Fee \$ 347.00 Receipt # _____

I hereby certify that the information both described in and attached to this application is correct and true.

Signature of Applicant _____ Date _____

ORDINANCE NO. 38, 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 Northport No. 15 as M-2, Heavy Industrial.

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, 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 20th day of June 2011.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #11A	Dept: Admin.	Council Meeting Date: 6/20/11
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TITLE OF ISSUE: Res. On the Proposal to Establish Tax Increment Financing District IDD No. 1-22 and Calling for Consultation with Other Affected Jurisdictions and Setting Public Hearing for 7 p.m. on Tuesday, July 5, 2011 (Lindsay Window & Door Co. Project)

BACKGROUND AND SUPPLEMENTAL INFORMATION: We have reached an agreement with the owners of Lindsay Window and Door for tax increment support for a 20,000 square foot expansion of their facility on Commerce Lane. The \$1.1 million project will begin as soon as project approvals are complete.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt resolution and set public hearing

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	Schindle
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify) _____

Notice of Public Hearing _____

☐ Workshop

☒ Regular Meeting

☐ Special Meeting

☐ Refer to: _____

☐ Table until: _____

☐ Other: _____

SCHEDULE OF EVENTS TO ADOPT
TAX INCREMENT DISTRICT DOCUMENTS
CITY OF NORTH MANKATO, MINNESOTA
LINDSAY WINDOW & DOOR CO. PROJECT
TAX INCREMENT FINANCING DISTRICT IDD NO. 1-22

DEADLINE DATE	DESCRIPTION	MEETING TYPE	MEETING TIME
Friday, June 17, 2011 _____	Port Authority Resolution requesting public hearing Tax Increment Plan	Special	7:30 A.M.
Monday, June 20, 2011 _____	City Council adopts Resolution calling for public hearing	Regular	7:00 P.M.
Friday, June 24, 2011 _____	Notification of County and School District (30 days before public hearing) Request 30-day waiver TIF Plan must be mailed by this date to school and county		
Friday, June 24, 2011 _____	Publish Port Authority Notice of Hearing		
Friday, June 24, 2011 _____	Publish City Council Notice of Hearing - Notice must include map of proposed district		
Tuesday, July 05, 2011 _____	Port Authority recommends approval of TIF Plan	Special	7:30 A.M.
Tuesday, July 05, 2011 _____	Date of Public Hearing	Regular	7:00 P.M.
Tuesday, July 05, 2011 _____	City Council adopts Resolution approving TIF Plan	Regular	7:00 P.M.
Wednesday, July 06, 2011 _____	Request TIF District Certification from County Auditor		
_____	File Documents With City, County and State		

**RESOLUTION ON THE PROPOSAL TO ESTABLISH
TAX INCREMENT FINANCING DISTRICT IDD NO. 1-22
AND CALLING FOR CONSULTATION WITH
OTHER AFFECTED JURISDICTIONS AND PUBLIC HEARING**

WHEREAS, a proposal to establish a tax increment financing district under the provisions of Minnesota Statutes, Chapter 469 (the "Act") has been received by the City Council of the City of North Mankato (the "Council"); and

WHEREAS, the Act requires that prior to establishment of a tax increment financing district, the Council shall provide a reasonable opportunity to members of the Nicollet County Board of Commissioners and the School Board of Independent School District No. 77 to meet with the Council and that the Council shall fully inform the member of the county board and school board of the fiscal and economic implications of the proposed project and tax increment financing district. The Act further requires that the proposed plan and information on the fiscal and economic implications of the plan must be provided to the county auditor and clerk of the school board at least 30 days before the public hearing; and

WHEREAS, the Act provides that the 30-day requirement is waived if the boards of the county and school district submit written comments on the proposal to the Council following receipt of the proposed tax increment financing plan and the information on the fiscal and economic implications of the plan; and

WHEREAS, the Act further requires that prior to the establishment of a tax increment financing district and adoption of a tax increment financing plan a public hearing shall be held thereon:

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of North Mankato as follows:

Section 1. Public Hearing. This Council shall meet on Tuesday, July 5, 2011, after 7:00 p.m., to hold a public hearing on the proposed establishment of Tax Increment Financing District IDD No. 1-22 and adoption of a tax increment financing plan relating thereto, all pursuant to and in accordance with the Act.

Section 2. Notice of Hearing; Filing of Plan. The City Clerk is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto, to be published as required by the Act and to place a copy of the proposed Tax Increment Financing Plan on file in the City Clerk's office at City Hall and to make such documents available for inspection by the public.

Adopted by the Council this 20th day of June, 2011, with the following vote: Aye ____;
No ____; Absent ____.

Approved and signed this _____ day of June, 2011.

ATTEST:

Nancy Gehrke, City Clerk

Mark D. Dehen, Mayor

NOTICE OF PUBLIC HEARING

CITY OF NORTH MANKATO COUNTY OF NICOLLET STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Tuesday, July 5, 2011, at a meeting of the Council beginning at approximately 7:00 p.m. at the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, relating to the proposal of the North Mankato Port Authority Commission to establish Tax Increment Financing District IDD No. 1-22, within Industrial Development District No. 1, and adopt a tax increment financing plan relating thereto, all pursuant to Minnesota Statutes, Chapter 469.

A map showing the boundaries of Industrial Development District No. 1 and Tax Increment Financing District IDD No. 1-22 is attached. A copy of the documentation proposed to be considered at the hearing will be on file and available for public inspection at the office of the City Administrator at the Municipal Building.

Any person with residence in the City of North Mankato, or the owner of taxable property in the City, may file a written complaint with the City if the City fails to comply with M.S. § 116 J.993 to 116J.995 (the Business Subsidy Act). No action may be filed against the City for the failure to comply unless a written complaint is filed.

All interested persons may appear at the public hearing and present their views orally or in writing.

Dated: This 20th day of June 2011.

BY ORDER OF THE NORTH MANKATO CITY COUNCIL

BY: */s/Wendell Sande*
Wendell Sande
City Administrator

MAP NEEDS TO BE INSERTED

**INDUSTRIAL DEVELOPMENT DISTRICT NO. 1
AND
TAX INCREMENT FINANCING DISTRICT IDD NO. 1-22
NORTH MANKATO MINNESOTA
JULY 5, 2011**

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #11B	Dept: Admin.	Council Meeting Date: 6/20/11																																																				
TITLE OF ISSUE: School and Conference																																																						
BACKGROUND AND SUPPLEMENTAL INFORMATION: For item 1 we are requesting actual and necessary expenses for the listed employees to attend the schools and conferences listed. No out-of-state travel is involved.																																																						
<i>If additional space is required, attach a separate sheet</i>																																																						
REQUESTED COUNCIL ACTION: Authorize actual and necessary expenses																																																						
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Schindle</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Freyberg	_____	_____	Steiner	_____	_____	Norland	_____	_____	Schindle	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" style="text-align: center;">Other (specify)</td> <td colspan="3" style="text-align: center;">Training & Travel Request</td> </tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> </table>	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify)		Training & Travel Request			_____					_____					_____					_____				
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Other (specify)		Training & Travel Request																																																				

<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting	<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____																																																					



Date: 06/03/11

CITY OF NORTH MANKATO
Training and Travel Request

Department: Police

Names: Lieutenant Carl Bock

Detective Matt Greenough

Number of Personnel Attending: SAA

Event: DNA Evidence Identification, Collection and Preservation
For Law Enforcement

Dates: September 26-27

Location: Fairbault, MN

Required Training for Certification/License: ☒ Yes ☐ No

What Certification/License is this training required for? Peace officer
license

Description: Training on DNA Evidence by
the University of Tennessee

* Federal Government training - No cost to Agency!

DNA Evidence Identification, Collection and Preservation for Law Enforcement

Faribault, Minnesota — September 26-27, 2011

THE UNIVERSITY of
TENNESSEE 

LAW ENFORCEMENT
INNOVATION CENTER

 **RURAL LAW
ENFORCEMENT
TRAINING INITIATIVE**

RECOVERY.GOV

A 16-hour course of instruction on DNA

This post-approved, basic course is intended for law enforcement, first responders, or patrol officers involved in the identification, collection and preservation of DNA evidence. The program makes extensive use of group exercises, problem-solving scenarios and case studies. Participants will be encouraged to actively participate in the class. Topics include the following:

- Use of CODIS
- DNA testing and methodology
- Critical issues surrounding DNA
- Proper identification & collection
- Packaging and transportation of DNA
- Chain of custody
- Biohazards & safety procedures

REGISTRATION PROCESS

To register, go to our online registration system: www.leic.tennessee.edu

Please note: The account needs to be set up in the name of the person attending the course.

- STEP #1: On the right side under the changing picture, click "Online Registration".
- STEP #2: On the bottom right under "New User?" Click "Sign-up Here" and create your account.
- STEP #3: After creating an account, you will be taken to the home page to search our catalog.
- STEP #4: On the right under "Search Catalog" type the word "DNA" in the search box and click "Go".
- STEP #5: Several DNA courses will be listed, there may be multiple pages. Choose the Faribault, MN location.
- STEP #6: Click "Register" to register for the course.

This training is offered **FREE OF CHARGE** by the University of Tennessee's Law Enforcement Innovation Center and funded through a grant from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance (BJA).

All law enforcement officers from the following counties are eligible to attend:

Blue Earth, Brown, Cottonwood, Dodge, Faribault, Fillmore, Freeborn, Goodhue, Houston, Jackson, Le Sueur, Martin, McLeod, Mower, Nicollet, Redwood, Renville, Rice, Sibley, Steele, Wabasha, Waseca, Watonwan, and Winona. Other participants must be approved by LEIC.

QUESTIONS?

Contact Mandy Johnson at (865) 946-3234 or mandy.johnson@tennessee.edu
1201 Oak Ridge Turnpike, Oak Ridge, TN 37830

Once we confirm your eligibility (see list above), we will email you to confirm your registration. Complete training details (location, time, etc.) will be provided in your confirmation a couple of weeks prior to the course.

The University of Tennessee will seek to accommodate all persons with disabilities. If you require auxiliary aids, special services, or other accommodations, please contact our office at the number provided.

The University of Tennessee is an EEO/AA/Title VI/Title IX/Section 504/ADA/ADEA institution.

CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF JUNE 20, 2011

69072	Poehler, Grant	refund building permit #11-0673	\$229.75
69073	Region 2AA	10% concession stand sales for tournament	\$351.42
69074	Section 2	10% concession stand sales for tournament	\$504.98
69075	AT&T	cell phone bill-Comm Dev & Port Authority	\$74.04
69076	Cardmember Service	charge card items-All Depts.	\$7,335.94
69077	Charter Communications	high speed data service-Pol, Fire, Contingency & P/A	\$347.97
69078	MAYBA/ROYALS	10% concession stand sales for tournament	\$456.09
69079	Unicel	cell phone bill-Bookmobile	\$24.06
69080	Wells Concrete	replace curb-Storm Water	\$353.36
69081	PowerPlan	equipment parts-Street, Caswell & Park Depts.	\$85.91
69082	US Postmaster	postage for water report-Water Dept.	\$1,197.57
69083	Verizon Wireless	cell phone & internet bill-All Depts.	\$645.40
69084	Affinity Plus Fed Credit Union	employee payroll deductions	\$192.62
69085	Fischer, Mark	Art Splash class stipend & supplies-Library	\$75.00
69086	Fischer, Nicole	Art Splash class stipend & supplies-Library	\$75.00
69087	Freeman, Michel	Art Splash class stipend & supplies-Library	\$75.00
69088	ICMA Retirement Trust - 457	employee payroll deductions	\$5,003.85
69089	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$380.77
69090	Law Enforcement Labor Service	employee payroll deductions	\$378.00
69091	Lowry, Emily	Art Splash class stipend & supplies-Library	\$75.00
69092	Minn NCPERS Life Ins	employee payroll deductions	\$96.00
69093	MN Valley Fed Credit Union	employee payroll deductions	\$60.51
69094	Ornas, Jill	Art Splash live broadcast talent fee-Library	\$100.00
69095	Rose, Karina	Art Splash class stipend & supplies-Library	\$75.00
69096	United Way	employee payroll deductions	\$357.58
	1st Line/Leewes Ventures	items for concession stand-Caswell	\$1,108.00
	A-1 Key City Locksmiths, Inc.	supply-Caswell	\$4.28
	A+ Security, Inc.	monitoring of alarm system-Public Access	\$63.96
	Advance Resources for Development	professional service-Port Authority TIF Project Fund	\$7,500.00
	Affordable Towing of Mankato, Inc.	towing charges-Sales Tax Fund & Task Force	\$96.92
	Aim Electronics, Inc.	controller with radio for scoreboard-Caswell	\$914.84
	Ameripride Linen & Apparel Service	mats, uniform & towel service-All Depts.	\$711.08
	American Library Association	supplies-Library	\$217.50
	Anderson Consulting	professional service-Comm Dev	\$1,050.00
	Angie's Artisan Treats	kettle corn-Caswell & Comm Dev	\$795.81

CLAIMS CONTINUED

Audio Editions	audio books-Library	\$318.44
Auyeung, Man Ting	summer reading program-Library	\$100.00
Blue Earth County	telephone bill-Task Force	\$94.74
Blue Valley Sod	mulch-Caswell	\$83.75
Bound Tree Medical	equipment parts-Police Dept.	\$82.22
Bowyer, Shane	items for concession stand-Caswell	\$193.08
Boyer Trucks	equipment parts-Street Dept.	\$181.68
Brandt, Inc.	shirts for concessions-Caswell	\$696.75
CCP Industries	supplies-Shop	\$53.94
Carquest Auto Parts	equipment parts & supplies-Pol, Str, Caswell & Water	\$551.61
Central Concrete	concrete-Parkland & Storm Water	\$758.07
City of Mankato	water bill-Public Access	\$15.03
Computer Technology Solutions	equipment parts-Water, Sewer & Sanitation	\$295.28
Consort Display Group	poles for banners-Contingency	\$168.04
Crysteel Truck Equipment	equipment parts-Street Dept.	\$512.47
Culver's of North Mankato	items for concession stand-Caswell	\$200.00
Cushman Motor Co., Inc.	equipment parts-Caswell	\$501.01
Diamond Vogel Paints	paint & equipment parts-Street & Park	\$3,405.18
Elsmore Aquatic	swimsuits-Swim Facility	\$272.17
Express Services, Inc.	temporary crossing guards-Police Dept.	\$684.86
Ferguson Enterprises, Inc.	plumbing supplies-Caswell & Park	\$348.51
Gale Group	books-Library & Bookmobile	\$434.23
Godfather's Pizza	items for concession stand-Caswell	\$225.00
Gopher State One-Call	equipment rental/utility digging notification serv-Insp	\$293.20
Grainger	supplies, equip parts & air compressor-All Depts.	\$696.92
Great American Business Products	supplies-Park Dept.	\$789.99
GreenCare	lawn maintenance-Public Access	\$166.34
Green Tech Recycling	appliance recycling-Sanitation	\$2,603.48
Greater Mankato Diversity Council	annual contribution-Comm Dev	\$500.00
Hach Company	water testing-Water Dept.	\$134.59
Hansen Sanitation	refuse pickup-Shop, Park, Sanit & Public Access	\$545.45
Hawkeye Foodservice	items for concession stand-Caswell	\$5,146.45
Hawkins, Inc.	chemicals-Water Dept.	\$3,572.69
Henry, A. J. Fence Co.	fencing for Storybook Park-Parkland	\$2,267.89
Hewlett, Jay	travel expense for conference-Fire Dept.	\$290.62
Hilltop Florist, Inc.	flowers-Caswell, Park & Water Depts.	\$3,198.68
Hiniker Homes, Inc.	supplies-Swim Facility	\$341.50
Holtmeier Construction, Inc.	rock & sand-Contingency	\$748.46
Home Magazine	ad-Street & Park Depts.	\$54.00
Ingram Library Services	books-Library & Bookmobile	\$2,536.46

CLAIMS CONTINUED

Inman, Rich	travel expense for conference-Fire Dept.	\$271.26
Jeane Thorne, Inc.	professional service-Task Force	\$946.05
Johnson, Andy	supplies-Task Force	\$22.14
Keller, J.J. & Associates, Inc.	drug testing-All Depts.	\$221.60
Kemp, Dennis	cell phone bill reimbursement-Comm Dev & Port Auth	\$264.79
Kennedy & Kennedy Law Office	legal service for July-Attorney	\$7,175.00
Kwik Trip, Inc.	unleaded & diesel fuel-All depts.	\$25,427.79
LJP Enterprises	wire baling & trailer rent-Sanitation	\$780.00
LJP Waste & Recycle	transportation charges-Sanitation	\$355.20
Lawson Products, Inc.	supplies-Shop	\$1,010.12
L.M.C.I.T.	workers' comp insurance-All Depts.	\$99,691.00
L.M.C.I.T.	annual insurance policy-Task Force	\$3,110.00
Ledger Publishing Co.	subscription renewal-Library	\$35.00
Long-Term Care	long term care-payroll deduction	\$327.28
Lookout Drive Welding	plant seed on soccer field-Sales Tax Fund	\$1,210.00
Mac Tools Distributor	supplies-Shop	\$70.85
Mad Science of Iowa	summer reading program-Library	\$382.00
Madison National Life Insurance	long term disability-July	\$1,355.36
Madison National Life Insurance	life insurance-July	\$609.60
Madison National Life Insurance	voluntary life insurance-July	\$175.40
Mankato Tent & Awning Co.	repair flag & banners-Mun Bldg & Contingency	\$35.00
Mayo Clinic Health System	physicals-Fire Dept.	\$656.00
Menards-Mankato	supplies-Caswell	\$109.99
Midwest Machine Tool Supply	equipment parts-Sewer Dept.	\$100.78
Minnesota Pipe & Equipment	equipment parts & supplies-Water & Sewer Depts.	\$2,981.83
Minnesota Valley Testing Lab	water testing-Water Dept.	\$158.75
Minnesota Waste Processing Co.	processing fees-Sanitation	\$42,789.58
Motion Industries, Inc.	supplies-Street Dept.	\$114.70
MN Bureau of Criminal Apprehension	training cards-Police Dept.	\$4.87
Mutch Northside Hardware	supplies-All Depts.	\$1,152.11
Neenah Foundry	catch basins & curb box castings-Str & 2011 Const	\$5,975.27
Nicollet County Recorder/Abstracter	recording fee-Comm Dev	\$46.00
North Central International	equipment parts-Fire, Street & Bookmobile	\$3,736.41
Northern States Supply, Inc.	supplies-Sanitation	\$36.60
OverDrive, Inc.	downloadable ebooks & audio books-Library	\$1,200.74
Pepsi-Cola of Mankato, Inc.	pop-Caswell	\$3,000.00
Pet Expo Distributor	aquatic service-Library	\$30.00
Petty Cash, Steven Mork	petty cash items-All Depts.	\$397.14
Plunkett's Pest Control	professional service-Street Dept.	\$100.50
Positive Promotions	summer reading supplies-Library	\$128.45

CLAIMS CONTINUED

Pohlman, Tim	travel expense for conference-Fire Dept.	\$272.36
Quest Diagnostics	drug screens-Fire Dept.	\$20.75
Radio Mankato	ad for spring cleanup-Sanitation	\$224.00
Ramy Turf Products	seed & straw wattles-Sales Tax Fund & Contingency	\$917.31
Ressler, Tom	travel expense for conference-Fire Dept.	\$274.25
Rewitzer, Melvin	mileage for May-Sanitation	\$280.50
River Bend Business Products	copier maintenance & supplies-Pol, Str & Comm Dev	\$631.63
River Hills Pet Care Hospital	dog care-Task Force	\$103.10
Sawatzky Pools, Inc.	supply-Swim Facility	\$5.37
Schilling Supply Co.	supplies-Caswell	\$442.86
Schwickert's	repair ice machine-Street & reroof Police Annex-Bldg	\$35,532.00
Sign Pro	sign repair & signs-Street, Bookmobile & Sales Tax	\$1,048.21
Skarpohl Pressure Washer Sales, Inc.	equipment parts-Swim Facility	\$78.02
Sletten, Cory	travel expense for conference-Fire Dept.	\$250.36
Smith, Nick	gas-Task Force	\$20.03
Southern Minnesota Construction	emulsion, asphalt & gravel-Str, Contingency & Stm Wtr	\$3,121.14
Spring Touch	equipment parts-Fire & Park Depts.	\$125.00
SPS Companies, Inc.	plumbing supplies-Park Dept.	\$300.88
Staples Advantage	supplies-All Depts.	\$262.68
US Postal Service	postage-All Depts.	\$3,000.00
Upstart	summer reading supplies-Library	\$184.42
Viking Fire & Safety	service fire extinguishers-Fire, Park & Water	\$389.29
Vinnies Minnesota Snow	shave ice-Swim Facility	\$100.00
WW Blacktopping, Inc.	repair street-2011 Construction	\$6,297.77
WW Blacktopping, Inc.	Final Estimate 2010 Wall St & Marigold site	\$27,985.41
WACO Scaffolding & Supply Co.	equipment rental-Caswell	\$113.82
Waletich, Bruce	professional service-Water Dept.	\$161.10
Watch Guard Video	wearable video cameras-Equipment Certificates	\$3,441.38
Wayne's Auto Body, Inc.	sandblast & body work-Street Dept.	\$1,796.77
Wenzel Auto Electric, Inc.	equipment parts-Caswell & Water	\$231.80
Werner Electric Supply	electrical supplies-Str Lighting, Caswell, Library & Wtr	\$602.45
Whelen Engineering Co., Inc.	equipment parts-Civil Defense	\$26.17
Total		<u>\$359,511.98</u>

CLAIMS CONTINUED

General	\$192,989.84
Library	\$10,334.96
Bookmobile	\$3,469.23
Community Development	\$2,779.41
Local Option Sales Tax	\$2,689.89
Parkland	\$2,667.33
Contingency	\$1,698.35
Port Authority	\$129.40
Port Authority Tax Increment Project Fund	\$7,500.00
Equipment Certificates	\$3,441.38
Local Option Sales Tax Construction	\$37.59
2011 Construction	\$37,512.15
Water	\$24,028.09
Sewer	\$10,789.88
Sanitary Collection	\$51,191.83
Storm Water	\$2,149.31
Public Access	\$1,317.87
Minnesota River Valley Drug Task Force	<u>\$4,785.47</u>
Total	<u><u>\$359,511.98</u></u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF JUNE 20, 2011

AT&T	cell phone bill-Port Authority	\$37.02
Advance Resources for Development	professional service-Port Authority TIF Project Fund	\$7,500.00
Kemp, Dennis	reimbursement of cell phone bill-Port Authority	\$85.39
Petty Cash, Steven Mork	petty cash item-Port Authority	<u>\$6.99</u>
Total		<u><u>\$7,629.40</u></u>

List of Port Authority Bills in the Amount of \$7,629.40

Council Meeting of June 20, 2011

Mayor Mark Dehen

Council Member Bill Schindle

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

List of Bills in the Amount of \$359,511.98

Council Meeting of June 20, 2011

Mayor Mark Dehen

Council Member Bill Schindle

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg