

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Council Chambers of the Municipal Building on November 19, 2012. Mayor Dehen called the meeting to order at 7 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for the meeting, Mayor Dehen, Council Members Norland, Schindle and Steiner, Interim Administrator Fischer, City Attorney Kennedy, Engineer Malm and City Clerk Gehrke. Absent: Council Member Freyberg and Finance Director Thorne.

Approval of Agenda

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

Approval of Minutes

Council Member Schindle moved, seconded by Council Member Steiner to approve the minutes of the Council meeting of November 5, 2012 and the Council Workshop of November 13, 2012. Vote on the motion: Norland, Schindle, Steiner and Dehen, aye; no nays. Motion carried.

Correspondence

Thank-You Letter for Hosting Local Government Aid Discussion

The Mayor read a letter from Flaherty & Hood for hosting the Local Government Aid (LGA) discussion held on November 13, 2012. He reported Mayors from St. Paul, St. Peter, Mankato, and the LeSueur Mayor-Elect were in attendance, as well as Council Member Norland. Flaherty & Hood led the discussion regarding the constant education for the Legislature and engagement from City officials regarding the necessity of continuing LGA especially for small cities to provide necessary services such as police and fire to their communities.

The Mayor welcomed the Habitat for Humanity AmeriCorps members who were in attendance at the Council meeting.

Open the Meeting to the Public for the First Time

Sharon Schaller, Sharon's Craft-N-Floral, 241 Belgrade Avenue

Sharon Schaller, owner of Sharon's Craft-N-Floral, 241 Belgrade Avenue, appeared before the Council and asked the Council to consider denying the Marigold Project stating she does not believe the storm water infrastructure is large enough to support this project. She also reference the recent request for a pawn shop in the Central Business District that was denied because of zoning and stated the Marigold Project should be denied because it does not meet the requirements for the Central Business District.

Kim Spears, 916 South Avenue

Kim Spears, 916 South Avenue, appeared before the Council and referenced the City Code as it relates to the setbacks, ground coverage and height requirements for the Marigold Project. He stated the Council needs to look at this project very closely because their names will be associated with it for many years to come. Mr. Spears asked the purpose of a Request for Proposals for the refuse and recycling contract. Mayor Dehen responded it had been several years since the City has taken bids for the refuse and recycling contract.

Denny Savick, 810 Belgrade Avenue

Denny Savick, 810 Belgrade Avenue, appeared before the Council and asked the Council to do additional research on single-stream recycling. He stated the Marigold Project is not a good fit for the

Central Business District and the Council should find another way to repay the bonds.

Barbara Church, 102 E. Wheeler Avenue

Barbara Church, 102 E. Wheeler Avenue, appeared before the Council and again stated her objection to the Marigold Project and stated she would rather pay the bonds and wait for a project that is a better fit on this site.

Consent Agenda

Council Member Schindle moved, seconded by Council Member Norland, to approve the Consent Agenda which includes:

1. Parade Permit and Large Group Permit for 5K Fun Run “Gobble Wobble” at Benson Park, Thursday, November 22, 2012 from 8 a.m. to 9:30 a.m.
2. Res. No. 69-12 Approving Donations/Contributions.
3. Wireless Lease Agreement.

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

Staff Reports

City Planner

Minutes of November 8, 2012 Planning Commission Meeting

The Council accepted the minutes of the November 8, 2012 Planning Commission meeting.

Preliminary and Final Plat of Rolling Green Addition No. 3

Planner Fischer presented a request from Scott and Marsha Madigan and the Rist family to replat Outlot A, RASM Rolling Green Addition. He reported the proposed request would create a 2.5-acre lot to accommodate the development of a future child care facility and Outlot A would be reserved for future office or residential development. In response to a question from Mayor Dehen, Marsha Madigan appeared before the Council and reported the plans are not yet complete but will include a turn-around area to drop off the children. She also reported the child care facility would accommodate 60 children. Planner Fischer reported the Planning Commission recommended approval of the preliminary and final plat of Rolling Green Addition No. 3. **Council Member Schindle moved, seconded by Council Member Norland, to approve the preliminary and final plat of Rolling Green Addition No. 3. Vote on the motion: Norland, Schindle, Steiner and Dehen, aye; no nays. Motion carried.**

Z-2-12, Request to Rezone Lot 13, Block 5, North Ridge Estates from R-1, One-Family Dwelling to R-2, One- and Two-Family Dwelling

Planner Fischer presented a request from Gary and Carolyn Hopfenspirger to rezone their property addressed as 2228/2230 Dream Drive West from R-1 to R-2. He reported a two-family dwelling was constructed on the property when the property was zoned R-2 and a down zoning of the area in 2005 has created a non-conforming use. He stated the applicants want to plat the property into two lots in order to accommodate the individual sale of each unit. The Planning Commission recommended approval of Z-2-12 and asked staff to draft a policy to address certain non-conforming uses. Attorney Kennedy suggested the City may wish to develop a policy where rezoning requests could be considered when existing buildings which were designed, built and continuously used as two-family dwellings be allowed to continue.

Ord. No. 46, Fourth Series, Rezoning 2228/2230 Dream Drive West from R-1, One-Family Dwelling to R-2, One- and Two-Family Dwelling

Council Member Schindle moved, seconded by Council Member Norland, to adopt Ord. No. 46, Fourth Series, Rezoning 2228/2230 Dream Drive West from One-Family Dwelling to R-2, One- and Two-Family Dwelling. Vote on the Ordinance: Norland, Schindle, Steiner and Dehen; aye; no nays. Motion carried.

Interim City Administrator**Proposal for Professional Auditing Services**

Interim City Administrator Fischer presented a summary of the six proposals received as a result of the Request for Proposals issued August 21, 2012. **Council Member Steiner moved, seconded by Council Member Schindle, to table consideration of the proposals for Professional Auditing Services until the December 3, 2012 Council meeting. Vote on the motion: Norland, Schindle, Steiner and Dehen, aye; no nays. Motion carried.**

Proposal for Refuse and Recycling Services

Interim City Administrator Fischer presented a summary of the proposals for refuse and recycling services for the Request for Proposals issued on October 1, 2012 reporting the City received proposals from Hansen Sanitation, Inc., LJP Waste & Recycle; and Waste Management of Minnesota, Inc. Larry Biederman, LJP Waste & Recycle, appeared before the Council and in response to a question stated there is no advantage for Mankato and North Mankato to have the same refuse and recycling contract. Discussion was held about the pros and cons of single-stream recycling. Mr. Biederman will supply the Council with information from the Minnesota Pollution Control Agency regarding single-stream recycling. **Council Member Norland moved, seconded by Council Member Steiner, to continue the Refuse and Recycling Contract with Hansen Sanitation through December 31, 2013 and to hold a Council Workshop to discuss refuse and recycling in detail prior to issuance of a Request for Proposals for Refuse and Recycling Services for the following years. Vote on the motion: Norland, Schindle, Steiner and Dehen, aye; no nays. Motion carried.**

Proposal for Debt Service Study

Interim City Administrator Fischer presented a summary of the four proposals received for a debt service study to review all debt service funds of the City to ensure adequate cash balances and reserves are maintained and future projected revenues are sufficient to meet debt service requirements. He reported proposals were received from Northland Securities, Inc., Springsted, Inc., Abdo, Eick & Meyers, Inc. and Ehlers, Inc. Paul Donna, Northland Securities, Inc. was in attendance at the meeting. **Council Member Steiner moved, seconded by Council Member Norland, to adopt Resolution No. 70-12 Awarding Proposal for Debt Service Study to Northland Securities, Inc. for the total amount of \$4,500. Vote on the Resolution: Norland, Schindle, Steiner and Dehen, aye; no nays. Motion carried.**

City Clerk**2012 General Election Results**

Clerk Gehrke presented a tabulation of the election results from the General Election held on November 6, 2012. She noted that North Mankato had a 92.9% voter turnout for the General Election. New registrations on Election Day totaled 1,301. Mark Dehen was re-elected as Mayor for a two-year term, Billy Steiner was re-elected to a four-year term on the Council and Kim Spears was elected to a four-year term on the Council. Clerk Gehrke thanked the Deputy Clerk, Head Election Judges, Election Judges and City staff for their excellent work on Election Day.

Application for Soft Drink License for Erbert & Gerbert's Sandwich Shop, 1710 Commerce Drive

The City Clerk presented an application for a soft drink license for Erbert & Gerbert's Sandwich Shop, 1710 Commerce Drive for the remainder of 2012. She reported the sandwich shop plans to open in early December. **Council Member Norland moved, seconded by Council Member Schindle, to approve the soft drink license for Erbert & Gerbert's Sandwich Shop, 1710 Commerce Drive for 2012. Vote on the motion: Norland, Schindle, Steiner and Dehen, aye; no nays. Motion carried.**

Report from Mayor**Joint Economic Development Services Agreement**

Mayor Dehen presented a Joint Economic Development Services Agreement regarding the Greater Mankato Regional Marketplace. He reported that he invited Jonathan Zierdt, Greater Mankato Growth (GMG), and Paul Vogel, City of Mankato, to attend the December 3, 2012 Council meeting to present additional information regarding this Agreement. He also noted the North Mankato population number that was incorrectly stated has been corrected resulting in an annual cost of \$29,403 for the City of North Mankato to participate in the Joint Economic Development.

Marigold Project Impact on Homestead Property

Mayor Dehen presented the impact on homestead property if the Marigold Project does not go forward. He reported for a residential property valued at \$100,000 the City portion of the property tax would increase \$3.76; for a residential property valued at \$150,000 the City portion of the property tax would increase \$6.61; and for a residential property valued at \$200,000 the City portion of the property tax would increase \$9.47.

Bike Commission Minutes of November 14, 2012

Mayor Dehen presented the minutes of the Bike Commission meeting held on November 14, 2012. He reported discussion was held on potential bicycle routes through lower North Mankato with the preferred primary route from the Veterans Memorial Bridge to the Judson Bottom Road. The optimal route was west from Veterans Memorial Bridge on Belgrade to the intersection with Range Street, left on Range Street to right on Nicollet Avenue to left on Belgrade Avenue to left on Lee Boulevard to Judson Bottom Road. The preferred secondary route would loop through lower North Mankato on Nicollet Avenue to Center Street to left on Webster Avenue to left on Lake Street to Belgrade Avenue. He reported signage would be coordinated with Mankato and kiosk placement on both ends of Nicollet Avenue was discussed. Engineer Malm reported that if a street is designated as a Municipal State Aid (MSA) street, width requirements must be met and there may not be room for a bike lane. Some discussion was held regarding the Old Belgrade Hill proposed bike trail and the Highway 14 Bike Trail that has received a grant in the amount of \$400,000 and is scheduled for construction in 2015. The local share of the Highway 14 Bike Trail is \$184,000 and should be reflected in the Capital Improvement Plan for 2015. Mayor Dehen reported the Bike Commission is working with the School District's "Safe to School" program as it relates to trails. He reported the next Bike Commission meeting will be held at 7 p.m. on Wednesday, January 16, 2013.

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 stated the Port Authority is responsible for the repayment of the bonds for the Marigold Project and should use the Debt Service Fund to repay the bonds.

Phil Henry, 1300 Noretta Drive

Phil Henry, 1300 Noretta Drive, appeared before the Council and stated he was pleasantly surprised to see that the tree he had planted for Jane Eastman was being watered by the City's Park Department. Mr. Henry had a question about the claim for transportation for a convention held in North Mankato and the claim for Turning Point Management.

Heather Milton, 244 W. Wheeler Avenue

Heather Milton, 244 W. Wheeler Avenue, appeared before the Council and stated the residents should have a say as to whether they pay off the bond for the Marigold Project. She also reported the Planning Study completed by I & S Group is on the City's website at www.northmankato.com. Ms. Milton asked how a resident goes about being a member of the Strategic Planning Committee.

Bills and Appropriations

Council Member Steiner moved, seconded by Council Member Norland, to approve all bills and appropriations in the amount of \$1,017,940.54. Vote on the motion: Norland, Schindle, Steiner and Dehen, aye; no nays. Motion carried.

There being no further business, the meeting was adjourned at 8:22 p.m.

Mayor

City Clerk