

Pursuant to due call and notice thereof, a Council Workshop of the North Mankato City Council was held in the Council Chambers of the Municipal Building on October 15, 2012. Mayor Dehen called the meeting to order at 6 p.m. The following were present for the meeting: Mayor Dehen, Council Members Freyberg, Steiner, Norland and Schindle, Interim Administrator Fischer, Engineer Malm, Finance Director Thorne and City Clerk Gehrke.

Five-Year Capital Improvement Plan, 2012-2017

Interim Administrator Fischer presented information requested by the Council at the October 1, 2012 Council Workshop regarding various projects and equipment. He reported the tractor for the Park Department would be a mid-sized unit capable of plowing sidewalks and trails and would be used year-round by other departments as well. He reported the 16-foot wide mower would be used within the Caswell North Soccer Complex beginning in the summer of 2013 to prepare the fields for use in 2014. The mower would also be used to maintain the additional right-of-way for the extension of Howard Drive West, Carlson Drive and County State Aid Highway 41. Interim Administrator Fischer reported the request to reseal the trails in Benson Park and Spring Lake Park is preventative maintenance rather than a dilapidation issue. These items are the top priority for the Park Department. Council Member Schindle asked if the mower could be purchased later in 2013. Council Member Freyberg stated since there are many undeveloped parcels in the area near the extension of Howard Drive West, Carlson Drive and County State Aid Highway 41, the amount of mowing could be decreased.

Interim Administrator Fischer reported the Street Department is requesting the purchase of two (2) used 1-ton trucks to replace 1987 and 1990 1-ton vehicles. He reported that due to the poor condition of the existing vehicles there is no opportunity to shift vehicles among other departments. The purchase of a new street sweeper would replace an existing 1997 sweeper. The Interim Administrator reported discussion regarding the potential to share the cost and use of a street sweeper with the City of Mankato would be difficult since street sweepers are used after sealcoating which is done the same time of year, and for storm events and accidents. He reported these units are high maintenance and repair responsibility would be a concern. According to the Street Superintendent, the proposed backhoe would have priority over the street sweeper and the 1-ton vehicle replacements. In response to the Council's question regarding priority for infrastructure projects, the Interim Administrator reported priority was given to the installation of storm sewer and replacement of sanitary sewer from the end of Belgrade Avenue Hill to Roe Crest Drive.

Interim Administrator Fischer reported that regarding the request for Well No. 9 by the Water Department, the water capacity is needed on the hilltop and therefore obtaining water from the City of Mankato would be challenging. Engineer Malm gave background information on the Recommended Standards for Water Works reporting a City's water supply capacity should equal or exceed the maximum day demand with the largest producing well out of service. The capacity of a water supply system with the largest well out of service is also referred to as "firm capacity." He reported on the current interconnection between Mankato and North Mankato which is used for emergency situations. He stated that improvements to the water main and water meter system would be necessary to transfer water from Mankato to North Mankato costing between \$300,000 to \$500,000 for the lower system. Engineer Malm gave the Council a report from 2008 on the estimated future water usage trends for the upper and lower water

systems. He reported the current firm well capacity in the lower system is adequate to meet both average and maximum day demands for the 20-year design period assuming no transfer of water from the lower system. Engineer Malm reported there is a need for an additional water supply source for the upper system and is recommending a new 1,100 gallon per minute well be constructed for the upper system. In response to questions, the Engineer reported proposed Well No. 9 would be located at Caswell Park east of the volleyball courts. Council Member Freyberg asked what rate of population growth was used for the estimated future water usage trends. Engineer Malm reported the study was completed in March 2008 using a 2007 population of 12,777 and estimated population in 2017 of 13,724 and population in 2027 of 14,289 for a very moderate growth estimate. In response to a question about industrial growth water usage, Interim Administrator Fischer reported the Cemstone project will be a high water usage. Engineer Malm reported the Well No. 9 project could be spread over two years with the well done the first year and the pump house and other equipment done the second year.

Interim Administrator Fischer reported the Building Inspection Department is requesting the replacement of a two-wheel drive pickup with a four-wheel drive vehicle for the Building Inspector. The existing two-wheel drive vehicle would be transferred to the Park Department. The Construction Inspection Department is requesting GPS equipment which would allow staff to perform certain surveying, elevations and other monitoring.

The Interim Administrator reported the proposed auto-tie baler for the Recycling Center would allow for more efficient distribution of staff, not necessarily increase safety.

Finance Director Thorne reported she has compiled a list of equipment and capital facilities improvements for 2013 bonding. The Council requested the Finance Director provide a summary list of items for Equipment Certificates and G.O. Capital Improvements for the next Council Budget Workshop. She reported the estimated Equipment Certificates in the amount of \$994,000 includes the City's share of the chip spreader in the amount of \$125,000 and priority equipment. Some discussion was held regarding the informal policy of keeping the debt service at \$1.5 million.

The Finance Director reported she has reviewed the 2012 Budget and found available funds to purchase the HVAC. She recommended issuing equipment certificate bonds for the HVAC and using any additional money to fund the Capital Facilities Fund for future equipment and improvements.

Council Member Freyberg referenced the Comprehensive Annual Financial Report (CAFR) and expressed concern regarding the debt limit of 3 percent of total assessed value. The Finance Director will research this and report back to the Council. The Mayor asked if there were any bonds that could be refinanced in an effort to save interest. The Finance Director will be working with the City's bond consultant, Paul Donna of Northland Securities, regarding future equipment certificates and will ask him about any bonds eligible for refinancing.

Council Member Freyberg reported he has concerns about the auxiliary fund not in balance, the enterprise funds that are not cash flowing, the line item "housing and economic

development” which was new in 2009 and debt service for the Port Authority. Finance Director Thorne will research these items and report back.

The Mayor recapped the items to be prepared prior to the next Council Budget Workshop and brought back to the Council: 1) Rate Study for the Enterprise Funds; 2) Capital Improvement Plan List of Equipment; and 3) Recap of the debt capacity.

The next Council Budget Workshop is scheduled for 6 p.m. on Tuesday, November 13, 2012.

There being no further business, the Council Workshop was adjourned at 6:55 p.m.

Mayor

City Clerk

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 October 15, 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 Freyberg, Steiner, Norland and Schindle, Interim Administrator Fischer, Attorney Kennedy, Engineer Malm, Finance Director Thorne and City Clerk Gehrke.

Approval of Agenda

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

Approval of Minutes

Council Member Freyberg moved, seconded by Council Member Norland, to approve the minutes of the Council Workshop of October 1, 2012 with one change. Vote on the motion: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of October 1, 2012. Vote on the motion: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.

Correspondence – none.

Public Hearing, 7 p.m. – Vacation of Utility Easements – Northport No. 14

The Mayor opened the public hearing to consider vacation of utility easements in Northport No. 14. The public hearing notice was published in the official newspaper and the Affidavit of Publication is included in the packet. Interim Administrator Fischer reported that as part of the replatting of land in the Northport Industrial Park, it is necessary to vacate existing utility easements. As part of the vacation process, a public hearing must be held to provide comment. The utility companies have been contacted and no utilities are in the easements. He reported Cemstone will be acquiring six acres and replatting Northport No. 14 as Northport No. 17. With no one else appearing before the Council, the Mayor closed this portion of the meeting.

Res. No. 63-12 Vacating Utility Easements – Northport No. 14

Council Member Schindle moved, seconded by Council Member Norland, to adopt Resolution No. 63-12 Vacating Utility Easements – Northport No. 14. Vote on the Resolution: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.

Open the Meeting to the Public for the First Time**Kim Spears, 916 South Avenue**

Kim Spears, 916 South Avenue, appeared before the Council with questions about the City filing charges against Brian Mechler for the appearance of his property. The City Attorney reported the Prosecuting Attorney makes the decision to file charges and no comment will be made while charges are pending. The City Attorney reported that a retainer agreement is in place with the City and all expenses related to criminal charges, with the exception of appeals, are pursuant to the retainer agreement.

Thomas Daley, 413-1/2 Range Street

Thomas Daley, 413-1/2 Range Street, appeared before the Council to address the following

items: 1) Request for radar speed limit signage for Range Street as was installed in the 200 block of Belgrade Avenue; 2) Safety signage for the alley between Range and Cross Street; 3) Naming said alley "Old Brickyard Alley" and 4) Request to plant prairie grass in his backyard. Mayor Dehen reported the first three items would be referred to the Traffic & Safety Committee. Council Member Norland requested a discussion of prairie grasses be held at a future Council Workshop.

Consent Agenda

Council Member Freyberg moved, seconded by Council Member Steiner, to approve the Consent Agenda which includes:

1. Audio and Large Group Permit for Crossview Covenant Church Picnic, Spring Lake Park, Sunday, September 15, 2013 from 8 a.m. to 3 p.m.
2. Res. No. 64-12 Waiving Waiting Period for Exemption from Lawful Gambling License for Holy Rosary Church, 546 Grant Avenue.
3. Res. No. 65-12 Declaring Costs to be Assessed for Municipal Charges – 820 Belgrade Avenue.

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

Staff Reports

City Planner

Minutes of October 11, 2012 Planning Commission Meeting

The Council accepted the minutes of the October 11, 2012 Planning Commission meeting.

Z-1-12, Request to Rezone 1620/1622 Sharon Drive and 1624 Sharon Drive/1614 James Drive from R-1, One-Family Dwelling District to R-2, One- and Two-Family Dwelling District

Planner Fischer presented a request from Patty Yahnke and Mark Miller to rezone their properties addressed as 1620/1622 Sharon Drive and 1624 Sharon Drive/1614 James Drive from R-1 to R-2. He reported in 2005 a down-zoning process occurred which included the rezoning of the applicants' properties from R-2 to R-1. The applicants have two-family dwellings in R-1 zoning districts and are requesting zoning changes from R-1 to R-2 as the homes were built as duplexes and would be difficult to convert to single-family homes. The Planning Commission reviewed and recommended approval of Z-1-12 based on the fact the dwellings were constructed as two-unit dwellings in R-2 zones and there is area land which is zoned R-2.

Ord. No. 45, Fourth Series, Amending Chapter 156, Zoning Code

Council Member Steiner moved, seconded by Council Member Schindle, to adopt Ord. No. 45, Fourth Series, Amending Chapter 156, Zoning Code rezoning 1620/1622 Sharon Drive and 1624 Sharon Drive/1614 James Drive from R-1, One-Family Dwelling District to R-2, One- and Two-Family Dwelling District. Vote on the Ordinance: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.

Preliminary and Final Plat of Commerce Industrial Park No. 3

Planner Fischer presented a request from Growth Holdings, LLC to replat Registered Land Survey No. 25 with vacated LorRay Drive right-of-way as Commerce Industrial Park No. 3. He reported the platting is necessary to accommodate the redevelopment efforts at the former Commerce Drive Budget Mart. The Planning Commission reviewed the preliminary and final plat of Commerce Industrial Park No. 3 and recommended approval. **Council Member Steiner moved, seconded by Council Member Norland, to approve the preliminary and final plat of Commerce Industrial**

Park No. 3. Vote on the motion: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.

Preliminary and Final Plat of Nikden North

Planner Fischer presented a request from Community Bank Mankato to replat Lot 3, Block 2, Valley View Subdivision as Nikden North. He reported this same plat was approved by the City Council in 2008 at the request of a different property owner who did not formally record the plat with Nicollet County. The applicant is requesting the same replat to accommodate the individual sale of a two-family dwelling on Howard Drive. The Planning Commission reviewed the preliminary and final plat of Nikden North and recommended approval. **Council Member Schindle moved, seconded by Council Member Norland, to approve the preliminary and final plat of Nikden North. Vote on the motion: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.**

Preliminary and Final Plat of Northport No. 17

Planner Fischer presented a request from the North Mankato Port Authority to replat Lot 1, Block 1, Outlot A and Outlot B, Northport No. 14 as Northport No. 17. He reported Northport No. 14 was platted to accommodate a specific industry who located on a different site within the industrial park. The plat consists of a six-acre lot for industrial development to accommodate the addition of Cemstone. The Planning Commission reviewed the preliminary and final plat of Northport No. 17 and recommended approval. **Council Member Steiner moved, seconded by Council Member Norland, to approve the preliminary and final plat of Northport No. 17. Vote on the motion: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.**

Use of Temporary Signs

Planner Fischer reported the Planning Commission reviewed the Sign Ordinance as it relates to the use of temporary signs. The Commission discussed enforcement, penalties for improper display and temporary sign regulations used in the City of Mankato. The Planning Commission believes the temporary sign ordinance is reasonable and recommended no changes to the City Council.

Interim City Administrator

Update of Caswell North Soccer Complex

Interim Administrator Fischer reported Phase 1 of the Caswell North Soccer Complex is 90 percent completed. He reported the site work, drainage, irrigation and grading is complete. The parking lot has been prepared for next year. He reported that due to the dry conditions, seeding of the fields will be applied in the spring with a winter cover planted this year. Phase 2 of the project will include the completion of the parking lot and concession stand. Play is scheduled to begin in 2014.

Set Public Hearing for 2013 Budget for 7 p.m. on Monday, December 3, 2012

Council Member Norland moved, seconded by Council Member Steiner, to set a public hearing for the 2013 Budget for 7 p.m. on Monday, December 3, 2012. Vote on the motion: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.

Set Public Hearing for Five-Year Capital Improvement Plan, 2013-2017 for 7 p.m. on Monday, December 17, 2012

Council Member Steiner moved, seconded by Council Member Norland, to set a public hearing for the Five-Year Capital Improvement Plan, 2013-2017 for 7 p.m. on Monday, December 17, 2012. Vote on the motion: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.

Schools and Conferences

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

1. Decision Making and Problem Solving, November 27, Leadership and Influence, November 28, Hennepin County Emergency Preparedness Office, for Emergency Management Director.
2. MSCIC Winter Conference, Mankato, January 14-15, 2013, for 7 Patrol Officers.

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

City Clerk

The City Clerk reported that Tuesday, October 16, 2012 is the last day to pre-register to vote at the November 6, 2012 General Election. She reported residents may register to vote on election day at their polling places with the proper identification.

Report from Council Members

Council Member Freyberg

Council Member Freyberg asked when the meeting with the sports complex group would be held. Mayor Dehen reported he has been speaking with some of the sports groups including the Mankato Area Hockey Association, swimming facility advocates and I & S Group. He suggested a Workshop be held at 6 p.m. on Monday, November 19, 2012 to discuss the sports complex.

Council Member Freyberg reported the Bike Commission meeting will be held on Wednesday, October 17, 2012.

Council Member Steiner

Council Member Steiner reported he had a report from a Belvista resident that Daryl Meyer cleaned the green space on Belvista Drive. He thanked him for being a good neighbor.

Council Member Norland

Council Member Norland reminded residents that trees make their own fertilizer and recommended residents mulch their leaves versus taking them to the compost site.

Report from Mayor

Mayor Dehen reported there was a nice turnout for Coffee with the Council held at the Nakato Bar & Grill on Saturday, October 13, 2012. A location for the November Coffee with the Council has not yet been determined.

The Mayor reported funding for the Marigold Project is nearing completion and a presentation will be held at the Port Authority meeting at 7:30 a.m. on Tuesday, October 30, 2012. A public open house will be held from 6-7 p.m. on Tuesday, October 30, 2012. Notice of the public open house will be published on the City website www.northmankato.com and in the City utility bills. The Marigold Project consists of a \$17 million 108-unit apartment complex. Construction is scheduled to begin in November 2012 with completion scheduled for November 2013. The Mayor reported real estate taxes on the project should be \$245,000 annually which will be used to pay off the outstanding bonds on the site with some revenue to the City.

Open the Meeting to the Public for the Second Time

Phil Henry, 1300 Noretta Drive

Phil Henry, 1300 Noretta Drive, appeared before the Council and encouraged residents to mulch their leaves. He also expressed concern about the amount of water that would be needed for the Caswell North soccer fields.

Bills and Appropriations

Council Member Norland moved, seconded by Council Member Steiner, to approve all bills and appropriations in the amount of \$386,784.08. Vote on the motion: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.

HVAC

Interim Administrator Fischer reported a second quote was received for the HVAC for the Municipal Building. As discussed at the Council Workshop of October 15, 2012, the unit is original to the building, parts can no longer be found and repairs cannot be made to the HVAC. He reported it would be cost-effective to do both the heat and air conditioning in 2012 versus doing the heat in 2012 and the air conditioning in 2013. He recommended awarding the quote to Schwickerts to replace the HVAC in 2012. Council Member Freyberg requested a bidding process be done earlier for future equipment or capital improvements. **Council Member Norland moved, seconded by Council Member Steiner, to award the quote to Schwickerts to replace the HVAC in 2012. Vote on the motion: Freyberg, Steiner, Norland, Schindle and Dehen, aye; no nays. Motion carried.**

There being no further business, the meeting was adjourned at 7:53 p.m.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #7	Department: Int. City Admin.	Council Meeting Date: 11/5/12																											
TITLE OF ISSUE: Public Hearing, 7 p.m. - Proposed Modification of Tax Increment Financing District No. IDD 1-8, Marigold Redevelopment Project																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: To accommodate development of a 108-unit apartment building on the balance of the Marigold property, it is necessary to modify Tax Increment Financing District No. IDD 1-8. Approval of the district modification will allow tax increment to fund eligible redevelopment costs. Ed Tschida from Advance Resources for Development will present the TIF Modification Plan to the City Council.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Adopt resolution approving TIF District No. IDD 1-8 Modification Plan																													
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>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>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Schindle	_____	_____	Freyberg	_____	_____	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 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> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Notice of Hearing, TIF Plan, TIF Information, Proposed Drawing of Marigold Phase 2</u> _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aye	Nay																												
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_____	_____	Freyberg																											
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Resolution	Ordinance	Contract	Minutes	Map																									
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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: _____																												

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

October 26, 2012
**NOTICE OF PUBLIC HEARING ON MODIFICATION
OF TAX INCREMENT FINANCING DISTRICT NO. IDD 1-8
(THE MARIGOLD REDEVELOPMENT PROJECT)**

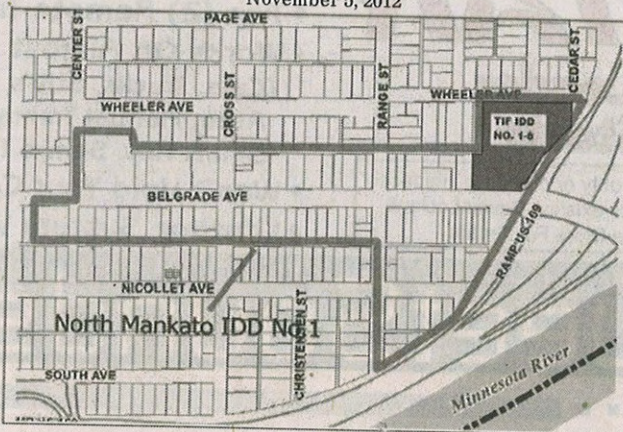
TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of North Mankato, Minnesota, will meet at the City Hall 1001 Belgrade Avenue, North Mankato, Minnesota, at 7:00 p.m. on November 5, 2012 to consider the Modification of Tax Increment Financing District No. IDD 1-8 Plan pursuant to Minnesota Statutes, Chapter 469. Such persons as desire to be heard with reference to the above proposal will be heard at this meeting. The map accompanying this notice shows the location of the Tax Increment Financing District. Copies of the proposed Tax Increment Financing Plan are on file in the office of the City Clerk and are available for public examination. Written or oral statements will be considered.

Dated: This 5th day of November 2012.

BY: /s/ Mike Fischer
Mike Fischer
Interim City Administrator

NORTH MANKATO, MINNESOTA
Tax Increment Financing District No. IDD 1-8
November 5, 2012



mes P. Santori, being duly sworn, on oath says
at he is the publisher or authorized agent and
mployee of the publisher of the newspaper known
The Free Press and The Land, and has full knowl-
ge of the facts which are stated below:

(A) The newspaper has complied with all of the
quirements constituting qualification as a legal
wspaper, as provided by Minnesota Statute
1.02, 331.06, and other applicable laws, as
ended.

B) The printed _____ Notice _____

hich is attached was cut from the columns of said
ewspaper, and was printed and published once
ch week, for _____ successive weeks; it was first
ublished on _____ Friday _____, the _____²⁶ day of
October _____, 20¹², and was thereafter
rinted and published on every _____ Friday _____ to
nd including _____ Friday _____, the _____²⁶ day
October _____, 20¹²; and printed

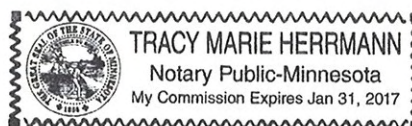
elow is a copy of the lower case alphabet from A to
Z, both inclusive, which is hereby acknowledged as
being the size and kind of type used in the composi-
tion and publication of the notice:

abcdefghijklmnopqrstuvwxyz

By: _____
Publisher

Subscribed and sworn to before me on this _____²⁶
day of _____ October _____, 20¹².

Notary Public





Via e-mail

October 23, 2012

Bridgette Kennedy
Auditor-Treasurer
Nicollet County Courthouse
501 S Minnesota Avenue
St. Peter, MN 56082

RE: Proposed Modification of Tax Increment Financing District No. IDD 1-8
Marigold Redevelopment Project
North Mankato, Minnesota

Dear Ms. Kennedy:

On Tuesday, October 30, 2012 at 7:30 a.m., the North Mankato Port Authority will meet to discuss a proposal to modify Tax Increment Financing District No. IDD 1-8 (Marigold Redevelopment Project). On Monday, November 5, 2012 at 7:00 p.m., the North Mankato City Council will conduct a public hearing on said proposal.

The Authority is proposing to modify Tax Increment Financing District No. IDD 1-8 to assist in the redevelopment of the Marigold Phase 2 site. Phase 1 was developed in 2010 with a mixed-use office residential building. Phase 2 is proposed to be developed with a 108-unit, rental apartment project. Development will be consistent with the City's planning and zoning regulations. Approval of the district modification will allow tax increment to fund eligible redevelopment costs.

Minnesota Statutes, section 469.175, subdivision 2, require that before formation of a tax increment financing district, the Authority shall provide the county auditor with the proposed tax increment financing plan for the district and the Authority's estimate of the fiscal and economic implications of the proposed tax increment financing district. The Authority must provide the proposed tax increment financing plan and the information on the fiscal and economic implications of the plan at least 30 days before the required public hearing. **The Authority is requesting waiver from the 30-day notification requirement and appreciates your assistance in this matter.** A copy of the Authority's estimate of the fiscal and economic implications of the proposed tax increment financing district and tax increment plan is enclosed for your review.

If you have any questions on the attached materials, do not hesitate to contact me.

Respectfully,

Mike Fischer
Interim Executive Vice President



**ESTIMATE OF FISCAL AND ECONOMIC IMPLICATIONS OF
PROPOSED TAX INCREMENT FINANCING DISTRICT NO. IDD 1-8 MODIFICATION
NORTH MANKATO, MN**

Project Description:	<p>The City of North Mankato and the North Mankato Port Authority have endeavored for nearly two decades to redevelop a key property at the entrance to downtown North Mankato (the “Marigold Site”). In 2010, Tax Increment Financing District No. IDD 1-8 (the “Plan”) was modified and Phase 1 of the Marigold Redevelopment Project was completed. Presently, the City is proposing modifying the Plan to encourage redevelopment of Phase 2 of the Project. Approval of Plan modifications authorizes tax increments to pay for previously incurred and future redevelopment costs. Because of the Plan modifications a 108-unit rental, apartment project is proposed to be constructed in 2013.</p>
Probable Impacts:	<p>The proposed project will nominally increase demands on municipal police, fire and infrastructure services because this is redevelopment of existing property in the City. The City is willing to accept these increased demands to facilitate long-planned redevelopment. Furthermore, the anticipated effect of withholding property taxes generated by the redevelopment for the duration of the district will have negligible effect on the City's ability to borrow funds or on the City's bond rating.</p>
Type of Tax Increment District:	Redevelopment
Maximum Length of District:	25 years from the date of receipt of the first tax increment
Value of Project upon Completion:	\$8,207,270 (estimated)
Fiscal Impact:	<p>Information in the attached table provides an estimate of tax revenue each jurisdiction could expect to receive if the development occurred without tax increment assistance. However, it has been determined that this Project will not proceed unless it receives its anticipated funding package, part of which is tax increment assistance. Assumptions used in the table include: (1) the original local tax rates (certified in 2010) of 51.521% (county), 45.626% (city), 19..604% (school district) and 117.286% (total) are used to estimate the increment; (2) the district is intended to cease following receipt of the pay 2037-second half increment receipt; and (3) for purposes of preparing this estimate, local tax rates remain constant regardless if the district is/is not modified.</p> <p>The table on the following page shows the annual and total impact of the proposed tax increment financing district on local taxing jurisdictions.</p>

**ESTIMATE OF FISCAL AND ECONOMIC IMPLICATIONS OF
PROPOSED TAX INCREMENT FINANCING DISTRICT NO. IDD 1-8 MODIFICATION
NORTH MANKATO, MN**

Year	Estimated Local Property Taxes	Estimated Annual Tax Increment	School's Share of Property Taxes	School's Loss of Property Taxes Due to TIF	County's Share of Property Taxes Taxes	County's Loss of Property Taxes Due to TIF	City's Share of Property Taxes	City's Loss of Property Taxes Due to TIF
2010	\$8,696	\$0	\$1,453	\$0	\$3,820	\$0	\$3,383	\$0
2011	8,696	0	1,453	0	3,820	0	3,383	0
2012	28,993	20,298	4,846	3,393	12,736	8,916	11,279	7,896
2013	28,993	20,298	4,846	3,393	12,736	8,916	11,279	7,896
2014	28,993	20,298	4,846	3,393	12,736	8,916	11,279	7,896
2015	234,244	225,548	39,153	37,700	102,898	99,078	91,124	87,742
2016	238,928	230,233	39,936	38,483	104,956	101,136	92,947	89,564
2017	243,707	235,011	40,735	39,281	107,055	103,235	94,806	91,423
2018	248,581	239,886	41,550	40,096	109,196	105,376	96,702	93,319
2019	253,553	244,857	42,381	40,927	111,380	107,560	98,636	95,253
2020	258,624	249,928	43,228	41,775	113,607	109,788	100,609	97,226
2021	263,796	255,101	44,093	42,639	115,880	112,060	102,621	99,238
2022	269,072	260,377	44,975	43,521	118,197	114,377	104,673	101,290
2023	274,454	265,758	45,874	44,421	120,561	116,741	106,767	103,384
2024	279,943	271,247	46,792	45,338	122,972	119,153	108,902	105,519
2025	285,542	276,846	47,727	46,274	125,432	121,612	111,080	107,697
2026	291,252	282,557	48,682	47,229	127,940	124,121	113,302	109,919
2027	297,078	288,382	49,656	48,202	130,499	126,679	115,568	112,185
2028	303,019	294,323	50,649	49,195	133,109	129,289	117,879	114,496
2029	309,079	300,384	51,662	50,208	135,771	131,952	120,237	116,854
2030	315,261	306,565	52,695	51,241	138,487	134,667	122,641	119,259
2031	321,566	312,871	53,749	52,295	141,257	137,437	125,094	121,711
2032	327,998	319,302	54,824	53,370	144,082	140,262	127,596	124,213
2033	334,558	325,862	55,920	54,467	146,963	143,144	130,148	126,765
2034	341,249	332,553	57,039	55,585	149,903	146,083	132,751	129,368
2035	348,074	339,378	58,179	56,726	152,901	149,081	135,406	132,023
2036	355,035	346,340	59,343	57,890	155,959	152,139	138,114	134,731
2037	362,136	353,440	60,530	59,076	159,078	155,258	140,876	137,494
TOTAL	\$6,861,118	\$6,617,642	\$1,146,815	\$1,106,119	\$3,013,929	\$2,906,976	\$2,669,077	\$2,574,361

**NOTICE OF PUBLIC HEARING ON
MODIFICATION OF TAX INCREMENT FINANCING DISTRICT NO. IDD 1-8
(THE MARIGOLD REDEVELOPMENT PROJECT)**

TO WHOM IT MAY CONCERN:

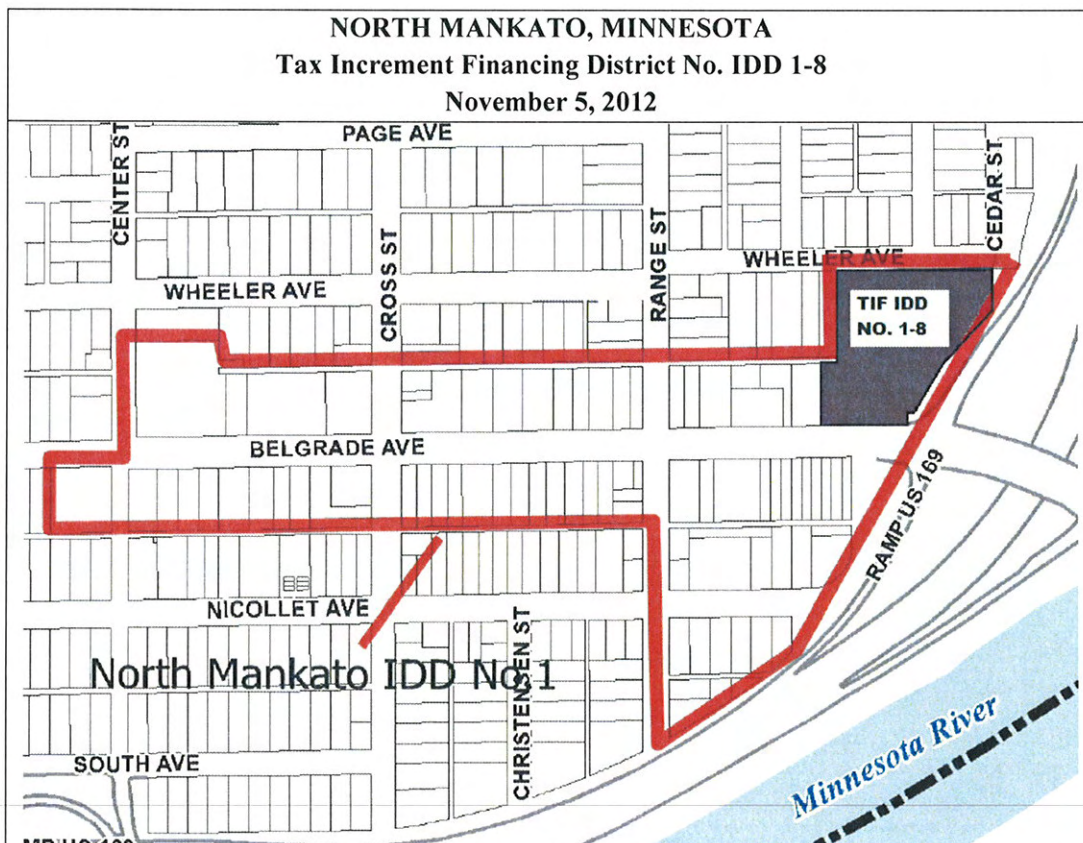
Notice is hereby given that the City Council of the City of North Mankato, Minnesota, will meet at the City Hall 1001 Belgrade Avenue, North Mankato, Minnesota, at 7:00 p.m. on November 5, 2012 to consider the Modification of Tax Increment Financing District No. IDD 1-8 Plan pursuant to Minnesota Statutes, Chapter 469. Such persons as desire to be heard with reference to the above proposal will be heard at this meeting. The map accompanying this notice shows the location of the Tax Increment Financing District. Copies of the proposed Tax Increment Financing Plan are on file in the office of the City Clerk and are available for public examination. Written or oral statements will be considered.

Dated: This 5th day of November 2012.

BY: _____

Mike Fischer

Interim City Administrator



**CITY OF NORTH MANKATO
TAX INCREMENT FINANCING DISTRICT NO. IDD 1-8 MODIFICATION
(Marigold Redevelopment Project)**

November 5, 2012

PREPARED BY:
ADVANCE RESOURCES FOR DEVELOPMENT, INC.
201 North Broad Street, Suite 310
Mankato, Minnesota

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INTRODUCTION

The City of North Mankato (the "City") and the North Mankato Port Authority (the "Port Authority") have endeavored for nearly two decades to redevelop a key property at the entrance to downtown North Mankato (the "Marigold Site"). The project has been hampered by normal impediments to redevelopment, such as property acquisition, relocation and demolition costs, and unforeseen circumstances, such as the terrorist attacks of 9/11 that caused a viable hotel project to withdraw. In spite of the difficulties redevelopment of the property has moved forward. Following is the project chronology:

MARIGOLD SITE REDEVELOPMENT PROJECT CHRONOLOGY

November 8, 1989. The Port Authority designated the Marigold Site as part of Industrial Development District No. 1 to facilitate redeveloping property adjacent to Belgrade Avenue in downtown North Mankato.

January 16, 1990. The Port Authority established Tax Increment Financing District No. IDD 1-8 (the "District"). The Marigold Site was occupied by a creamery/warehouse facility until 1990 when it was abandoned and then sold to the Port Authority in 1991.

1990-2000. The Port Authority completed building demolition and site clearance of the Marigold Site and three additional residences.

March 2001. The Port Authority reached a conceptual agreement with NM Hotel Associates, LLC to construct a 100-plus unit hotel facility on the Marigold Site. To facilitate the redevelopment, the Port Authority required acquisition of four additional residences adjacent to the Marigold Site, which increased the redevelopment site from 1.2 to 2.78 acres.

April 2, 2001. The Port Authority modified the District budget and authorized the acquisition, relocation, demolition and site improvements on the four additional properties within the Development District. The budget modification authorizes expenditures of up to \$2.9 million. Subsequently, the Port Authority issued a general obligation bond for \$990,000. Of this amount, \$695,270 was expended on District costs. The term of the bond continues through 2019, with annual debt service payments averaging \$72,736 – the amount required to amortize expenditures funded within the District.

September 2001. The hotel project was withdrawn because it was unable to secure financing in the aftermath of 9/11.

January 2004. A Preliminary Development Agreement with INH Investor Real Estate Group LLP to mutually and cooperatively investigate and analyze the viability of developing a 40-unit residential facility, a 10,000 ft.² commercial facility and related infrastructure improvements on the Marigold Site was entered into with the Port Authority. Anticipated development costs that could not be supported at this location resulted in the project being withdrawn.

June 5, 2008. A proposal was submitted to redevelop a portion of the Marigold Site as a commercial and residential mixed-use project. The proposed project involved redevelopment of 1.2 acres of the 2.78 acre site (Phase I), and consisted of a four-story building with offices on the first two floors and nine residential condos on the upper floors. This proposal has undergone design modifications to respond to market conditions. An

explanation of the reworked version of this concept appears on page 4 under Current Proposal to Modify Tax Increment Financing District No. IDD 1-8.

August 2008. The City received a Redevelopment Grant of \$128,491 to assist redevelopment of the Marigold Site.

October 8, 2008. The City authorized preparation and submission of special legislation for modification of the District to change certain requirements in order to capture additional tax increment revenues to finance previously incurred and future redevelopment project expenses on the Marigold Site.

April 1, 2010. The governor signed into law special legislation authorizing the City to modify the District. Exhibit 1 following page 11 contains the text of the special legislation.

June 7, 2010. Tax Increment Financing District No. IDD 1-8 was modified and Phase 1 of the Marigold Redevelopment Project was completed with a mixed-use commercial and residential project.

December 1, 2010. Taxable G.O. Tax Increment Bonds, Series 2010D refunded project costs that originally funded by the Taxable G.O. Tax Increment Bonds, Series 2001D.

CURRENT PROPOSAL TO MODIFY TAX INCREMENT FINANCING DISTRICT NO. IDD 1-8

Shown below is the current proposal to complete redevelopment of the Marigold Site with a 108-unit rental apartment project.

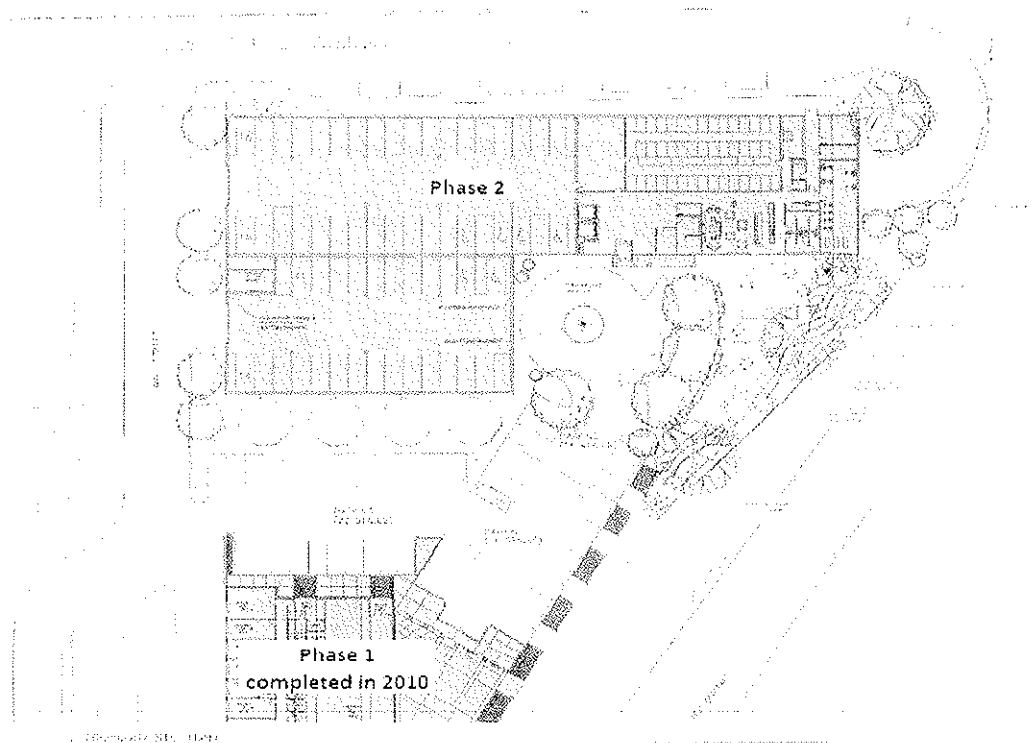
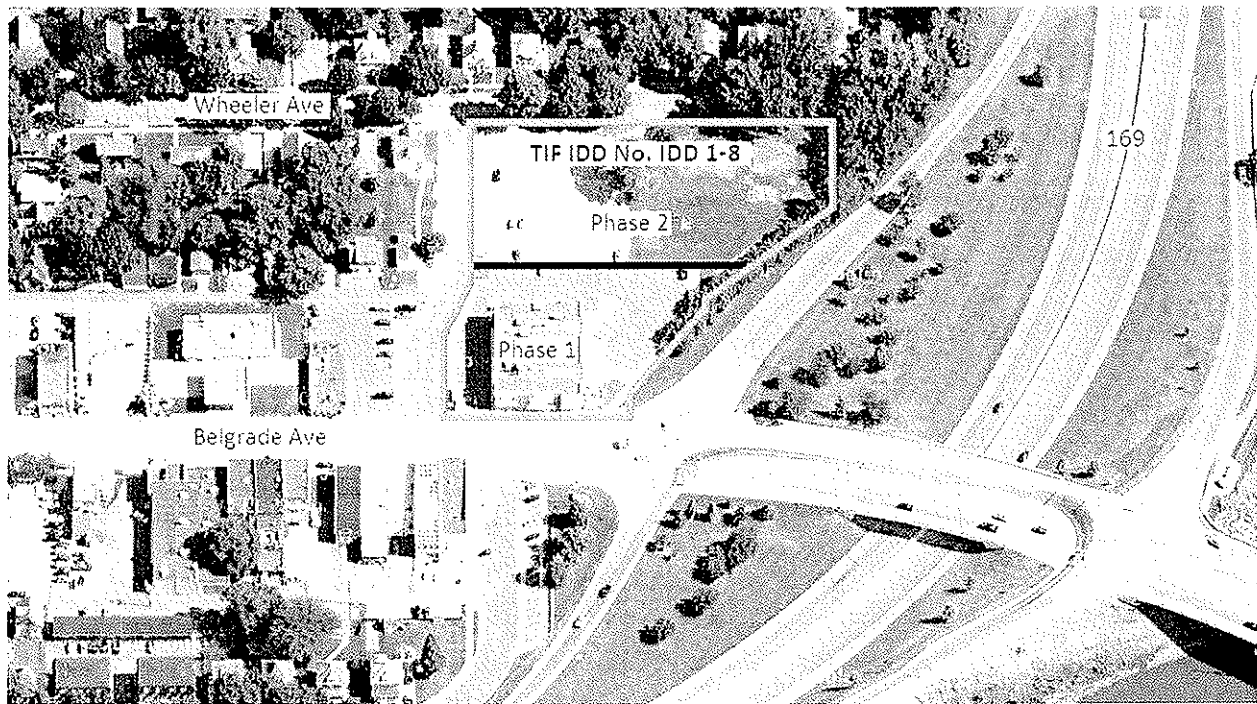


TABLE 1: PROJECT DESCRIPTION FOR MARIGOLD SITE REDEVELOPMENT PROJECT	
PHASE 1: Completed in 2010	PHASE 2: Construction in 2013
First Floor:	Lower-level:
6,924 ft. ² of commercial	38,500 ft. ² enclosed parking
3,021 ft. ² of enclosed garage & common space	Main level
Second Floor:	33,473 ft. ² of enclosed garage & common space
7,241 ft. ² of residential (4 units)	Floors 2 through 6
2,878 ft. ² of office (3 suites)	30,834 ft. ² of residential per floor
1,200 ft. ² of common area	152 enclosed parking spaces
Required parking 20; 39 provided	14 additional outdoor spaces
Plus 8 additional indoor spaces	
Phase 1: 17,043 ft. ² Total	Phase 2: 226,143 ft. ² Total
Taxable value: \$1,333,200	Estimated taxable value: \$14,000,000

LOCATION

Tax Increment Financing District No. IDD 1-8 is located on two parcels of property at the intersection of Belgrade Avenue and the US Highway 169 off ramp. The map below shows the location of the District.



DEFINITIONS

For the purpose of clarity, the following terms defined in this plan shall have the meanings given them.

"City" means the City of North Mankato, Minnesota.

"Industrial Development District" means a specific area within a port district of a municipality which has been so designated and separately numbered by the governing body.

"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.

"Port Authority" means the City of North Mankato Port Authority created pursuant to Minnesota statutes, sections 469.048 to 469.068, which has been empowered by resolution of the City to exercise all the powers of a housing and redevelopment authority pursuant to Minnesota statutes, sections 469.001 to 469.047.

"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 Minnesota statutes, 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 modification of Tax Increment Financing District No. IDD 1-8 for redevelopment of the Marigold Site prepared pursuant to the provisions of Minnesota statutes, Chapter 469, which provides an outline for the establishment, modification and operation of a tax increment district.

TAX INCREMENT FINANCING PLAN

DISTRICT SUBJECT TO THE PROVISIONS OF SPECIAL LEGISLATION

This District modification is subject to the provisions of special legislation stated in H.F. No. 2695, 3rd Engrossment - 86th Legislative Session (2009-2010) that authorizes the City to expand the District, waive certain tax increment requirements limiting District expenditures and use District increment for previously incurred and future project expenditures.

INCORPORATION OF PREVIOUS PLANS

The City approved the establishment of the District on January 16, 1990, as a redevelopment district. Plan modifications occurred on April 2, 2001 and June 7, 2010. This modification constitutes the third amendment of the Plan. All provisions of the Plan adopted on January 16, 1990, and as modified by the first amendment of April 2, 2001 and by the second amendment of June 7, 2010 are hereby incorporated by reference except to the extent that Minnesota statutes, sections 469.174 to 469.179, inclusive and amended, requires changes and except to the extent that any such provision is explicitly contrary to any provision of this modification. Except as so modified, the previous Plans are hereby adopted and incorporated by this reference.

RELATIONSHIP OF TAX INCREMENT DISTRICT TO INDUSTRIAL DEVELOPMENT DISTRICT PROJECT

The Port Authority, pursuant to Minnesota statutes, sections 469.048 to 469.068, on November 8, 1989 established and on June 22, 1998 modified Industrial Development District No. 1 in order to eliminate blight and promote redevelopment of certain property, secure additional commercial and residential development, increase property subject to taxation, provide public improvements and designate methods for the financing of activities in the Downtown North Mankato.

Minnesota statutes, section 469.176, subdivision 4 authorizes a port authority to finance or otherwise pay the cost of redevelopment pursuant to Minnesota statutes, sections 469.048 to 469.068. When using tax increment funds, it is necessary to establish or modify a tax increment financing district according to Minnesota statutes, sections 469.174 to 469.179, inclusive. Approval of this Plan results in the modification of the District, the purpose of which is to finance the redevelopment activities authorized by the Industrial Development District.

STATEMENT OF OBJECTIVES FOR INDUSTRIAL DEVELOPMENT DISTRICT NO. 1

The Port Authority and City have previously determined that it was 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 Port Authority and City further determined 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 Port Authority and City 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 Port Authority and City have adopted the following statement of objectives for the Industrial Development District:

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 riverbank 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 related growth and development activities (i.e. commercial, residential, recreational developments).

PARCELS INCLUDED IN THE DISTRICT

The following parcels are included in the District: Parcel #18.151.0010 and Parcel #18.151.0020.

FINDINGS

Minnesota Statutes, section 469.175, subdivision 3, requires that prior to municipality approval of a tax increment financing 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. The findings and supporting facts required to establish the District are set forth in the Plans for the District as adopted on January 16, 1990 and amended April 2, 2001 and June 7, 2010 and are hereby incorporated by this reference.

NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS

Minnesota statutes, section 469.177, subdivision 4, requires that the request for certification of original 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 modification of the Plan. Property in the District was originally certified in 1990. The District was expanded pursuant to the June 7, 2010 Plan amendment and an additional parcel was certified in the District. The base tax capacity established for the District for taxes payable in 2012 is 7,414.

PROPERTY ACQUISITION

The Port Authority has previously acquired the Marigold Site, which consists of two parcels identified as Parcel #18.151.0010 and Parcel #18.151.0020. No additional property acquisition is required for implementation of the Marigold Redevelopment Project. Transfer of Parcel #18.151.0010 to The Marigold LLC occurred in 2010 for developing Phase 1 of the Marigold Project. Transfer of Parcel #18.151.0020 to a private party will occur in order to facilitate development of Phase 2 of the Marigold Project.

DISTRICT DEVELOPMENT ACTIVITIES

The Current Proposal to Modify Tax Increment Financing District No. IDD 1-8 set forth on pages 2 and 3 of this Plan identifies and describes Phases 2 of the Marigold Redevelopment Project to be undertaken in 2013.

FINANCIAL PLAN

ESTIMATE OF MARKET VALUE AND TAX INCREMENT

Table 2 shows the estimate of the original net tax capacity of taxable real property within the District, the estimated captured net tax capacity of the District at completion of each development phase and the tax increment used to establish the budget in this Plan.

TABLE 2: PHASES 1 AND 2 MARIGOLD REDEVELOPMENT PROJECT						
Local Tax Rate = 117.2860% (North Mankato, Original District Rate)						
Property Classification: Class 4a Residential Rental (four or more units) and Class 3a Commercial						
Phase 1 completed in 2010; Phase 2 Completion Prior to Jan. 1, 2014						
Estimated Completion Market Value: Phase 1 \$1,333,200; Phase 2 \$14,000,000; TOTAL \$15,333,200						
YEAR TAXES PAYABLE	BASE TAX CAPACITY	PROJECT TAX CAPACITY	CAPTURED TAX CAPACITY	ANNUAL TIF	LESS ADMIN. OF \$3,000/YR.	NET ANNUAL TIF
2010	7,414	0	0	0	0	0
2011	7,414	0	0	0	0	0
2012	7,414	24,720	17,306	20,298	3,000	17,298
2013	7,414	24,720	17,306	20,298	3,000	17,298
2014	7,414	24,720	17,306	20,298	3,000	17,298
2015	7,414	199,720	192,306	225,548	3,000	222,548
2016	7,414	203,714	196,300	230,233	3,000	227,233
2017	7,414	207,789	200,375	235,011	3,000	232,011
2018	7,414	211,944	204,530	239,886	3,000	236,886
2019	7,414	216,183	208,769	244,857	3,000	241,857
2020	7,414	220,507	213,093	249,928	3,000	246,928
2021	7,414	224,917	217,503	255,101	3,000	252,101
2022	7,414	229,416	222,002	260,377	3,000	257,377
2023	7,414	234,004	226,590	265,758	3,000	262,758
2024	7,414	238,684	231,270	271,247	3,000	268,247
2025	7,414	243,458	236,044	276,846	3,000	273,846
2026	7,414	248,327	240,913	282,557	3,000	279,557
2027	7,414	253,293	245,879	288,382	3,000	285,382
2028	7,414	258,359	250,945	294,323	3,000	291,323
2029	7,414	263,526	256,112	300,384	3,000	297,384
2030	7,414	268,797	261,383	306,565	3,000	303,565
2031	7,414	274,173	266,759	312,871	3,000	309,871
2032	7,414	279,656	272,242	319,302	3,000	316,302
2033	7,414	285,249	277,835	325,862	3,000	322,862
2034	7,414	290,954	283,540	332,553	3,000	329,553
2035	7,414	296,773	289,359	339,378	3,000	336,378
2036	7,414	302,709	295,295	346,340	3,000	343,340
2037	7,414	308,763	301,349	353,440	3,000	350,440
TOTALS				\$6,617,642	\$78,000	\$6,539,642
Net present value of tax increment discounted at 5.00%				\$3,018,170		\$2,977,883

ESTIMATE OF PUBLIC COST

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

1. Use of Funds: Activities within the Marigold Redevelopment Project that may be paid from District tax increments include the repayment of principal, premium and interest on the Series 2010D GO Tax Increment Bonds, and to reimburse or otherwise pay the Port Authority and City for allowable expenditures under the Plan budget, as amended from time to time. Costs which may be funded in the District are estimated as follows:

A. Taxable G.O. Tax Increment Bonds, Series 2010D	\$715,000
B. Interest Expense on Series 2010D GO Tax Increment Bonds	306,239
C. Previously Incurred Expenses not Funded with Bond Proceeds	358,241
D. Phase 2 Redevelopment Costs	1,904,642
E. Interest Expense not Related to TIF Bonds	3,255,520
F. Administration	78,000
TOTAL USE OF FUNDS	<u>\$6,617,642</u>

2. Source of Funds:

A. Tax Increment	\$6,617,642
TOTAL SOURCE OF FUNDS	<u>\$6,617,642</u>

FINANCING ASSUMPTIONS

Tax increments are used to finance Marigold Redevelopment Project activities. The following information and assumptions were used to calculate financing costs for the activities in the District.

1. Completed activities include property acquisition, demolition and site clearance of blighted properties. Phase 1 construction activities were completed in 2010, and are on the tax rolls for taxes payable 2012.
2. The Port Authority and developer have agreed to the following development concept and timetable:

TABLE 3: PROJECT DESCRIPTION FOR MARIGOLD REDEVELOPMENT PROJECT	
PHASE 1: Completed in 2010	PHASE 2: Construction in 2013
First Floor:	Lower-level:
6,924 ft. ² of commercial	38,500 ft. ² enclosed parking
3,021 ft. ² of enclosed garage & common space	Main level
Second Floor:	33,473 ft. ² of enclosed garage & common space
7,241 ft. ² of residential (4 units)	Floors 2 through 6
2,878 ft. ² of office (3 suites)	30,834 ft. ² of residential per floor
1,200 ft. ² of common area	152 enclosed parking spaces
Parking 39 outdoor; 8 garage spaces	14 additional outdoor spaces
Total Phase 1: 17,043 ft. ²	Total Phase 2: 226,143 ft. ²

3. The Port Authority and City have completed the financing of property acquisition, demolition and site clearance for Phases 1 and 2. Phase 2 project financing is in negotiation and will be completed to coincide with the 2013 Phase 2 construction start.
4. Increment as per Table 2 will be collected from the District beginning in 2012. The District qualifies as a redevelopment district and as such, it will have duration of not greater than twenty-five years from the date of receipt of the first tax increment or through 2037.
5. The original local tax rate of 117.286%, classification rates for residential and commercial properties for taxes payable 2012 and estimated 2012 property tax valuations were used to calculate the estimate of increment in this Plan.
6. Increment revenues will be used to finance redevelopment and administrative costs resulting from the Project activities. All tax increment generated by the District will be used to finance the activities of the Plan. The City elects to use 100% of the available tax increment over the total life of the District to finance the eligible Marigold Redevelopment Project expenses.
7. The City will use the tax increments to service Project costs. "Project costs" means all expenditures of the City or reimbursement of eligible costs for the purchase of land, public infrastructure 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. In order to determine an estimate of the present value of tax increment cash flow resulting from this District a discount rate of 5.0% was applied. Based upon the receipt of annual tax increments per Table 1, the City would be able to finance approximately \$6,617,642 of eligible Project costs. The first increment would be available to the City in 2012 and may continue through 2037.

BUSINESS SUBSIDY

The project is exempted from the provisions of the Minnesota statutes, sections 116J.993 to 116J.985 (The Business Subsidies Act) pursuant to section 116J.993, subdivision 3(17).

IMPACT OF THE USE OF TAX INCREMENT ON 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 4, on page 11, 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 4
NORTH MANKATO, MN
TAX INCREMENT FINANCING DISTRICT NO. IDD 1-8

WITHOUT PROJECT			
	2012 Tax Capacity	Ad Valorem Taxes Generated	Original Tax Rate
City	10,598,032	\$4,835,458	45.6260%
County	29,065,128	\$14,974,645	51.5210%
School District	12,047,719	\$2,361,835	19.6040%
RDC	29,065,128	\$53,770	0.1850%
TOTALS			117.286%

WITH PROJECT								
	2012 Tax Capacity	Projected Captured Tax Capacity	Projected Tax Capacity	Ad Valorem Taxes Generated	Adjusted Local Tax Rate	Tax Rate Impact	Projected Captured Tax Capacity	Projected Increment Income
City	10,598,032	192,306	10,790,338	\$4,835,458	44.813%	0.813%	192,306	\$87,742
County	29,065,128	192,306	29,257,434	\$14,974,645	51.182%	0.339%	192,306	\$99,078
School District	12,047,719	192,306	12,240,025	\$2,361,835	19.296%	0.308%	192,306	\$37,700
RDC	29,065,128	192,306	29,257,434	\$53,770	0.184%	0.001%	192,306	\$356
HRA	29,065,128	192,306	29,257,434	\$101,728	0.348%	0.002%	192,306	\$673
TOTALS					115.823	1.463%		\$225,548

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 192,306 the overall local tax rate would be reduced by 0.348% to a level of 115.823 %. The captured tax capacity times the original local tax rate of 117.286% would generate \$225,548 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 were 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 \$225,548 in increment income annually.

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EXHIBIT 1

CHAPTER 216--H.F.No. 2695

Sec. 56. CITY OF NORTH MANKATO; TAX INCREMENT FINANCING DISTRICT; PROJECT REQUIREMENTS.

Subdivision 1. **Addition of parcel to district.** Notwithstanding Minnesota statutes, sections 469.174, subdivision 10, and 469.175, subdivision 4, paragraph (d), or any other law to the contrary, the governing body of the city of North Mankato may elect to expand the boundaries of Tax Increment Financing District No. IDD 1-8 to include real property, described as follows:

Lots 3, 4, 5, 6, 7, 8, B, and C and part of vacated Cedar Street, Lots A, 1, and 2 lying northwesterly of a line beginning at a point on the South line of Lot A 74.67 feet West of the southeast corner of Lot A; thence northeasterly 107.30 feet to a point on the East line of Lot 2; thence continuing northeasterly 47.47 feet to a point on the East right-of-way line of vacated Cedar Street; said point being 101.93 feet southerly from the intersection of the south right-of-way line of Wheeler Avenue and the east right-of-way line vacated Cedar Street, Lamm's Second Addition, City of North Mankato, Nicollet County, Minnesota (tax parcel number R 18.151.0020).

Subd. 2. **Five-year rule.** Minnesota statutes, section 469.1763, subdivision 3, does not apply to Tax Increment Financing District No. IDD 1-8, as enlarged.

Subd. 3. **Original tax capacity of district.** Upon addition of the property described in subdivision 1 in Tax Increment Financing District No. IDD 1-8, the Nicollet County auditor shall increase the original tax capacity of Tax Increment Financing District No. IDD 1-8 by the amount required by Minnesota statutes, section 469.177.

Subd. 4. **Use of increments.** Tax increments and other revenues derived from any portion of Tax Increment Financing District No. IDD 1-8, as enlarged, may be used: (1) to reimburse or otherwise pay the port authority of the city of North Mankato and the city of North Mankato for allowable expenditures under the plan budget for Tax Increment Financing District No. IDD 1-8, as amended from time to time; and

(2) to pay the principal, premium, and interest on the \$990,000 city of North Mankato taxable general obligation tax increment bonds, series 2001D, issued by the city of North Mankato for redevelopment costs in Tax Increment Financing District No. IDD 1-8 under the tax increment financing plan for Tax Increment Financing District No. IDD 1-8 as originally adopted January 16, 1990, and amended April 2, 2001.

Subd. 5. **Approval and effect of modification.** When the governing body of the city elects to exercise the authority provided in subdivision 1 to modify the district, the following conditions apply: (1) it must comply with Minnesota statutes, section 469.175, subdivision 4, except for paragraph (d); and (2) beginning with the subsequent calendar year, except as otherwise explicitly provided in this section, the district is subject to the provisions of Minnesota statutes, sections 469.174 to 469.1794, as if the request for certification of the entire district had been made on the date the city elected to exercise the authority provided in subdivision 1.

Subd. 6. **Conditions.** The authority granted by this section may only be exercised by the city if:

(1) by July 1, 2011, the city has entered into a development agreement with a private developer for redevelopment of all or a substantial part of the area; and (2) substantial and ongoing construction of improvements for the project has begun by November 1, 2011.

EFFECTIVE DATE. This section is effective upon approval by the governing body of the city of North Mankato and upon compliance by the city with Minnesota statutes, section 645.021, subdivision 3.

CITY OF NORTH MANKATO MARIGOLD REDEVELOPMENT PROJECT PHASE 2 TAX INCREMENT CASHFLOW 2.0% INFLATION OPTION													
Bond Payment Dates ¹	SOURCES OF FUNDS				USES OF FUNDS					SURPLUS/DEFICIT		Calendar Year	Marigold Phase 2 Milestones
	Marigold TIF ²	Pooled TIF ³	Fund Transfer ⁴	TOTAL FUNDS	Bond Debt Service ⁵	Phase 2 Marigold Project	Fund Repayment ⁶	City Admn. ⁷	TOTAL USES	Surplus/ (Deficit)	Cumulative Surplus/ (Deficit)		
08/01/11	0	11,105	230,000	241,105	23,672	0	0	89	23,760	217,345	217,345	2011	
02/01/12	0	0	0	0	17,754	0	0	89	17,842	-17,842	199,502	2012	
08/01/12	9,032	9,728	0	18,760	17,754	0	0	1,889	19,643	-883	198,619		
02/01/13	9,032	9,728	0	18,760	17,754	0	0	1,889	19,643	-883	197,736		
08/01/13	9,032	9,922	0	18,955	17,754	75,000	0	1,889	94,643	-75,689	122,047	2013	← Construct Project
02/01/14	9,032	9,922	0	18,955	17,754	0	0	1,889	19,643	-689	121,359		
08/01/14	9,032	10,121	0	19,153	17,754	75,000	0	1,889	94,643	-75,490	45,868	2014	← Assess Project
02/01/15	9,032	10,121	0	19,153	17,754	0	0	1,889	19,643	-490	45,378		
08/01/15	110,158	10,323	0	120,481	17,754	125,000	0	1,889	144,643	-24,162	21,216	2015	← Collect Increment
02/01/16	110,158	10,323	0	120,481	72,754	0	0	1,889	74,643	45,838	67,055		
08/01/16	112,361	10,530	0	122,891	16,970	150,000	0	1,889	168,859	-45,968	21,086	2016	← Inflate Phase 2 Project Increment at 2.0% per year over the life of the District
02/01/17	112,361	10,530	0	122,891	71,970	0	0	1,889	73,859	49,032	70,118		
08/01/17	114,609	10,740	0	125,349	16,090	150,000	0	1,889	167,979	-42,631	27,487	2017	
02/01/18	114,609	10,740	0	125,349	71,090	0	0	1,889	72,979	52,369	79,856		
08/01/18	116,901	10,955	0	127,856	15,073	150,000	0	1,889	166,962	-39,106	40,750	2018	
02/01/19	116,901	10,955	0	127,856	105,073	0	0	1,889	106,962	20,894	61,644		
08/01/19	119,239	11,174	0	130,413	13,273	150,000	0	1,889	165,162	-34,749	26,895	2019	
02/01/20	119,239	11,174	0	130,413	103,273	0	0	1,889	105,162	25,251	52,146		
08/01/20	121,624	11,398	0	133,021	11,428	150,000	0	1,889	163,317	-30,296	21,850	2020	
02/01/21	121,624	11,398	0	133,021	106,428	0	0	1,889	108,317	24,704	46,555		
08/01/21	124,056	11,626	0	135,682	9,361	150,000	0	1,889	161,251	-25,569	20,985	2021	
02/01/22	124,056	11,626	0	135,682	104,361	0	0	1,889	106,251	29,431	50,416		
08/01/22	126,537	11,858	0	138,395	7,176	150,000	0	1,889	159,066	-20,670	29,746	2022	
02/01/23	126,537	11,858	0	138,395	112,176	0	0	1,889	114,066	24,330	54,075		
08/01/23	129,068	12,095	0	141,163	4,656	175,000	0	1,889	181,546	-40,383	13,693	2023	
02/01/24	129,068	12,095	0	141,163	109,656	0	0	1,889	111,546	29,617	43,310		
08/01/24	131,649	12,337	0	143,986	2,031	175,000	0	1,889	178,921	-34,934	8,376	2024	
02/01/25	131,649	12,337	0	143,986	2,031	0	0	1,889	3,921	140,066	148,442		
08/01/25	134,282	12,584	0	146,866	2,031	250,000	0	1,889	253,921	-107,055	41,387	2025	
02/01/26	134,282	12,584	0	146,866	7,031	0	0	1,889	8,921	137,945	179,333		
08/01/26	136,968	12,836	0	149,803	6,875	300,000	0	1,889	308,764	-158,961	20,372	2026	
02/01/27	136,968	12,836	0	149,803	1,719	0	0	1,889	3,608	146,195	166,567		
08/01/27	139,707	13,092	0	152,800	6,719	250,000	0	1,889	258,608	-105,809	60,758	2027	
02/01/28	139,707	5,619	0	145,327	1,563	0	0	833	2,395	142,931	203,690		
08/01/28	142,501	5,732	0	148,233	6,563	0	0	833	7,395	140,838	344,527	2028	
02/01/29	142,501	5,732	0	148,233	1,406	0	437,000	833	439,239	-291,006	53,522		
08/01/29	145,351	5,846	0	151,198	46,563	0	0	833	47,395	103,803	157,324	2029	← In this scenario all obligations of the tax increment districts are paid by increment collected through taxes payable 2029.
02/01/30	145,351	5,846	0	151,198	0	0	0	833	833	150,365	307,689		
08/01/30	148,258	5,963	0	154,222	0	0	0	833	833	153,389	461,078	2030	
02/01/31	148,258	5,963	0	154,222	0	0	0	833	833	153,389	614,467		
08/01/31	151,224	6,083	0	157,306	0	0	0	833	833	156,473	770,941	2031	
02/01/32	151,224	6,083	0	157,306	0	0	0	833	833	156,473	927,414		
08/01/32	154,248	6,204	0	160,452	0	0	0	833	833	159,620	1,087,034	2032	
02/01/33	154,248	6,204	0	160,452	0	0	0	833	833	159,620	1,246,653		
08/01/33	157,333	6,328	0	163,661	0	0	0	833	833	162,829	1,409,482	2033	
02/01/34	157,333	6,328	0	163,661	0	0	0	833	833	162,829	1,572,310		
08/01/34	160,480	6,455	0	166,935	0	0	0	833	833	166,102	1,738,412	2034	
02/01/35	160,480	6,455	0	166,935	0	0	0	833	833	166,102	1,904,514		
08/01/35	163,689	6,584	0	170,273	0	0	0	833	833	169,441	2,073,954	2035	
02/01/36	163,689	6,584	0	170,273	0	0	0	833	833	169,441	2,243,395		
08/01/36	166,963	6,716	0	173,679	0	0	0	833	833	172,846	2,416,241	2036	
02/01/37	166,963	6,716	0	173,679	0	0	0	833	833	172,846	2,589,087		
08/01/37	170,302	0	0	170,302	0	0	0	744	744	169,558	2,758,645	2037	← Decertification of Marigold TIF on 12-31-2037
02/01/38	170,302	0	0	170,302	0	0	0	744	744	169,558	2,928,203		
TOTALS	6,409,211	478,091	230,000	7,117,303	1,201,039	2,475,000	437,000	76,060	4,189,099	2,928,203	2,928,203		

FOOTNOTES

¹ Dates correspond to the payment dates for the Taxable G.O. Tax Increment Bonds, Series 2010D (the "Bonds").

² The Marigold TIF will receive its first increment in 2012. The increment is based upon the market value of the completed Phase 1 development. In addition, Phase 2 generates increment payable to the District in 2015 at 100% of the market value. The District increment is inflated at 2% per year for the remaining life of the District. The Marigold Project generates increment until all obligations are repaid or the District meets the statutory decertification date.

³ Increment from three TIF districts was "pooled" and pledged to the repayment of the Bonds. In addition to the Marigold Project, increment from the TIF 2 and IDD 1-14 was pledged. TIF 2 received its first increment in 2011. The increment is based upon a completed project. IDD 1-14 received its first increment in 2002. The increment is based upon a completed project. IDD 1-14 will be decertified at the end of 2027. The pooled increment is inflated at 2% per year beginning in 2013 and continues over the duration of the remaining duration of districts TIF 2 and IDD 1-14, respectively.

⁴ In order to eliminate periodic semi-annual deficits it is necessary to provide an approximate \$230,000 Port Authority fund transfer. Repayment of the fund transfer, plus 5.00% non-compounded interest, occurs when sufficient increment becomes available. In this scenario, a lump sum repayment of \$437,000 occurs on February 1, 2029.

⁵ Debt service payments for the Bonds which were issued to refund the 2001D Bonds and New Money for FX Fusion Project. Due to a projected increment surplus, the city has an option to pay off the bonds on August 1, 2029 resulting in an interest savings of \$10,938 and reducing the bond repayment term by 7 years.

⁶ Repayment of the Fund Transfer in the amount of \$437,000 is scheduled for February 1, 2029.

⁷ The approved Marigold TIF, IDD 1-4 and TIF 2 plans authorized combined administrative fees of \$140,107. Through 2010, the city had reimbursed itself for \$60,876 in administrative fees. The remaining administrative fees of \$79,231 are allocated semiannually. The semiannual allocation is reduced as each district is decertified. Provided that the districts are decertified following the repayment of all debt, the administrative expenses with no longer required beyond 2030, which is the final year that the city would have to report to the Office of State Auditor regarding the operations of the districts.



Business on Belgrade

HISTORIC AND UNIQUE

Date: August 27, 2012

**North Mankato Port Authority
1001 Belgrade Ave.
North Mankato, MN 56003**

Re: Phase two of the Marigold Project

The Business on Belgrade Association believes that the phase two of the Marigold project located at 200 Belgrade Ave, (a multi-residential complex) will have a positive financial impact on the businesses located in the Central Business District of Lower North Mankato. One of the major keys to business development and retention has been identified as density of population within that area, followed by an abundance of customer and workforce parking.

**James Whitlock, President
Business on Belgrade Association**

PO Box 2222 - North Mankato - MN - 56003

Michael Fischer
City Planner
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

October 25th 2012

Dear, Mr. Fischer

Thank you for submitting the Marigold 2.5 project to the City Center Partnership (CCP). The project has been vetted by the CCP Advocacy Committee to ensure it properly aligns with the City Center Renaissance Plan, the CCP Strategic Plan and other points of consideration used by the committee. Their recommendation was submitted to the CCP Board of Governors on October 23rd, 2012.

The Board of Governors has voted to support the concept and scope of the Marigold 2.5 project as the Board believes:

- This project will provide increased resiliency to the Belgrade area businesses through the increase in residential density.
- Encouragement of higher density along the Belgrade corridor is appropriate since it is already an area of higher density.
- The general massing and size of this project is not without precedent as there are some larger residential complexes that are within a few stories above or below the height of the Marigold 2.5 project.
- And finally, the project aligns with our organizations vision of maintaining a vibrant City Center in both North Mankato and Mankato.

Sincerest Regards,



Stacey Straka
Board of Governors Chair
City Center Partnership

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH MANKATO
APPROVING TAX INCREMENT FINANCING DISTRICT NO. IDD 1-8 MODIFICATION
(Marigold Redevelopment Project)**

WHEREAS, the City of North Mankato (herein called the "City") has held a public hearing to receive input regarding the adoption of the Tax Increment Financing District No. IDD 1-8 Modification Plan for a tax increment district (herein called the "District") as provided in a report, dated November 5, 2012 (herein called the "Plan"); and

WHEREAS, the North Mankato Port Authority by resolution has requested approval of the Plan; and

WHEREAS, the City has previously approved the formation of the Industrial Development District No. 1 Project (herein called the "Project") pursuant to Minnesota Statutes, Sections 469.001-469.047; 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 the review of the Plan; and

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

WHEREAS, the City has received and considered the comments of the North Mankato Port Authority, the Nicollet County Board, the County Commissioner within whose jurisdiction the redevelopment is proposed to occur and the School Board of School District No. 77, regarding the contents of the Plan; and

WHEREAS, the City on November 5, 2012, 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 City of North Mankato as follows:

1. The City finds and determines that there is a need for the activities of the District to be financed in part by the tax increments from the District.
2. The City finds and determines that the activities to be financed by District increments will carry out the objectives of the plans for the Project and District by resulting in prevention/elimination of blight, job creation/retention and enhancement of the City's tax base.
3. The City finds and determines that property to be redeveloped within the District, and the preservation and enhancement of the tax base are in the public interest of the City and the expenditures of the District are a public purpose, which will promote the health, safety and welfare of the community.

4. The City reaffirms the findings and determinations set forth in the previous plans for the District as adopted January 16, 1990 and modified April 2, 2001 and June 7, 2010; except to the extent that any provision of those plans is explicitly contrary to this Plan modification.
5. The City finds and determines 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 the Plan is a Redevelopment District.
6. The City finds and determines that the proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and therefore the use of tax increment financing is deemed necessary.
7. The City finds and determines 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.
8. The City finds and determines that the tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of the District by private enterprise.
9. The reasons and supporting facts for findings 5, 6, 7 and 8 as set forth on page 7 of the Plan are by this reference confirmed, approved and adopted.
10. The City hereby designates the North Mankato Port Authority as the party responsible for overseeing and managing redevelopment activities and operations for the District.
11. The City Clerk is hereby directed to file a copy of this resolution with a copy of the Plan with the Minnesota Department of Revenue and Office of the State Auditor.
12. The City hereby states its intention to use all to the captured tax capacity for purposes of tax increment financing as per the conditions set forth in the Plan.

Adopted by the City this 5th day of November, 2012, with the following vote: Aye _____

_____;
No _____;

Absent _____.

Approved and signed this _____ day of November 2012.

ATTEST:

Mike Fischer, Interim City Administrator

Mark D. Dehen, Mayor

THESE ARE DRAFT MINUTES AND NOT YET APPROVED BY THE BOARD

OFFICIAL PROCEEDINGS OF THE
BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF NICOLLET
October 23, 2012

The Nicollet County Board of Commissioners met in special session on Tuesday, October 23, 2012 at 9:00 a.m. with Chair Dr. Bruce Beatty presiding. Commissioners Marie Dranttel, David Haack, and Jack Kolars were present. Also present were County Attorney Michelle Zehnder Fischer, Interim County Administrator Bridgette Kennedy, Deputy Auditor-Treasurer RaNaye Grunzke, and Recording Secretary Margo Brown. Commissioner James Stenson arrived at the meeting at approximately 9:30 a.m.

Upon a motion by Commissioner Haack and seconded by Kolars, it was moved to approve the minutes of the October 9, 2012 Board meeting. The motion carried unanimously.

Upon a motion by Commissioner Kolars and seconded by Dranttel, it was moved to approve the County bills as presented. On a roll call vote, all Commissioners voted yes and the motion carried unanimously.

Social Services Director Joan Tesdahl appeared before the Board to request approval of the Social Services bills. Upon a motion by Commissioner Haack and seconded by Kolars, it was moved to approve the Social Services bills as presented. On a roll call vote, all Commissioners voted yes and the motion carried unanimously.

Technologies Director Dayle Moore appeared before the Board to present information and recommend approval of two agreements with Minnesota Counties Computer Cooperative. He provided information relating to these documents and requested that the Board authorize and sign the ratification statement. He noted that the County Attorney has reviewed both of these agreements. He also stated that by entering into these agreements, the County will receive discounts for the services; and the time saved by utilizing the software will be beneficial to the County. Upon a motion by Commissioner Kolars and seconded by Dranttel, it was moved to accept the recommendation of Technologies Director and approve and authorize signatures on the ratification statement regarding the professional services agreement between the Schneider Corporation and the Minnesota Counties Computer Cooperative. The motion carried unanimously. Also, upon a motion by Commissioner Kolars and seconded by Haack, it was moved to accept the recommendation of the Technologies Director and approve and authorize signatures on the ratification statement regarding the MCAPS 4 Support Services Agreement between Docutech and the Minnesota Counties Computer Cooperative. The motion carried unanimously.

Human Resources Director Jamie Haefner addressed the Board with several replacement hirings:

Social Services Director Joan Tesdahl has hired Kristina Guth to fill the position of Social Worker vacated by Cara Bruegger. Ms. Guth began her position on October 15, 2012 at a salary of \$17.45 per hour, which is pay step 3 of pay grade 14.

Human Services Director Haefner provided information to the Board relating to several end of probation requests – one for Sheriff's 911 Dispatcher Bryanna Reich and one for County Attorney Receptionist Bethany Trembley. Upon a motion by Commissioner

Haack and seconded by Kolars, it was moved to accept the recommendation of the Human Resources Director and approve the following end of probations:

On behalf of Sheriff David Lange for 911 Dispatcher Bryanna Reich, declaring that she is a regular Nicollet County employee effective October 23, 2012.

On behalf of County Attorney Michelle Zehnder Fischer for Receptionist Bethany Trembley, declaring that she is a regular Nicollet County employee effective November 1, 2012.

The motion carried unanimously.

Public Works Director Seth Greenwood addressed the Board to request consideration and approval of a Joint Powers Agreement to form the Mankato/North Mankato Area Planning Organization (MAPO). Upon a motion by Commissioner Haack and seconded by Dranttel, it was moved to accept the recommendation of the Public Works Director and enter into the Joint Powers Agreement to establish the Mankato/North Mankato Area Planning Organization (MAPO) and authorize the appropriate signatures on the agreement. The motion carried unanimously. Also, upon a motion by Commissioner Haack and seconded by Dranttel, it was moved to appoint Commissioner Jack Kolars to serve as the elected official on the policy committee of the Mankato/North Mankato Area Planning Organization (MAPO). The motion carried unanimously.

Public Works Director Greenwood also requested that the Board consider a resolution to transfer municipal state aid construction funds into regular state aid construction funds. He provided a resolution for consideration relating to this request. Upon a motion by Commissioner Kolars and seconded by Dranttel, it was moved to accept the recommendation of the Public Works Director and approve the resolution transferring \$370,000 in excess of two years apportionment from Municipal State Aid construction funds to the regular construction account. On a roll call vote, all Commissioners voted yes and the motion carried unanimously.

RESOLUTION

WHEREAS, Minnesota State 162.08, Subd 4 (3d) provides that accumulated balances in excess of two years of municipal account apportionments may be spent on projects located outside of municipalities under 5000 population when approved solely by resolution of the county board.

NOW, THEREFORE, BE IT RESOLVED that the Commissioner of Transportation transfer \$370,000 in excess of two years apportionment into the Regular Construction Account.

Commissioner Stenson arrived at the meeting at this time.

Interim County Administrator Bridgette Kennedy requested that the Board continue discussion relating to the filling of the County Administrator position. She noted that the following three candidates were interviewed on Monday, October 15, 2012:

Patrick Wussow – currently the Aitken County Administrator

Ryan Krosch – currently the Yellow Medicine County Administrator

Bill Schimmel, Jr. – currently the City Administrator in Stewartville MN

Comments included positive discussion regarding all three candidates. There were suggestions by all three Commissioners, and everyone agreed that any of the three could do the job well.

James Stenson suggested Ryan Krosch

Jack Kolars also proposed Ryan Krosch

Marie Dranttel agreed with hiring Ryan Krosch

David Haack stated that he would suggest Patrick Wussow

Bruce Beatty's said his first choice was Ryan Krosch

As noted again by all of the Commissioners, they were very impressed by all three candidates and it was a difficult decision. It was the consensus that any of the three would be an excellent Administrator, all had a strong desire to return to the St. Peter area, and all had the experience and training to be able to do the job well.

Upon a motion by Commissioner Stenson and seconded by Beatty, it was moved to offer the Nicollet County Administrator position to Ryan Krosch, current Administrator of Yellow Medicine County. On a roll call vote, all Commissioners voted yes and the motion carried unanimously.

Commissioner Stenson left the meeting at this time.

Interim County Administrator's report included information about the following items/meetings:

- At this time, the Auditor-Treasurer's Office has distributed over 900 absentee ballots. There has also been an increase in first time voters registering.
- Ms. Kennedy also noted that the sample ballot has appeared in the Free Press and will soon be coming out in the Herald and the Ledger.

Commissioner and Chair Bruce Beatty reported on the following meetings:

- Minnesota River Board
- He recently attended a Rush River Watershed Meeting last week
- Personnel Committee meeting held yesterday (Monday, October 22nd)
- Noted that the AMC District meeting is to be held Wednesday, October 31st in Henderson

The Commissioners reported on various past and future activities/meetings, including:

Commissioner Jack Kolars

- Discussed the upcoming election – and the influx of new registered voters
- Thanked Bridgette for the work she has done over the past several months as Interim County Administrator

Vice Chair Haack provided information on the following:

- Attended a Library Board meeting – noted that the annual contracts were approved. He noted that two member's terms are up and they will either be replaced – or the board may be changed to 5 members rather than 7 members. He is working with County Attorney Michelle Zehnder Fischer on this issue.

Commissioner James Stenson

- Not present at this time

Commissioner Marie Dranttel

- Attended the St. Peter/Nicollet County Liaison Committee meeting – St. Peter is looking for another Household Hazardous Waste Collection.

Upon a motion by Commissioner Haack and seconded by Kolars, it was moved to approve the expenses and per diems for the meetings noted above during the Commissioner reports and/or listed on the Claims Listing, and authorize payment of those

expenses and per diems by the Auditor-Treasurer's Office. The motion carried unanimously.

The Commissioners discussed a possible work retreat for Commissioners after the first of January.

Noted that December 14th is an upcoming Board workshop beginning at 8:30 a.m.

Upon a motion by Commissioner Kolars and seconded by Dranttel, it was moved to recess the meeting at 10:20 a.m. The motion carried unanimously.

The County Board convened at 10:30 a.m. as the Ditch Authority and considered a number of hearings on county ditches. Commissioner Stenson was excused.

County Ditch 27 – There were no citizens present to hear issues relating to this ditch. Upon a motion by Commissioner Dranttel and seconded by Beatty, it was moved to accept the recommendation of the County Auditor-Treasurer and place a 10% lien on County Ditch 27, based on original benefits, to be paid back over a period of two (2) years at 4% interest, beginning in the year 2013 at a rate of \$0 - \$500 in one year (2013) or \$501 and over in two years (2013 & 2014) – if not prepaid. The motion carried unanimously.

County Ditch 32A Lateral 1 Branch 8 – There were no citizens present to hear issues relating to this ditch. Upon a motion by Commissioner Dranttel and seconded by Haack, it was moved to accept the recommendation of the County Auditor-Treasurer and place a 40% lien on County Ditch 32A Lateral 1 Branch 8, based on original benefits, to be paid back over a period of two (2) years at 4% interest, beginning in the year 2013 at a rate of \$0 - \$500 in one year (2013) or \$501 and over in two years (2013 & 2014) – if not prepaid. The motion carried unanimously.

County Ditch 61 – There were no citizens present to hear issues relating to this ditch. Upon a motion by Commissioner Beatty and seconded by Kolars, it was moved to accept the recommendation of the County Auditor-Treasurer and place a 50% lien on County Ditch 61, based on original benefits, to be paid back over a period of two (2) years at 4% interest, beginning in the year 2013 at a rate of \$0 - \$500 in one year (2013) or \$501 and over in two years (2013 & 2014) – if not prepaid. The motion carried unanimously.

County Ditch 86A – There were no citizens present to hear issues relating to this ditch. Upon a motion by Commissioner Dranttel and seconded by Kolars, it was moved to accept the recommendation of the County Auditor-Treasurer and place a 10% lien on County Ditch 86A, based on original benefits, to be paid back over a period of two (2) years at 4% interest, beginning in the year 2013 at a rate of \$0 - \$500 in one year (2013) or \$501 and over in two years (2013 & 2014) – if not prepaid. The motion carried unanimously.

Judicial Ditch 1 Sibley & Nicollet – There were no citizens present to hear issues relating to this ditch. Upon a motion by Commissioner Beatty and seconded by Haack, it was moved to accept the recommendation of the County Auditor-Treasurer and place a 90% lien on Judicial Ditch 1 S&N, based on original benefits, to be paid back over a period of two (2) years at 4% interest, beginning in the year 2013 at a rate of \$0 - \$500 in one year (2013) or \$501 and over in two years (2013 & 2014) – if not prepaid. The motion carried unanimously.

Judicial Ditch 6A Sibley & Nicollet – There were no citizens present to hear issues relating to this ditch. Upon a motion by Commissioner Dranttel and seconded by Kolars, it was moved to accept the recommendation of the County Auditor-Treasurer and place a

125% lien on Judicial Ditch 6A Sibley & Nicollet, based on original benefits, to be paid back over a period of two (2) years at 4% interest, beginning in the year 2013 at a rate of \$0 - \$500 in one year (2013) or \$501 and over in two years (2013 & 2014) – if not prepaid. The motion carried unanimously.

Judicial Ditch 7 Sibley, Renville, Nicollet – There were no citizens present to hear issues relating to this ditch. Upon a motion by Commissioner Beatty and seconded by Kolars, it was moved to accept the recommendation of the County Auditor-Treasurer and place a 50% lien on Judicial Ditch 7 SRN, based on original benefits, to be paid back over a period of two (2) years at 4% interest, beginning in the year 2013 at a rate of \$0 - \$500 in one year (2013) or \$501 and over in two years (2013 & 2014) – if not prepaid. The motion carried unanimously.

Upon a motion by Commissioner Kolars and seconded by Dranttel, it was moved to adjourn the meeting of the ditch authority at 10:45 a.m.

Chair Beatty reconvened the meeting at 11:00 a.m. to visit with the Minnesota Commissioner of Health, Dr. Ed Ehlinger. They then proceeded to a local park for a short event and returned to the Government Center for lunch with the 'Commissioner'.

Chair Beatty adjourned the meeting at 1:45 p.m.

RESOLUTION NO.

RESOLUTION DECLARING COSTS TO BE ASSESSED
FOR MUNICIPAL CHARGES

WHEREAS, the City of North Mankato has incurred municipal charges for services rendered in accordance with the following information; and

WHEREAS, all such costs are to be assessed against the property affected thereby;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following costs shall be specifically assessed against such property in the amount specified:

Type: 18203
Parcel No.: 18.165.0010
Legal: Lot 1, Block 1, North Gate
Address: 1800 Timm Road

Owner: Alicia A. Kelly

Mowing and Trimming - \$150.00

Adopted by the City Council this 5th day of November 2012.

Mayor

ATTEST:

City Clerk

City of North Mankato
Delinquent Invoice
Certification to Assessment Roll for One Year at 7%

Exhibit A
CC date
Pay date

11/5/2012
12/31/2013

Location	Description	Owner	PID	Legal Description	Amount
1800 Timm road	Mowing on 5/18/12 and 6/13/12	Alicia A. Kelly	18.165.0010	Lot 1 Block 1 North Gate	150.00
					150.00

RESOLUTION NO.

RESOLUTION DECLARING COSTS TO BE ASSESSED
FOR MUNICIPAL CHARGES

WHEREAS, the City of North Mankato has incurred municipal charges for services rendered in accordance with the following information; and

WHEREAS, all such costs are to be assessed against the property affected thereby;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following costs shall be specifically assessed against such property in the amount specified on Exhibit A to this resolution.

Adopted by the City Council this 5th day of November 2012.

Mayor

ATTEST:

City Clerk

City of North Mankato
Mowing/Spraying of Properties
Certification to Assessment Roll for One Year at 7%

Exhibit A
CC date
Pay date

11/5/2012
12/31/2013

Location	Description	Owner	PID	Legal Description	Amount
2229 Fairbanks Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0150	Northgate #2 Lot 5 Block 3	150.00
2230 Fairbanks Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0420	Northgate #2 Lot 18 Block 5	150.00
2236 Fairbanks Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0390	Northgate #2 Lot 15 Block 5	150.00
2238 Fairbanks Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0380	Northgate #2 Lot 14 Block 5	150.00
2239 Fairbanks Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0190	Northgate #2 Lot 2 Block 4	150.00
2242 Fairbanks Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0360	Northgate #2 Lot 12 Block 5	150.00
2244 Fairbanks Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0350	Northgate #2 Lot 11 Block 5	150.00
2227 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0260	Northgate #2 Lot 2 Block 5	150.00
2229 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0270	Northgate #2 Lot 3 Block 5	150.00
2231 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0280	Northgate #2 Lot 4 Block 5	150.00
2233 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0290	Northgate #2 Lot 5 Block 5	150.00
2234 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0040	Northgate #2 Lot 4 Block 1	150.00
2235 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0300	Northgate #2 Lot 6 Block 5	150.00
2237 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0310	Northgate #2 Lot 7 Block 5	150.00
2239 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0320	Northgate #2 Lot 8 Block 5	150.00
2241 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0330	Northgate #2 Lot 9 Block 5	150.00
2244 Kodiak Drive	Mowing on 9/21/12 and spraying on 9/25/12	Tax Forfeiture Property - Nicollet County Auditor	18.172.0080	Northgate #2 Lot 3 Block 2	150.00
					2,550.00

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS

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

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

Donor of Gift	Restriction on Gift	Amount
Janine M. Andreasen	Library – Downloadable books	\$50.00
Jacquelyn A. White	Library – Downloadable books	\$5.00
Jo Marie Robbins	Library – Audiobooks	\$25.00
L. Joy Lutzi	Library – Book Club Bag	\$100.00
North Mankato Civic & Commerce Association	Contingency Fund – Holiday Lights	\$500.00
Thursday Reading Club	Library – Women’s biographical materials	\$75.00
Denise Patterson	Library - Audiobooks, memory of John E. Wear	\$45.00
Mary War Baker	Library – Audiobooks, memory of John E. Wear	\$205.00
Adriana Babiak Vazquez	Library - Audiobooks, memory of John E. Wear	\$100.00

Adopted by the City Council this 5th day of November 2012.

Mayor

City Clerk

CITY OF NORTH MANKATO
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to the Chief of Police at least fourteen (14) days in advance of the parade date. pd with check # 1291

Applicant Information

Name:	<u>Daryl Timmerman</u>		
Address:	<u>2209 Fairbanks Dr.</u>		
City:	<u>North Mankato</u>	State:	<u>MN</u> Zip: <u>56003</u>
Telephone:	<u>507-720-2679</u>		
Sponsoring Organization:	<u>St. Paul's Ev. Lutheran Church</u>		
Address:	<u>304 Monroe Avenue</u>		
City:	<u>North Mankato</u>	State:	<u>MN</u> Zip: <u>56003</u>
Telephone:	<u>507-345-7049</u>		
Occasion for Parade:	<u>"Family Fun Run"</u>		
Date of Parade:	<u>11-17-2012</u>	Estimated Length of Parade:	<u>1 hr.</u>
Estimated Starting Time:	<u>10:00 AM</u>	Estimated Finish Time:	<u>11:00 AM</u>
General Composition of Parade:	<u>Walkers/Runners on Sidewalks</u>		

As a duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Daryl Timmerman
Applicant

10-22-2012
Date

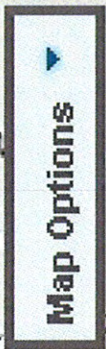
Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

4701
Chief of Police

10-23-2012
Date

COMMENTS/ADDITIONAL STIPULATIONS:

November 17, 2012
*Daryl Timmerman - 507-720-2679



CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

\$ 75.00 pd parade permit

PERMIT #: 11 -2013 SHELTER: Wheeler FEE: NC
TYPE OF EVENT: Annual Walk DATE VALID: 4-26 + 4-27 for setup Registration: 1:00pm
shelter reserved April 26-28 for setup HOURS: Walk: 2:00pm
ORGANIZATION: March of Dimes SIZE: 600
APPLICANT NAME: Tanya Whitcomb
ADDRESS: 107 North Second St Ste. 103 CITY: MNTO
ZIP: 56001 DAYTIME PHONE #: 507-388-4793 fax: 388-1543

TENTS: NO ELECTRICITY: ✓ ALCOHOL: NO

If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: Radio Mankato DJ. 12:30p-5:00p

Amplified music or band requires Council approval

SLP #1 to be used for rest area for walkers on 28th
OTHER: _____

PERMIT APPROVED: _____ DATE: _____

PERMIT DENIED: _____

REFER TO COUNCIL: ✓ _____

City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

PROHIBITED

- * Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- * Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- * Glass containers.
- * Bonfires.
- * Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- * Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

ALLOWED

- * Personal grills may be brought in.
- * Keg beer is allowed only with a permit.
- * Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- * Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- * Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: _____
Applicant Date

For Office Use Only

Receipt # _____ Book _____ Park _____ Police _____



CITY OF NORTH MANKATO
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to the Chief of Police at least fourteen (14) days in advance of the parade date.

Applicant Information

Name:	Barb Dorn - Division Director		
Address:	107 N. 2 nd St., Suite 103		
City:	Mankato	State:	MN Zip: 56001
Telephone:	507-388-6342		
Sponsoring Organization:	March of Dimes		
Address:	107 N. 2 nd St., Suite 103		
City:	Mankato	State:	MN Zip: 56001
Telephone:	507-388-6342		
Occasion for Parade:	March for Babies		
Date of Parade:	4/28/13	Estimated Length of Parade:	4.5 miles
Estimated Starting Time:	2 pm	Estimated Finish Time:	4 pm
General Composition of Parade:	walk		

As a duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Barb Dorn
Applicant

10/25/12
Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

#701
Chief of Police

10-26-12
Date

COMMENTS/ADDITIONAL STIPULATIONS:

Vpel
10/25/12

march of dimes
march for babies

North Mankato

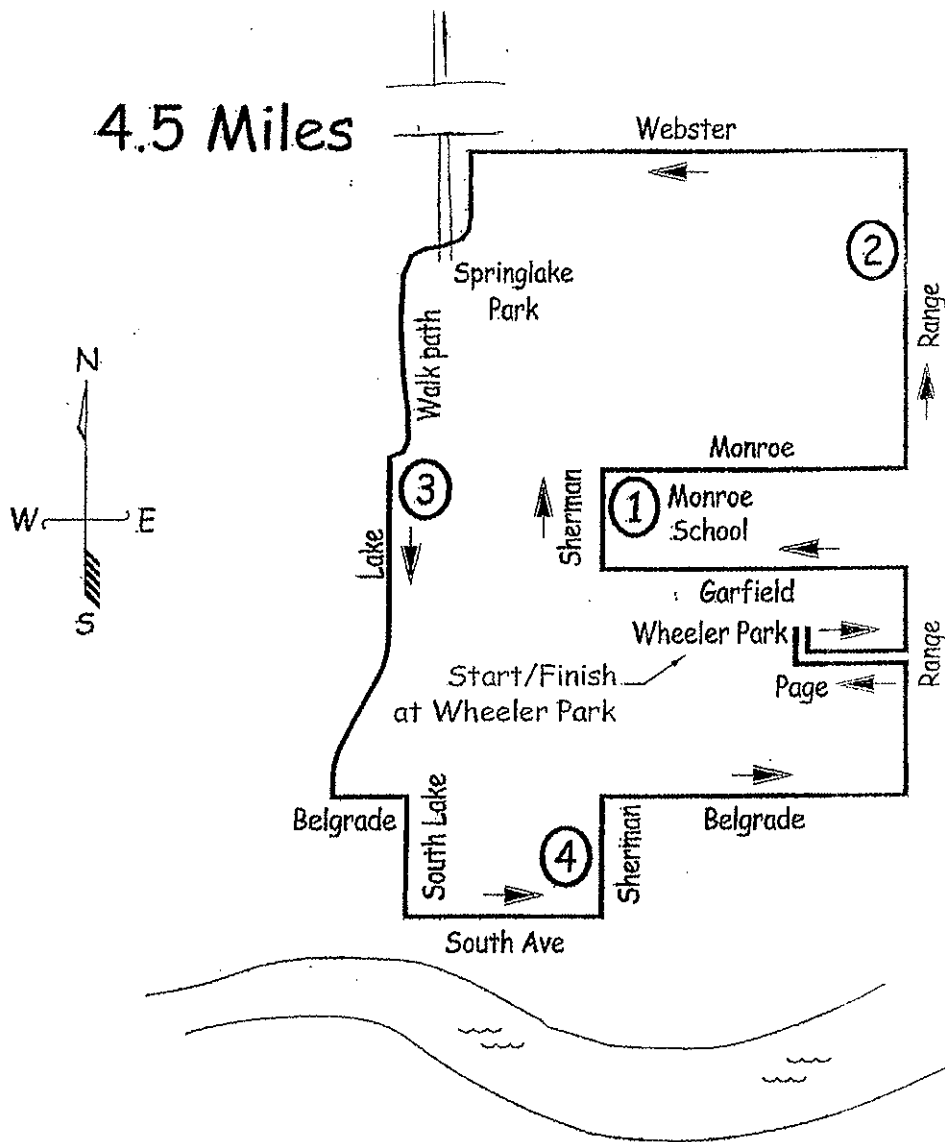
When: Sunday, ~~April 25, 2010~~ April 28, 2013

Time: 1:00pm Registration
2:00pm Start of Walk

Start/Finish: Wheeler Park in North Mankato

Check Points: 1. Monroe School
2. Mankato Tent & Awning
3. Springlake Park
4. Belgrade Methodist Church

4.5 Miles



Route Information:

The Checkpoints are there so the walkers can fill up with water and grab a snack during the walk.

There will be a table and two volunteers at each Checkpoint.

Walkers pass by these Checkpoints – there is not a large gathering by any of these points marked on the route map.

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
October 29, 2012

A special meeting of the North Mankato Planning Commission was held at 7 p.m., October 29, 2012, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Dave Trask, Stephanie Stoffel, Mark Weinstein, Nick Meyer, Mike Smith, Corey Brunton and Rick Haman. 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 Smith, to approve the minutes of the October 11, 2012 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

CU-3-12, A Conditional Use Permit Request to Construct an Apartment Building at 400 Wall Street Exceeding 3 Stories or 45 Feet in Height

Planner Fischer presented a request from Vanyo Moody for a conditional use permit to construct an apartment building in the Central Business District which exceeds 3 stories or 45 feet in height. Staff explained the City Code regulation pertaining to conditional uses including the use of below and main level parking. Kim Spears, 916 South Avenue, questioned why height regulations were originally adopted into the City Code and that the proposed project violates the character of the area. The City Attorney talked about the adoption of the City Code including the conditional use permit process. The City Attorney stated that a conditional use must be allowed if the applicant can prove that the application meets all of the conditions of the City's ordinance and will not be detrimental to the health, safety and welfare of the public. Barb Church, 102 East Wheeler Avenue, referenced the I & S Downtown Planning Report, stated the proposed project is not compatible with area buildings, property values will decrease and construction will damage existing area homes. Theresa Kopischke, who owns 108 Wheeler Avenue, believes there is potential for damage to area foundations as a result of the proposed construction and the proposed building is too high. Joe Bluth, 2201 West Dream Drive, indicated he owns a triplex in the area and supports development of the site. He stated concerns for public safety in the event of a fire and traffic concerns resulting from snowfall events based on the density of the proposed development. Commissioner Brunton, who is on the North Mankato Fire Department, stated the City has the appropriate equipment to respond to a fire including mutual aid with the City of Mankato. He stated he constructed a building in the area without damage to area buildings. Bryan Paulsen, the project architect, indicated the use of sheet piles is not expected to damage area buildings and the building is located off the Central Business District streetscape. Steven Ellis, 218 Wheeler Avenue, expressed concern for density and privacy issues due to the proposed location of the project in relationship to his home. Bess Tsaouse, 136 Mary Circle, spoke of the E2020 planning process and the goal of providing a cohesive identity for the downtown. She questioned if the City has a vision for the downtown area. Phil Henry, 1300 Noretta Drive, asked the

Commissioners if they would like this development in their neighborhoods and encouraged the Planning Commission to take time to further study the proposed development. Vanyo Moody, 200 Belgrade Avenue, Apt. #4, indicated he is the project developer and he previously presented a 3-phase project on the property which was not economically feasible. He stated there is adequate off-street parking and a six-story building is necessary for the project to be economically feasible. John Bohrer, 232 Belgrade Avenue, asked the City Attorney to again summarize the conditional use permit process. Jim Whitlock, 332 Belgrade Avenue, indicated the developer has met City regulations, talked about the redevelopment efforts in the downtown and encouraged the Planning Commission to make a recommendation to the City Council. Kevin Briggs, owner of 222 Wheeler Avenue, stated the glare from the project's windows will cause a distraction and items will blow off the balconies creating hazards. The Planning Commission held considerable discussion of the proposed project in terms of its height and location within the Central Business District. Letters of support for the project from Business on Belgrade and the City Center Partnership were presented by staff. After continued discussion of the request, it was moved by Commissioner Smith, seconded by Commissioner Weinstein, to forward the request to the City Council without a recommendation. Vote on the motion: Weinstein, Meyer, Smith, Brunton and Trask voting aye; Stoffel and Haman voting nay; motion carried.

There being no further business, it was moved by Commission Weinstein, seconded by Commissioner Smith, to adjourn. Vote on the motion all ayes; 0 nay; motion carried. The meeting was adjourned at 8:55 p.m.

Chair

Secretary

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12B	Department: City Planner	Council Meeting Date: 11/5/12																																	
TITLE OF ISSUE: CU-3-12, A conditional use permit request to construct an apartment building at 400 Wall Street exceeding 3 stories or 45 feet in height, a request from Vanyo Moody																																			
BACKGROUND AND SUPPLEMENTAL INFORMATION: The City has received a Conditional Use Permit request from Vanyo Moody to construct an apartment building exceeding 3 stories or 45 feet in height on the balance of the Marigold property. The Planning Commission has previously reviewed the request and chose to forward the request to the City Council without a recommendation.																																			
<i>If additional space is required, attach a separate sheet</i>																																			
REQUESTED COUNCIL ACTION: Approval of CU-3-12																																			
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></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Schindle</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay			_____	_____	Steiner		_____	_____	Norland		_____	_____	Schindle		_____	_____	Freyberg		_____	_____	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 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>CU-3-12</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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CU-3-12

400 WALL STREET

A REQUEST FROM VANYO MOODY

THE CITY OF NORTH MANKATO

SUBJECT: CU-3-12

APPLICANT: Vanyo Moody

LOCATION: 400 Wall Street

EXISTING ZONING: CBD, Central Business District

DATE OF HEARING: October 29, 2012

DATE OF REPORT: October 18, 2012

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Conditional Use Permit (CUP) request to consider a building exceeding 3 stories or 45 feet in height.

COMMENT

The applicant is proposing to construct a 6-story 108-unit apartment complex on the balance of the Marigold property. Attached is a rendering of the building and a site plan showing the location of the building on the property. According to the City Code, it is required that a conditional use permit be obtained to construct any building over 3 stories or 45 feet in height.

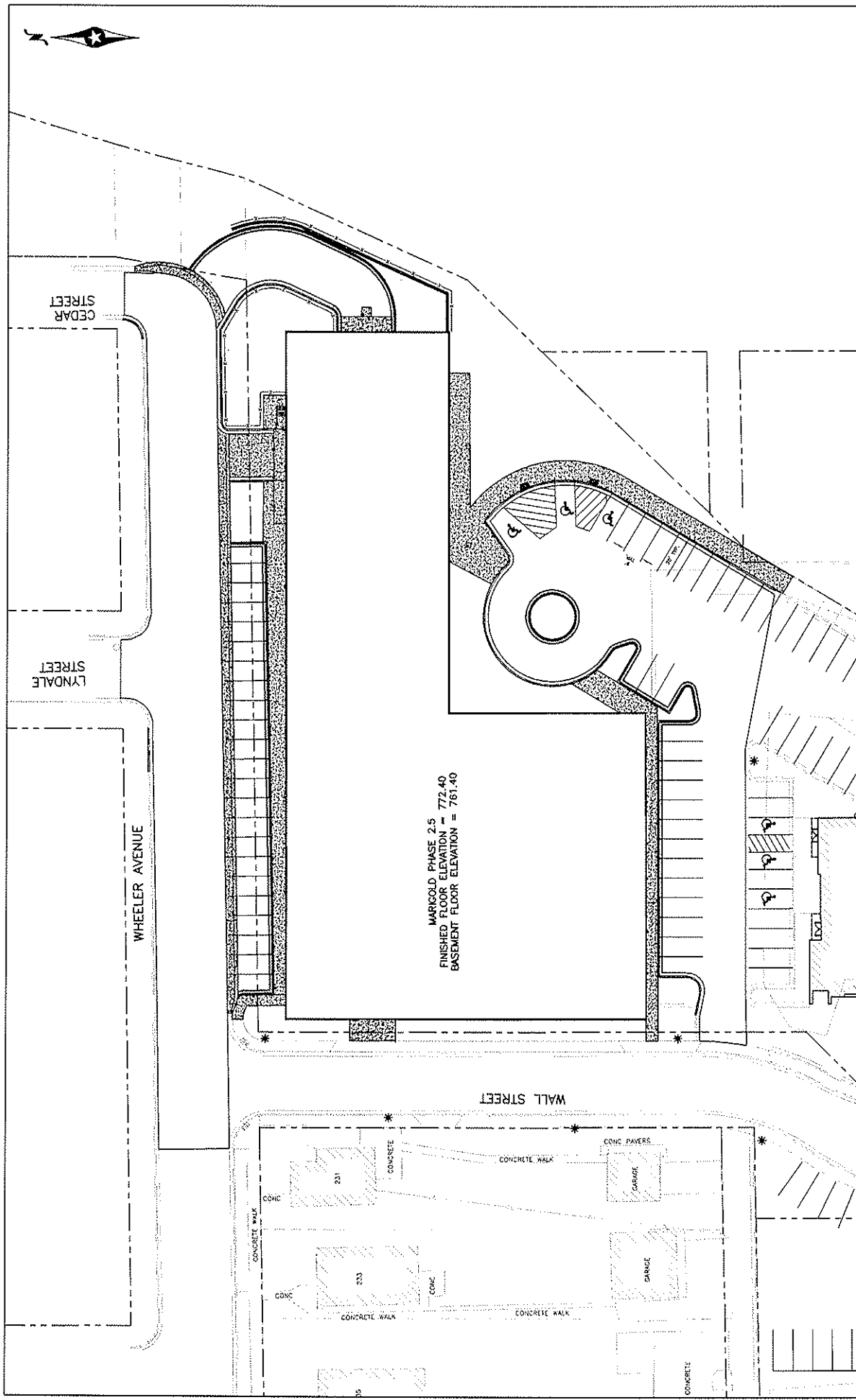
To accommodate parking, the building will include both underground and main level indoor parking. Additionally, 23 parking spaces will be created along the south side of Wheeler Avenue as shown on the attached site plan.

Attached is a letter from Business on Belgrade supporting the project.

RECOMMENDATION

Staff recommends approval of CU-3-12





BOLTON & MENK, INC. Consulting Engineers & Surveyors MARSHALL, MINNESOTA, U.S.A. SLEEPY HOLLOW, VIRGINIA, U.S.A. CHICAGO, ILLINOIS, U.S.A. WASHINGTON, D.C., U.S.A.		MARIGOLD APARTMENTS, LLC MARIGOLD APARTMENTS		SHEET 1
		SITE PLAN		



October 18, 2012

Dear Property Owner:

The City of North Mankato has received a conditional use permit request from Vanyo Moody to construct an apartment building exceeding three stories or 45 feet in height on the northern part of the Marigold redevelopment site adjacent to Wheeler Avenue and Wall Street. Attached is a drawing of the proposed 108-unit six story building and site layout as presented by the applicant.

This request will be considered by the North Mankato Planning Commission on Monday, October 29, 2012 and by the City Council on Monday, November 5, 2012. 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 request. You may either provide written comments by October 29, 2012 or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
City Planner

MF:ng

Enclosure

Hawkeye Holdings, LLC
530 S Front St; Suite 100
Mankato, MN 56001

Phillip M Miller & Jillian Padgett
511 Wall Street
North Mankato, MN 56003

Norman L & Judith K Douglas
240 Wheeler Avenue
North Mankato, MN 56003

Gerald L Troidahl
414 Range Street
North Mankato, MN 56003

Bradley C Hanson
105 Rosewood Drive
Mankato, MN 56001

Adam Huiras
P.O. Box 2111
North Mankato, MN 56002

Kevin S & Donna L Briggs
304 Moreland Avenue
Mankato, MN 56001

Shannon M Finnegan
509 Wall Street
North Mankato, MN 56003

John & Jackie Ellis
218 Wheeler Avenue
North Mankato, MN 56003

Charles Edward Hoffman
521 Wall Street
North Mankato, MN 56003

Donald J & Phylis A Enz
515 Wall Street
North Mankato, MN 56003

Lori Schmidt
105 Cleveland Avenue
North Mankato, MN 56003

Kenneth Hull
526 Lyndale Street
North Mankato, MN 56003

Taylor Bancshares Inc
245 Belgrade Avenue
North Mankato, MN 56003

Allison J & Sharon A Schaller
241 Belgrade Avenue
North Mankato, MN 56003

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

Lisa Hughes
247 Wheeler Avenue
North Mankato, MN 56003

John Todtleben &
Cheryl L Kastning
522 Lyndale Street
North Mankato, MN 56003

Ryan E Luedtke
1216 Albion Avenue
Fairmont, MN 56031

Thomas J & John C Bohrer
232 Belgrade Avenue
North Mankato, MN 56003

Staples & Roozen
P.O. Box 243
Windom, MN 56101

Steven A Schmahl
524 Lyndale Street
North Mankato, MN 56003

Jessica A Malakowsky
418 Range Street
North Mankato, MN 56003

Claudia F Vosbeck
245 Wheeler Avenue
North Mankato, MN 56003

Elaine Y Shea
241 Wheeler Avenue
North Mankato, MN 56003

Carl R & Sandra A Kiewatt
235 Wheeler Avenue
North Mankato, MN 56003

Kenneth C Lundberg
521 Lyndale Street
North Mankato, MN 56003

Gregory T Rueff
520 Wall Street
North Mankato, MN 56003

Kenneth & Diana Stoll
216 Wheeler Avenue
North Mankato, MN 56003

James G Newsom
511 Lyndale Street
North Mankato, MN 56003

Michael M & Brenda K Burger
238 Wheeler Avenue
North Mankato, MN 56003

Lori Schmidt
105 Cleveland Avenue
North Mankato, MN 56003

Richard & Sharon L Haman
513 Lyndale Street
North Mankato, MN 56003

William J Lee
237 Belgrade Avenue
North Mankato, MN 56003

T.O.B.E. Properties LLC
2313 Snowbird Lane
North Mankato, MN 56003

David L Mutch
231 Belgrade Avenue
North Mankato, MN 56003

Theresa M Kopischke
502 Range Street
North Mankato, MN 56003

Barbara A Church
102 Wheeler Avenue
North Mankato, MN 56003

Thomas J Bohrer &
John C Bohrer
232 Belgrade Avenue
North Mankato, MN 56003

Jeffrey J Kenne
42462 Kerns Drive
North Mankato, MN 56003

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

Natural Pathways
229 Belgrade Avenue
North Mankato, MN 56003

Loon Lake Properties LLC
2201 Dream Drive W
North Mankato, MN 56003

James J Padil III &
Paula Grabau Padil
518 Wall Street
North Mankato, MN 56003

Jay P Dengel &
Pamela K Weller-Dengel
410 Range Street
North Mankato, MN 56003

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

Robert W & Heather J Milton
244 Wheeler Avenue
North Mankato, MN 56003

Frandsen Bank
245 Belgrade Avenue
North Mankato, MN 56003

James L & Joni J Spenger
54137 State Hwy 68
Mankato, MN 56001

Kelley ML & Katherine Brigman
209 Viking Drive
Mankato, MN 56001

Paul J & Jena L Osterman
516 Lyndale Street
North Mankato, MN 56003

Michael Fischer
City Planner
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

October 25th 2012

Dear, Mr. Fischer

Thank you for submitting the Marigold 2.5 project to the City Center Partnership (CCP). The project has been vetted by the CCP Advocacy Committee to ensure it properly aligns with the City Center Renaissance Plan, the CCP Strategic Plan and other points of consideration used by the committee. Their recommendation was submitted to the CCP Board of Governors on October 23rd, 2012.

The Board of Governors has voted to support the concept and scope of the Marigold 2.5 project as the Board believes:

- This project will provide increased resiliency to the Belgrade area businesses through the increase in residential density.
- Encouragement of higher density along the Belgrade corridor is appropriate since it is already an area of higher density.
- The general massing and size of this project is not without precedent as there are some larger residential complexes that are within a few stories above or below the height of the Marigold 2.5 project.
- And finally, the project aligns with our organizations vision of maintaining a vibrant City Center in both North Mankato and Mankato.

Sincerest Regards,



Stacey Straka
Board of Governors Chair
City Center Partnership

Business on Belgrade

HISTORIC AND UNIQUE

Date: August 27, 2012

**North Mankato Port Authority
1001 Belgrade Ave.
North Mankato, MN 56003**

Re: Phase two of the Marigold Project

The Business on Belgrade Association believes that the phase two of the Marigold project located at 200 Belgrade Ave, (a multi-residential complex) will have a positive financial impact on the businesses located in the Central Business District of Lower North Mankato. One of the major keys to business development and retention has been identified as density of population within that area, followed by an abundance of customer and workforce parking.

**James Whitlock, President
Business on Belgrade Association**

PO Box 2222 - North Mankato - MN - 56003

Michael Fischer

From: Mark Dehen [markdehen@northmankato.com]
Sent: Monday, October 29, 2012 7:58 AM
To: Nancy Gehrke
Cc: Michael Fischer

Subject: Fw: Marigold 6-story unit too large

Please forward to Council, Port Authority & Planning Commission.

Dr. Mark D. Dehen
 Mayor, City of North Mankato

From: theJackLauer@gmail.com
To: markdehen@northmankato.com
Sent: Sun, 28 Oct 2012 12:02:42 -0600
Subject: Marigold 6-story unit too large

Hello Mayor Dehen,

First of all, I'm very satisfied with the fine work and challenges you (as Mayor) deal with to make North Mankato a great place to live. Thanks and nice job! I moved here with my wife and three children in 2001 because Mankato area is a great place to live and raise a family - I'm happy to report that it's true and I would recommend to anyone to come here.

Please accept my input in regards to the 108 unit 6-story Marigold proposal as I will be out of town during the open houses. Know that I support and am happy with the vision to revitalize Belgrade commerce and current ideas being vetted - it's a good plan. Yet, there aren't many retail business owners outside the four local bars so how would concentrating more new residents in this large facility help the situation? I'm not in favor of this larger foot print of a 6-story building but was OK with the smaller approach (1-2 more similar bldgs) the City laid out the past couple of years. Here's why:

- 1) "visual trespassing" on the river banks of North Mankato - this monstrosity doesn't fit the local niche the City is trying to achieve.
- 2) I don't believe, as proposed, it will attract enough high-end renters to balance the investment; who are they and where will they come from?
- 3) TIF is too risky and usually falls back to the community (me) paying off the debt. Examples are abound in other communities.
- 4) simply based on vehicle parking, it's packed now so where will the 100+ new cars go that doesn't compete with residential streets and businesses.
- 5) the underground parking will be limited so building an ugly multi-story parking ramp sort of defeats the space use and aesthetics purpose
- 6) I don't think it's a fair comparison to when developers talk about this unit (here) vs high density units near the Mall or elsewhere

Mark, thank you and to the Port Authority, Planning Commission, and Council for helping our community be an attractive place to live.

Jack Lauer
 609 Wall Street
 North Mankato, MN 56003
 (507)625-5664

Michael Fischer

From: Mark Dehen [markdehen@northmankato.com]
Sent: Monday, October 29, 2012 7:57 AM
To: Nancy Gehrke
Cc: Michael Fischer
Subject: Fw: Rental Housing
Please forward to Port Authority & Planning Commission.

Dr. Mark D. Dehen
Mayor, City of North Mankato

From: Helen Dave Schauer [mailto:davehelen41@yahoo.com]
To: markdehen@northmankato.com [mailto:markdehen@northmankato.com]
Sent: Sun, 28 Oct 2012 17:41:41 -0600
Subject: Rental Housing

After reading the October 27 Free Press article "Much ado about Marigold project", we believe what the North Mankato - Mankato area needs is "senior" 55+ rental apartments (we don't mean assisted living/memory care - there are plenty of those).

Check this website - seniorapartmentsmn.com Then call Scott County for details.

Thanks for your consideration.

Dave & Helen Schauer
North Mankato
507-995-9861

E-MAIL CONFIDENTIALITY NOTICE:

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

10/29/2012

209 Viking Drive
Mankato, Minnesota 56001
October 24, 2012

City of North Mankato
1001 Belgrade Avenue
P. O. Box 2055
North Mankato, Minnesota 56002-2055

To Whom It May Concern:

I am writing to respond to the City Council's request for comments concerning the request by Vanyo Moody to construct a 108-unit apartment building that exceeds allowances for height.

My wife and I own the property at 516 Wall Street which is currently a rental unit. I believe granting the Vanyo Moody request to build such a large and tall building will change the character of the neighborhood and reduce the value of houses that exist in the neighborhood. The sheer density would change the character of this residential neighborhood that is mostly inhabited by families who own their own homes. In fact, this summer I will be selling the property at 516 Wall Street which will probably turn it back to an owner-occupied unit. It would not be fair to reduce the value of existing homes in the neighborhood and to change the character of the neighborhood.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kelley Brigman', with a long horizontal flourish extending to the right.

Kelley Brigman

Michael Fischer

From: Dana Carney [dana.teigan@gmail.com]

Sent: Sunday, October 28, 2012 10:18 PM

To: markdehen@northmankato.com; billschindle@northmankato.com; billysteiner@northmankato.com; dianenorland@northmankato.com; bobfreyberg@northmankato.com; michael@northmankato.com; honey.burg@usbank.com

Subject: Opposition to 6-story Apartment

North Mankato Planning Commission, the Port Authority and City Council should lower the size of the new Marigold apartment. I don't oppose the use as an apartment, but the size is way too tall for the area and the design (especially at that height) would not fit the atmosphere nor the character of our downtown.

This doesn't fit into the Envision 2020 plan at all. A plan that city government leaders are expected to follow.

According to articles in the Free Press and documents in public record, Mankato seems to have responded to height concerns when developers have wanted to build much taller buildings. Two examples are the apartment building on Sibley Parkway and the apartment unit behind Madison East. In both of these cases, the city considered the building height and restricted it to fit better into the neighborhoods that they are being built in rather than just considering the wishes of the developer.

I think that the risk is going to be greater than a management company would admit. Consider the source in the Free Press – a company that gets paid more for leasing more units. I'd bet that when the height of the units are 4, 5 or 6 stories people will not want to rent there once they find out that train whistles pass within view all hours of the day and night. I can hear this noise on the hilltop and I'm guessing that it would be just awful in the penthouse apartments or the upper floors. I know if I'd be searching for a place to rent I'd certainly choose the project behind Madison East or Wow Zone before the Marigold site.

It's rather insane and poor planning to have a residential neighborhood and immediately across the street is a 6-story monster complex and then back to 2 story downtown. The current Marigold building is ugly enough and fits poorly into the character of downtown.

With such a large investment, there is a lot to lose and when Van Moody defaults, it could mean both properties will be on the backs of us property tax payers. I don't agree with TIFF subsidies for a wealthy developer anyway. This project, in my opinion, would happen without the subsidy and taxpayer risk. Standing alone, I think he would lower his risk by building a smaller-scale complex that fit both the site and appropriate risk. The Free Press did a commendable job of looking at that analysis showing that there would be 132 units above the 475 projected capacity for these types of apartments. What would happen if another apartment developer would find a great spot to put up another building in a better location? North Mankato seems to have a short memory of how Ray's Market and other businesses on Belgrade played out and how seriously this brought into question the Port Authority.

I can't make it to the information session or the meetings, but I strongly oppose anything higher than 3 stories for the Marigold site.

Please pass this to planning commission members and port authority members.

10/29/2012

PS. The planning commission needs to put more public information on the North Mankato web site.

Thanks.

Dana

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 # Outlot A Block # 1
Subdivision Marigold Subdivision Address 400 Wall Street

APPLICANT:

Name Vanyo Moody Address 200 Belgrade Avenue Phone (507) 388-3880
North Mankato, MN 56003

PROPERTY OWNER (If Other Than Applicant):

Name _____ Address _____ Phone _____

CURRENT ZONING: CBD CURRENT USE OF PROPERTY: Vacant

LAND USE PROPOSED: Multi-Family Residential exceeding 3 stories in height

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 # 50 @ \$ 2.00 = \$ 100.00

Total Fee \$ 435.00 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 #13A	Department: Inter. City Admin.	Council Meeting Date: 11/5/12																												
TITLE OF ISSUE: Approve 2013 Library Services and Bookmobile Services Contracts Between Nicollet County Library Board and City of North Mankato																														
BACKGROUND AND SUPPLEMENTAL INFORMATION: Enclosed please find the proposed contracts for Library and Bookmobile service with Nicollet County. There are no changes in the contracts from the previous year. Below is a summary of the County's contributions since 2008:																														
<table style="margin: auto; border: none;"> <thead> <tr> <th colspan="2" style="text-align: left;">Library Services Contract</th> <th colspan="2" style="text-align: left;">Bookmobile Services Contract</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">2012</td> <td style="text-align: right;">\$44,594</td> <td style="text-align: right;">2012</td> <td style="text-align: right;">\$10,000</td> </tr> <tr> <td style="text-align: right;">2011</td> <td style="text-align: right;">\$49,105</td> <td style="text-align: right;">2011</td> <td style="text-align: right;">\$12,000</td> </tr> <tr> <td style="text-align: right;">2010</td> <td style="text-align: right;">\$45,017</td> <td style="text-align: right;">2010</td> <td style="text-align: right;">\$12,000</td> </tr> <tr> <td style="text-align: right;">2009</td> <td style="text-align: right;">\$40,000</td> <td style="text-align: right;">2009</td> <td style="text-align: right;">\$10,000</td> </tr> <tr> <td style="text-align: right;">2008</td> <td style="text-align: right;">\$40,000</td> <td style="text-align: right;">2008</td> <td style="text-align: right;">\$10,000</td> </tr> </tbody> </table>			Library Services Contract		Bookmobile Services Contract		2012	\$44,594	2012	\$10,000	2011	\$49,105	2011	\$12,000	2010	\$45,017	2010	\$12,000	2009	\$40,000	2009	\$10,000	2008	\$40,000	2008	\$10,000				
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<i>If additional space is required, attach a separate sheet</i>																														
REQUESTED COUNCIL ACTION: Approve contracts																														
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>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>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Schindle	_____	_____	Freyberg	_____	_____	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 checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____ _____		Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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: _____																													

2013 Library Purchase of Services Contract Between Nicollet County Library Board and the City of North Mankato

In an effort to continue to provide library service for residents of Nicollet County and the City of North Mankato (City), the Nicollet County Library Board (County Library Board) and City hereby enter this contract promoting cooperation and coordination of efforts.

I. DEFINITIONS

For purposes of this contract, the following words shall have the following meanings:

Rural Resident - Rural Resident shall be those persons having a residence located outside the corporate limits of the City of North Mankato.

Library Services: Library Services shall mean access to physical facilities and materials that provide reading, audio and computer access to information and as defined in Minnesota Statutes ' 134.001 Subd 2 and 3.

II. THE NICOLLET COUNTY LIBRARY BOARD WILL:

- Provide to the City of North Mankato the sum of \$44,594 to be paid quarterly for the provision of library services to the rural areas of Nicollet County.

III. THE CITY OF NORTH MANKATO WILL:

Provide for complete access to all services that are available to library patrons that reside within the City of North Mankato including access to any programs that may be made available for the term of this contract.

The City will agree to submit quarterly billings to the County Library Board and the County Library Board will reimburse the City.

IV. MONITORING AND REPORTING

- A. The City agrees to maintain records relating to contractual library services provided.
- B. The City, as deemed necessary by the County Library Board shall allow the County Library Board or appropriate State Agency, including the Office of the State Auditor, access to the City=s contractual library service records at reasonable hours.
- C. The City will furnish information regarding contractual library services as requested by the County Library Board.
- D. The City will maintain and make available records pertaining to contractual library services for six years for audit purposes.

V. RECORDS AND INSPECTION

The City shall maintain full and accurate records with respect to all matters covered under this Contract. Pursuant to Minn. Statute § 16B.06, Subd. 4, the County Library Board, and either the Legislature or State Auditor, as appropriate, shall have, at all proper times, the right to inspect, examine and audit the books, records, documents and accounting procedures and practices of the City relevant to this Contract.

VI. PERSONNEL

The City shall secure, at its own expense, any and all personnel required in performing the services under this Contract. Any and all personnel engaged in the work shall be fully qualified to perform the services under the Contract.

VII. INDEMNIFICATION / INSURANCE

- A. Indemnification. The City shall defend and save the County Library Board harmless from any claims, demands, actions, or causes of action arising out of any willful or negligent act, or out of any negligent omission on the part of the City, its agents, assignees, or employees in performance of or with relationship to any of the work or services provided to be performed by the City under the terms of this Contract.
- B. Insurance. The City, further, that in order to protect itself, as well as the County Library Board under the indemnity contract set forth above, will, at all times during the term of this Contract, have and keep in force automobile insurance, general liability insurance, and workers= compensation insurance having liability limits which satisfy the requirements of Minn. Statute Chapter 466, entitled ATort Liability of Political Subdivisionse, and other applicable statutes requiring insurance coverage.

VIII. EQUAL EMPLOYMENT OPPORTUNITY

In fulfilling this Contract, the City will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The City will take affirmative action to ensure that applicants are employed and that employees are treated during employment, without regard to their race, religion, sex, color, national origin, creed, marital status, status with regard to public assistance, disability, or age.

IX. CONDITIONS OF THE PARTIES OBLIGATIONS

Any alterations, variations, modifications or waivers of provisions of this contract shall be valid only when they have been reduced to writing, duly signed, and attached to the original of this contract.

No claim for services furnished by the City, not specifically provided for in the contract, will be allowed by the County Library Board, nor shall the City do any work or furnish any materials not covered by this contract unless this is approved in writing by the County Library Board. Such approval shall be considered to be a modification of the contract.

X. MISCELLANEOUS

Entire Contract - It is understood and agreed that the entire contract of the parties is contained herein and that this contract supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof.

XI. TERM

The term of this contract shall be from January 1, 2013 until December 31, 2013. Renewal of this contract subsequent to this time period will be at the sole discretion of the County Library Board.

CITY OF NORTH MANKATO

Dr. Mark Dehen, Mayor

Date: _____

Michael Fischer City Administrator
Interim

Date: _____

NICOLLET COUNTY LIBRARY BOARD

David Haack, President

Date: 10-11-12

for _____
Tamara Stern, Secretary

Date: 10-11-12

2013 Bookmobile Purchase of Services Contract Between Nicollet County Library Board and the City of North Mankato

In an effort to continue to provide bookmobile service for residents of Nicollet County, the Nicollet County Library Board (County Library Board) and the City of North Mankato (City) hereby enter into this contract effective January 1, 2013.

I. DEFINITIONS

For the purposes of this contract, the following words shall have the following meanings:

Rural Resident – “Rural Resident” shall be those persons having a residence located outside the corporate limits of the Cities of North Mankato and St. Peter.

Bookmobile Services – “Bookmobile Services” shall mean mobile access to library services as defined in Minnesota Statutes 134.001, Subd. 2 and 3.

II. THE COUNTY LIBRARY BOARD WILL

- Provide to the City of North Mankato the total sum of \$10,000 to be paid quarterly for the provision of bookmobile services to the rural residents of Nicollet County.

III. THE CITY OF NORTH MANKATO WILL

- Provide bookmobile services to the following locations a minimum of two (2) times per month:
 - Nicollet Trinity School
 - Nicollet Day Care
 - Courtland Immanuel Lutheran School
 - Good Samaritan in LafayetteThe sites listed above are considered the minimum number of stops.
- If these locations change, the City of North Mankato will notify the Library Board.
- Agree to submit quarterly billings to the County Library Board, and the County Library Board will reimburse the City.

IV. MONITORING AND REPORTING

A. The City agrees to ensure that records relating to bookmobile services provided are maintained.

B. The City, as deemed necessary by the County Library Board, shall ensure that personnel of the County Library Board or appropriate State Agencies, including the Office of the State Auditor, have access to bookmobile services records at reasonable hours.

C. The City will furnish information regarding bookmobile services as requested by the County Library Board.

D. The City will ensure that records pertaining to bookmobile services are available for six years for audit purposes.

V. RECORDS AND INSPECTION

The City shall ensure that full and accurate records with respect to all matters covered under this Contract are maintained. Pursuant to Minnesota Statute 16B.06, Subd. 4, the County Library Board, and either the Legislature or State Auditor, as appropriate, shall have, at all proper times, the right to inspect, examine and audit the books, records, documents and accounting procedures and practices regarding the bookmobile as relevant to this Contract.

VI. PERSONNEL

The City shall ensure that all personnel required in performing the services under this Contract are provided. All personnel engaged in the work shall be fully qualified to perform the services of the Contract.

VII. INDEMNIFICATION / INSURANCE

A. Indemnification. The City shall defend and save the County Library Board harmless from any claims, demands, actions, or causes of action arising out of any willful or negligent act, or out of any negligent omission on the part of the City, its agents, assignees, or employees in performance of or with relationship to any of the work or services provided to be performed under the terms of this Contract.

B. The City, further, that in order to protect itself, as well as the County Library Board under the indemnity contract set forth above, will, at all times during the term of this Contract, ensure that appropriate automobile insurance, general liability insurance, and workers compensation insurance be in force and that such insurance have liability limits which satisfy the requirements of Minnesota Statute Chapter 466, entitled "Tort Liability of Political Subdivisions", and other applicable statutes requiring insurance coverage.

C. Under no circumstances shall a party to this Agreement be required to pay on behalf of itself, or another party, any amounts in excess of the limits of liability established in Minn. Stat. §466 applicable to any third party claim. The statutory limits of liability for some or all of the participating parties may not be added together or stacked to increase the maximum amount of liability for any third party claim.

D. That this section concerning indemnification and defense does not constitute a waiver by any party of limitations on liability provided under Minn. Stat. §466.

VIII. EQUAL EMPLOYMENT OPPORTUNITY AND COMPLIANCE WITH LAWS.

A. In fulfilling this Contract, the City will ensure that individuals are not discriminated against because of race, color, religion, sex, marital status, status with regard to public assistance, disability, age or national origin.

B. The City shall at all times comply with all laws and rules which govern a public entity in the State of Minnesota.

IX. CONDITIONS OF THE PARTIES OBLIGATIONS

Any alterations, variations, modifications or waivers of provisions of this contract shall be valid only when they have been reduced to writing, duly signed, and attached to the original of this contract.

No claim for services furnished by the City, not specifically provided for in the Contract, will be allowed by the County Library Board, nor shall the City do any work or furnish any materials not covered by this contract unless this is approved in writing by the County Library Board. Such approval shall be considered to be a modification of the Contract.

X. MISCELLANEOUS

Entire Contract – It is understood and agreed that the entire Contract of the parties is contained herein and that this Contract supercedes all oral agreements and negotiations between the parties relating to the subject matter hereof.

XI. TERM

The term of this Contract shall be from January 1, 2013 until December 31, 2013. Renewal of this Contract subsequent to this time period will be at the sole discretion of the County Library Board.

CITY OF NORTH MANKATO

Dr. Mark Dehen, Mayor

Date _____

Michael Fischer, Interim _____
City Administrator

Date _____

NICOLLET COUNTY LIBRARY BOARD

David Haack _____
David Haack, President

Date 10-11-12

Mary Ann Hans _____
for Tamara Stein, Secretary

Date 10-11-12

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #13B	Department: Inter. City Admin.	Council Meeting Date: 11/5/12																											
TITLE OF ISSUE: Joint Powers Agreement Between Governmental Units in the Mankato/North Mankato Urban and Urbanizing Area																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: On March 27, 2012, the Mankato/North Mankato area was designated as an urbanized area of more than 50,000 people. Under Federal Law, all such urbanized areas must have a designated Metropolitan Planning Organization (MPO). As the governance of any MPO is through a Joint Powers Agreement, in cooperation with the Cities of Mankato, Eagle Lake and Skyline; the Counties of Blue Earth and Nicollet; and the Townships of Belgrade, Le Ray, Lime, Mankato and South Bend, attached is a Joint Powers Agreement for your review. Should the Council approve the Agreement, it would be required to appoint a City Council Member to the Policy Board.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Approve Joint Powers Agreement and appoint Council representative to the Policy Board.																													
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px;"><tr><td style="text-align: center;">Aye</td><td style="text-align: center;">Nay</td><td></td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>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>Freyberg</td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Dehen</td></tr></table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Schindle	_____	_____	Freyberg	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; text-align: center;"><tr><td>Resolution</td><td>Ordinance</td><td>Contract</td><td>Minutes</td><td>Map</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table> <p>Other (specify) _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/> Special Meeting	<input type="checkbox"/> Other: _____																												

JOINT POWERS AGREEMENT BETWEEN GOVERNMENTAL UNITS IN THE MANKATO/NORTH MANKATO URBAN AND URBANIZING AREA

ARTICLE I. ESTABLISHMENT

Pursuant to the authority contained in Section 471.59 of Minnesota Statutes, be it resolved that the undersigned governmental units in the Mankato/North Mankato urban and urbanizing area do hereby establish a joint body entitled the Mankato/North Mankato Area Planning Organization in response to the U.S. Census designation of the Mankato/North Mankato area as an urbanized area required to form a metropolitan planning agency under 23 USC 134 and 49 USC 5303.

ARTICLE II. PURPOSE

The general purpose for this joint body is to meet and maintain a continuing, cooperative and comprehensive metropolitan transportation planning process. Constructive dialogue on issues will be facilitated through constant, cooperative intergovernmental communication.

ARTICLE III. DEFINITION OF TERMS

SECTION 1. Governmental Unit: A governmental units means a County, City or Township.

SECTION 2. Party: is defined as a governmental unit, which enters into this agreement.

SECTION 3. MAPO: is defined as the organization created pursuant to this agreement, which will be formally known as the "Mankato/North Mankato Area Planning Organization."

SECTION 4. Policy Board: is defined as the governing board of the MAPO with the powers and duties under Article V.

ARTICLE IV. ORGANIZATION

SECTION 1. Membership: The membership of the Mankato/North Mankato Area Planning Organization shall consist of parties to this agreement including the City of Mankato, City of North Mankato, City of Eagle Lake, City of Skyline, Blue Earth County, Nicollet County, Belgrade Township, Lime Township, South Bend Township, LeRay Township, and Mankato Township.

SECTION 2. Policy Board: The governmental units below shall appoint elected officials to the Policy Board of the MAPO, which shall consist of six (6) members and shall have the Powers and Duties per Article V. The City of Mankato, City of North Mankato, City of Eagle Lake, Blue Earth County, and Nicollet County shall each appoint one member. The Townships shall choose one of the elected Town Board members to represent all the Townships for a two year term. If the Transit Operator becomes a separate entity under a Joint Powers Agreement, the Transit Operator shall appoint one member to the Policy Board for a total of seven (7) members.

SECTION 3. Technical Advisory Committee: A Technical Advisory Committee (TAC) shall be established that shall consist of staff from the governmental units. The staff shall include the City and County Engineers of the City of Mankato, City of North Mankato, Blue Earth County, and Nicollet County; the Community Development Directors of the City of Mankato and City of North Mankato; planning staff from Blue Earth County and Nicollet County; the administrator of the City of Eagle Lake; a member of the City Council of the City of Skyline; the Public Works Director of the City of Mankato; a representative from the Transit Operator; a representative from Independent School District #77; a representative from District 7 Minnesota State Department of Transportation; a representative from Minnesota State University, Mankato; a representative from Region 9 Development Commission, and the Town Board Chairs of the Townships.

The TAC shall review and formulate recommendations to the Policy Board regarding the Unified Work Plan, Long-Range Transportation Plan, the Transportation Improvement Plan, and other plans and studies prepared by the MAPO. The TAC shall also perform reviews and make recommendations on other matters as may be requested Policy Board in relation of the Powers and Duties contained in Article V.

ARTICLE V. POWERS AND DUTIES OF THE APO

The powers and duties of the MAPO shall be the following:

1. To enter into contracts/agreements with a local unit of government or governmental agency to function as a "host" and fiscal agent for the administration and operation of the MAPO. The contracts/agreements may authorize the "host" to employ personnel, retain consultants, acquire equipment, provide financial services, hold and disburse funds, and to make contracts as necessary to accomplish planning and planning related activities as directed by the MAPO Policy Board.
2. To meet and maintain a continuing, cooperative and comprehensive metropolitan transportation planning and programming process as defined by the U.S. Department of Transportation in regulations as 23 CFR 450 Subpart A – *Transportation Planning and Programming Definitions*; 23 CFR 450 Subpart C – *Metropolitan Transportation Planning and Programming*; 23 USC 134 and 135; and 49 USC 5303 and 5304.
3. To develop and recommend policies, official controls, and other actions which will promote orderly development and multi-modal transportation consistent with MAPO planning.
4. To keep governmental units and the general public informed and advised on all matters relative to transportation planning, programming and funding.
5. To apply for and receive State and Federal funds and/or grants or gifts to accomplish MAPO planning and planning related activities.
6. To provide technical assistance to member governmental units for the development of local plans consistent with MAPO plans.
7. To perform other duties which may be lawfully assigned and which may be germane to MAPO planning activities.
8. To strictly account for all funds and to report on all receipts and disbursements to the member governmental units.
9. To assist member governmental units in obtaining grants for projects related to MAPO planning activities.
10. To enter in contracts necessary for the exercise of its duties and responsibilities to govern the MAPO. The Policy Board may take such action as is necessary to enforce such contracts to the extent available in equity or at law. Contracts let and purchase made pursuant to this Agreement shall conform to the requirements applicable to contracts required by law.
11. To adopt by-laws that govern its operation. Such bylaws shall be consistent with this Agreement and applicable laws. The bylaws shall address the required documentation of Policy Board meetings and actions, officers of the Policy Board, terms of representation and vacancies, meetings that comply with Minnesota Statutes, Chapter 13D, records and reports, and voting quorums for board actions.

ARTICLE VI. JURISDICTION

The jurisdiction of the MAPO shall be that geographic area which is deemed necessary by MAPO representatives to carry out the powers and duties as herein provided.

ARTICLE VII. FINANCIAL MATTERS

SECTION 1. Assessments: Parties to this agreement shall be required to provide financial support for the operations of the MAPO, in the form of assessments. The total assessable cost shall be divided 50 percent to the cities of Mankato and North Mankato and 50 percent to the counties of Blue Earth and Nicollet. The cities of Mankato and North Mankato shall contribute on a per capita basis for that portion of the urbanized population within their municipal boundaries. The counties of Blue Earth and Nicollet shall contribute on a per capita basis for that portion of the urbanized population within the MAPO (including the population within the cities) in their respective counties. U.S. Census Bureau data shall be used for the per capita calculations. The assessment will also include sufficient monies to cover 100 percent of the cost of ineligible activities that are included in an adopted Unified Planning Work Program.

Should the City of Eagle Lake exceed a population of 5,000 during the term of this agreement, the City of Eagle Lake shall be assessed a prorated per capita share of the 50 percent assigned to the cities.

The financial support shall be limited to the required match for the State and Federal Grant funds made available to the MAPO unless otherwise agreed to by the local units of government that are assessed under this agreement. Assessments shall be adopted annually by the MAPO no later than August 1st for the following calendar year work program. Said assessments shall be payable as hereinafter provided:

- A. Assessments shall be invoiced by the MAPO in two equal installments due and payable on January 15th and July 15th of each year.
- B. Said assessment shall be due and payable within ninety (90) days following date of invoice
- C. In the event assessments are unpaid by any Party for a period of sixty (60) days beyond their due date, then, and in such event, the MAPO representatives from such Party shall have no right to vote in the business of the MAPO.
- D. Should the amount of State and Federal Grants be reduced to a level that would require assessments greater than the required matching funds for State and Federal Grants, the APO may be required to reduce the budget accordingly.

SECTION 2. Budget: The MAPO in coordination with the fiscal agent under Article VIII shall submit a preliminary budget to the membership by July 15th of each calendar year.

SECTION 3. Liability: The MAPO is hereby prohibited from incurring debt and budgetary operating deficits.

ARTICLE VIII. ADMINISTRATION

SECTION 1. Administrative Organization: The MAPO Policy Board shall enter into an agreement with the City of Mankato to coordinate the metropolitan planning of the MAPO. The administrative organization will be within the City of Mankato. The City of Mankato will employ all necessary staff to carry out the duties of the MAPO and will provide physical facilities to house the MPO. All such costs associated with the administrative organization shall be reimbursed to the City of Mankato by the MAPO.

Representatives of the MAPO shall assist the City of Mankato with hiring, evaluation, disciplinary action, and salary review of all employees performing MAPO duties.

ARTICLE IX. IDEMNIFICATION AND HOLD HARMLESS

SECTION 1. Applicability. The MAPO shall be considered a separate and district public entity to which the Parties have transferred all responsibility and control for actions taken pursuant to this Agreement. The MAPO shall comply with all laws and rules that govern a public entity in the State of Minnesota and shall be entitled to the protection of Minnesota State Statute 466.

SECTION 2. Indemnification and Hold Harmless. The MAPO shall fully defend, indemnify and hold harmless the Parties against all claims, losses, liability, suits, judgments, costs, and expenses by reason of the action or inaction of the Policy Board and/or employees and/or agents of the MAPO. This agreement to indemnify and hold harmless does not constitute a waiver by any participant of limitations and liability provided under Minnesota State Statutes, Section 466.04.

To the full extent permitted by law, actions by the Parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the Parties that they shall be deemed a "single governmental unit" for the purposes of liability, all as set forth in Minnesota Statutes, Section 471.59, subd 1a(a); provided further that for purposes of that statute, each party to this Agreement expressly declines responsibility for the acts or omissions of the other Party.

The Parties to this agreement are not liable for the acts or omissions of the other participants to this Agreement except to the extent to which they have agreed in writing to be responsible for acts or omissions of the other Parties.

SECTION 3. Insurance. The Policy Board shall obtain any necessary liability, property, and auto insurance and may obtain such insurance it deems necessary to indemnify the Board and its members for actions of the Policy Board and its members arising out of this Agreement.

ARTICLE X. DURATION OF AGREEMENT

This Agreement shall commence upon approval of the governing body of each Party and signature of official with authority to bind the entity listed in Article IV, Section 1. The Agreement shall be in effect only with respect to the Parties who approved and signed it.

SECTION 1. Dissolution: This Agreement shall have no specific time limit. The MAPO may be dissolved and this Agreement terminated by the joint action of five-sixth (5/6) of the Parties hereto. Upon termination, all available MAPO funds and assets shall be used for payment of all outstanding reasonable costs. Remaining funds shall be disbursed to the Parties in proportion to contribution made by them to the MAPO.

SECTION 2. Withdrawal: Any Party may withdraw from the MAPO upon six (6) months written notice to the MAPO of its intention to do so. Withdrawal shall not entitle the withdrawing Party to reimbursement of any funds made by it to the MAPO during the time it was a Party.

SECTION 3. New Parties: Any Governmental Unit not a Party to this agreement that is within the jurisdiction of the MAPO, as defined in Article VI, may become a Party upon entering into this Joint Powers Agreement. Any Governmental Unit that is outside the jurisdiction of the MAPO as defined in Article VI may become a Party to this agreement upon unanimous vote of the Governing Bodies that are party to this agreement.

**ARTICLE XI.
AMENDMENTS**

SECTION 1. Amendments: The Joint Powers Agreement may be amended only upon agreement of the Parties.

SECTION 2. Recording Amendments: All amendments shall be recorded by date with clearly identified changes and permanently appended to this agreement in an appendix.

**ARTICLE XII.
SEVERABILITY**

If any portion of this Agreement is found to be void, unenforceable or unconstitutional, or any combination of these, by a court of competent jurisdiction the remaining portions of this Agreement shall remain in effect.

**ARTICLE XIII
COUNTERPARTS**

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Counterparts shall be filed with the City of Mankato who will maintain them in the Office of the City Clerk, at Mankato City offices, located at 10 Civic Center Plaza, Mankato, MN

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement by their proper officer or representative.

CITY OF NORTH MANKATO

By _____

Title _____

Date _____

By _____

Title _____

Date _____

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #13C	Department: Inter. City Admin.	Council Meeting Date: 11/5/12																											
TITLE OF ISSUE: Charitable Gambling Fund Distribution																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: Pursuant to our charitable gambling ordinance, the City collects 10 percent of the revenues of each of the charitable gambling licensees. The 10 percent set-aside is then distributed to organizations that are on the Council's approved recipient list. We are recommending a distribution of \$15,000 for 2012. The attached list outlines 2011's contributions with a blank line for each organization for 2012. We have attached an email from the South Central College Foundation requesting an increase in the 2011 donation from \$1,200 to \$1,300. Also attached is a letter from Mankato Area Girls' Fastpitch Association requesting a donation of \$500. Please review the list and bring your recommendations to the meeting for discussion.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Bring recommendations to Council meeting for distribution of 2012 charitable gambling funds. Approve 2012 charitable gambling distribution.																													
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>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>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Schindle	_____	_____	Freyberg	_____	_____	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>List of Charitable Gambling Organizations, Requests from Charitable Organizations</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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<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: _____																												

November 5, 2012

**CITY OF NORTH MANKATO
GAMBLING FUND CONTRIBUTIONS
LIST OF CHARITABLE ORGANIZATIONS**

		<u>2011</u> <u>Donation</u>	<u>2012</u> <u>Donation</u>
1.	Echo Food Shelf	1,000	_____
2.	YWCA & YMCA Camperships	0	_____
3.	YMCA Youth in Government	500	_____
4.	Lancers Band	500	_____
5.	Holiday Sharing Tree	500	_____
6.	Twin River Center for the Arts	0	_____
7.	LEEP	500	_____
8.	West, East, Loyola Graduation Parties	500	_____
9.	Boy Scouts of America (local projects only) Troop 29	500	_____
10.	Girl Scouts of America (local projects only)	500	_____
11.	School District 77 student activities not funded by District including national competitions and out-of-state travel, Science Fair, etc.	500	_____
12.	Community Services Summer Parks Programs	500	_____
13.	STRIVE (River Valley Foundation)	2,000	_____
14.	YMCA Big Brother, Big Sister	500	_____
15.	Toys for Tots	500	_____
16.	South Central College Foundation	1,200	<u>1,300</u>
17.	North Mankato Elementary P.T.O. (2)	1,000	_____
18.	American Cancer Society (local units only)	0	_____

19.	MSU Foundation – 2 Scholarships	0	_____
20.	Dakota Meadows Middle School Public Achievement Program	500	_____
21.	Children’s Museum of Southern Minnesota	1,000	_____
22.	Santa Anonymous	500	_____
Other:			
	<u>MAGFA Softball</u>	500	_____
	<u>MNMYF Football</u>	500	_____
	<u>Mankato United Soccer</u>	500	_____
	<u>Mankato Area Lacrosse Program</u>	500	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	TOTAL	<u>\$14,700</u>	=====

Organizations that hold charitable gambling licenses either directly or indirectly are ineligible.

Lynette Peterson

From: Mark Dehen [markdehen@northmankato.com]
Sent: Sunday, October 07, 2012 6:51 PM
To: Michael Fischer; Dennis Kemp
Cc: Lynette Peterson; Clara Thorne
Subject: Fw: South Central College Foundation
Gentlemen,

SCC is asking for an increase in the scholarship amounts we donate, as their basic scholarship is now \$1300.

Would you please consider increasing your donation.

Dr. Mark D. Dehen
Mayor, City of North Mankato

From: Scott Bradley [mailto:SBradley@unitedprairiebank.com]
To: 'markdehen@northmankato.com' [mailto:markdehen@northmankato.com]
Sent: Sat, 06 Oct 2012 08:46:56 -0600
Subject: South Central College Foundation

Good Morning Mark

As per our telephone conversation this morning, I am sending these requests via e-mail. As a Foundation board member I have volunteered to contact you personally and the City of North Mankato about contributions for the 2012-2013 year

Potential Donor	Amount requested
Mr. & Mrs Mark Dehen	\$125.00
North Mankato Civic & Commerce	\$1,300.00 (2 \$650.00 scholarships)
City of North Mankato	\$1,300.00 (2 \$650.00 scholarships)

I would be happy to meet with you and/or any city representatives necessary, Please let me know your thoughts and I can communicate your intentions to Tammy at the foundation

Thanks for your consideration

Scott D. Bradley
Chief Executive Officer
UNITED PRAIRIE BANK
10 Firestone Drive, Suite 300, Mankato, MN 56001
507.386.4863 Direct
507.344.8608 Main
507.344.8679 Fax
507.360.7152 Cell
www.unitedprairiebank.com

We'll help you get there.

Notice: The information in this email, and in any attachments, may contain confidential information and is intended solely for the attention and use of the named addressee(s). It must not be disclosed to any person without authorization. If you are not the

10/25/2012



MANKATO AREA GIRLS' FASTPITCH ASSOCIATION

Non-Profit Tax # 41-1619897

September 2012

City of North Mankato
101 Belgrade Avenue
North Mankato, MN 56003

Dear City of North Mankato,

I'm writing on behalf of the Mankato Area Girls Fastpitch Association (MAGFA). As you may know, MAGFA was founded in 1982 with only a few teams. In the nearly 30 years since our humble beginnings we've grown to where we proudly stand today, servicing over 500 girls in our community, ages 6 to 18.

With each year we've been blessed with growth, we have also faced challenges. We must maintain and update the necessary equipment allowing us to provide the best resources for our participants yet we strive to keep the participation costs to our girls at a minimum so we can continue to service a large need in our community.

We value our relationship very highly and are also proud to announce the expansion of our tournaments. In the 2012 season we increased from one to three tournaments at Caswell Park. This brought in over 100 teams throughout the 5 state area and we are hoping 2013 will be better.

I'm writing today to seek your support in ensuring the opportunities and benefits provided to the young girls in our community through the MAGFA can successfully continue. We are asking the City of North Mankato to consider a donation to MAGFA in the amount of \$500. This donation would go directly to the purchase of new bats, helmets and uniforms for our youth.

Respectfully requested,

Neil Kaus
Executive Director

CC: Jon Thompson
President

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #13D	Department: Inter. City Admin.	Council Meeting Date: 11/5/12																											
TITLE OF ISSUE: Caswell Park Fees for 2013																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: In reviewing and comparing Caswell Park fees to the City of Mankato's fee schedule for their softball fields, staff recommends the attached increases in fees for 2013. Also attached is a listing of the current City of Mankato fees.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Approve increase in Caswell Park fees for 2013																													
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>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>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Schindle	_____	_____	Freyberg	_____	_____	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>2012 Softball Tournament Fees and Proposed 2013 Softball Tournament Fees, 2012 City of Mankato</u> <u>Tournament Fees</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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2012 SOFTBALL TOURNAMENT FEES/
 PROPOSED 2013 SOFTBALL TOURNAMENT FEES
 CASWELL PARK, NORTH MANKATO, MN

CASWELL PARK		
	2012 Fee	Proposed 2013 Fee
Maintenance Fee	\$35 per field, per day	\$40 per field, per day
Striping Fee	\$6 per field, per time	\$8 per field, per time
Dragging Fee	\$6 per field, per time	\$8 per field, per time
Diamond Dry	\$10 per bag	\$11 per bag
Light Fee	\$20 per hour, per field	\$20 per hour, per field
Deposit	\$100 per tournament	\$100 per tournament
SCC Fields		
	2012 Fee	Proposed 2013 Fee
Maintenance Fee	\$20 per field includes dragging and striping	\$20 per field includes dragging and striping
Diamond Dry	\$10 per bag	\$11 per bag
Deposit	\$100 per tournament	\$100 per tournament

2012 City of Mankato Tournament Fees

Maintenance Fee	\$75 per field, per day
Dragging/Striping Fee (together)	\$10 per time, per field
Light Fee	\$30 per field, per day
Deposit	\$50 per tournament

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 15A	Department: Finance Director	Council Meeting Date: 11/05/2012
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TITLE OF ISSUE: Proposals For Professional Auditing Services

BACKGROUND AND SUPPLEMENTAL INFORMATION: As a result of the request for proposals for professional auditing services (RFP) issued August 21, 2012, the City received a total of six proposals. City staff has made their evaluation of the proposals. Attached is a summary of the proposals and staff's recommendation to council.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Award contract for professional auditing services.

<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>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>Freyberg</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Dehen</td> </tr> </table>		Aye	Nay		_____	_____	_____	Steiner	_____	_____	_____	Norland	_____	_____	_____	Schindle	_____	_____	_____	Freyberg	_____	_____	_____	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 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) _____</p> <p><u>Auditing Services</u> <u>Proposals for Professional</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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CITY OF NORTH MANKATO

Memorandum

To: Honorable Mayor and City Council
From: Clara Thorne, Finance Director
Subject: Proposals for Professional Auditing Services
Date: November 1, 2012
Cc:

The City issued a Request for Professional Auditing Services (RFP) on August 21, 2012. As a result, the City received a total of six proposals. Staff evaluated the proposals according to mandatory elements and technical quality as set forth in the RFP and has ranked the six firms as listed below:

<u>Firm</u>	<u>PV</u>	<u>Avg Hrly Rate</u>
Abdo, Eick & Meyers	\$ 88,408	\$ 97
Clifton, Larson, Allen	\$ 94,411	\$ 119
Kerne, DeWenter, Viere	\$ 100,763	\$ 122
Malloy, Montague, Karnowski, Radosevich & Co.	\$ 101,948	\$ 136
Smith, Schafer & Associates	\$ 79,414	\$ 100
Schlenner, Wenner & Co.	\$ 91,867	\$ 133

PV = Net present value; discount rate of 3.0%

Attached is a more detailed analysis of the six firms. Copies of the proposals are available in the Administration Offices.

- | | | | | | |
|--------------------------|---|------------------------------|-----------------------------------|-----------------------------|-----------------------------|
| Abdo, Eick & Meyers, LLP | Malloy, Montague, Karnowski, Radosevich & Co., P.A. | Schlenger, Wenner & Co. Ltd. | Smith, Schafer & Associates, Ltd. | Kern, DeWenter, Viere, Ltd. | Clifton, Larson, Allen, LLP |
| Appendix A | Appendix D | Appendix A | p. 10 | Appendix A | Appendix A |
| Appendix B | Appendix E | Appendix B | p. 13 | Appendix C | Separate |

- The audit firm is independent and licensed to practice in Minnesota.
- The firm has no conflict of interest with regard to any other work performed by the firm for the City of North Mankato.
- The firm adheres to the instructions in this request for proposal on preparing and submitting the proposal.
- The firm submits a copy of its last external quality control review report and the firm has a record of quality audit work.

a) Expertise and Experience

- 1) The firm's past experience and performance on comparable government engagements.
- 2) The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation.

- ### b) Audit Approach

- | Yes | Yes | Yes | Yes |
|-----|-----|-----|-----|
| Yes | Yes | Yes | Yes |

Total All-inclusive Price for Audit Services for 2012	\$	30,500	\$	35,650	\$	31,115	\$	27,275	\$	34,275	\$	33,075
Total All-inclusive Price for Audit Services for 2013	\$	31,270	\$	36,000	\$	32,505	\$	28,075	\$	35,650	\$	33,375
Total All-inclusive Price for Audit Services for 2014	\$	32,040	\$	36,500	\$	33,895	\$	28,925	\$	37,025	\$	33,700
Total 2012-2014	\$	93,810	\$	108,150	\$	97,515	\$	84,275	\$	106,950	\$	100,150
Increase 2013 from 2012		2.52%		0.98%		4.47%		2.93%		4.01%		0.91%
Increase 2014 from 2013		2.46%		1.39%		4.28%		3.03%		3.86%		0.97%
Net present value; discount rate = 3.0%	\$	88,408	\$	101,948	\$	91,867	\$	79,414	\$	100,763	\$	94,411
Hourly rate; all three years inclusive using the net present value total	\$	97	\$	136	\$	133	\$	101	\$	122	\$	119

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Michael Fischer, City Planner
DATE: October 31, 2012
SUBJECT: October Traffic & Safety Committee Meeting

On Wednesday, October 31, 2012, the Traffic & Safety Committee met to discuss items of business. Traffic & Safety Committee Members present: Council Liaison Bill Schindle, Police Chief Chris Boyer, Community Member Bill Borchardt, Street Superintendent Brad Swanson and City Planner Michael Fischer. City Engineer Brian Malm was in attendance.

The following is a summary of the meeting:

1. Review Striping of LorRay Drive between Eagle Ridge Lane and Timm Road

Staff indicated that the Traffic & Safety Committee and City Council reviewed this issue in May 2012 and it was requested that it be reviewed again in the fall of 2012. Staff provided the results of traffic counts obtained throughout the summer of 2012. City Engineer Malm presented an alternative striping plan which allows limited parking on this section of LorRay Drive. Area residents in attendance approved of the striping plan. The Traffic & Safety Committee stated that if the alternative striping plan was to be implemented, it would need to be revisited in the future as new development occurs. The Traffic & Safety Committee also discussed the locations and costs of potential off-street parking areas.

Recommendation

The Traffic & Safety Committee recommends the implementation of an alternative striping plan as presented by the City Engineer with review of the striping in the future as area development occurs.

2. Request "STOP" Signs at the Intersection of Lake Street and Garfield Avenue

Staff submitted a request from Tim Johnson, 705 Lake Street to add "STOP" signs at the intersection of Lake Street and Garfield Avenue. Staff noted that a similar request was considered in 2005 and was not implemented due to area resident concerns for the addition of traffic noise at the "STOP" signs. Tim Johnson was present and indicated he has concerns for heavy truck traffic and vehicles speeds on Lake Street. Staff presented traffic data from the speed trailer taken in May 2012. Engineer Malm indicated that "STOP" signs generally only control traffic speeds at the signed locations. The Traffic & Safety Committee discussed other options to reduce traffic speeds in this area. The Committee discussed how effective the

electronic speed sign is on Belgrade Avenue and talked about the benefits of having a second portable sign to install in other areas of the City.

Recommendation

The Traffic & Safety Committee recommends the purchase of a second portable electronic speed display sign. In addition to installation on Lake Street, the sign could be used on other streets as well.

3. Request for Traffic Signs within the Alley on the 300 Block of Belgrade Avenue between Belgrade and Wheeler

Staff presented requests from Tom Daly, 413 Range Street, for an electronic speed sign on Range Street, speed limit and “Slow Children at Play” signs in an alley and to formally name the alley as “Old Brickyard Alley.” The Traffic & Safety Committee acknowledged the higher than average use of the alley and discussed alternatives to the display of signs.

Recommendation

The Traffic & Safety Committee recommends denial of the requests.

MEMORANDUM

TO: Traffic & Safety Committee
FROM: Michael Fischer, City Planner
DATE: October 19, 2012
SUBJECT: October Traffic & Safety Committee Meeting

The next meeting of the Traffic & Safety Committee has been scheduled for Wednesday, October 31, 2012 at 9 a.m. in the Municipal Building Conference Room. Below is the meeting agenda:

AGENDA

1. Review striping of LorRay Drive between Eagle Ridge Lane and Timm Road.
2. Request for STOP signs at the intersection of Lake Street and Garfield Avenue.
3. Request for traffic signs within the alley on the 300 block of Belgrade Avenue between Belgrade Avenue and Wheeler Avenue.

1. Review Striping on LorRay Drive between Eagle Ridge Lane and Timm Road

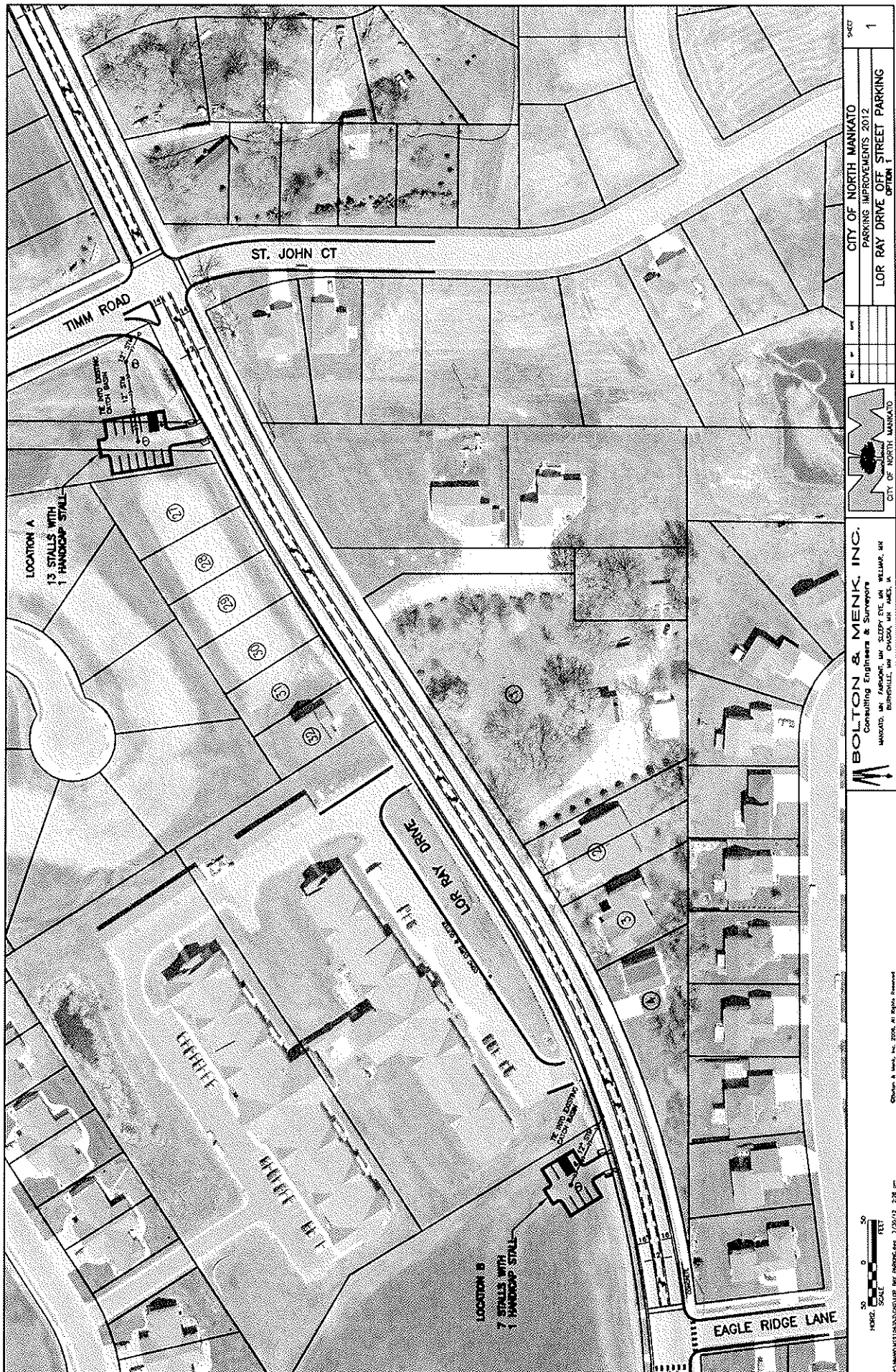
In May of 2012, the Traffic and Safety Committee and City Council reviewed the striping on LorRay Drive between Eagle Ridge Lane and Timm Road. Based on review by the City Council, it was moved to review the existing striping on or before November 1, 2012 and to have the City Engineer review areas for additional off-street parking.

In an attempt to obtain traffic data, vehicle counts were taken in June, July and September of 2012. The results are attached. Additionally, the City Engineer has looked at options for additional off-street parking areas as shown on the attachment. One of the parking areas is located on property owned by Good Shepherd Church. While staff has had communication with the church regarding the parking area, the church would want to be compensated for use of their property.



Lorray Drive Speed Trailer results (2012)

Dates	Total Cars	Average Cars Per Day	Average Speed (High Speed)	School Open	Hwy 14 Detour in Place
06-11-12 06-18-12	7302	1043	26.71 (47)	No	No
07-09-12 07-16-12	9642	1377	27.71 (69)	No	Yes
09-07-12 09-14-12	11,680	1668	28.22 (50)	Yes	Yes



PRELIMINARY ENGINEER'S ESTIMATE

2012 LOR RAY DRIVE OFF STREET PARKING IMPROVMENTS

CITY OF NORTH MANKATO, MN

BMI PROJECT NO.: M19.104353

DATE UPDATED 7/26/2012

LOCATION A - 13 STALLS WITH 1 HANDICAP STALL

NO.	ITEM	UNIT	UNIT PRICE	QTY	TOTAL
1	MOBILIZATION	LS	\$2,000.00	1	\$2,000.00
2	TRAFFIC CONTROL	LS	\$1,000.00	1	\$1,000.00
3	REMOVE CURB & GUTTER	LF	\$2.00	30	\$60.00
4	REMOVE BIT TRAIL	SF	\$1.00	144	\$144.00
5	COMMON EXCAVATION (P)	CY	\$7.00	450	\$3,150.00
6	TOPSOIL BORROW (LV)	CY	\$14.00	175	\$2,450.00
7	AGGREGATE BASE CLASS 5 100% CRUSHED LIMESTONE (CV) (P)	CY	\$35.00	150	\$5,250.00
8	TYPE MV3 WEAR COURSE MIX (B) 1.5" THICK (P)	SY	\$5.75	650	\$3,737.50
9	TYPE MV3 WEAR COURSE MIX (B) 2.5" THICK (P)	SY	\$9.60	650	\$6,240.00
10	BITUMINOUS MATERIAL FOR TACK COAT (P)	GAL	\$3.00	33	\$99.00
11	CONCRETE CURB & GUTTER DESIGN B618	LF	\$12.00	360	\$4,320.00
12	PARKING LOT STRIPING	LF	\$2.00	350	\$700.00
13	6" CONCRETE WALK	SF	\$5.00	130	\$650.00
14	TRUNCATED DOMES	SF	\$45.00	16	\$720.00
15	7" CONCRETE DRIVEWAY PAVEMENT	SF	\$6.00	150	\$900.00
16	CONNECT TO EXISTING STORM SEWER	EA	\$550.00	1	\$550.00
17	12" PVC STORM SEWER	LF	\$25.00	130	\$3,250.00
18	DRAINAGE STRUCTURE, R-1	LF	\$215.00	1	\$215.00
19	STORM SEWER CASTING ASSEMBLY	EA	\$450.00	2	\$900.00
20	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	\$650.00	1	\$650.00
21	PREFABRICATED INLET PROTECTION	EA	\$150.00	2	\$300.00
22	SEEDING	ACRE	\$3,000.00	0.45	\$1,350.00
23	SEED MIX 270 RT (180 LBS/ACRE)	LB	\$7.00	81	\$567.00
24	FERTILIZER (200 LBS/ACRE)	LB	\$7.00	90	\$630.00
25	HYDRAULIC SOIL STABILIZER, TYPE V (1.75 TONS/ACRE)	TON	\$1,500.00	0.55	\$825.00
SUBTOTAL					\$40,657.50
CONTINGENCIES					\$4,065.75
TOTAL ESTIMATED CONSTRUCTION COST					\$44,723.25
DESIGN ENGINEERING					\$4,025.09
CONSTRUCTION ENGINEERING					\$4,025.09
CITY ADMINISTRATION					\$2,236.16
TOTAL ESTIMATED PROJECT COST					\$55,009.60

PRELIMINARY ENGINEER'S ESTIMATE

2012 LOR RAY DRIVE OFF STREET PARKING IMPROVMENTS

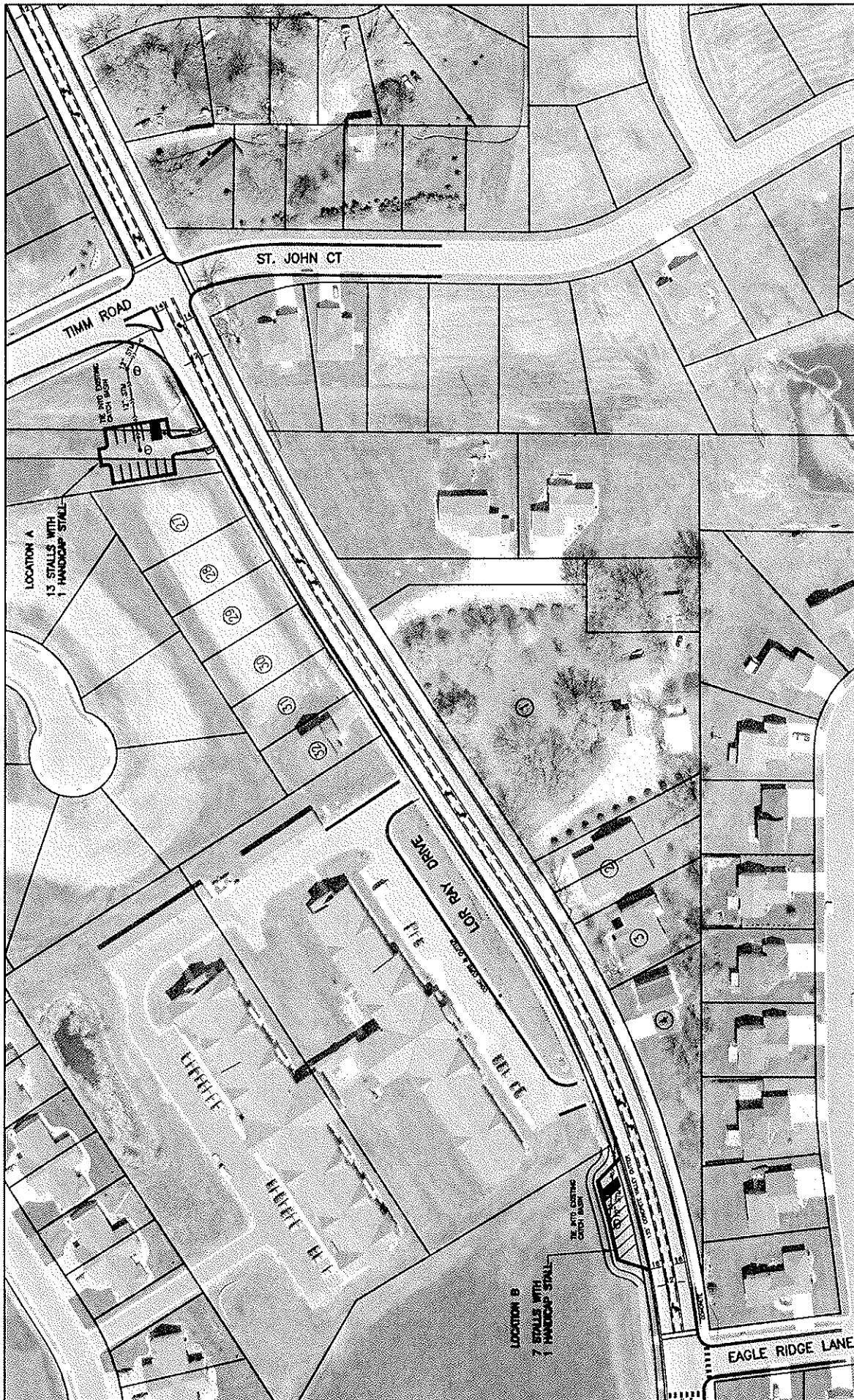
CITY OF NORTH MANKATO, MN


BMI PROJECT NO.: M19.104353

DATE UPDATED 7/26/2012

LOCATION B- 7 STALLS WITH 1 HANDICAP STALL (OPTION 1)

NO.	ITEM	UNIT	UNIT PRICE	QTY	TOTAL
1	MOBILIZATION	LS	\$2,000.00	1	\$2,000.00
2	TRAFFIC CONTROL	LS	\$1,000.00	1	\$1,000.00
3	REMOVE CURB & GUTTER	LF	\$2.00	30	\$60.00
4	REMOVE BIT TRAIL	SF	\$1.00	144	\$144.00
5	COMMON EXCAVATION (P)	CY	\$7.00	280	\$1,960.00
6	TOPSOIL BORROW (LV)	CY	\$14.00	110	\$1,540.00
7	AGGREGATE BASE CLASS 5 100% CRUSHED LIMESTONE (CV) (P)	CY	\$35.00	100	\$3,500.00
8	TYPE MV3 WEAR COURSE MIX (B) 1.5" THICK (P)	SY	\$5.75	400	\$2,300.00
9	TYPE MV3 WEAR COURSE MIX (B) 2.5" THICK (P)	SY	\$9.60	400	\$3,840.00
10	BITUMINOUS MATERIAL FOR TACK COAT (P)	GAL	\$3.00	20	\$60.00
11	CONCRETE CURB & GUTTER DESIGN B618	LF	\$12.00	270	\$3,240.00
12	PARKING LOT STRIPING	LF	\$2.00	150	\$300.00
13	6" CONCRETE WALK	SF	\$5.00	130	\$650.00
14	TRUNCATED DOMES	SF	\$45.00	16	\$720.00
15	7" CONCRETE DRIVEWAY PAVEMENT	SF	\$6.00	150	\$900.00
16	CONNECT TO EXISTING STORM SEWER	EA	\$550.00	1	\$550.00
17	12" PVC STORM SEWER	LF	\$25.00	85	\$2,125.00
18	DRAINAGE STRUCTURE, R-1	LF	\$215.00	1	\$215.00
19	STORM SEWER CASTING ASSEMBLY	EA	\$450.00	1	\$450.00
20	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	\$650.00	1	\$650.00
21	PREFABRICATED INLET PROTECTION	EA	\$150.00	2	\$300.00
22	SEEDING	ACRE	\$3,000.00	0.3	\$900.00
23	SEED MIX 270 RT (180 LBS/ACRE)	LB	\$7.00	50	\$350.00
24	FERTILIZER (200 LBS/ACRE)	LB	\$7.00	55	\$385.00
25	HYDRAULIC SOIL STABILIZER, TYPE V (1.75 TONS/ACRE)	TON	\$1,500.00	0.35	\$525.00
SUBTOTAL					\$28,664.00
CONTINGENCIES					\$2,866.40
TOTAL ESTIMATED CONSTRUCTION COST					\$31,530.40
DESIGN ENGINEERING					\$2,837.74
CONSTRUCTION ENGINEERING					\$2,837.74
CITY ADMINISTRATION					\$1,576.52
TOTAL ESTIMATED PROJECT COST					\$38,782.39



 BOLTON & MENK, INC. Consulting Engineers & Surveyors MANKATO, MN 56001-1000, SLEEPY EYE, MN 56080, MN BURNSVILLE, MN 55337, CHICKADEE, MN 55006, MN		CITY OF NORTH MANKATO PARKING IMPROVEMENTS 2012 LOR RAY DRIVE OFF STREET PARKING OPTION 2	SHEET 2
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HORIZ. SCALE 1" = 250' FEET
 DATE 7/29/12
 BY JLM
 CHECKED BY JLM
 APPROVED BY JLM

PRELIMINARY ENGINEER'S ESTIMATE

2012 LOR RAY DRIVE OFF STREET PARKING IMPROVMENTS

CITY OF NORTH MANKATO, MN

BMI PROJECT NO.: M19.104353

DATE UPDATED 7/26/2012

LOCATION B- 7 STALLS WITH 1 HANDICAP STALL (OPTION 2)

NO.	ITEM	UNIT	UNIT PRICE	QTY	TOTAL
1	MOBILIZATION	LS	\$2,000.00	1	\$2,000.00
2	TRAFFIC CONTROL	LS	\$1,000.00	1	\$1,000.00
3	REMOVE CURB & GUTTER	LF	\$2.00	135	\$270.00
4	REMOVE BIT TRAIL (167'x8')	SF	\$1.00	1336	\$1,336.00
5	COMMON EXCAVATION (P)	CY	\$7.00	150	\$1,050.00
6	TOPSOIL BORROW (LV)	CY	\$14.00	50	\$700.00
7	AGGREGATE BASE CLASS 5 100% CRUSHED LIMESTONE (CV) (P)	CY	\$35.00	105	\$3,675.00
8	TYPE MV3 WEAR COURSE MIX (B) 1.5" THICK (P)	SY	\$5.75	410	\$2,357.50
9	TYPE MV3 WEAR COURSE MIX (B) 2.5" THICK (P)	SY	\$9.60	410	\$3,936.00
10	BITUMINOUS MATERIAL FOR TACK COAT (P)	GAL	\$3.00	20	\$60.00
11	CONCRETE CURB & GUTTER DESIGN B618	LF	\$12.00	170	\$2,040.00
12	PARKING LOT STRIPING	LF	\$2.00	150	\$300.00
13	6" CONCRETE WALK (190'x6')	SF	\$5.00	1520	\$7,600.00
14	3' CONCRETE VALLEY GUTTER	SF	\$15.00	135	\$2,025.00
15	CONNECT TO EXISTING STORM SEWER	EA	\$550.00	1	\$550.00
16	12" PVC STORM SEWER	LF	\$25.00	95	\$2,375.00
17	DRAINAGE STRUCTURE, R-1	LF	\$215.00	1	\$215.00
18	STORM SEWER CASTING ASSEMBLY	EA	\$450.00	1	\$450.00
19	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	\$650.00	1	\$650.00
20	PREFABRICATED INLET PROTECTION	EA	\$150.00	2	\$300.00
21	SEEDING	ACRE	\$3,000.00	0.35	\$1,050.00
22	SEED MIX 270 RT (180 LBS/ACRE)	LB	\$7.00	55	\$385.00
23	FERTILIZER (200 LBS/ACRE)	LB	\$7.00	60	\$420.00
24	HYDRAULIC SOIL STABILIZER, TYPE V (1.75 TONS/ACRE)	TON	\$1,500.00	0.4	\$600.00
SUBTOTAL					\$35,344.50
CONTINGENCIES					\$3,534.45
TOTAL ESTIMATED CONSTRUCTION COST					\$38,878.95
DESIGN ENGINEERING					\$3,499.11
CONSTRUCTION ENGINEERING					\$3,499.11
CITY ADMINISTRATION					\$1,943.95
TOTAL ESTIMATED PROJECT COST					\$47,821.11

2. Request for STOP signs at the intersection of Lake Street and Garfield Avenue

Attached is a request from Tim Johnson at 705 Lake Street requesting a STOP sign at the intersection of Lake Street and Garfield Avenue.

In 2005, the Traffic and Safety Committee received a similar request regarding traffic speeds on Lake Street. One option considered was to install STOP signs at the intersection of Lake Street and Lakeview Avenue. However, area residents opposed the installation of the signs due to increase noise the vehicles starting and stopping would create.

In May of 2012, the police speed trailer was located on Lake Street near the Lakeview Avenue intersection. The results of the six day use of the speed trailer indicated that an average of 1,033 vehicles used this section of Lake Street on a daily basis traveling an average speed of 29.5 miles per hour. The results also indicated that 85 percent of vehicles were traveling under 34 miles per hour.

October 11, 2012

To; Mike Fisher & The City of North Mankato; Traffic & Safety Committee

1001 Belgrade Ave
North Mankato, MN 56002-2055
michaelf@northmankato.com
507-625-4141

Respectfully Submitted by;

Tim Johnson
705 Lake Street
North Mankato
507-380-5000
Tim2johnson@hotmail.com

RE; Proposal for the addition of a "Stop" sign on Lake Street, at the intersection of Garfield Ave and Lake Street.

Reason; to slow traffic in this residential area and ensure safety.

Currently, there is no stop to traffic in over a 1 mile residential stretch from Belgrade Ave to West Lind Street in lower North Mankato, although most traffic is from Belgrade Ave to Webster Ave.

This stretch is heavily traveled by local traffic and heavy city trucks. It is also a heavily used area for pedestrian foot traffic enjoying the walk ways and biking near Spring Lake Park.

Traffic amounts and speeds frequently exceeding the posted 30 MPH speed limit make this thoroughway an increasing risk to pedestrians and other drivers. Garfield to Lake Street to Belgrade is also a daily school bus travel route with a pick up stop at Park Street.

The frequent heavy trucks traveling this route, without slowing, also pose an increased ground erosion risk to the adjacent hillside due to the frequent/daily earth shaking caused by the weight and vibration of these vehicles. (Come see the cracks in my home walls for proof...)

It is my hope that the city will diligently review this request and move to approve this request as soon as possible.

My contact information is above if you would like any more information or input about this request.

Respectfully,

Tim Johnson



10/11/12

(Copy also sent by regular mail)



0 430 Feet



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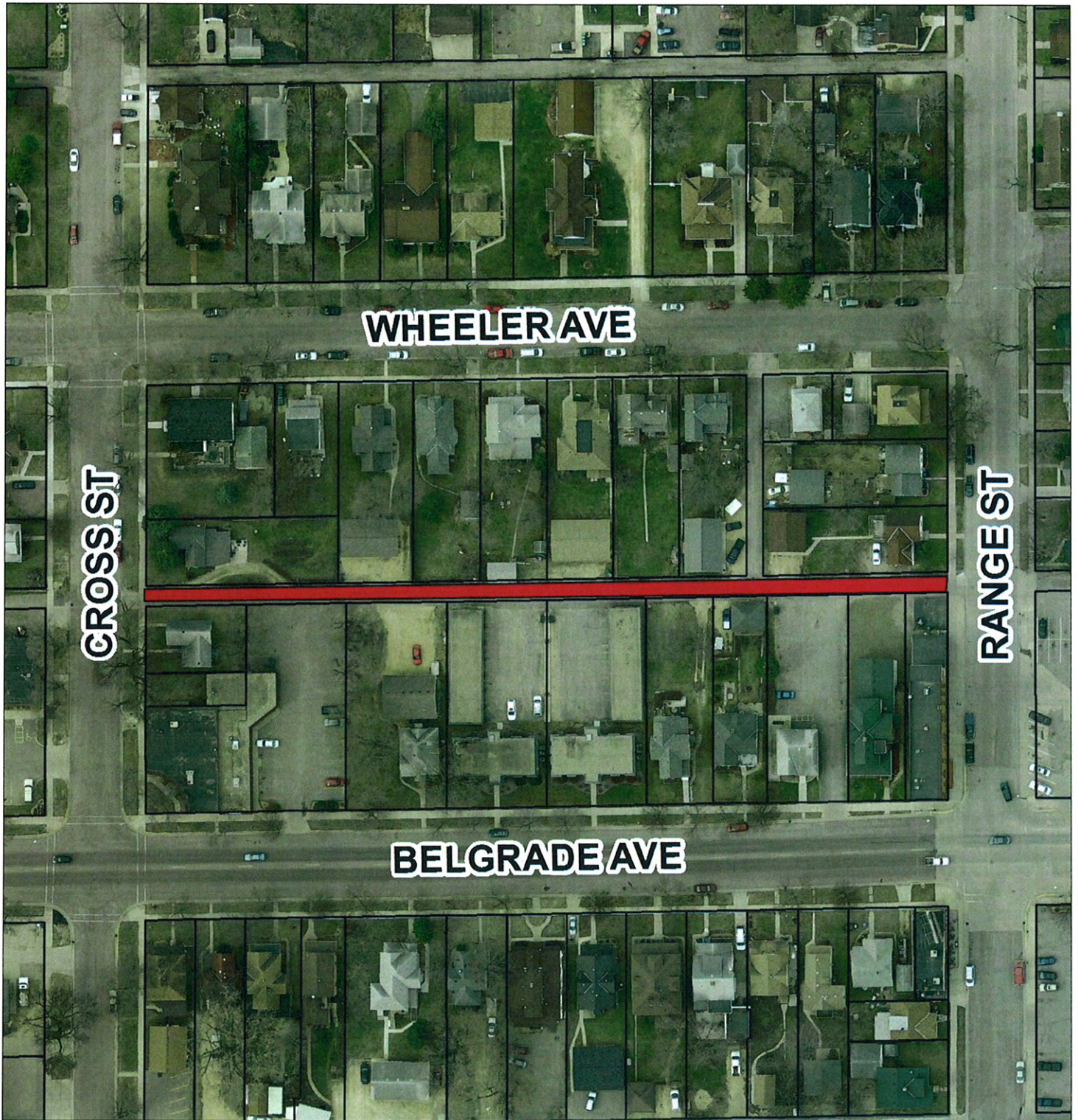


Map Name

Figure X.X

3. Request for traffic signs within the alley on the 300 block of Belgrade Avenue between Belgrade Avenue and Wheeler Avenue

At the October 15, 2012 Council meeting, Tom Daly of 413 Range Street spoke about the need to install traffic signs near his home. Specifically, he requested an electronic speed sign on Range Street, speed limit signs in the alley, "Slow Children at Play" signs in the alley and a request to formally name the alley as Old Brickyard Alley. Attached is a drawing showing the location of the alley.



0 101 Feet



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Map Name

Figure X.X

CLAIM REPORT
BILLS PAID AFTER THE COUNCIL MEETING OF OCTOBER 15, 2012
END OF MONTH

73213	Void	Void	(\$7.59)
73379	Hy-Vee, Inc.	items for concession stand-Caswell	\$157.75
73380	ICMA Retirement Trust - 457	employee payroll deductions	\$4,233.85
73381	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$430.77
73382	Law Enforcement Labor Service	employee payroll deductions	\$450.00
73383	NCPERS Minnesota-Unit 662400	employee payroll deductions	\$176.00
73384	Telrite Corporation	long distance phone bill-Mun Bldg	\$235.50
73385	United Way	employee payroll deductions	\$211.30
73386	Cardmember Service	charge card items-All Depts.	\$11,638.11
73387	Lange, Kela	car rental due to damage caused by book cart-Library	\$104.35
73388	Select Account	October participant fee-Unallocated	\$102.48
73389	Verizon Wireless	cell phone, internet & cell phone bill-All Depts.	\$1,159.99
73390	HickoryTech	telephone & internet bill-All Depts.	\$4,143.54
73391	HickoryTech	telephone & internet bill-All Depts.	\$482.37
73392	ICMA Retirement Trust - 457	employee payroll deductions	\$4,183.85
73393	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$430.77
73394	Madison National Life Insurance	life insurance for November	\$607.07
73395	Madison National Life Insurance	voluntary life insurance for November	\$162.80
	Total		<u>\$28,902.91</u>

CLAIMS CONTINUED

General	\$13,223.46
Library	\$2,741.64
Bookmobile	\$234.16
Community Development	\$5,355.66
Local Option Sales Tax	(\$7.59)
Local Option Sales Tax Construction	\$75.00
2011 Construction	\$14.94
Water	\$1,922.39
Sewer	\$1,494.18
Sanitary Collection	\$340.00
Storm Water	\$346.79
Public Access	\$1,085.21
Minnesota River Valley Drug Task Force	<u>\$2,077.07</u>
Total	<u><u>\$28,902.91</u></u>

PORT AUTHORITY INVOICES
BILLS PAID AFTER THE COUNCIL MEETING OF OCTOBER 15, 2012
END OF MONTH

None to report

List of Port Authority Bills in the Amount of \$0.00

Council Meeting of November 5, 2012

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 \$28,902.91

Council Meeting of November 5, 2012

Mayor Mark Dehen

Council Member Bill Schindle

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF NOVEMBER 5, 2012

A+ Security, Inc.	monitoring of alarm system-Police & Fire	\$160.74
Accu Weather, Inc.	data service-Public Access	\$3,772.00
Albright, James	lawn care-Public Access	\$64.13
Alex Air Apparatus, Inc.	hoses & annual testing-Fire Dept.	\$2,400.25
All American Towing	towing charge-Task Force	\$128.86
Ameripride Services	gloves, mats, uniform & towel service-All Depts.	\$948.65
American Pest Controls	professional service-Sanitation	\$69.80
Apt Machining & Fabricating, Inc.	sharpen blades for plastic chipper-Sanitation	\$272.73
Auto Body Specialties	equipment parts-Street Dept.	\$2.25
Baker & Taylor	books-Library & Bookmobile	\$139.82
Benco Electric Cooperative	electric bill-All Depts.	\$27,196.01
Blue Earth County	telephone bill & salary-Task Force	\$10,989.31
Bock, Beth	supplies-Task Force	\$11.26
Bolton & Menk, Inc.	engineering fees-Sales Tax, Port Auth, 2011/2012 Const	\$37,316.15
Border States Electric Supply	building supply-Mun Bldg	\$220.46
Bound Tree Medical	supplies-Police Dept.	\$219.15
Bureau of Criminal Apprehension	2nd quarter CJDN-Police Dept.	\$270.00
C & S Supply Co., Inc.	equipment parts & additives-Park Dept.	\$71.50
CenterPoint Energy	gas bill-All Depts.	\$932.22
Central Concrete	equipment repair-Storm Water	\$1,511.05
City Directories	city directories-Admin, Police & Library	\$771.14
City of Mankato	wastewater fee for October-Sewer Dept.	\$65,000.00
Cooke, J.P. Company	dog license tags-Admin	\$97.18
Countryside Tree Service	trees-2011 Construction	\$6,605.00
Crawler Welding, Inc.	equipment parts-Park Dept.	\$676.00
Creative Ad Solutions, Inc.	nameplate-Police Dept.	\$11.27
Crysteel Truck Equipment	equipment parts-Street & Park Depts.	\$677.85
DEMCO, Inc.	supplies-Library	\$228.07
Dirt Merchant, Inc.	Estimate #1 Caswell North Soccer Fields	\$185,546.51
EBSCO	magazine subscription renewal-Library	\$1,330.89
Electric Pump	equipment parts-Sewer Dept.	\$4,842.11
Express Services, Inc.	temporary crossing guards-Police Dept.	\$992.25
Fasnacht, Michael	supplies-Fire Dept.	\$32.81
Fastenal Company	supplies-Street & Park Depts.	\$67.33
Fischer & Hoehn	ballast repair-Public Access	\$94.36

CLAIMS CONTINUED

Forrey Septic Systems & Excavating	rock for Caswell North soccer fields-Sale Tax Const	\$988.55
G & L Auto Supply	equipment parts & supplies-All Depts.	\$650.87
Gale Group	books-Library & Bookmobile	\$285.90
GreenCare	Estimate #1 Caswell North soccer fields	\$50,688.91
Green Tech Recycling	appliance recycling-Sanitation	\$1,001.00
Hancock Concrete Products, LLC	storm structures Caswell North soccer fields-Sales Tax	\$3,461.00
Hansen Sanitation	refuse pickup-Sanitation	\$53,648.74
Hawkins, Inc.	freight for return of chemical tanks-Swim Fac	\$37.50
Haefner Auto Supply, Inc.	equipment parts-Shop	\$111.77
Hillyard/Hutchinson	cleaning supplies-Shop	\$76.39
Hoffman, Edward	travel expenses for conference-Fire Dept.	\$262.40
Horvick, Inc.	equipment parts-Sewer Dept.	\$24.05
I & S Group	soccer field construction document-Sales Tax Const	\$12,578.00
Ingram Library Services	books-Library & Bookmobile	\$3,104.25
Inman, Rich	travel expenses for conference-Fire Dept.	\$275.84
Iowa League of Cities	ad-Admin	\$65.00
JT Services	connectors for holiday lights-Contingency	\$427.61
Jeane Thorne, Inc.	professional services-Task Force	\$2,384.78
Johnson, Andy	travel expense-Task Force	\$130.82
Judd, John	supplies-Task Force	\$398.40
Kato Roofing, Inc.	roof repair-Caswell	\$651.93
Keeps, Inc.	body armor-Police Dept.	\$1,676.99
Kennedy & Kennedy	legal fees-Attorney & Port Authority	\$791.50
LGT Hydraulic Service Co., Inc.	equipment parts-Park Dept.	\$47.26
LJP Enterprises, Inc.	trailer rent-Sanitation	\$600.00
Lakes Gas Co.	LP gas-Sanitation	\$254.34
Larkstur Engineering & Supply, Inc.	supplies & equipment parts-Shop & Water	\$146.07
Lee, Dr. William J.	CBD grant 237 Belgrade-Sales Tax	\$25,000.00
League of Minnesota Cities	training & coalition contribution-Fire & Storm Water	\$775.00
L.M.C.I.T.	damage to vehicle-Street Dept.	\$2,903.00
Lloyd Lumber	supplies & equipment parts-All Depts.	\$1,445.96
Mankato Clinic LTD	pre-employment physical-Police Dept.	\$99.86
Mankato Family YMCA	2012 Spring Lake Swim Facility Mgmt expenses	\$45,585.25
Mankato Oil & Tire Co.	tires-Task Force	\$590.83
Matheson Tri-Gas, Inc.	welding supplies-Shop	\$112.58
Mayo Clinic Health System	physical-Task Force	\$283.00
Menards-Mankato	supplies & equipment parts-Caswell & Park	\$610.61
Minnesota Dept. of Natural Resources	Public Waters permit application fee-Storm Water	\$900.00
Minnesota Sports Federation	memorabilia proceeds & admin fee-Comm Dev	\$2,825.00
Minnesota Truck & Tractor, Inc.	equipment parts-Street & Sanitation	\$1,165.23

CLAIMS CONTINUED

Minnesota Valley Testing Lab	sample testing-Sewer Depts.	\$234.00
MN Bureau of Criminal Apprehension	training-Task Force	\$142.50
MN Dept Employment & Economic Dev	Thin Film grant repayment-Port Auth State Rev Loan	\$1,931.22
Moss & Barnett	legal services-Public Access	\$2,923.00
MRCI	wages for MRCI employees-Sanitation	\$10,553.40
Minnesota State University	work study student-Library	\$128.30
Neubert Millwork, Inc.	building materials-Caswell	\$3,031.84
Nicollet County Recorder/Abstracter	recording fee-Comm Dev	\$46.00
Nicollet County	2nd half real estate taxes-Jt. Economic Dev Fund	\$11,596.00
Nicollet County Auditor/Treasurer	Aug & Sept inspection cost-2011 Construction	\$11,033.61
North Mankato Motor Vehicle Registrar	license tabs-Mun Bldg	\$12.00
Olympic Fire Protection Corp.	inspection of sprinkler system-Sanitation	\$200.00
O'Reilly Auto Parts	equipment parts-Inspection	\$151.19
Overdrive, Inc.	downloadable audio/ebooks-Bookmobile	\$1,571.27
Pet Expo Distributors	aquatic service-Library	\$40.00
Peterson, Ginger	travel expenses & remote alarm for vehicle-Task Force	\$613.37
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$324.54
Pohlman, Tim	registration regional meeting & travel expenses-Fire	\$335.62
Pongratz Fence & Fab LLC	professional service-Park Dept.	\$400.00
PowerPlan	equipment parts-Street & Sewer Depts.	\$303.85
Premier Veterinary Center	animal impound-Police Dept.	\$2,057.35
Quality Tree Service	stump removal-Park Dept.	\$1,129.32
Ramy Turf Products	erosion control-Street Dept.	\$96.19
Real Action Paintball, Inc.	supplies-Tactical Response Team	\$1,342.21
Red Feather Paper Company	mats & cleaning supplies-Bldg, Fire & Library	\$643.25
Reliance Electric of Southern Minnesota	equipment parts-Park Dept.	\$123.27
Retrofit Companies, Inc.	recycle light bulbs-Sanitation	\$213.09
River Bend Business Products	copier maintenance-Mun Bldg & Police	\$479.06
Sherwin-Williams Co.	paint-Sewer Dept.	\$214.67
Snell Motors	equipment repair-Task Force	\$35.30
South Dakota Municipal League	ad-Admin	\$50.00
SPS Companies	supplies-All Depts.	\$393.55
Staples Advantage	supplies-All Depts.	\$1,765.30
State Industrial Products	supplies for parts washer-Shop	\$1,306.12
Streicher's	ammo-Police Dept.	\$117.46
Tessco Technologies	equipment parts-Public Access	\$213.44
Theuninck Wilson Properties	tax abatement-Comm Dev	\$931.48
Tool Sales Co.	supplies-Shop	\$9.66
Turning Point Management, Inc.	professional service-Admin	\$1,500.00
Ulrich Acres Excavating	Estimate #3 Caswell North soccer fields	\$31,857.85

CLAIMS CONTINUED

Viking Electric Supply	electrical supplies-All Depts.	\$1,366.09
WW Blacktopping, Inc.	asphalt-Water Dept.	\$932.94
Wayne's Auto Body	equipment parts-Shop	\$831.74
Werner Electric Supply	electrical supplies-Sewer Dept.	\$291.17
Xcel Energy	electric bill-All Depts.	\$13,696.82
Ziegler, Inc.	equipment parts-Street Dept.	<u>\$7.39</u>
Total		<u><u>\$677,911.73</u></u>

CLAIMS CONTINUED

General	\$100,831.85
Library	\$5,725.14
Bookmobile	\$2,428.87
Community Development	\$3,802.48
Local Option Sales Tax	\$25,000.00
Contingency	\$931.47
Port Authority	\$737.00
Capital Facilities & Equipment Replacement-General	\$718.53
Port Authority State Revolving Loan Fund	\$1,931.22
Joint Economic Development Fund	\$11,596.00
Local Option Sales Tax Construction	\$313,715.37
2011 Construction	\$26,734.61
2012 Construction	\$80.00
Water	\$14,582.43
Sewer	\$72,087.63
Sanitary Collection	\$68,874.53
Storm Water	\$3,713.99
Public Access	\$7,369.97
Minnesota River Valley Drug Task Force	\$15,708.43
Tactical Response Team	<u>\$1,342.21</u>
Total	<u><u>\$677,911.73</u></u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF NOVEMBER 5, 2012

Bolton & Menk, Inc.	engineering fees-Port Authority	\$327.50
Kennedy & Kennedy	legal fees-Port Authority	\$409.50
MN Dept Employment & Economic Dev	Thin Film grant repayment-Port Auth State Rev Loan	\$1,931.22
Nicollet County	2nd half real estate taxes-Jt. Economic Dev Fund	<u>\$11,596.00</u>
Total		<u><u>\$14,264.22</u></u>

List of Port Authority Bills in the Amount of \$14,264.22

Council Meeting of November 5, 2012

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 \$677,911.73

Council Meeting of November 5, 2012

Mayor Mark Dehen

Council Member Bill Schindle

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg