

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on September 3, 2013. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for the meeting: Mayor Dehen, Council Members Steiner, Norland and Spears, City Administrator Harrenstein, Finance Director Thorne, City Clerk Gehrke, Attorney Kennedy, Engineer Sarff and Planner Fischer. Absent: Council Member Freyberg.

Approval of Agenda

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

Approval of Minutes

Council Member Steiner moved, seconded by Council Member Spears, to approve the minutes of the Council meeting of August 19, 2013. Vote on the motion: Steiner, Spears and Dehen, aye; Norland abstained, no nays. Motion carried.

Public Hearing, 7 p.m. – HUD Consolidated Annual Performance Evaluation Report (CAPER)

Mayor Dehen opened the public hearing to consider approval of the HUD Consolidated Annual Performance Evaluation Report (CAPER). Planner Fischer reported that as part of the City's status as a HUD Entitlement Community, we are required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) regarding the use of 2012 Community Development Block Grant (CDBG) funds which are received on an annual basis. As part of the process it is necessary to hold a public hearing to present the CAPER and allow a 15-day comment period after the public hearing. He reported in the 2012 Action Plan, CDBG funds were allocated to relocate and rehabilitate a rental dwelling at 238 Nicollet Avenue. He reported this was not completed for two reasons: 1) Planning staff was also responsible for administrative activities in 2012; and 2) the owner of the property at 238 Nicollet Avenue has yet to enter into an agreement with the City to begin the project. The Planner reported no CDBG funds were expended in 2012. Barbara Church, 102 E. Wheeler Avenue, appeared before the Council and questioned what amount of CDBG funding the City received annually and if the Consolidated Plan relates to the CDBG funds. With no one else appearing before the Council, the Mayor closed this portion of the meeting.

Public Hearing, 7 p.m. – Review of Rental License at 503 Wheeler Avenue

The Mayor opened the public hearing to review the rental license at 503 Wheeler Avenue which has received its third strike in a 12-month period. The City Planner summarized the rental strikes at 503 Wheeler Avenue which is a licensed rental property. The Planner reported he and the Police Chief spoke with the owner of the property who indicated that he is considering the sale of the property. Attorney Kennedy reviewed the North Mankato City Code Section 151.10 which outlines the procedures for revoking or suspending a rental license. The Attorney reported since the inception of rental licensing in 2003, two (2) rental licenses were reviewed by the City Council due to three rental strikes in a 12-month period which resulted in fines to the rental license holder. Blaine Conklin, owner and license holder for rental property located at 503 Wheeler Avenue, was in attendance at the meeting. Council Member Steiner read a letter from a neighboring resident listing a number of complaints regarding this property. The City Attorney reported if the City Council determines that each of the incidents of November 28, 2012, June 1, 2013 and July 4, 2013 constitutes a violation of the North Mankato Housing Ordinance, the next step is to determine the appropriate penalty. There being no one else appearing before the Council, the Mayor closed this portion of the meeting.

Council Member Norland moved, seconded by Council Member Steiner, that the Council has determined there are three strikes in a 12-month period at the rental property known as 503 Wheeler Avenue and hereby authorize Attorney Kennedy to prepare Findings of Fact in the matter of the rental license at 503 Wheeler Avenue. Vote on the motion: Steiner, Norland, Spears and Dehen, aye; no nays. Motion carried.

Council Member Spears moved, seconded by Council Member Steiner, to suspend the rental license of Blaine Conklin for property known as 503 Wheeler Avenue effective October 1, 2013 for a period of ninety (90) days and that the rental license holder keep in contact with City staff. Vote on the motion: Steiner, Norland, Spears and Dehen, aye; no nays. Motion carried.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Resolution No. 54-13 Approving Donations/Contributions.
- C. Application for 2013 3.2 Beer Off-Sale, Cigarette and Soft Drink License for Croix Convenience, 201 Webster Avenue.

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

Public Comments

The Mayor opened the meeting to the public for the first time with no one appearing.

Business Items:

Res. No. 55-13 Approving a Proposed Tax Levy

Finance Director Thorne reported Minnesota Statute requires that on or before September 15th, the City shall certify to the County Auditor the proposed property tax levy for taxes payable in the following year. She reported that staff has met with the City Council and held a Budget Workshop on August 19, 2013 where Council had the opportunity to review the proposed 2014 Budget. A subsequent meeting will be held on December 2, 2013 and December 16, 2013, if necessary, at which the budget and levy will be discussed and which public comment will be permitted and the 2014 Budget and Tax Levy will be adopted by the City Council on December 16, 2013. The Finance Director reported the City proposes \$5,383,784 be certified to Nicollet County to be levied for the 2014 tax rolls and that Council will have the opportunity to modify the final tax levy prior to adoption on December 16th.

The Mayor read Resolution No. 55-13 Approving a Proposed Tax Levy which read as follows:

WHEREAS, Minnesota Statute 275.065 requires that on or before September 15th, each taxing authority shall certify to the County Auditor, the proposed property tax levy for taxes payable in the following year; and

WHEREAS, an estimate of the required property taxes for collection in the City of North Mankato for the tax year payable 2014 has been made;

WHEREAS, the City Council will hold subsequent meetings at which the budget and levy will be discussed and at which public comment will be permitted. The meetings will be held in the Council Chambers of the Municipal building, 1001 Belgrade Avenue, North Mankato, Minnesota as follows:

December 16, 2013	7 p.m.	Public Hearing (if necessary)
December 16, 2013	7 p.m.	Adopt 2014 Budget and Tax Levy

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that a proposed tax levies in the amount of \$5,383,784 be certified to the Nicollet County Auditor on or before September 15, 2013. This levy shall be subject to modification by the City Council;

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, THAT City taxpayers may call 507-625-4141 or address comments to Clara Thorne, Finance Director, City of North Mankato, 1001 Belgrade Avenue, North Mankato, Minnesota 56003 if they have questions related to the auditor's property tax notice.

Council Member Spears moved, seconded by Council Member Norland, to adopt Resolution No. 55-13 Approving a Proposed Tax Levy. Vote on the Resolution: Steiner, Norland, Spears and Dehen, aye; no nays. Motion carried.

Set Public Hearing to Consider Vacation of LorRay Drive Street Right-of-Way

Administrator Harrenstein requested this item be deferred until the September 16, 2013 Council meeting.

North Mankato Firefighters Relief Association Financial Statement and Supplementary Information for Year Ended December 31, 2012

Ed Hoffman, President of the North Mankato Firefighters Relief Association, appeared before the Council and presented the Financial Statement and Supplementary Information for Year Ended December 31, 2012 for the Association. He reported the retirement plan is funded at 100.9% for year ended December 31, 2012. Mr. Hoffman also noted that the Relief Association Board meets quarterly and discusses the investments. The State of Minnesota State Auditor sent an Investment Report Card for the North Mankato Fire Relief Association for the year ended December 31, 2012 showing a rate of return of 12.51% for this period compared to the Voluntary Statewide Plan of 11.67%. The Finance Director stated no action was necessary by the Council other than to accept the report. **Council Member Steiner moved, seconded by Council Member Norland, to accept the North Mankato Firefighters Relief Association Financial Statement and Supplementary Information for Year Ended December 31, 2012. Vote on the motion: Steiner, Norland, Spears and Dehen, aye; no nays. Motion carried.**

City Administrator and Staff Comments

Set Council Workshop for 5:30 p.m. on Monday, September 16, 2013

Council Member Steiner moved, seconded by Council Member Norland, to set a Council Workshop for 5:30 p.m. on Monday, September 16, 2013. Vote on the motion: Steiner, Norland, Spears and Dehen, aye; no nays. Motion carried.

Mayor and Council Comments

Council Member Norland

Council Member Norland spoke of the local option sales tax fund and reported the law did not set exact dollar amounts for each of the five projects to be funded in part by the local option sales tax.

Mayor

Mayor Dehen reported the 14/41 Project is on track for a mid-October completion.

The Mayor reported the North Mankato Quarterly Port Authority meeting will be held at 7 p.m. on Tuesday, September 10, 2013.

The Mayor reported the next "Coffee with the Council" will be held at 10 a.m. on Saturday, September 21, 2013 and may include a bike ride tour of the lower North Mankato bike trails.

Public Comments

The Mayor opened the meeting to the public for the second time with no one appearing.

There being no further business, on a motion by Council Member Steiner, seconded by Council Member Norland, the meeting was adjourned at 7:48 p.m.

Mayor

City Clerk

CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF SEPTEMBER 16, 2013

75811	Void	Void	(\$28,500.00)
75845	ICMA Retirement Trust-457	employee payroll deductions	\$3,118.85
75846	ICMA Retirement Trust-Roth IRA	employee payroll deductions	\$660.00
75847	Lloyd Lumber	equipment parts & supplies-All Depts.	\$1,400.66
75848	MII Life, Inc.-VEBA	4th quarter contributions for VEBA Account	\$27,900.00
75849	PowerPlan	equipment parts-Street Dept.	\$1,531.63
75850	Verizon Wireless	cell phone & internet bill-All Depts.	\$251.14
75851	Cardmember Service	charge card items-All Depts.	\$5,902.34
75852	Charter Communications	high speed data service-Pol, Fire, Contingency & P/A	\$463.96
75853	HickoryTech	telephone & internet bill-All Depts.	\$3,504.35
75854	Verizon Wireless	cell phone bill-Admin, Police & Inspections	\$157.49
	A-1 Key City Locksmiths, Inc.	change locks-Admin	\$785.03
	AT&T Mobility	cell phone bill-Bookmobile	\$24.73
	Albright, James	lawn maintenance-Public Access	\$96.19
	Ameripride Service	mats, gloves, uniform & towel service-All Depts.	\$563.36
	AmLawn, Inc.	mowing-Park Dept.	\$663.04
	Apt Machining & Fabricating, Inc.	equipment parts-Bookmobile	\$83.75
	Automatic Systems Company	computer programming Scada updates-Water Dept.	\$499.60
	B & F Fastener Supply	supplies-Park Dept.	\$3.93
	Barnes & Noble, Inc.	gift cards for summer reading-Library	\$250.00
	Better Housekeeping Vacuums	equipment rental-Mun Bldg	\$26.72
	Border States Electric Supply	supplies-Sewer & Public Access	\$515.53
	Brandt Law Office	legal services-Attorney	\$56.00
	Brandt, Inc.	jacket & shirts-Admin & Inspection	\$429.38
	Carquest Auto Parts	equipment parts & supplies-All Depts.	\$1,165.56
	Cemstone Concrete Materials	concrete-Street Dept.	\$1,282.51
	City of Mankato	water bill-Public Access	\$30.69
	Coca-Cola Refreshments	pop-Unallocated	\$96.00
	Computer Technology Solutions	computers & equipment repairs-All Depts.	\$15,653.50
	Connecting Nicollet County	tuition fee for leadership program-Water Dept.	\$350.00
	Connect Business Magazine	ad-Port Authority	\$479.00
	Crop Production Services, Inc.	chemicals-Park Dept.	\$249.80
	Crysteel Truck Equipment	equipment parts-Street & Water Depts.	\$1,305.80
	Curtis 1000	water bills & envelopes-Water, Sewer & Sanitation	\$7,483.32
	Cushman Motor Co., Inc.	equipment parts-Caswell	\$329.91
	Dalco	supplies-Bldg, Police, Fire, Park & Library	\$335.19

CLAIMS CONTINUED

Diamond Vogel	paint-Mun Bldg & Water	\$204.60
EPA Audio Visual, Inc.	equipment parts-Caswell	\$1,297.09
Express Services, Inc.	crossing guards-Police Dept.	\$19.95
Fastenal Company	equipment parts & supplies-Street Dept.	\$24.32
Ferguson Enterprises, Inc.	equipment parts-Street Dept.	\$12.72
FleetPride	equipment parts-Street, Bookmobile & Water Depts.	\$837.12
Free Press	ads-Admin, Finance, Comm Dev & Port Authority	\$1,976.25
G & L Auto Supply	equipment parts & supplies-All Depts.	\$1,519.73
Gale/Cengage Learning	books-Library	\$93.56
Gopher State One-Call	one-call locates-Inspections	\$253.85
Grainger	equipment parts & building supplies-Bldg, Lib & Wtr	\$163.17
Hansen Sanitation	refuse pickup-Shop, Park, Sanitation & Public Access	\$393.12
Hawkins, Inc.	chemicals-Swim Facility, Water & Sewer Depts.	\$3,881.80
Horvick, Inc.	equipment parts & supplies-Park Dept.	\$106.74
I & S Group	construction administration & staking-Sales Tax	\$5,254.00
Ingram Library Services	books-Library & Bookmobile	\$1,921.04
JM Promotions	book bags-Library	\$780.14
JT Services	equipment parts-Caswell	\$87.24
Keller, J.J. & Associates, Inc.	OSHA training materials-Street, Park & Water Depts.	\$809.00
Keller, J.J. & Associates, Inc.	drug testing-All Depts.	\$636.80
Kennedy & Kennedy Law Office	legal services-Attorney	\$8,628.61
Kennedy & Graven Chartered	professional service-Finance & Comm Dev	\$4,491.10
LJP Enterprises of St. Peter	gaylords & wire baling-Sanitation	\$310.00
LJP Waste & Recycle	transportation charges-Sanitation	\$691.20
Lager's of Mankato, Inc.	equipment parts-Mun Bldg & Park	\$95.89
Lakes Gas Co.	LP gas-Sanitation	\$215.83
Locators & Supplies, Inc.	supplies-Park Dept.	\$97.09
Long-Term Care	long-term care payment employee reimbursed	\$163.64
Mac Tool Distributor	supply-Shop	\$25.76
Mankato Ford, Inc.	mount tires-Water Dept.	\$100.37
Mankato Motor Company	equipment parts-Park Dept.	\$212.40
Mankato Tent & Awning	repair tent bag-Library	\$38.22
Matheson Tri-Gas, Inc.	welding supplies-Shop	\$120.91
McGowan Water Conditioning	softener salt-Library	\$39.15
Menards-Mankato	dehumidifiers-Library & Sewer	\$462.98
Minn. Fire Service Certification Board	Firefighter I Certification exam-Fire Dept.	\$675.00
Minnesota Iron & Metal Company	equipment parts-Street Dept.	\$14.96
Minnesota Pipe & Equipment	supplies-Water Dept.	\$160.99
Minnesota Valley Testing Lab	soil testing & sample testing-Caswell & Sewer	\$116.00
Minnesota Waste Processing Co.	processing fees-Sanitation	\$23,789.56

CLAIMS CONTINUED

Mobile Glass Service	equipment parts-Park Dept.	\$258.14
NAPA Auto Parts-Mankato	equipment parts-Shop, Bookmobile & Water	\$106.54
Nicollet County Recorder/Abstracter	recording fees-Comm Dev	\$112.00
North Central International	equipment parts-Bookmobile	\$1,018.12
North Mankato Firefighter's Relief Assn.	list council meetings on calendar-Mayor/Council	\$150.00
North Star Stone & Masonry	concrete-Park Dept.	\$52.10
OverDrive, Inc.	downloadable audio/ebooks-Library	\$878.05
Overhead Door Co. of Mankato, Inc.	overhead door repair-Police Dept.	\$182.92
Paragon Printing, Mailing & Specialties	printed materials-Inspection	\$556.20
Pepsi-Cola of Mankato, Inc.	pop & water-Caswell & Unallocated	\$1,661.10
Pet Expo Distributors	aquatic service-Library	\$40.00
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$63.16
Plunkett's Pest Control	professional service-Street & Shop	\$121.98
Postmaster	post office box rental-Mun Bldg	\$180.00
Premier Veterinary	animal impound-Police Dept.	\$894.65
Reliance Electric of Southern Minnesota	air conditioner repair-Water Dept.	\$34.09
River Bend Business Products	copier maintenance-Police Dept.	\$83.36
Schwickert's	plumbing repair & air conditioner repairs-Public Access	\$1,022.00
Sherwin-Williams	paint-Water Dept.	\$150.56
Southern Minnesota Construction	asphalt-Street Dept.	\$3,611.53
State of Minnesota	hazardous materials reporting fee-Str, Swim Fac & Wtr	\$325.00
State Industrial Products	supplies-Shop	\$782.49
Suburban Tire Wholesale	tires-Police & Shop	\$1,001.25
Theuninck Wilson Properties	1st half tax abatement-Comm Dev	\$8,624.80
Tire Associates	equipment parts & tires-All Depts.	\$3,541.27
Tool Sales Company	supplies-Shop	\$104.15
US Engravers	proclamation plaques-Mayor	\$257.70
US Postal Service	postage-All Depts.	\$3,000.00
Viking Fire & Safety	service fire extinguisher-Water Dept.	\$20.65
Viking Electric Supply	electrical supplies-Mun Bldg	\$35.28
WW Blacktopping	asphalt & equipment parts-Storm Water	\$549.82
WACO Scaffolding & Supply Co.	concrete-Water Dept.	\$295.26
Wells Fargo Bank	interest-GO Improvement Bond of 2009	\$45,131.25
Werner Electric Supply	electrical supplies-Library & Water	\$701.50
Total		<u>\$185,417.78</u>

CLAIMS CONTINUED

General	\$61,831.72
Library	\$7,661.55
Bookmobile	\$1,813.36
Community Development	\$12,969.43
Parkland	\$156.98
Contingency	\$149.99
Port Authority	\$689.80
GO Improvement Bond of 2009	\$45,131.25
Local Option Sales Tax Construction	\$5,254.00
2013 Construction	\$22.73
Water	\$14,083.45
Sewer	\$5,002.00
Sanitary Collection	\$27,666.21
Storm Water	\$939.79
Public Access	<u>\$2,045.52</u>
Total	<u><u>\$185,417.78</u></u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF SEPTEMBER 16, 2013

Verizon Wireless	cell phone bill-Port Authority	\$52.70
Connect Business Magazine	ad-Port Authority	\$479.00
Free Press	ads-Port Authority	<u>\$158.10</u>
Total		<u><u>\$689.80</u></u>

List of Port Authority Bills in the Amount of \$689.80

Council Meeting of September 16, 2013

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

List of Bills in the Amount of \$185,417.78

Council Meeting of September 16, 2013

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

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/grants are approved as follows:

Donor	Restriction	Amount
Carl & Verna Schmidt Foundation	Bookmobile – Grant funds awarded May 16, 2013, for the purchase of a bookmobile. Funds not expended or committed must be returned to the foundation.	\$15,000.00

Adopted by the City Council this 16th day of September 2013.

Mayor

City Clerk



CARL AND VERNA SCHMIDT FOUNDATION

121-14th Street NE-Suite C PO Box 638 Rochester, Minnesota 55903 507.285.2517 Fax 507.288.8886

May 16, 2013

North Mankato Taylor Library
Attention: Lucy Lowry, Library Director
1001 Belgrade Avenue
North Mankato, MN 56003

Dear Ms. Lowry:

The Grants Committee of the Carl and Verna Schmidt Foundation is in receipt of your letter dated April 30, 2013, requesting funds in the amount of \$30,000 for the purchase of a used bookmobile. We understand that your present bookmobile is old and ready for retirement. You also state that your bookmobile is a vibrant extension of your library. The committee voted to fund your request in the amount of \$15,000 and a check in that amount is enclosed. We prefer that no credit regarding the Foundation appear on the outside of the vehicle. Please understand that we have many grant requests every year and receiving a grant in one year does not necessarily mean a grant will be approved any year thereafter.

The Carl and Verna Schmidt Foundation is organized as a Charitable Trust and has been granted exempt income tax status under Section 501 (c)(3) of the Internal Revenue Code. Accordingly, grant funds must be used for direct payment of eligible project costs described in the application and any funds not expended or committed must be returned to the Foundation.

Please be aware that the Grants Committee prefers the grants money be expended within one year from the time it was awarded. If the funds cannot be expended within one year, please notify the Foundation for an extension of time. So that our files are complete, we request that you complete the enclosed Project Completion Report and mail it, or fax it, to us together with a picture, if possible, when the grant money has been expended.

We wish you every success with your project.

Sincerely,

Alan C. Anderson
Trustee

ACA/kc

Enclosure

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

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/grants are approved as follows:

Donor of Gift	Restriction on Gift	Amount
Jo Marie Robbins	Library - Audiobook	\$50.00
Marilyn Miller	Library – Book Club Bag	\$10.00
Diana B. Thompson	Library – Book Club Bag	\$10.00
Shirlee A. Ruble	Library – Book Club Bag	\$10.00
Diamond Creek Book Club	Library – Book Club Bag	\$90.00
Alice J. Keel	Library – Book Club Bag	\$10.00
North Mankato Horseshoe Club	General Fund – Fencing at Wheeler Park	\$300.00

Adopted by the City Council this 16th day of September 2013.

Mayor

City Clerk

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 94 -2013 SHELTER: Nakato/Spinners FEE: _____

TYPE OF EVENT: _____ DATE VALID: 9/27 HOURS: 4:10pm

ORGANIZATION: Nakato Bar + Grill SIZE: _____

APPLICANT NAME: Jim Downs

ADDRESS: 253 Belgrade Ave CITY: N. Mankato

ZIP: 56003 DAYTIME PHONE #: 507-381-6587

TENTS: _____ ELECTRICITY: _____ ALCOHOL: Beer sold in Fenced in area only
If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: Band - 4:10pm
Amplified music or band requires Council approval
Event 4-10pm
Close Street from Range to the alley

OTHER: _____

PERMIT APPROVED: _____ DATE: 9-9-13

PERMIT DENIED: _____

REFER TO COUNCIL: _____
Nancy Dehrke
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: James Downs 9/9/13
Applicant Date

For Office Use Only
Receipt # _____ Book _____ Park _____ Police _____

RESOLUTION DECLARING SURPLUS VEHICLES AND EQUIPMENT

WHEREAS, the City of North Mankato owns the following vehicles and equipment:

1986 Chevy C30 1 ton 4X4 with box & hoist	86,400 miles	1GBJK34JOGJ155627
1987 GMC 7000 single axle with 1200 gal tank	35,069 miles	1GDM7D1GXHV522242
1996 GMC Jimmy 4X4	103,762 miles	1GKDT13W2TK526674
1997 Dodge Intrepid	73,355 miles	2B3HD46F7VH646540
1987 Chev C10 2 wheel drive short box	106,500 miles	1GCDR14H9HJ128207
1998 Chev 3500 1 ton 4X4 w/box, hoist & Tommy lift	86,480 miles	1GBJK34R4WF069096
1980 FWD Cab & Chassis-Cummins engine, Allison trans		
Standby Generator-750 kw Kato Engineering-Detroit #12E0005832		
Gen #750-4033611-11		
25,000 paver bricks		
Electric horizontal band saw		
Water heater-natural gas, 40 gallon, American Proline		
Fireplace-Heat-N-Glo Model 7000XLT Ser 7XLTN 2660-100		
2 Pioneer 6 foot adjustable loading docks		
REM-Recycling Equipment Manufacturing can crusher w/conveyor Model CC-10 Ser 7070-A-91		
Electronic Scale-OHAUS 5' X 5' platform		
Evinrude Outboard Motor 9.5 Horse Sportwin		
10 H.P. motor & air compressor head		
2 9 foot western unimount snow plows & hitches. Fit 1988-1998 Chevy		
Loader bucket off of 545D Ford tractor		
Boss V-Plow on quick coupler off of Ford 545D tractor		
11 foot 2 way snow plow with pin & loop hitch		
3 point box scraper with hydraulic scarifier		
3 point 8' Alamo Flail mower		
Walk behind bobcat snowblower		
Gossen Honda powered vacuum on trailer		

WHEREAS, these vehicles and equipments has been replaced, causing them to become surplus;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the aforementioned vehicles and equipment be declared surplus and that the sale of said vehicles and equipment is hereby authorized.

Adopted by the City Council this 16th day of September 2013.

Mayor

City Clerk

FOR SALE

The City of North Mankato will be accepting sealed bids for the following surplus vehicles and equipment:

1986 Chevy C30 1 ton 4X4 with box & hoist	86,400 miles	1GBJK34JOGJ155627
1987 GMC 7000 single axle with 1200 gal tank	35,069 miles	1GDM7D1GXHV522242
1996 GMC Jimmy 4X4	103,762 miles	1GKDT13W2TK526674
1997 Dodge Intrepid	73,355 miles	2B3HD46F7VH646540
1987 Chev C10 2 wheel drive short box	106,500 miles	1GCDR14H9HJ128207
1998 Chev 3500 1 ton 4X4 w/box, hoist & Tommy lift	86,480 miles	1GBJK34R4WF069096
1980 FWD Cab & Chassis-Cummins engine, Allison trans		
Standby Generator-750 kw Kato Engineering-Detroit #12E0005832		
Gen #750-4033611-11		
25,000 paver bricks		
Electric horizontal band saw		
Water heater-natural gas, 40 gallon, American Proline		
Fireplace-Heat-N-Glo Model 7000XLT Ser 7XLTN 2660-100		
2 Pioneer 6 foot adjustable loading docks		
REM-Recycling Equipment Manufacturing can crusher w/conveyor Model CC-10 Ser 7070-A-91		
Electronic Scale-OHAUS 5' X 5' platform		
Evinrude Outboard Motor 9.5 Horse Sportwin		
10 H.P. motor & air compressor head		
2 9 foot western unimount snow plows & hitches. Fit 1988-1998 Chevy		
Loader bucket off of 545D Ford tractor		
Boss V-Plow on quick coupler off of Ford 545D tractor		
11 foot 2 way snow plow with pin & loop hitch		
3 point box scraper with hydraulic scarifier		
3 point 8' Alamo Flail mower		
Walk behind bobcat snowblower		
Gossen Honda powered vacuum on trailer		

The vehicles and equipment are being sold as is. Vehicles and equipment may be viewed at the City Shop at 1139 Center Street between the hours of 8 a.m. and 3 p.m. Bids will be accepted until 5 p.m. on September 27, 2013, at the North Mankato Municipal Building at 1001 Belgrade Avenue, North Mankato, Minnesota, 56003, or by fax at (507) 625-4151. The City reserves the right to reject any and all bids.

/s/ Nancy Gehrke, CMC
City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #9A	Department: City Planner	Council Meeting Date: 09/16/13
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TITLE OF ISSUE: Set Public Hearing for 7 p.m. on Monday, October 7, 2013 to Consider Vacation of LorRay Drive Street Right-of-Way

BACKGROUND AND SUPPLEMENTAL INFORMATION:

Arnold's Implement is proposing to make improvements to their parking areas in an effort to address stormwater drainage. Based on the extent of their proposed improvements, it is required that they construct an on-site stormwater holding pond to retain water. As Arnold's wishes to maintain their existing parking areas, they are requesting that the City vacate a portion of the LorRay Drive right-of-way and transfer ownership to them as a location for a stormwater pond. Attached is a map showing the location of the right-of-way and a letter from the City Engineer which provides a recommendation on the request. The City has previously vacated LorRay Drive street right-of-way and transferred ownership to Walgreens and the Erbert and Gerbert's building located at the intersection of LorRay Drive and Commerce Drive for parking lot expansions. It is recognized by staff that the city council may wish to be compensated for the ROW. While exchanges have been done in the past, this does not set precedent. As a result, alternatives to this proposal include requesting compensation for the ROW in question, simply requiring the property owner to make the improvements on their property or some other form of license or permit for use of the ROW. While staff would typically have a recommendation before setting the public hearing, staff recommends setting the public hearing and have the City Attorney research all alternatives and make a recommendation at the public hearing.

REQUESTED COUNCIL ACTION: Set public hearing.

<p>For Clerk's Use:</p> <p>Motion By: _____</p> <p>Second By: _____</p> <p>Vote Record:</p> <table style="margin-left: 20px;"> <tr> <td style="width: 100px;"></td> <td style="width: 50px;">Aye</td> <td style="width: 50px;">Nay</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Norland</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Spears</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Freyberg</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Steiner</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Dehen</td> </tr> </table>		Aye	Nay		_____	_____	_____	Norland	_____	_____	_____	Spears	_____	_____	_____	Freyberg	_____	_____	_____	Steiner	_____	_____	_____	Dehen	<p style="text-align: center;">SUPPORTING DOCUMENTS ATTACHED</p> <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 type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>Other (specify) <u>Notice of Hearing, Letter from City Engineer</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 checked="" type="checkbox"/>
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<p><input type="checkbox"/> Workshop</p> <p><input checked="" type="checkbox"/> Regular Meeting</p> <p><input type="checkbox"/> Special Meeting</p>	<p><input type="checkbox"/> Refer to: _____</p> <p><input type="checkbox"/> Table until: _____</p> <p><input type="checkbox"/> Other: _____</p>
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**NOTICE OF HEARING ON
STREET RIGHT-OF-WAY VACATION
ADJACENT TO LORRAY DRIVE**

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, October 7, 2013, commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider the vacation of the following described street right-of-way adjacent to LorRay Drive:

Part of the Southwest Quarter of the Southeast Quarter of Section 2, Township 108 North, Range 27 West, City of North Mankato, Nicollet County, Minnesota described as: Commencing at the Northwest corner of Lot 1, Block 1, Arnold Subdivision No. 2, according to the recorded plat thereof; thence southeasterly along the westerly line of said Lot 1, a distance of 83.46 feet to the point of beginning; thence southwesterly, deflecting to the right 73 degrees 42 minutes 02 seconds, a distance of 55.19 feet; thence southeasterly deflecting to the left 66 degrees 33 minutes 01 seconds, a distance of 253.79 feet; thence easterly deflecting to the left 68 degrees 26 minutes 37 seconds, a distance of 40.59 feet to said westerly line of Lot 1; thence northwesterly along the westerly lines of said Lot 1 to the point of beginning.

Contains 0.33 acres of land.

Dated this 16th day of September 2013.

Nancy Gehrke, CMC
City Clerk
City of North Mankato, Minnesota

HOWARD DRIVE

NORTH LINE SW 1/4-SE 1/4 SECTION 2

BLOCK 1

C. & H. TWO

BLOCK 1 INDUSTRIAL PLAT

NW CORNER LOT 1

POINT OF BEGINNING

83.46

55.19

90.96

73°42'2"

66°33'1"

253.79

0.33 ACRES

201.87

40.59

68°26'37"

LOR RAY DRIVE
MNDOT TRUNK HIGHWAY NO. 14 TURNBACK
RELEASE NO. 1287, DATED 6-23-2004

ARNOLD BLOCK 1

SUBDIVISION

INDUSTRIAL

C. & H.

PLAT THREE

SW 1/4 SECTION 2-108-2

T.H. HWY NO. 14



SCALE IN FEET

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 26748
- MONUMENT FOUND

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CERTIFICATE OF SURVEY
NORTH MANKATO, MINNESOTA

PART OF THE SW 1/4 - SE 1/4,
SECTION 2-108-27

BOLTON & MENK, INC.

Consulting Engineers & Surveyors

1960 PREMIER DRIVE, MANKATO, MN 56001 (507) 625-4171

MANKATO, FAIRMONT, SLEEPY EYE, BURNSVILLE, WILLMAR, CHASKA, RAMSEY,
MAPLEWOOD, BAXTER, ROCHESTER, MINNESOTA & AMES, SPENCER, IOWA

FOR: ARNOLD'S IMPLEMENT
CITY OF NORTH MANKATO

SHEET 1 OF 2

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2.0 S2-T108-R27-43



BOLTON & MENK, INC.

Consulting Engineers & Surveyors

1960 Premier Drive • Mankato, MN 56001-5900

Phone (507) 625-4171 • Fax (507) 625-4177

www.bolton-menk.com

MEMORANDUM

Date: August 29, 2013
To: Mike Fischer, City Planner
From: Brian Malm, P.E.
Cc: Dan Sarff, P.E.
Subject: Arnold's Implement Stormwater Pond and Proposed Right-of-Way Transfer

Recently, Arnolds Implement proposed improvements to the display area of their lot located in the SE corner of the intersection of Lor Ray Drive and Howard Drive. The proposed improvements would consist of installing recycled bituminous over what is currently grass area used for the display of various machines and implements. In accordance with the City's stormwater ordinance and MPCA requirements, this expansion requires the installation of a permanent stormwater management system. In this case the proposed stormwater management system will consist of a wet sedimentation pond.

During the planning for the proposed pond, representatives from Arnold's approached the City and requested permission to construct a portion of the pond within the Lor Ray Drive right-of-way to minimize the loss of display area within their lot. Exhibit 1 shows the location of the proposed pond and the area of right-of-way that a portion of the pond would occupy.

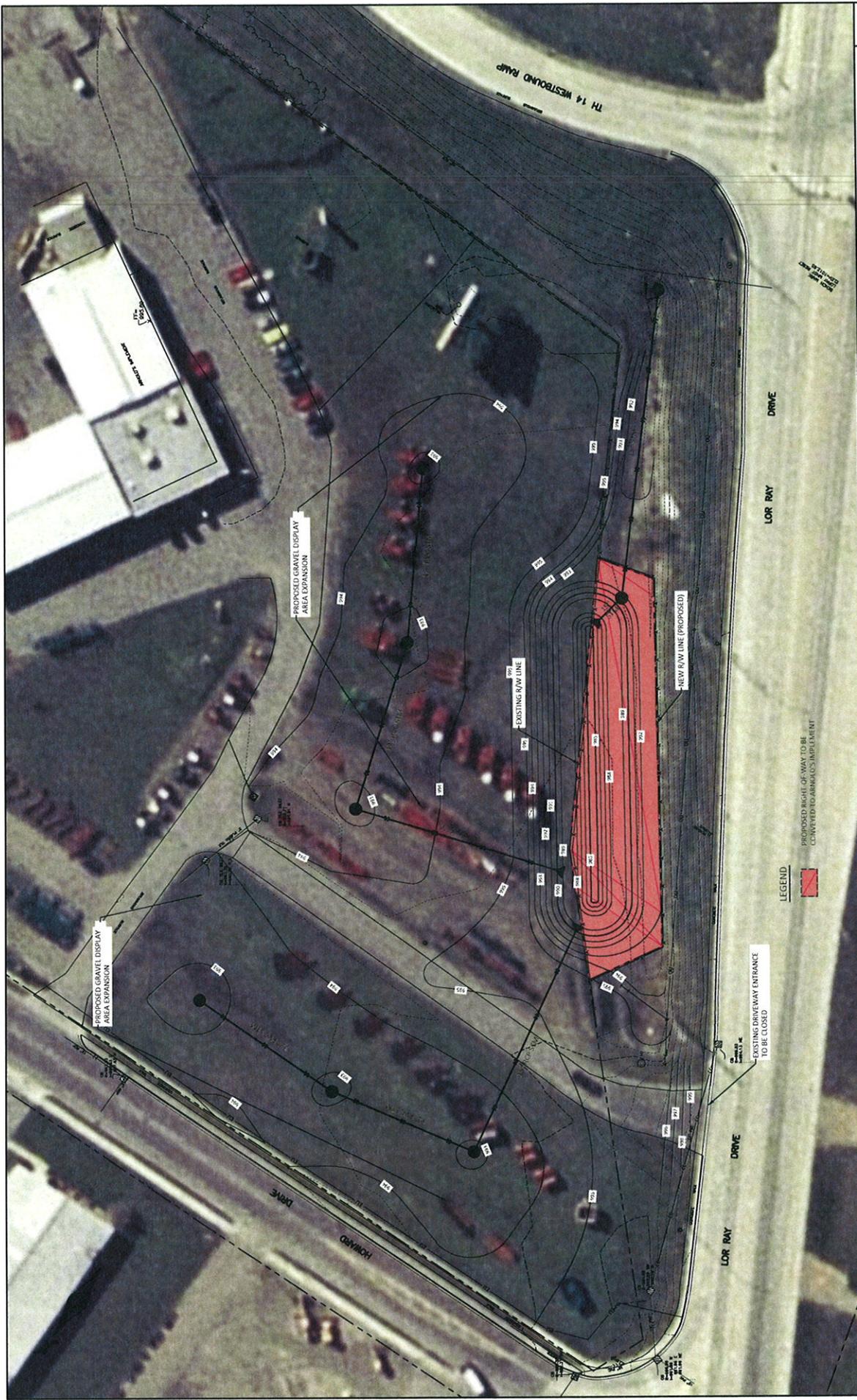
There is precedent for the City transferring areas of un-needed or excess right-of-way to the adjacent property owner for the purpose of development or expansion. Within the past 5-7 years, the City has transferred portions of excess, un-needed right-of-way along Lor Ray Drive to adjacent properties south of TH 14. These transfers facilitated additional parking needed for the Walgreens store and the strip mall that replaced the Budget Mart, both located at the intersection of Commerce Drive and Lor Ray Drive. Given this precedent, staff requested that we investigate whether placement of a portion of the proposed pond within the right-of-way, and transfer of a portion of the right-of-way to Arnold's was feasible.

The current right-of-way for Lor Ray drive in this area is wider than needed for the current roadway geometry. Current traffic volume on this section of Lor Ray Drive is 11,800 vehicles per day (2011 count). The current roadway geometry (four lane divided roadway with turn lanes and sidewalk on both sides) is adequate for a traffic volume up to at least 25,000 vehicles per day. Based on typical traffic volume increase projections, we would not expect the need for roadway widening in the foreseeable future (>20 years). However, there may be a need at some point for intersection improvements at the Howard Drive and/or TH 14 ramp intersections. The position of the pond centered between these intersections would allow for intersection improvements potentially requiring widening of the roadway at either of these intersections (e.g. additional turn lanes, signal or roundabout construction).

During discussions with Arnold's, City staff suggested that in exchange for the proposed right-of-way transfer that Arnold's agree to close the existing driveway access off Lor Ray Drive. Arnold's has agreed to this closure. This is very beneficial as minimizing access points on arterial roadways had been proven to increase safety and improve traffic flow.



Given the fact that the current right-of-way is wider than needed, that the proposed transfer would still allow space for future intersection improvements, and the added benefit of the access closure, we believe that the right-of-way transfer is feasible.



1
 EXHIBIT
 ARNOLD'S IMPLEMENT
 SITE IMPROVEMENTS
 RIGHT-OF-WAY EXHIBIT

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 1000 W. CHASCO, 4TH FLOOR, SUITE 400
 WILMINGTON, DE 19801
 (302) 426-1100
 WWW.BOLTONMENK.COM

LEGEND
 PROPOSED RIGHT-OF-WAY TO BE COMPLETED BY ARNOLD'S IMPLEMENT

EXISTING DRIVEWAY ENTRANCE TO BE CLOSED

HORIZ. SCALE
 0 30 60 FEET

© Bolton & Menk, Inc. 2011. All Rights Reserved.
 10/11/11 10:00 AM 10/11/11 10:00 AM 10/11/11 10:00 AM 10/11/11 10:00 AM 10/11/11 10:00 AM

Part of the Southwest Quarter of the Southeast Quarter of Section 2, Township 108 North, Range 27 West, City of North Mankato, Nicollet County, Minnesota described as: Commencing at the Northwest corner of Lot 1, Block 1, Arnold Subdivision No. 2, according to the recorded plat thereof; thence southeasterly along the westerly line of said Lot 1, a distance of 83.46 feet to the point of beginning; thence southwesterly, deflecting to the right 73 degrees 42 minutes 02 seconds, a distance of 55.19 feet; thence southeasterly deflecting to the left 66 degrees 33 minutes 01 seconds, a distance of 253.79 feet; thence easterly deflecting to the left 68 degrees 26 minutes 37 seconds, a distance of 40.59 feet to said westerly line of Lot 1; thence northwesterly along the westerly lines of said Lot 1 to the point of beginning. Contains 0.33 acres of land.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Janele Fowlds

 Janele Fowlds
 License Number 26748

8-28-2013

 Date

SHEET 2 OF 2

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CERTIFICATE OF SURVEY
 NORTH MANKATO, MINNESOTA

PART OF THE SW 1/4 - SE 1/4,
 SECTION 2-108-27



BOLTON & MENK, INC.

Consulting Engineers & Surveyors

1960 PREMIER DRIVE, MANKATO, MN 56001 (507) 625-4171

MANKATO, FAIRMONT, SLEEPY EYE, BURNSVILLE, WILLMAR, CHASKA, RAMSEY,
 MAPLEWOOD, BAXTER, ROCHESTER, MINNESOTA & AMES, SPENCER, IOWA

FOR: ARNOLD'S IMPLEMENT
 CITY OF NORTH MANKATO

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2.0 S2-108-R27-43

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #9B	Department: City Planner	Council Meeting Date: 09/16/13
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TITLE OF ISSUE: Preliminary and Final Plat of Oak Terrace Assisted Living of North Mankato, a replat of part of Section 11-T108N-27W, a request from Oak Terrace Assisted Living of North Mankato, LLC

BACKGROUND AND SUPPLEMENTAL INFORMATION: See attached report.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approval of the Preliminary and Final Plat of Oak Terrace Assisted Living of North Mankato.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Spears
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Preliminary and Final Plat</u>				

<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: _____

PRELIMINARY AND FINAL PLAT
OF OAK TERRACE ASSISTED LIVING OF
NORTH MANKATO

PART OF SECTION 11-108-27

A REQUEST FROM OAK TERRACE ASSISTED LIVING OF NORTH MANKATO

THE CITY OF NORTH MANKATO

SUBJECT: Preliminary and Final Plat of Oak Terrace Assisted Living of North Mankato

APPLICANT: Oak Terrace Assisted Living of North Mankato

LOCATION: Part of Section 11-108-27

EXISTING ZONING: I-1, Planned Industrial

DATE OF HEARING: September 12, 2013

DATE OF REPORT: September 5, 2013

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to replat part of Section 11-108-27.

COMMENT

The applicant is proposing to replat property located at the intersection of Marie Lane and Tower Boulevard in Section 11-108-27. As shown on Exhibit A, Lot 1, Block 1, Oak Terrace Assisted Living of North Mankato is proposed. The plat consists of one 4.66-acre lot on vacant land at the intersection of Marie Lane and Tower Boulevard. Subject to rezoning of the property, the applicant is proposing to construct a three-story, 46-unit market rate apartment complex on the property. The location of the apartment complex, parking, entrances/exits and future addition are shown on Exhibit B. In addition to a surface parking lot, the building includes 60 underground parking spaces.

As a residential use is proposed on the property and a rezoning to R-4, Multiple Dwelling is requested, the platting of property would be subject to Section 156.041 of the City Code, R-4 platting regulations as follows:

Lot Area (Multiple). Every multiple family dwelling erected shall require a lot area of not less than 11,000 square feet for the first three dwelling units erected plus 500 square feet for each additional unit attached.

Based on the number of units proposed, a lot area of 32,500 sq. ft. is required. As proposed the lot area is 202,989 sq. ft.

Lot Width (Multiple). Every lot or plot upon which there is erected a multiple family dwelling consisting of three dwelling units shall require a minimum of 110 feet at the building setback line; each additional dwelling unit attached thereafter shall require a minimum additional width of 20 feet per unit at the setback line.

Based on the number of units proposed, a lot width of 970 feet is required. As the property is located at the intersection of two streets, the lot width is 983.84 feet.

When first proposed, the building included 48 units. Due to the fact that the minimum lot width could not be met, the applicant reduced the number of units to 46.

Lot Depth (Multiple). Every lot or plat upon which there is erected a single-family dwelling, whether attached or detached, a two-family dwelling, or a multiple-family dwelling shall require a minimum depth of not less than 100 feet.

The actual lot depth is 354.89 feet.

Yard Regulations (Setback). Front – 30 feet
Side – 10 feet
Rear – 25 feet

The proposed building and parking meet the setback requirements.

Ground Coverage. Not more than 60% of a lot shall be covered by all main and accessory buildings.

Lot Size = 202,989 sq. ft.
Proposed Building = 32,150 sq. ft. (15.8% coverage)

Height Regulations. No structure hereafter erected or altered shall exceed three stories or 45 feet in height.

The proposed building is 41.5 feet in height.

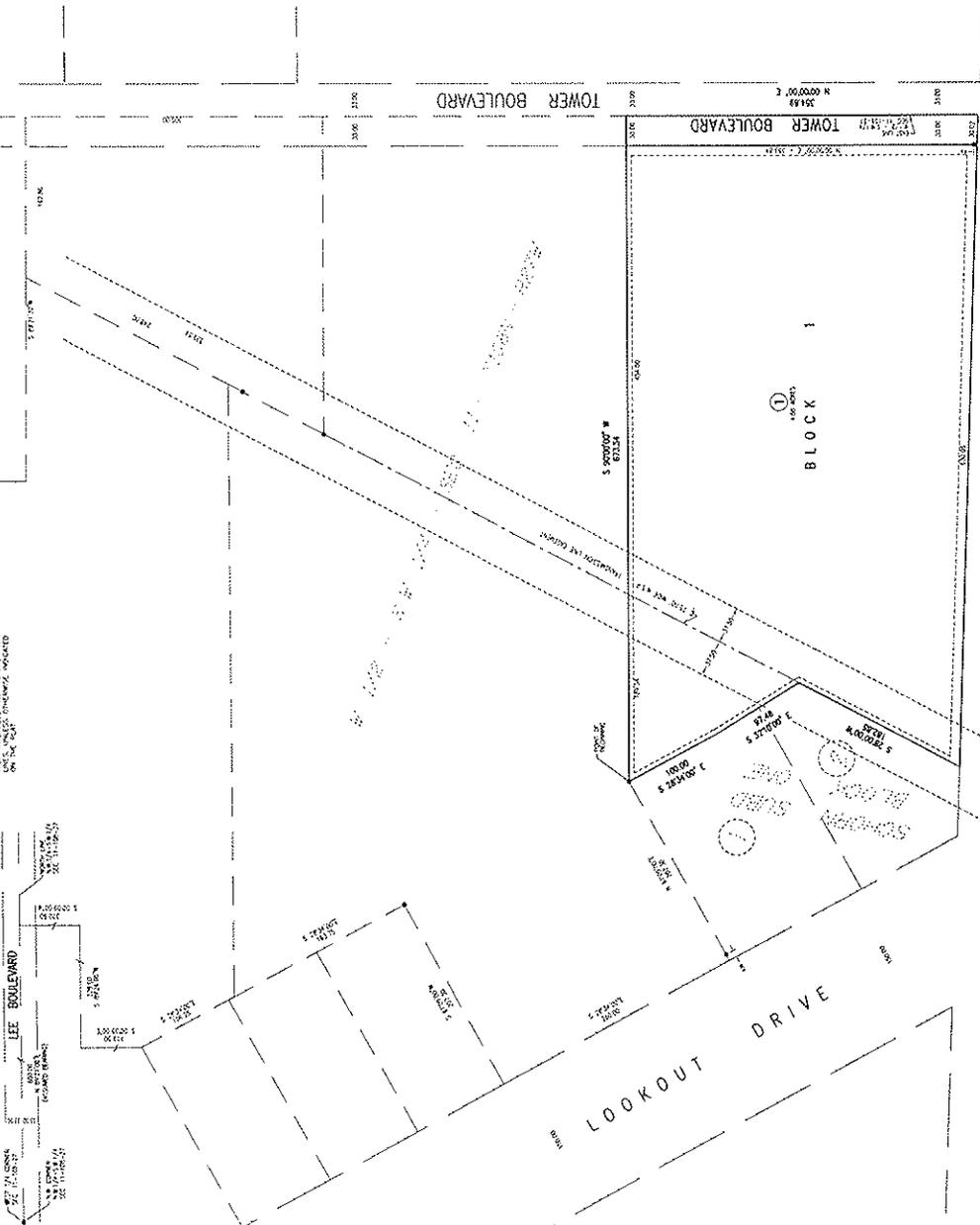
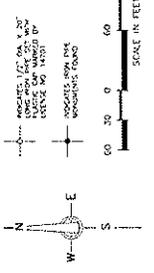
Other design elements shown on Exhibit B include one access from Tower Boulevard and two from Marie Lane. The access from Tower Boulevard serves the surface parking lot and the underground parking. Additionally, there is a 75-foot wide NSP transmission line easement on the west side of the property. While no structures can be built within the easement, it may be a location for a required storm water holding pond.

RECOMMENDATION

Staff recommends approval of the preliminary and final plat of Oak Terrace Assisted Living of North Mankato.

OAK TERRACE ASSISTED LIVING OF NORTH MANKATO

CITY OF NORTH MANKATO
NICOLLET COUNTY, MINNESOTA



Notice of Registration
I, the undersigned, being duly qualified, do hereby certify that the above and directly
thereunder is a true and correct copy of the original as the same appears in the
records of the County of Nicollet, Minnesota, and that the same is a true and correct
copy of the original as the same appears in the records of the City of North Mankato,
Minnesota, and that the same is a true and correct copy of the original as the same
appears in the records of the State of Minnesota.

Notary Public
I, _____, do hereby certify that I have reviewed the foregoing
instrument and that the same is a true and correct copy of the original as the same
appears in the records of the County of Nicollet, Minnesota, and that the same is a
true and correct copy of the original as the same appears in the records of the City
of North Mankato, Minnesota, and that the same is a true and correct copy of the
original as the same appears in the records of the State of Minnesota.

Witness my hand and seal of office this _____ day of _____, 2013.
Notary Public
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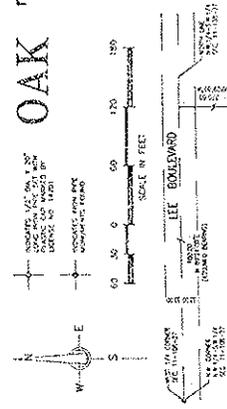
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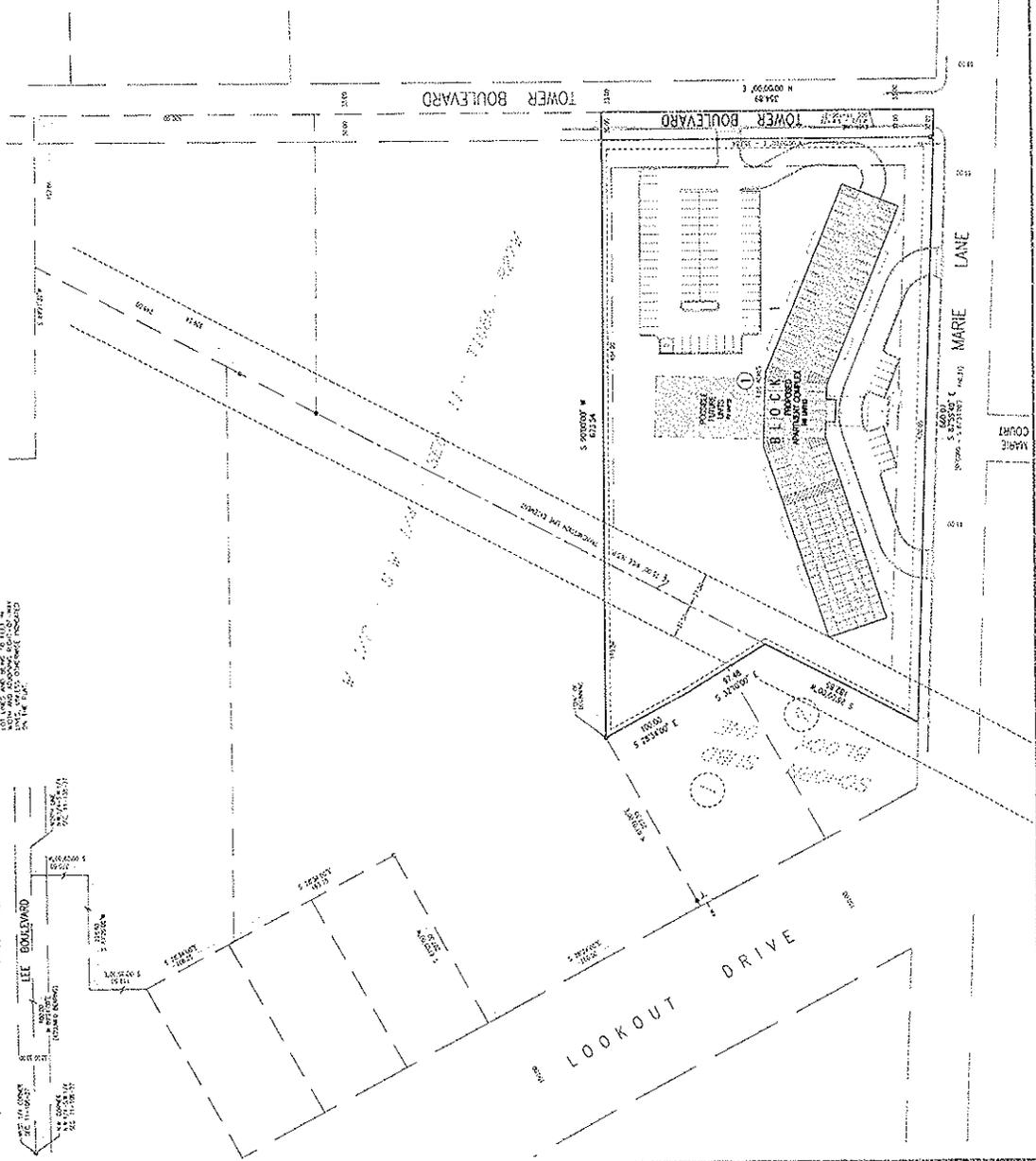
OAK TERRACE ASSISTED LIVING OF NORTH MANKATO

CITY OF NORTH MANKATO
NICOLLET COUNTY, MINNESOTA



100' WIND SPEED
10' TYPICAL WIND
10' TYPICAL WIND

10' TYPICAL WIND
10' TYPICAL WIND



PROPERTY ZONED: R-1
PROPOSED TO BE ZONED TO: ZONED R-4

1. THIS PLAT IS THE RESULT OF A REVIEW BY THE CITY ENGINEER AND THE CITY ATTORNEY AND IS SUBJECT TO THE APPROVAL OF THE CITY BOARD OF COMMISSIONERS.

2. THE CITY ENGINEER AND THE CITY ATTORNEY HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE ZONING ORDINANCE.

3. THE CITY ENGINEER AND THE CITY ATTORNEY HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE ZONING ORDINANCE.

4. THE CITY ENGINEER AND THE CITY ATTORNEY HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE ZONING ORDINANCE.

PRELIMINARY PLAT

PART OF THE N. 1/2 - S.W. 1/4,
SEC. 11 - T108N - R27W

100' WIND SPEED
10' TYPICAL WIND
10' TYPICAL WIND

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #9C	Department: City Planner	Council Meeting Date: 09/16/13
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TITLE OF ISSUE: Z-4-13, a request to rezone Lot 1, Block 1, Oak Terrace Assisted Living of North Mankato, from I-1, Planned Industrial to R-4, Multiple Dwelling, a request from Oak Terrace Assisted Living of North Mankato; Ord. No. 52, Fourth Series

BACKGROUND AND SUPPLEMENTAL INFORMATION: See attached report.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approval of Z-4-13. Adoption of Ordinance No. 52, Fourth Series.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:	Aye	Nay	
	_____	_____	Norland
	_____	_____	Spears
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

Other (specify) Z-4-13

Workshop

Regular Meeting

Special Meeting

Refer to: _____

Table until: _____

Other: _____

Z-4-13

LOT 1, BLOCK 1, OAK TERRACE ASSISTED LIVING OF NORTH MANKATO

A REQUEST FROM
OAK TERRACE ASSISTED LIVING OF NORTH MANKATO

THE CITY OF NORTH MANKATO

SUBJECT: Z-4-13

APPLICANT: Oak Terrace Assisted Living of North Mankato

LOCATION: Lot 1, Block 1, Oak Terrace Assisted Living of North Mankato

EXISTING ZONING: I-1, Planned Industrial

DATE OF HEARING: Septemer 12, 2013

DATE OF REPORT: September 5, 2013

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to rezone Lot 1, Block 1, Oak Terrace Assisted Living of North Mankato from I-1, Planned Industrial to R-4, Multiple Dwelling.

COMMENT

The applicant is proposing to rezone Lot 1, Block 1, Oak Terrace Assisted Living of North Mankato from I-1, Planned Industrial to R-4, Multiple Dwelling to accommodate the construction of a 48-unit apartment complex. The applicant has entered into an agreement to purchase 4.66 acres owned by MICO which is currently zoned I-1. Attached as Exhibit A is a zoning map of the area showing the location of the proposed rezoning to R-4. Exhibit B shows the layout of the proposed apartment complex on the property.

In review of the past zoning of the property, staff determined that the property was zoned R-1, One-Family dwelling in 1963. Between 1963 and 1980 the zoning was changed to I-1 and the property remains undeveloped in that zoning district.

RECOMMENDATION

Staff recommends approval of Z-4-13.



Legend

- City Limits
- Road Edge
- Parcels (12-15-2012)
- Lakes & Ponds
- Minnesota River
- Zoning**
 - R-A Residential Agricultural
 - R-1 One Family Living
 - R-1S One Family Dwelling Small
 - R-2 One and Two Family Dwelling
 - R-3 Limited Multiple Dwelling
 - R-4 Multiple Dwelling
 - OR-1 Office Residential
 - CBD Central Business
 - B-1 Neighborhood Business
 - B-3 General Commercial
 - B-2 Community Business
 - M-2 Heavy Industrial
 - M-1 Light Industrial
 - I-1 Planned Industrial
 - TUD Transitional Unzoned District
 - P-1 Public Park



Disclaimer:
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of North Mankato is not responsible for any inaccuracies herein contained.



Oak Terrace Assisted Living of North Mankato, LLC
1570 Tower Blvd.
North Mankato, MN 56003

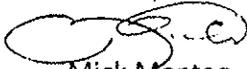
August 27, 2013

Mike Fischer
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

Dear Mike,

As you know Oak Terrace Assisted Living of North Mankato has entered into a purchase agreement with Mico, Inc. to purchase 4.91 acres on the north side of Marie Lane in North Mankato. It is our intent to build market rate apartments on this property and start construction in October of 2013. In order to do this we request that the City of North Mankato begin the rezoning process from its current industrial status to R4 zoning.

Thank you .



Mick Montag

Oak Terrace Assisted Living of North Mankato, LLC.



August 30, 2013

Dear Resident:

The City of North Mankato has received a request from Oak Terrace Assisted Living of North Mankato to rezone property in your neighborhood from I-1, Planned Industrial to R-4, Multiple Dwelling to accommodate the development of a three-story 48-unit market rate apartment complex. Attached is a drawing of the property including the layout of the proposed apartment complex.

This request will be considered by the North Mankato Planning Commission on Thursday, September 12, 2013 and by the City Council on Monday, September 16, 2013. 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 rezoning request. You may send written comments prior to September 12, 2013 or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
City Planner

MF:ng

Enclosure



Allen J & Judith Y Mohr
1044 Marie Court
North Mankato, MN 56003

David E & Kimberlee R Luiken
1054 Oak Terrace Drive
North Mankato, MN 56003

Andrew L & Heidi L Hermel
19 Hoover Court
North Mankato, MN 56003

Kenneth & Cheryl A Madison
1056 Marie Court
North Mankato, MN 56003

Jason P & Lisa M Dudley
1016 Marie Court
North Mankato, MN 56003

Lookout Drive Dental Bldg LLC
1400 Lookout Drive
North Mankato, MN 56003

James A Hansen
25 Regency Court
North Mankato, MN 56003

Kevin D & Lynn M Koenigs
1903 Marie Lane
North Mankato, MN 56003

Calvin S & Juli Lee Kuipers
1907 Marie Lane
North Mankato, MN 56003

Lisa K Barfknecht
1069 Oak Terrace Drive
North Mankato, MN 56003

Steven D & Sandra J Eggert
1825 Marie Lane
North Mankato, MN 56003

LDS Church
50 E N Temple 22nd Floor
Salt Lake City, UT 84150

Ruth E Furan
1921 Marie Lane
North Mankato, MN 56003

FETTCO, LLC
1395 Lookout Drive
North Mankato, MN 56003

Daniel L Sagmoe
1012 Marie Court
North Mankato, MN 56003

Thomas J & Judy A Simonsen
1048 Marie Court
North Mankato, MN 56003

Matthew L Raker
1385 Lookout Drive
North Mankato, MN 56003

Burl L & Lona R Maker
18 Hoover Court
North Mankato, MN 56003

Stanley R & Beverly M DeFries
936 S Front Street
Mankato, MN 56001

Chad M & Mapoon Fletcher
1065 Oak Terrace Drive
North Mankato, MN 56003

Robert E & Linda A Frost
19 Regency Court
North Mankato, MN 56003

Richard J & Jeanne C Makela
1911 Marie Lane
North Mankato, MN 56003

Ted A & Tracey D Boraas
22 Hoover Court
North Mankato, MN 56003

Lucas J & Kelly A Meyers
1052 Oak Terrace Drive
North Mankato, MN 56003

JLong Properties, Inc.
113 Viking Court
Mankato, MN 56001

Dennis P & Kim M Halvorson
8017 Harris Trail
Morristown, MN 55052

Todd D Longstreet
1008 Marie Court
North Mankato, MN 56003

Scott A & Marsha K Madigan
1546 Tower Boulevard
North Mankato, MN 56003

Gene C Wendt & Joann F Ahlers
1056 Oak Terrace Drive
North Mankato, MN 56003

James J & Nancy K Bellig
1004 Marie Court
North Mankato, MN 56003

Z-4-13

Todd T & Jennifer P Fritz
1052 Marie Court
North Mankato, MN 56003

Michael L & Amy J Olsen
1540 Tower Boulevard
North Mankato, MN 56003

Jeffrey J & Heather M Davey
1829 Marie Lane
North Mankato, MN 56003

MICO, Inc.
P.O. Box 8118
Mankato, MN 56002-8118

Craig & Robin Henke
1832 Marie Lane
North Mankato, MN 56003

Marvin B & Linda J Kottke
225 Stonehenge Drive
Mankato, MN 56001

Application for
REZONING

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

LEGAL DESCRIPTION OF PROPERTY:

Lot # 1 Block # 1
Subdivision Oak Terrace Assisted Living of Address _____
North Mankato

APPLICANT:

Oak Terrace Assisted Living of
Name North Mankato Address 1575 Hoover Drive Phone 507-381-1312

PROPERTY OWNER (If Other Than Applicant):

Name MICO Address 1911 Lee Boulevard Phone 507-625-6426

CURRENT ZONING: I-1 CURRENT USE OF PROPERTY: Agriculture

PROPOSED ZONING: R-4

REASON ZONING CHANGE NEEDED: Multi-Family Residential Dwelling

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

Comments:

SUPPORTING DOCUMENTS:

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

FEES: Application Fee \$ 335.00

Notice Charge # 36 @ \$ 2.00 = \$ 72.00

Total Fee \$ 407.00 Receipt # _____

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

Signature of Applicant _____ Date _____

ORDINANCE NO. 52, FOURTH SERIES

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

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

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

- A. To rezone Lot 1, Block 1, Oak Terrace Assisted Living of North Mankato from I-1, Planned Industrial to R-4, Multiple Dwelling.

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

Section 3. After adoption, signing and attestation, this Ordinance shall be published once in the official newspaper of the City and shall be in effect on or after the date following such publication.

Adopted by the Council this 16th day of September 2013.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #9D	Department: City Engineer	Council Meeting Date: 09/16/13
-----------------	---------------------------	--------------------------------

TITLE OF ISSUE: Res. Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessment Roll for Project No. 10-01A-F, CSAH 41/Carlson Drive/Howard Drive Improvements

BACKGROUND AND SUPPLEMENTAL INFORMATION:

On 9/7/10, the City Council passed a resolution ordering improvements for Project No. 10-01 A-F, CSAH 41/Carlson Drive/Howard Drive Improvements. Construction began on the project in October 2010 and was substantially completed in the Fall of 2012. The total cost of the project including construction, right-of-way, and engineering is \$8,447,438. The City share of the project cost is \$4,155,200, with Nicollet County contributing \$3,056,238 and Federal Aid funding contributing \$1,236,000. The next step in the project is to certify the Special Assessments to the benefitting properties. The proposed special assessments total \$4,105,532.79, with \$871,569.12 of that amount being deferred. The deferred amount of the special assessments is related to parcels that received benefit as a result of the connection of CSAH 41 to the new TH 14/CSAH 41 interchange, yet require additional roadway and City utility extensions to become developable. The assessments for those parcels will be deferred until the necessary roadway and utility extensions are completed and the parcels become developable. In addition to the deferred assessments to be certified as a part of this project, those parcels requiring additional roadway and City utility extensions to become fully developable would also be subject to future assessments related to those future projects. A copy of the Assessment Roll for the project detailing the proposed assessments for each parcel is attached. Also attached is a table and figure detailing the current, deferred and future assessments associated with all of the improvements necessary to complete full development of this area of the industrial park.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Declaring Costs to be Assessed and Ordering Preparation of the Proposed Assessment Roll.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Spears
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

Other (specify) _____
Assessment Roll, Current Deferred and Future Assessment
Table, and Assessment Figure

<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: _____

RESOLUTION NO.

RESOLUTION DECLARING COSTS TO BE ASSESSED
AND ORDERING PREPARATION OF PROPOSED ASSESSMENT ROLL

WHEREAS, a contract has been let for Project No. 10-01 A-F, CSAH 41/Carlson Drive/Howard Drive Improvements, improving CSAH 41 from CSAH 6 to Howard Drive, Carlson Drive from Lookout Drive to CSAH 41, and Howard Drive from CSAH 41 to a point 2,600 feet west of Lookout Drive; and

WHEREAS, the contract price for such improvement is \$5,379,074, and the expenses incurred or to be incurred in the making of such improvement amount to \$3,068,364 so that the total cost of the improvement will be \$8,447,438;

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

1. The portion of the cost of such improvement to be paid by the City is hereby declared to be \$4,341,905.22 and the portion of the cost to be assessed against benefited property owners is declared to be \$4,105,532.78.
2. Assessments shall be payable in equal annual installments extending over a period of ten (10) years, the first of the installments to be payable on or before the first Monday in January 2014, and shall bear interest at the rate of 5.55 percent per annum from the date of the adoption of the assessment resolution.
3. The City Clerk, with the assistance of the City Engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation, as provided by law, and the City Clerk shall file a copy of such proposed assessment in the Clerk's office for public inspection.
4. The Clerk shall upon the completion of such proposed assessment, notify the Council thereof.

Adopted by the City Council this 16th day of September 2013.

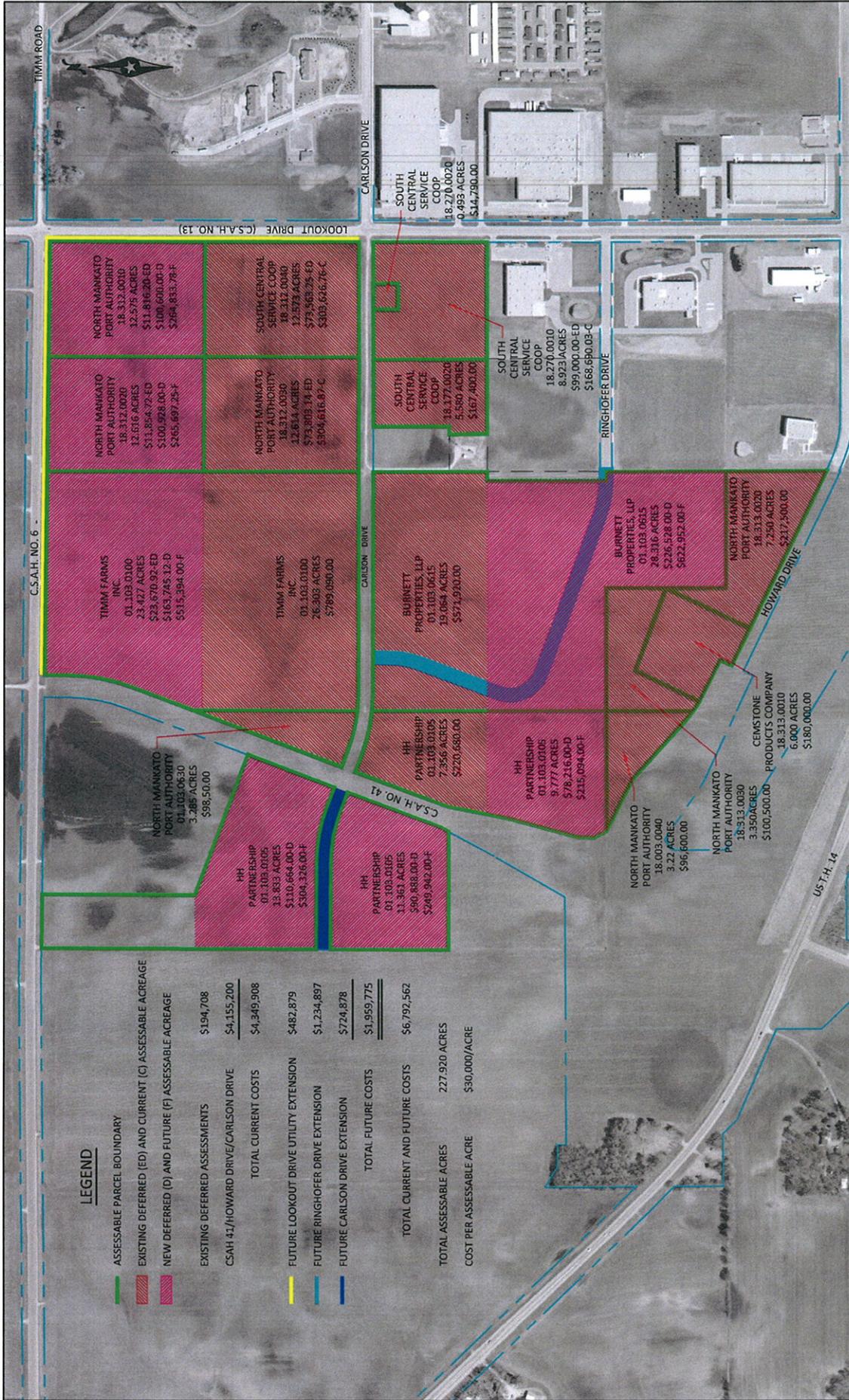
Mayor

City Clerk

ASSESSMENT ROLL
 CSAH 41/CARLSON DRIVE/HOWARD DRIVE IMPROVEMENTS
 CITY OF NORTH MANKATO
 CITY PROJECT NO. 10-01-A-F
 BMI PROJECT NO. M12.37970

9/11/2013

LINE	PARCEL NO.	PROPERTY OWNER NAME	PROPERTY OWNER ADDRESS	CURRENT ASSESSMENT AMOUNT	DEFERRED ASSESSMENT AMOUNT	TOTAL ASSESSMENT AMOUNT	COMMENT
1	18.312.0030	NORTH MANKATO PORT AUTHORITY	1001 BELGRADE AVENUE, PO BOX 2055, NORTH MANKATO, MN 56003	\$ 304,616.87	\$ -	\$ 304,616.87	
2	18.312.0040	SOUTH CENTRAL SERVICE COOP	2075 LOOKOUT DRIVE, NORTH MANKATO, MN 56003	\$ 303,626.76	\$ -	\$ 303,626.76	ASSESSMENT PRE-PAID AT SALE
3	18.312.0020	NORTH MANKATO PORT AUTHORITY	1001 BELGRADE AVENUE, PO BOX 2055, NORTH MANKATO, MN 56003	\$ -	\$ 100,928.00	\$ 100,928.00	
4	18.312.0010	NORTH MANKATO PORT AUTHORITY	1001 BELGRADE AVENUE, PO BOX 2055, NORTH MANKATO, MN 56003	\$ -	\$ 100,600.00	\$ 100,600.00	
5	01.103.0100	TIMM FARMS INC	108 EMERALD COURT, MANKATO, MN 56001	\$ 789,090.00	\$ -	\$ 789,090.00	
6	01.103.0630	NORTH MANKATO PORT AUTHORITY	1001 BELGRADE AVENUE, PO BOX 2055, NORTH MANKATO, MN 56003	\$ 98,550.00	\$ 163,745.12	\$ 262,295.12	
7	18.270.0010	SOUTH CENTRAL SERVICE COOP	2075 LOOKOUT DRIVE, NORTH MANKATO, MN 56003	\$ 168,690.03	\$ -	\$ 168,690.03	ASSESSMENT PRE-PAID AT SALE
8	18.270.0020	SOUTH CENTRAL SERVICE COOP	2075 LOOKOUT DRIVE, NORTH MANKATO, MN 56003	\$ 14,790.00	\$ -	\$ 14,790.00	ASSESSMENT PRE-PAID AT SALE
9	18.177.0020	SOUTH CENTRAL SERVICE COOP	2075 LOOKOUT DRIVE, NORTH MANKATO, MN 56003	\$ 167,400.00	\$ -	\$ 167,400.00	ASSESSMENT PRE-PAID AT SALE
10	01.103.0615	BURNETT PROPERTIES, LLP	16738 STATE HIGHWAY 66, GOOD THUNDER, MN 56037	\$ 571,920.00	\$ -	\$ 571,920.00	
11	18.003.0040	NORTH MANKATO PORT AUTHORITY	1001 BELGRADE AVENUE, PO BOX 2055, NORTH MANKATO, MN 56003	\$ 95,600.00	\$ -	\$ 95,600.00	
12	18.313.0030	NORTH MANKATO PORT AUTHORITY	1001 BELGRADE AVENUE, PO BOX 2055, NORTH MANKATO, MN 56003	\$ 100,500.00	\$ -	\$ 100,500.00	
13	18.313.0020	NORTH MANKATO PORT AUTHORITY	1001 BELGRADE AVENUE, PO BOX 2055, NORTH MANKATO, MN 56003	\$ 217,500.00	\$ -	\$ 217,500.00	
14	18.313.0010	CEMSTONE PRODUCTS COMPANY	2025 CENTRE POINTE BLVD, MENDOTA HEIGHTS, MN 55120	\$ 180,000.00	\$ -	\$ 180,000.00	ASSESSMENT PRE-PAID AT SALE
				\$ 220,680.00	\$ -	\$ 220,680.00	PARCEL IN SE CSAH 41/CARLSON DRIVE QUADRANT
				\$ -	\$ 78,216.00	\$ 78,216.00	PARCEL IN SE CSAH 41/CARLSON DRIVE QUADRANT
				\$ -	\$ 90,888.00	\$ 90,888.00	PARCEL IN SW CSAH 41/CARLSON DRIVE QUADRANT
				\$ -	\$ 110,664.00	\$ 110,664.00	PARCEL IN NW CSAH 41/CARLSON DRIVE QUADRANT
15	01.103.0105	HH PARTNERSHIP	23640 TRAILS END LANE, CLEVELAND, MN 56017	\$ -	\$ -	\$ -	
TOTALS				\$ 3,233,953.65	\$ 871,569.12	\$ 4,105,522.78	



LEGEND

- ASSESSABLE PARCEL BOUNDARY
- EXISTING DEFERRED (ED) AND CURRENT (C) ASSESSABLE ACREAGE
- NEW DEFERRED (D) AND FUTURE (F) ASSESSABLE ACREAGE
- EXISTING DEFERRED ASSESSMENTS
- CSAH 41/HOWARD DRIVE/CARLSSON DRIVE
- TOTAL CURRENT COSTS
- FUTURE LOOKOUT DRIVE UTILITY EXTENSION
- FUTURE RINGHOFFER DRIVE EXTENSION
- FUTURE CARLSSON DRIVE EXTENSION
- TOTAL FUTURE COSTS
- TOTAL CURRENT AND FUTURE COSTS
- TOTAL ASSESSABLE ACRES
- COST PER ASSESSABLE ACRE

	\$194,708
	\$4,155,200
	\$4,349,908
	\$482,879
	\$1,234,897
	\$724,878
	\$1,959,775
	\$6,792,562
	227,920 ACRES
	\$30,000/ACRE

CITY OF NORTH MANKATO, MINNESOTA
C.S.A.H. - 41/CARLSSON DRIVE/HOWARD DRIVE EXTENSIONS
PROPOSED ASSESSMENTS

SEPTEMBER, 2013

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MINNESOTA
WILLIAM M. BOLTON, P.E., M.A.S.T.C.
DAVID M. MENK, P.E., M.A.S.T.C.
BAXTER, MN. ROCHESTER, MN. AMES, MN. SPENCER, IA.

FIGURE NO. 1



© Bolton & Menk, Inc. 2013. All Rights Reserved.
D:\Projects\411212013\411212013\411212013\411212013.dwg (2/21/13) 11:46am

CURRENT, DEFERRED, AND FUTURE ASSESSMENTS
 CS444 CARLSON DRIVE/NOBARD DRIVE IMPROVEMENTS
 CITY OF NORTH HAVEN
 BMT PROJECT NO. 14-01-A-F
 BMT PROJECT NO. M12.9770

LINE	PARCEL NO.	PROPERTY OWNER NAME	ASSESSABLE UNITS		EXISTING DEFERRED ASSESSMENT			CURRENT ASSESSMENTS		NEW DEFERRED ASSESSMENT		FUTURE ASSESSMENT		TOTAL ASSESSMENT		COMMENT
			TOTAL PARCEL ACREAGE (ACRES)	CURRENT PARCEL ACREAGE (ACRES)	DEFERRED AND FUTURE PARCEL ACREAGE (ACRES)	DEFERRED ASSESSMENT UNIT COST (\$/ACRE)	DEFERRED ASSESSMENT AMOUNT	EXISTING ASSESSMENT UNIT COST (\$/ACRE)	EXISTING ASSESSMENT AMOUNT	CURRENT ASSESSMENT UNIT COST (\$/ACRE)	CURRENT ASSESSMENT AMOUNT	NEW DEFERRED ASSESSMENT UNIT COST (\$/ACRE)	NEW DEFERRED ASSESSMENT AMOUNT	FUTURE ASSESSMENT UNIT COST (\$/ACRE)	FUTURE ASSESSMENT AMOUNT	
1	18-111-003	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
2	18-111-004	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
3	18-111-005	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
4	18-111-006	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
5	18-111-007	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
6	18-111-008	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
7	18-111-009	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
8	18-111-010	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
9	18-111-011	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
10	18-111-012	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
11	18-111-013	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
12	18-111-014	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
13	18-111-015	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
14	18-111-016	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
15	18-111-017	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
16	18-111-018	NORTH HAVEN CITY AUTHORITY	12.471	7.271	5.200	\$72,901.74	\$374,728.51	\$24,479.11	\$352,249.40	\$4,000.00	\$1,000,000.00	\$203,627.25	\$1,203,876.65	\$130,000.00	\$1,333,876.65	
TOTALS			202.716	115.811	86.905	\$1,250,397.73	\$6,389,314.56	\$4,839,314.56	\$1,250,397.73	\$2,429,239.73	\$2,429,239.73	\$2,429,239.73	\$4,858,479.46	\$4,858,479.46	\$9,716,958.92	

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #9E	Department: City Engineer	Council Meeting Date: 09/16/13
-----------------	---------------------------	--------------------------------

TITLE OF ISSUE: Res. Ordering Hearing for 7 p.m. on Monday, October 7, 2013 on Assessment for Project No. 10-01 A-F, CSAH 41/Carlson Drive/Howard Drive Improvements

BACKGROUND AND SUPPLEMENTAL INFORMATION: Refer to Agenda Item #9D for an explanation of the proposed assessments.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt resolution ordering hearing on assessments.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Norland
_____	_____	_____	Spears
_____	_____	_____	Freyberg
_____	_____	_____	Steiner
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Notice of Hearing</u>				

<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: _____

RESOLUTION ORDERING HEARING ON PROPOSED ASSESSMENT
FOR PROJECT NO. 10-01ABCDEF,
CSAH 41/CARLSON DRIVE/HOWARD DRIVE IMPROVEMENTS

WHEREAS, by a resolution passed by the City Council on September 16, 2013, the City Clerk was directed to prepare a proposed assessment of the cost of Project No. 10-01ABCDEF, CSAH 41/Carlson Drive/Howard Drive Improvements, improving CSAH 41 from CSAH 6 to Howard Drive, Carlson Drive from Lookout Drive to CSAH 41, and Howard Drive from CSAH 41 to a point 2,600 feet west of Lookout Drive, and

WHEREAS, the City Clerk has notified the City Council that such proposed assessment has been completed and filed in her office for public inspection,

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

1. A hearing shall be held at 7 p.m. on October 7, 2013 in the Municipal Building Council Chambers located at 1001 Belgrade Avenue, North Mankato, Minnesota to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
2. The City Clerk is hereby directed to cause a Notice of Hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and shall state in the notice the total cost of the improvement. The City Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the Nicollet County Auditor, pay the whole amount of the assessment on such property, with interest accrued to the date of payment, to the City Clerk, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. An owner may at any time thereafter, pay to the County Auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

Adopted by the City Council this 16th day of September, 2013

Mayor

City Clerk

NOTICE OF HEARING ON PROPOSED ASSESSMENT
FOR PROJECT NO. 10-01ABCDEF
CSAH 41/CARLSON DRIVE/HOWARD DRIVE IMPROVEMENTS

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, at 7 p.m. on the 7th day of October, 2013, to consider the proposed assessment for Project No. 10-01ABCDEF; improving CSAH 41 from CSAH 6 to Howard Drive, Carlson Drive from Lookout Drive to CSAH 41, and Howard Drive from CSAH 41 to a point 2,600 feet west of Lookout Drive.

Complete copies of the assessment roll are available for public inspection upon request in the Office of the City Clerk. The area proposed to be assessed is the property abutting said improvements. Written or oral objections to these assessments will be considered at the hearing. The total cost of the improvement is \$871,569.12. The amount to be assessed is \$4,105,532.79.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within thirty (30) days after the adoption of the assessment and by filing such notice with the District Court within ten (10) days after service upon the Mayor or Clerk. No appeal may be taken as to the amount of any assessment unless a signed, written objection is filed with the Clerk prior to the hearing or presented to the presiding officer at the hearing.

The City Council may defer the payment of special assessments pursuant to Minnesota Statutes 435.193 through 435.195 for homestead property owned by a person 65 years of age or older or permanently and totally disabled for whom it would be a hardship to make the payments. In order to qualify, such a person must have limited income. If you feel you may qualify, contact the City Clerk for more specific information.

Dated this 16th day of September, 2013.

Nancy Gehrke, CMC
City Clerk
City of North Mankato