

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 March 17, 2014. 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 Norland, Freyberg and Spears, City Administrator Harrenstein, Finance Director Thorne, Attorney Kennedy, City Clerk Gehrke, Planner Fischer and Public Works Director Swanson. Absent: Council Member Steiner.

Approval of Agenda

Council Member Norland moved, seconded by Council Member Spears, to approve the agenda as amended moving Item 10A. to 6.5. Vote on the motion: Norland, Freyberg, Spears 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 meeting of March 3, 2014. Vote on the motion: Norland, Freyberg, Spears and Dehen, aye; no nays. Motion carried.

Business Items

Comprehensive Plan – Chapter 4: Housing

Planner Fischer acknowledged that consultants Breanne Rothstein and Addison Lewis of WSB & Associates, Inc. were in attendance at the Council meeting to answer questions regarding Chapter 4: Housing and presented an introduction of Chapter 4: Housing which included the inventory and analysis of the housing supply; comparison of owner-occupied and renter-occupied units; vacancies; value of housing; owner monthly costs as a percentage of household income; contract rent; and residential construction for the period between 2000 and 2012. This chapter also addressed the vision for housing in North Mankato. The Planning Commission reviewed Chapter 4: Housing and held discussions regarding Policy 1.2.3, Policy 2.1.5, Policy 2.1.4 and Policy 2.2.1. Regarding Policy 1.2.3, they asked if it was necessary to prepare a housing study. The Council asked that Policy 1.2.3: “Conduct a housing study to determine housing needs in the area” be removed as the City of Mankato recently completed an area housing study. Council Member Freyberg requested a copy of Mankato’s Housing Policy be sent to the City Council. In reference to Policy 2.1.5, the Planning Commission asked if it is necessary to limit rental units in specified areas and staff acknowledged support for this policy due to the increasing number of rental licenses requested. In reference to Policy 2.1.4: the Planning Commission asked if the Port Authority Commission is responsible for housing rehabilitation. The City Administrator stated this would be more of a function for the Community Development area. In reference to Policy 2.2.1: “For new development or redevelopment, consider streetscape improvements such as attractive street lighting, boulevards, sidewalks on at least one side of the street, landscaping and vegetation, and other amenities that enhance the visual appearance of neighborhoods. Consider similar opportunities in existing neighborhoods as street reconstruction projects occur.” the Planning Commission asked if these types of improvements should be considerations or requirements. Council Member Spears reported he was okay with leaving Policy 2.2.1 as it reads. The Planner reported the Planning Commission had no other comments regarding Chapter 4 of the Comprehensive Plan. The Council reviewed the Goals, Objects and Policies intended to achieve the vision for housing. Administrator Harrenstein stated the implemented policies will be a plan of action for staff.

Council Member Spears noted that according to the data presented in Chapter 4, 28 percent of North Mankato residents might find it difficult to make their mortgage payments.

Public Hearing, 7 p.m. – Consider Amending City Code Chapter 52, Water Service, Section 52.03, Repair of Leaks

Mayor Dehen opened the public hearing to consider amending Chapter 52, Water Service, of the City Code. The purpose of the amendment is to allow for water usage credit for repair of frozen service lines. John and Mary Lowrie, 501 Valerie Lane, appeared before the Council to speak about their frozen service line. The Council reviewed the proposed ordinance amending this Section 52.03 and asked that Line 5 be changed to read as follows: “Any credit issued shall only apply for charges during the at-risk period for a maximum of four months as determined by the Public Works Director.” There being no one else appearing before the Council, the Mayor closed this portion of the meeting.

Ord. No. 56, Fourth Series, Amending City Code Chapter 52, Water Service, Section 52.03

Council Member Freyberg moved, seconded by Council Member Norland, to adopt Ord. No. 56, Fourth Series, Amending City Code Chapter 52, Water Service, Section 52.03 with the change to Line 5 of the Ordinance. Vote on the Ordinance: Norland, Freyberg, Spears and Dehen, aye; no nays. Motion carried.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 17-14 Approving Donations/Contributions/Grants.
- C. February Monthly Budget Report
- D. Parade Permit for Bookin’ on Belgrade Nearly 5K Family Fun Run, Saturday, June 7, 2014, from 9 a.m. to 10:15 a.m.
- E. Large Group Permit for Disabled American Veterans’ Picnic, Spring Lake Park, Sunday, July 27, 2014 from 7 a.m. to 5 p.m.

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

Public Comments

Barb Church, 102 E. Wheeler Avenue

Barb Church, 102 E. Wheeler Avenue, appeared before the Council and asked that all interested parties be included in discussions regarding the Comprehensive Plan and that discussions regarding land use changes be sensitive to residents living in those areas.

Jane Keltgen, 1652 Pleasant View Drive

Jane Keltgen, 1652 Pleasant View Drive, appeared before the Council and expressed her concern regarding the cars speeding along Pleasant View Drive and asked for a speed limit for that area. She also requested four-way stop signs be placed at the corner of Garfield Avenue and Sherman Street.

John Hurd, 732 Garfield Avenue

John Hurd, 732 Garfield Avenue, appeared before the Council and stated his opposition to four-way stop signs at the corner of Garfield Avenue and Sherman Street.

Mayor and Council Comments:

Council Member Norland

Council Member Norland reported she finished reading the community read book *When the Emperor was Divine* and it was excellent.

Council Member Freyberg

Council Member Freyberg reported the Intergovernmental Committee discussed CCTV and also the feasibility of providing another sheet of ice. He asked that the minutes from this meeting be distributed to the entire Council.

Mayor

The Mayor reported he received a letter from State Representative Clark Johnson who stated his strong support for the completion of the expansion of Highway 14 from New Ulm to Rochester.

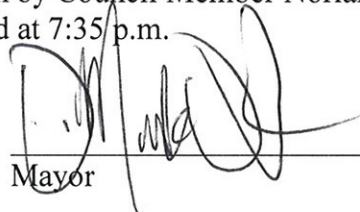
The Mayor presented a letter from Scott Thiem for an alternate bike trail along Old Belgrade Hill.

Public Comments

Dan Sarff, City Engineer

City Engineer Dan Sarff reported efforts to secure federal funding for the Lookout Drive improvements between Howard Drive and the intersection of Commerce Drive and North Ridge Drive were successful. He reported of this \$3.3 million project, the City will received \$630,000 from the Highway Safety Improvement Plan and \$1.6 million from the Surface Transportation Plan. He reported the Minnesota Department of Transportation (MnDOT) securing funding in the amount of \$630,000 for their portion of the project. He reported this leaves a balance of \$500,000 for the City's share. Since funds will be distributed over a period of three years, he and the Public Works Director will be working with MnDOT to coordinate this project. Construction should begin in 2015 or 2016.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Spears, the meeting was adjourned at 7:35 p.m.



Mayor



City Clerk