

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 October 6, 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, Spears, Steiner; City Administrator Harrenstein, Attorney Kennedy, City Clerk Van Genderen, Planner Fischer, and Public Works Director Swanson. Absent: Finance Director Thorne.

Approval of Agenda

Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda as presented. Vote on the motion: Freyberg, Spears, Steiner, Norland 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 September 15, 2014. Vote on the motion: Freyberg, Spears, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Public Hearing, 7 p.m. – Electric Franchise Ordinances (Not setting fees.)

The Mayor opened the public hearing to consider Electric Franchise Ordinances with Xcel Energy and Benco. Copies of the Notice of Public Hearing and Affidavit of Public Hearing were included in the packet. Administrator Harrenstein reported this was a renewal of franchise agreements and Trisha Rosenfeld, Xcel Community Relations, was present to answer questions. With no one appearing before the Council, the Mayor closed this portion of the meeting.

Public Hearing, 7 p.m. – Vacation of Utility Easement in Outlot B, Presidential Estates

The Mayor opened the public hearing to consider Utility Easement in Outlot B, Presidential Estates. Copies of the Notice of Public Hearing and Affidavit of Public Hearing were included in the packet. Planner Fischer stated this was a request to vacate a utility easement in Presidential Estates. The easement was developed and recorded by the previous owner who no longer owns the property. The easement is no longer necessary as the current owner plans to develop apartments on the property. The local utilities were notified and no comments were received. With no one appearing before the Council, the Mayor closed this portion of the meeting.

Consent Agenda

Council Member Steiner moved, seconded by Council Member Norland, to approve the Consent Agenda as presented:

- A. Bills and Appropriations.
- B. Res. No. 60-14 Approving Donations/Contributions/Grants.
- C. Res. No. 61-14 Approving Resolution of Application, Minnesota Public Facilities Authority Loan Application Drinking Water Revolving Fund.
- D. Res. No. 62-14 Approving Mutual Aid Agreement among LeSueur, Blue Earth and Nicollet Counties including the Cities of Courtland, Lafayette, Nicollet, St. Peter and the City of North Mankato.
- E. Res. No. 63-14 Approving Consent Assessment Agreement-302 Nicollet Avenue.
- F. Consider Approval of Grant Administration Contract between the City of North Mankato and Minnesota Valley Action Council, Inc.

- G. Consider Approval of City of North Mankato Housing Rehabilitation Program Policies and Procedures.
- H. Res. No. 64-14 Waiving Waiting Period for Exemption from Lawful Gambling License for Holy Rosary Church, 546 Grant Avenue, to conduct a raffle on November 20, 2014.
- I. Audio and Large Group Permit for Reynolds/Kleinow Wedding, Spring Lake Park, Saturday, September 19, 2015 from 10 a.m. to 8 p.m.
- J. Audio and Large Group Permit for Heller/Janovitz Wedding, Spring Lake Park, Saturday, September 12, 2015 from 8 a.m. to 10 p.m.
- K. Res. No. 65-14 Approving Resolution Rescinding Special Assessments.

Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried. Council Member Spears asked why the Housing Rehabilitation Agreement ends July 2015. Judd Shultz from Minnesota Valley Action Council stated the agreements are a one-year contract. He also reported that last year the program provided funds for six income-eligible applicants. Mayor Dehen thanked the William G. Altnow Estate for the generous donation to the Police Department.

Public Comments

Barb Church, 102 Wheeler, appeared before the Council and stated that she hoped the Council would carefully consider the proposed rezoning of 1610 LorRay Drive, referred to as the Tschohl property. A proposal to rezone the property from TUD to R-3 is scheduled to be presented at the Planning Commission on Thursday, October 9, 2014.

Rhonda Geving, 506 Ivanhoe Court, appeared before the Council and requested the Tschohl property be preserved as green space. She stated the use of the property should fit with the area to maintain the property values.

John Hurd, 732 Garfield, appeared before the Council and stated that he hoped it was not too late to look for funding or a buyer for the Tschohl property who was interested in creating an historical site at the location. Mayor Dehen stated he was aware of the concerns about the Tschohl property but the City does not have discretionary funds to purchase the property. Dehen stated the Council can only regulate the zoning. Mayor Dehen also stated the owner has the right to sell the property to whomever she wants. He stated the proposal will be presented before the Council if the Planning Commission approves the rezoning.

Rhonda Geving, 506 Ivanhoe Court, appeared before the Council and stated she thought the rezoning was complete, but since it was not she asked the Council to consider what is best for the City of North Mankato if they consider rezoning the property. Mayor Dehen stated that rezoning the property would be discussed by the Planning Commission on October 9, 2014. Attorney Kennedy stated the City brought a proposal for rezoning the property in May of 2014 but the Council did not take action because they wanted a project to accompany the rezoning. There is a project attached to this request to rezone.

John Hurd, 732 Garfield, appeared before the Council and requested the Council direct Administrator Harrenstein to look for funding, possibly through an increase in property taxes.

Business Items**Ord. No. 61 and Ord. No. 62, Fourth Series, Electric Franchise Agreements (Not setting fees.)**

Administrator Harrenstein stated he spoke with Trish Rosenfeld, Xcel Community Relations, concerning questions raised about tree trimming performed by Xcel. Rosenfeld stated that aesthetics were not a concern when trimming trees. She stated the main concern when trimming trees was safety. Rosenfeld said they were willing to work with property owners to make the trees look better. Council Member Spears stated residents did approach Xcel but they did not get a response. He stated this was the time to obtain assurance that the trees would be aesthetically trimmed. Administrator Harrenstein stated there was no assurance unless the Council did not sign the agreement and rewrote the agreement. Council Member Norland stated that a few years ago residents contacted Xcel concerning the trimming of trees and they were told that Xcel had an easement and they had the right to trim the trees as they deemed necessary. Rosenfeld stated that Xcel's procedures were approved by the State. **Council Member Freyberg moved, seconded by Council Member Norland, to adopt Ord. No. 61 and Ord. No. 62, Fourth Series, Electric Franchise Agreements. Vote on the Ordinances: Freyberg, Steiner, Norland and Dehen aye; Spears nay. Motion carried.**

Res. No. 66-14 Vacating the Utility Easement in Outlot B, Presidential Estates

City Planner Fischer stated this was the Resolution from the Public Hearing. **Council Member Steiner moved, seconded by Council Member Norland, to approve Res. No. 66-14 Vacating Utility Easement in Outlot B, Presidential Estates. Vote on the Resolution: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

Res. No. 67-14 Vacating the Utility Easement in Northport No. 17

Council Member Norland moved, seconded by Council Member Steiner, to approve Res. No. 67-14 Vacating the Utility Easement in Northport No. 17. Vote on the Resolution: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.

Res. No. 68-14 Approving Plans and Specifications and Authorizing Advertisement for Bids for Project No. 08-07B Construction of Municipal Well No. 9

Administrator Harrenstein provided an overview of the proposed construction of Well No. 9 which has an estimated completion date of December 2015. The total estimated cost of construction is \$1,675,000 and will be paid for by a PFA loan at an interest rate of 2% (or less). Debt servicing for the loan will begin in February of 2016. Administrator Harrenstein reported that State Legislature mandated conservation water rates begin January 1, 2015. The following changes will be made to comply with the new water rates; no flat rate customers, no gallons to be included with base rate and no declining block water rates. The proposed water rates include a \$5.00/month base rate with no gallons included and a usage charge of \$3.43/1000 gallons. Multiple units served by one meter will be charged a \$5.00 connection fee, per month, for each unit and rural water will have a \$3.00 increase per month. **Council Member Norland moved, seconded by Council Member Steiner, to approve Res. No. 68-14 Approving Plans and Specifications and Authorizing Advertisement for Bids for Project No. 08-07B Construction of Municipal Well No. 9. Vote on the Resolution: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

Res. No. 69-14 Consider Setting Resolution Calling for Public Hearing on the Proposed Issuance of Housing Facilities Revenue Refunding Notes in an Aggregate Principal Amount not to Exceed \$8,000,000 at the Request of Vista Prairie at Monarch Meadows, LLC.

Administrator Harrenstein stated that Monarch Meadows was requesting conduit bonds as they did earlier in 2005, with a 1% fee allowing the City to collect between \$70,000 and \$80,000. Council

Member Spears asked if the City provides the loan. Attorney Kennedy responded that the City lends its name and a portion of borrowing power. The bond does not involve the full faith and credit of North Mankato. Council Member Spears stated the paper work speaks of a first mortgage. Attorney Kennedy replied Monarch Meadows does not make payments to the City. Administrator Harrenstein reported the action tonight is to set a date for the public hearing. **Council Member Steiner moved, seconded by Council Member Norland, to Set a Public Hearing on the Proposed Issuance of Housing Facilities Revenue Refunding Notes in an Aggregate Principal Amount not to Exceed \$8,000,000 at the Request of Vista Prairie at Monarch Meadows, LLC. Vote on the Resolution: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

Pavement Management System Report

City Engineer Dan Sarff presented a review of the Pavement Management System Report. Sarff stated the purpose of the report is to outline the current pavement system condition and provide information and recommendations to the City Council concerning the maintenance and preservation of the City streets. Sarff stated the focus was on bituminous pavement not on the concrete pavement. Sarff stated that overall the street pavements within the City are in good condition with over 84% at a rating >5 and over 50% having a condition rating >7. He provided pavement management recommendations of continuing the use of crack filling and seal coating, while adding a mill and overlay program to preserve more distressed pavements. Sarff provided a 5-year pavement maintenance/preservation funding scenario and a 7-year pavement maintenance/preservation funding scenario. He recommended the 7-year Pavement Preservation Plan beginning with the 2016 Budget at an estimated cost of \$564,000/year. The plan recommends the continuation of the ongoing seal coat program, formalizing an ongoing mill and overlay program and including the streets with condition ratings of 1 and 2 or those with underground utility deficiencies be included in the Capital Improvement Plan. Council Member Freyberg asked if the plan took into account inflation. Sarff stated that it did not and if the plan is adopted the numbers would need to be adjusted to reflect inflation. **Council Member Norland moved, seconded by Council Member Steiner to adopt the Pavement Management Report. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

City Administrator and Staff Comments

Administrator Harrenstein stated the Pavement Management Study affirmed the work of Public Works Director Swanson. Harrenstein also thanked Dan Sarff for his work. Public Works Director Swanson thanked his crew and predecessors for their hard work on the roads. Swanson also thanked Construction Inspector Derek Tostenson for his work on the Belgrade Hill project. He stated the project is a little behind schedule because of bedrock removal. Mayor Dehen asked what the City was doing with the bedrock that was removed. Swanson reported it was being recycled for other uses within the city.

Mayor and Council Comments

Council Member Steiner requested that Administrator Harrenstein continue to look for funding for the Tschohl property. Administrator Harrenstein reported staff has been engaged in several conversation with both public and private foundations but no specific grants come to mind. He stated it is difficult to continue looking for funding because the City is under a 60-day review of a rezoning request. Harrenstein stated the Council needs guidance from the Planning Commissions about how to proceed and rezone 1610 LorRay Drive. The Council had specifically asked the Planning Commission not to bring a rezoning request unless there was a development agreement for the site. Attorney Kennedy stated the Planning Commission will discuss the request for rezoning, which has a plan

attached. Anyone interested in expressing their concerns about the rezoning may appear at the Planning Commission meeting on October 9, 2014. Kennedy stated that by the time the request reached the Council the citizens would have less input. This is private property and the property owner has the right to sell the property.

Mayor Dehen thanked Business on Belgrade for a great event on Saturday, September 27 with Bier on Belgrade.

Mayor Dehen reported that Coffee with the Council would be held on Saturday, October 11, 2014 from 10:00 a.m.-11:00 a.m. at the Caswell Park North Soccer Complex at 1875 Howard Drive.

Mayor Dehen read the following Proclamation into the record.

WHEREAS, hospice and palliative care empower people to live as fully as possible, surrounded and supported by family and loved ones, despite serious and life-limiting illness; and

WHEREAS, hospice and palliative care bring patients and family caregivers the highest quality care delivered by an interdisciplinary team of skilled professionals that includes physicians, nurses, social workers, therapists, counselors, health aides, spiritual care providers and others who make the wishes of each patient and family a priority; and

WHEREAS, through pain management and symptom control, caregiver training and assistance, and emotional and spiritual support, allowing patients to live fully up until the final moments, surrounded and supported by the faces of loved ones, friends, and committed caregivers; and

WHEREAS, each year, hospice saves Medicare more than \$2 billion by providing solutions for physicians, care to patients and comfort to families anywhere, at any time; and

WHEREAS, every year more than 1.65 million Americans living with life-limiting illness, and their families, received care from the nation's hospice programs in communities throughout the United States; and

WHEREAS, more than 450,000 trained volunteers contribute 21 million hours of service to hospice annually; and

WHEREAS, hospice and palliative care providers encourage all people to learn more about options of care and to share their wishes with family, loved ones, and their healthcare professionals;

NOW, THEREFORE, I, Mark Dehen, Mayor of the City of North Mankato, Minnesota, do hereby proclaim November, to be

National Hospice Palliative Care Month

in the City of North Mankato, and encourage all citizens to increase their understanding and awareness of care at the end of life and to observe this month with appropriate activities and programs.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned at 8:27 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 Municipal Building Council Chambers on October 20, 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 Spears, Steiner, Norland, and Freyberg; City Administrator Harrenstein, Finance Director Thorne, Attorney Kennedy, City Clerk Van Genderen, Planner Fischer, and Public Works Director Swanson.

Approval of Agenda

Council Member Freyberg moved, seconded by Council Member Norland, to approve the agenda with Agenda Items 7A, 7D, and 7E removed from the Consent Agenda for discussion. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.

Consent Agenda

Discussion on Consent Agenda Items 7A, Bills and Appropriations, 7D, Park Permit Application and 7E Park Permit Application. Council Member Freyberg, on Agenda Item 7A, questioned the Mankato Family YMCA expenditure for the 2014 Spring Lake Swim Facility Management, asking if the bill was only for the months of August to September. Administrator Harrenstein stated the expenditure was closer to the cost for the entire season. Council Member Freyberg also asked for clarification on the claim from Prairie Restoration, Inc for Estimate #4 Wetland Bank Vegetation Establishment. Finance Director Thorne stated it was part of the 14/41 Interchange Project and Construction Funds were used for the payment. Council Member Freyberg stated Agenda Items 7D and 7E were being removed so discussion could occur on the City permit policies for P.A. systems. He stated he had received several calls concerning the use of P.A. systems at events. He noted it was positive that permits for events were being pulled a year in advance but the use of the P.A. systems were disturbing the surrounding neighborhoods. Freyberg suggested changing the language on the permits. Mayor Dehen stated it would be appropriate to direct the staff to review the application form and policies concerning park use and P.A. systems. Council Member Norland requested the staff review hours of park use.

Council Member Freyberg moved, seconded by Council Member Norland, to approve the Consent Agenda as follows:

- A. Bills and Appropriations.
- B. Res. No. 70-14 Adopting Donations/Contributions/Grants.
- C. Res. No. 71-14 Adopting Resolution Declaring Surplus Vehicles and Equipment.
- D. Audio and Large Group Permit for Holy Rosary Church, Wheeler Park, Sunday, September 13, 2015 from 7 a.m. to 3 p.m.
- E. Audio and Large Group Permit for ShotLiff/Meisberger Wedding, Spring Lake Park, May 10, 2015 from Noon-10 p.m.
- F. Preliminary and Final Plat of Northport No. 18, a Replat of Lot 1, Block 1 and Outlot B, Northport No. 17, a Request from D&K Powder Coating, LLC/North Mankato Port Authority. (City Planner)

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

Public Comments

Barb Church, 102 Wheeler, appeared before the Council and stated that a landowner has the right to sell their property, but when that property is TUD the City determines the use of the land. She stated the City Council had the opportunity to determine how to rezone the property at 1610 LorRay Drive but no decision was made. Church suggested a calm and respectful discussion with all parties interested in the property to help determine what is appropriate for the area.

Denny Savick, 810 Belgrade, appeared before the Council and stated the Planning Commission's last meeting showed the Commissioners' lack of interest in involvement because two Commissioners were missing from the meeting. He also stated the Planning Commission behaved poorly and were rude to those in attendance. Mayor Dehen responded that the attendees of the meeting were not decorous to the Commissioners.

John Hurd, 732 Garfield, appeared before the Council and stated the Council Members should be aware that many people were interested in preserving 1610 LorRay Drive, known as the Tschohl property. He stated preserving the Tschohl property would be an opportunity to create a great asset to the community.

Mark Bosacker, 419 Nicollet Avenue, appeared before the Council and stated he hoped the City would see the Tschohl property as a unique opportunity for a park.

Rhonda Geving, 506 Ivanhoe Court, appeared before the Council and thanked the Council for continuing to listen to the communities concerns. She stated she lives in the immediate area and hopes the Council will consider the flow of the area surrounding the Tschohl property before deciding to rezone.

Business Items**Res. No. 72-14 Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessment Roll for Project No. 13-02AC, 2014 Belgrade Hill and Ravine Improvement.**

City Engineer Dan Sarff stated he would discuss the Resolution Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessment Roll for Project No. 13-02AC, 2014 Belgrade Hill and Ravine Improvement simultaneously with Resolution Ordering Hearing for 7 p.m. on Monday, November 17, 2014 on Assessments for Project No. 13-02AC, 2014 Belgrade Hill and Ravine Improvements. Sarff stated the City's policy is to assess 40% of total cost to the property owners who benefitted from the construction. The City set a maximum assessment figure for this project at \$7,000 per property excluding driveway improvements. The estimated total for the project is \$1,517,611, the City's portion of the improvements is \$1,462,811 and the total assessed to residents with the driveway improvements included is \$54,800. The second resolution sets a public hearing for the assessments. Property owners effected by the assessments will be sent a letter containing assessment information and a notice that the public hearing will be Monday, November 17th at 7:00 p.m. A notice of public hearing will be published in the City paper two-weeks before the Public Hearing. **Council Member Steiner moved, seconded by Council Member Norland, to adopt Res. No. 72-14 Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessment Roll for Project No. 13-02AC, 2014 Belgrade Hill and Ravine Improvement. Vote on the Resolution: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.**

Res. No. 73-14 Ordering Hearing for 7 p.m. on Monday, November 17, 2014 on Assessments for Project No. 13-02AC, 2014 Belgrade Hill and Ravine Improvement.

Council Member Norland moved, seconded by Council Member Steiner, to approve Res. No. 73-14 Ordering Hearing for 7 p.m. on Monday, November 17, 2014 on Assessments for Project No. 13-02AC, 2014 Belgrade Hill and Ravine Improvements. Vote on the Resolution: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.

Discussion of Proposed Five-Year Capital Improvement Plan, 2015-2019

City Administrator Harrenstein reported that the Five-Year Capital Improvement Plan was not ready to present to the City Council. He stated the City's Strategic Plan was ready for review and would be a good foundation from which to discuss the CIP at the next Council Meeting. The Strategic Plan sets forth the vision of North Mankato and establishes five key values provided by the staff. The key values include adaptability, excellence, responsibility, integrity and leadership. The strategic plan outlined the following goals: Outstanding Recreational Assets, Well Planned and Maintained Infrastructure, Safe Community, Growing & Vibrant Business, Industrial & Residential Districts and Excellent Quality of Life. These goals were followed by City Staff established action steps to accomplish the goals.

City Administrator and Staff Comments

Administrator Harrenstein stated Jo Tschohl has been repeatedly contacted by those interested in the Tschohl property located at 1610 LorRay. The calls have become distressing and she would like the calls to stop because she has no responsibility for the property.

Public Works Director Swanson stated leaf collection began on Monday, October 20th and the Street Department was coordinating with the Water Department's water main flushing. He assured the Council that leaf collection would continue until leaves were picked up or the snow flies. Swanson also stated that leaves need to be kept on the Boulevard so they do not clog storm drains. Council Member Norland congratulated Nate Nimps and Jerry Olson on their ingenious adaption of the leaf collection machine. Mayor Dehen asked for a report on the Belgrade Ravine project. Public Works Director Swanson stated the project was proceeding and he hoped to have an accurate report concerning completion dates by the next Council Meeting on November 3, 2014.

Mayor and Council Comments

Council Member Norland provided a brief report on the Region Nine Area Inc. which is a non-profit created to support Region Nine's efforts of increasing social and economic opportunities for local community groups, nonprofits and governments in the nine-county region.

Council Member Spears asked Administrator Harrenstein the deadline for deciding rezoning 1610 LorRay. Administrator Harrenstein stated there was a 60-day review on the proposal.

Mayor Dehen read the following Proclamation into the record.

PROCLAMATION

WHEREAS, in the United States, nearly 30 million people-including 290,000 in Minnesota have diabetes, a serious disease with potentially life threatening complications such as heart disease, stroke, blindness, kidney disease and amputation; and

WHEREAS, an additional 86 million people in the United States are at risk for developing Type 2 diabetes; and

WHEREAS, recent estimates project that as many as one in three American adults will have diabetes in 2050 if current trends continue; and

WHEREAS, an increase in community awareness is necessary to put a stop to the diabetes epidemic;

NOW, THEREFORE, I, Mark Dehen, Mayor of the City of North Mankato, Minnesota, do hereby proclaim November to be

American Diabetes Month

in the City of North Mankato, and encourage all citizens to recognize American Diabetes Month and be a part of the American Diabetes Association's Stop Diabetes® movement to confront, fight, and most importantly, change the future of this deadly disease.

Dated this 20th day of October 2014.

Mayor Dehen stated there would be a review of Envision 2020 on Tuesday, October 21, 2014 from 6:30-8:00 p.m.

Mayor Dehen stated the North Mankato Fire Department would be hosting "Dad's Belgium Waffle Feed" on Sunday, October 26 from 8:00 a.m.-12 noon. Money raised supports the North Mankato Fire Department.

Mayor Dehen thanked participants of the Safe Routes to School initiative for their time.

Mayor Dehen thanked donors to the Library Fund.

Public Comments

Matthias Leyrer, 632 Belgrade Avenue, appeared before the Council and stated that with low density housing surrounding the downtown parking will continue to be a problem even if parking ramps are built. Leyrer stated the City website and logo need to be updated.

John Hurd, 732 Garfield Avenue, appeared before the Council and stated the City has the "clout" to lend its name and influence to raise money for the Tschohl property. He questioned whether the Mankato Soccer Club was required to contribute to the Caswell North Soccer Fields. Mayor Dehen stated yes, they contributed a large amount of money. Hurd stated if the trees are cut down there will be many unhappy people in the City.

Phil Henry, 1300 Noretta Drive, appeared before the Council and stated he hoped the trees could be saved on the Tschohl property.

There being no further business, on a motion by Council Member Spears, seconded by Council Member Norland, the meeting adjourned at 8:06 p.m.

Mayor

City Clerk

EXHIBIT A

RESOLUTION CALLING FOR PUBLIC HEARING ON THE PROPOSED ISSUANCE OF HOUSING FACILITIES REVENUE REFUNDING NOTES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$8,000,000, AT THE REQUEST OF VISTA PRAIRIE AT MONARCH MEADOWS, LLC

NOTICE IS HEREBY GIVEN that a public hearing shall be conducted by the City Council of the City of North Mankato (the "Issuer"), on a proposal that it issue its Housing Facilities Revenue Refunding Notes, in an aggregate principal amount of not to exceed \$8,000,000, in one or more series (the "Notes"), and on the related Housing Program developed pursuant to Minnesota Statutes, Chapter 462C, as amended (the "Act"), all at the request of Vista Prairie at Monarch Meadows, LLC, a Minnesota limited liability company, the sole member of which is Governmental and Educational Assistance Corporation d/b/a Vista Prairie Communities, an Arkansas nonprofit corporation (the "Company"). The hearing will be held at the Municipal Building Council Chambers, located at 1001 Belgrade Avenue, North Mankato, Minnesota, at a meeting of the City Council to be held on Monday, November 3, 2014, beginning at 7:00 o'clock p.m. The proposed project to be refinanced by the Notes consists of refinancing housing facilities for rental to the elderly (the "Project"), and all as further described in the Housing Program developed pursuant to the Act with respect thereto, a copy of which is on file at City Hall. The Project is a rental housing facility for the elderly consisting of 88 assisted living units, 10 care suites, 1 respite care unit and 1 guest suite. The address of the facility to be refinanced by the Notes is 2135 Lor Ray Drive, North Mankato, Minnesota. The Project is owned and operated by the Company. The proceeds of the Notes will be loaned by the Issuer to the Company to provide refinancing for the Project, and the Company will agree to repay the loan at times and in amounts sufficient to provide for payment in full of the Notes when due. At said time and place the City Council shall give all parties who appear an opportunity to express their views with respect to the Housing Program and the issuance of the Notes. Written comments will be accepted at City Hall until the time of hearing.

Date: October 20, 2014.

BY ORDER OF THE CITY COUNCIL

/s/ April Van Genderen
City Clerk
City of North Mankato

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.

County of Blue Earth

October 14, 2014
RESOLUTION CALLING
FOR PUBLIC HEARING ON
THE PROPOSED ISSUANCE
OF HOUSING FACILITIES
REVENUE REFUNDING
NOTES IN AN
AGGREGATE PRINCIPAL
AMOUNT NOT TO EXCEED
\$8,000,000, AT THE
REQUEST OF VISTA PRAIRIE
AT MONARCH MEADOWS, LLC
NOTICE IS HEREBY GIVEN that a
public hearing shall be conducted
by the City Council of the City of
North Mankato (the "Issuer"), on a
proposal that it issue its Housing
Facilities Revenue Refunding
Notes, in an aggregate principal
amount of not to exceed \$8,000,000,
in one or more series (the "Notes"),
and on the related Housing
Program developed pursuant to
Minnesota Statutes, Chapter 462C,
as amended (the "Act"), all at the
request of Vista Prairie at
Monarch Meadows, LLC, a
Minnesota limited liability company,
the sole member of which is
Governmental and Educational
Assistance Corporation d/b/a Vista
Prairie Communities, an Arkansas
nonprofit corporation (the
"Company"). The hearing will be
held at the Municipal Building
Council Chambers, located at 1001
Belgrade Avenue, North Mankato,
Minnesota, at a meeting of the City
Council to be held on Monday,
November 3, 2014, beginning at
7:00 o'clock p.m. The proposed
project to be refinanced by the
Notes consists of refinancing housing
facilities for rental to the elderly
(the "Project"), and all as further
described in the Housing
Program developed pursuant to
the Act with respect thereto, a
copy of which is on file at City
Hall. The Project is a rental housing
facility for the elderly consisting
of 88 assisted living units, 10
care suites, 1 respite care unit and
1 guest suite. The address of the
facility to be refinanced by the
Notes is 2135 Lor Ray Drive, North
Mankato, Minnesota. The Project
is owned and operated by the
Company. The proceeds of the
Notes will be loaned by the Issuer
to the Company to provide refinancing
for the Project, and the
Company will agree to repay the
loan at times and in amounts sufficient
to provide for payment in full
of the Notes when due. At said
time and place the City Council
shall give all parties who appear
an opportunity to express their
views with respect to the Housing
Program and the issuance of the
Notes. Written comments will be
accepted at City Hall until the time
of hearing.
Dated October 14, 2014
BY ORDER OF
THE CITY COUNCIL
/s/ April Van Genderen
City Clerk
City of North Mankato

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

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

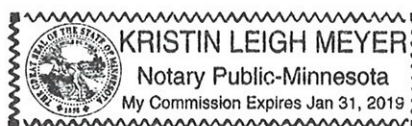
(B) The printed _____ Notice _____

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Tuesday, the 14 day of October, 2014, and was thereafter printed and published on every Tuesday to and including Tuesday, the 14 day of October, 2014; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz
By: [Signature]
Publisher

Subscribed and sworn to before me on this 14
day of October, 2014.

[Signature]
Notary Public



CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF NOVEMBER 3, 2014

A Locksmith	replace file cabinet lock-Gen Gov	\$225.00
A+ Security, Inc.	monitoring of alarm system-Police & Fire Depts.	\$149.70
ABC Wire Sales Co.	supplies-Recycling	\$670.00
Advance Resources for Development	consulting services-Port Authority	\$7,500.00
Albright, James	lawn maintenance-Public Access	\$60.00
Ameripride Services	mats-Library	\$67.96
American Concrete	concrete sealer-Street Dept.	\$162.00
Audio Editions	supplies & audio books-Library	\$162.33
Baker & Taylor	books-Library & Bookmobile	\$31.98
Benco Electric Cooperative	electric bill-All Depts.	\$27,852.71
Bolton & Menk, Inc.	engineering fees-All Depts.	\$23,748.15
Border States Electric Supply	equipment parts-Street Lights	\$113.06
Bound Tree Medical	supplies-Fire Dept.	\$126.62
Brand, John	refund water bill credit	\$3.77
Brown Traffic Products, Inc.	equipment parts-Street Lights	\$2,851.00
C & S Supply Co., Inc.	equipment parts & supplies-All Depts.	\$352.05
CenterPoint Energy	gas bill-All Depts.	\$1,057.65
Cincinnati Insurance	insurance premium-Public Access	\$25.00
City Directories	city directories-Gen Gov & Library	\$490.00
City of Mankato	wastewater fee Nov & 2014 All Seasons Arena Debt	\$64,375.00
Collaborative Summer Reading Program	2015 membership & manual kit-Library	\$32.50
Cooke, J. P. Company	dog license tags-Gen Gov	\$99.26
Crysteel Truck Equipment	equipment parts-Street, Park, Cap Fac & Water	\$296.10
Dalco	supplies-Recycling	\$88.62
DEMCO, Inc.	supplies-Library	\$236.75
Discount Paper Products, Inc.	supply-Library	\$211.48
Emergency Apparatus Maintenance	equipment parts-Fire Dept.	\$4,876.09
Ess Brothers & Sons, Inc.	grates-Storm Water	\$1,142.00
Express Services, Inc.	crossing guards-Police Dept.	\$1,598.58
Fastenal Company	equipment parts-Street Dept.	\$26.56
Ferguson Enterprises	water heater-Water Dept.	\$312.00
Finance & Commerce, Inc.	ad for bids Municipal Well #9-Water Dept.	\$287.85
Gale/Cengage Learning	books-Library & Bookmobile	\$382.78
GMS Industrial Supplies, Inc.	equipment parts-Park Dept.	\$15.56
Goodwin, Tony	professional service-Public Access	\$400.00

CLAIMS

Green Tech Recycling	recycle appliances Fall Drop-Off-Recycling	\$161.00
Hansen Sanitation	refuse pickup & Fall Drop-Off-Solid Waste	\$56,674.48
Hawkins, Inc.	chemicals-Water Dept.	\$2,436.49
Holtmeier Construction	Estimate #3 RoeCrest/Noretta/Belgrade Ravine	\$301,846.80
Ingram Library Services	books-Library & Bookmobile	\$2,384.59
Inman, Rich	travel expenses for conference-Fire Dept.	\$137.76
Kennedy & Graven	legal services-Port Authority	\$2,409.25
Kreuer, Robert	damage to vehicle due to construction-2014 Const	\$70.11
Lakes Gas Company	LP gas-Recycling	\$315.00
Larkstur Engineering	equipment parts-Street Dept.	\$7.16
Lawson Products, Inc.	supplies-Shop	\$133.20
Mankato Public Schools	transportation for special program-Library	\$65.40
Manley Tire & Oil Service, Inc.	tire-Park Dept.	\$127.04
Metro Sales, Inc.	copier maintenance-Gen Gov	\$55.00
Menards-Mankato	supplies-All Depts.	\$843.41
Miller Gunsmithing	equipment repair-Police Dept.	\$405.70
Minnesota Chiefs of Police Assn.	training-Police Dept.	\$540.00
Minnesota Valley Action Council	CDBG Housing Rehabilitation Program-CDBG	\$11,868.86
MN Dept Employment & Economic Dev	Thin Film grant repayment-Port Auth State Rev Loan	\$2,414.02
MRCI	wages for MRCI employees-Recycling	\$9,714.74
Minnesota State University	work study student-Library	\$310.00
Musco Finance, LLC	Capital Lease Soccer Field Lights-Park Dept.	\$17,917.84
Nicollet County Recorder/Abstracter	recording fees-Comm Dev	\$138.00
North Kato Supply	supply-Shop	\$196.50
North Mankato Motor Vehicle Registrar	license tabs-Gen Gov	\$12.00
Old Dominion Brush	equipment parts-Street Dept.	\$69.74
OverDrive, Inc.	downloadable audio/ebooks-Library	\$1,693.85
Pet Expo	aquatic service-Library	\$40.00
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$189.53
Pohlman, Tim	travel exp conference & fees for regional meeting-Fire	\$199.26
Red Feather Paper Company	supplies-Recycling	\$61.40
Retrofit Companies, Inc.	recycle light bulbs-Recycling	\$184.94
River Bend Business Products	copier maintenance-Gen Gov	\$427.24
Schwicker's	HVAC repair-Library	\$364.00
Seath, Dale	travel expenses to pickup International truck-All Depts	\$502.32
Southern Minnesota Construction	rock, asphalt & emulsion oil-Street, Water & Storm Wtr	\$3,545.40
South Central College	training-Police Dept.	\$1,000.00
SPS Companies, Inc.	plumbing supplies-All Depts.	\$451.89
Staples Advantage	supplies & chairs-All Depts.	\$788.87
Titan Machinery	equipment parts-Street Dept.	\$164.85

CLAIMS CONTINUED

TruGreen	fertilize ball fields-Caswell	\$644.25
UST Keffer Library	replace damaged book-Library	\$65.00
Viking Electric Supply	electrical supplies & tools-Park, Sales Tax & Water	\$1,305.78
WSB & Associates, Inc.	comprehensive plan-Comm Dev	\$1,261.25
Wayne's Auto Body	equipment parts-Street Dept.	\$2,186.56
Wells Fargo Bank	principal & interest on bonds	\$430,963.75
Xcel Energy	electric bill-All Depts.	<u>\$18,854.53</u>
Total		<u><u>\$1,016,178.87</u></u>

CLAIMS CONTINUED

General	\$93,268.06
Community Development Block Grant	\$11,868.86
Local Option Sales Tax	\$1,516.13
Port Authority	\$9,909.25
Capital Facilities & Equipment Replacement-General	(\$547.40)
Port Authority State Revolving Loan Fund	\$2,414.02
Joint Economic Development Fund	\$7,530.00
Local Option Sales Tax Bonds	\$239,893.75
GO Improvement Bond of 2010	\$136,925.00
2014 Construction	\$312,161.56
Water	\$37,650.05
Sewer	\$54,339.53
Recycling	\$12,210.65
Storm Water	\$39,582.65
Solid Waste	\$56,674.48
Public Access	<u>\$782.28</u>
Total	<u><u>\$1,016,178.87</u></u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF NOVEMBER 3, 2014

Advance Resources for Development	consulting services-Port Authority	\$7,500.00
Bolton & Menk, Inc.	engineering fees-Jt Economic Dev Fund	\$7,530.00
Kennedy & Graven	legal services-Port Authority	\$2,409.25
MN Dept Employment & Economic Dev	Thin Film grant repayment-Port Auth State Rev Loan	<u>\$2,414.02</u>
Total		<u><u>\$19,853.27</u></u>

List of Port Authority Bills in the Amount of \$19,853.27

Council Meeting of November 3, 2014

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 \$1,016,178.87

Council Meeting of November 3, 2014

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

CLAIM REPORT
BILLS PAID AFTER THE COUNCIL MEETING OF OCTOBER 20, 2014
END OF MONTH

79034	City of Mankato	supplies for training-Police Dept.	\$100.00
79035	Delta Dental	employee payroll deductions	\$834.73
79036	Enventis	telephone bill-All Depts.	\$470.41
79037	Hy-Vee, Inc.	items for concessions-Caswell	\$54.80
79038	John Deere Financial	equipment parts-Park Dept.	\$192.39
79039	Kwik Trip, Inc.	unleaded & diesel fuel-All Depts.	\$23,245.34
79040	MSCIC	registration fees for conference-Police Dept.	\$525.00
79041	National Insurance Services of WI, Inc.	life insurance November	\$577.95
79042	National Insurance Services of WI, Inc.	long term disability insurance November	\$1,201.74
79043	National Insurance Services of WI, Inc.	voluntary life insurance November	\$68.50
79044	Sprint	PCS connection card data plan-Police & 2014 Const	\$74.45
79045	Telrite Corporation	long distance phone bill-All Depts.	\$239.60
79046	ICMA Retirement Trust - 457	employee payroll deductions	\$3,773.85
79047	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$685.00
wire 10/27	Nesco LLC	2006 International Truck with Lift-All Depts.	<u>\$28,400.00</u>
Total			<u><u>\$60,443.76</u></u>

CLAIMS CONTINUED

General	\$51,861.87
Water	\$7,665.27
Sewer	\$225.57
Recycling	\$511.84
Storm Water	\$155.68
Public Access	<u>\$23.53</u>
Total	<u><u>\$60,443.76</u></u>

PORT AUTHORITY INVOICES
BILLS PAID AFTER THE COUNCIL MEETING OF OCTOBER 20, 2014
END OF MONTH

None to report

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

Council Meeting of November 3, 2014

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 \$60,443.76

Council Meeting of November 3, 2014

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 of Gift	Restriction on Gift	Amount
Anonymous	General Fund – Library Backpack Food Program	\$505.00
Michele Fields	General Fund – Library Backpack Food Program	\$20.00
Wendy Schmidt	General Fund – Library Backpack Food Program	\$105.00
Lee Ann Dewitte	General Fund – Library Backpack Food Program	\$5.00
Janette Hanson	General Fund – Library Backpack Food Program	\$5.00
Jolene Klein	General Fund – Library Backpack Food Program	\$20.00
Lori Nauman	General Fund – Library Backpack Food Program	\$20.00
Carolyn Wacholz	General Fund – Library Backpack Food Program	\$20.00
Susan Campbell	General Fund – Library Backpack Food Program	\$20.00
Debra Fisher	General Fund – Library Backpack Food Program	\$20.00
Viginia Danish	General Fund – Library Backpack Food Program	\$20.00

Adopted by the City Council this 3rd day of November 2014.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #8C	Department: City Attorney	Council Meeting Date: 11/03/14																																	
TITLE OF ISSUE: Resolution of the North Mankato City Council in the Matter of a Continuous Nuisance Located at 303 Belgrade Avenue, North Mankato on Property Owned and/or Controlled by Brian Douglas Mechler.																																			
BACKGROUND AND SUPPLEMENTAL INFORMATION: The City of North Mankato on September 22, 2014 served a notice that Brian Mechler was in violation of City Code 156.035. The Ordinance states that a Garage and Yard Sale shall not exceed three days in length and items related to the event shall not be stored outdoors overnight. The North Mankato Police department conducted an investigation and Brian Douglas Mechler has violated both provisions by having a continuous yard sale in the front yard of 303 Belgrade Avenue for more than three consecutive days and sale items have been kept in the front yard. Correspondence with Brian Mechler has not resulted in action to abate the conditions. The ongoing yard sale and the failure to store indoors such sale products overnight constitute a continuing nuisance under the laws of the State of Minnesota and the Ordinances of the City of North Mankato. The Mayor and City Administrator shall cause this Resolution to be served upon Brian Mechler and he shall have twenty days to remove all personal property in the yard at 303 Belgrade Avenue, North Mankato, Minnesota the owner shall also remove the advertising sign.																																			
If additional space is required, attach a separate sheet																																			
REQUESTED COUNCIL ACTION: Approval of Resolution of the North Mankato City Council in the Matter of a Continuous Nuisance Located at 303 Belgrade Avenue, North Mankato on Property Owned and/or Controlled by Brian Douglas Mechler.																																			
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>Freyberg</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</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		_____	_____	Freyberg		_____	_____	Spears		_____	_____	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 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>Exhibit A, Exhibit B</u> _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vote Record:	Aye	Nay																																	
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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: _____																																		

RESOLUTION NO.

A RESOLUTION OF THE NORTH MANKATO CITY COUNCIL IN THE MATTER
OF A CONTINUOUS NUISANCE LOCATED AT 303 BELGRADE AVENUE,
NORTH MANKATO ON PROPERTY OWNED AND/OR CONTROLLED BY
BRIAN DOUGLAS MECHLAR.

WHEREAS, Brian Douglas Mechler, owns and/or controls property located at 303 Belgrade Avenue, North Mankato, Minnesota; and

WHEREAS, the City of North Mankato by and thru the office of the City Attorney did on or about the 22nd day of September, 2014 cause to have served by United State Mail upon said Brian Douglas Mechler, a notice that he was in violation of North Mankato City Code provision 156.035 as set forth in attached Exhibit A; and

WHEREAS, the City Council of the City of North Mankato has reviewed the criminal complaint prepared on the 22nd day of October, 2014 by the North Mankato City Attorney and attached as Exhibit B; and

WHEREAS, the current condition of the property appears to be in violation of Minnesota Statute 609.74 (1); Minnesota Statute 609.745; North Mankato City Code Section 156.035; and

WHEREAS, the above conditions have been in existence continuously for a period in excess of thirty (30) days; and

WHEREAS, Brian Douglas Mechler is currently incarcerated in the Nicollet County Jail facing several felony charges; and

WHEREAS, the property is currently not under the control of any person or organization and constitutes a continuing nuisance which will only get worse as we go into the late fall and early winter season.

NOW, THEREFORE, BE IT RESOLVED, pursuant to Minnesota Statutes Section 463.15 to 463.161 and the City Code of the City of North Mankato, Minnesota, the City Council for the City of North Mankato has duly considered all the facts and finds that:

1. An investigation of this matter was performed by the police department of the City of North Mankato on a continuous basis and continuing to the 23rd day of October, 2014. That such investigation verified that the owner of the property at 303 Belgrade Avenue, North Mankato, Minnesota was Brian Douglas Mechler according to the public records at the Nicollet County Government Center.
2. The City Attorney of the City of North Mankato duly served by first class mail a letter dated September 22, 2014 (See Exhibit A) upon Brian Douglas Mechler. In such letter Mr. Mechler was specifically advised that he was in violation of North Mankato City Ordinance 156.0325 which states Garage and Yard Sales shall not exceed three days in length with no more than four events allowed in a 12 month period. The Ordinance also states no items related to the event shall be

stored outdoors overnight. Based upon the investigation conducted by the North Mankato Police Department the City Council determines that Brian Douglas Mechler has violated both provisions by having a continuous yard sale in the front yard of 303 Belgrade Avenue for far in excess of three (3) consecutive days and, in addition, he has kept sale items in the front yard and not stored indoors overnight on more than thirty (30) occasions since September 22, 2014.

3. Correspondences with Brian Douglas Mechler has not resulted in action to abate the conditions described.

4. The ongoing yard sale and the failure to store indoors such sale products overnight constitute a continuing nuisance under the laws of the State of Minnesota and the Ordinances of the City of North Mankato such as to be declared a Public Nuisance in need of immediate abatement.

Based upon said findings the City Council of the City of North Mankato orders:

1. The Mayor and City Administrator shall cause this Resolution to be served upon the owner Brian Douglas Mechler.

2. The Owner shall, within twenty (20) days remove all personal property in the yard at 303 Belgrade Avenue, North Mankato, Minnesota and shall store such property inside the residence at 303 Belgrade Avenue, North Mankato, Minnesota or at another legal location. The Owner shall also remove the advertising sign or any other property in violation of North Mankato Ordinances from 303 Belgrade Avenue, North Mankato, Minnesota.

3. A motion for summary enforcement of this order will be made to the District Court of Waseca County unless corrective action is taken as provided above, or unless an answer is filed as provided by M.S. Section 436.18.

4. The City Administrator and staff shall take such other action as may be necessary to enforce this order.

Adopted by the City Council of North Mankato this 3rd day of November, 2014.

Mayor

ATTEST:

City Clerk



CITY OF NORTH MANKATO

OFFICE OF
CITY ATTORNEY

MICHAEL H. KENNEDY
CHRISTOPHER M. KENNEDY

REPLY TO:
99 NAVAHO AVENUE, SUITE 104
P.O. BOX 3223
MANKATO, MN 56002-3223
TELEPHONE: 507-345-4582
FAX: 507-345-1010

Exhibit A

September 22, 2014

Brian Douglas Mechler
303 Belgrade Avenue
North Mankato, MN 56003

Re: 303 Belgrade Avenue

Dear Mr. Mechler:

Please be advised that the City of North Mankato has received a couple of complaints regarding the use of your property. These complaints are in regard to the garage sale you have in place.

Please be advised that the North Mankato City Council has enacted a North Mankato City Ordinance 156.035(MN) which reads as follows:

(MN) *Garage and Yard Sales* permitted in all residential and the central business district subject to the following:

- 1) Events shall not exceed three days in length with no more than four events allowed in a 12 month period.
- 2) No items related to the event shall be stored outdoors overnight.
- 3) No items or materials shall be located in any boulevard or public right of way area.

Please be advised that on September 16, 2014 that the North Mankato City Police received a report indicating you had a garage sale that was exceeding three days in length and that you were storing items overnight outside. Please also be advised that on September 17, 2014 we received a separate report of an illegal garage sale happening at your property. Two officers have reviewed this matter and these garage sales are in violation of City Ordinance.

While I understand that you made disagree with the City Ordinance, this has been enacted by the City Council and will have to be enforced. Please be advised that there is no provision that would indicate that a charity should be treated separately. Please be advised that we received a complaint though I have not confirmed it, that you may have been doing concession sales on your property. Please be advised that North Mankato City Code specifically requires a license before people are able to sell concessions or food.

Page 2
Brian Douglas Mechler
September 22, 2014

Please make certain that your garage sale complies with the provisions of the North Mankato City Ordinance.

Sincerely,

KENNEDY & KENNEDY

Christopher M. Kennedy
Assistant North Mankato City Attorney

CMK/lms

cc John Harrenstein
 Michael Fischer
 Chief Chris Boyer

State of Minnesota County of NICOLLET
COMPLAINT

0 AMENDED COMPLAINT	DATE FILED	PROSECUTOR FILE NO.	COURT FILE NO.
0 TAB CHARGE PREVIOUSLY FILED			

STATE OF MINNESOTA,

SUMMONS

PLAINTIFF,

VS.

Name & Address:
 Brian Douglas Mechler
 303 Belgrade Avenue
 North Mankato MN 56003

DOB: 03/02/58

CT NO	STATUTE TYPE	OFFENSE DATE	STATUTENUMBER&DESCRIPTION	OFFENSE LEVEL	MOC	GOC	CONTROLLING AGENCIES	CONTROL NUMBER(S)
I	Charge Penalty Other	10/23/14	609.74(1)Public Nuisance Misdemeanor	M	J3901	N	MN0520100	14-2183
II	Charge Penalty Other	10/23/14	609.745 Permitting Public 2183 Nuisance Misdemeanor	M	J3901	N	MN0520100	14-
m	Charge Penalty Other	10/23/14	156.035 (MM) Illegal Garage Sale Misdemeanor	M	J3901	N	MN0520100	14-2183

COMPLAINT

The Complainant, being duly sworn, makes complaint to the above-named Court and states that there is probable cause to believe that the Defendant committed the following offense(s). The Complainant states that the following facts establish PROBABLE CAUSE.

On September 16, 2014, the North Mankato Police Department, received a complaint that a property was maintained in a manner that violated the North Mankato City Code. The complaint indicated that the property located at 303 Belgrade Avenue, North Mankato, Minnesota 56001 and under the control of BRIAN DOUGLAS MECHLER, 303 Belgrade Avenue, North Mankato MN 56003, DOB 03/2/58, was conducting a garage sale in a manner that violated North Mankato City Code.

Officer David Von Berge of the North Mankato Police Department went to investigate. He met with Brian Mechler and advised Mr. Mechler that North Mankato City Code provided that a garage sale could not exceed three days in length and that a property could have no more than four in a given year. Officer Von Berge also advised that items could not be left out overnight. On September 17, 2014, Officer Gangelhoff of the North Mankato Police Department drove by the residence in response to a complaint, and noticed that the items were still being stored outside and that the sale was continuing. On September 22, 2014, Mr. Mechler was sent a letter advising him of the violations and that he needed to bring his property into compliance.

On September 27, 2014, Officer Brad Schultz responded to a report that the sale was still taking place and that items were be stored outside. Officer Schultz observed that there were items for sale in the yard and a large lighted sign was on the property, advertising the sale. On October 10, 2014, the city received another complaint regarding the sale and the storage of items. Deputy Spieker was sent to the property. He verified that the sale items were still in the yard, and it appeared that new items had been added. Mr. Mechler was provided another notice of the violations.

Detective Spieker returned to the property on October 22, 2014. He found that the property had extreme clutter with items ranging from glassware to furniture on the property. He also confirmed that pursuant to the Nicollet County Assessor's Office that Brian Mechler is the owner of the property.

COUNT I

Charge: PUBLIC NUISANCE

In Violation of: MS 609.74 (1)

Penalty: 90 days in jail and/or \$1,000.00 fine

The defendant by an act or failure to perform a legal duty maintained or permitted a condition which unreasonably annoys, injures, or endangers the safety, health, morals, comfort or repose of any considerable number of members of the public.

COUNT II

Charge: PERMITTING PUBLIC NUISANCE

In Violation of: MS 609.745

Penalty: 90 days in jail and/or \$1,000.00 fine

The defendant, having control of real property, permitted it to be used to maintain a public nuisance or lets the same knowing that it will be so used.

COUNT III

Charge: IMPROPER GARAGE SALE

In Violation of: North Mankato City Code Section 156.035 (MM)

Penalty: 90 days in jail and/or \$1,000.00 fine

The defendant, having control over real property, located in a residential district, or the central business district allowed the property to be used for a garage or yard sale that exceed three days in time and in which items were stored outside overnight.

THEREFORE, Complainant requests that said Defendant, subject to bail or conditions of release be:
(1) arrested or that other lawful steps be taken to obtain Defendant's appearance in court; or
(2) detained, if already in custody, pending further proceedings; and that said Defendant otherwise be dealt with according to law.

COMPLAINANT'S NAME:

COMPLAINANT'S SIGNATURE

Being duly authorized to prosecute the offense(s) charged, I hereby approve this Complaint

DATE: 10/22/14

PROSECUTING ATTORNEY'S SIGNATURE

PROSECUTING ATTORNEY:
NAME/TITLE
Christopher M Kennedy
Assistant City Attorney
Attorney Registration #0258854

ADDRESS/TELEPHONE
99 Navaho Avenue Suite 104
Mankato Mn 56001
507/345-4582

Court Case # _____

This COMPLAINT was subscribed and sworn to before the undersigned this _____ day of _____, 2014.

NAME: _____

SIGNATURE

TITLE: _____

FINDING OF PROBABLE CAUSE

From the above sworn facts, and any supporting affidavits or supplemental sworn testimony, I, the Issuing Officer, have determined that probable cause exists to support, subject to bail or conditions of release where applicable, Defendant(s) arrest or other lawful steps be taken to obtain Defendant(s) appearance in court, or his detention, if already in custody, pending further proceedings. The Defendant(s) is/are thereof charged with the above-stated offense.



SUMMONS

THEREFORE You, THE ABOVE-NAMED DEFENDANT (S), ARE HEREBY SUMMONED to appear on the _____ day of _____, 2014 at _____ AM/PM before the above-named court at _____ to answer this complaint.

IF YOU FAIL TO APPEAR in response to this SUMMONS, a WARRANT FOR YOUR ARREST shall be issued.



WARRANT

☐ EXECUTE IN MINNESOTA ONLY

☐ EXECUTE NATIONWIDE

☐ EXECUTE IN BORDER STATES

To the sheriff of the above-named county; or other person authorized to execute this WARRANT; I hereby order, in the name of the State of Minnesota, that the above-named Defendant(s) be apprehended and arrested without delay and brought promptly before the above-named court (if in session, and if not, before a Judge or Judicial Officer of such court without unnecessary delay, and in any event not later than 36 hours after the arrest or as soon thereafter as such Judge or Judicial Officer is available) to be dealt with according to law.



ORDER OF DETENTION

Since the above-named Defendant(s) is already in custody; I hereby order, subject to bail or conditions of release, that the above-named Defendant(s) continue to be detained pending further proceedings.

Bail: \$ _____

Conditions of Release: _____

This COMPLAINT – WARRANT AND ORDER OF DETENTION, duly subscribed and sworn to, is issued by the undersigned Judicial Officer this _____ day of _____, 2014.

JUDICIAL OFFICER:

NAME: _____

SIGNATURE

TITLE: _____

Sworn testimony has been given before the Judicial Officer by the following witnesses: _____

STATE OF MINNESOTA COUNTY OF NICOLLET

STATE OF MINNESOTA

Plaintiff,

vs.

BRIAN DOUGLAS MECHLER
303 Belgrade Avenue
North Mankato MN 56001

Defendant.

Clerk's Signature or File Stamp:

RETURN OF SERVICE

I hereby Certify and Return that I have served a copy of this COMPLAINT – WARRANT AND ORDER OF DETENTION upon the Defendant(s) herein named.

STATE OF MINNESOTA v. Brian Douglas Mechler

Prosecutor File Number: _____

DEFENDANT FACT SHEET

1. Defendant Address: 303 Belgrade Avenue, North Mankato MN 56001
2. DOB: 03/02/58
3. SID: _____
4. Alias name(s): _____
5. Alias DOB(s): _____
6. Has defendant been fingerprinted? ☐ Yes ☒ No
7. Does defendant have a handgun permit? ☐ Yes ☐ No
If so, what agency issued: _____
8. Location of violation: _____
9. Drivers License #: K001180475701
(NOTE: required on driving offenses)
10. Accident Type: ☐ No injury/no damage ☐ Property Damage ☐ Personal Injury ☐ Fatality
11. Plate #: _____
12. Alcohol Concentration: Not Applicable

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #8D	Department: City Administrator	Council Meeting Date: 11/03/14
-----------------	--------------------------------	--------------------------------

TITLE OF ISSUE: Set Public Hearing for 7 p.m. on Monday, December 1, 2014 to Consider 2015 Budget and the Five-Year Capital Improvement Plan, 2015-2019.

BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of the 2015 Budget process, it is necessary to formally set the date and time for the 2015 Budget and Five-Year Capital Improvement Plan, 2015-2019 Public Hearing.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Set Public Hearing.

For Clerk's Use:																	
Motion By: _____ Second By: _____																	
Vote Record:	Aye Nay	<table style="width: 100%; border: none;"> <tr> <td style="border: none; text-align: center;">_____</td> <td style="border: none; text-align: center;">_____</td> <td style="border: none;">Steiner</td> </tr> <tr> <td style="border: none; text-align: center;">_____</td> <td style="border: none; text-align: center;">_____</td> <td style="border: none;">Norland</td> </tr> <tr> <td style="border: none; text-align: center;">_____</td> <td style="border: none; text-align: center;">_____</td> <td style="border: none;">Freyberg</td> </tr> <tr> <td style="border: none; text-align: center;">_____</td> <td style="border: none; text-align: center;">_____</td> <td style="border: none;">Spears</td> </tr> <tr> <td style="border: none; text-align: center;">_____</td> <td style="border: none; text-align: center;">_____</td> <td style="border: none;">Dehen</td> </tr> </table>	_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Dehen
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_____	_____	Norland															
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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>Notice of Public Hearing</u>				

<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting
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<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____
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NOTICE OF PUBLIC HEARING ON 2015 BUDGET
AND FIVE-YEAR CAPITAL IMPROVEMENT PLAN, 2015-2019
CITY OF NORTH MANKATO

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 1st day of December 2014, to hold a public hearing to consider the City's 2015 Budget and Five-Year Capital Improvement Plan, 2015-2019.

Such persons as desire to be heard with reference to the proposed 2015 Budget and Five-Year Capital Improvement Plan, 2015-2019 will be heard at this meeting. A copy of the 2015 Budget and Five-Year Capital Improvement Plan, 2015-2019 is available at the North Mankato Taylor Library or by calling 625-4141 or in person at City Hall, 1001 Belgrade Avenue, North Mankato.

Dated this 3rd day of November 2014.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO
REQUEST FOR COUNCIL ACTION



Agenda Item #8E	Department: Public Works Dir.	Council Meeting Date: 11/3/14																											
TITLE OF ISSUE: Resolution Approving the Sale of Surplus Vehicles and Equipment.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: Attached list of successful bidders.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Adopt Resolution Approving the Sale of Surplus Vehicles and Equipment.																													
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>Freyberg</td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Spears</td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Dehen</td></tr></table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	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> <p>Other (specify) <u>Attachment A List of Successful Bidders.</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<div style="margin-bottom: 10px;"><input type="checkbox"/> Workshop</div> <div style="margin-bottom: 10px;"><input checked="" type="checkbox"/> Regular Meeting</div> <div><input type="checkbox"/> Special Meeting</div>	<div style="margin-bottom: 10px;"><input type="checkbox"/> Refer to: _____</div> <div style="margin-bottom: 10px;"><input type="checkbox"/> Table until: _____</div> <div><input type="checkbox"/> Other: _____</div>																												

RESOLUTION NO.

RESOLUTION APPROVING THE SALE OF SURPLUS
VEHICLES AND EQUIPMENT

WHEREAS, the City Council has authorized the sale of surplus vehicles and equipment; and

WHEREAS, the City of North Mankato has accepted bids and compiled the bids as listed on Attachment A to this resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the Mayor and City Clerk are hereby authorized to execute the necessary documents to complete the sale of said surplus vehicles and equipment as listed on Attachment A.

Adopted by the City Council this 3rd day of November 2014.

Mayor

ATTEST:

City Clerk

2014 Surplus Vehicles and Equipment
Successful Bidders

Single Cylinder Hoist	
Bidder	Bid Amount
<hr/>	
Crysteel Truck Equipment	\$305.00

Fireplace Insert	
Bidder	Bid Amount
<hr/>	
Steve Engelhardt	\$25.00

Left Rear Door 99 Super Duty	
Bidder	Bid Amount
<hr/>	
Misgen Auto Parts	\$10.00

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10A	Department: Finance	Council Meeting Date: 11/3/14																											
TITLE OF ISSUE: A Resolution Authorizing and Approving the Issuance and the Sale of Housing Facilities Revenue Refunding Notes (Vista Prairie at Monarch Meadows Project) Series 2014; Fixing Their Forms and Specifications; Directing Their Issuance and Delivery; and Providing for Their Payment.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: Vista Prairie at Monarch Meadows, LLC, a Minnesota limited liability company (the "Borrower"), whose sole member is Governmental and Educational Assistance Corporation doing business as Vista Prairie Communities, an Arkansas nonprofit corporation, has requested that the City of North Mankato (the "City") issue its (i) Housing Facilities Revenue Refunding Note (Vista Prairie at Monarch Meadows Project) Series 2014A (the "Tax-Exempt Note"), in the principal amount not to exceed \$7,155,000; and (ii) Taxable Housing Facilities Revenue Refunding Note (Vista Prairie at Monarch Meadows Project) Series 2014A-T (the "Taxable Note," and together with the Tax-Exempt Note, the "Notes") in the principal amount not to exceed \$750,000. The City Council is being asked to hold a public hearing and adopt a resolution which provides final approval for the issuance of the Notes, authorizes the execution of related documents, and approves a housing program in accordance with Minnesota Statutes, Chapter 462C, as amended (the "Act").																													
If additional space is required, attach a separate sheet																													
REQUESTED COUNCIL ACTION: Adopt Resolution Authorizing and Approving the Issuance and the Sale of Housing Facilities Revenue Refunding Notes Series 2014.																													
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>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	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>Letter from Kennedy and Graven, Document Listing Matirials Available at City Hall Related to the Conduit Debt Service</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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<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: _____																												

**CITY OF NORTH MANKATO, MINNESOTA
RESOLUTION NO. _____**

**A RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE AND THE
SALE OF HOUSING FACILITIES REVENUE REFUNDING NOTES
(VISTA PRAIRIE AT MONARCH MEADOWS PROJECT) SERIES 2014;
FIXING THEIR FORMS AND SPECIFICATIONS;
DIRECTING THEIR ISSUANCE AND DELIVERY;
AND PROVIDING FOR THEIR PAYMENT**

WHEREAS, the City of North Mankato, Minnesota (the "Issuer") is a municipal corporation and political subdivision duly organized and existing under the Constitution and laws of the State of Minnesota; and

WHEREAS, the Issuer has previously issued its \$3,840,000 Housing Revenue Bonds (North Point-GEAC Project) Series 2002A (the "2002 Bonds"), to provide funds to Vista Prairie at Monarch Meadows, LLC, f/k/a North Point – GEAC, LLC, a Minnesota limited liability company (the "Borrower"), the sole member of which is Governmental and Educational Assistance Corporation d/b/a Vista Prairie Communities, an Arkansas nonprofit corporation and 501(c)(3) organization ("VPC"), the proceeds of which were used to refinance the acquisition of a 50-unit congregate care facility (the "2002 Acquisition"); and

WHEREAS, the Issuer has previously issued its \$8,560,000 Housing Revenue Loan Participation Note (North Point — GEAC Project), Series 2005A (the "Series 2005A Note"), its \$300,000 Taxable Housing Revenue Loan Participation Note (North Point — GEAC Project), Series 2005B (the "Series 2005B Note") and its \$500,000 Subordinate Housing Revenue Note (North Point — GEAC Project) Series 2005C (the "Series 2005C Note" and, collectively with the Series 2005A Note and the Series 2005B Note, the "Prior Notes"), in order to refund the 2002 Bonds and to finance the acquisition of a 50-unit congregate care facility (the "2005 Acquisition" and, with the 2002 Acquisition, the "Project"); and

WHEREAS, pursuant to Minnesota Statutes, Chapter 462C, as amended (the "Act"), the Issuer has been requested by the Borrower to issue its Housing Facilities Revenue Refunding Note (Vista Prairie at Monarch Meadows Project) Series 2014A in an aggregate principal amount of \$7,155,000 (the "Tax-Exempt Note") and its Taxable Housing Facilities Revenue Refunding Note (Vista Prairie at Monarch Meadows Project) Series 2014A-T in an aggregate principal amount of not to exceed \$750,000 (the "Taxable Note" and, collectively with the Tax-Exempt Note, the "Notes"), the proceeds of which will be used to refinance the Project; and

WHEREAS, the City Council, on the date hereof, has conducted a public hearing on a certain housing program (the "Program"), after publication of a notice of said hearing, providing for the issuance of the Notes by the Issuer; and

WHEREAS, the Notes would be issued pursuant to a Servicing Agreement dated as of November 1, 2014 (the "Servicing Agreement") between the Issuer and Piper Jaffray Lending LLC, as servicer ("Piper"); and

WHEREAS, in connection with the issuance of the Notes, the Issuer, the Borrower and Piper would enter into a certain Loan Agreement, dated as of November 1, 2014 (the "Loan Agreement"), pursuant to which the proceeds of the Notes would be loaned to the Borrower; and

WHEREAS, in connection with the issuance of the Notes, the Issuer, the Borrower and Piper would enter into a certain Amended and Restated Regulatory Agreement, dated as of November 1, 2014 (the "Regulatory Agreement"), to assure compliance of the Project with the Internal Revenue Code of 1986, as amended (the "Code") and to preserve the tax-exempt status of the Tax-Exempt Note under the Code; and

WHEREAS, in order to secure the Notes, the Borrower will provide a Combination Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents, dated as of November 1, 2014 (the "Mortgage") to the City, which the City will assign to Piper through and Assignment of Mortgage (the "Assignment"); and

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

Section 1. The Program is hereby approved.

Section 2. The issuance of the Notes for the purpose of refinancing the Project is hereby authorized, subject to the terms and conditions provided in this resolution. The Tax-Exempt Note shall bear interest at an average rate not in excess of five percent (5.0%) per annum and the Taxable Note shall bear interest at an average rate not in excess of seven percent (7.0%) per annum, subject to final determination and subsequent adjustments as set forth in the Servicing Agreement. The Notes shall be in such denomination and form, be numbered and dated, shall mature and be subject to redemption prior to maturity, and shall have such other details and provisions as are prescribed by the Servicing Agreement.

Section 3. The Notes do not and shall not constitute indebtedness, a pecuniary liability, a moral or general obligation or a loan of the credit of the Issuer, and the Notes are not and may not be secured by, and are not charges, liens or encumbrances, legal or equitable, against the Issuer's property, funds, general credit or taxing powers. The Notes are and shall be only special and limited revenue obligations of the Issuer payable solely from the revenues provided for the payment thereof pursuant to the Servicing Agreement, including the Issuer's rights under the Loan Agreement (except the Issuers' Unassigned Rights, as defined by the Servicing Agreement).

Section 4. The Notes, the Servicing Agreement, the Loan Agreement, the Regulatory Agreement and the Assignment are hereinafter referred to as the "Issuer Documents". The City Council hereby authorizes the Mayor and the City Administrator, in their sole and absolute discretion and at such time, if any, as they may deem appropriate, to execute and deliver the Notes and the remaining Issuer Documents. The approval given herein to the execution of the Issuer Documents shall be to the same documents substantially in the form presented to the Issuer in advance of this meeting of the City Council, with such additions or omissions as may be

acceptable to the officers of the Issuer executing said documents, as evidenced by their execution and delivery thereof.

The Issuer officials are also authorized to execute such other certificates as may be requested to show such facts and circumstances relating to the Notes as may be provided in Issuer records within their custody or control.

In the event that either the Mayor or the City Administrator, due to absence or incapacity, is unable to execute any of the Issuer Documents in accordance with the terms of this resolution, such officers of the Issuer, respectively, as may act in their stead may do so on behalf of the Issuer, with the same force and effect as though specifically authorized herein.

Section 5. No provision, covenant or agreement contained in the Issuer Documents, the Notes or in any other document relating to the Notes, and no obligation therein or herein imposed upon the Issuer or the breach thereof, shall constitute or give rise to a moral or general obligation of the Issuer or any charge upon its general credit or taxing powers. In making the agreements, provisions, covenants and representations set forth in the Issuer Documents, the Notes or in any other document relating to the Notes, the Issuer has not obligated itself to pay or remit any funds or revenues other than described in the Servicing Agreement.

Section 6. At the request of and based on representations made by the Borrower, the Issuer hereby designates the Tax-Exempt Note as a "qualified tax-exempt obligation" within the meaning of Section 265(b) of the Internal Revenue Code of 1986, as amended (the "Code").

In that connection, the Issuer makes the following factual statements and representations:

(a) the reasonably anticipated amount of tax-exempt obligations (other than any private activity bonds other than qualified 501(c)(3) bonds) which will be issued by the Issuer (and all subordinate entities of the Issuer) during calendar year 2014 will not exceed \$10,000,000; and

(b) not more than \$10,000,000 of obligations issued by the Issuer during calendar year 2014 have been designated for purposes of Section 265(b)(3) of the Code.

Section 7. The Borrower has agreed to pay all costs paid or incurred by the Issuer in connection with the transactions authorized by this Resolution whether or not the Notes are issued, including attorneys' fees.

Section 8. Upon the issuance of the Bonds, the Borrower shall pay the administrative fee of the Issuer in the amount of one percent (1%) of the principal amount of the Notes.

ADOPTED ON NOVEMBER 3, 2014.

CITY OF NORTH MANKATO, MINNESOTA

Mayor

Attest:

City Clerk

CERTIFICATION OF MINUTES

Municipality: City of North Mankato, Minnesota

Governing Body: City Council

Meeting: A meeting of the City Council of the City of North Mankato was held on the 3rd day of November, 2014, at 7:00 p.m. at the Municipal Building Council Chambers, located at 1001 Belgrade Avenue, North Mankato, Minnesota.

Members present:

Members absent:

Documents: Resolution No. _____ — Authorizing and approving the issuance and the sale of its Housing Facilities Revenue Refunding Notes (Vista Prairie at Monarch Meadows Project) Series 2014; fixing their forms and specifications; directing their issuance and delivery; and providing for their payment.

Certification:

I, April Van Genderen, the City Clerk of the City of North Mankato, Minnesota, do hereby certify the following:

Attached hereto is a true and correct copy of a resolution on file and of record in the offices of the City of North Mankato, Minnesota, which resolution was adopted by the North Mankato City Council, at the meeting referred to above. Said meeting was a regular meeting of the North Mankato City Council, was open to the public, and was held at the time at which meetings of the City Council are regularly held. Councilmember _____ moved the adoption of the attached resolution. The motion for adoption of the attached resolution was seconded by Councilmember _____. A vote being taken on the motion, the following voted in favor of the resolution:

and following voted against the resolution:

Whereupon said resolution was declared duly passed and adopted. The attached resolution is in full force and effect and no action has been taken by the City Council of the City of North Mankato, Minnesota which would in any way alter or amend the attached resolution.

Witness my hand officially as the City Clerk of the City of North Mankato, Minnesota this _____ day of _____, 2014.

By: _____
Its City Clerk



Offices in
Minneapolis
Saint Paul
St. Cloud

470 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402
(612) 337-9300 telephone
(612) 337-9310 fax
www.kennedy-graven.com
Affirmative Action, Equal Opportunity Employer

JULIE A. EDDINGTON
Attorney at Law
Direct Dial (612) 337-9213
Email: jeddington@kennedy-graven.com

October 28, 2014

Clara Thorne
Finance Director
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

Re: Resolution providing approval for the issuance of the Housing Facilities Revenue Refunding Note (Vista Prairie at Monarch Meadows Project) Series 2014A and Taxable Housing Facilities Revenue Refunding Note (Vista Prairie at Monarch Meadows Project) Series 2014A-T by the City of North Mankato

Dear Clara,

As you know, Vista Prairie at Monarch Meadows, LLC, a Minnesota limited liability company (the "Borrower"), whose sole member is Governmental and Educational Assistance Corporation doing business as Vista Prairie Communities, an Arkansas nonprofit corporation, has requested that the City of North Mankato (the "City") issue its (i) Housing Facilities Revenue Refunding Note (Vista Prairie at Monarch Meadows Project) Series 2014A (the "Tax-Exempt Note"), in the principal amount not to exceed \$7,155,000; and (ii) Taxable Housing Facilities Revenue Refunding Note (Vista Prairie at Monarch Meadows Project) Series 2014A-T (the "Taxable Note," and together with the Tax-Exempt Note, the "Notes") in the principal amount not to exceed \$750,000. The City Council is being asked to hold a public hearing and adopt a resolution on Monday, November 3, 2014, which provides final approval for the issuance of the Notes, authorizes the execution of related documents, and approves a housing program in accordance with Minnesota Statutes, Chapter 462C, as amended (the "Act").

The City previously issued its Housing Revenue Bonds (North Point-GEAC Project) Series 2002A (the "Prior Bonds"), in the original aggregate principal amount of \$3,840,000, for the benefit of the Borrower, in order to refinance the Borrower's acquisition of a 50-unit congregate care facility (the "2002 Acquisition"). The Issuer also issued its Housing Revenue Loan Participation Note (North Point — GEAC Project), Series 2005A (the "Series 2005A Note"), in the original aggregate principal amount of \$8,560,000, its Taxable Housing Revenue Loan Participation Note (North Point — GEAC Project), Series 2005B (the "Series 2005B Note"), in the original aggregate principal amount of \$300,000, and its Subordinate Housing Revenue Note (Garnett Garden — GEAC Project) Series 2005C (the "Series 2005C Note," and collectively with the Series 2005A Note and the Series 2005B Note, the "Prior Notes"), in the original aggregate principal amount of \$500,000, in order to refund the Prior Bonds and to finance the acquisition of a 50-unit congregate care facility (the "2005 Acquisition," and together with the 2002 Acquisition, the "Project").

If the City agrees to issue the Notes, the Borrower will use the proceeds of the Notes to refinance the Project by redeeming and prepaying the Prior Notes. The Notes will be issued pursuant to the Act and a Servicing Agreement between the City and Piper Jaffray Lending LLC, as servicer ("Piper"). The Notes are proposed to be privately placed with Piper, and Piper has agreed to purchase the Notes and to sell interests in the Notes to one or more institutional lenders pursuant to one or more participation agreements between Piper and each of the participants, which will be evidenced by one or more certificates of participation.

If the Notes are authorized to be issued by the City Council, they will be issued as conduit revenue bonds secured solely by the revenues derived from a Loan Agreement (the "Loan Agreement") to be executed by the City, the Borrower, and Piper, in its capacity as lead lender, and from other security provided by the Borrower, including a mortgage against the Project. The Notes will not constitute a general or moral obligation of the City, will not be secured by or payable from any property or assets of the City (other than the interests of the City in the Loan Agreement), and will not be secured by any taxing power of the City. The Notes will not be subject to any debt limitation imposed on the City and the issuance of the Notes will not have any adverse impact on the credit rating of the City, even in the event that Borrower encounters financial difficulties with respect to the Project to be refinanced with the proceeds of the Notes.

The Tax-Exempt Note is proposed to be issued as a tax-exempt obligation, the interest on which is not includable in gross income for federal income tax purposes. Tax-exempt obligations are usually not eligible for purchase by banks and other financial institutions, but Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), permits each issuer of tax-exempt obligations to designate up to \$10,000,000 of tax-exempt bonds as "qualified tax-exempt obligations" (sometimes referred to as "bank-qualified bonds") that are eligible for purchase by banks and other financial institutions. In order to issue bank-qualified bonds, the issuer must not expect to issue more than \$10,000,000 of bonds (other than private activity bonds that are not qualified 501(c)(3) bonds) in a calendar year. On July 29, 2014, the City issued general obligation bonds in the principal amount of \$2,845,000. The Borrower has requested that the City designate the Tax-Exempt Note as a qualified tax-exempt obligation for purposes of Section 265(b)(3) of the Code using a portion of the \$10,000,000 in bank-qualification the City has for the calendar year 2014.

Under the terms of the Loan Agreement, the Borrower will pay all of the City's fees and expenses. The Borrower has also agreed that if the City must issue bonds before December 31, 2014, the Borrower will compensate the Borrower for the loss of bank-qualification for such bonds.

Gina Fiorini will attend the City Council meeting on November 3, 2014 and can answer any questions that may arise during the meeting. Please contact me with any questions you may have prior to the City Council meeting.

Sincerely,


Julie A. Eddington

\$7,155,000
HOUSING FACILITIES REVENUE REFUNDING NOTE
(VISTA PRAIRIE AT MONARCH MEADOWS PROJECT)
SERIES 2014A

\$545,000
TAXABLE HOUSING FACILITIES REVENUE REFUNDING NOTE
(VISTA PRAIRIE AT MONARCH MEADOWS PROJECT)
SERIES 2014A-T

The City has the following documents related to the above-referenced Notes on file:

Servicing Agreement, the City (as Issuer) and Piper Jaffray Lending LLC (as servicer)

Loan Agreement, between the City (as Issuer), Vista Prairie at Monarch Meadows, LLC (as Borrower), and Piper Jaffray Lending LLC (as servicer)

Amended and Restated Regulatory Agreement, between the City (as Issuer), Vista Prairie at Monarch Meadows, LLC (as Borrower), and Piper Jaffray Lending LLC (as servicer)

Tax-Exempt Note, issued by City

Taxable Note, issued by City

If you would like to review the above documents, please contact April Van Genderen at 507-625-4141 for copies.

REQUEST FOR COUNCIL ACTION



Agenda Item #10B	Department: Water Department	Council Meeting Date: 11/3/14																											
TITLE OF ISSUE: Resolution Awarding Bid for Project No. 08-07B, Well No. 9.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: See attached letter from City Engineer.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Adopt Resolution Awarding Bid for Project No. 08-07B, Well No. 9.																													
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>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Dehen	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> SUPPORTING DOCUMENTS ATTACHED </div> <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>Letter from City Engineer, Bid Tabulation,</u> <u>Abstract of Bids</u> _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aye	Nay																												
_____	_____	Steiner																											
_____	_____	Norland																											
_____	_____	Freyberg																											
_____	_____	Spears																											
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
<table style="width: 100%; border: none;"> <tr> <td style="width: 50px; text-align: center;"><input type="checkbox"/></td> <td>Workshop</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Regular Meeting</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Special Meeting</td> </tr> </table>	<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Regular Meeting	<input type="checkbox"/>	Special Meeting	<table style="width: 100%; border: none;"> <tr> <td style="width: 50px; text-align: center;"><input type="checkbox"/></td> <td>Refer to: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Table until: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Other: _____</td> </tr> </table>	<input type="checkbox"/>	Refer to: _____	<input type="checkbox"/>	Table until: _____	<input type="checkbox"/>	Other: _____																
<input type="checkbox"/>	Workshop																												
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<input type="checkbox"/>	Refer to: _____																												
<input type="checkbox"/>	Table until: _____																												
<input type="checkbox"/>	Other: _____																												

RESOLUTION NO.

RESOLUTION AWARDDING BID FOR
PROJECT NO. 08-07B, Well No. 9

WHEREAS, pursuant to an advertisement for bids concerning Project No. 08-07B, Well No. 9, three (3) bids were received, opened, and tabulated according to law, and

WHEREAS, the following bids were received complying with the advertisement:

E.H. Renner & Sons, Inc:	
Cable Tool Method	
240 Calendar Days	\$544,830.00
Keys Well Drilling Co.	
Cable Tool Method	
240 Calendar Days	\$789,500.00
Mark J. Traut Wells	
Dual Rotary Method	
150 Calendar Days	\$450,898.00
Dual Rotary Method	
240 Calendar Days	\$440,398.00

AND WHEREAS, Mark J. Traut Wells, Inc. is the lowest responsible bidder;

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

1. The City Council hereby awards Dual Rotary Method with Completion in 150 Calendar Days to Mark J. Traut Wells in the amount of \$450,898.00.
2. The City Council hereby rejects bids from E.H. Renner & Sons, Inc. and Keys Well Drilling Co.
3. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with Mark J. Traut Wells of Waite Park, Minnesota in the name of the City of North Mankato, for such improvement according to the plans and specifications approved by the City Council and on file in the Office of the City Clerk.
4. The City Clerk is hereby authorized and directed to retain the deposits of the successful bidder until a contract has been signed.

Adopted by the City Council this 3rd day of November 2014.

Mayor

Attest:

City Clerk



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

October 29, 2014

Mr. John Harrenstein, City Administrator
City of North Mankato
1001 Belgrade Ave.
North Mankato, MN 56003

RE: Bid Evaluation – Construction of Municipal Well No. 9
North Mankato, Minnesota
Project No. M12.040015

Dear John,

Three (3) bids were received on October 29, 2014 for the Construction of Municipal Well No. 9. The bids were requested for completing the well construction either in 150 days or 240 calendar days after issuing the Notice to Proceed (NTP).

Only Mark J. Traut Wells, Inc. provided a bid for completing the well in 150 calendar days after issuance of the NTP.

As shown in the enclosed Bid Tabulation, the price to complete the well ranged from \$440,898.00 to \$789,500.00. The engineer's estimate for the construction cost was \$600,000.

Mark J. Traut Wells, Inc. submitted a price of \$450,898.00 and \$440,398.00 (bid was incorrectly listed as \$440,898.00) to complete the well in 150 and 240 calendar days, respectively. Since the added cost for early completion is only \$10,500.00, I recommend that the City of North Mankato accept the 150 calendar days completion bid price.

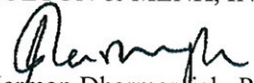
Mark J. Traut Wells, Inc. recently completed sealing of Well No. 7 for Austin Utilities. In addition, Traut Wells has completed high capacity municipal well projects for Bolton & Menk in the following cities:

- Saint Peter, Minnesota
- Prior Lake, Minnesota
- Lake Crystal, Minnesota
- New Prague, Minnesota
- Jordan, Minnesota
- Buffalo, Minnesota
- Austin, Minnesota

I recommend that the project be awarded to Mark J. Traut Wells, Inc. for a bid price of \$450,898.00.

Respectfully Submitted,

BOLTON & MENK, INC.


Herman Dharmarajah, Ph.D., P.E.
Senior Principal Engineer

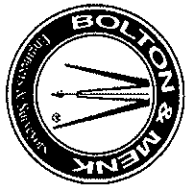
HD:bja

Enclosure – Bid Tabulation

cc: Dan Sarff – Bolton & Menk, Inc.

H:\NMAM\M1240015\Bid Docs\Bid Eval Nmkt Well No 9 M12040015.doc

DESIGNING FOR A BETTER TOMORROW
Bolton & Menk is an equal opportunity employer



BID TABULATION

Project Location: North Mankato, MN **Bid Day/Date:** Wednesday, October 29, 2014
Project Title: Construction of Municipal Well No. 9 **Bid Time:** 10:00 a.m.
Project No.: M12.040015
Addendum(s): No. 1 – 10/23/14

BIDDERS	AMOUNT BID Dual Rotary Method Completion in 150 Calendar Days	AMOUNT BID Dual Rotary Method Completion in 240 Calendar Days	AMOUNT BID Cable Tool Method Completion in 150 Calendar Days	AMOUNT BID Cable Tool Method Completion in 240 Calendar Days	BID BOND	ADDENDA
1. E. H. Renner & Sons, Inc. 15688 Jarvis Street NW Elk River, MN 55330	No Bid	No Bid	No Bid	\$544,830.00	X	X
Keys Well Drilling Co. 1156 Homer Street St Paul, MN 55116-3232	No Bid	No Bid	No Bid	\$789,500.00	X	X
Mark J. Traut Wells 141 28 th Avenue South Waite Park, MN 56387	\$450,898.00	\$440,398.00	No Bid	No Bid	X	X
Engineer's Estimate \$600,000						

DESIGNING FOR A BETTER TOMORROW
 Bolton & Menk is an equal opportunity employer
www.bolton-menk.com

ABSTRACT OF BIDS

CONSTRUCTION OF MUNICIPAL WELL NO. 9

CITY OF NORTH MANKATO, MINNESOTA

BMI PROJECT NO. M12.040015

Bid Date 10/29/2014

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	1		2		3	
				Mark J. Traut Wells, Inc.		E.H. Renner & Sons, Inc.		Keys Well Drilling Co.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobil. & Demobil., Clean Up Site, Erosion Control & Permit Fees	1	LS	\$46,428.00	\$46,428.00	NO BID	NO BID	NO BID	NO BID
2	Drill and Drive 30" Dia. Casing	-	LF	-	-				
3	Drill 29" Dia. (Nominal) Open Hole	-	LF	-	-				
4	Furnish and Install 24" Dia. Casing	165	LF	\$185.00	\$24,025.00				
5	Drill 23" Dia. (Nominal) Open Hole	620	LF	\$100.00	\$62,000.00				
6	Furnish & Install 18" Dia. Casing	623	LF	\$90.00	\$56,070.00				
7	Drill 17" Dia. (Nominal) Open Hole	225	LF	\$85.00	\$19,125.00				
8	Grout	50	CY	\$575.00	\$28,750.00				
9	Furnish, Install & Remove Well Development Equipment	1	LS	\$6,250.00	\$6,250.00				
10	Air Well Development (1000 cfm at 350 psi)	100	HRS	\$345.00	\$34,500.00				
11	Furnish, Install & Remove Test Pump with Discharge Piping	1	LS	\$6,550.00	\$6,550.00				
12	Test Pumping	100	HRS	\$145.00	\$14,500.00				
13	Dynamite	350	LBS	\$35.00	\$12,250.00				
14	Bailing & Disposal within One Mile of Project Site	500	CY	\$85.00	\$42,500.00				
15	Water Analysis	1	LS	\$1,225.00	\$1,225.00				
16	Videotaping	1	LS	\$1,250.00	\$1,250.00				
17	Gamma Log	1	LS	\$1,300.00	\$1,300.00				
18	Furnish and Install 125 HP Line Shaft Turbine Pump, 1200 gpm at 300 ft TDH, 360 ft. Below FF	1	LS	\$88,900.00	\$88,900.00				
19	Furnish and Install Submersible Well Drawdown Sensor as Specified	1	LS	\$1,950.00	\$1,950.00				
20	Well Disinfection	1	LS	\$250.00	\$250.00				
21	Site Clean-Up, Site Restoration	1	LS	\$2,150.00	\$2,150.00				
22	Coordination with Well House Contractor for Well Pump Installation, Piping and Electrical Connection and Start-Up	1	LS	\$500.00	\$500.00				
23	Pumpness and Alignment Test and Report	1	LS	\$425.00	\$425.00				

TOTAL:

\$450,898.00

Engineer's Opinion of Probable Cost: \$600,000

ABSTRACT OF BIDS

CONSTRUCTION OF MUNICIPAL WELL NO. 9

CITY OF NORTH MANKATO, MINNESOTA

BMI PROJECT NO. M12.040015

Bid Date 10/29/2014

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	1		2		3	
				Mark J. Traut Wells, Inc.		E.H. Renner & Sons, Inc.		Keys Well Drilling Co.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobil. & Demobil., Clean Up Site, Erosion Control & Permit Fees	1	LS	\$36,428.00	\$36,428.00	NO BID	NO BID	NO BID	NO BID
2	Drill and Drive 30" Dia. Casing	-	LF	- \$	-	NO BID	NO BID	NO BID	NO BID
3	Drill 29" Dia. (Nominal) Open Hole	-	LF	- \$	-	NO BID	NO BID	NO BID	NO BID
4	Furnish and Install 24" Dia. Casing	155	LF	\$155.00	\$24,025.00	NO BID	NO BID	NO BID	NO BID
5	Drill 23" Dia. (Nominal) Open Hole	620	LF	\$100.00	\$62,000.00	NO BID	NO BID	NO BID	NO BID
6	Furnish & Install 18" Dia. Casing	623	LF	\$90.00	\$56,070.00	NO BID	NO BID	NO BID	NO BID
7	Drill 17" Dia. (Nominal) Open Hole	225	LF	\$85.00	\$19,125.00	NO BID	NO BID	NO BID	NO BID
8	Grout	50	CY	\$575.00	\$28,750.00	NO BID	NO BID	NO BID	NO BID
9	Furnish, Install & Remove Well Development Equipment	1	LS	\$6,250.00	\$6,250.00	NO BID	NO BID	NO BID	NO BID
10	Air Well Development (1000 cfm at 350 psi)	100	HRS	\$345.00	\$34,500.00	NO BID	NO BID	NO BID	NO BID
11	Furnish, Install & Remove Test Pump with Discharge Piping	1	LS	\$6,550.00	\$6,550.00	NO BID	NO BID	NO BID	NO BID
12	Test Pumping	100	HRS	\$145.00	\$14,500.00	NO BID	NO BID	NO BID	NO BID
13	Dynamite	350	LBS	\$35.00	\$12,250.00	NO BID	NO BID	NO BID	NO BID
14	Bailing & Disposal within One Mile of Project Site	500	CY	\$85.00	\$42,500.00	NO BID	NO BID	NO BID	NO BID
15	Water Analysis	1	LS	\$1,225.00	\$1,225.00	NO BID	NO BID	NO BID	NO BID
16	Videotaping	1	LS	\$1,250.00	\$1,250.00	NO BID	NO BID	NO BID	NO BID
17	Gamma Log	1	LS	\$1,300.00	\$1,300.00	NO BID	NO BID	NO BID	NO BID
18	Furnish and Install 125 HP Line Shaft Turbine Pump, 1200 gpm at 300 ft TDH, 360 ft. Below FF	1	LS	\$88,900.00	\$88,900.00	NO BID	NO BID	NO BID	NO BID
19	Furnish and Install Submersible Well Drawdown Sensor as Specified	1	LS	\$1,950.00	\$1,950.00	NO BID	NO BID	NO BID	NO BID
20	Well Disinfection	1	LS	\$250.00	\$250.00	NO BID	NO BID	NO BID	NO BID
21	Site Clean-Up, Site Restoration	1	LS	\$2,150.00	\$2,150.00	NO BID	NO BID	NO BID	NO BID
22	Coordination with Well House Contractor for Well Pump Installation, Piping and Electrical Connection and Start-Up	1	LS	- \$	-	NO BID	NO BID	NO BID	NO BID
23	Pumpness and Alignment Test and Report	1	LS	\$425.00	\$425.00	NO BID	NO BID	NO BID	NO BID
TOTAL:					\$440,398.00	NO BID	NO BID	NO BID	NO BID

Engineer's Opinion of Probable Cost: \$600,000

ABSTRACT OF BIDS

CONSTRUCTION OF MUNICIPAL WELL NO. 9

CITY OF NORTH MANKATO, MINNESOTA

BMI PROJECT NO. M12.040015

Bid Date 10/29/2014

		1		2		3	
		Mark J. Traut Wells, Inc.		E. H. Renner & Sons, Inc.		Keys Well Drilling Co.	
		Cable Tool Method - Completion Date 150 Calendar Days after NTP		Cable Tool Method - Completion Date 150 Calendar Days after NTP		Cable Tool Method - Completion Date 150 Calendar Days after NTP	
ITEM NO.	ITEM	UNIT	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobil. & Demobil., Clean Up Site, Erosion Control & Permit Fees	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
2	Drill and Drive 30" Dia. Casing	155 LF	NO BID	NO BID	NO BID	NO BID	NO BID
3	Drill 29" Dia. (Nominal) Open Hole	350 LF	NO BID	NO BID	NO BID	NO BID	NO BID
4	Furnish and Install 24" Dia. Casing	505 LF	NO BID	NO BID	NO BID	NO BID	NO BID
5	Drill 23" Dia. (Nominal) Open Hole	118 LF	NO BID	NO BID	NO BID	NO BID	NO BID
6	Furnish & Install 18" Dia. Casing	623 LF	NO BID	NO BID	NO BID	NO BID	NO BID
7	Drill 17" Dia. (Nominal) Open Hole	225 LF	NO BID	NO BID	NO BID	NO BID	NO BID
8	Grout	100 CY	NO BID	NO BID	NO BID	NO BID	NO BID
9	Furnish, Install & Remove Well Development Equipment	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
10	Air Well Development (1000 cfm at 350 psi)	100 HRS	NO BID	NO BID	NO BID	NO BID	NO BID
11	Furnish, Install & Remove Test Pump with Discharge Piping	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
12	Test Pumping	100 HRS	NO BID	NO BID	NO BID	NO BID	NO BID
13	Dynamite	350 LBS	NO BID	NO BID	NO BID	NO BID	NO BID
14	Bailing & Disposal within One Mile of Project Site	500 CY	NO BID	NO BID	NO BID	NO BID	NO BID
15	Water Analysis	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
16	Videotaping	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
17	Gamma Log	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
18	Furnish and Install 125 HP line Shaft Turbine Pump, 1200 gpm at 300 ft TDH, 360 ft. Below FF	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
19	Furnish and Install Submersible Well Drawdown Sensor as Specified	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
20	Well Disinfection	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
21	Site Clean-Up, Site Restoration	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
22	Coordination with Well House Contractor for Well Pump Installation, Piping and Electrical Connection and Start-Up	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
23	Pumpness and Alignment Test and Report	1 LS	NO BID	NO BID	NO BID	NO BID	NO BID
TOTAL:			NO BID		NO BID		NO BID

Engineer's Opinion of Probable Cost: \$600,000

ABSTRACT OF BIDS

CONSTRUCTION OF MUNICIPAL WELL NO. 9

CITY OF NORTH MANKATO, MINNESOTA

BMI PROJECT NO. M12.040015

Bid Date 10/29/2014

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	1		2		3	
				Mark J. Traut Wells, Inc.		E.H. Renner & Sons, Inc.		Keys Well Drilling Co.	
				Cable Tool Method - Completion Date 240 Calendar Days after NTP	UNIT PRICE	Cable Tool Method - Completion Date 240 Calendar Days after NTP	UNIT PRICE	Cable Tool Method - Completion Date 240 Calendar Days after NTP	UNIT PRICE
1	Mobil. & Demobil., Clean Up Site, Erosion Control & Permit Fees	1	LS	NO BID	NO BID	\$75,000.00	\$75,000.00	\$85,000.00	\$85,000.00
2	Drill and Drive 30" Dia. Casing	155	LF			\$250.00	\$38,750.00	\$350.00	\$54,250.00
3	Drill 29" Dia. (Nominal) Open Hole	350	LF			\$175.00	\$61,250.00	\$270.00	\$94,500.00
4	Furnish and Install 24" Dia. Casing	505	LF			\$87.00	\$43,935.00	\$140.00	\$70,700.00
5	Drill 23" Dia. (Nominal) Open Hole	118	LF			\$100.00	\$11,800.00	\$200.00	\$23,800.00
6	Furnish & Install 18" Dia. Casing	623	LF			\$75.00	\$46,725.00	\$120.00	\$74,760.00
7	Drill 17" Dia. (Nominal) Open Hole	225	LF			\$95.00	\$21,375.00	\$190.00	\$42,750.00
8	Grout	100	CY			\$475.00	\$47,500.00	\$550.00	\$55,000.00
9	Furnish, Install & Remove Well Development Equipment	1	LS			\$12,000.00	\$12,000.00	\$24,000.00	\$24,000.00
10	Air Well Development (1000 cfm at 350 psi)	100	HRS			\$275.00	\$27,500.00	\$325.00	\$32,500.00
11	Furnish, Install & Remove Test Pump with Discharge Piping	1	LS			\$7,500.00	\$7,500.00	\$16,500.00	\$16,500.00
12	Test Pumping	100	HRS			\$165.00	\$16,500.00	\$200.00	\$20,000.00
13	Dynamite	350	LBS			\$40.00	\$14,000.00	\$80.00	\$28,000.00
14	Bailing & Disposal within One Mile of Project Site	500	CY			\$80.00	\$40,000.00	\$150.00	\$75,000.00
15	Water Analysis	1	LS			\$1,450.00	\$1,450.00	\$2,000.00	\$2,000.00
16	Videotaping	1	LS			\$1,500.00	\$1,500.00	\$1,850.00	\$1,850.00
17	Gamma Log	1	LS			\$1,500.00	\$1,500.00	\$1,850.00	\$1,850.00
18	Furnish and Install 125 HP Line Shaft Turbine Pump, 1200 gpm at 300 ft TDH, 360 ft. Below FF	1	LS			\$62,250.00	\$62,250.00	\$80,000.00	\$80,000.00
19	Furnish and Install Submersible Well Drawdown Sensor as Specified	1	LS			\$2,645.00	\$2,645.00	\$2,000.00	\$2,000.00
20	Well Disinfection	1	LS			\$1,250.00	\$1,250.00	\$240.00	\$240.00
21	Site Clean-Up, Site Restoration	1	LS			\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00
22	Coordination with Well House Contractor for Well Pump Installation, Piping and Electrical Connection and Start-Up	1	LS			\$6,500.00	\$6,500.00	\$500.00	\$500.00
23	Pumpness and Alignment Test and Report	1	LS			\$400.00	\$400.00	\$2,000.00	\$2,000.00
TOTAL:				NO BID		\$544,830.00		\$789,500.00	

Engineer's Opinion of Probable Cost: \$600,000

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10C	Department: Administration	Council Meeting Date: 11/4/14																																		
TITLE OF ISSUE: Staff will Present the Proposed Five-Year Capital Improvement Plan, 2015-2019, for discussion.																																				
BACKGROUND AND SUPPLEMENTAL INFORMATION: Administrator Harrenstein and Finance Director Thorne will present information on the Proposed Five-Year Capital Improvement Plan, 2015-2019.																																				
If additional space is required, attach a separate sheet																																				
REQUESTED COUNCIL ACTION: Discuss the Proposed Five-Year Capital Improvement Plan, 2015-2019.																																				
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%;">Aye</td> <td style="width: 10%;">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>Freyberg</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Spears</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay			_____	_____	Steiner		_____	_____	Norland		_____	_____	Freyberg		_____	_____	Spears		_____	_____	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> <p>Other (specify) <u>Memo, Exhibit A 2015-2019 CIP, Exhibit B Projects Identified for CIP, Exhibit C 2014-2018 CIP, Exhibit D 2015 Capital Facilities and Equipment Replacement, 2015 Strategic Plan, and the 2015 Debt Service Funds</u></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, Minnesota

To: Mayor Dehen & City Council
From: John D. Harrenstein, City Administrator
Clara Thorne, Finance Director
Date: October 30th, 2014
Re: Proposed 2015-2019 Capital Improvement Schedule

We are pleased to submit to you the proposed 2015-2019 Capital Improvement Schedule (CIP) for the City of North Mankato. This document serves as a multi-year planning instrument identifying needs and financing sources for equipment and public infrastructure improvements and also informs city residents how the City plans to address significant capital needs over the next five years. The City prepares a CIP separately from the operating budgets; however they are closely linked. Program expenditures proposed for the first year of the CIP are included in the annual budget for that year, together with the chosen funding source(s).

2015 Capital Improvements

In 2015 planned expenditures are estimated to be \$1.2 million dollars greater than submitted last year. Approximately \$1.1 million dollars of the changes to 2015 funding are the result of using \$780,000 in Municipal State Aid funding for the Lookout Drive Highway 14 reconstruction project, and \$350,000 in General Obligation borrowing needed for the City's match for the trail from LorRay Drive to Lake Street. The remaining increases are funding for streets. New spending for streets is programmed at \$200,000 per year in an attempt to complete projects identified in the pavement management plan. Please note that levee recertification and the driveway proposed for the Water Tower on Tower Boulevard were removed from the CIP and incorporated into the regular operating budgets of the Water and Storm Water Funds. Total costs for those projects amounted to \$100,000.

A large change to the 2015 CIP includes shifting the reconstruction of Roe Crest Drive (Lee Blvd to Marie Lane) from 2015 to 2016. In the place of the Roe Crest project, staff anticipates completing construction on an extension of Carlson Drive, West of County Road 41. This is associated with the annexation resolution approved by the City Council earlier this year.

2015-2019 Capital Improvements

The previously submitted CIP at a five year value of \$8.3 million dollars proved to be too austere to accommodate growth in the community, regular maintenance to City infrastructure, and continued enhancement of recreational assets. At \$11.1 million, the total value of projects in the 2015-2019 CIP is larger than the 2014-2018 CIP by approximately \$2.8 million dollars, but less than the 2013-2017 CIP by \$9.4 million dollars. As such the proposed CIP represents the realization of on-going capital needs required of a growing City committed to its strategic priorities. The increased spending for the 2015-2019 CIP can be attributed to two items:

1. Added G.O. borrowing of \$1.5 million for 2018 & 2019.
2. Increased funding for pavement management system of \$200,000 per year.

While projects for 2017 through 2019 that will require G.O. financing have not been specified in the five year forecast, projects previously identified as a priority of the City are listed on Exhibit B of this memo and it is anticipated one or more of them will be completed during the five year program. In addition, new projects like the West Carlson Drive extension may be added as the priorities of the governing body change.

At the end of 2013 the City of North Mankato had \$27,523,943 of bonded indebtedness (principal and interest) outstanding and scheduled for payment through 2037. We will reduce our bonded indebtedness by \$16,709,975 between 2014 and 2019 and, over the same period, the 2015 CIP proposes to add additional bonded indebtedness of \$8,670,881, thus bringing projected total bonded indebtedness at the end of 2019 to \$19,484,849.

Impact on Debt Service Fund

While proposed CIP spending is greater than last year, projected fund balances in the Debt Service Fund as projected comply with adopted policies of the City Council. This is because an additional \$500,000 in revenue from special assessments to be collected as part of the Carlson Drive extension project has been programmed into the debt service fund as well as increased collections of property tax revenue from growth in the community. Previous growth estimates were 0% and revised growth estimates are 0.75% per year. Collection of this revenue is important in realizing the increased spending proposed in the CIP.

As noted last year, three other variables provide constraints on spending for the Capital Improvement Program:

1. Repayment of interfund loans to the General Fund, Water Fund & Sewer Fund.
2. Rising debt payment for the 2010C Refunding Bond.
3. Deferred assessment collections and sale of property in the North Port Industrial Park.

Should revenue collections fall below estimated amounts, the total amount of the CIP will also decrease unless increases in tax collections through growth in the community or rate increases make up the difference.

EXHIBIT A

Five-Year Capital Improvement Schedule
For Years 2015 - 2019

Project or Activity	Strategic Program Area	2015	2016	2017	2018	2019	Estimated 5 year costs	Funding Source
Police Cruiser	Public Safety	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000	Cash / Capital Facilities & Equipment Replacement
Park Improvements	Recreation	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000	Cash / General Fund
General Equipment - Trucks, Skid loaders, Mowers, etc.	Infrastructure	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	Cash / Capital Facilities & Equipment Replacement
Pull & Repair Well Pump #6, #7, #8, #9, #5	Infrastructure	\$ 70,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 330,000	Cash / Water Fund
Sirens - Upgrade (from 2012), Plant #2, Expansion, City Shop	Public Safety	\$ 20,000	\$ 28,000	\$ 28,000	\$ 28,000		\$ 104,000	Cash / Capital Facilities & Equipment Replacement
Pavement Management Plan	Infrastructure	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	Cash / General Fund
SCBA Air Packs (Plus a \$40,000 Contribution from Relief Assn.)	Public Safety	\$ 60,000					\$ 60,000	Cash / Capital Facilities & Equipment Replacement
Highway 14 Trail from LorRay to Lake Street	Recreation	\$ 350,000					\$ 350,000	G.O. Bonds
Jetter	Infrastructure	\$ 300,000					\$ 300,000	Sewer Fund
Lookout Drive Roundabout and from Hwy 14 to Commerce	Infrastructure	\$ 780,000					\$ 780,000	Municipal State Aid
	Vibrant Business / Industrial /							
West Carlson Drive Extension	Neighborhoods	\$ 1,150,000					\$ 1,150,000	G.O. Bonds / Special Assessments
75' Ladder Fire Truck	Public Safety		\$ 250,000				\$ 250,000	G.O. Bonds
Street Sweeper	Infrastructure		\$ 180,000				\$ 180,000	Cash / Capital Facilities & Equipment Replacement
Tractor Backhoe	Infrastructure		\$ 100,000				\$ 100,000	Cash / Capital Facilities & Equipment Replacement
Roe Crest - Lee Blvd to Marie Lane	Infrastructure		\$ 1,385,000				\$ 1,385,000	G.O. Improvement Bonds / Property Tax & Special Assessments
Loader	Infrastructure			\$ 150,000			\$ 150,000	Cash / Capital Facilities & Equipment Replacement
Rehabilitation of Filter at Plant 1	Infrastructure			\$ 350,000			\$ 350,000	Cash / Water Fund
Yearly Capital Improvement Costs	Infrastructure			\$ -			\$ -	G.O. Improvement Bonds / Property Tax & Special Assessments
Recoat 500K Water Tower Exterior	Infrastructure				\$ 150,000		\$ 150,000	Cash / Water Fund
Tar Distributor (Used; 1/2 Nicollet County)	Infrastructure				\$ 75,000		\$ 75,000	Cash / Capital Facilities & Equipment Replacement
Dump Truck	Infrastructure				\$ 225,000		\$ 225,000	Cash / Capital Facilities & Equipment Replacement
250 KW Portable Generator	Infrastructure				\$ 102,000		\$ 102,000	Cash / Sewer Fund
Marvin Lift Station Rehab (Control, gravity line, force main) [Installed in 1978]	Infrastructure				\$ 80,000		\$ 80,000	Cash / Sewer Fund
Yearly Capital Improvement Costs	Infrastructure				\$ 1,500,000		\$ 1,500,000	G.O. Improvement Bonds / Property Tax & Special Assessments
Yearly Capital Improvement Costs	Infrastructure				\$ -	\$ 1,500,000	\$ 1,500,000	
Complete Reconstruct - Cliff Court	Infrastructure				\$ -	\$ -	\$ -	G.O. Improvement Bonds / Property Tax & Special Assessments
Loader	Infrastructure					\$ 150,000	\$ 150,000	
Roller	Infrastructure					\$ 30,000	\$ 30,000	
Total		\$ 3,100,000	\$ 2,378,000	\$ 963,000	\$ 2,595,000	\$ 2,115,000	\$ 11,151,000	
	Cash Funded	\$ 820,000	\$ 743,000	\$ 963,000	\$ 1,095,000	\$ 615,000	\$ 4,236,000	
	Financed	\$ 1,500,000	\$ 1,635,000	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 6,135,000	
	State Aid	\$ 780,000					\$ 780,000	

	Average
Cash	\$ 847,200
Financed	\$ 1,227,000
	<u>\$ 2,074,200</u>

Strategic Program Area	2015	2016	2017	2018	2019	Estimated 5 year costs
Public Safety	\$ 115,000	\$ 313,000	\$ 63,000	\$ 63,000	\$ 35,000	\$ 589,000
Recreation	\$ 425,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 725,000
Infrastructure	\$ 1,410,000	\$ 1,990,000	\$ 825,000	\$ 2,457,000	\$ 2,005,000	\$ 8,687,000
Vibrant Business / Industrial /						
Excellent Quality of Life	\$ 1,150,000	\$ -	\$ -	\$ -	\$ -	\$ 1,150,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 3,100,000	\$ 2,378,000	\$ 963,000	\$ 2,595,000	\$ 2,115,000	\$ 11,151,000

EXHIBIT B

Projects Identified For CIP

Project or Activity	Strategic Program Area	Cost	Funding Source	
Complete Reconstruct - 300 Blks Harrison, Tyler, Jefferson & Monroe; 400 Blk Monroe	Infrastructure	\$ 1,500,000	G.O. Improvement Bonds / Property Tax & Special Assessments	No Sources
Garfield - Range to Center St.	Infrastructure	\$ 800,000		
Complete Reconstruct - McKinley - Range to Sherman & Cross Street - Tyler to Webster	Infrastructure	\$ 1,800,000	G.O. Improvement Bonds / Property Tax & Special Assessments	No Sources
300 Blks of Harrison, Tyler, Monroe. 400 Blk of Monroe and Cross from Tyler to Webster	Infrastructure	\$ 1,875,000		
Complete Reconstruct - Cliff Court	Infrastructure	\$ 500,000	G.O. Improvement Bonds / Property Tax & Special Assessments	No Sources
McKinley - Range to Sherman, 300 Block Jefferson, Quincy Street	Infrastructure	\$ 1,555,000		
Aspen Lane to Rockford Road	Infrastructure	\$ 400,000	G.O. Improvement Bonds / Property Tax & Special Assessments	Developer Defined
The Reserve 2	Infrastructure	\$ 1,200,000	G.O. Improvement Bonds / Property Tax & Special Assessments	Developer Defined
Benson Park - Pavilion / Restroom / Addl Parking / Trees / Trails / Bridge / Berms	Recreation	\$ 1,500,000	G.O. Revenue Bonds / Sales Tax	
Spring Lake Park - South Restrooms & Parking Improvements	Recreation	\$ 800,000	G.O. Revenue Bonds / Sales Tax	
Caswell Park - Improvements, Expansion, & Acquisition	Recreation	\$ 1,000,000	G.O. Revenue Bonds / Sales Tax	
Library Expansion	Recreation	\$ 1,000,000	G.O. Revenue Bonds / Sales Tax	
Parking for downtown area	Vibrant Business	\$ 800,000		

EXHIBIT C

**Five-Year Capital Improvement Schedule
For Years 2014 - 2018**

Project or Activity	Department	Total Estimated Cost	2014	2015	2016	2017	2018	Funding Source
Financial Computer System	Administration	\$150,000	\$150,000					Cash / Capital Facilities \$50,000, Water \$50,000, Sewer \$50,000
General Equipment - Trucks, Skid loaders, Mowers, etc.	All Departments	\$300,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	Cash / Capital Facilities & Equipment Replacement
Sirens - Upgrade (from 2012)	Civil Defense	\$20,000		\$20,000				Cash / Capital Facilities & Equipment Replacement
Sirens - Water Plant #2	Civil Defense	\$28,000			\$28,000			Cash / Capital Facilities & Equipment Replacement
Sirens - New for Expansion	Civil Defense	\$28,000				\$28,000		Cash / Capital Facilities & Equipment Replacement
Sirens - Replacement at City Shop	Civil Defense	\$28,000					\$28,000	Cash / Capital Facilities & Equipment Replacement
SCBA Air Packs (masks)	Fire	\$60,000		\$60,000				Cash / Capital Facilities & Equipment Replacement
Police Cruiser	Police	\$175,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	Cash / Capital Facilities & Equipment Replacement
Drug Task Force Armored Car	Police	\$60,000	\$60,000					Cash / Capital Facilities & Equipment Replacement
Jetter	Sewer	\$300,000		\$300,000				Cash / Capital Facilities & Equipment Replacement
Street Sweeper	Streets	\$200,000			\$200,000			Cash / Capital Facilities & Equipment Replacement
Tractor Backhoe	Streets	\$100,000			\$100,000			Cash / Capital Facilities & Equipment Replacement
Loader	Streets	\$150,000				\$150,000		Cash / Capital Facilities & Equipment Replacement
Tar Distributor (Used; 1/2 Nicollet County)	Streets	\$75,000					\$75,000	Cash / Capital Facilities & Equipment Replacement
Dump Truck	Streets	\$225,000					\$225,000	Cash / Capital Facilities & Equipment Replacement
Highway 14 Trail from LorRay to Lake Street	Parks	\$50,000	\$50,000					Cash / Construction Fund (State Aid, Grant, Area Transportation Partnership)
Standby Power from Water II to Fire II	Civil Defense	\$10,000	\$10,000					Cash / General Fund
Park Improvements	Parks	\$305,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	Cash / General Fund
Caswell North Soccer Complex (Concession Stand)	Parks	\$250,000	\$250,000					Cash / Sales Tax
250 KW Portable Generator	Sewer	\$102,000			\$102,000			Cash / Sewer Fund
Sewer Camera Update	Sewer	\$20,000				\$20,000		Cash / Sewer Fund
Replace Pump Parts at Wheeler Corp Station	Flood Control	\$40,000	\$40,000					Cash / Storm Water Fund
Levee Re-Certification	Flood Control	\$50,000		\$50,000				Cash / Storm Water Fund
Replace Caulking on Concrete Dike	Flood Control	\$25,000			\$25,000			Cash / Storm Water Fund
Pull & Repair Well Pump #6	Water	\$70,000	\$70,000					Cash / Water Fund
Recoat 500K Water Tower Interior	Water	\$150,000	\$150,000					Cash / Water Fund
Driveway into Tower Boulevard on Tower Drive	Water	\$50,000		\$50,000				Cash / Water Fund
Recoat 500K Water Tower Exterior	Water	\$150,000		\$150,000				Cash / Water Fund
Pull & Repair Well Pump #7 and #9	Water	\$130,000			\$65,000	\$65,000		Cash / Water Fund
Well #5 Building & Vehicle Storage	Water	\$150,000					\$150,000	Cash / Water Fund
Replace Controls at Main Lift Station	Sewer	\$550,000	\$550,000					G.O. Revenue Bonds / Sewer
Roe Crest / Noretta / Old Belgrade Hill Sewer	Sewer	\$350,000	\$350,000					G.O. Revenue Bonds / Sewer
Roe Crest / Noretta / Old Belgrade Hill Ravine	Storm Water	\$800,000	\$800,000					G.O. Capital Project Bonds / Property Tax
Complete Reconstruct - Roe Crest - Lee Blvd to Marie Lane	Streets	\$1,100,000		\$1,100,000				G.O. Improvement Bonds / Property Tax & Special Assessments / Sewer/ Water
Lookout Drive Roundabout and from Hwy 14 to Commerce	Streets	\$700,000				\$700,000		G.O. Improvement Bonds / Property Tax
New Well #9	Water	\$1,350,000	\$1,350,000					G.O. Revenue Bonds / Water
Total		\$8,301,000	\$3,986,000	\$1,886,000	\$676,000	\$1,119,000	\$634,000	

CAPITAL FACILITIES & EQUIPMENT REPLACEMENT - 230												
2015 PROPOSED BUDGET												
	AMOUNT	Actual 2013	Estimated 2014	Adopted 2014	Proposed 2015	+/- 2014/2015	Forecast 2016	Forecast 2017	Forecast 2018	Forecast 2019	Forecast 2020	COMMENTS
REVENUES:												
UNRESERVED FUND BALANCE		-	31,954	31,954	228,725	196,771	83,725	15,725	77,725	24,725	16,725	
Sale of Property		28,790	-	-	-	-	-	-	-	-	-	
Other Income - Taxable		-	747	-	-	-	-	-	-	-	-	
Other Income - Non Taxable		-	77,063	-	-	-	-	-	-	-	-	
Contributions/Donations/Grants		-	18,000	-	-	-	-	-	-	-	-	
Transfer from General Fund		-	235,000	210,000	-	(210,000)	165,000	165,000	200,000	210,000	210,000	
Transfer from Water Fund		40,000	65,000	45,000	45,000	-	45,000	45,000	45,000	45,000	45,000	
Transfer from Wastewater Fund		-	100,000	75,000	75,000	-	75,000	75,000	75,000	75,000	75,000	
Transfer from Stormwater Fund		-	31,500	31,500	41,500	10,000	41,500	41,500	41,500	41,500	41,500	
Transfer from Sanitation Fund		-	-	8,500	8,500	-	8,500	8,500	8,500	8,500	8,500	
EQUIPMENT RESERVE REVENUE		68,790	559,263	401,954	398,725	(3,229)	418,725	350,725	447,725	404,725	396,725	
EXPENDITURES:												
Police Cruiser	420,000	-	36,275	35,000	35,000	-	35,000	35,000	35,000	35,000	35,000	
Police Detective Car			20,575	-	-	-						
General Equipment - Trucks, Skid loaders, Mowers, etc.	860,000	36,836	60,000	60,000	60,000	-	60,000	60,000	60,000	80,000	80,000	
Drug Taskforce Armored Car	60,000	-	60,000	60,000	-	(60,000)	-	-	-	-	-	
Jetter	300,000	-	-	-	-	-	-	-	-	-	-	Moved to sewer fund purchase
Backhoe	100,000	-	-	-	-	-	100,000		-	-	-	
Street Sweeper	200,000	-	-	-	-	-	180,000	-	-	-	-	
Loader	300,000	-	-	-	-	-	-	150,000	-	150,000	-	
Dump Truck	365,000	-	-	-	-	-	-	-	225,000	-	140,000	
Tar Distributor	75,000	-	-	-	-	-	-	-	75,000	-	-	1/2 Nicollet County
Roller (2)	60,000	-	-	-	-	-	-	-	-	30,000	30,000	
Fire Department Masks	60,000	-	-	-	60,000	60,000	-	-	-	-	-	
Records Management System	75,000	-	-	-	-	-	-	-	-	-	-	
Additional Park System upgrades					75,000					65,000	-	
Update Salt Storage Building	10,000	-	-	-	-	-	-	-	-	-	-	
Storage Mezzanine -Shop	22,500	-	-	-	-	-	-	-	-	-	-	
Replace Exterior Doors Municipal Building	15,000	-	-	-	-	-	-	-	-	-	-	
Lower Level Restrooms	10,000	-	-	-	-	-	-	-	-	-	-	
Civil Defense Sirens	132,000	-	-	-	20,000	20,000	28,000	28,000	28,000	28,000	-	
City Hall Roof Replacement	-		96,689	-	-	-	-	-	-	-	-	
Financial Computer System	50,000	-	30,000	50,000	20,000	(30,000)	-	-	-	-	-	
Civil Defense Sirens			27,000	-	-	-	-	-	-	-	-	
Police Department Interior Updates			-	-	10,000	10,000	-	-	-	-	-	
Community Development Software and Laptops					35,000	35,000						
Lights												
EQUIPMENT RESERVE EXPENDITURES	3,114,500	36,836	330,539	205,000	315,000	35,000	403,000	273,000	423,000	388,000	285,000	
EQUIPMENT RESERVE (est. end of year fund balance)		31,954	228,725	196,954	83,725	(38,229)	15,725	77,725	24,725	16,725	111,725	



NORTH MANKATO

2015 STRATEGIC PLAN

VISION - *North Mankato is a growing and safe community with outstanding recreational assets, well maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life.*

Goals

Outstanding Recreational Assets

Well Planned & Maintained Infrastructure

Safe Community

Growing & Vibrant Business, Industrial & Residential Districts

Excellent Quality of Life

Strategic Program Areas

Library, Parks & Trails

Public Works & Infrastructure

Public Safety

Community & Economic Development

Legislation, Administration & Public Engagement

Action Steps

- 11th Annual Art Splash
- Conduct Community Read
- Host author presentations
- Almost 5K Fun Run
- Implementation Benson Park Prairie Restoration
- Finish Parks Master Plan
- Analyze library expansion
- Expand Imagination Station services
- Conduct one fundraising event for the library
- Determine future needs for Spring Lake Swim Facility
- Develop plan to maximize Caswell North Soccer Fields
- Determine funding options for Parks Master Plan
- Replace two bridges in Spring Lake Park
- Seal walking trails

- Implement Pavement Management System
- Analyze future traffic plan for Webster Avenue & 169 intersection
- Determine funding options for deferred street maintenance
- Complete Main Lift Station upgrade
- Complete improvements to Lookout Drive interchange
- Conduct regular street maintenance sealing
- Complete Well #9
- Begin Wellhead Protection Plan

- Continue to maintain crime prevention programs
- Begin searching for options to replace ladder truck
- Implement new records management system in police department
- Increase community police involvement in schools
- Continue improvement in fire safety public education to further decrease calls
- Utilize training to address changing emergency needs of our community

- Purchase building permit software
- Act on portions of Comprehensive Plan
- Orderly Annexation Agreement
- Sell five acres in North Port in 2015
- Determine long term parking strategy for downtown
- Propose policy for commercial grant & loan program
- Propose planned unit development language to zoning code
- Participate in Safe Routes to School initiative
- Participate in Envision 2020 Process

- Financial Management system upgrade
- Develop long term strategy for information technology
- Create Revenue Guide
- Implement credit card and online payment system
- Continue weekly E-newsletter
- Update Personnel Handbook
- Review Storm Water Utility Fee
- Review Debt Policy
- Update Special Assessment Policy
- Employee Recognition Program



**CITY OF NORTH MANKATO, MINNESOTA
DEBT SERVICE FUNDS
2015 Proposed Budget**

	2013 ACTUAL	2014 ESTIMATE	2014 ADOPTED	2015 PROPOSED	+/- 2014/2015	2016 FORECAST	2017 FORECAST	2018 FORECAST	2019 FORECAST	2020 FORECAST	2021 FORECAST	2022 FORECAST	2023 FORECAST	2024 FORECAST	COMMENTS
REVENUES															
PROPERTY TAX	1,523,672	1,530,000	1,530,000	1,530,000	-	1,541,475	1,553,036	1,564,684	1,576,419	1,588,242	1,600,154	1,612,155	1,624,246	1,636,428	
TAX INCREMENT TRANSFER IN	29,360	38,948	38,948	56,622	17,674	99,879	98,188	115,565	129,141	129,885	130,534	131,187	131,843	132,502	
SALES TAX TRANSFER IN	284,713	309,288	309,288	510,444	201,156	502,344	524,069	519,869	525,344	519,706	377,877	294,625	299,500	298,800	
SPECIAL ASSESSMENTS - CURRENT	435,972	355,921	405,788	661,687	255,899	281,306	205,690	176,068	130,002	102,712	98,881	43,991	26,864	-	
SPECIAL ASSESSMENTS - DEFERRED	616,386	310,165	300,649	309,022	8,373	593,976	150,000	150,000	611,688	156,268	-	148,938	700	-	
SPECIAL ASSESSMENTS - DELINQUENT	139,343	38,177	72,406	38,177	(34,229)	38,177	38,177	38,177	38,177	38,177	38,177	38,177	-	-	
SPECIAL ASSESSMENTS - INTEREST/PENALTY	47,148	-	-	-	-	-	-	-	-	-	-	-	-	-	
INTERGOVERNMENTAL	271,163	273,181	273,181	273,725	544	273,425	272,500	271,425	269,938	267,763	269,500	270,300	270,700	270,700	
INVESTMENT EARNINGS	6,971	31,560	-	1,010	1,010	-	-	-	-	-	-	-	-	-	
MISCELLANEOUS	3,150	-	-	-	-	-	-	-	-	-	-	-	-	-	
TRANSFERS IN	767,912	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL REVENUES	4,125,789	2,887,240	2,930,260	3,380,687	450,427	3,330,582	2,841,660	2,835,788	3,280,709	2,802,753	2,515,123	2,539,373	2,353,853	2,338,430	
EXPENDITURES															
DEBT SERVICE FUNDS															
2005D GO IMPROVEMENT BONDS	628,591	-	-	-	-	-	-	-	-	-	-	-	-	-	Refunded by 2012A Bonds.
2009A GO EQUIPMENT CERTIFICATES	66,175	65,600	65,600	-	(65,600)	-	-	-	-	-	-	-	-	-	Matures 2014.
2004A GO STREET RECONSTRUCTION	99,080	99,161	92,860	493,863	401,003	-	-	-	-	-	-	-	-	-	Lookout Dr. Reconstruction-Refunded by 2012A Bonds.
2005A GO CAPITAL PROJECT BONDS	161,689	151,810	151,810	141,930	(9,880)	122,250	-	-	-	-	-	-	-	-	Public Works building, Burnett Ravine Ridge #2, Charles Klingel, Donahue-Deerwood.
2006C GO IMPROVEMENT BONDS	193,200	181,500	181,500	170,400	(11,100)	164,400	153,500	142,800	-	-	-	-	-	-	Burnett Ravine Ridge #3.
2007A GO IMPROVEMENT BONDS	408,256	152,724	152,724	142,529	(10,195)	137,388	127,320	117,415	-	-	-	-	-	-	Burnett Ravine Ridge #4, The Landing North Phase One.
2008A GO IMPROVEMENT BONDS	224,635	213,625	213,625	207,820	(5,805)	196,875	190,838	184,625	178,238	-	-	-	-	-	Bennett, 400 Block Pierce Ave Reconstruction, Howard Drive West Extension.
2008C GO CAPITAL IMPROVEMENT PLAN REFUNDING BONDS	244,335	237,935	237,935	241,470	3,535	239,458	247,115	234,270	147,610	-	-	-	-	-	Refunded 1997 Bonds for Fire Station #2, Police Annex, Refunded 1999 Revenue Bonds for Taylor Library.
2009D GO STATE AID STREET AND REFUNDING BONDS	272,863	273,181	273,181	273,725	544	273,425	272,500	271,425	269,938	267,763	269,500	270,300	270,700	270,700	Refunded 1998B State Aid Street Bonds (Countryside Dr. & Commerce Extension) & Extend CSAH41/
2010A GO IMPROVEMENT BONDS	150,750	173,850	173,850	196,850	23,000	214,350	215,725	216,975	212,325	212,675	212,075	211,300	205,350	204,400	Carlson Dr./ Howard Dr.
2010C GO REFUNDING BONDS	616,957	1,400,744	202,244	146,018	(56,227)	343,148	268,785	160,693	602,515	675,905	769,943	274,253	-	-	Refunds 2001A Water Revenue Bonds, 2002A G.O. Improvement Bonds, 2003A Improvement Bonds, 2006A Improvement Bonds (Water Plant #2 Radium Removal, Water Loop - Howard to Pleasant View, Northgate Presidential, Rolling Green, LorRay Drive Extension, Mary Cir)
2012A GO CROSS OVER REFUNDING BONDS	2,336	163,142	163,143	160,231	(2,912)	241,625	89,919	88,772	87,433	90,855	-	-	-	-	Refunds 2004A, 2004B, 2005D (Lookout Dr. Reconstruction, 2004D Recycling Center and 2005D Klingel, Deerwood, Seykora, Whispering Oak Twins, Rolling Green, & Otter Court)
2014A GENERAL OBLIGATION BONDS	-	-	-	88,543	88,543	82,288	80,638	83,988	82,188	80,388	78,588	76,788	74,988	78,188	Roe Crest-Noretta-Belgrade Ravine, Old Belgrade Avenue
PROJECTED DEBT SERVICE															
Bonds Issued 2015						133,421	143,963	167,613	90,613	104,688	38,323	108,323	111,538	124,475	West Carlson Dr Extension
Bonds Issued 2016 Equip						-	32,498	104,955	33,355	32,800	2,170	12,170	21,915	21,365	75' Ladder Fire Truck
Bonds Issued 2016						-	129,875	316,320	256,920	92,850	31,590	31,590	101,590	119,665	Roe Crest - Lee Blvd to Marie Lane
Bonds Issued 2017						-	-	-	-	-	-	-	-	-	
Bonds Issued 2018						-	-	-	119,818	101,980	50,930	140,930	143,635	141,023	
Bonds Issued 2019						-	-	-	-	126,643	56,685	86,685	85,920	85,095	
Bonds Issued 2020						-	-	-	-	-	78,558	150,453	163,030	160,005	
Bonds Issued 2021						-	-	-	-	-	-	140,690	140,428	138,090	
Bonds Issued 2022						-	-	-	-	-	-	-	126,746	100,133	
Bonds Issued 2023						-	-	-	-	-	-	-	-	128,453	
Bonds Issued 2024						-	-	-	-	-	-	-	-	-	
TOTAL DEBT SERVICE FUNDS	3,068,867	3,113,272	1,908,472	2,263,379	354,907	2,148,626	1,952,675	2,089,850	2,080,951	1,786,545	1,588,360	1,503,480	1,445,839	1,571,591	
PORT AUTHORITY DEBT SERVICE															
1994A PORT AUTHORITY GO REVENUE BONDS	85,200	-	-	-	-	-	-	-	-	-	-	-	-	-	Nicollet County Service Building.
2003A PORT AUTHORITY GO TAXABLE REVENUE REFUNDING BONDS	148,975	-	-	-	-	-	-	-	-	-	-	-	-	-	Refunds 1993A, North Port Center Project.
2009A PORT AUTHORITY GO TAXABLE REFUNDING BONDS	183,459	179,071	179,071	179,646	575	179,296	177,996	181,226	178,828	-	-	-	-	-	Enggren's Market Place.
2010D GO TIF REFUNDING BONDS	35,908	35,508	35,508	35,508	-	89,724	88,060	86,163	118,345	114,700	115,789	111,538	116,833	111,688	Webster Avenue, Belgrade Avenue (Marigold, et al), FX Fusion.
2011A PORT AUTHORITY GO BONDS	97,581	97,056	97,056	225,756	128,700	223,156	225,506	222,806	225,056	222,081	223,603	219,797	220,644	221,069	Highway 14/41 Interchange Bonds. Receives partial support from Sales Tax.
2011B PORT AUTHORITY TAXABLE GO TAX INC. REVENUE BONDS	20,865	30,190	30,190	29,890	(300)	29,565	29,215	33,778	33,253	32,690	32,090	31,490	30,860	35,090	422 Belgrade TIF.
TOTAL PORT AUTHORITY FUNDS	571,988	341,825	341,825	470,800	128,975	521,741	520,778	523,973	555,482	369,471	371,482	362,824	368,336	367,846	
SALES TAX DEBT SERVICE															
2009C GO SALES TAX REVENUE BONDS	213,863	214,963	214,963	215,613	650	211,113	231,613	231,363	230,963	229,950	233,300	230,800	232,600	234,000	Regional Park & Downtown Redevelopment Projects.

CITY OF NORTH MANKATO, MINNESOTA
DEBT SERVICE FUNDS
2015 Proposed Budget

	2013 ACTUAL	2014 ESTIMATE	2014 ADOPTED	2015 PROPOSED	+/- 2014/2015	2016 FORECAST	2017 FORECAST	2018 FORECAST	2019 FORECAST	2020 FORECAST	2021 FORECAST	2022 FORECAST	2023 FORECAST	2024 FORECAST	COMMENTS
2010B GO SALES TAX REVENUE BONDS	70,850	69,825	69,825	69,075	(750)	68,075	66,950	65,700	69,325	67,675	65,750	63,825	66,900	64,800	Regional Park & Downtown Redevelopment Projects.
TOTAL SALES TAX BONDS	284,713	284,788	284,788	284,688	(100)	279,188	298,563	297,063	300,288	297,625	299,050	294,625	299,500	298,800	
TRANSFERS OUT															
OPERATING TRANSFERS TO 603 SANITARY COLLECTIO	570	-	-	-	-	-	-	-	-	-	-	-	-	-	
OPERATING TRANSFERS TO 368 2009a PA	432,201														
OPERATING TRANSFERS TO 101 GENERAL FUND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
OPERATING TRANSFERS TO 602 WATER FUND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
OPERATING TRANSFERS TO 603 SEWER FUND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
OPERATING TRANSFERS TO 604 RIVERBEND ONGOING	-	30,000	30,000	30,000	-	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	Place Holder For Now. Dependent on Recycling Reve
TOTAL TRANSFERS OUT	432,771	30,000	30,000	30,000	-	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	
TOTAL EXPENDITURES	4,358,339	3,769,884	2,565,085	3,048,866	483,782	2,979,555	2,802,015	2,940,885	2,966,720	2,483,641	2,288,892	2,190,929	2,143,675	2,268,237	
REVENUES OVER (UNDER) EXPENDITURES	(232,549)	(882,644)	365,175	331,821	(33,355)	351,027	39,645	(105,097)	313,989	319,112	226,231	348,444	210,178	70,193	
FUND BALANCE BEGINNING	(371,277)	(603,826)	(603,826)	(1,486,470)		(1,154,650)	(803,623)	(763,977)	(869,074)	(555,085)	(235,973)	(9,742)	338,702	548,880	
FUND BALANCE ENDING	(603,826)	(1,486,470)	(238,650)	(1,154,650)		(803,623)	(763,977)	(869,074)	(555,085)	(235,973)	(9,742)	338,702	548,880	619,073	
FUND BALANCE AS % OF EXPENDITURES	-14%	-39%	-9%	-38%		-27%	-27%	-30%	-19%	-10%	0%	15%	26%	27%	
TOTAL BOND ESCROW ACTIVITY	802,818	1,204,800	-	413,150	413,150	-	-	-	-	-	-	-	-	-	
TOTAL INTERFUND LOAN ACTIVITY	(515,380)	(312,920)	(312,920)	(312,920)	-	(312,920)	(312,920)	(312,920)	(312,920)	(312,920)	(294,984)	(143,600)	(143,600)	-	Repayment of loan to General, Water, and Sewer Fun
TOTAL ADJUSTMENTS FROM CHANGES IN MISCELLANEOUS ASSETS AND LIABILITIES	152,917	-	-	-	-	-	-	-	-	-	-	-	-	-	
CASH, BEGINNING	295,197	503,002	503,002	512,238		944,288	982,395	709,121	291,104	292,173	298,365	229,612	434,456	501,034	
CASH, ENDING	503,002	512,238	555,258	944,288		982,395	709,121	291,104	292,173	298,365	229,612	434,456	501,034	571,227	
CASH AS % OF EXPENDITURES	12%	14%	22%	31%		33%	25%	10%	10%	12%	10%	20%	23%	25%	