

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 August 4, 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, Freyberg, Spears, Norland, and Steiner, City Administrator Harrenstein, Finance Director Thorne, Attorney Kennedy, City Clerk Gehrke, and Public Works Director Swanson. Absent: Planner Fischer.

Approval of Agenda

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

Approval of Minutes

Council Member Freyberg moved, seconded by Council Member Steiner, to approve the minutes of the Council meeting of July 21, 2014. Vote on the motion: Freyberg, Spears, Steiner and Dehen, aye; Norland, abstain, no nays. Motion carried.

Public Hearing, 7 p.m.-Amend City Code, Chapter 51 Refuse Collection

The Mayor opened the public hearing to consider changes to refuse and recycling collection services. Administrator Harrenstein noted that a letter was sent to all residents concerning changes in garbage and recycling services. Residents responded and the staff has changes that they would like to implement in response to citizen concerns. These changes included the opportunity for individuals to keep their automated compatible 95-gallon or 65-gallon blue Hanson carts, reinstate the Senior rate, and include an option to choose a 35-gallon recycling cart. Administrator Harrenstein also read a list of FAQ questions and answers concerning the changes to garbage and recycling collection. There would also be a deadline extension for choosing a cart. Adriane Watts, 1667 Pleasant View Drive, appeared before the Council and requested the Council address how commercial properties keep their bins, insuring that they are hidden from view. Barb Church, 102 E. Wheeler Avenue, asked if everyone would need a garbage can, noting handicapped and elderly may have difficulty moving the carts, Harrenstein responded that yes, it is necessary for everyone to have carts. Al Mohr, 1044 Marie Court, thanked the Council for offering a 35-gallon recycling cart. There being no one else appearing before the Council, the Mayor closed this portion of the meeting.

Public Hearing, 7 p.m.-Amend City Code, Chapter 151, Residential Rental Property Licensing Code

The Mayor opened the public hearing to consider an amendment to the City Code, Chapter, 151, specifically discussing offender transitional housing. Administrator Harrenstein noted the concerns were briefly discussed at a previous meeting. Harrenstein proceeded to explain that the Amendments are designed to provide protection and security for crime victims and maintain neighborhood stability by outlining where transitional housing can exist in R-1, R-2 and other zoning districts, and sets forth a licensing process. The Administrator noted that the amendment does not prohibit transitional housing; it only requires compliance with rental licensing, adds restrictions to the location of transitional housing, and provides notification to residents within 500 feet of transitional housing. Mark Bliven from the Minnesota Department of Corrections, who works in offender risk assessment and notification, appeared before the Council and asked them to meet with the Department of Corrections (DOC) so the Council would understand the full effect this legislation would have on transitional housing. Mayor Dehen responded stating this action was precipitated due to a lack of notification by the DOC of impending locations in the Greater Mankato Area. Barb Church, 102 E. Wheeler Avenue, requested that the Council communicate with the DOC and Mankato so legislation

would be the same on both sides of the river. Attorney Kennedy responded by noting the draft has many common points with the Mankato proposal and there has been discussion about a joint committee to discuss this issue. There being no one else appearing before the Council, the Mayor closed this portion of the meeting.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 49-14 Approving Donations/Contributions/Grants.
- C. MRBA 5K Walk/Run, Spring Lake Park/Mankato Brewery, Saturday, September 27, 2014 from 10:30 a.m. to 11:30 a.m.
- D. Set Fall Drop Off at Public Works Department, 610 Webster Avenue, for October 10-12, 2014.
- E. Set Water Main Flushing for October 20-31, 2014.
- F. Application for Temporary 3.2 Liquor License for Men's Fastpitch Tournament, Caswell Park, August 8-10, 2014.
- G. Application for Temporary 3.2 Liquor License for Men's Fastpitch National Softball Federation Tournament, Caswell Park, August 22-24, 2014.
- H. July 2014 Traffic & Safety Committee Meeting Minutes.

Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried. Council Member Spears suggested that the fall drop off be removed from the Consent Agenda and discuss the return of the fall pick up. Administrator Harrenstein stated that it would be a discussion about manpower as the Street and Parks Departments are down employees. He also noted that the spring pick-up is a crown jewel for the City of North Mankato. Mayor Dehen thanked Enventis for their donation to the Park Development Fund.

Public Comments

Brian Mechler, 303 Belgrade Avenue

Brian Mechler, 303 Belgrade Avenue, appeared before the Council with concerns about Business on Belgrade's exclusion of his company, Roof Doctors. He also requested that since the Council makes a donation of \$10,000 to Business on Belgrade, they should also make a \$10,000 donation to his organization, Time to Work.

Phil Henry, 1300 Norretta Drive

Phil Henry, 1300 Noretta Drive, appeared before the Council and asked why there was no assessments for the mill and overlay project on LorRay Drive. Administrator Harrenstein responded that the City does not assess for mill and overlay because it is a part of routine maintenance similar to seal coating.

Jon Anderson, 837 Nicollet Avenue

John Anderson, 837 Nicollet Avenue, appeared before the Council and recommended re-striping Sherman Street creating a bike lane as part of the Safe Routes to School initiative.

Business Items

Ord. No. 59 Fourth Series, Amending City Code, Chapter 51 Refuse Collection.

Administrator Harrenstein recommended this item, along with Business Item 11. B. Adopting Resolution Setting Rates and Charges for Solid Waste and Recycling, be passed over with no action

taken and to come back at a later date. Council Member Freyberg commended Administrator Harrenstein for listening to the comments and concerns about the Ordinance.

Ord. No. 60, Fourth Series, Amending City Code Chapter 151, Residential Rental Property Licensing Code.

City Attorney Kennedy recommended continued discussions and meetings with Mankato and Minnesota Department of Corrections. Council Member Spears recommended a meeting in North Mankato with Mankato and Minnesota Department of Corrections to discuss offender transitional housing.

Res. No. 50-14 Establishment of Tax Increment Financing (TIF) District IDD No. 1-23 and calling for Consultation with Other Affected Jurisdictions and Setting Public Hearing for 7 p.m. on Monday, September 15, 2014

Council Member Freyberg moved, seconded by Council Member Norland, to adopt Res. No. 50-14 on the Proposal to Establish Tax Increment Financing (TIF) District IDD No. 1-23 and calling for Consultation with Other Affected Jurisdictions and Setting a Public Hearing for 7 p.m. Monday, September 15, 2014. Vote on Resolution: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried.

Mayor and Council Comments

Council Member Norland

Council Member Norland suggested the Council consider providing an emergency donation to the Children's Museum of Southern Minnesota because they suffered a serious blow during the spring rain. Peter Olson, from Children's Museum of Southern Minnesota, spoke before the Council requesting aid because they had suffered a loss of over \$100,000 dollars of materials due to their storage unit being flooded, noting that they had the correct insurance. Olson stated that the museum had been collecting local historical items and crafts, most of which were lost in the flood. An art storage unit built and donated by the City of North Mankato was among the items lost. Peter noted they hoped to close out the capital campaign and open the Children's Museum of Southern Minnesota in early 2015 and any donation would be appreciated. Council Member Norland suggested \$2,500 from Gambling proceeds along with \$5,000 from the General Fund be donated to the Museum. Council Member Spears questioned the use of General Funds. Administrator Harrenstein noted the money would come from Area Agency Allocations or organizations the Council supports. **Council Member Spears moved, seconded by Freyberg that the City replace the shelf unit with possible improvements and to allocate a portion of the remaining available gambling funds be donated to the Children's Museum of Southern Minnesota. Vote on the motion Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried.**

Mayor

Mayor Dehen read a thank-you letter from Mankato's Relay for Life to the City of North Mankato and their staff for use of the Band Shell and bleachers from SCC.

Coffee with the Council will be held from 10 a.m. to 11 a.m. on Saturday, August 9, 2014 at the Y Barbers, 231 Belgrade Avenue.

City Administrator and Staff Comments

Brad Swanson, Public Works Director, noted that progress has been made on the Old Belgrade Hill Ravine Project.

Public Comments

Phil Henry, 1300 Noretta Drive

Phil Henry, 1300 Noretta Drive, commended the City for the action taken on the Children's Museum stating that the City has infrastructure needs and we need to take care of ourselves first.

Council Member Steiner moved, seconded by Council Member Freyberg, to adjourn to a closed session to discuss attorney client privileged communication with the attorney regarding special assessment appeals that have been filed. The meeting was adjourned to a closed session at 8:09 p.m.

Mayor

City Clerk

Following the closed session, the Mayor convened to an open meeting to consider adoption of the following resolution:

Res. No. 59-14 Outlining the Terms of Annexation Related to Property Owned by HH Partnership

Council Member Freyberg moved, seconded by Council Member Steiner, to adopt Res. No. 59-14 Outlining the Terms of Annexation Related to Property Owned by HH Partnership. Vote on the Resolution: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried.

On a motion by Council Member Steiner, second by Council Member Norland, the meeting was adjourned at 9:30 p.m.

Mayor

City Clerk

CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF AUGUST 18, 2014

78368	Void	Void	(\$406.91)
78423	Effah, Benjamin	stipend-Gen Gov	\$384.00
78424	ICMA Retirement Trust - 457	employee payroll deductions	\$3,773.85
78425	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$685.00
78426	Lloyd Lumber	supplies & building materials-All Depts.	\$24,848.70
78427	PowerPlan	equipment parts-Street Dept.	\$224.96
78428	Verizon Wireless	cell phone, internet & module bill-All Depts.	\$347.29
78429	Charter Communications	high speed data service-All Depts.	\$463.96
78430	Enventis	telephone & internet bill-All Depts.	\$3,653.15
78431	Mankato Umpire Assoc.	10% concession stand sales tournament 8/2-8/3	\$203.73
78432	Mankato Umpire Assoc.	10% concession stand sales tournament 8/8-8/10	\$516.51
78433	Howard Drive LLC	July tax settlement-TIF17 National Dentex	\$7,670.56
	A-1 Key City Locksmiths	repair door locks-Park Dept.	\$20.00
	AT & T Mobility	cell phone bill-Bookmobile	\$69.81
	Affordable Towing of Mankato, Inc.	towing charges-Police Dept	\$80.00
	Albright, James	lawn maintenance-Public Access	\$150.00
	Addictions & Stress Clinics	professional service-Police Dept.	\$200.00
	All-American Towing	professional service-Street Dept.	\$312.00
	Alpha Wireless	equipment parts-Street Dept.	\$5.95
	Ameripride Services	mats-Library	\$60.76
	AmLawn, Inc.	mowing charges-Park Dept.	\$395.00
	Apt Machining & Fabricating, Inc.	equipment parts-Park Dept.	\$95.85
	Audio Editions	audio books & supplies-Library	\$177.97
	Baker & Taylor	book-Library	\$35.12
	BENCHS	donation from ArtSplash-Library	\$422.00
	Border States Electric Supply	electrical supplies Spring Lake trail lights-Park Dept.	\$746.81
	Carquest Auto Parts	equipment parts & supplies-All Depts.	\$1,278.34
	Cemstone	building materials soccer fields-Sales Tax	\$151.90
	CenterPoint Energy	gas bill-All Depts.	\$994.05
	City of Mankato	water bill-Public Access	\$24.51
	Coca-Cola Refreshments	pop-Unallocated	\$101.76
	Computer Technology Solutions	software-Comm Dev	\$489.00
	Crysteel Truck Equipment	equipment parts-Gen Gov & Street Depts.	\$2,481.43
	Crop Production Services, Inc.	chemicals-Park Dept.	\$80.52
	DH Athletics	chemicals-Park Dept.	\$203.00
	Dalco	supplies-All Depts.	\$1,079.78
	DEMCO, Inc.	supplies-Library	\$341.60

CLAIMS CONTINUED

Diamond Vogel	paint-Street & Water Depts.	\$1,267.95
Drummer's Garden Center & Floral	chemicals & plants-Park Dept.	\$242.91
Fastenal Company	supplies-Street & Sales Tax	\$10.13
Ferrellgas	propane gas-Street Dept.	\$376.24
FleetPride	equipment parts-Street Dept.	\$1,193.38
Free Press	ads-Gen Gov, Street & Recycling	\$1,881.39
Free Press Media	advertising-Library	\$400.00
G & L Auto Supply	equipment parts & supplies-Police & Street Depts.	\$739.48
G & K Services	uniform & towel service-Street & Shop	\$294.96
Gale/Cengage Learning	books-Library	\$266.29
Gopher State One-Call	one-call locates-Comm Dev	\$270.00
GMG/Envision 2020 Phase Two	E2020 Phase Two-Area Agency	\$2,000.00
Hansen Sanitation	refuse pickup-All Depts.	\$1,739.18
Hawkins, Inc.	chemicals-Swim Fac & Water Depts.	\$1,131.92
Horvick, Inc.	equipment parts-Park Dept.	\$133.72
Industrial Fabrication Services, Inc.	equipment parts-Street Dept.	\$110.00
Ingram Library Services	books-Library & Bookmobile	\$691.80
Johnson, Katie	supplies for summer reading-Library	\$74.00
Keller, J.J. & Associates, Inc.	drug testing-All Depts.	\$1,119.00
Kendell Doors & Hardware, Inc.	keypad lock-Park Dept.	\$984.88
Kennedy & Kennedy Law Office	legal services-Attorney	\$8,245.06
LJP Enterprises, Inc.	trailer rent-Recycling	\$600.00
LJP Enterprises of St. Peter	wire baling-Recycling	\$90.00
LJP Waste & Recycle	transportation charges-Recycling	\$920.20
Lager's of Mankato, Inc.	equipment parts-Gen Gov, Park, Cap Fac & Water	\$990.59
Lakes Gas Co.	LP gas-Recycling	\$260.00
Lakeshore Learning Materials	imagination station supplies-Library	\$248.92
Lamm, Nelson & Cich	preparation of Warranty Deed-Port Authority	\$50.00
Larkstur Engineering	equipment parts-Street, Park & Sewer Depts.	\$67.92
MacQueen Equipment, Inc.	sweeper brooms & equipment parts-Street Dept.	\$2,186.82
Madden, Galanter, Hansen	legal services-Police Dept.	\$837.09
Mankato Bearing Co.	equipment parts-Street Dept.	\$58.39
Mankato Ford, Inc.	equipment parts-Street Dept.	\$88.73
Mankato Motor Co.	equipment parts-Park & Cap Fac	\$164.74
Mankato Public Schools	All Seasons Arena assessment-Area Agency	\$8,710.00
Matheson Tri-Gas	welding supplies-Shop	\$99.28
McGowan Water Conditioning	salt for softener-Library	\$52.20
Meigs, Henry G.	sealcoating oil-Street Dept.	\$55,340.20
Minnesota Iron & Metal Co.	equipment parts-Park Dept.	\$89.32
Minnesota Pipe & Equipment	supplies-Water Dept.	\$149.46

CLAIMS CONTINUED

Minnesota Truck & Equipment	equipment parts-Recycling	\$473.25
Minnesota Valley Testing Lab	sample testing-Sewer Dept.	\$59.25
Minnesota Waste Processing	processing fees-Solid Waste	\$25,557.20
MTI Distributing, Inc.	equipment parts-Caswell & Park Depts.	\$3,033.58
Nicollet County	recording fees-2011 & 2014 Construction	\$92.00
North Central International	equipment parts-Street Dept.	\$1,244.49
Northern States Supply	supplies-Water Dept.	\$15.68
Nuss Truck & Equipment	equipment parts-Street Dept.	\$2,575.96
OverDrive	downloadable ebooks-Library	\$245.79
Paragon Printing, Mailing & Specialties	water bill mailing & garbage/recycling letter	\$3,065.62
Pet Expo	aquatic service-Library	\$40.00
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$168.42
Plunkett's	professional service-Street Dept.	\$113.60
Premier Veterinary Center	animal impound-Police Dept.	\$1,897.88
Quality Overhead Door of Mankato	doors & installation soccer fields-Sales Tax	\$7,308.00
Radio Mankato	radio spots for Imagination Station-Library	\$252.00
Retrofit Companies, Inc.	recycle light bulbs-Recycling	\$218.12
River Bend Business Products	copier maintenance-Gen Gov, Police & Library	\$1,485.35
Ruffridge Johnson	equipment part-Street Dept.	\$12.85
Sherwin-Williams Co.	paint-Park & Sales Tax	\$163.59
Shine-Way Janitorial Service, Inc.	professional service-Sewer Dept.	\$703.31
Skarpohl Pressure Washer Sales, Inc.	equipment parts-Shop	\$210.85
South Central Glass, Inc.	equipment parts-Swim Fac	\$74.17
Southern Minnesota Construction	asphalt-Street & Water Depts.	\$4,822.50
SPS Companies, Inc.	supplies for soccer field-Sales Tax	\$15.46
St. Paul Police Department-PDI	training-Police Dept.	\$398.00
Staples Advantage	supplies-All Depts.	\$146.62
Tire Associates	tires, tire repairs & equipment parts-All Depts.	\$4,214.54
TransUnion Risk & Alternative	TLO investigative service for June-Police Dept.	\$4.00
Traverse des Sioux Library Cooperative	Wowberry Sponsorship agreement-Library	\$400.00
US Postal Service	postage-All Depts.	\$2,000.00
VanGenderen, April	supplies for summer reading-Library	\$80.82
Verizon Wireless	cell phone bill-Gen Gov, Comm Dev & Police	\$154.04
Viking Electric Supply	electrical supplies-All Depts.	\$1,748.05
Waco Scoffolding & Supply	building materials soccer fields-Sales Tax	\$89.50
Waseca County Humane Society	donation from ArtSplash-Library	\$50.00
Wayne's Auto Body	sandblast & paint bench brackets-Park Dept.	\$148.00
Wells Fargo Bank	administration charges on bonds	\$1,550.00
Winterhaven Enterprises	seeding Benson Park-Park Dept.	\$5,840.15
Zahl Equipment Service	equipment part-Street Dept.	\$55.00

CLAIMS CONTINUED

Zellmer, Gary	pay for Election Judge	\$124.00
Sullivan, David	pay for Election Judge	\$68.00
Schmidt, Melanie	pay for Election Judge	\$68.00
Bruner, Margaritte	pay for Election Judge	\$80.00
Joel, Cher	pay for Election Judge	\$68.00
Haefner, Pauline	pay for Election Judge	\$68.00
Madson, Norman	pay for Election Judge	\$80.00
Hudson, David	pay for Election Judge	\$162.00
Cook, James	pay for Election Judge	\$16.00
Westphal, Margaret	pay for Election Judge	\$80.00
Fisher, Mark	pay for Election Judge	\$68.00
Fisher, Nicole	pay for Election Judge	\$68.00
Klute, Susan	pay for Election Judge	\$157.50
McGee, Terri	pay for Election Judge	\$80.00
Klaseus, Lorraine	pay for Election Judge	\$80.00
Shult, Bonnie	pay for Election Judge	\$68.00
Kirschbaum, Jim	pay for Election Judge	\$68.00
McGee, Sid	pay for Election Judge	\$80.00
Mork, Kathy	pay for Election Judge	\$80.00
Mork, Steve	pay for Election Judge	\$162.00
Etzell, Karen	pay for Election Judge	\$80.00
Neubert, Lois	pay for Election Judge	\$68.00
Goettl, Michele	pay for Election Judge	\$162.00
Schmidt, Ronald	pay for Election Judge	\$68.00
Michels, Betty	pay for Election Judge	\$132.00
Midler, Mark	pay for Election Judge	\$68.00
Schilling, Elaine	pay for Election Judge	\$159.75
Tungsvik, Byron	pay for Election Judge	\$80.00
Sturm, Marlys	pay for Election Judge	\$68.00
Norland, Dorothy	pay for Election Judge	\$60.00
Wilson, Rose	pay for Election Judge	\$68.00
Sullivan, Patricia	pay for Election Judge	\$68.00
Boruff, Carol	pay for Election Judge	\$80.00
Neir, Helen	pay for Election Judge	\$68.00
Anderson, Dorothy	pay for Election Judge	\$80.00
Hooey, Patricia	pay for Election Judge	\$80.00
Johnson, Jean	pay for Election Judge	\$68.00
Johnson, Lowell	pay for Election Judge	\$80.00
Meyer, Bob	pay for Election Judge	\$80.00
Middleton, Jim	pay for Election Judge	\$68.00

CLAIMS CONTINUED

Ziebarth, Renee	pay for Election Judge	\$80.00
Anderson, Judy	pay for Election Judge	\$80.00
Kassuelke, Sally	pay for Election Judge	\$68.00
Ulmen, Anthony	pay for Election Judge	\$162.00
Ehrke, Chris	pay for Election Judge	\$80.00
Hooge, Alice	pay for Election Judge	\$68.00
Salzwedel, Deb	pay for Election Judge	\$80.00
Halstead, William	pay for Election Judge	\$157.50
Schultz, Carol	pay for Election Judge	\$68.00
Hirvela, James	pay for Election Judge	\$80.00
Seigler, Claude	pay for Election Judge	<u>\$80.00</u>
Total		<u><u>\$221,680.50</u></u>

CLAIMS CONTINUED

General	\$135,957.27
Local Option Sales Tax	\$33,218.68
Port Authority	\$100.42
Capital Facilities & Equipment Replacement-General	(\$146.99)
TIF 17 National Dentex	\$7,670.56
2014A GO Bonds	\$750.00
GO Improvement Bond of 2007	\$400.00
2011 Construction	\$46.00
2014 Construction	\$91.36
Water	\$9,638.54
Sewer	\$2,298.61
Recycling	\$4,054.67
Storm Water	\$624.47
Solid Waste	\$26,374.41
Public Access	\$602.50
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Total	<u>\$221,680.50</u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF AUGUST 18, 2014

Verizon Wireless	cell phone bill-Port Authority	\$50.42
Howard Drive LLC	July tax settlement-TIF 17 National Dentex	\$7,670.56
Lamm, Nelson & Cich	preparation of Warranty Deed-Port Authority	<u>\$50.00</u>
Total		<u><u>\$7,770.98</u></u>

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
Schwickerts Company	Sales Tax Fund – Soccer Complex Concession Building	\$15,000.00
Lloyd Lumber	Sales Tax Fund – Soccer Complex Concession Building	\$6,500.00
Minnesota Iron and Metal	Sales Tax Fund – Soccer Complex Concession Building	\$1,600.00
L. Joy Lutzi	General Fund – Library Book Club Bag	\$40.00
Shirley Higginbotham	General Fund – Library Book Club Bag	\$100.00
Anonymous	General Fund – Library Book Club Bag	\$60.00

Adopted by the City Council this 18th day of August 2014.

Mayor

City Clerk

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 94 -2014 SHELTER: Wheeler FEE: 80.00

TYPE OF EVENT: School Picnic DATE VALID: 8/27/14 HOURS: 3:00-9:00pm
time includes setup + take down

ORGANIZATION: Bridges Comm. School SIZE: 300

APPLICANT NAME: Jennifer Jacob

ADDRESS: 280 Hubbell Dr. CITY: MNCTO

ZIP: 56001 DAYTIME PHONE #: 507-469-8846

TENTS: — ELECTRICITY: X ALCOHOL: —

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

AUDIO DEVICES: X
Amplified music or band requires Council approval

would like to have radio with amplifiers

OTHER: —

PERMIT APPROVED: — DATE: 8/7/14

PERMIT DENIED: —

REFER TO COUNCIL: ✓
Nancy Gehl
City Clerk

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

PROHIBITED

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

ALLOWED

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

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

SIGNED: Jennifer Jacob 8/6/14
Applicant Date

For Office Use Only	Receipt # _____	Book _____	Park _____	Police _____
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**CITY OF NORTH MANKATO
RESULTS OF 2014 PRIMARY ELECTION**

	1	2	3	4	5	6	7	TOTAL
Number Registered at 7 a.m.	1,253	1,223	1,174	1,425	1,392	1,414	244	8,125
Number Registered at Polls	1	3	7	4	3	4	5	27
Total Number Registered	1,254	1,226	1,181	1,429	1,395	1,418	249	8,152
Total Number Voting	90	77	95	160	85	84	24	615
% Turnout of Registered Voters	7.2%	6.3%	8.0%	11.2%	6.0%	5.9%	9.6%	7.5%

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #9A	Department: City Planner	Council Meeting Date: 08/18/14
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TITLE OF ISSUE: Z-13-14

BACKGROUND AND SUPPLEMENTAL INFORMATION: See attached report.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Consider recommendation from the Planning Commission. Adopt Ord. 59, Fourth Series, Rezoning North Gate and North Gate No. 2.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

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

SUPPORTING DOCUMENTS ATTACHED

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

Other (specify) Report

<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: _____

Z-3-14

NORTH GATE/NORTH GATE NO. 2

A REQUEST FROM CITY OF NORTH MANKATO

THE CITY OF NORTH MANKATO

SUBJECT: Z-3-14

APPLICANT: City of North Mankato

LOCATION: North Gate/North Gate No. 2

EXISTING ZONING: R-2, One- and Two-Family Dwelling

DATE OF HEARING: August 14, 2014

DATE OF REPORT: July 30, 2014

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to rezone North Gate and North Gate No. 2 from R-2, One and Two-Family Dwelling district to R-1, One-Family Dwelling district.

COMMENT

In 2002, at the request of the developer/property owner, North Gate Subdivision was platted and zoned R-2. In 2005, the same developer platted North Gate No. 2 which was also zoned R-2. Attached as Exhibit A is a map showing the location and zoning of the subdivisions.

In 2011, seventeen (17) vacant lots went into tax forfeiture. Since then, four (4) of the lots have been sold by Nicollet County to a developer for the construction of duplexes. As shown on Exhibit B, the red shaded lots are currently in tax forfeiture and the yellow shaded lots have been purchased by a developer for future duplexes. As the properties are zoned R-2, the construction of duplexes is permitted. As one duplex has been constructed on Fairbanks Drive, the City has received numerous calls from area residents concerned for the presence of duplexes in a subdivision which is all single-family homes. In response, the City is requesting consideration for the rezoning of North Gate and North Gate No. 2 to R-1. The R-1 zoning would be consistent with the existing uses and would limit future development of the vacant lots to single-family residential homes.

RECOMMENDATION

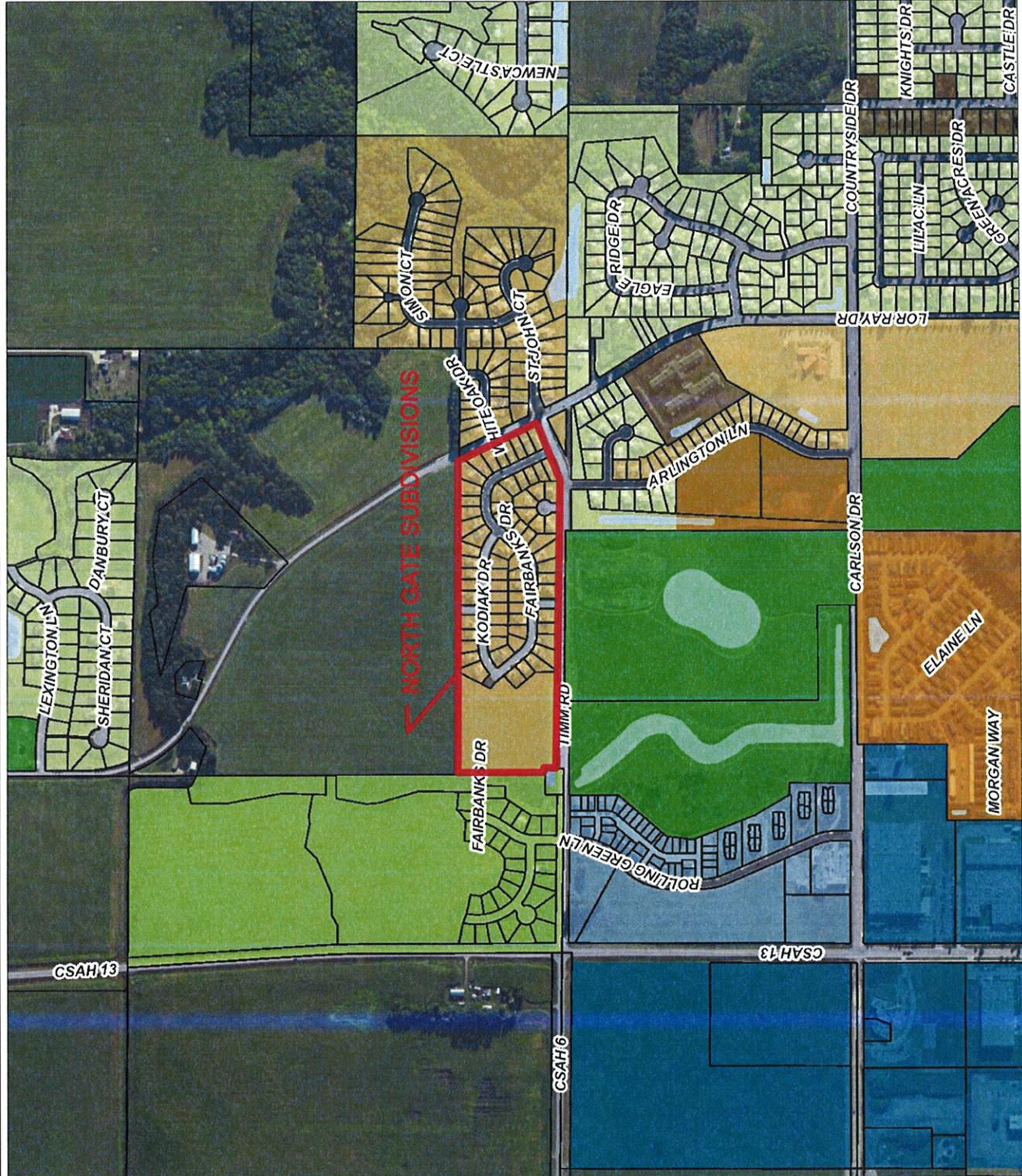
Staff recommends approval of Z-3-14.



- Legend**
- Parcels (6-1-2014)
 - Lakes & Ponds
 - Minnesota River
 - Zoning**
 - R-A Residential Agricultural
 - R-1 One Family Living
 - R-1S One Family Dwelling Small
 - R-2 One and Two Family Dwelling
 - R-3 Limited Multiple Dwelling
 - R-4 Multiple Dwelling
 - OR-1 Office Residential
 - CBD Central Business
 - B-1 Neighborhood Business
 - B-3 General Commercial
 - B-2 Community Business
 - M-2 Heavy Industrial
 - M-1 Light Industrial
 - I-1 Planned Industrial
 - TUD Transitional Unzoned District
 - P-1 Public Park



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



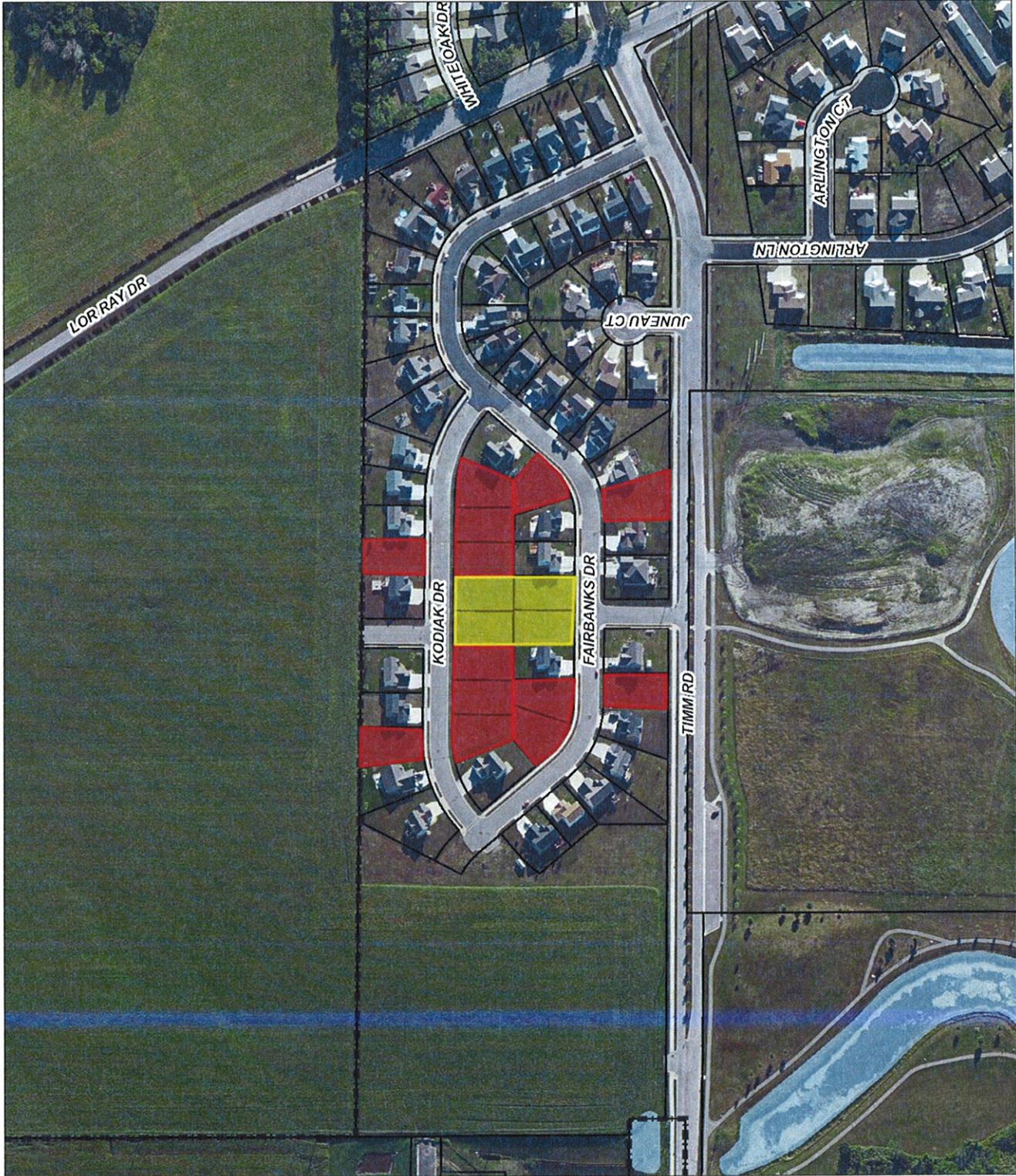
0 848 Feet



- Legend**
- City Limits
 - Parcels (6-1-2014)
 - Lakes & Ponds
 - Minnesota River



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0 277 Feet



August 1, 2014

Dear Resident:

Due to property owner concerns for the future multi-family residential development within the North Gate and North Gate No. 2 Subdivisions, the City is requesting a zoning change from R-2, one-and two-family dwelling to R-1, one-family dwelling. The location of the rezoning area is shown on the attached map.

While in an R-2 zoning district which allows two-family dwellings, the area has developed into a single-family housing neighborhood which is consistent with an R-1 zoning classification. To promote single – family housing construction on the vacant lots within this area, a zoning change from R-2 to R-1 is requested. In summary, the zoning change would ensure that future development within the area would be limited to single-family homes.

This request will be considered by the North Mankato Planning Commission on August 14, 2014 and by the City Council on August 18, 2014. Both meetings begin at 7 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue.

As a nearby property owner, you have the opportunity to comment on this rezoning request. You may send written comments prior to August 14, 2014 or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
City Planner

Enc

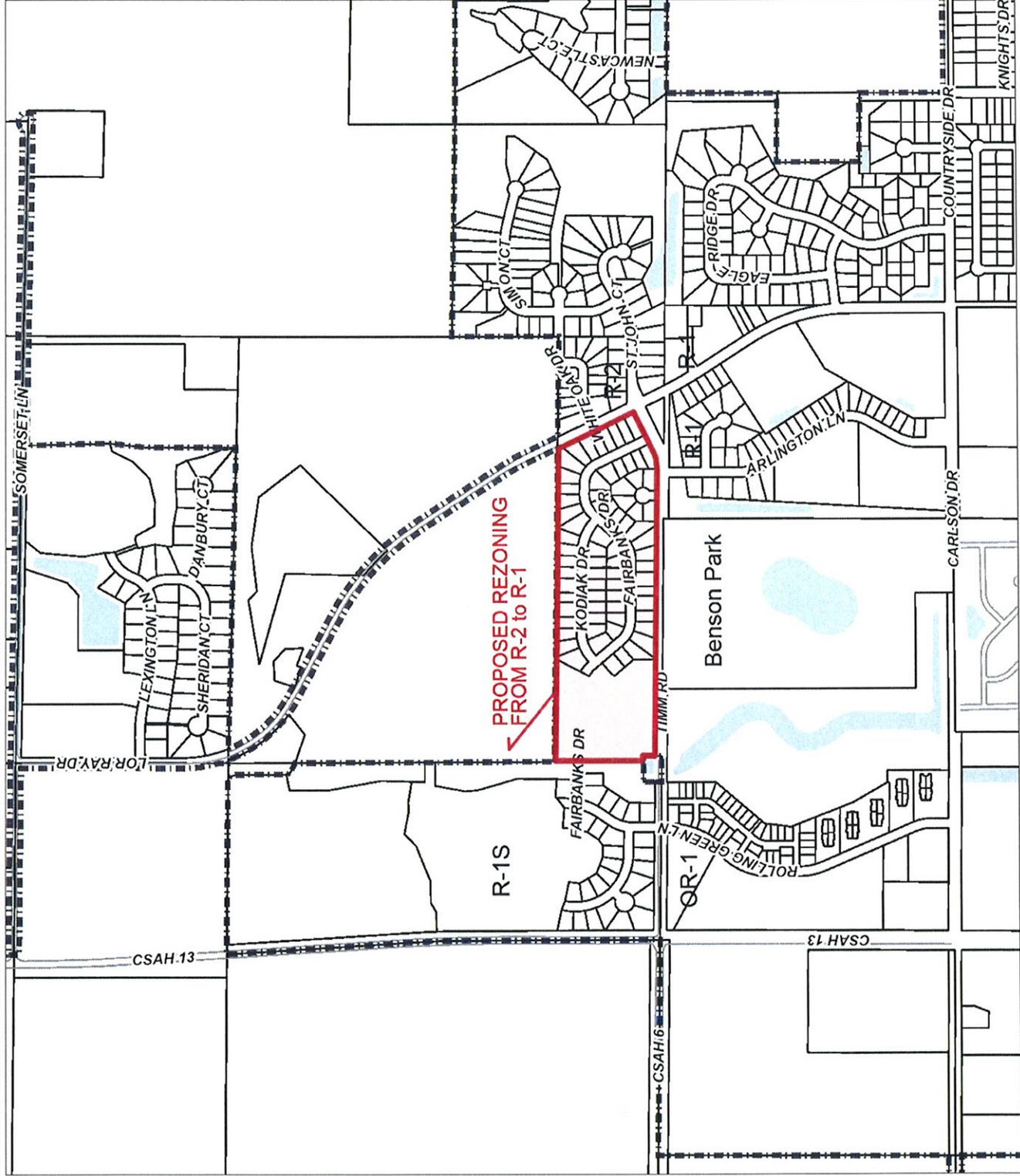




- Legend**
- City Limits
 - Road Edge
 - Parcels (6-1-2014)
 - Lakes & Ponds
 - Minnesota River



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Tax Forfeiture Property
Nicollet County Auditor
501 S Minnesota Avenue
Saint Peter, MN 56082-2507

Roger L & Cheryl C Schmidt
2218 Fairbanks Drive
North Mankato, MN 56003

Caitlin Bassett
2215 Fairbanks Drive
North Mankato, MN 56003

Jon R & Marisa S Isenberg
2211 Fairbanks Drive
North Mankato, MN 56003

Amber L Bianchi
11 Juneau Court
North Mankato, MN 56003

Creekview Properties
43 Deerwood Court
North Mankato, MN 56003

Kevin & Julie Johnson
140 75th Street NE
Rice, MN 56367

Greg Kuebler
2212 Fairbanks Drive
North Mankato, MN 56003

Alex M & Cassie J Ramerth
2214 Fairbanks Drive
North Mankato, MN 56003

Jared & Alysse McVey
2234 Fairbanks Drive
North Mankato, MN 56003

Kathryn Brand
2208 Fairbanks Drive
North Mankato, MN 56003

Daryl & Angela Timmerman
2209 Fairbanks Drive
North Mankato, MN 56003

Julie A Heinen
2219 Fairbanks Drive
North Mankato, MN 56003

Lavonne Peck
2217 Fairbanks Drive
North Mankato, MN 56003

Frank W & Stacy M Rutt
2220 Fairbanks Drive
North Mankato, MN 56003

Philip A Larson
10 Juneau Court
North Mankato, MN 56003

Jared & Tina Dohrer
2228 Fairbanks Drive
North Mankato, MN 56003

Alicia A Kelly
1800 Timm Road
North Mankato, MN 56003

Ramon & Maria Pinero
2245 Fairbanks Drive
North Mankato, MN 56003

Linda M Thomas
2205 Fairbanks Drive
North Mankato, MN 56003

Troy L & Diane M Stephas
2216 Fairbanks Drive
North Mankato, MN 56003

Kevin D & Lindsey M Dixon
2223 Fairbanks Drive
North Mankato, MN 56003

Brian R & Katherine E Klancher
2202 Fairbanks Drive
North Mankato, MN 56003

Nathaniel W Feder &
Anna E Yahnke
2227 Fairbanks Drive
North Mankato, MN 56003

Jonathan M Dickerman &
Shari D Vogt
2231 Fairbanks Drive
North Mankato, MN 56003

Thomas D & Amanda L Doerr
12 Juneau Court
North Mankato, MN 56003

Jonathon P & Sherri L Hanson
2225 Fairbanks Drive
North Mankato, MN 56003

Gregory & Cynthia Spencer
2246 Kodiak Drive
North Mankato, MN 56003

Joel E & Carly L Hopper
14 Juneau Court
North Mankato, MN 56003

Habitat For Humanity
1751 Bassett Drive
Mankato, MN 56001

Adam N Hoscheit
2240 Fairbanks Drive
North Mankato, MN 56003

Brittinni Fowler
2206 Fairbanks Drive
North Mankato, MN 56003

Timothy J & Randee M Derksen
2233 Fairbanks Drive
North Mankato, MN 56003

Nora E Loera
2237 Fairbanks Drive
North Mankato, MN 56003

Martin D Mogensen
2247 Fairbanks Drive
North Mankato, MN 56003

Darrin A & Theresa Clausen
2207 Fairbanks Drive
North Mankato, MN 56003

Justin K Yungerberg &
Danielle J Austin
15 Juneau Court
North Mankato, MN 56003

John W Ruach &
Nyawech Riek
1804 Timm Road
North Mankato, MN 56003

Shannon Welch
Randy & Barbara Dombrowski
2204 Fairbanks Drive
North Mankato, MN 56003

Jason N Gleason
2232 Fairbanks Drive
North Mankato, MN 56003

Terence L & Kayla L Siegler
2249 Fairbanks Drive
North Mankato, MN 56003

Hai N Hoang
2241 Fairbanks Drive
North Mankato, MN 56003

Ryan N & Teresa M Davis
2210 Fairbanks Drive
North Mankato, MN 56003

Chad W & Heather Hoppe
2243 Kodiak Drive
North Mankato, MN 56003

Joshua P &
Shannon Libby Kempf
2221 Fairbanks Drive
North Mankato, MN 56003

Christopher A Shearman &
Karla M Reznikov
2248 Kodiak Drive
North Mankato, MN 56003

Northwest Properties LLC
911 South Bend Avenue
Mankato, MN 56001

Ann M Burke
2948 Canyon Road
Chaska, MN 55318

Kevin D & Misty L Thompson
13 Juneau Court
North Mankato, MN 56003

Kristin H McIntosh
2243 Fairbanks Drive
North Mankato, MN 56003

Megan L Caven
2224 Fairbanks Drive
North Mankato, MN 56003

Cheryl Lambert
2222 Fairbanks Drive
North Mankato, MN 56003

Ryan Nelson &
Jennifer Johnstone
2228 Kodiak Drive
North Mankato, MN 56003

Brian M & Jami Devos
2230 Kodiak Drive
North Mankato, MN 56003

Daniel & Rebecca Grassmann
2232 Kodiak Drive
North Mankato, MN 56003

Christopher S Shamp
2236 Kodiak Drive
North Mankato, MN 56003

Gregory & Kara Pipes
1645 W Turtle Creek Lane
Round Lake, IL 60073

Lewis Remund &
Danielle Goodrich
14 Arlington Court
North Mankato, MN 56003

Philip W & Kelly J Marks
18 Arlington Court
North Mankato, MN 56003

Dustin & Jessica A Buttell
22 Arlington Court
North Mankato, MN 56003

Eli Nelson
1401 LorRay Drive
North Mankato, MN 56003

Marques L & Jessica R James
2161 LorRay Drive
North Mankato, MN 56003

Jay R & Mandy L Hanna
2195 Arlington Lane
North Mankato, MN 56003

Aaron D Devlaeminck
95 Benson Trail
North Mankato, MN 56003

Dustin L Bornholdt
2191 Arlington Lane
North Mankato, MN 56003

Allison L Buns
83 Benson Trail
North Mankato, MN 56003

Brian C & Sherry J Pierson
2200 St. John Court
North Mankato, MN 56003

Patricia Pierson
2201 White Oak Drive
North Mankato, MN 56003

James H & Joan E Peterson
2205 St. John Court
North Mankato, MN 56003

Karl J Andersen
Leah Andersen
2203 White Oak Drive
North Mankato, MN 56003

Jason M & Pamela L True
2194 Arlington Lane
North Mankato, MN 56003

Melanie A Wruck
87 Juniper Trail
North Mankato, MN 56003

Marlene A Buker
2212 White Oak Drive
North Mankato, MN 56003

Joel & Jessica Mann
2150 Dakota Trail
North Mankato, MN 56003

Troy A & Melanie Russell
21 Arlington Court
North Mankato, MN 56003

Sparks Family Trust
1760 Orchid Drive N
North Mankato, MN 56003

Christopher A &
Bethany R Trembley
2204 Rolling Green Lane
North Mankato, MN 56003

Drummer Development
30 Map Drive
Mankato, MN 56001

Mankato Family Homes, LLC
410 Webster Street W
Norwood Young America, MN
55397

Joshua T Zimmerman
84 Juniper Trail
North Mankato, MN 56003

Pamela Riquelme-Paredes
94 Benson Trail
North Mankato, MN 56003

Nicholas Stelter
79 Benson Trail
North Mankato, MN 56003

Trail Creek, LLC
1512 7th Avenue S
Saint James, MN 56081

Mariann L Snyder
2208 St. John Court
North Mankato, MN 56003

Judith A Akemann
1016 Sherman Street
North Mankato, MN 56003

J Long Properties, Inc.
113 Viking Court
Mankato, MN 56001

Edward F & Jeanette Wieskus
2202 White Oak Drive
North Mankato, MN 56003

Terri L Moore
2209 St. John Court
North Mankato, MN 56003

Matthew G & Naomi Ruyter
2210 Rolling Green Lane
North Mankato, MN 56003

Nicole Deegan Spec Needs Trust
2165 LorRay Drive
North Mankato, MN 56003

ORDINANCE NO. 59, FOURTH SERIES

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

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

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

- A. To re-zone North Gate and North Gate No. 2 from R-2, One- and Two-Family Dwelling to R-1, One-Family Dwelling.

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

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

Adopted by the Council this 18th day of August 2014.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #9B	Department: City Planner	Council Meeting Date: 08/18/14
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TITLE OF ISSUE: Set Public Hearing for HUD Consolidated Annual Performance Evaluation Report (CAPER) for 7 p.m. on Tuesday, September 2, 2014

BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of our status as a HUD Entitlement Community, we are required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) on the use of 2013 Community Development Block Grant (CDBG) funds which we receive on an annual basis. As part of the process, it is necessary to hold a public hearing to present the CAPER and allow a 15-day comment period after the public hearing.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Set public hearing for 7 p.m. on Tuesday, September 2, 2014.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

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

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Notice of Hearing,</u>				
<u>2013 CAPER Report</u>				

<input type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Regular Meeting
<input type="checkbox"/> Special Meeting

<input type="checkbox"/> Refer to: _____
<input type="checkbox"/> Table until: _____
<input type="checkbox"/> Other: _____

NOTICE OF PUBLIC HEARING FOR
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)
CITY OF NORTH MANKATO

Notice is hereby given that the City Council of the City of North Mankato will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, at 7 p.m. on the 2nd day of September 2014 to hold a public hearing to present the Consolidated Annual Performance and Evaluation Report (CAPER) to report on the use of the 2013 Community Development Block Grant (CDBG) funds. A copy of the CAPER is available for review at the North Mankato Municipal Building, 1001 Belgrade Avenue.

Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, MN 56001. All comments must be received by September 16, 2014.

Dated this 18th day of August 2014.

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

CITY OF NORTH MANKATO



2013 Consolidated Annual Performance and Evaluation Report

Executive Summary

2013 was the fourth year the City of North Mankato became an Entitlement Community and subsequently the fourth year of a Five-Year Consolidated Plan for housing and community development. The City of North Mankato's proposed 2013 CDBG expenditures were consistent with the 2010-2014 Consolidated Plan and One-Year Action Plan.

The Consolidated Plan identified the following areas for the use of CDBG funds during 2010-2014:

- ◆ Parks and Recreation Facilities
- ◆ Parking Facilities
- ◆ Infrastructure Improvements
- ◆ Building Acquisition/Construction/Rehabilitation
- ◆ Development of Affordable Rental Units
- ◆ Single-Family Direct Homeownership Assistance
- ◆ Single-Family Residential Rehabilitation
- ◆ Commercial Rehabilitation

The 2013 Action Plan specified that CDBG funds would be used as follows:

Single-Family Housing Rehabilitation	\$43,903
Comprehensive Planning	9,169
238 Nicollet Avenue	5,000
Administration	<u>3,056</u>
	\$61,128

Regarding the housing rehabilitation program, \$39,513 has been committed for use by six (6) income-qualified homeowners and project administration by Minnesota Valley Action Council. The funds allocated for the Comprehensive Plan have been used and general administration funds have been drawn. Regarding the 238 Nicollet Avenue project, \$5,000 additional funds were requested by the City to relocate and rehabilitate this home. However, due to project timing issues, that project was eliminated and the funds still remain in the CDBG account for future use.

- I. Summary of Resources and Distribution of Funds for FY2013. \$61,128 was made available to the City through a 2013 formula allocation.
- II. Assessment of Five-Year Goals and Objectives
The following are the City of North Mankato's goals and objectives as listed in its 2010-2014 Consolidated Plan:

Parks and Recreation Facilities

Over the 5-year plan, approximately \$100,000 may be used for redevelopment activities that will include replacement of existing park amenities and accessibility improvements for persons with physical disabilities.

Parking Facilities

As part of downtown redevelopment efforts, CDBG funds may be used to create off-street parking opportunities in the Central Business District. Over the 5-year plan, one parking facility may be constructed for an approximated cost of \$100,000.

Infrastructure Improvements

CDBG funds will be used to rehabilitate existing water, sewer, street and sidewalks in areas which principally benefit low- and moderate-income persons. Over the 5-year plan, approximately \$200,000 may be spent on water/sewer improvements, and \$100,000 may be used on street improvements.

Building Acquisition/Construction/Rehabilitation

CDBG funds will be used to purchase both commercial and residential buildings which contribute to slum and blight conditions. To date \$105,500 of CDBG funds have been used to acquire single-family properties for future redevelopment projects.

Development of Affordable Rental Rents

CDBG funds may be used to construct affordable rental units in the Central Business District. Through a local Envision 2020 community planning process, the creation of urban villages was identified as a high priority.

Single-Family Direct Homeownership Assistance Grant Program

During the first program year, CDBG funds were used to provide grants to low- to moderate-income persons to help pay for the down payment and/or closing costs with the acquisition and construction of single-family residential dwellings. It was originally planned that eleven (11) grants of up to \$8,000 would be allocated in the first year. Due to limited interest in the initiative, this activity was replaced with an alternative initiative.

Single-Family Residential Rehabilitation

CDBG funds may be used to provide grants/loans to low- to moderate-income persons to rehabilitate existing single-family dwellings.

Economic Development Technical Assistant

CDBG funds may be used to assist funding the South Central Small Business Development Center.

Commercial Rehabilitation

CDBG funds may be used for the rehabilitation of existing commercial buildings which contribute to slum and blight conditions.

Property Acquisition

Purchase vacant parcels with re-use of the parcels in compliance with all HUD regulations.

Planning

Use CDBG funds to engage a professional planning consultant to assist with the preparation of a Comprehensive Plan.

Accessibility

Use CDBG funds to make accessibility improvements to public buildings.

The following is a breakdown of the CDBG funds allocated toward the 2010, 2011 and 2012 goals and objectives:

2010

- Provide two \$8,000 homebuyer assistance grants including program administration

2011

- Purchase of 202 Christensen Street - \$30,500
- Purchase of 706 Range Street - \$75,000

2012

- No CDBG funds were expended.

Due to the limited CDBG funds available to the City of North Mankato on an annual basis, it is extremely difficult to accomplish all its goals and objectives set forth in its Consolidated Plan.

See Tables 1C, 2A, 3B

Affirmatively Furthering Fair Housing

In 2010, the City of North Mankato prepared an Analysis of Impediments to Fair Housing. While the Analysis did not identify any significant impediments, based on the information gathered to produce the Analysis, the following conclusions and recommendations were made:

1. In the City of North Mankato, local land use policies, regulations, zoning ordinances, building codes and site selection policies do not discriminate or limit the availability of fair housing.

While currently the City's policies and procedures do not limit the availability of fair housing, this will be monitored continuously to ensure no future limitations will appear.

2. The City of North Mankato understands there is a need for affordable housing and the importance and benefits that affordable housing brings to a community.

Providing affordable housing and ensuring fair housing is a complex and difficult task. High development costs and low incentives for developers play a large role. The City of North Mankato will investigate funding opportunities to provide more affordable and fair housing opportunities.

3. The maintenance of records in regards to fair housing.

The City of North Mankato will keep accurate records of items relating to fair housing and the Analysis of Impediments to Fair Housing and Fair Housing Plan. The City will

document actions taken to eliminate impediments, and plans to ensure fair housing opportunities in the future.

The following activities were conducted in 2013 to affirmatively further Fair Housing Choice:

- ◆ On July 23, 2013, in partnership with the Cities of Mankato, St. Peter and Madelia, a one-day housing training program was offered and held at the Mankato Civic Center. The agenda included property management, fair housing, lease agreements and legal issues. All North Mankato landlords received an invitation to this event.
- ◆ In January of 2013, the City submitted an application to the Minnesota Housing Finance Agency to secure funding through the Minnesota City Participation Program to provide below-market interest rate home mortgage loans for income-qualified first-time homebuyers. In 2013, the City received an allocation of \$218,523 which was expended during that year.

Affordable Housing

In the Consolidated Plan, the 2010 goal was to provide eleven (11) grants to income-qualified persons to purchase single-family dwellings. While there was sufficient interest in the program, only two persons were able to meet the income guidelines. Both recipients qualified as low-income persons and both persons and purchases were in compliance with all Section 215 requirements.

While the City intended to use CDBG funds in 2012 to rehabilitate an existing affordable rental dwelling, the project has been eliminated for consideration.

Continuum of Care

As there are no known homeless persons in North Mankato, no attempt was made to address needs in this area. Special needs of persons that are not homeless are being addressed by other State and Federal funding services.

Other Actions

Projects and initiatives set forth in the Consolidated Plan and Annual Action Plan were previously implemented utilizing CDBG funds. Specifically, two properties were acquired where the re-use of the property for residential purposes will have a direct benefit to LMI persons.

In an attempt to complement CDBG funds, the City actively seeks grant opportunities for parks, housing and transportation improvements. Furthermore, the City worked with area cities and counties as part of the formation of a Metropolitan Planning Organization (MPO) to address area transportation issues.

Leveraging Resources

No other public or private resources were obtained to complement CDBG funding in 2013.

Citizen Comment

On September 2, 2014, a public hearing was held to present the CAPER. A 15-day comment period was made available after the public hearing.

The City does not have HUD approved neighborhood revitalization strategies or Section 108 loan guarantees.

Program Income

Through past federal grants obtained by the City, the City has \$800,518.28 of federal program income. The funds are held in a separate revolving loan fund bank account to be used for future community and economic development projects.

Transition Table 1C
Summary of Specific Housing/Community Development Objectives
 (Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Homeless Objectives					
	0	0	0	0	0	0
	Special Needs Objectives					
	0	0	0	0	0	0
	Other Objectives					

*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	
		31-50%	L	
		51-80%	L	
	Large Related	0-30%	L	
		31-50%	L	
		51-80%	L	
	Elderly	0-30%	M	
		31-50%	L	
		51-80%	L	
	All Other	0-30%	L	
		31-50%	L	
		51-80%	L	
Owner	Small Related	0-30%	L	
		31-50%	L	
		51-80%	H	
	Large Related	0-30%	L	
		31-50%	L	
		51-80%	L	
	Elderly	0-30%	H	
		31-50%	L	
		51-80%	M	
	All Other	0-30%	L	
		31-50%	L	
		51-80%	L	
Non-Homeless Special Needs	Elderly	0-80%	L	
	Frail Elderly	0-80%	L	
	Severe Mental Illness	0-80%	L	
	Physical Disability	0-80%	L	
	Developmental Disability	0-80%	L	
	Alcohol/Drug Abuse	0-80%	L	
	HIV/AIDS	0-80%	L	
	Victims of Domestic Violence	0-80%	L	

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI						
31 - 50% of MFI						
51 - 80% of MFI						
Owners						
0 - 30 of MFI						
31 - 50 of MFI						
51 - 80% of MFI	11	2	0	0	6	
Homeless*						
Individuals						
Families						
Non-Homeless Special Needs						
Elderly						
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
Total	11	2	0	0	6	
Total Section 215						
215 Renter						
215 Owner						

* Homeless individuals and families assisted with transitional and permanent housing

Table 2A
Priority Housing Activities

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	1	0	1	0	0	
Production of new rental units	0	0	0	0	0	
Rehabilitation of existing rental units	0	0	0	0	0	
Rental assistance	0	0	0	0	0	
Acquisition of existing owner units	1	1	1	0	0	
Production of new owner units	0	0	0	0	0	
Rehabilitation of existing owner units	10	0	0	0	6	
Homeownership assistance	11	2	0	0	0	
HOME						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						

Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Rental	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	6	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Owner			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Combined Total Sec. 215 Goals*	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	6	6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.