

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 June 2, 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, Steiner and Norland, City Administrator Harrenstein, Attorney Kennedy, City Clerk Gehrke, Planner Fischer and Public Works Director Swanson. Absent: Finance Director Thorne.

Approval of Agenda

Council Member Steiner moved, seconded by Council Member Norland, 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 Steiner moved, seconded by Council Member Spears, to approve the minutes of the Council meeting of May 19, 2014. Vote on the motion: Spears, Steiner and Dehen, aye; Freyberg and Norland, abstained; no nays. Motion carried.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 34-14 Approving Donations/Contributions/Grants.
- C. Renewal of League of Minnesota Cities Insurance Trust Property and Casualty Coverage.
- D. Approval of Budget Calendar for FY 2015.
- E. Res. No. 35-14 Approving Agreement No. 06060 between the Commissioner of Transportation of the State of Minnesota and the City of North Mankato for Professional/Technical Services for Lookout Drive/T.H. 14.
- F. Audio and Large Group Permit for IBEW Picnic, Spring Lake Park, Saturday, August 9, 2014 from 10 a.m. to 6 p.m.

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

Public Comments**Phil Henry, 1300 Noretta Drive**

Phil Henry, 1300 Noretta Drive, appeared before the Council and stated he is not in favor of the City purchasing dilapidated mobile homes. He also stated he thinks too much money was spent for painting the bookmobile.

Barb Church, 102 E. Wheeler Avenue

Barb Church, 102 E. Wheeler Avenue appeared before the Council with several questions: 1) What positions are up for election and when do the filings open; 2) Is the job recently advertised a new position; 3) Will budget-to-actual reports continue in the future; 4) What storm damage occurred by the City and was anyone hurt; and 5) Has the City joined GMG or REDA as proposed in the 2014 Budget. City Clerk Gehrke reported filings open for one Mayoral position and two Council positions on July 29, 2014 at 8 a.m. and close on August 12,

2014 at 5 p.m. Administrator Harrenstein reported he would answer the balance of the questions in an email to Ms. Church.

Business Items**Set Public Hearing for 7 p.m. on Monday, June 16, 2014 for Vacation of Utility Easements**

City Planner Fischer presented a Petition for Utility Easement Vacation and reported that as part of the replatting of property in the Northport Industrial Park, it is necessary to vacate certain utility easements. As part of that process, it is necessary to set a public hearing and notify all underground utility companies. **Council Member Freyberg moved, seconded by Council Member Norland, to set a public hearing for 7 p.m. on Monday, June 16, 2014 for Vacation of Utility Easements. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried.**

Mayor and Council Comments**Council Member Spears**

Council Member Spears made a motion that the City stop buying mobile homes. This motion died for lack of a second. The Mayor suggested this be a discussion item at a Budget Workshop.

Council Member Steiner

Council Member Steiner reported he has been receiving numerous negative comments from residents regarding the trail proposed in the Old Belgrade Hill Project. Discussion was held regarding the need for an access road which will also be used as a trail. City Engineer Sarff reported that no turnarounds will be built and so it is important to continue the trail for maintenance vehicles. The Mayor stated that screening is planned for the properties on Roe Crest Drive affected by the trail.

Council Member Norland

Council Member Norland thanked all the donors to the North Mankato Taylor Library and the donors for the swim facility season passes.

Council Member Norland reported that she sits on the Region 9 Commission and as a part of that also sits on the Region 9 Agency, Inc. The Region 9 Agency, Inc. is providing support to 501(3)C groups to access foundation funds and grants.

Council Member Norland reported she would like a work session scheduled to discuss the property known as 1610 LorRay Drive. The "Friends of North Mankato" group would like to know what the City is willing to consider regarding an historic farm park at this site.

Mayor

The Mayor spoke of Professional Technical Services Agreement with MnDOT for the Lookout Drive/T.H. 14. Project. He asked if a multi-mobile path would be part of the bridge reconstruction. City Engineer Sarff reported that the Agreement approved is for MnDOT's portion of the design fees for the roundabout and is not an obligation of the City. Engineer Sarff reported that approval of the project should occur in early 2015 and a multi-mobile lane would be part of the design.

The Mayor reported Coffee with the Council will be held at Spinners Bar & Grill, 301 Belgrade Avenue, from 10:30 a.m. to 11:30 a.m. on Saturday, June 7, 2014.

The Mayor reported the Greater Mankato Area United Way's CEO/Leadership luncheon will be held at 11:45 a.m. on Tuesday, June 10, 2014 at City Center Hotel.

The Mayor reported Move Minnesota is in Mankato on Tuesday, June 3, 2014.

The Mayor reported the Greater Mankato Area was named as 1 of 8 Bronze Cities in the State of Minnesota. The Mayor reported he would be riding with a professional bicyclist on Thursday.

Public Comments

Jim Whitlock, President of Business on Belgrade

Jim Whitlock, President of Business on Belgrade, appeared before the Council to announce the activities happening on Belgrade Avenue. He reported that Bookin' on Belgrade, a nearly 5K walk will be held at 8:30 a.m. on Saturday, June 7, 2014 beginning at the North Mankato Taylor Library. Boogie on Belgrade will begin 12 hours later with all bars having a band, including Benderz, the newest bar. He reported that the Y Barbershop is open in the old Mutch's Hardware Store and White Orchid Boutique is open in the old Skillings building.

There being no further business the meeting was adjourned at 7:34 p.m.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 7	Department: City Planner	Council Meeting Date: 6/16/14																																		
TITLE OF ISSUE: Public Hearing - Street Right-of-Way Vacation on Howard Drive West.																																				
<p>BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of the platting process for the Highway 14/CSAH 41 interchange, a large portion of right-of-way was obtained. As the roadway construction project is now complete, there are areas of right-of-way that can potentially be vacated and sold to adjacent property owners. One of those areas is part of Howard Drive West as highlighted on the attachment. It is proposed that this area be vacated and then become part of the adjacent vacant lot currently owned by Cemstone Products. It will be necessary to replat the property in the future to accommodate the vacated right-of-way . As part of the right-of-way vacation process, it is necessary to hold a public hearing.</p>																																				
REQUESTED COUNCIL ACTION: Consider adopting resolution vacating street right-of-way on Howard Drive West.																																				
<p>For Clerk's Use:</p> <p>Motion By: _____</p> <p>Second By: _____</p> <p>Vote Record:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%; text-align: center;">Aye</td> <td style="width: 10%; text-align: center;">Nay</td> <td style="width: 50%;"></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>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>Dehen</td> </tr> </table>		Aye	Nay			_____	_____	Spears		_____	_____	Steiner		_____	_____	Norland		_____	_____	Freyberg		_____	_____	Dehen	<p style="text-align: center;">SUPPORTING DOCUMENTS ATTACHED</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input 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 checked="" type="checkbox"/></td> </tr> </table> <p>Other (specify) <u>Petition for Vacation, Notice of Hearing</u> <u>Affidavit of Publication</u></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 checked="" type="checkbox"/>
	Aye	Nay																																		
	_____	_____	Spears																																	
	_____	_____	Steiner																																	
	_____	_____	Norland																																	
	_____	_____	Freyberg																																	
	_____	_____	Dehen																																	
Resolution	Ordinance	Contract	Minutes	Map																																
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																
<p><input type="checkbox"/> Workshop</p> <p><input checked="" type="checkbox"/> Regular Meeting</p> <p><input type="checkbox"/> Special Meeting</p>	<p><input type="checkbox"/> Refer to: _____</p> <p><input type="checkbox"/> Table until: _____</p> <p><input type="checkbox"/> Other: _____</p>																																			

NOTICE OF HEARING ON STREET RIGHT-OF-WAY VACATION ON HOWARD DRIVE WEST

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, June 16, 2014, commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider the vacation of the following described street right-of-way on Howard Drive West:

That part of the Howard Drive West right-of-way according to the "Official Map No. 1" on file and of record with the Nicollet County Recorder and dedicated to the public use for "public ways" according to the plats of Northport No. 10 and Northport No. 14, on file and of record with the Nicollet County Recorder, described as:

Commencing at the southeasterly corner of Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 64 degrees 02 minutes 10 seconds West (assumed bearing) along the southerly line of said Lot 1, a distance of 215.00 feet to the point of beginning; thence North 64 degrees 48 minutes 51 seconds West, 151.04 feet to the point of curvature of a circular curve to the right; thence northwesterly along a 960.00 foot radius curve, central angle = 08 degrees 05 minutes 39 seconds, an arc distance of 135.62 feet to the point of intersection with the west line of Northport No. 14; thence North 00 degrees 03 minutes 09 seconds West, along said west line, 72.88 feet to the southwesterly corner of said Lot 1, Block 1, Northport No. 17, said point being on a circular curve which center of radius bears North 35 degrees 49 minutes 49 seconds East; thence southeasterly along the southwesterly line of said Lot 1, the same being the northeasterly right-of-way line of Howard Drive West, along a 900.00 foot radius curve, central angle = 10 degrees 38 minutes 40 seconds, an arc distance of 167.20 feet to the point of tangency of said curve; thence South 64 degrees 48 minutes 51 seconds East, along the tangent of said curve along the southwesterly line of said Lot 1, a distance of 151.04 feet; thence South 25 degrees 11 minutes 09 seconds West, along the southerly line of said Lot 1, a distance of 60.00 feet to the point of beginning.

Said street vacation contains 18,142 square feet, subject to any and all easements of record.

Dated this 2nd day of June 2014.

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

AFFIDAVIT OF PUBLICATION

June 2, 2014
NOTICE OF
HEARING ON STREET
RIGHT-OF-WAY VACATION
ON HOWARD DRIVE WEST

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, June 16, 2014, commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider the vacation of the following described street right-of-way on Howard Drive West:

That part of the Howard Drive West right-of-way according to the "Official Map No. 1" on file and of record with the Nicollet County Recorder and dedicated to the public use for "public ways" according to the plats of Northport No. 10 and Northport No. 14, on file and of record with the Nicollet County Recorder, described as:

Commencing at the southeasterly corner of Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 64 degrees 02 minutes 10 seconds West (assumed bearing) along the southerly line of said Lot 1, a distance of 215.00 feet to the point of beginning; thence North 64 degrees 48 minutes 51 seconds West, 151.04 feet to the point of curvature of a circular curve to the right; thence northwesterly along a 960.00 foot radius curve, central angle = 08 degrees 05 minutes 39 seconds, an arc distance of 135.62 feet to the point of intersection with the west line of Northport No. 14; thence North 00 degrees 03 minutes 09 seconds West, along said west line, 72.88 feet to the southwesterly corner of said Lot 1, Block 1, Northport No. 17, said point being on a circular curve which center of radius bears North 35 degrees 49 minutes 49 seconds East; thence southeasterly along the southwesterly line of said Lot 1, the same being the northeasterly right-of-way line of Howard Drive West, along a 900.00 foot radius curve, central angle = 10 degrees 38 minutes 40 seconds, an arc distance of 167.20 feet to the point of tangency of said curve; thence South 64 degrees 48 minutes 51 seconds East, along the tangent of said curve, along the southwesterly line of said Lot 1, a distance of 151.04 feet; thence South 25 degrees 11 minutes 09 seconds West, along the southerly line of said Lot 1, a distance of 60.00 feet to the point of beginning.

Said street vacation contains 18,142 square feet, subject to any and all easements of record.

Dated this 2nd day of June 2014.
Nancy Gehrke, CMC
City Clerk
City of North Mankato, Minnesota

State of Minnesota, ss. County of Blue Earth

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 _____

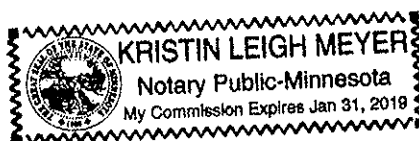
_____ which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Monday, the 2 day of June, 2014, and was thereafter printed and published on every Monday to and including Monday, the 2 day of June, 2014; 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: James P. Santori
Publisher

Subscribed and sworn to before me on this 2 day of June, 2014.

Kristin Leigh Meyer
Notary Public



PETITION FOR VACATION

The undersigned property owner hereby petitions the City Council of the City of North Mankato, Minnesota, to vacate the following described street right-of-way:

That part of the Howard Drive West right-of-way according to the "Official Map No. 1" on file and of record with the Nicollet County Recorder and dedicated to the public use for "public ways" according to the plats of Northport No. 10 and Northport No. 14, on file and of record with the Nicollet County Recorder, described as:

Commencing at the southeasterly corner of Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 64 degrees 02 minutes 10 seconds West (assumed bearing) along the southerly line of said Lot 1, a distance of 215.00 feet to the point of beginning; thence North 64 degrees 48 minutes 51 seconds West, 151.04 feet to the point of curvature of a circular curve to the right; thence northwesterly along a 960.00 foot radius curve, central angle = 08 degrees 05 minutes 39 seconds, an arc distance of 135.62 feet to the point of intersection with the west line of Northport No. 14; thence North 00 degrees 03 minutes 09 seconds West, along said west line, 72.88 feet to the southwesterly corner of said Lot 1, Block 1, Northport No. 17, said point being on a circular curve which center of radius bears North 35 degrees 49 minutes 49 seconds East; thence southeasterly along the southwesterly line of said Lot 1, the same being the northeasterly right-of-way line of Howard Drive West, along a 900.00 foot radius curve, central angle = 10 degrees 38 minutes 40 seconds, an arc distance of 167.20 feet to the point of tangency of said curve; thence South 64 degrees 48 minutes 51 seconds East, along the tangent of said curve along the southwesterly line of said Lot 1, a distance of 151.04 feet; thence South 25 degrees 11 minutes 09 seconds West, along the southerly line of said Lot 1, a distance of 60.00 feet to the point of beginning.

Said street vacation contains 18,142 square feet, subject to any and all easements of record.

Dated this 14th day of May 2014.

Kari Stein
Witness

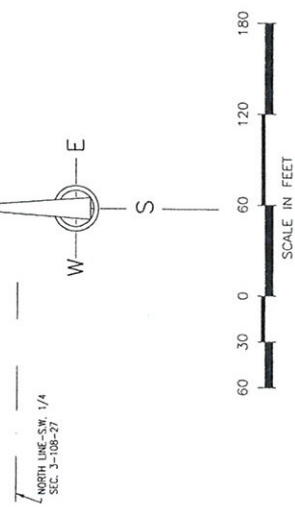
[Signature]
City of North Mankato

Received by City Clerk:

5-15-14
Date

Nancy Ditch
City Clerk

S.E. 1/4 - N.W. 1/4
SEC. 3-108-27



NORTH LINE-SW 1/4
SEC. 3-108-27

Street Vacation Description

That part of the Howard Drive West right of way according to the "Official Map No. 1" on file and of record with the Nicollet County Recorder and dedicated to the public use for "Public ways" according to the plats of Northport No. 10 and Northport No. 14, on file and of record with the Nicollet County Recorder, described as:

Commencing at the southeasterly corner of Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 64 degrees 02 minutes 10 seconds West (assumed bearing) along the southerly line of said Lot 1, a distance of 215.00 feet to the point of beginning; thence North 64 degrees 48 minutes 51 seconds West, 151.04 feet to the point of intersection of a circular curve to the right; thence northwesterly along a 960.00 foot radius curve, central angle = 08 degrees 05 minutes 39 seconds, on arc distance of 135.62 feet to the point of intersection with the west line of Northport No. 14; thence North 00 degrees 03 minutes 09 seconds East, along said west line, 72.88 feet to the southeasterly corner of said Lot 1, Block 1, Northport No. 17, said point being on a circular curve which center of radius bears North 35 degrees 49 minutes 49 seconds East; thence southeasterly along the southeasterly line of said Lot 1, the same being the northeasterly right of way line of Howard Drive West, along a 900.00 foot radius curve, central angle = 10 degrees 38 minutes 40 seconds, on arc distance of 167.20 feet to the point of tangency of said curve; thence South 64 degrees 48 minutes 51 seconds East, along the tangent of said curve along the southeasterly line of said Lot 1, a distance of 151.04 feet; thence South 25 degrees 11 minutes 09 seconds West, along the southerly line of said Lot 1, a distance of 60.00 feet to the point of beginning.

Said street vacation contains 18,142 square feet, subject to any and all easements of record.

Optional Property Purchase

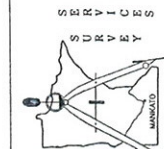
That part of Outlot B, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder described as:

Beginning at the northwesterly corner of Lot 1, Block 1, Northport No. 17; thence South 25 degrees 57 minutes 50 seconds West (assumed bearing) along the westerly line of said Lot 1, a distance of 438.50 feet to the southwesterly corner of said Lot 1; the same being the most southerly corner of Outlot B, Northport No. 17; thence North 00 degrees 03 minutes 09 seconds West, along the westerly line of said Outlot B, a distance of 473.55 feet to the point of intersection with the northwesterly extension of the northerly line of said Lot 1; thence South 67 degrees 35 minutes 34 seconds East, along said extension, 208.12 feet to the point of beginning.

Said optional property contains 1.05 acres, subject to any and all easements of record.

I hereby certify that this survey, plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature: *Warren P. Smith*
Print Name: WARREN P. SMITH
Date: 4/15/14 License No. 14701



SKETCH AND DESCRIPTION

NORTH MANKATO, MINNESOTA

OUTLOT B, NORTHPORT NO. 17
AND A PORTION OF THE RIGHT OF
WAY ADJOINING NORTHPORT NO. 17

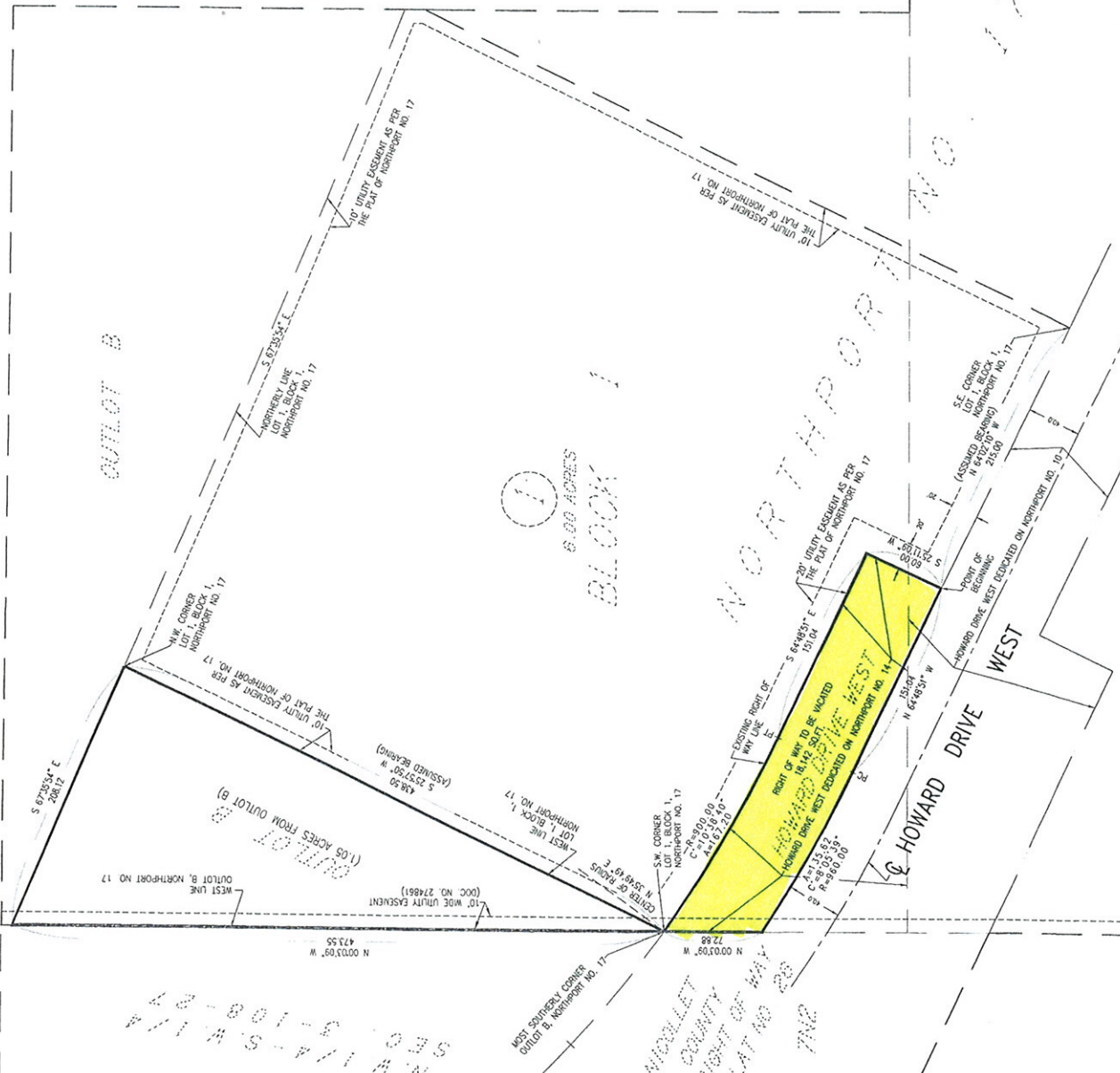
151 ST. ANDREWS COURT
SUITE 400 MN. 56001
PHONE: 507-345-1003

FOR: CITY OF NORTH MANKATO

SCALE: 1"=60'

DATE: APRIL, 2014

F.B. FILE 14551



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 8	Department: City Planner	Council Meeting Date: 6/16/14																												
TITLE OF ISSUE: Public Hearing - Utility Vacation in Northport No. 17.																														
BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of the replatting of property in the Northport Industrial Park, it is necessary to vacate certain utility easements. As part of the utility vacation process, it is necessary to hold a public hearing and notify all underground utility companies. Attached is a Petition for Utility Easement Vacation signed by Cemstone Products and a map showing the location of the easements to be vacated.																														
REQUESTED COUNCIL ACTION: Consider adopting resolution vacating utility easements in Northport No. 17.																														
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>Spears</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>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Spears	_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> Other (specify) <u>Petition for Vacation, Notice of Hearing</u> <u>Affidavit of Publication</u> _____ _____ _____		Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aye	Nay																													
_____	_____	Spears																												
_____	_____	Steiner																												
_____	_____	Norland																												
_____	_____	Freyberg																												
_____	_____	Dehen																												
Resolution	Ordinance	Contract	Minutes	Map																										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																										
<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 HEARING ON
UTILITY VACATION NORTHPORT NO. 17**

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, June 16, 2014, commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider the vacation of the following described utility easements:

That portion of the 20 foot wide utility easements over, under and across Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder,

Dated this 6th day of June 2014.

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

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

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 Friday, the 6 day of June, 2014, and was thereafter printed and published on every Friday to and including Friday, the 6 day of June, 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:

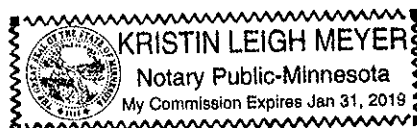
abcdefghijklmnopqrstuvwxyz

By: [Signature]
Publisher

Subscribed and sworn to before me on this 6 day of June, 2014.

[Signature]
Notary Public

June 6, 2014
**NOTICE OF HEARING
ON UTILITY VACATION
NORTHPORT NO. 17**
NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, June 16, 2014, commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider the vacation of the following described utility easements:
That portion of the 20 foot wide utility easements over, under and across Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder.
Dated this 6th day of June 2014.
Nancy Gehrke, CMC
City Clerk
City of North Mankato, Minnesota



PETITION FOR VACATION

The undersigned property owner hereby petitions the City Council of the City of North Mankato, Minnesota, to vacate the following described utility easements:

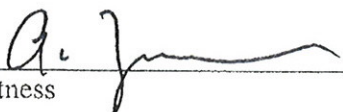
That portion of the 20 foot wide utility easements over, under and across Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder, lying coincident with and easterly and northerly of the following described line:


Commencing at the southeasterly corner of Lot 1, Block 1, Northport No. 17; thence North 64 degrees 02 minutes 10 seconds West (assumed bearing) along the southerly line of said Lot 1, a distance of 215.00 feet; thence North 25 degrees 11 minutes 09 seconds East, along the southerly line of said Lot 1, a distance of 20.00 feet to the point of beginning; thence continuing North 25 degrees 11 minutes 09 seconds East, along said southerly line, 40.00 feet; thence North 64 degrees 48 minutes 51 seconds West, along the southerly line of said Lot 1, a distance of 151.04 feet to the point of curvature of a circular curve to the right; thence northwesterly along the southerly line of said Lot 1 along a 900.00 foot radius curve, central angle = 10 degrees 38 minutes 40 seconds, an arc distance of 167.20 feet to the southwesterly corner of said Lot 1 and there terminating.

ALSO That portion of the 10 foot wide utility easements over, under and across Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder, lying coincident with and easterly of the following described line:

Beginning at the southwest corner of Lot 1, Block 1, Northport No. 17; thence North 25 degrees 57 minutes 50 seconds East (assumed bearing) along the westerly line of said Lot 1, a distance of 428.50 feet to a point distant 10.00 feet southerly of the northwesterly corner of said Lot 1 as measured along the westerly line of said Lot 1 and there terminating.

Dated this 28th day of May 2014.


Witness


Tim Becken, Cemstone Products Company

Received by City Clerk:

May 28, 2014
Date


City Clerk

[illegible]

Know all men by these present that we, the North Manitoba Port Authority Commission, owners of the following described property to wit:

Plot 1, Block 2, Outlet A, and Outlet B, Northport No. 14, according to the plat thereof on file and of

at 1, Block 1, Gullett A, and Gullett B, Northeast No. 14, according to the plat thereof on file and of record with the Nicollet County Recorder. Containing 10.60 acres.

Dated this _____ day of _____, 2012 by the North Monakoto Port Authority Commission, fee
\$_____

Robert Keutson, President

NOTARY CERTIFICATE

State of Minnesota
County of Nicollet

On this the ____ day of _____, 2012, before me a Notary Public within and for said County, Minnesota, personally appeared Robert Knutson, who being duly sworn did say that he is the President of the North Minnesota Port Authority Commission, and that said instrument was signed and sealed on behalf of said Commission by authority of its Board of Directors, and said Robert Knutson acknowledged said instrument to be the free act and deed of said commission.

Notes: D.D.Vic.

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, Warren P. Smith, Professional Land Surveyor No. _____ hereby certify that I have surveyed or directly supervised the survey of the corner points described on this plat, prepared by this plat or directly supervised the preparation of this plat, as shown and located on this plat, and that this plat is a correct representation of the monument surveyed, that all mathematical data and labels are correctly designated on this plat; that this plat is a correct representation of the monument surveyed, that all mathematical data and labels are correctly designated on this plat; that all monuments indicated on this plat have been, or will be, correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 105.01, Subd. 3, as of the date of the survey, are correctly shown and located on this plat; and all public ways are shown and located on this plat.

Witness my hand and seal this _____ day of _____, 2012.

collected this _____ day of _____, 2012.

Shirley P. Smith, Professional Land Surveyor

Innesato License No. 141

in this the ____ day of ____, 2012, before me a Notary Public in and for said County, appeared
 Karen P. Smith, and being duly sworn did say that he has executed the foregoing instrument

APPROVALS

10 We it known that on this the _____ day of _____, 2012, the Planning Commission of the City of
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841

I declare under penalty of perjury that I know that on this _____ day of _____, 2009, the City Council of the City of North Macedonia did publicly approve this plat of N067800P01 lot 17, and that, as per MC 505.03, Sub d, this plat has been submitted to me by written consent and recommendation have been received from the Nicollet County Highway Commission and the Commissioner of Transportation.

100

100

[illegible]

TITLE OPINION

1. Michael H. Kennedy, City Attorney, State of Minnesota, do hereby certify that the owners as indicated herein represent all ownership interest in the land encompassed by this plat.

Michael M. Woodard - Licensed Attorney

LEONARD H. KENNEDY, CROFT

hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____, 2012.

COUNTY RECORDER'S OFFICE

hereby certify that this instrument was filed in my office for record on this, the _____ day of _____, 1912, at _____ o'clock, _____ M., and that it was duly recorded on _____ plate, Number _____.

County Recorder

County Recorder

Only Recorder
PLAT REVIEW

THIS PENDING (820613) PROGRESS SURVEY SERVICES, INC.

U. S. HIGHWAY NO. 14

CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF JUNE 16, 2014

77892	Barron's	renew subscription-Library	\$199.00
77893	Benco Electric Cooperative	electric bill-All Depts.	\$29,015.51
77894	CenterPoint Energy	gas bill-All Depts.	\$3,642.63
77895	Lloyd Lumber Co.	equipment parts & supplies-All Depts.	\$4,021.30
77896	MAYBA/Royals	10% concession stand sales tournament 5/31-6/1	\$274.69
77897	PowerPlan	equipment parts-Street Dept.	\$55.63
77898	Region 2A	10% concession stand sales tourn 5/24,5/27,5/29	\$623.59
77899	Sam's Riverside	pickup bed for Unit #121-Capital Facilities	\$1,500.00
77900	Verizon Wireless	cell phone & internet bill-All Depts.	\$367.07
77901	Xcel Energy	electric bill-All Depts.	\$22,130.94
77902	North Mankato Motor Vehicle Registration	MVET for Unit #121-Capital Facilities	\$368.93
77903	Children's Museum of Southern Minn.	summer reading program-Library	\$150.00
77904	Countryside Refrigeration & Heating	installation of HVAC units-Capital Facilities	\$18,973.00
77905	Enventis	telephone & internet bill-All Depts.	\$3,514.65
77906	ICMA Retirement Trust - 457	employee payroll deductions	\$10,353.29
77907	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$685.00
77908	L.M.C.I.T.	property-casualty insurance-All Depts.	\$166,964.00
77909	Verizon Wireless	cell phone bill-Gen Gov, Police & Comm Dev	\$145.88
77910	Effah, Benjamin	stipend-Gen Gov	\$240.00
	A+ Security Group	repair alarm systems-Water Dept.	\$1,565.65
	A to Z Rental Center	equipment rental-Caswell	\$76.00
	A-1 Key City Locksmiths, Inc.	keys & rekey door locks-Caswell & Police	\$92.00
	AT & T Mobility	cell phone bill-Bookmobile	\$24.84
	AEM Financial Solutions LLC	2013 audit service-All Depts.	\$6,641.75
	Albright, James	lawn care-Public Access	\$120.00
	All American Towing	towing charges-Water Dept.	\$146.00
	Alpha Wireless	equipment parts & supplies-Police Dept.	\$142.00
	Ameripride Services	mats-Library	\$60.76
	Audio Editions	supplies & audio books-Library	\$60.78
	Automatic Systems Co.	equipment parts-Water Dept.	\$556.50
	Baker & Taylor	books-Library & Bookmobile	\$31.51
	Beacon Athletics	equipment parts-Caswell	\$281.00
	Blue Valley Sod	mulch-Gen Gov, Caswell & Park	\$424.00
	Bolton & Menk, Inc.	engineering fee-Sewer Dept.	\$3,491.60

CLAIMS CONTINUED

Border States Electric Supply	lights Spring Lake Trail & electrical for soccer fields	\$1,995.08
Bound Tree Medical	supplies-Police Dept.	\$344.90
Boyer Trucks	equipment parts-Street Dept.	\$114.66
Carquest Auto Parts	equipment parts & supplies-All Depts.	\$1,052.19
Cemstone Concrete Materials	concrete-Caswell & Sales Tax	\$1,016.00
Charter Communications	high speed data service-All Depts.	\$463.96
City of Mankato	water bill-Public Access	\$31.29
City of Mankato	2014 local share of MAPO-Unallocated	\$5,405.00
City of St. Paul	training-Police Dept.	\$199.00
Crysteel Truck Equipment	equipment parts-Street Dept.	\$84.64
Culver's of North Mankato	items for concessions-Caswell	\$248.00
Dakota County Technical College	training-Police Dept.	\$225.00
Dehen, Mark	reimbursement for expense-Mayor	\$28.21
DEMCO, Inc.	tables-Library	\$366.40
Dueco, Inc.	equipment parts-Park Dept.	\$1,611.00
Drummer's Garden Center	flowers-Gen Gov, Park & Water	\$1,047.97
Emergency Apparatus Maintenance	equipment parts & pump testing-Fire Dept.	\$1,817.16
Emergency Automotive Technologies	equipment parts-Fire Dept.	\$145.87
EPA Audio Visual, Inc.	replaced TV due to storm damage-Library	\$878.77
Express Services, Inc.	crossing guards-Police Dept.	\$731.61
Fastenal Company	equipment parts-Street & Park Depts.	\$20.10
Ferguson Enterprises, Inc.	equipment parts-Library	\$76.18
First Line/Leewes Ventures	items for concessions-Caswell	\$2,563.50
FleetPride	equipment parts-Street Dept.	\$855.81
Free Press	ads-Gen Gov & 2014 Construction	\$189.72
Freyberg Petroleum Sales, Inc	oil-All Depts.	\$1,678.75
G & L Auto Supply	equipment parts & supplies-All Depts.	\$699.20
G & K Services	uniform & towel service-Street & Shop	\$294.96
Gale/Cengage Learning	books-Library	\$204.73
Gopher State One-Call	one-call locates-Comm Dev	\$381.45
Green Tech Recycling	recycle appliances-Recycling	\$189.00
Hansen Sanitation	refuse pickup-Shop, Caswell, Park, Sanit & P/A	\$1,023.76
Hawkins, Inc.	chemicals-Swim Fac, Water & Sewer Depts.	\$7,755.24
Hilltop Florist & Greenhouse	flowers-Caswell	\$105.08
Hobbs Automotive	equipment parts-Park Dept.	\$50.00
Howard, Melissa	summer reading program-Library	\$200.00
Ingram Library Services	books-Library & Bookmobile	\$2,415.71
JM Promotions	hats-Street, Park & Water Depts.	\$218.32
Keller, J.J. & Associates, Inc.	safety compliance manual-Street Dept.	\$20.00
Keller, J.J. & Associates, Inc.	drug testing-All Depts.	\$1,097.00

CLAIMS CONTINUED

Kennedy & Kennedy Law Office	legal services-Attorney	\$8,620.04
LJP Enterprises, Inc.	trailer rent-Recycling	\$600.00
LJP Enterprises of St. Peter	wire baling-Recycling	\$270.00
LJP Waste & Recycle	transportation charges-Recycling	\$588.60
Lakes Gas Company	LP gas-Recycling	\$210.00
Larkstur Engineering	equipment parts & supplies-Street Dept.	\$62.66
Lawson Products	supplies-Shop	\$593.40
Lawson, W. D. Companies	antifreeze-Shop	\$429.69
Long Term Care	long term care payment-employee reimbursed	\$163.64
MacTools Distributor	supply-Shop	\$7.18
Mankato Bearing Co.	lubricant & equipment parts-Shop & Park Depts.	\$141.85
Mankato Ford, Inc.	equipment parts-Police, Cap Fac & Water Depts.	\$2,291.21
Mankato Motor Co.	equipment parts-Fire & Park Depts.	\$838.77
Matheson Tri-Gas	welding supplies-Shop	\$99.28
Meyer & Sons	equipment parts & freezer-Swim Fac & Water	\$629.01
McGowan Water Conditioning, Inc.	salt & filters for softener-Library	\$138.42
Menards-Mankato	equipment parts, dehumidifiers & supplies-All Depts.	\$702.36
MII Life, Inc.	contribution to VEBA account-Public Access	\$50,820.33
Minn. Fire Service Certification Board	recertification's-Fire Dept.	\$280.00
Minnesota Iron & Metal Co.	equip parts & bldg supplies-Bookmobile & Sales Tax	\$257.45
Minnesota Pipe & Equipment	equipment parts & water meters-Water Dept.	\$10,407.39
Minnesota Valley Testing Lab	sample testing-Sewer Dept.	\$59.25
Minnesota Waste Processing Co.	processing fees-Solid Waste	\$23,922.74
MTI Distributing	equipment parts-Park & Capital Facilities	\$3,541.52
NAPA Auto Parts-Mankato	supplies-Street Dept.	\$27.48
New Ulm Quartzite Quarries	sealcoating rock-Street Dept.	\$3,538.94
Newman Traffic Signs	signs & supplies-Street & Park Dept.	\$986.30
Nicollet County Recorder/Abstracter	recording of resolution-2014 Construction	\$46.00
Nicollet Fire Dept.	yearly service contract for radio simulcast system-Fire	\$800.00
North Central International	equipment parts-Park Dept.	\$133.95
Nuss Truck & Equipment	equipment parts-Park & Capital Facilities	\$1,440.89
Olympic Fire Protection Corp	sprinkler system repairs-Police Dept.	\$267.45
O'Reilly Auto Parts	equipment parts-Police Dept.	\$156.69
OverDrive, Inc.	downloadable audio/ebooks-Library	\$1,199.54
Paragon Printing, Mailing & Specialties	printed materials & utility bill mailing-All Depts.	\$2,946.93
Pepsi-Cola of Mankato, Inc.	pop & water-Gen Gov & Caswell	\$6,736.90
Pet Expo Distributors	aquatic service-Library	\$40.00
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$168.95
R & R Tire Shop	tire disposal-Sanitation	\$18.00
River Bend Business Products	copier maint-Gen Gov, Police, Street & Library	\$874.21

CLAIMS CONTINUED

Schueneman, Josh	refund building permit #0136-14	\$43.13
Schwicker's	HVAC repairs-Street & Public Access	\$786.00
Seppmann, Jadd & Sons	portable restroom rental for main break-Water Dept.	\$80.00
Sign Pro	supplies-Gen Gov, Park & Water Depts.	\$42.00
Skarpohl Pressure Washer Sales	supplies-Gen Gov	\$21.00
Sodexo, Inc. & Affiliates	department head retreat-Gen Gov	\$64.35
Southern Minnesota Construction	emulsion oil, asphalt & rock-Street & Sales Tax	\$4,630.86
SPS Companies, Inc.	plumbing supplies-Sales Tax & Water	\$135.03
Staples Advantage	supplies-All Depts.	\$187.83
Tire Associates	tires & tire repairs-All Depts.	\$1,921.01
Toyota-Lift of Minnesota	equipment parts-Recycling	\$170.69
US Foods	items for concessions-Caswell	\$7,465.65
US Postal Service	postage-All Depts.	\$2,000.00
Upper Midwest Community Policing Inst	training expenses-Police Dept.	\$15.00
Upstart	supplies for summer reading-Library	\$79.42
VanGenderen, April	summer reading supplies-Library	\$67.16
Viking Fire & Safety	service fire extinguishers-Police, Fire, Park & Water	\$627.79
Viking Electric Supply	electrical supplies-Str Lights, Sales Tax & Sewer	\$467.62
WSB & Associates, Inc.	comprehensive plan-Comm Dev	\$1,374.50
Waco Scaffolding & Supply Co.	building materials soccer fields-Sales Tax	\$430.85
Wells Federal Bank	refund water bill credit	\$29.81
Wenzel Auto Electric Co.	equipment parts-Park Dept.	\$53.78
Werner Electric Supply	electrical supplies-Gen Gov	\$48.67
Total		<u>\$460,583.89</u>

CLAIMS CONTINUED

General	\$249,118.03
Community Development Block Grant	\$1.65
Local Option Sales Tax	\$7,271.75
Port Authority	\$809.23
Capital Facilities & Equipment Replacement-General	\$24,233.08
2014 Construction	\$151.40
Water	\$47,870.52
Sewer	\$32,021.05
Recycling	\$11,564.26
Storm Water	\$3,613.91
Solid Waste	\$24,665.61
Public Access	<u>\$59,263.40</u>
Total	<u><u>\$460,583.89</u></u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF JUNE 16, 2014

Lloyd Lumber	signs for Industrial Park-Port Authority	\$71.79
Verizon Wireless	cell phone bill-Port Authority	\$50.44
AEM Financial Solutions	2013 audit service-Port Authority	\$627.00
Kennedy & Kennedy Law Office	legal services for May-Port Authority	<u>\$60.00</u>
Total		<u><u>\$809.23</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
Friends of the Saint Paul Public Library	General Fund – Library Special Programs	\$500.00
Traverse des Sioux Library System	General Fund – Library Special Programs	\$784.00
Grace Lutheran Church Book Club	General Fund – Library Book Club Bag	\$120.00

Adopted by the City Council this 16th day of June 2014.

Mayor

City Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, July 7, 2014 at 7 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider amendments to Section 110.22, Tobacco, of the City Code.

Such persons as desire to be heard with reference to proposed amendments should appear at this meeting. Public comments may be sent to the North Mankato Municipal building, 1001 Belgrade Avenue, North Mankato, MN 56003. All comments must be received by July 7, 2014.

Dated this 16th day of June 2014.

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

ORDINANCE NO. 58, FOURTH SERIES

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA,
AMENDING NORTH MANKATO CITY CODE, TITLE XI, BUSINESS REGULATIONS,
CHAPTER 110 GENERAL BUSINESS REGULATIONS AND LICENSING,
SECTION 110.22 TOBACCO AND ELECTRONIC DELIVERY DEVICES

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

Section 1. Sections of North Mankato City Code, Title XI, Business Regulations, Chapter 110, General Business Regulations and Licensing, is hereby amended as follows:

§ 110.22 TOBACCO

(A) *Definitions.* Except as may otherwise be provided or clearly implied by context, all terms shall be given their commonly accepted definitions. For the purpose of this chapter, the following definitions shall apply:

1. Tobacco. Tobacco means and includes tobacco in any form, including but not limited to, cigarettes, cigars, bagged, canned or packaged product.

2. Electronic Delivery Devices. Any product containing or delivering nicotine, lobelia, or any other substance intended for human consumption that can be used by a person to simulate smoking in the delivery or nicotine or any other substance through inhalation of vapor from the product. Electronic delivery device shall include any component part of such a product whether or not sold separately. Electronic delivery device shall not include any product that has been approved or otherwise certified by the United States Food and Drug Administration for legal sales for use in tobacco cessation treatment or other medical purposes, and is being marketed and sold solely for that approved purpose.

(A) *License Required.* It is unlawful if for any person, directly or indirectly, to keep for retail sale, sell at retail, or otherwise dispose of any tobacco in any form or an electronic delivery device unless a license shall first be obtained from the City.

(B) *Restrictions.*

(1) Separate licenses and stickers shall be issued for the sale of tobacco and/or electronic devices at each fixed place of business, no license shall be issued for a movable place of business.

(2) It is unlawful for any person to sell or give away any tobacco in any form or in any electronic delivery device to any person under the age of eighteen (18) years.

(3) Smoking prohibited in tobacco and electronic delivery device retail establishment.

Smoking or using electronic delivery device for the purpose of sampling tobacco, tobacco related products, nicotine or lobelia delivery devices shall be prohibited.

(4) The use of any electronic delivery device is prohibited anywhere smoking is prohibited by the Minnesota Clean Indoor Act. This ordinance is intended to complement the Minnesota Clean Indoor Act, Minnesota Statute Section § 144.411 to 144.417, as amended from time-to-time. Nothing in the ordinance authorizes smoking in any location where smoking is restricted by other applicable laws.

(C) *Fees.* No license shall be issued under this chapter until the appropriate license fee shall be paid in full. Fee for a license under this chapter shall be established in the City's ordinance establishing fees and charges, as it may be amended from time to time.

(D) *Violations and Penalties.*

A. Misdemeanor prosecution. Nothing in this section shall prohibit the City from seeking prosecution of a misdemeanor for any alleged violation of this ordinance.

B. Violations. Per administrative penalties any licensee found to have violated this chapter or whose employee shall have violated this chapter, shall be charged an administrative fine of \$75.00 for a first violation of this chapter; \$200.00 for a second offense on the same licensed premises within a twenty-four (24) month period; and \$250.00 for a third or subsequent offense at the same location within a twenty-four (24) month period. In addition, after the third offense, the license shall be suspended for not less than seven (7) consecutive days.

(E) *Effective Date.* This ordinance becomes effective on the date of its publication, or upon the publication of a summary of the ordinance as provided by Minnesota Statute §412-191, subd. 4, as it may be amended from time to time, which meets the requirements of Minnesota Statute §331A.01, subd. 10, as it may be amended from time to time.

Section 2. 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 this ____ day of _____, 2014.

Mark Dehen, Mayor

ATTEST:

Nancy Gehrke, City Clerk

APPLICATION FOR LICENSE
CITY OF NORTH MANKATO

TYPE OF LICENSE: Sunday On-Premise Liger-Sls Application Fee: \$200

BUSINESS NAME: Mankato Brewery, LLC
BUSINESS ADDRESS: 1119 Center St. North Mankato
MINNESOTA TAX I.D. # 1648534 FEDERAL TAX I.D. # 27-2877184

Applicant's Name: Anthony Feuchtenberger
(Include full middle name)

Applicant's Social Security #: _____ Citizenship Status: USA

Applicant's Present Address: 200 Municipal Drive
Mankato, MN 56001

Length of time at this address: 3 years (2011)

Applicant's Occupation: Production Brewery

Applicant's Place of Employment: _____

Length of time so engaged: Brewing Beer since 2012

Applicant's addresses and occupations for the three (3) years prior to the date of application
(if different from above):

N/A

Has applicant ever been convicted of a felony, gross misdemeanor, or misdemeanor, including violation of a municipal ordinance but excluding traffic violations, and if so, the date and place of conviction and the nature of the offense:

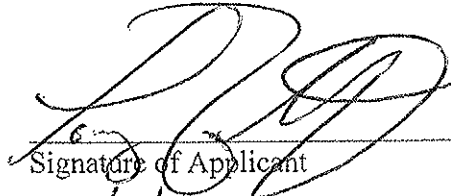
N/A

List four (4) character references if applicant has not resided in the City for two (2) years prior to the date of application:

N/A

References continued ---

I, the applicant, understand that it is unlawful to intentionally make a false statement or omission upon this application form. Further, I understand that any false statement in such application, or any willful omission to state any information called for on such application form, shall, upon discovery of such falsehood, work an automatic refusal of license, or if already issued, shall render any license or permit issued pursuant thereto, void, and of no effect to protect me from prosecution for violation of Chapter 6, or any part hereto, of the City Code for the City of North Mankato.


 Signature of Applicant Mankab Brewery
10/01/1982
 Date of Birth
6/2/2014
 Date of Signing
 - President -

Subscribed and sworn to before me this
2nd day of June, 2014.


 City Clerk

OFFICE USE If needed:

POLICE approved ☒ not approved ☐ Date: #701 06-06-14

COUNCIL ACTION approved ☐ not approved ☐ Date: _____

Application Fee paid on: _____

License Issued on: _____



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division (AGED)
444 Cedar Street, Suite 222, St. Paul, MN 55101-5133
Telephone 651-201-7507 Fax 651-297-5259 TTY 651-282-6555

Certification of an On Sale Liquor License, 3.2% Liquor license, or Sunday Liquor License

Cities and Counties: You are required by law to complete and sign this form to certify the issuance of the following liquor license types:

- 1) City issued on sale intoxicating and Sunday liquor licenses
- 2) City and County issued 3.2% on and off sale malt liquor licenses

Name of City or County Issuing Liquor License Nicollet License Period From 6/2014 To 6/2015

Circle One: New License License Transfer Suspension Revocation Cancel
(Former licensee name) (Give dates)

License type: (circle all that apply) On Sale Intoxicating Sunday Liquor 3.2% On sale 3.2% Off Sale

Fees: On Sale License fee \$ 200 Sunday License fee \$ 200 3.2% On Sale fee \$ 200 3.2% Off Sale fee \$ 200

Licensee Name Mankato Brewery, LLC DOB Social Security #
(corporation, partnership, LLC, or individual)

Business Trade Name Mankato Brewery, LLC Business Address 1119 Center Street City N. Mankato

Zip Code 56003 County Nicollet Business Phone 507.386.2337 Home Phone

Home Address City Licensee's MN Tax ID # 1648534
(To Apply call 651-296-6181)

Licensee's Federal Tax ID # 27-2877184
(To apply call IRS 800-829-1933)

If above named licensee is a corporation, partnership, or LLC, complete the following for each partner/officer:

<u>Timothy John Turpy</u>			<u>3120 River Meadows Dr.</u>
Partner/Officer Name (First Middle Last)	DOB	Social Security #	Home Address <u>Mankato</u>
<u>Shoony Lee Feuchtwanger</u>			<u>200 Murrefield Dr.</u>
Partner/Officer Name (First Middle Last)	DOB	Social Security #	Home Address <u>Mankato</u>
Partner/Officer Name (First Middle Last)	DOB	Social Security #	Home Address

Intoxicating liquor licensees must attach a certificate of Liquor Liability Insurance to this form. The insurance certificate must contain all of the following:

- 1) Show the exact licensee name (corporation, partnership, LLC, etc) and business address as shown on the license.
- 2) Cover completely the license period set by the local city or county licensing authority as shown on the license.

Circle One: (Yes/No) During the past year has a summons been issued to the licensee under the Civil Liquor Liability Law?

Workers Compensation insurance is also required by all licensees. Please complete the following:

Workers Compensation Insurance Company Name The Hartford Policy # 41 WEC BS4269

I Certify that this license(s) has been approved in an official meeting by the governing body of the city or county.
City Clerk or County Auditor Signature Date

On Sale Intoxicating liquor licensees must also purchase a \$20 Retailer Buyers Card. To obtain the application for the Buyers Card, please call 651-201-7504, or visit our website at www.dps.state.mn.us.



CERTIFICATE OF LIABILITY INSURANCE

MANBR-1

OP ID: KP

DATE (MM/DD/YYYY)

11/07/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER James R. Weir Agency Inc. 208 N. Broad Street Mankato, MN 56001 Jay P. Weir		Phone: 507-387-3433 Fax: 507-387-7052	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: FAX (A/C, No):
INSURED Mankato Brewery LLC 1119 Center Street North Mankato, MN 56003		INSURER(S) AFFORDING COVERAGE INSURER A: Hartford Insurance INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 30104	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Business Owners GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		41SBAPV4714	01/01/2014	12/31/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		41SBAPV4714	01/01/2014	12/31/2014	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	41WECBJ4269	01/01/2014	12/31/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
	Liquor Liability		41SBAPV4714	01/01/2014	12/31/2014	Occurrence \$ 1,000,000 Aggregate \$ 2,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

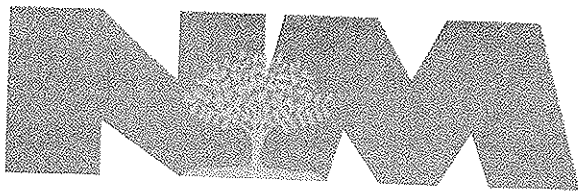
CERTIFICATE HOLDER**CANCELLATION**

CITNO-1

City of North Mankato
1001 Belgrade Ave.
N. Mankato, MN 56001

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jay P. Weir



CITY OF NORTH MANKATO

OFFICE OF
CITY ATTORNEY

MICHAEL H. KENNEDY
CHRISTOPHER M. KENNEDY

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

June 3, 2014

Ms. Nancy Gehrke
City Clerk
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

Re: Sunday Liquor License/Taprooms

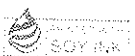
Dear Nancy:

I understand that Mankato Brewery will be applying to have Sunday on sale license in their taproom. I have reviewed Chapter 111 regarding alcoholic beverages and would recommend several changes or additions including the following:

1. In Section 111.002, definitions, you should add the definition for a taproom. The definition used in Minneapolis is as follows: "A brewer (licensed under Minnesota Statute §304A.301) who sells for consumption malt liquor may produce on their premises. This license is exempt from maintaining minimum food service requirements."
2. Under City Ordinance 111.003 we might want to set up a separate category for taprooms. We could, however, simply consider taprooms under ordinance provision 111.003 (B).

We already have Sunday liquor in North Mankato and by definition and the Statute a taproom is not subject to the percentage sale of food requirement.
3. We would need in Chapter 111.050 to add taprooms along with drug stores, restaurants, hotels/motels, clubs, and bowling centers.
4. We would also need to amend 111.155 to include taprooms. We would need to add the provision that taprooms are not subject to the minimum seating capacity for the food service area of at least thirty persons.

In terms of fees we would charge whatever we normally charge for a malt liquor on sale license



1001 Belgrade Avenue, P.O. Box 2055 • North Mankato, MN 56002-2055 • Telephone 507-625-4141
An Equal Opportunity - Affirmative Action Employer




2014 Post-Consumer Waste

Page Two
June 3, 2014
Ms. Nancy Gehrke

and a Sunday license. At first glance, I do not find any other changes that are necessary. If you have questions or if you think other items should be added or changed, let me know.

Sincerely,

KENNEDY & KENNEDY



Michael H. Kennedy
MHK/dh

Enclosure

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11A	Department: City Planner	Council Meeting Date: 6/16/14																																																
TITLE OF ISSUE: Resolution Vacating Street Right-of-Way on Howard Drive West																																																		
BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of the vacation of a portion of Howard Drive West right-of-way, it is necessary to adopt a resolution.																																																		
REQUESTED COUNCIL ACTION: Consider adoption of Resolution Vacating Street Right-of-Way on Howard Drive West.																																																		
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table><thead><tr><th>Aye</th><th>Nay</th><th></th></tr></thead><tbody><tr><td>_____</td><td>_____</td><td>Spears</td></tr><tr><td>_____</td><td>_____</td><td>Steiner</td></tr><tr><td>_____</td><td>_____</td><td>Norland</td></tr><tr><td>_____</td><td>_____</td><td>Freyberg</td></tr><tr><td>_____</td><td>_____</td><td>Dehen</td></tr></tbody></table>	Aye	Nay		_____	_____	Spears	_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table><thead><tr><th>Resolution</th><th>Ordinance</th><th>Contract</th><th>Minutes</th><th>Map</th></tr></thead><tbody><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td colspan="5">Other (specify _____)</td></tr><tr><td colspan="5">_____</td></tr><tr><td colspan="5">_____</td></tr><tr><td colspan="5">_____</td></tr></tbody></table>		Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify _____)					_____					_____					_____				
Aye	Nay																																																	
_____	_____	Spears																																																
_____	_____	Steiner																																																
_____	_____	Norland																																																
_____	_____	Freyberg																																																
_____	_____	Dehen																																																
Resolution	Ordinance	Contract	Minutes	Map																																														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																														
Other (specify _____)																																																		

<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting	<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____																																																	

RESOLUTION NO.

RESOLUTION VACATING HOWARD DRIVE WEST
STREET RIGHT-OF-WAY

WHEREAS, a petition has been submitted, executed by 100 percent of the abutting property owners, requesting a street right-of-way vacation on Howard Drive West, North Mankato, Nicollet County, Minnesota and described as follows:

That part of the Howard Drive West right-of-way according to the "Official Map No. 1" on file and of record with the Nicollet County Recorder and dedicated to the public use for "public ways" according to the plats of Northport No. 10 and Northport No. 14, on file and of record with the Nicollet County Recorder, described as:

Commencing at the southeasterly corner of Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 64 degrees 02 minutes 10 seconds West (assumed bearing) along the southerly line of said Lot 1, a distance of 215.00 feet to the point of beginning; thence North 64 degrees 48 minutes 51 seconds West, 151.04 feet to the point of curvature of a circular curve to the right; thence northwesterly along a 960.00 foot radius curve, central angle = 08 degrees 05 minutes 39 seconds, an arc distance of 135.62 feet to the point of intersection with the west line of Northport No. 14; thence North 00 degrees 03 minutes 09 seconds West, along said west line, 72.88 feet to the southwesterly corner of said Lot 1, Block 1, Northport No. 17, said point being on a circular curve which center of radius bears North 35 degrees 49 minutes 49 seconds East; thence southeasterly along the southwesterly line of said Lot 1, the same being the northeasterly right-of-way line of Howard Drive West, along a 900.00 foot radius curve, central angle = 10 degrees 38 minutes 40 seconds, an arc distance of 167.20 feet to the point of tangency of said curve; thence South 64 degrees 48 minutes 51 seconds East, along the tangent of said curve along the southwesterly line of said Lot 1, a distance of 151.04 feet; thence South 25 degrees 11 minutes 09 seconds West, along the southerly line of said Lot 1, a distance of 60.00 feet to the point of beginning. Said street vacation contains 18,142 square feet, subject to any and all easements of record.

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

1. Such utility easements are vacated.
2. The City Clerk shall prepare a notice of completion of these proceedings pursuant to statute and shall present the same to the County Auditor and County Recorder.

Adopted by the City Council this 16th day of June 2014.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11B	Department: City Planner	Council Meeting Date: 6/16/14																												
TITLE OF ISSUE: Resolution Vacating Utility Easements in Northport No. 17.																														
BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of the vacation of utility easements within Northport No. 17, it is necessary to adopt a resolution.																														
REQUESTED COUNCIL ACTION: Consider adoption of Resolution Vacating Utility Easements.																														
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>Spears</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>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Spears	_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____ _____		Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aye	Nay																													
_____	_____	Spears																												
_____	_____	Steiner																												
_____	_____	Norland																												
_____	_____	Freyberg																												
_____	_____	Dehen																												
Resolution	Ordinance	Contract	Minutes	Map																										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting	<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____																													

RESOLUTION NO.

RESOLUTION VACATING UTILITY EASEMENTS
NORTHPORT NO. 17

WHEREAS, a petition has been submitted, executed by 100 percent of the abutting property owners, requesting vacation of utility easements all located in Northport No. 17, North Mankato, Nicollet County, Minnesota and described as follows:

That portion of the 20 foot wide utility easements over, under and across Lot 1, Block 1, Northport No. 17, according to the plat thereof on file and of record with the Nicollet County Recorder;

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

1. Such utility easements are vacated.
2. The City Clerk shall prepare a notice of completion of these proceedings pursuant to statute and shall present the same to the County Auditor and County Recorder.

Adopted by the City Council this 16th day of June 2014.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11C	Department: City Engineer	Council Meeting Date: 6/16/14																												
TITLE OF ISSUE: Resolution Awarding Bid for Project No. 13-02AC, Roe Crest-Noretta-Belgrade Ravine and "Old" Belgrade Avenue																														
BACKGROUND AND SUPPLEMENTAL INFORMATION: See attached letter from City Engineer.																														
REQUESTED COUNCIL ACTION: Adopt attached Resolution.																														
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>Spears</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>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Spears	_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Letter from City Engineer, 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																													
_____	_____	Spears																												
_____	_____	Steiner																												
_____	_____	Norland																												
_____	_____	Freyberg																												
_____	_____	Dehen																												
Resolution	Ordinance	Contract	Minutes	Map																										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting	<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____																													

RESOLUTION NO.

RESOLUTION AWARDING BID FOR
PROJECT NO. 13-02AC
2014 BELGRADE HILL AND RAVINE IMPROVEMENT PROJECT

WHEREAS, pursuant to an advertisement for bids concerning Project No. 13-02AC, Roe Crest-Noretta-Belgrade Ravine and "Old" Belgrade Avenue, one (1) bid was received, opened, and tabulated according to law, and

WHEREAS, the following bid was received complying with the advertisement:

Holtmeier Construction, Inc.:	
Base Bid:	\$1,349,672.31
Alternate Bid No. 1:	\$55,938.63
Alternate Bid No. 2:	\$280,877.60
Alternate Bid No. 3:	\$34,105.80

AND WHEREAS, Holtmeier Construction, 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 the Base Bid to Holtmeier Construction, Inc. in the amount of \$1,349,672.31.
2. The City Council hereby rejects Alternate Bid No. 1, Alternate Bid No. 2 and Alternate Bid No. 3
3. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with Holtmeier Construction, Inc. of Mankato, 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 16th day of June 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

June 10, 2014

Mr. John Harrenstein
City Administrator
City of North Mankato
P.O. Box 2055
North Mankato, MN 56002-2055

RE: 2014 Belgrade Avenue Hill and Ravine Improvements
City Project No. 13-02-AC
City of North Mankato, MN
BMI Project No. M19.105950

Dear Mr. Harrenstein,

One bid for the 2014 Belgrade Avenue Hill and Ravine Improvements were received and opened on June 5, 2014. The following is a summary of the improvements included in the bidding package:

Base Bid:

- Sanitary sewer, storm sewer, and watermain, and access road/trail improvements in the ravine area
- Sanitary sewer, storm sewer, watermain and street reconstruction on the Belgrade Avenue hill area

Alternate Bids:

- **Alternate Bid No. 1** – Sliplining of the existing sanitary sewer at the head of ravine (near Clare Drive).
- **Alternate Bid No. 2** - Watermain and sanitary sewer connections from bottom of ravine to Lor Ray Drive.
- **Alternate Bid No. 2** - Trail connection along Lee Boulevard from Belgrade Avenue to Lookout Drive.

The project was separated into a base bid and alternate bids because we felt the bids for entire project may come in at a cost higher than budgeted. Including alternates provides flexibility in selecting the various project components that will fit within the budgeted amount.

The results of the bids are tabulated below:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alt. Bid No. 1</u>	<u>Alt. Bid No. 1</u>	<u>Alt. Bid No. 2</u>
Holtmeier Construction, Inc.	\$1,349,672.31	\$55,938.63	\$280,877.60	\$34,105.80
Engineer's Estimate	\$1,268,919	\$39,590	\$151,323	\$28,951

The only bidder was Holtmeier Construction, Inc., from Mankato, Minnesota. The low bid for the Base Bid was approximately 6.4% over the Engineer's Estimate. All of the alternate bids were considerably higher than the Engineer's Estimate for the respective alternates. A detailed bid abstract of all the bids and the engineer's estimate is attached for your review.

DESIGNING FOR A BETTER TOMORROW

Bolton & Menk is an equal opportunity employer.



Mr. John Harrenstein

June 10, 2014

Page 2

Although only one bid was received and although the base bid was slightly over the Engineer's Estimate, I still feel that the low bid is a reasonable bid given the complexities of the project and considering the current bidding environment. The Contractor has indicated that the underground utility construction crew that would move to this project is just finishing another project and did not have another project to move on to, and that this project would be a good fit. While it would have been desirable to receive more than one bid, there is no guarantee that rebidding the project would result in lower bids. In fact, given the current escalating trends in construction costs, I would not be surprised to see the bids come in higher if the project was bid again. Re-bidding would also require that the construction be delayed until next year.

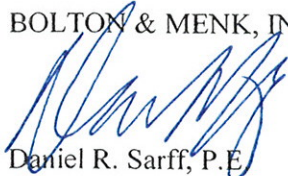
Based on past performance on similar projects in North Mankato and other surrounding cities, it is our opinion that Holtmeier Construction, Inc. is qualified to perform the work required under this contract.

Based on the discussion provided above, I hereby recommend that Holtmeier Construction, Inc. be awarded the contract for the Base Bid in the amount of \$1,349,672.31. Due to the fact that the alternate bids are considerably higher than estimated, the addition of any or all of the alternate bids would result in the project costs being higher than the amount budgeted for this project. As such, I recommend that only the base bid be awarded, and that the work included under the alternate bids be deferred and included in the capital improvement budget in future years. A separate attachment showing a summary of the bids, recommendations, and project budget is also attached.

Please feel free to contact me if you have any questions or if you require any additional information.

Sincerely,

BOLTON & MENK, INC.



Daniel R. Sarff, P.E.
City Engineer

DRS/rm

Enclosures

ABSTRACT OF BIDS

2014 BELGRADE AVENUE HILL AND RAVINE IMPROVEMENTS

CITY PROJECT NO. 13-02-AC

BMI PROJECT NO. M19.105950

Date: 5/5/2014

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc.		Holtmeier Construction, Inc. Mankato, MN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	LS	\$25,000.00	\$25,000.00	\$78,252.00	\$78,252.00
2	TRAFFIC CONTROL	1	LS	\$5,000.00	\$5,000.00	\$5,950.00	\$5,950.00
3	CLEARING & GRUBBING	1	LS	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00
4	EXPLORATORY EXCAVATION	20	HR	\$500.00	\$10,000.00	\$150.00	\$3,000.00
5	REMOVE MANHOLE OR CATCH BASIN	19	EA	\$300.00	\$5,700.00	\$350.00	\$6,650.00
6	REMOVE STORM SEWER	624	LF	\$4.00	\$2,496.00	\$5.00	\$3,120.00
7	REMOVE WATERMAIN	1661	LF	\$3.00	\$4,983.00	\$2.00	\$3,322.00
8	REMOVE HYDRANT	2	EA	\$300.00	\$600.00	\$200.00	\$400.00
9	REMOVE BITUMINOUS PAVEMENT	3651	SY	\$3.00	\$10,953.00	\$2.00	\$7,302.00
10	REMOVE CONCRETE WALK/DRIVEWAY	27	SY	\$5.00	\$135.00	\$10.00	\$270.00
11	REMOVE CURB & GUTTER	115	LF	\$2.00	\$230.00	\$3.00	\$345.00
12	COMMON EXCAVATION (P)	2078	CY	\$5.50	\$11,429.00	\$12.00	\$24,936.00
13	ROCK EXCAVATION (CV)	525	CY	\$75.00	\$39,375.00	\$0.01	\$5.25
14	COMMON BORROW (LV)	22300	CY	\$12.00	\$267,600.00	\$11.15	\$248,645.00
15	TOPSOIL BORROW (LV)	380	CY	\$17.00	\$6,460.00	\$17.00	\$6,460.00
16	AGGREGATE BASE CLASS 5 100% CRUSHED LIMESTONE (CV) (P)	1600	CY	\$30.00	\$48,000.00	\$39.25	\$62,800.00
17	AGGREGATE BASE CLASS SPECIAL A (CV) (P)	165	CY	\$30.00	\$4,950.00	\$39.95	\$6,591.75
18	AGGREGATE BASE CLASS SPECIAL B (CV) (P)	494	CY	\$30.00	\$14,820.00	\$41.95	\$20,723.30
19	SUBGRADE EXCAVATION	100	CY	\$5.50	\$550.00	\$12.00	\$1,200.00
20	STABILIZING AGGREGATE	100	CY	\$30.00	\$3,000.00	\$25.00	\$2,500.00
21	TYPE SP 12.5 WEAR COURSE MIX (2,B) 1.5" THICK (P)	2863	SY	\$6.50	\$18,609.50	\$6.65	\$19,038.95
22	TYPE SP 12.5 WEAR COURSE MIX (2,B) 2.5" THICK (P)	2863	SY	\$10.50	\$30,061.50	\$10.15	\$29,059.45
23	TYPE SP 12.5 WEAR COURSE MIX (2,B) 3" THICK (P)	2707	SY	\$13.00	\$35,191.00	\$15.95	\$43,176.65
24	CONCRETE CURB & GUTTER DESIGN B618	2616	LF	\$13.00	\$34,008.00	\$11.15	\$29,168.40
25	6" CONCRETE WALK	54	SF	\$5.00	\$270.00	\$9.40	\$507.60
26	TRUNCATED DOMES	20	SF	\$35.00	\$700.00	\$30.60	\$612.00
27	7" CONCRETE DRIVEWAY PAVEMENT	115	SY	\$45.00	\$5,175.00	\$55.90	\$6,428.50
28	CONCRETE VALLEY GUTTER	1	EA	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00
29	BITUMINOUS DRIVEWAY PATCH	228	SY	\$27.00	\$6,156.00	\$24.60	\$5,608.80
30	ADJUST CASTING	2	EA	\$250.00	\$500.00	\$350.00	\$700.00
31	CONNECT TO EXISTING STORM SEWER	10	EA	\$500.00	\$5,000.00	\$350.00	\$3,500.00
32	18" RCP CUT IN TEE	1	EA	\$800.00	\$800.00	\$1,324.50	\$1,324.50
33	4" PERFORATED PVC EDGE DRAIN	2300	LF	\$6.00	\$13,800.00	\$8.30	\$19,090.00
34	12" STORM SEWER	228	LF	\$25.00	\$5,700.00	\$24.50	\$5,586.00
35	12" C-900 STORM SEWER	563	LF	\$30.00	\$16,890.00	\$31.90	\$17,959.70
36	15" STORM SEWER	36	LF	\$33.00	\$1,188.00	\$30.40	\$1,094.40
37	18" STORM SEWER	138	LF	\$40.00	\$5,520.00	\$32.40	\$4,471.20
38	36" STORM SEWER	1462	LF	\$58.00	\$84,796.00	\$72.45	\$105,921.90
39	DRAINAGE STRUCTURE R-1	23	LF	\$250.00	\$5,750.00	\$272.20	\$6,260.60
40	DRAINAGE STRUCTURE DESIGN 4020-48"	22.5	LF	\$250.00	\$5,625.00	\$260.90	\$5,870.25
41	DRAINAGE STRUCTURE DESIGN 4020-54"	14.6	LF	\$270.00	\$3,942.00	\$358.20	\$5,229.72
42	DRAINAGE STRUCTURE DESIGN 4020-60"	68.4	LF	\$325.00	\$22,230.00	\$368.10	\$25,178.04
43	DRAINAGE STRUCTURE DESIGN 4020-66"	23.8	LF	\$375.00	\$8,925.00	\$418.00	\$9,948.40
44	DRAINAGE STRUCTURE DESIGN 4020-72"	13.9	LF	\$425.00	\$5,907.50	\$440.10	\$6,117.39
45	DRAINAGE STRUCTURE DESIGN 4020-78"	5.4	LF	\$500.00	\$2,700.00	\$602.40	\$3,252.96

ABSTRACT OF BIDS

2014 BELGRADE AVENUE HILL AND RAVINE IMPROVEMENTS

CITY PROJECT NO. 13-02-AC

BMI PROJECT NO. M19.105950

Date: 5/5/2014

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc.		Holtmeier Construction, Inc. Mankato, MN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
46	DRAINAGE STRUCUTRE DESIGN 4021F	11.2	LF	\$500.00	\$5,600.00	\$344.70	\$3,860.64
47	CASTING ASSEMBLY, STORM - NEENAH R-1733	6	EA	\$500.00	\$3,000.00	\$588.80	\$3,532.80
48	CASTING ASSEMBLY, STORM - NEENAH R-3067	6	EA	\$525.00	\$3,150.00	\$515.80	\$3,094.80
49	INSTALL CITY PROVIDED CASTING	13	EA	\$250.00	\$3,250.00	\$250.00	\$3,250.00
50	BYPASS PUMP SANITARY	1	LS	\$30,000.00	\$30,000.00	\$15,000.00	\$15,000.00
51	CONNECT TO SANITARY SEWER	5	EA	\$500.00	\$2,500.00	\$581.60	\$2,908.00
52	16"X4" INSERTA TEE	6	EA	\$750.00	\$4,500.00	\$376.20	\$2,257.20
53	4" SANITARY SEWER SERVICE	150	LF	\$20.00	\$3,000.00	\$33.10	\$4,965.00
54	8" SANITARY SEWER	32	LF	\$25.00	\$800.00	\$56.60	\$1,811.20
55	12" SANITARY SEWER	50	LF	\$35.00	\$1,750.00	\$40.90	\$2,045.00
56	15" SANITARY SEWER	1377	LF	\$50.00	\$68,850.00	\$44.90	\$61,827.30
57	16" C-905 SANITARY SEWER	1633	LF	\$60.00	\$97,980.00	\$56.50	\$92,264.50
58	16"x11.25 BEND SANITARY BENDS	2516	LB	\$6.00	\$15,096.00	\$7.80	\$19,624.80
59	CONSTRUCT POLYMER CONCRETE SANITARY MANHOLE	68.8	LF	\$700.00	\$48,160.00	\$997.20	\$68,607.36
60	CASTING ASSEMBLY, SANITARY NEENAH R-1733	9	EA	\$500.00	\$4,500.00	\$600.00	\$5,400.00
61	TEMPORARY WATER SERVICE	1	LS	\$5,000.00	\$5,000.00	\$9,000.00	\$9,000.00
62	CONNECT TO EXISTING WATERMAIN	2	EA	\$500.00	\$1,000.00	\$705.70	\$1,411.40
63	6" GATE VALVE & BOX	6	EA	\$1,300.00	\$7,800.00	\$1,235.90	\$7,415.40
64	12" GATE VALVE & BOX	2	EA	\$2,500.00	\$5,000.00	\$2,762.80	\$5,525.60
65	HYDRANT	5	EA	\$3,200.00	\$16,000.00	\$3,355.80	\$16,779.00
66	1" CURB STOP & BOX	8	EA	\$200.00	\$1,600.00	\$209.20	\$1,673.60
67	1" CORP STOP & SADDLE	8	EA	\$200.00	\$1,600.00	\$208.40	\$1,667.20
68	1" WATER SERVICE	490	LF	\$16.00	\$7,840.00	\$21.90	\$10,731.00
69	6" WATERMAIN	310	LF	\$23.00	\$7,130.00	\$32.00	\$9,920.00
70	12" WATERMAIN	1658	LF	\$40.00	\$66,320.00	\$45.90	\$76,102.20
71	WATERMAIN FITTINGS	2090	LB	\$6.00	\$12,540.00	\$6.20	\$12,958.00
72	4" POLYSTYRENE INSULATION	540	SY	\$30.00	\$16,200.00	\$20.60	\$11,124.00
73	ROCK CONSTRUCTION EXIT	2	EA	\$800.00	\$1,600.00	\$1,500.00	\$3,000.00
74	CLASS III RIPRAP	180	CY	\$40.00	\$7,200.00	\$55.60	\$10,008.00
75	SILT FENCE	1900	LF	\$1.50	\$2,850.00	\$1.65	\$3,135.00
76	CATEGORY 4 EROSION CONTROL BLANKET	4758	SY	\$2.00	\$9,516.00	\$1.35	\$6,423.30
77	INLET PROTECTION	28	EA	\$180.00	\$5,040.00	\$200.00	\$5,600.00
78	DITCH CHECK - BIOROLL	300	LF	\$4.50	\$1,350.00	\$3.50	\$1,050.00
79	SEEDING	3	AC	\$500.00	\$1,500.00	\$400.00	\$1,200.00
80	SEED MIX 25-141	304	LB	\$1.50	\$456.00	\$3.45	\$1,048.80
81	SEED MIX 25-151	85	LB	\$2.00	\$170.00	\$2.40	\$204.00
82	HYDRAULIC SOIL STABILIZER, TYPE BONDED FIBER MATRIX	7045	LB	\$1.00	\$7,045.00	\$1.10	\$7,749.50
83	FERTILIZER, TYPE 1	600	LB	\$0.50	\$300.00	\$0.70	\$420.00
TOTAL BASE BID AMOUNT BID:					<u>\$1,268,918.50</u>		<u>\$1,349,672.31</u>

ABSTRACT OF BIDS

2014 BELGRADE AVENUE HILL AND RAVINE IMPROVEMENTS

CITY PROJECT NO. 13-02-AC

BMI PROJECT NO. M19.105950

Date: 5/5/2014

Date: 5/5/2014				Engineer's Estimate Bolton & Menk, Inc.		Holtmeier Construction, Inc.	
ITEM NO.	ITEM	APPROX. QUANT.	UNIT			Mankato, MN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
ALTERNATE 1							
A1-1	REMOVE MANHOLE OR CATCH BASIN	1	EA	\$300.00	\$300.00	\$350.00	\$350.00
A1-2	8" SLIP LINE SANITARY SEWER	385	LF	\$60.00	\$23,100.00	\$100.20	\$38,577.00
A1-3	8" SANITARY SEWER	68	LF	\$60.00	\$4,080.00	\$56.60	\$3,848.80
A1-4	12" SANITARY SEWER	104	LF	\$35.00	\$3,640.00	\$40.90	\$4,253.60
A1-5	CONSTRUCT POLYMER CONCRETE SANITARY MANHOLE	12.1	LF	\$700.00	\$8,470.00	\$736.30	\$8,909.23
TOTAL ALTERNATE 1 AMOUNT BID:					\$39,590.00		\$55,938.63
ALTERNATE 2							
A2-1	REMOVE MANHOLE OR CATCH BASIN	6	EA	\$300.00	\$1,800.00	\$350.00	\$2,100.00
A2-2	REMOVE WATERMAIN	20	LF	\$3.00	\$60.00	\$20.00	\$400.00
A2-3	REMOVE BITUMINOUS PAVEMENT	687	SY	\$3.00	\$2,061.00	\$4.00	\$2,748.00
A2-4	REMOVE CURB & GUTTER	428	LF	\$2.00	\$856.00	\$2.00	\$856.00
A2-5	PLUG FILL & ABANDON SEWER	414	LF	\$3.00	\$1,242.00	\$17.40	\$7,203.60
A2-6	COMMON EXCAVATION (P)	410	CY	\$5.50	\$2,255.00	\$15.00	\$6,150.00
A2-7	COMMON BORROW (LV)	1575	CY	\$12.00	\$18,900.00	\$11.15	\$17,561.25
A2-8	TOPSOIL BORROW (LV)	90	CY	\$17.00	\$1,530.00	\$17.00	\$1,530.00
A2-9	AGGREGATE BASE CLASS 5 100% CRUSHED LIMESTONE (CV) (P)	163	CY	\$30.00	\$4,890.00	\$41.25	\$6,723.75
A2-10	AGGREGATE BASE CLASS SPECIAL A (CV) (P)	35	CY	\$30.00	\$1,050.00	\$41.95	\$1,468.25
A2-11	AGGREGATE BASE CLASS SPECIAL B (CV) (P)	105	CY	\$30.00	\$3,150.00	\$43.95	\$4,614.75
A2-12	SUBGRADE EXCAVATION	20	CY	\$5.50	\$110.00	\$12.00	\$240.00
A2-13	STABILIZING AGGREGATE	20	CY	\$30.00	\$600.00	\$25.00	\$500.00
A2-14	TYPE SP 12.5 WEAR COURSE MIX (2,B) 1.5" THICK (P)	690	SY	\$6.50	\$4,485.00	\$6.65	\$4,588.50
A2-15	TYPE SP 12.5 WEAR COURSE MIX (2,B) 2.5" THICK (P)	690	SY	\$10.50	\$7,245.00	\$10.15	\$7,003.50
A2-16	CONCRETE CURB & GUTTER DESIGN B618	428	LF	\$13.00	\$5,564.00	\$10.85	\$4,643.80
A2-17	7" CONCRETE DRIVEWAY PAVEMENT	20	SY	\$45.00	\$900.00	\$55.90	\$1,118.00
A2-18	CONNECT TO EXISTING STORM SEWER	1	EA	\$500.00	\$500.00	\$350.00	\$350.00
A2-19	18" STORM SEWER	209	LF	\$40.00	\$8,360.00	\$32.90	\$6,876.10
A2-20	DRAINAGE STRUCTURE DESIGN 4020-48"	10.9	LF	\$250.00	\$2,725.00	\$248.90	\$2,713.01
A2-21	INSTALL CITY PROVIDED CASTING	1	EA	\$250.00	\$250.00	\$250.00	\$250.00
A2-22	CONNECT TO SANITARY SEWER	2	EA	\$500.00	\$1,000.00	\$571.50	\$1,143.00
A2-23	12"X4" WYE	1	EA	\$300.00	\$300.00	\$352.10	\$352.10
A2-24	4" SANITARY SEWER SERVICE	100	LF	\$20.00	\$2,000.00	\$22.90	\$2,290.00
A2-25	12" SANITARY SEWER	156	LF	\$35.00	\$5,460.00	\$35.90	\$5,600.40
A2-26	TRENCHLESS 12" SANITARY SEWER	472	LF	\$45.00	\$21,240.00	\$170.60	\$80,523.20
A2-27	CONSTRUCT POLYMER CONCRETE SANITARY MANHOLE	30.3	LF	\$700.00	\$21,210.00	\$736.30	\$22,309.89
A2-28	CONSTRUCT INTERIOR DROP	5	LF	\$200.00	\$1,000.00	\$461.40	\$2,307.00
A2-29	CASTING ASSEMBLY, SANITARY NEENAH R-1733	2	EA	\$500.00	\$1,000.00	\$600.00	\$1,200.00
A2-30	12" GATE VALVE & BOX	1	EA	\$2,500.00	\$2,500.00	\$2,767.10	\$2,767.10
A2-31	TRENCHLESS 12" WATERMAIN	456	LF	\$45.00	\$20,520.00	\$165.85	\$75,627.60
A2-32	WATERMAIN FITTINGS	430	LB	\$6.00	\$2,580.00	\$6.50	\$2,795.00
A2-33	CLASS III RIPRAP	20	CY	\$40.00	\$800.00	\$55.60	\$1,112.00
A2-34	INLET PROTECTION	3	EA	\$180.00	\$540.00	\$200.00	\$600.00
A2-35	CATEGORY 4 EROSION CONTROL BLANKET	300	SY	\$2.00	\$600.00	\$1.35	\$405.00
A2-36	DITCH CHECK - BIOROLL	40	LF	\$4.50	\$180.00	\$3.50	\$140.00

ABSTRACT OF BIDS

2014 BELGRADE AVENUE HILL AND RAVINE IMPROVEMENTS

CITY PROJECT NO. 13-02-AC

BMI PROJECT NO. M19.105950

Date: 5/5/2014

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc.		Holtmeier Construction, Inc. Mankato, MN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
A2-37	SEEDING	0.43	AC	\$500.00	\$215.00	\$400.00	\$172.00
A2-38	SEED MIX 25-141	38	LB	\$1.50	\$57.00	\$3.45	\$131.10
A2-39	SEED MIX 25-151	20	LB	\$2.00	\$40.00	\$2.40	\$48.00
A2-40	HYDRAULIC SOIL STABILIZER, TYPE BONDED FIBER MATRIX	1505	LB	\$1.00	\$1,505.00	\$1.10	\$1,655.50
A2-41	FERTILIZER, TYPE 1	86	LB	\$0.50	\$43.00	\$0.70	\$60.20
TOTAL ALTERNATE 2 AMOUNT BID:					<u>\$151,323.00</u>		<u>\$280,877.60</u>
ALTERNATE 3							
A3-1	SALVAGE & REINSTALL SIGN	3	EA	\$250.00	\$750.00	\$200.00	\$600.00
A3-2	REMOVE CURB & GUTTER	87	LF	\$2.00	\$174.00	\$3.00	\$261.00
A3-3	REMOVE CONCRETE WALK/DRIVEWAY	11	SY	\$5.00	\$55.00	\$10.00	\$110.00
A3-4	COMMON EXCAVATION (P)	181	CY	\$5.50	\$995.50	\$15.00	\$2,715.00
A3-5	6" CONCRETE WALK	4444	SF	\$5.00	\$22,220.00	\$5.80	\$25,775.20
A3-6	TRUNCATED DOMES	72	SF	\$35.00	\$2,520.00	\$30.00	\$2,160.00
A3-7	SILT FENCE	475	LF	\$1.50	\$712.50	\$1.65	\$783.75
A3-8	INLET PROTECTION	5	EA	\$180.00	\$900.00	\$200.00	\$1,000.00
A3-9	SEEDING	0.14	AC	\$500.00	\$70.00	\$400.00	\$56.00
A3-10	SEED MIX 25-151	25	LB	\$2.00	\$50.00	\$3.45	\$86.25
A3-11	HYDRAULIC SOIL STABILIZER, TYPE BONDED FIBER MATRIX	490	LB	\$1.00	\$490.00	\$1.10	\$539.00
A3-12	FERTILIZER, TYPE 1	28	LB	\$0.50	\$14.00	\$0.70	\$19.60
TOTAL ALTERNATE 3 AMOUNT BID:					<u>\$28,951.00</u>		<u>\$34,105.80</u>

SUMMARY OF BID, RECOMMENDATIONS, AND PROJECT BUDGET
 2014 BELGRADE AVENUE HILL AND RAVINE IMPROVEMENTS
 CITY PROJECT NO. 13-02-AC
 BMI PROJECT NO. M19.105950

BID SUMMARY	ENGINEER'S ESTIMATE	BID AMOUNT	AMOUNT OVER	% OVER
BASE BID	\$1,268,918.50	\$1,349,672.31	\$80,753.81	6.4%
ALTERNATE 1 - SLIPLINING SANITARY SEWER AT HEAD OF RAVINE (NEAR CLARE DR)	\$39,590.00	\$55,938.63	\$16,348.63	41.3%
ALTERNATE 2 - WATERMAIN AND SANITARY SEWER CONNECTIONS TO LOR RAY	\$151,323.00	\$280,877.60	\$129,554.60	85.6%
ALTERNATE 3 - TRAIL CONNECTION ALONG LEE BLVD FROM BELGRADE AVE TO LOOKOUT DR	\$28,951.00	\$34,105.80	\$5,154.80	17.8%
	\$1,488,782.50	\$1,720,594.34	\$231,811.84	15.6%
BID RECOMMENDATION AND PROJECT COST SUMMARY (BASED ON BID AMOUNT)				
BASE BID		\$1,349,672.31		
ALTERNATE 1 - SLIPLINING SANITARY SEWER AT HEAD OF RAVINE (NEAR CLARE DR)		\$0.00		
ALTERNATE 2 - WATERMAIN AND SANITARY SEWER CONNECTIONS TO LOR RAY		\$0.00		
ALTERNATE 3 - TRAIL CONNECTION ALONG LEE BLVD FROM BELGRADE AVE TO LOOKOUT DR		\$0.00		
SUBTOTAL, CONSTRUCTION		\$1,349,672.31		
ENGINEERING - SURVEY, DESIGN, BIDDING, & CONSTRUCTION STAKING		\$186,000.00		
CONSTRUCTION ADMINISTRATION, STAKING & INSPECTION		\$140,000.00		
TOTAL ESTIMATED PROJECT COSTS		\$1,675,672.31		
PROJECT BUDGET		\$1,700,000		

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11D	Department: City Administrator	Council Meeting Date: 6/16/14																											
TITLE OF ISSUE: Reimbursement Resolution for Project No. 13-02AC.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: As required by IRS Code of 1986, as amended, it is necessary to adopt a reimbursement resolution for Project No. 13-02AC for the City to reimburse itself for the payment of expenditures out of the proceeds of the bonds to be made by the City after the date of payment of the expenditures.																													
REQUESTED COUNCIL ACTION: Adopt attached Resolution.																													
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px;"><tr><td style="text-align: center;">Aye</td><td style="text-align: center;">Nay</td><td></td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Spears</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>Dehen</td></tr></table>	Aye	Nay		_____	_____	Spears	_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; text-align: center;"><tr><td>Resolution</td><td>Ordinance</td><td>Contract</td><td>Minutes</td><td>Map</td></tr><tr><td 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) _____</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"/>
Aye	Nay																												
_____	_____	Spears																											
_____	_____	Steiner																											
_____	_____	Norland																											
_____	_____	Freyberg																											
_____	_____	Dehen																											
Resolution	Ordinance	Contract	Minutes	Map																									
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
<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 AND AUTHORIZING EXECUTION OF A
DECLARATION OF OFFICIAL INTENT OF THE CITY
UNDER THE REIMBURSEMENT BOND REGULATIONS OF THE
INTERNAL REVENUE SERVICE

BE IT RESOLVED BY THE CITY COUNCIL (THE "COUNCIL") OF THE CITY OF
NORTH MANKATO, MINNESOTA (THE "CITY") as follows:

1. Recitals.

- (a) The Council has heretofore adopted a resolution establishing the general procedures relating to the City's compliance with Treasury Regulations Section 1.103-18 (the "Regulations") dealing with reimbursement bond proceeds. Said prior action of the Council reserved to the Council the responsibility for making each declaration of official intent (a "Declaration") under the Regulations.
- (b) Attached to and made a part of this Resolution is a completed, but unexecuted, Declaration respecting certain expenditures which the City intends to make and which, in due course, the City intends to issue bonds to reimburse itself for prior payments thereof.

2. Authorization. The Mayor and the City Clerk are hereby authorized and directed to execute the attached Declaration, to place it on file in the public records of the City, and to take (in conjunction with such assistance of such City staff as may be appropriate or applicable) such additional steps as may be necessary to fully implement and effectuate the Declaration in accordance with its terms and the terms of the Regulations.

Adopted by the City Council this 16th day of June 2014.

Mayor

ATTEST:

City Clerk

DECLARATION OF OFFICIAL INTENT

The undersigned, on behalf of the City of North Mankato, Minnesota (the "City"), pursuant to and for purposes of compliance with Treasury Regulations Section 1.103-18 (the "Regulations") under the Internal Revenue Code of 1986, as amended, hereby states and certifies as follows:

1. The undersigned have been and are on the date hereof duly authorized by the governing body of the City, the City Council, to make and execute this Declaration of Official Intent (the "Declaration") for and on behalf of the City. This Declaration is a declaration of official intent under Treasury Regulations Section 1.103-18.

2. The property, project, or program to which this Declaration relates is generally and functionally described as follows:

Project No. 13-02AC, 2014 Belgrade Avenue Hill and Ravine Improvements

3. The maximum principal amount of the debt expected to be issued by the City for the purpose of reimbursing the expenditures to which this Declaration relates (the "Expenditures") is on the date hereof reasonably estimated to be \$1,765,000. Each of the Expenditures is a capital expenditure under the federal tax law principles, as described in the Regulations.

4. The City intends and reasonably expects to reimburse itself for the payment of the Expenditures out of the proceeds of a borrowing (the "Bonds") to be made by the City after the date of payment of the Expenditures.

5. As of the date hereof, there are no sources of City funds which have been or are reasonably expected to be allocated or available on a long-term basis, reserved, or otherwise set aside to provide permanent financing for the Expenditures, other than pursuant to the subsequent issuance of the Bonds. On the basis of the foregoing, the statements and certifications contained in this Declaration are believed to be reasonable and accurate, and this Declaration is believed to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

6. This Declaration is and shall remain a part of the publicly available official books, records, or proceedings of the City and shall be continuously available for inspection by the general public at City Hall during regular City hours for a period ending not earlier than the day after the issuance of the bonds.

IN WITNESS WHEREOF, the undersigned have executed this Declaration and placed it on file in the official City records this 16th day of June 2014.

CITY OF NORTH MANKATO, MINNESOTA

By _____
Its Mayor

By _____
Its City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item 11E	Department: City Administrator	Council Meeting Date: 6/16/2014
-----------------	--------------------------------	---------------------------------

TITLE OF ISSUE: Resolution Providing for the Issuance and Sale of General Obligation Bonds, Series 2014A.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Tammy Omdal, Northland Securities, will be in attendance at the meeting to present the General Obligation Bonds, Series 2014A, for Project No. 13-02AC, Roe Crest-Noretta-Belgrade Ravine and "Old" Belgrade Avenue.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Consider Resolution Providing for the Issuance and Sale of General Obligation Bonds, Series 2014A.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify) _____

☐ Workshop

☒ Regular Meeting

☐ Special Meeting

☐ Refer to: _____

☐ Table until: _____

☐ Other: _____

Extract of Minutes of Meeting
of the City Council of the City of
North Mankato, Nicollet County, Minnesota

Pursuant to due call and notice thereof a regular meeting of the City Council of the City of North Mankato, Minnesota, was held at the City Hall in the City on Monday, June 16, 2014, commencing at 7:00 P.M.

The following members of the Council were present:

and the following were absent:

The following resolution was presented by Member _____, who moved its adoption:

RESOLUTION NO. _____

**RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE
OF GENERAL OBLIGATION BONDS, SERIES 2014A, IN THE
PROPOSED AGGREGATE PRINCIPAL AMOUNT OF \$2,845,000**

BE IT RESOLVED By the City Council of the City of North Mankato, Minnesota (the "City"), as follows:

1. Abatement Bonds.

(a) The City has determined to construct various infrastructure improvements to public infrastructure in the City (the "Infrastructure"), including certain public street and sanitary sewer, storm water, and water system improvements in connection with the 2014 Roe Crest-Belgrade Ravine Improvement Project.

(b) Under Minnesota Statutes, Chapter 475, as amended, and Sections 469.1812 through 469.1815 (collectively, the "Abatement Act"), the City is authorized to grant a property tax abatement on specified parcels in order to accomplish certain public purposes, including the provision or construction of public infrastructure.

(c) Pursuant to a resolution adopted by the City Council of the City on May 19, 2014 (the "Abatement Resolution") following a duly noticed public hearing, the City Council approved a property tax abatement (the "Abatements") for certain property in the City (the "Abatement Parcels") over a period of fifteen years, in an amount sufficient to pay the principal amount of and interest on bonds issued to finance the Improvements in a maximum principal amount of \$1,000,000.

(d) In the Abatement Resolution, the City found and determined that the Improvements benefit the Abatement Parcels, and that the maximum principal amount of bonds to be secured by Abatements does not exceed the estimated sum of Abatements from the Abatement Parcels for the term authorized under the Abatement Resolution.

(e) It is necessary and expedient to the sound financial management of the affairs of the City to issue its obligations in the aggregate principal amount of \$925,000 (the "Abatement Bonds") pursuant to the Abatement Act, to provide financing for the Infrastructure.

2. Utility Revenue Bonds.

(a) The City engineer has recommended the construction of various improvements to the City's water and sanitary sewer systems, including the construction of a new lift station and the purchase of certain sanitary equipment (the "Utility Improvements"), pursuant to Minnesota Statutes, Chapters 444 and 475, as amended (collectively, the "Utility Revenue Act").

(b) It is necessary and expedient to the sound financial management of the affairs of the City to issue its obligations in the aggregate principal amount of \$1,920,000 (the "Utility Revenue Bonds"), pursuant to the Utility Revenue Act, to provide financing for the Utility Improvements.

2. Sale Authorized.

(a) To finance the Infrastructure and the Utility Improvements, the City will issue and sell the Bonds in the proposed amount of \$2,845,000 pursuant to the Abatement Act and the Utility Revenue Act (together, the "Act"). The Bonds will be issued, sold and delivered in accordance with the terms of the official Notice of Sale attached hereto as EXHIBIT A (the "Notice of Sale").

(b) The City is authorized by Section 475.60, subdivision 2(9), to negotiate the sale of the Bonds, it being determined that the City has retained an independent financial advisor in connection with such sale. The actions of the City staff and the City's financial advisor in negotiating the sale of the Bonds are ratified and confirmed in all aspects.

3. Authority of Financial Advisor. Northland Securities, Inc. is authorized and directed to advertise the Bonds for sale in accordance with the foregoing Notice of Sale in the manner required by law. The City Council will meet at 7:00 P.M. on Monday, July 7, 2014, to consider bids on the Bonds and take any other appropriate action with respect to the Bonds.

4. Authority of Bond Counsel. The law firm of Kennedy & Graven, Chartered, as bond counsel for the City, is authorized to act as bond counsel and to assist in the preparation and review of necessary documents, certificates and instruments relating to the Bonds. The officers, employees and agents of the City are hereby authorized to assist Kennedy & Graven, Chartered in the preparation of such documents, certificates, and instruments.

5. Covenants. In the resolution awarding the sale of the Bonds the City Council will set forth the covenants and undertakings required by the Act.

6. Official Statement. In connection with the sale of the Bonds, the officers or employees of the City are authorized and directed to cooperate with Northland Securities, Inc., and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

(The remainder of this page is intentionally left blank.)

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon the following members voted in favor of the motion:

and the following voted against:

whereupon the resolution was declared duly passed and adopted.

EXHIBIT A
NOTICE OF SALE

NOTICE OF SALE

\$2,845,000*
GENERAL OBLIGATION BONDS, SERIES 2014A

CITY OF NORTH MANKATO, MINNESOTA
(Book-Entry Only)

NOTICE IS HEREBY GIVEN that these Bonds will be offered for sale according to the following terms:

TIME AND PLACE:

Proposals will be opened by the City's Finance Director, or designee, on Monday, July 7, 2014, at 11:00 A.M., CT, at the offices of Northland Securities, Inc., 45 South 7th Street, Suite 2000, Minneapolis, Minnesota 55402. Consideration of the Proposals for award of the sale will be by the City Council at its meeting at the City Offices beginning Monday, July 7, 2014, at 7:00 P.M., CT.

SUBMISSION OF PROPOSALS

Proposals may be:

- a) submitted to the office of Northland Securities, Inc.,
- b) faxed to Northland Securities, Inc. at 612-851-5918,
- c) for proposals submitted prior to the sale, the final price and coupon rates may be submitted to Northland Securities, Inc. by telephone at 612-851-5900 or 612-851-4945, or
- d) submitted electronically.

Notice is hereby given that electronic proposals will be received via PARITY™, or its successor, in the manner described below, until 11:00 A.M., CT, on Monday, July 7, 2014. Proposals may be submitted electronically via PARITY™ or its successor, pursuant to this Notice until 10:30 A.M., CT, but no Proposal will be received after the time for receiving Proposals specified above. To the extent any instructions or directions set forth in PARITY™, or its successor, conflict with this Notice, the terms of this Notice shall control. For further information about PARITY™, or its successor, potential bidders may contact Northland Securities, Inc. or i-Deal® at 1359 Broadway, 2nd floor, New York, NY 10018, telephone 212-849-5021.

Neither the City nor Northland Securities, Inc. assumes any liability if there is a malfunction of PARITY™ or its successor. All bidders are advised that each Proposal shall be deemed to constitute a contract between the bidder and the City to purchase the Bonds regardless of the manner in which the Proposal is submitted.

BOOK-ENTRY SYSTEM

The Bonds will be issued by means of a book-entry system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds.

* The City reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of \$5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread.

Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the City through Wells Fargo Bank, National Association, Minneapolis, Minnesota (the "Paying Agent/Registrar"), to DTC, or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The successful bidder, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC. The City will pay reasonable and customary charges for the services of the Paying Agent/Registrar.

DATE OF ORIGINAL ISSUE OF BONDS

July 1, 2014

AUTHORITY/PURPOSE/SECURITY

The Bonds are being issued pursuant to Minnesota Statutes, Chapters 444, 469.1814 and 475. Proceeds will be used to finance sanitary, storm, water and street improvements to the Rose Crest-Noretta-Belgrade Ravine Project and to fund rehabilitation of the main lift station and to pay the costs of issuance of the Bonds. The Bonds are payable from tax abatements and sanitary sewer and water revenues. The full faith and credit of the City is pledged to their payment and the City has validly obligated itself to levy ad valorem taxes in the event of any deficiency in the debt service account established for this issue.

INTEREST PAYMENTS

Interest is due semiannually on each June 1 and December 1, commencing June 1, 2015, to registered owners of the Bonds appearing of record in the Bond Register as of the close of business on the fifteenth day (whether or not a business day) of the calendar month preceding such interest payment date.

MATURITIES

Principal is due annually on December 1, inclusive, in each of the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2015	\$165,000	2020	\$200,000	2025	\$170,000
2016	185,000	2021	200,000	2026	180,000
2017	185,000	2022	200,000	2027	185,000
2018	195,000	2023	200,000	2028	185,000
2019	195,000	2024	205,000	2029	195,000

Proposals for the Bonds may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above.

INTEREST RATES

All rates must be in integral multiples of 1/20th or 1/8th of 1%. *Rates must be in level or ascending order.* All Bonds of the same maturity must bear a single uniform rate from date of issue to maturity.

ADJUSTMENTS TO PRINCIPAL AMOUNT AFTER PROPOSALS

The City reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of \$5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread. Such adjustments shall be made promptly after the sale and prior to the award of Proposals by the City and shall be at the sole discretion of the City. The successful bidder may not withdraw or modify its Proposal once submitted to the City for any reason, including post-sale adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

OPTIONAL REDEMPTION

Bonds maturing on December 1, 2022 through 2029 are subject to redemption and prepayment at the option of the City on December 1, 2021 and any date thereafter, at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and principal amounts within each maturity to be redeemed shall be determined by the City and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar.

CUSIP NUMBERS

If the Bonds qualify for assignment of CUSIP numbers such numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the successful bidder thereof to accept delivery of and pay for the Bonds in accordance with terms of the purchase contract. The CUSIP Service Bureau charge for the assignment of CUSIP identification numbers shall be paid by the successful bidder.

DELIVERY

Delivery of the Bonds will be within forty days after award, subject to an approving legal opinion by Kennedy & Graven Chartered, Bond Counsel. The legal opinion will be paid by the City and delivery will be anywhere in the continental United States without cost to the successful bidder at DTC.

TYPE OF PROPOSAL

Proposals of not less than \$2,809,437.50 (98.75%) and accrued interest on the principal sum of \$2,845,000 must be filed with the undersigned prior to the time of sale. Proposals must be unconditional except as to legality. Proposals for the Bonds should be delivered to Northland Securities, Inc. and addressed to:

Clara Thome, Finance Director
North Mankato City Hall
1001 Belgrade Ave.
North Mankato, Minnesota 56002

A good faith deposit (the "Deposit") in the amount of \$56,900 in the form of a federal wire transfer (payable to the order of the City) is only required from the apparent winning bidder, and must be received within two hours after the time stated for the receipt of Proposals. The apparent winning bidder will receive notification of the wire instructions from the Financial Advisor promptly after the sale. If the Deposit is not received from the apparent winning bidder in the time allotted, the City may choose to reject their Proposal and then proceed to offer the Bonds to the next lowest bidder based on the terms of their original proposal, so long as said bidder wires funds for the Deposit amount within two hours of said offer.

The City will retain the Deposit of the successful bidder, the amount of which will be deducted at settlement and no interest will accrue to the successful bidder. In the event the successful bidder fails to comply with the accepted Proposal, said amount will be retained by the City. No Proposal can be withdrawn after the time set for receiving Proposals unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded on the basis of the lowest interest rate to be determined on a true interest cost (TIC) basis. The City's computation of the interest rate of each Proposal, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The City will reserve the right to: (i) waive non-substantive informalities of any Proposal or of matters relating to the receipt of Proposals and award of the Bonds, (ii) reject all Proposals without cause, and (iii) reject any Proposal which the City determines to have failed to comply with the terms herein.

INFORMATION FROM SUCCESSFUL BIDDER

The successful bidder will be required to provide, in a timely manner, certain information relating to the initial offering price of the Bonds necessary to compute the yield on the Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended.

OFFICIAL STATEMENT

By awarding the Bonds to any underwriter or underwriting syndicate submitting a Proposal therefor, the City agrees that, no more than seven business days after the date of such award, it shall provide to the senior managing underwriter of the syndicate to which the Bonds are awarded, the Final Official Statement in an electronic format as prescribed by the Municipal Securities Rulemaking Board (MSRB).

FULL CONTINUING DISCLOSURE UNDERTAKING

The City will covenant in the resolution awarding the sale of the Bonds and in a Continuing Disclosure Undertaking to provide, or cause to be provided, annual financial information, including audited financial statements of the City, and notices of certain material events, as required by SEC Rule 15c2-12.

BANK QUALIFICATION

The City will designate the Bonds as qualified tax-exempt obligations for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

BOND INSURANCE AT UNDERWRITER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the successful bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the successful bidder of the Bonds. Any increase in the costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the successful bidder, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that rating fee. Any other rating agency fees shall be the responsibility of the successful bidder. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the successful bidder shall not constitute cause for failure or refusal by the successful bidder to accept delivery on the Bonds.

The City reserves the right to reject any and all Proposals, to waive informalities and to adjourn the sale.

Dated: June 16, 2014

BY ORDER OF THE NORTH MANKATO CITY COUNCIL

/s/ Clara Thome
Finance Director

Additional information may be obtained from:

Northland Securities, Inc.

45 South 7th Street, Suite 2000

Minneapolis, Minnesota 55402

Telephone No.: 612-851-5900

STATE OF MINNESOTA)
)
COUNTY OF NICOLLET)
)
CITY OF NORTH MANKATO)

I, the undersigned, being the duly qualified and acting City Clerk of the City of North Mankato, Minnesota (the "City"), hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of the City Council of the City held on Monday, June 16, 2014, with the original minutes on file in my office and the extract is a full, true and correct copy of the minutes, insofar as they relate to the issuance and sale of the City's General Obligation Bonds, Series 2014A, in the proposed aggregate principal amount of \$2,845,000.

WITNESS My hand as City Clerk and the corporate seal of the City this ____ day of _____, 2014.

(SEAL)

City Clerk
City of North Mankato, Minnesota

FINANCE PLAN SUMMARY

FOR

CITY OF NORTH MANKATO, MINNESOTA

\$2,845,000

GENERAL OBLIGATION BONDS, SERIES 2014A



45 South 7th Street
Suite 2000
Minneapolis, MN 55402
612-851-5900 800-851-2920

June 16, 2014

City of North Mankato, Minnesota
\$2,845,000
General Obligation Bonds,
Series 2014A

Financing Overview

The Bonds will be issued pursuant to Minnesota statutes Chapter 475, Chapter 444, and Chapter 469.1814 to finance the following:

- Roe Crest-Noretta-Belgrade Ravine Improvements
- Purchase of municipal sanitary waste carts
- Main Lift Station Upgrade

The net financing requirement is \$2,845,000 inclusive of all project and financing costs. A detailed illustration of the sources and uses of funds is presented below.

	Tax Abatement Portion	Sanitary Equip	Sanitary Sewer Portion	Water Portion	Lift Station Portion	Issue Summary
Sources Of Funds						
Par Amount of Bonds	\$925,000.00	\$395,000.00	\$670,000.00	\$170,000.00	\$685,000.00	\$2,845,000.00
Total Sources	\$925,000.00	\$395,000.00	\$670,000.00	\$170,000.00	\$685,000.00	\$2,845,000.00
Uses Of Funds						
Total Underwriter's Discount (1.250%)	11,562.50	4,937.50	8,375.00	2,125.00	8,562.50	35,562.50
Costs of Issuance	13,253.98	5,659.82	9,600.20	2,435.88	9,815.12	40,765.00
Deposit to Project Construction Fund	898,136.00	385,216.00	649,606.00	166,258.00	664,500.00	2,763,716.00
Rounding Amount	2,047.52	(813.32)	2,418.80	(818.88)	2,122.38	4,956.50
Total Uses	\$925,000.00	\$395,000.00	\$670,000.00	\$170,000.00	\$685,000.00	\$2,845,000.00

The bonds will be a general obligation of the City. However, the City anticipates paying debt service from a combination of revenue from the water fund, sanitary sewer fund, a tax abatement levy, and a debt service tax levy. The section that follows provides information on the authority for the tax abatement levy.

The total principal and interest estimate assumes an average coupon of 2.307% and is shown on Exhibit A.

The debt service fund cash flow projection for each of the five portions (or purposes) is illustrated in Exhibits B1 through B5.

Property Tax Abatement

The City will use property tax abatement authority in connection with financing the public street and storm water utility improvements in connection with the 2014 Roe Crest-Belgrade Ravine Improvement Project.

The enabling statute does not authorize the actual “abatement of taxes”. Instead, the City has the ability to levy a property tax (an abatement levy) that is equivalent to taxes that could be abated. The City will certify a property tax abatement levy to pay a portion of the debt service on the Bonds; the portion to be paid from abatement levy is for the street and storm water portions only. A public hearing was held on May 19 and following the hearing the City Council adopted a resolution approving the property tax abatement for this purpose.

The total amount of the taxes proposed to be abated by the City on the parcels identified within the abatement is estimated to be sufficient to pay annual principal and interest over the 15-year term. The annual abatement levy is spread over the City’s entire general tax base (net tax capacity) the same as the general fund levy. Property within the abatement area will pay the same amount of City taxes as property outside of the abatement area. There is no different impact on individual property tax statements for property within the abatement area from other property within the City as a whole.

Related Considerations

- *Bank Qualified* - because total tax-exempt debt issued by the City in calendar year 2014 is expected to be less than \$10.0M, the Bonds will be designated as “bank qualified” obligations pursuant to Federal Tax Law. The impact of this designation may result in slightly lower interest rates since banking institutions will be interested in purchasing the Bonds. We have adjusted the estimated interest rates accordingly.
- *Arbitrage Compliance* –
 - Project / Construction Fund – All tax exempt issues are subject to federal rebate requirements which require all arbitrage earned to be rebated to the U.S. Treasury. However, there are exemptions available if the City meets certain criteria. The rebate exemption the City expects to qualify for is the 24 Month Expenditure Exemption.
 - Debt Service Fund – The City must maintain a bona fide debt service fund for the certificates or be subject to yield restriction in the debt service fund. A bona fide debt service fund involves an equal matching of revenues to debt service expense with a balance forward permitted equal to the greater of the investment earnings in the fund during that year or 1/12 of the debt service of that year.

The City should become familiar with the various Arbitrage Compliance requirements for this bond issue. The Resolution explains the requirements in greater detail. We are also available to assist the City in meeting these requirements.

- *Book Entry* - The Bonds will be *global book entry with a bank designated as the paying agent*. As “paperless” certificates, you will avoid the cost of bond printing and annual registrar charges. The Paying Agent will invoice you for the interest semiannually and on an annual basis for the principal coming due. You will be charged only for paying agent/transfer agent services provided by the bank. This cost of services has been capitalized into the bond issue.
- *Continuing Disclosure* - Because the City’s outstanding debt exceeds \$10.0M, it is subject to the Securities and Exchange Commission’s continuing disclosure requirements. Northland Securities is prepared to assist the City in this capacity

Summary of Recommended Terms

- | | |
|--------------------------|--|
| 1. Type of Bond Sale | Public Offering – Sealed Bids |
| 2. Proposals Received | Monday, July 7, 2014 @ 10:30 A.M. |
| 3. Council Consideration | Monday, July 7, 2014 @ 7:00 P.M |
| 4. Statutory Authority | The Bonds are being issued pursuant to Minnesota Statutes Chapter 475, 444 and Chapter 469.1812 to 1815. |
| 5. Repayment Term | The Bonds will mature annually each December 1, 2015 - 2029. Interest on the Bonds will be payable on June 1, 2015 and semiannually thereafter on each December 1 and June 1. |
| 6. Security | General obligation of the City. In addition the City will pledge revenue from the water and sanitary sewer utilities, and tax abatement revenues to the payment of the Bonds. |
| 7. Prepayment Option | The Bonds due on or after December 1, 2022 will be subject to redemption on December 1, 2021 at price of par. |
| 8. Tax Status | Kennedy and Graven, Chartered, Minneapolis, |
| 9. Credit Enhancement | The City's general obligation bonds are currently rated AA+ by Standard & Poor's Corporation. We believe a credit rating on these bonds will be cost beneficial and recommend seeking a rating from S&P. |

EXHIBIT A

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	165,000.00	0.450%	77,059.59	242,059.59
12/01/2016	185,000.00	0.700%	53,652.50	238,652.50
12/01/2017	185,000.00	0.950%	52,357.50	237,357.50
12/01/2018	195,000.00	1.200%	50,600.00	245,600.00
12/01/2019	195,000.00	1.450%	48,260.00	243,260.00
12/01/2020	200,000.00	1.600%	45,432.50	245,432.50
12/01/2021	200,000.00	1.800%	42,232.50	242,232.50
12/01/2022	200,000.00	2.000%	38,632.50	238,632.50
12/01/2023	200,000.00	2.150%	34,632.50	234,632.50
12/01/2024	205,000.00	2.300%	30,332.50	235,332.50
12/01/2025	170,000.00	2.450%	25,617.50	195,617.50
12/01/2026	180,000.00	2.650%	21,452.50	201,452.50
12/01/2027	185,000.00	2.800%	16,682.50	201,682.50
12/01/2028	185,000.00	2.950%	11,502.50	196,502.50
12/01/2029	195,000.00	3.100%	6,045.00	201,045.00
Total	\$2,845,000.00	-	\$554,492.09	\$3,399,492.09

Yield Statistics

Average Coupon	2.3074593%
Net Interest Cost (NIC)	2.4554489%
True Interest Cost (TIC)	2.4466862%
All Inclusive Cost (AIC)	2.6414021%

EXHIBIT B1

ROE-CREST NORETTA-BELGRADE RAVINE PROJECT

STREET AND STORM WATER TAX ABATEMENT PORTION

\$925,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Tax Abatement Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	50,000.00	0.450%	25,864.79	75,864.79
12/01/2016	55,000.00	0.700%	18,032.50	73,032.50
12/01/2017	55,000.00	0.950%	17,647.50	72,647.50
12/01/2018	60,000.00	1.200%	17,125.00	77,125.00
12/01/2019	60,000.00	1.450%	16,405.00	76,405.00
12/01/2020	60,000.00	1.600%	15,535.00	75,535.00
12/01/2021	60,000.00	1.800%	14,575.00	74,575.00
12/01/2022	60,000.00	2.000%	13,495.00	73,495.00
12/01/2023	60,000.00	2.150%	12,295.00	72,295.00
12/01/2024	65,000.00	2.300%	11,005.00	76,005.00
12/01/2025	65,000.00	2.450%	9,510.00	74,510.00
12/01/2026	65,000.00	2.650%	7,917.50	72,917.50
12/01/2027	70,000.00	2.800%	6,195.00	76,195.00
12/01/2028	70,000.00	2.950%	4,235.00	74,235.00
12/01/2029	70,000.00	3.100%	2,170.00	72,170.00
Total	\$925,000.00	-	\$192,007.29	\$1,117,007.29

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$8,135.42
Average Life	8.795 Years
Average Coupon	2.3601408%
Net Interest Cost (NIC)	2.5022663%
True Interest Cost (TIC)	2.4941330%
All Inclusive Cost (AIC)	2.6823274%

EXHIBIT B2

SANITARY EQUIPMENT PORTION (CARTS)

\$395,000.00 City of North Mankatt, Minnesota

General Obligation Bonds, Series 2014A

Sanitary Equipment Portion - 10 years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	35,000.00	0.450%	8,241.46	43,241.46
12/01/2016	40,000.00	0.700%	5,660.00	45,660.00
12/01/2017	40,000.00	0.950%	5,380.00	45,380.00
12/01/2018	40,000.00	1.200%	5,000.00	45,000.00
12/01/2019	40,000.00	1.450%	4,520.00	44,520.00
12/01/2020	40,000.00	1.600%	3,940.00	43,940.00
12/01/2021	40,000.00	1.800%	3,300.00	43,300.00
12/01/2022	40,000.00	2.000%	2,580.00	42,580.00
12/01/2023	40,000.00	2.150%	1,780.00	41,780.00
12/01/2024	40,000.00	2.300%	920.00	40,920.00
Total	\$395,000.00	-	\$41,321.46	\$436,321.46

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$2,359.58
Average Life	5.974 Years
Average Coupon	1.7512185%
Net Interest Cost (NIC)	1.9604716%
True Interest Cost (TIC)	1.9641503%
All Inclusive Cost (AIC)	2.2258685%

EXHIBIT B3

ROE-CREST NORETTA-BELGRADE RAVINE PROJECT

SANITARY SEWER PORTION

\$670,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Sanitary Sewer Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	35,000.00	0.450%	18,866.46	53,866.46
12/01/2016	40,000.00	0.700%	13,160.00	53,160.00
12/01/2017	40,000.00	0.950%	12,880.00	52,880.00
12/01/2018	40,000.00	1.200%	12,500.00	52,500.00
12/01/2019	40,000.00	1.450%	12,020.00	52,020.00
12/01/2020	45,000.00	1.600%	11,440.00	56,440.00
12/01/2021	45,000.00	1.800%	10,720.00	55,720.00
12/01/2022	45,000.00	2.000%	9,910.00	54,910.00
12/01/2023	45,000.00	2.150%	9,010.00	54,010.00
12/01/2024	45,000.00	2.300%	8,042.50	53,042.50
12/01/2025	45,000.00	2.450%	7,007.50	52,007.50
12/01/2026	50,000.00	2.650%	5,905.00	55,905.00
12/01/2027	50,000.00	2.800%	4,580.00	54,580.00
12/01/2028	50,000.00	2.950%	3,180.00	53,180.00
12/01/2029	55,000.00	3.100%	1,705.00	56,705.00
Total	\$670,000.00	-	\$140,926.46	\$810,926.46

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$5,944.17
Average Life	8.872 Years
Average Coupon	2.3708363%
Net Interest Cost (NIC)	2.5117307%
True Interest Cost (TIC)	2.5036650%
All Inclusive Cost (AIC)	2.6904646%

IRS Form 8038

Net Interest Cost	2.3708363%
Weighted Average Maturity	8.872 Years
Bond Yield for Arbitrage Purposes	2.2799678%

EXHIBIT B4

ROE-CREST NORETTA-BELGRADE RAVINE PROJECT

WATER PORTION

\$170,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Water Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	10,000.00	0.450%	4,859.17	14,859.17
12/01/2016	10,000.00	0.700%	3,385.00	13,385.00
12/01/2017	10,000.00	0.950%	3,315.00	13,315.00
12/01/2018	10,000.00	1.200%	3,220.00	13,220.00
12/01/2019	10,000.00	1.450%	3,100.00	13,100.00
12/01/2020	10,000.00	1.600%	2,955.00	12,955.00
12/01/2021	10,000.00	1.800%	2,795.00	12,795.00
12/01/2022	10,000.00	2.000%	2,615.00	12,615.00
12/01/2023	10,000.00	2.150%	2,415.00	12,415.00
12/01/2024	10,000.00	2.300%	2,200.00	12,200.00
12/01/2025	10,000.00	2.450%	1,970.00	11,970.00
12/01/2026	15,000.00	2.650%	1,725.00	16,725.00
12/01/2027	15,000.00	2.800%	1,327.50	16,327.50
12/01/2028	15,000.00	2.950%	907.50	15,907.50
12/01/2029	15,000.00	3.100%	465.00	15,465.00
Total	\$170,000.00	-	\$37,254.17	\$207,254.17

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$1,540.83
Average Life	9.064 Years
Average Coupon	2.4177936%
Net Interest Cost (NIC)	2.5557060%
True Interest Cost (TIC)	2.5474580%
All Inclusive Cost (AIC)	2.7313622%

EXHIBIT B5 MAIN LIFT STATION IMPROVEMENTS

\$685,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Lift Station Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	35,000.00	0.450%	19,227.71	54,227.71
12/01/2016	40,000.00	0.700%	13,415.00	53,415.00
12/01/2017	40,000.00	0.950%	13,135.00	53,135.00
12/01/2018	45,000.00	1.200%	12,755.00	57,755.00
12/01/2019	45,000.00	1.450%	12,215.00	57,215.00
12/01/2020	45,000.00	1.600%	11,562.50	56,562.50
12/01/2021	45,000.00	1.800%	10,842.50	55,842.50
12/01/2022	45,000.00	2.000%	10,032.50	55,032.50
12/01/2023	45,000.00	2.150%	9,132.50	54,132.50
12/01/2024	45,000.00	2.300%	8,165.00	53,165.00
12/01/2025	50,000.00	2.450%	7,130.00	57,130.00
12/01/2026	50,000.00	2.650%	5,905.00	55,905.00
12/01/2027	50,000.00	2.800%	4,580.00	54,580.00
12/01/2028	50,000.00	2.950%	3,180.00	53,180.00
12/01/2029	55,000.00	3.100%	1,705.00	56,705.00
Total	\$685,000.00	-	\$142,982.71	\$827,982.71

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$6,050.42
Average Life	8.833 Years
Average Coupon	2.3631878%
Net Interest Cost (NIC)	2.5047070%
True Interest Cost (TIC)	2.4965439%
All Inclusive Cost (AIC)	2.6839918%

\$2,845,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Current BQ Rates as of April 29, 2014

Table of Contents

Report

ISSUE SUMMARY

Total Issue Sources And Uses	1
Debt Service Schedule	2

TAX ABATEMENT PORTION

Debt Service Schedule	3
-----------------------	---

SANITARY EQUIP

Debt Service Schedule	4
-----------------------	---

SANITARY SEWER PORTION

Debt Service Schedule	5
-----------------------	---

WATER PORTION

Debt Service Schedule	6
-----------------------	---

LIFT STATION PORTION

Debt Service Schedule	7
-----------------------	---

\$2,845,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Current BQ Rates as of April 29, 2014

Total Issue Sources And Uses

Dated 07/01/2014 | Delivered 07/01/2014

	Tax Abatement Portion	Sanitary Equip	Sanitary Sewer Portion	Water Portion	Lift Station Portion	Issue Summary
Sources Of Funds						
Par Amount of Bonds	\$925,000.00	\$395,000.00	\$670,000.00	\$170,000.00	\$685,000.00	\$2,845,000.00
Total Sources	\$925,000.00	\$395,000.00	\$670,000.00	\$170,000.00	\$685,000.00	\$2,845,000.00
Uses Of Funds						
Total Underwriter's Discount (1.250%)	11,562.50	4,937.50	8,375.00	2,125.00	8,562.50	35,562.50
Costs of Issuance	13,253.98	5,659.82	9,600.20	2,435.88	9,815.12	40,765.00
Deposit to Project Construction Fund	898,136.00	385,216.00	649,606.00	166,258.00	664,500.00	2,763,716.00
Rounding Amount	2,047.52	(813.32)	2,418.80	(818.88)	2,122.38	4,956.50
Total Uses	\$925,000.00	\$395,000.00	\$670,000.00	\$170,000.00	\$685,000.00	\$2,845,000.00

\$2,845,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Current BQ Rates as of April 29, 2014

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	165,000.00	0.450%	77,059.59	242,059.59
12/01/2016	185,000.00	0.700%	53,652.50	238,652.50
12/01/2017	185,000.00	0.950%	52,357.50	237,357.50
12/01/2018	195,000.00	1.200%	50,600.00	245,600.00
12/01/2019	195,000.00	1.450%	48,260.00	243,260.00
12/01/2020	200,000.00	1.600%	45,432.50	245,432.50
12/01/2021	200,000.00	1.800%	42,232.50	242,232.50
12/01/2022	200,000.00	2.000%	38,632.50	238,632.50
12/01/2023	200,000.00	2.150%	34,632.50	234,632.50
12/01/2024	205,000.00	2.300%	30,332.50	235,332.50
12/01/2025	170,000.00	2.450%	25,617.50	195,617.50
12/01/2026	180,000.00	2.650%	21,452.50	201,452.50
12/01/2027	185,000.00	2.800%	16,682.50	201,682.50
12/01/2028	185,000.00	2.950%	11,502.50	196,502.50
12/01/2029	195,000.00	3.100%	6,045.00	201,045.00
Total	\$2,845,000.00	-	\$554,492.09	\$3,399,492.09

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$24,030.42
Average Life	8.447 Years
Average Coupon	2.3074593%
Net Interest Cost (NIC)	2.4554489%
True Interest Cost (TIC)	2.4466862%
All Inclusive Cost (AIC)	2.6414021%

IRS Form 8038

Net Interest Cost	2.3074593%
Weighted Average Maturity	8.447 Years
Bond Yield for Arbitrage Purposes	2.2799678%

\$925,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Tax Abatement Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	50,000.00	0.450%	25,864.79	75,864.79
12/01/2016	55,000.00	0.700%	18,032.50	73,032.50
12/01/2017	55,000.00	0.950%	17,647.50	72,647.50
12/01/2018	60,000.00	1.200%	17,125.00	77,125.00
12/01/2019	60,000.00	1.450%	16,405.00	76,405.00
12/01/2020	60,000.00	1.600%	15,535.00	75,535.00
12/01/2021	60,000.00	1.800%	14,575.00	74,575.00
12/01/2022	60,000.00	2.000%	13,495.00	73,495.00
12/01/2023	60,000.00	2.150%	12,295.00	72,295.00
12/01/2024	65,000.00	2.300%	11,005.00	76,005.00
12/01/2025	65,000.00	2.450%	9,510.00	74,510.00
12/01/2026	65,000.00	2.650%	7,917.50	72,917.50
12/01/2027	70,000.00	2.800%	6,195.00	76,195.00
12/01/2028	70,000.00	2.950%	4,235.00	74,235.00
12/01/2029	70,000.00	3.100%	2,170.00	72,170.00
Total	\$925,000.00	-	\$192,007.29	\$1,117,007.29

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$8,135.42
Average Life	8.795 Years
Average Coupon	2.3601408%
Net Interest Cost (NIC)	2.5022663%
True Interest Cost (TIC)	2.4941330%
All Inclusive Cost (AIC)	2.6823274%

IRS Form 8038

Net Interest Cost	2.3601408%
Weighted Average Maturity	8.795 Years
Bond Yield for Arbitrage Purposes	2.2799678%

\$395,000.00 City of North Mankatt, Minnesota

General Obligation Bonds, Series 2014A

Sanitary Equipment Portion - 10 years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	35,000.00	0.450%	8,241.46	43,241.46
12/01/2016	40,000.00	0.700%	5,660.00	45,660.00
12/01/2017	40,000.00	0.950%	5,380.00	45,380.00
12/01/2018	40,000.00	1.200%	5,000.00	45,000.00
12/01/2019	40,000.00	1.450%	4,520.00	44,520.00
12/01/2020	40,000.00	1.600%	3,940.00	43,940.00
12/01/2021	40,000.00	1.800%	3,300.00	43,300.00
12/01/2022	40,000.00	2.000%	2,580.00	42,580.00
12/01/2023	40,000.00	2.150%	1,780.00	41,780.00
12/01/2024	40,000.00	2.300%	920.00	40,920.00
Total	\$395,000.00	-	\$41,321.46	\$436,321.46

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$2,359.58
Average Life	5.974 Years
Average Coupon	1.7512185%
Net Interest Cost (NIC)	1.9604716%
True Interest Cost (TIC)	1.9641503%
All Inclusive Cost (AIC)	2.2258685%

IRS Form 8038

Net Interest Cost	1.7512185%
Weighted Average Maturity	5.974 Years
Bond Yield for Arbitrage Purposes	2.2799678%

\$670,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Sanitary Sewer Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	35,000.00	0.450%	18,866.46	53,866.46
12/01/2016	40,000.00	0.700%	13,160.00	53,160.00
12/01/2017	40,000.00	0.950%	12,880.00	52,880.00
12/01/2018	40,000.00	1.200%	12,500.00	52,500.00
12/01/2019	40,000.00	1.450%	12,020.00	52,020.00
12/01/2020	45,000.00	1.600%	11,440.00	56,440.00
12/01/2021	45,000.00	1.800%	10,720.00	55,720.00
12/01/2022	45,000.00	2.000%	9,910.00	54,910.00
12/01/2023	45,000.00	2.150%	9,010.00	54,010.00
12/01/2024	45,000.00	2.300%	8,042.50	53,042.50
12/01/2025	45,000.00	2.450%	7,007.50	52,007.50
12/01/2026	50,000.00	2.650%	5,905.00	55,905.00
12/01/2027	50,000.00	2.800%	4,580.00	54,580.00
12/01/2028	50,000.00	2.950%	3,180.00	53,180.00
12/01/2029	55,000.00	3.100%	1,705.00	56,705.00
Total	\$670,000.00	-	\$140,926.46	\$810,926.46

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$5,944.17
Average Life	8.872 Years
Average Coupon	2.3708363%
Net Interest Cost (NIC)	2.5117307%
True Interest Cost (TIC)	2.5036650%
All Inclusive Cost (AIC)	2.6904646%

IRS Form 8038

Net Interest Cost	2.3708363%
Weighted Average Maturity	8.872 Years
Bond Yield for Arbitrage Purposes	2.2799678%

\$170,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Water Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	10,000.00	0.450%	4,859.17	14,859.17
12/01/2016	10,000.00	0.700%	3,385.00	13,385.00
12/01/2017	10,000.00	0.950%	3,315.00	13,315.00
12/01/2018	10,000.00	1.200%	3,220.00	13,220.00
12/01/2019	10,000.00	1.450%	3,100.00	13,100.00
12/01/2020	10,000.00	1.600%	2,955.00	12,955.00
12/01/2021	10,000.00	1.800%	2,795.00	12,795.00
12/01/2022	10,000.00	2.000%	2,615.00	12,615.00
12/01/2023	10,000.00	2.150%	2,415.00	12,415.00
12/01/2024	10,000.00	2.300%	2,200.00	12,200.00
12/01/2025	10,000.00	2.450%	1,970.00	11,970.00
12/01/2026	15,000.00	2.650%	1,725.00	16,725.00
12/01/2027	15,000.00	2.800%	1,327.50	16,327.50
12/01/2028	15,000.00	2.950%	907.50	15,907.50
12/01/2029	15,000.00	3.100%	465.00	15,465.00
Total	\$170,000.00	-	\$37,254.17	\$207,254.17

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$1,540.83
Average Life	9.064 Years
Average Coupon	2.4177936%
Net Interest Cost (NIC)	2.5557060%
True Interest Cost (TIC)	2.5474580%
All Inclusive Cost (AIC)	2.7313622%

IRS Form 8038

Net Interest Cost	2.4177936%
Weighted Average Maturity	9.064 Years
Bond Yield for Arbitrage Purposes	2.2799678%

\$685,000.00 City of North Mankato, Minnesota

General Obligation Bonds, Series 2014A

Lift Station Portion

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2014	-	-	-	-
12/01/2015	35,000.00	0.450%	19,227.71	54,227.71
12/01/2016	40,000.00	0.700%	13,415.00	53,415.00
12/01/2017	40,000.00	0.950%	13,135.00	53,135.00
12/01/2018	45,000.00	1.200%	12,755.00	57,755.00
12/01/2019	45,000.00	1.450%	12,215.00	57,215.00
12/01/2020	45,000.00	1.600%	11,562.50	56,562.50
12/01/2021	45,000.00	1.800%	10,842.50	55,842.50
12/01/2022	45,000.00	2.000%	10,032.50	55,032.50
12/01/2023	45,000.00	2.150%	9,132.50	54,132.50
12/01/2024	45,000.00	2.300%	8,165.00	53,165.00
12/01/2025	50,000.00	2.450%	7,130.00	57,130.00
12/01/2026	50,000.00	2.650%	5,905.00	55,905.00
12/01/2027	50,000.00	2.800%	4,580.00	54,580.00
12/01/2028	50,000.00	2.950%	3,180.00	53,180.00
12/01/2029	55,000.00	3.100%	1,705.00	56,705.00
Total	\$685,000.00	-	\$142,982.71	\$827,982.71

Date And Term Structure

Dated	7/01/2014
Delivery Date	7/01/2014
First Coupon Date	6/01/2015
First available call date	
Call Price	-

Yield Statistics

Bond Year Dollars	\$6,050.42
Average Life	8.833 Years
Average Coupon	2.3631878%
Net Interest Cost (NIC)	2.5047070%
True Interest Cost (TIC)	2.4965439%
All Inclusive Cost (AIC)	2.6839918%

IRS Form 8038

Net Interest Cost	2.3631878%
Weighted Average Maturity	8.833 Years
Bond Yield for Arbitrage Purposes	2.2799678%

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item 11F	Department: City Administrator	Council Meeting Date: 6/16/2014																											
TITLE OF ISSUE: Consider Membership in Revised Envision 2020.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: Discussion will be held regarding membership in the revised Envision 2020.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: No action necessary.																													
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>Spears</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>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Spears	_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aye	Nay																												
_____	_____	Spears																											
_____	_____	Steiner																											
_____	_____	Norland																											
_____	_____	Freyberg																											
_____	_____	Dehen																											
Resolution	Ordinance	Contract	Minutes	Map																									
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
<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

REQUEST FOR COUNCIL ACTION



Agenda Item 11G	Department: Finance	Council Meeting Date: 6/16/2014																											
TITLE OF ISSUE: Resolution Authorizing Transfer of Funds																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: The \$432,200.95 transfer of funds from the City's Bond Reserve fund to the Port Authority 2009A Port Authority Taxable Refunding Bonds fund is in order to cure certain deficits in the 2009A Bond fund. This fund originally refunded the Port Authority Taxable General Obligation Building Revenue bonds, Series 1998A which were issued to develop, own and operate within the Port Authority's Development District No. 1, and more particularly within the Commerce Industrial Park No. 2 subdivision of the City. The tax increment revenues projected to fund debt service did not materialize thus creating a deficit balance in the debt service fund. This transfer will cure the accumulated deficit in the 2009A Bond fund and current budget practice projects the use of property tax to fund future debt requirements.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Consider Resolution Authorizing Transfer of Funds																													
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>Spears</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>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Spears	_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aye	Nay																												
_____	_____	Spears																											
_____	_____	Steiner																											
_____	_____	Norland																											
_____	_____	Freyberg																											
_____	_____	Dehen																											
Resolution	Ordinance	Contract	Minutes	Map																									
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting	<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____																												

RESOLUTION NO. _____

RESOLUTION AUTHORIZING TRANSFER OF FUNDS

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following fund transfer is necessary and is approved as follows:

From the Bond Reserve Debt Service Fund to the Port Authority Commission 2009A Taxable Refunding Bonds Fund in the amount of \$432,200.95.

Approved by the City Council of the City of North Mankato on the 16th day of June, 2014.

Mayor

Attest:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item 11H	Department: Finance	Council Meeting Date: 6/16/2014																											
TITLE OF ISSUE: Resolution Authorizing Interfund Loan for Certain Costs in Connection with Tax Increment Financing District No. 8 Marigold																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: The City is advancing funds in the form of a loan from the City's General Fund to the Port Authority Tax Increment Financing District No. 8 Marigold fund in order to cure deficits in the Marigold fund, and proposes to designate the advance as an interfund loan. The Marigold fund, over the years, has incurred costs associated with the project that revenues generated in the district were not able to cover. With the Marigold project moving forward, tax increment from the current project has potential to cover future debt service and the interfund loan repayment.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Consider Resolution Authorizing Interfund Loan for Certain Costs in Connection with Tax Increment Financing District No. 8 Marigold																													
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>Spears</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>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Spears	_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aye	Nay																												
_____	_____	Spears																											
_____	_____	Steiner																											
_____	_____	Norland																											
_____	_____	Freyberg																											
_____	_____	Dehen																											
Resolution	Ordinance	Contract	Minutes	Map																									
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
<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 AUTHORIZING INTERFUND LOAN FOR CERTAIN COSTS IN CONNECTION
WITH TAX INCREMENT FINANCING DISTRICT NO. 8 MARIGOLD

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH
MANKATO, MINNESOTA (the "City"), as follows:

Section 1. Background.

1.01. The City intends to advance funds from the General Fund to the Port Authority Tax Increment Financing District No. 8 Marigold Fund (Fund No. 250) in order to cure certain deficits in Fund No. 250, and now proposes to designate such advance as an interfund loan in accordance with the terms of this resolution.

Section 2. Repayment of Interfund Loan.

2.01. The Port Authority Tax Increment Financing District No. 8 Marigold Fund (Fund No. 250) shall borrow from the City's General Fund (Fund No. 101) moneys to pay costs related to the Marigold Project described above, in a principal amount of up to \$609,138. The Port Authority Tax Increment Financing District No. 8 Marigold Fund (Fund No. 250) will reimburse the City's General Fund (Fund No. 101) for such loan (the "Interfund Loan") according to the repayment schedule listed in Attachment One of this resolution. No interest will accrue on the Interfund Loan.

2.02. The Interfund Loan is payable from (i) revenues received from tax increment from the Tax Increment Financing District No. 8 (the "TIF District"); and (ii) from any other revenues available to the Port Authority Tax Increment Financing District No. 8 Marigold Fund (Fund No. 250).

2.03. Principal payments (the "Payments") on the Interfund Loan shall be made at the times revenue sources are available to make installment payments. Payments will be credited to the respective City fund from which the Interfund Loan was drawn.

2.04. Principal payments may be made in larger amounts than proposed in Attachment One of this resolution if additional revenue becomes available to repay the Interfund Loan upon the discretion of the City Administrator.

2.05. Unless tax increment from the TIF District aren't sufficient to pay the Payments, principal payments may not be made in a lesser amount than proposed by this resolution without authorization by the City Council and Port Authority as part of the annual budget process or an amendment is made to this resolution by the City Council and Port Authority.

2.06. The City may at any time make a determination to forgive the outstanding principal amount on the Interfund Loan to the extent permissible under law.

2.07. The City may from time to time amend the terms of this Resolution to the extent permitted by law, including without limitation, amendment to the payment schedule and the interest rate.

Section 3. Effective Date. This resolution is effective upon approval.

Approved by the City Council of the City of North Mankato on the 16th day of June, 2014.

Mayor

Attest:

City Clerk

Attachment One

Interfund Loan Outstanding Payable from Port Authority Tax Increment District 8 – Marigold Fund to the General Fund

<u>Year</u>	<u>Payment</u>	<u>Balance</u>
2013		\$ 609,138
2014	\$ -	\$ 609,138
2015	\$ -	\$ 609,138
2016	\$ -	\$ 609,138
2017	\$ 16,500	\$ 592,638
2018	\$ 16,500	\$ 576,138
2019	\$ 16,500	\$ 559,638
2020	\$ 16,500	\$ 543,138
2021	\$ 16,500	\$ 526,638
2022	\$ 16,500	\$ 510,138
2023	\$ 16,500	\$ 493,638
2024	\$ 116,000	\$ 377,638
2025	\$ 116,000	\$ 261,638
2026	\$ 116,500	\$ 145,138
2027	\$ 117,000	\$ 28,138
2028	\$ 28,138	\$ -

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 11.I	Department: City Planner	Council Meeting Date: 6/16/14																																																						
TITLE OF ISSUE: Comprehensive Plan Chapters 5 and 6																																																								
BACKGROUND AND SUPPLEMENTAL INFORMATION: Attached are draft Chapter 5 - Economic Development and Chapter 6 - Parks, Trails and Recreation.																																																								
REQUESTED COUNCIL ACTION: No action necessary.																																																								
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table><thead><tr><th></th><th>Aye</th><th>Nay</th><th></th></tr></thead><tbody><tr><td>_____</td><td>_____</td><td>_____</td><td>Spears</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>Dehen</td></tr></tbody></table>		Aye	Nay		_____	_____	_____	Spears	_____	_____	_____	Steiner	_____	_____	_____	Norland	_____	_____	_____	Freyberg	_____	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table><thead><tr><th>Resolution</th><th>Ordinance</th><th>Contract</th><th>Minutes</th><th>Map</th></tr></thead><tbody><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td colspan="2">Other (specify</td><td colspan="3">Chapter 5 - Economic Development Chapter 6 - Parks, Trails and Recreation</td></tr><tr><td colspan="5">_____</td></tr><tr><td colspan="5">_____</td></tr><tr><td colspan="5">_____</td></tr></tbody></table>		Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify		Chapter 5 - Economic Development Chapter 6 - Parks, Trails and Recreation			_____					_____					_____				
	Aye	Nay																																																						
_____	_____	_____	Spears																																																					
_____	_____	_____	Steiner																																																					
_____	_____	_____	Norland																																																					
_____	_____	_____	Freyberg																																																					
_____	_____	_____	Dehen																																																					
Resolution	Ordinance	Contract	Minutes	Map																																																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																				
Other (specify		Chapter 5 - Economic Development Chapter 6 - Parks, Trails and Recreation																																																						

<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: _____																																																							

Chapter 5: Economic Development

I. Introduction

A strong business community is the cornerstone of a vibrant city. Economic development encompasses the policies and activities that improve the long term economic and social wellbeing of the community. Communities with strong economies have financial resources to support the levels of service that their residents need and desire. Successful communities realize that economic development is about bringing together social, natural, infrastructure, and economic assets in the community to sustain the “whole” community.

II. Previous and Ongoing Economic Development and Planning Efforts

Several past and ongoing efforts focused on economic development in North Mankato have been reviewed as part of developing this chapter. Some of these efforts remain more relevant than others and all have contributed to economic development efforts in the City.

Previous studies and materials that focus on economic development in the area and guide the recommendations in this chapter include:

- A. Envision 2020** – This document was a long-range regional community plan involving over 200 community stakeholders in 2006. The plan included an economic development vision which supported a “high quality of life for all its citizens” and advocated for progress in several areas. City staff participates in on-going subcommittees of this group in the areas of implementation, downtown revitalization and sustainability. As of 2013 there is a possibility that the plan will be updated. At the time the document is updated, this plan may need to be amended.
- B. The Downtown Plan**- In April of 2011, the North Mankato Port Authority worked with I & S Group to study the downtown area (200 block of Belgrade Avenue), develop a report outlining a comprehensive downtown plan, including options for the build out of the 200 block of Belgrade Avenue, and produce a physical model with interchangeable components depicting the various concepts in the report. The plan was revised in October 2012.
- C. North Mankato Port Authority** - The North Mankato Port Authority Commission was created by an act of the legislature in 1985 and began operations in 1986. Throughout its existence, the Port Authority has undertaken many initiatives such as the construction of new industrial buildings, building additions, building upgrades, façade improvements, removal of blighted properties and housing opportunities. In 1993, the Port Authority began the development of the North Port Industrial Park to accommodate new industrial development. To date there are 18 industries within the industrial park generating over \$1,000,000 annually in property taxes and providing over 1,500 jobs.

D. Mankato/North Mankato Area Planning Organization (MAPO) – The Mankato/North Mankato Area Planning Organization (MAP) was established in 2012 in response to the 2010 U.S. Census which designated the Mankato/North Mankato area as an urbanized area requiring the formation of a metropolitan planning agency under 23 USC 134 and 49 USC 5303. The 2013 Planning Works Program for the Mankato/North Mankato Area Planning Organization includes support for economic development by promoting an efficient and effective regional transportation system. Economic development and transportation are intrinsically linked. Moreover, state funding for economic development is often tied to transportation projects. Policies and programs initiated and executed by the MAPO must work in conjunction with North Mankato’s overall economic development initiatives.

III. Inventory and Analysis

A. Existing Characteristics of the Economy

Retaining and attracting jobs is an ongoing objective for the City of North Mankato. In 2013, commercial and industrial properties made up 23 percent of the tax base in North Mankato, at 4.6 percent and 18.5 percent respectively. There are approximately 719 businesses, and about 6,313 employees in North Mankato. The American Community Survey (2007-2011) estimates the unemployment rate in North Mankato at 4.1 percent, which is equal to the county (4.1%), and lower than the state (4.9%). Compared to the total population, there is a 0.47 employee/population ratio; which means there is about 1 job for every two residents.

Table 5-1 shows the employment and business profile of North Mankato. The highest employment industry is manufacturing which provides 42 percent of all jobs in North Mankato. Educational services is the second highest source of employment (7%), and professional, health care, and other services provide about 6 percent each of the community’s total jobs.

Table 5-1 Employment in North Mankato

Employment by NAICS Codes		Number of Businesses by NAICS Codes	
	Percent		Percent
Manufacturing	42.0%	Administrative & Support & Waste Management & Remediation Services	16.1%
Educational Services	7.0%	Other Services (except Public Administration)	11.0%
Other Services (except Public Administration)	6.6%	Health Care & Social Assistance	10.7%
Professional, Scientific & Tech Services	6.3%	Professional, Scientific & Tech Services	10.2%
Health Care & Social Assistance	6.0%	Real Estate, Rental & Leasing	8.1%
Information	5.5%	Retail Trade	7.6%
Accommodation & Food Services	4.3%	Construction	7.0%
Retail Trade	3.9%	Finance & Insurance	6.1%
Administrative & Support & Waste Management & Remediation Services	3.8%	Manufacturing	6.0%
Finance & Insurance	3.2%	Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	3.6%
Real Estate, Rental & Leasing	2.9%	Wholesale Trade	3.5%
Transportation & Warehousing	2.4%	Information	3.3%
Wholesale Trade	1.9%	Accommodation & Food Services	2.5%

Construction	1.7%
Automotive Repair & Maintenance	1.5%
Public Administration	1.3%
Central Bank/Credit Intermediation & Related Activities	1.1%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	1.1%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	1.0%
Arts, Entertainment & Recreation	0.7%
Agriculture, Forestry, Fishing & Hunting	0.2%
Legal Services	0.2%
Management of Companies & Enterprises	0.0%

Source: ESRI 2012

Educational Services	2.4%
Automotive Repair & Maintenance	2.4%
Transportation & Warehousing	1.8%
Arts, Entertainment & Recreation	1.7%
Agriculture, Forestry, Fishing & Hunting	1.4%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	1.4%
Central Bank/Credit Intermediation & Related Activities	1.1%
Legal Services	0.8%
Public Administration	0.6%
Management of Companies & Enterprises	0.1%

Source: ESRI 2012

Table 5-2 shows the number of businesses and employees by Industry as defined by the North American Industry Classification System (NAICS) codes.

Table 5-2 Business and Employment Statistics

Data for all businesses in area		North Mankato city, MN			
Total Businesses:		719			
Total Employees:		6,313			
Total Residential Population:		13,299			
Employee/Residential Population Ratio:		0.47			
by NAICS Codes	Businesses		Employees		
	Number	Percent	Number	Percent	
Agriculture, Forestry, Fishing & Hunting	10	1.4%	14	0.2%	
Mining	0	0.0%	0	0.0%	
Utilities	0	0.0%	0	0.0%	
Construction	50	7.0%	106	1.7%	
Manufacturing	43	6.0%	2,651	42.0%	
Wholesale Trade	25	3.5%	121	1.9%	
Retail Trade	55	7.6%	248	3.9%	
Motor Vehicle & Parts Dealers	5	0.7%	22	0.3%	
Furniture & Home Furnishings Stores	3	0.4%	23	0.4%	
Electronics & Appliance Stores	5	0.7%	23	0.4%	
Bldg Material & Garden Equipment & Supplies Dealers	6	0.8%	11	0.2%	
Food & Beverage Stores	6	0.8%	41	0.6%	
Health & Personal Care Stores	2	0.3%	31	0.5%	
Gasoline Stations	2	0.3%	13	0.2%	
Clothing & Clothing Accessories Stores	3	0.4%	5	0.1%	
Sport Goods, Hobby, Book, & Music Stores	4	0.6%	31	0.5%	
General Merchandise Stores	1	0.1%	3	0.0%	
Miscellaneous Store Retailers	13	1.8%	39	0.6%	
Nonstore Retailers	5	0.7%	6	0.1%	
Transportation & Warehousing	13	1.8%	149	2.4%	
Information	24	3.3%	349	5.5%	
Finance & Insurance	44	6.1%	204	3.2%	
Central Bank/Credit Intermediation & Related Activities	8	1.1%	70	1.1%	
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	10	1.4%	64	1.0%	
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	26	3.6%	70	1.1%	
Real Estate, Rental & Leasing	58	8.1%	182	2.9%	
Professional, Scientific & Tech Services	73	10.2%	400	6.3%	
Legal Services	6	0.8%	14	0.2%	

Management of Companies & Enterprises	1	0.1%	2	0.0%
Administrative & Support & Waste Management & Remediation Services	116	16.1%	242	3.8%
Educational Services	17	2.4%	444	7.0%
Health Care & Social Assistance	77	10.7%	378	6.0%
Arts, Entertainment & Recreation	12	1.7%	47	0.7%
Accommodation & Food Services	18	2.5%	273	4.3%
Accommodation	1	0.1%	120	1.9%
Food Services & Drinking Places	17	2.4%	153	2.4%
Other Services (except Public Administration)	79	11.0%	418	6.6%
Automotive Repair & Maintenance	17	2.4%	97	1.5%
Public Administration	4	0.6%	85	1.3%
Total	719	100%	6,313	100%
Source: ESRI 2012				

B. Northport Industrial Park



Northport Industrial Park is owned by the North Mankato Port Authority Commission in partnership with BENCO Electric. Lots in the Industrial Park are eligible for development incentives to qualifying businesses. The Port Authority also provides Tax Increment Financing and operates a revolving loan fund available to qualifying businesses.

Completion of an additional interchange in 2013 at Highway 14 and CSAH 41 provides additional access to the Industrial Park. The City anticipates that the majority of future economic development will occur in the Northport Industrial Park. It is envisioned that the park will include a mix of industrial as well as commercial uses and bring a variety of different jobs to North Mankato. As of 2014, there are 55 acres of land owned by the Port Authority for sale and over 300 acres of developable property guided for expansion ..

C. Commuting

Eighty two percent of residents drove alone in their commutes to work. Ten percent carpoolled, two percent walked, and four percent worked from home. The Census reported that two percent of residents commuted by public transportation and one percent by other means. **Table 5-3** shows

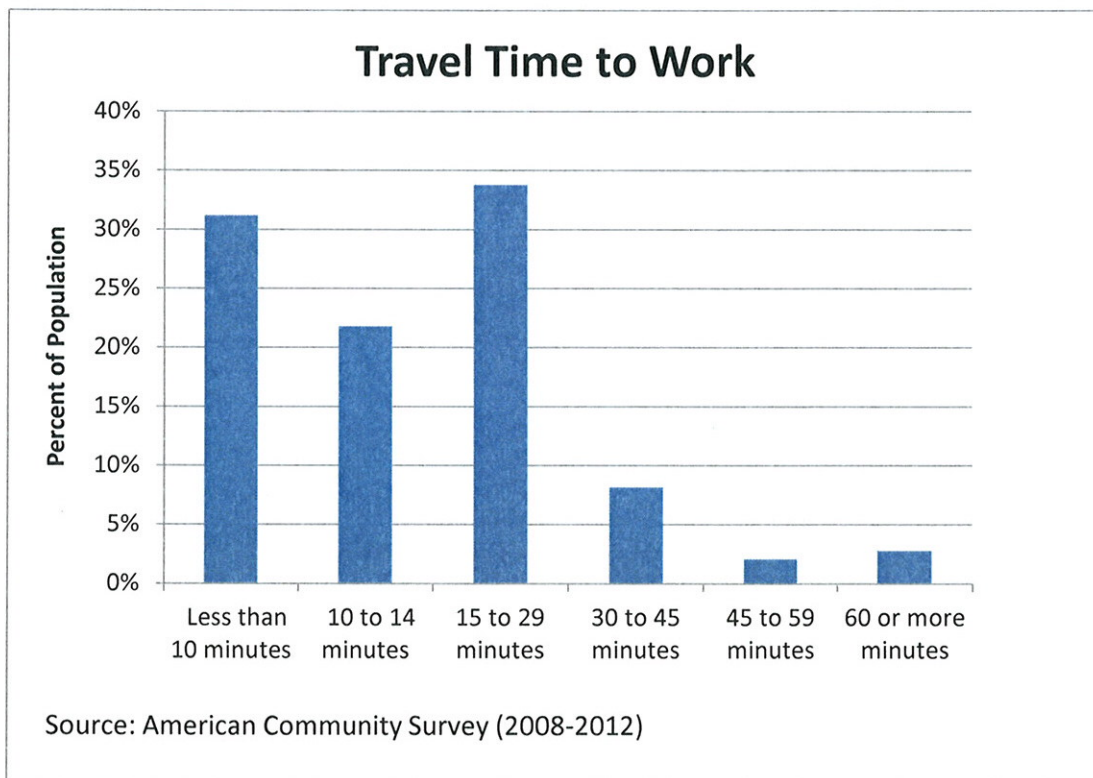
statistics from the Census regarding modes of transportation used by residents for commuting to work. Many of the residents commute less than 15 minutes each day, as depicted by **Figure 5-1**.

Table 5-3: Commute Modes of Transportation

Car, truck, or van -- drove alone	82%
Car, truck, or van -- carpooled	10%
Public transportation (excluding taxicab)	2%
Walked	2%
Other means	1%
Worked at home	4%
Mean travel time to work (minutes)	12.8

Source: American Community Survey (2008-2012)

Figure 5-1: Commute Times



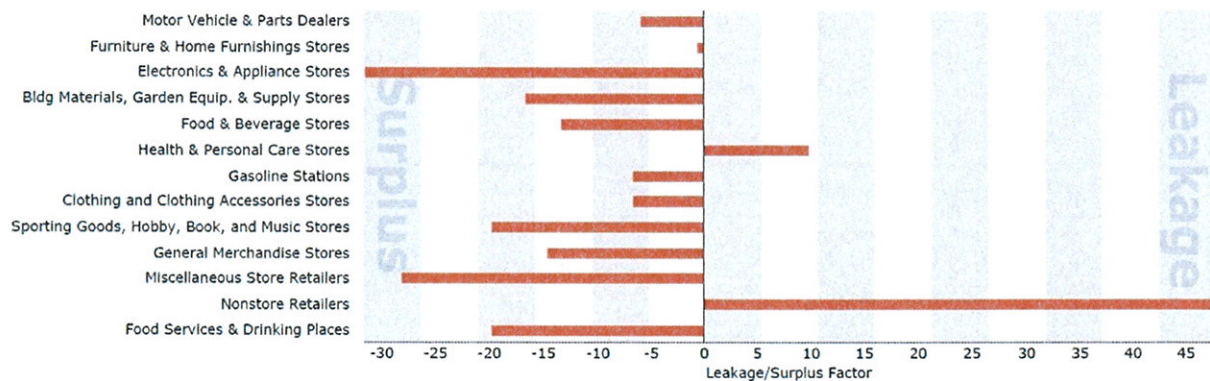
D. Analysis of Local Supply and Demand

Tables 5-4 and 5-5 summarize the results of a commercial supply and demand analysis conducted for the Mankato-North Mankato MSA utilizing Esri Business Analyst software. In a market leakage analysis a numeric value (-100 to 100) is calculated and assigned to subsectors of the commercial industry. The

leakage/surplus factor represents a potential retail opportunity; a negative value represents a surplus or excess supply of a business type and a positive number represents "leakage" or excess demand of a business type. A value of +100 represents a total leakage where 100 percent of that type of commerce happens outside of Mankato-North Mankato MSA. The negative values in the figures depict sectors which the region has an excess supply. The positive values found on the right half of the charts depict a market leakage, or excess demand for commercial services where residents are required to leave the area to meet their commercial needs and desires.

The subsectors of the commercial sector that have high positive values indicate a high demand and a possible economic opportunity. It is important to keep in mind that many market factors contribute to the success of a business, and although there is a high market leakage for some subsectors, it may not be a feasible option to locate within the community.

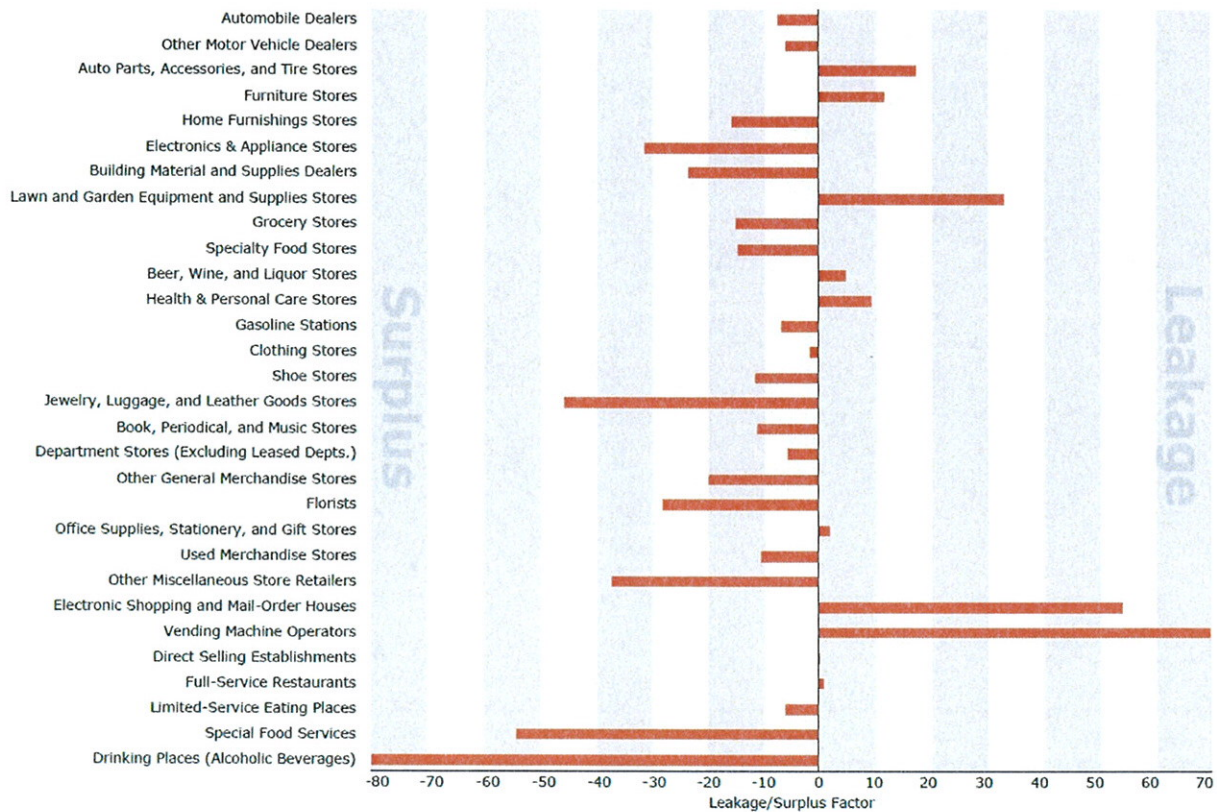
Table 5-4: Commercial Supply/ Demand by Industry Subsector
Leakage/Surplus Factor by Industry Subsector



Source: ESRI Business Analyst

Table 5-5: Commercial Supply/Demand by Industry Group

Leakage/Surplus Factor by Industry Group



Source: ESRI Business Analyst

IV. Redevelopment

The roots of redevelopment are inherently tied to local economic factors. Limitations on income equates to a lack of disposable income needed to reinvest in property. Over time, the lack of investment leads to a deterioration of property. These conditions of blight often spread to adjacent properties.

Redevelopment will become an increasingly important community development issue for North Mankato. Several factors define the need for city action:

- Redevelopment becomes a public issue because market forces are not likely to solve the problem. While North Mankato has the ability to expand, development demand can bypass redevelopment parcels and seek out vacant land. There is little or no incentive to correct the problems on blighted parcels. Vacant land avoids many of the barriers of redevelopment sites.
- Redevelopment property is often more expensive. Acquisition includes both land and buildings. Redevelopment often requires the assembly of smaller parcels into a larger site. Multiple property owners with differing interests compound the complexity of land acquisition.
- Redevelopment sites have more site preparation costs.

- Redevelopment may face the need and cost of environmental remediation. Old buildings may have asbestos or other hazardous materials that require special treatment. Certain commercial and industrial uses may have allowed pollutants to enter the soil.

All of these factors combine to create significant economic barriers to redevelopment. Removal of these barriers is a primary focus of city actions related to redevelopment.

Key Areas for Redevelopment

The City of North Mankato has a number of areas which developed over a wide range of different time periods. As such, there are a number of older areas that developed at a time when there was a stronger need for particular uses than there may be today. These areas may have become somewhat blighted or under-utilized. In addition, there may be alternative uses that would improve the quality of life for residents in the surrounding area. Based on the City's goals identified in this plan, several areas have been identified for potential redevelopment. It is not the intention of the City to discontinue the existing uses within the areas identified; rather it is an opportunity to plan for these areas should an opportunity for them to redevelop arise.

Intersection of Lor Ray Drive and Howard Drive

Properties at all corners of the intersection of Lor Ray Drive and Howard Drive have been guided for General Commercial use despite having a different existing land use. The City values these existing uses and will wait to rezone these properties until the current property owners are prepared to sell or redevelop the sites so as to not make these uses non-conforming. In the case of the existing industrial businesses at this intersection, the City may consider negotiating a land swap for property in the Northport Industrial Park. The City views General Commercial as the best use for these sites long term.

Camelot Park

Currently Camelot Park, a manufactured home community, exists at the northwest corner of Lor Ray Drive and Howard Drive. The manufactured home community is an asset to the community in that it is well maintained and provides an affordable housing option for residents. The City supports a continuation of this use until the property owner chooses to redevelop. Should this occur, the City views redevelopment of this property as a significant opportunity due to its key location within the City. In the event of redevelopment, a mix of uses is envisioned, including a combination of park, institutional and commercial land uses. Redevelopment of this site could be a great opportunity for a public/private partnership between the City, school district, and commercial developers. An opportunity presents itself for a connected greenway and regional recreation amenities with connections between Benson Park and Caswell Park on the west side of the property, with a commercial land use designation at the intersection of Lor Ray Drive and Howard Drive. A future planning study should be performed prior to site redevelopment.

Lookout Drive and Marie Lane

Currently this block contains a standalone car wash, an auto repair service business and a few residential dwellings. Although all are desired uses within the community, this location may be better served by retail or other neighborhood commercial uses. Located along Lookout Drive, this corridor serves numerous residents living in the western half of the City, as well as those traveling to and from Northport Industrial Park and South Central College. There are very few commercial land uses located in the western half of the City to serve these residents. Redevelopment of this block could include a denser, multi-unit commercial building that might include a restaurant, coffee shop, bakery, retail store, etc. Potential uses that take the most advantage of the number of drivers along Lookout Drive should be encouraged.

Downtown

The City of North Mankato is committed to strengthening the downtown. This will be accomplished through redevelopment of any blighted parcels into land uses that foster a pedestrian friendly environment and increased density for both commercial and residential uses. Residential uses in certain areas within a block of Belgrade Avenue should be medium or high density to increase the number of people in close proximity to the downtown. Increasing the number of commercial uses through redevelopment of existing single family homes is encouraged.

Highway 169 and Webster Avenue

These locations are some of the first areas people see as they come into North Mankato and provide visitors with their first impression of the community. Redevelopment of these areas will remain commercial uses but should have greater consideration for their appearance. In addition, uses which draw people into the community should be encouraged. An opportunity presents itself along Webster Avenue to create a gateway into the community and let visitors know they are in North Mankato. .

Vision for Economic Development

The City of North Mankato will remain focused on retaining a high quality of life, while at the same time working to encourage and facilitate job growth in its commercial and industrial sectors.

Finance Tools

Community development actions require a framework for financial decision-making. The investment of public dollars to achieve community development objectives should be guided by several key principles:

- Financial decisions require a long-term perspective. The current use of financial resources may reduce monies available in the future. In evaluating short-term opportunities, it is important to question the long-term impact on community development.
- Public funds should lead to private investment. While this section focuses on public finance actions, the Comprehensive Plan cannot become reality without private investment. The use of public funds should be targeted to actions that encourage private investment in North Mankato.

Tax Increment Financing

Tax increment financing (TIF) is the primary development finance tool available to Minnesota cities (Minnesota Statutes, Sections 469.174 through 469.179). TIF is simple in concept, but complex in its application. Through tax increment financing, the property taxes created by new development (or redevelopment) are captured and used to finance activities needed to encourage the development. The challenge in using TIF lies with the complex and ever- changing statutory limitations.

Tax Abatement

Tax abatement acts like a simpler and less powerful version of tax increment financing. With TIF, the city controls the entire property tax revenue from new development. Under the abatement statute (Minnesota Statutes, Sections 469.1812 through 469.1815), the city, county and school district have independent authority to grant tax abatement.

Special Assessments

Public improvements are often financed using the power to levy special assessments (Minnesota Statutes Chapter 429). A special assessment is a means for benefiting properties to pay for all or part of the costs associated with improvements, and to spread the impact over a period of years. This tool can be applied to both the construction of new improvements and the rehabilitation of existing improvements.

Utility Revenues

The city operates three municipal utilities: water, sanitary sewer and storm water. The revenues from the operation of these utilities are available to pay for capital improvements in support of community development initiatives. State Law (Minnesota Statutes, Section 444.075) gives the authority to pledge these revenues to general obligation bonds for utility system improvements.

Capital Improvement Bonds

Cities may issue capital improvement bonds (Minnesota Statute, Section 475.521) for specific purposes. It is essential that cities follow statutory procedures (such as providing notice and a public hearing) when issuing this, or any, type of bond. In this context, "capital improvement" means acquisition or betterment of public lands, buildings, or other improvements for the purpose of a city hall, town hall, library, public safety facility, and public works facility. An improvement must have an expected useful life of five years or more to qualify. Three-fifths of the members of a five-member governing body must vote to approve the bonds. In the case of a governing body having more or less than five members, at least two-thirds of the council must vote to approve them. Capital improvement does not include light rail transit or any activity related to it, or a park, road, or bridge. City halls or town halls qualify as capital improvements as well as the land for any of these public facilities. These bonds are not subject to a vote unless voters petition for a reverse referendum.

Goals, Objectives, and Policies

The following section outlines the primary goals for economic development, followed by a series of objectives and policies intended to influence future economic development efforts that align with the community visions in this plan.

GOAL 1: Encourage Economic Growth to Meet the Demand for Industrial Development

Objective 1.1: Develop and Expand North Port Industrial Park

- Policy 1.1.2: Strive to maximize the community's strategic location as a valuable resource.
- Policy 1.1.3: Actively target companies, both large and small, that offer good employment prospects, draw from the local labor pool, and are good corporate citizens.
- Policy 1.1.4: Work to maintain a labor force in the immediate area that supports the growth of business and industry in the North Port Industrial Park.
- Policy 1.1.5: Encourage continuation of communication and coordination of planning between the Port Authority, Planning Commission, and City Council.

GOAL 2: Balance the Use of Undeveloped Land and Infill Development throughout the City

Objective 2.1: Continue and Expand Redevelopment Efforts

- Policy 2.1.1: Address unique development challenges including the reuse and redevelopment of vacant buildings.
- Policy 2.1.2: Encourage landowners in areas guided for redevelopment to consolidate land and develop a master plan for future development rather than piecemeal development.
- Policy 2.1.3: Monitor the status of vacant commercial buildings in order to encourage and facilitate redevelopment of underutilized or distressed properties into viable commercial, industrial and retail developments by working with property owners and interested developers.

GOAL 3: Maintain North Mankato's reputation as a Resource to New and Expanding Businesses

Objective 3.1: Retain and support local business and industry

- Policy 3.1.1: Continue to attract and retain businesses and industries as a priority for economic development
- Policy 3.1.2: Identify any perceived or real barriers or obstacles (such as overly restrictive ordinances) that the City could potentially remove or minimize to help industries and businesses prosper.
- Policy 3.1.4: Continue to promote North Mankato's high quality of life as a means to help attract new businesses and industries.
- Policy 3.1.5: Continue to work with local businesses and industries to ensure needs for expansion and development are adequately met.

Policy 3.1.6: Pursue ways to streamline the development approval process while still maintaining high quality development standards.

Chapter 6 – Parks, Trails, and Recreation

Introduction

The comprehensive parks and recreation plan is the first planning document devoted to establishing park, recreation, and trail planning criteria, guidelines, and standards, for future development of these amenities within the City of North Mankato.

The existing park system is already fairly developed with a strong emphasis and need placed on youth recreation opportunities. The community has done a good job of including sidewalks in various neighborhoods, but currently lacks north and south connections in some areas across Highway 14 and the Minnesota River. In addition, alternative transportation and exercise options through the use of trails should continue to be expanded and enhanced. Recreation programming opportunities are currently offered through city programming and the local YMCA.

Guiding Assumptions

- The City's population is projected to increase. Interest in trails, passive parks, cultural and fine arts programs, and indoor year-round recreation and programming is likely to increase.
- Exercise and health will continue to be an integral part of the lives of the people of North Mankato. A comprehensive trail system would help meet these demands. A loop trail network with connections to key local destinations and to regional and state trails is needed to meet recreation, active living and non-vehicular transportation needs. A city and regional trail system would attract both residents and visitors alike.
- Parks, trails, and open space play an important role in attracting tourism, and for neighborhood and community quality of life.
- Maintenance, cleanliness and safety of parks and recreation facilities are a key factor in satisfaction with the park system.
- Partnerships for park and recreation facility development and operation will continue to increase in importance. The City has a good working relationship with not only the local schools and universities, but also the many organizations and groups which utilize parks and recreation facilities. Enhancement of those partnerships and expansion of other partnerships will help provide the best and most efficient system.

The purpose of the Parks, Trails, and Recreation section of the Comprehensive Plan is to:

- Address the community's desire to create year-round recreation programming and facilities.
- Guide development of new bike routes, grade-separated crossings, and off-street trails.
- Guide the city in acquiring land for new parks and trail corridors.

Vision for Parks, Trails, and Recreation

To provide a comprehensive and balanced system of parks, greenways, trails, and support for providers of recreation-orientated activities / programs for city residents in an as cost effective manner as possible.

Park and Greenway Classifications

The system plan consists of a variety of parks and open spaces defined under various classifications. Each classification serves a particular purpose in meeting local park and recreation needs. Although some flexibility is warranted, classifying parks is necessary to ensure a well-balanced system and that all recreational needs are effectively and efficiently met.

The classifications applied to North Mankato are based on guidelines recommended in the *National Parks, Recreation, Open Space and Greenways Guidelines* (National Recreation and Parks Association, 1996) and *Planning and Urban Design Standards* (American Planning Association, 2006), albeit expanded or modified to address circumstances unique to the city. The following table provides an overview of each classification used in North Mankato. (Each of the classifications is further expanded upon later in this section.)

Classification	Common Guidelines	Application to North Mankato
Neighborhood Park (and Mini- Neighborhood/Pocket Park)	Neighborhood parks are the basic units of the park system and serve a recreational and social purpose. Focus is on informal active and passive recreation. Neighborhood parks are typically 5 acres or more, with 8 to 10 acres preferred for new parks. Mini-neighborhood parks, which are used only on a limited basis when securing more land is impractical, are 1 to 3 acres of developable land. Service area is ¼-mile radius for mini parks and up to a ½-mile for a typical neighborhood park, uninterrupted by major roads and other physical barriers.	Neighborhood parks remain a basic unit of the park system in North Mankato. In areas with urban densities, a service area of ¼- to ½-mile radius remains appropriate. When new parks are connected with greenway-based trails, service areas can be expanded to ½-mile radius or slightly more since trails and open space become part of the park experience. 5 acres* is typically adequate for new parks if the park is integrated into larger greenway system.
Community/Regional Park	Community parks serve a broader purpose than neighborhood parks. Focus is on meeting community-based recreational needs, that may also provide amenities that have a regional draw, as well as preserving unique landscapes and open spaces. Size varies, depending on function. 20 acres minimum preferred, with 40 or more acres optimal. Service area can be community-wide, several neighborhoods in a given area of the city, or a larger regional area.	The community has a long tradition of setting aside land for Community and Regional Parks like Spring Lake, Wheeler, and Benson. As additional land develops this tradition should be continued.

Regional Athletic Complex/Facility	Consolidates programmed adult and youth athletic fields and associated facilities to a limited number of sites. Tournament level facilities are appropriate. Size varies, with 20 acres or more desirable, but not absolute. 40 to 80 acres is optimal. These complexes serve both the community as well as a regional area.	This classification has application to North Mankato to meet local and regional needs for athletic facilities (in concert with school sites.) As a growing community with families, facility demand will continue to grow in sync with age-group population growth.
Greenway/Natural Open Space/Conservation Areas	Lands set aside for preserving natural resources, remnant landscapes, and open space, and providing visual aesthetics/buffering. Also provides passive use opportunities. Ecological resource stewardship and wildlife protection are high priorities. Suitable for trail corridors. Overall land area varies depending on opportunity and general character of natural systems within a city.	Within the city proper, the potential for establishing greenways and preserving open space is limited. This reinforces the importance of working closely with landowners and developers in growth areas to set aside land for greenways and interconnected trails systems.
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose uses – such as a nature center, historic sites, plazas, urban squares, aquatic centers, campgrounds, golf courses, etc. Overall size varies, depending on need.	The use of this classification will be limited in North Mankato, primarily the open space and plaza areas in the downtown area.
School Site	Covers school sites that are used in concert with, or in lieu of, city parks to meet community recreation needs. School sites often provide the majority of indoor recreational facilities within a community. Size varies, depending on specific site opportunities.	Continuing the established relationship between the School District and the City is vital to successfully meeting the long-term demand for athletic facilities in a cost-effective manner.

** Neighborhood park size note: The recommended minimum 5 acre size for new neighborhood parks may be modified at the City's discretion if the park is part of an overall public amenity package associated with a given development area. This might include, for example, providing enhanced streetscapes and public squares that add value to the public realm and complement neighborhood park features. Note, however, that the essential value of a neighborhood park should be retained to ensure that 1) the recreational needs of local residents are adequately meet, and 2) the City does not accept a series of smaller mini-parks in lieu of a neighborhood park, which is inefficient and inconsistent with the system plan as defined in this section.*

Cumulative Park System Acreage Standards

The current national guidelines are for each community to evaluate and determine its own park and open space needs and desired level of service through local public process, then, if necessary, compare that evaluation against similar situations within the region. North Mankato's system plan falls within standard practices and compares favorably to other communities in terms of public land area and park distribution to service community needs. General guidelines for parks and open spaces suggest there are at least 7 acres of municipal park land per 1,000 residents and that 90% or more of residents are within one-half mile of a park or protected green space.

Nuances with North Mankato's system include the opportunity for an extensive natural greenway/open space system surrounding the city and along the riverfront. This is a unique opportunity that sets North Mankato apart from many communities of similar size. However, due to the floodwalls along the river it

is recognized that challenges do exist when attempting to create recreational opportunities along the river.

Inventory & Analysis

Although the greenway and park system functions as a cohesive whole, individual parks will continue to have a significant and defined purpose consistent with their classifications. **Figure 6-1: Parks Plan** illustrates the location and name of each park within the system, and the general proposed areas where new parks will be needed as development occurs. The following table provides an overview of the total number of parks under each classification (existing and proposed future), along with approximate number of total acres.

Existing Park System		
Park Classification	Total Number	Total Combined Acreage
Neighborhood Parks	13	58.43
Community Regional Parks	2	121.12
Athletic Complex / Facility	2	31.5
Special-Use Parks	2	7.2
Open Space Parks	2	31.21
Total Existing Parks	21	249.46

Note: Greenways are not included in the table.

Proposed Park System		
Park Classification	Total Number	Total Combined Acreage
Neighborhood Park (Contingent on extent of future residential development and annexation; based on 5 acres / site and a 1/2 mile service area radius)	1	5
Community Park	1	20
Athletic Complex / Facility	3	53.5
Special-Use Parks	0	0
Open Space Park	0	0
Total Local Parks	5	78.5

Note: Greenways are not included in the table.

Neighborhood Parks

Neighborhood parks are the basic unit of the park system and serve a recreation and social purpose. Development focuses on informal recreation. Programmed activities are typically limited to youth sports practices and very occasionally, games.

There are 13 existing parks within the North Mankato system that serve neighborhood uses, including:

- Forest Heights Park
- King Arthur Park

- Langness Playground
- North Ridge Park
- Pleasant View Park
- Reserve Park
- Roe Crest Park
- South Avenue Playlot
- Storybrook Park
- Tower Park
- Walter S. Farm Park
- Wallyn Park
- Wheeler Park

In general, the existing parks are capable of meeting the primary needs of the neighborhoods they serve and, collectively, meet acceptable standards for neighborhood parks. Placement of the parks and the areas they serve are also well-distributed throughout the city.

Community/Regional Parks

Community/Regional parks typically serve a broader and more specialized purpose than neighborhood parks and are sometimes referred to as community and/or regional parks. Their focus is on meeting community-based recreational needs, regional-based recreational needs, as well as preserving unique landscapes and open spaces. The general palette of amenities typically found within this class of park includes:

- Amenities common to a neighborhood park, albeit at a larger scale
- Larger group picnic facilities
- More extensive looped trail systems
- Open maintained green space for passive and active use
- Winter activities, such as ice skating, sledding, and skiing
- Event space
- Special use facilities having a community appeal

In addition to specific amenities, community/regional parks also often serve an important aesthetic role by providing green space and buffering, along with creating an appealing sense of place that helps define the essential character of the community.

As illustrated on **Figure 6-1: Parks Plan**, there are two parks that fall under the community/regional park classification.

- Benson Park
- Spring Lake Park

Regional Athletic Complexes / Facilities

The Parks Plan includes athletic facilities in a number of parks for varying levels of programmed uses. City-provided facilities are also complemented by the local schools, colleges, and neighboring communities' athletic facilities. There are currently two defined parks for regional programmed athletics, which include:

- Caswell Park
- Caswell North Soccer Complex
- Webster Ball Diamonds

A recent Market Analysis for a Proposed Sports Complex was completed in November of 2013 identifying and verifying the desire for a wide variety of athletic facilities, both indoor and outdoor. Through the Comprehensive Plan public involvement process it was obvious the community and especially youth are in favor of developing this type of facility.

Special-Use Parks

In addition to the parks and athletic facilities previously defined, a number of special-use facilities and amenities are also part of the system plan, including the following parks:

- Centennial Park
- Riverview Park

Open Space

- Bluff Park
- Lee Boulevard Park

Schools / Colleges

- South Central College
- Dakota Meadows Middle School
- Hoover Elementary
- Monroe School
- Garfield Elementary

Insert parks spreadsheet with existing park amenities (use a pdf file from the City)

The following figure indicates the existing and proposed parks system plan.

(Insert Figure 6-1)

Park Goals, Objectives, and Policies

The following section outlines the primary goals for parks followed by a series of objectives and policies intended to influence future development efforts that align with the community visions in this plan.

GOAL 1: Plan for a sustainable park system.

- Policy 1.1.1: All park properties that are set aside (and/or are proposed future) must take into account the long-term commitments required to develop, operate, and maintain across their lifecycles.
- Policy 1.1.2: Balance maintained turf areas with natural areas to add aesthetic appeal, control maintenance costs, infiltrate stormwater, provide wildlife habitat, and reduce carbon emissions.
- Policy 1.1.3: Update parks plan every 5-10 years depending on the amount of change and development within the city.

Objective 1.2: Understand current trends and community issues, opportunities, and needs as related to parks within the city.

- Policy 1.2.1: Discuss local and regional park issues and opportunities with the Department of Natural Resources, adjacent communities, environmental organizations, and others.
- Policy 1.2.2: Master plans should be prepared for each park prior to their development to ensure that the right mix of amenities are provided and the park's design is cohesive and complementary to the design for other parks and public spaces.
- Policy 1.2.3: Ensure public participation in the master planning process is included for each park development project.
- Policy 1.2.4: Analyze the placement and use of "nature play" equipment in existing and proposed parks.

GOAL 2: Provide additional park and recreation opportunities in areas of new development throughout the city.

Objective 2.1: Service local park and recreation needs by providing neighborhood and community parks as residential growth occurs.

- Policy 2.1.1: Ensure neighborhood parks are developed as part of new residential neighborhoods.
- Policy 2.1.2: Explore the possibility of including a community park in appropriate areas of the City. Analyze placement of such a park in the Southwest quadrant of the City.
- Policy 2.1.3: Locate new parks based on how they can be best integrated with the new development that the park will serve.

GOAL 3: Adhere to Park Master Planning and Facility Design Quality / Development Standards.

Objective 3.1: Ensure the quality standard for built features within the park system is consistent with industry standards for safety, durability, and accessibility.

- Policy 3.1.1: Periodically inspect and repair all parks, trails, and recreation facilities for hazardous conditions, including unsafe play equipment, fallen vegetation, etc.
- Policy 3.1.2: The design of individual parks should be of a consistent quality.

GOAL 4: North Mankato's parks meet the diverse recreation needs of the community.

Objective 4.1: Partner with the North Mankato School District, local colleges, athletic organizations, private enterprises, surrounding communities, and others to address those community and regional needs that cannot be met exclusively by the city or others.

Policy 4.1.1: Involve representatives from the North Mankato School District, athletic organizations, Sports Commission, and others when developing new parks.

Policy 4.1.2: Coordinate with surrounding communities to address park and recreation issues during the creation of the Parks, Trails, and Open Space System Plan.

Objective 4.2: Consider the desire of the community to offer a multi-use athletic facility to the residents and attract regional tournaments and events.

Policy 4.2.1: Explore the impacts of developing such facilities, including impacts to adjacent neighborhoods.

Policy 4.2.2: New facilities should provide year-round activities and programs for all age groups and all income levels.

GOAL 5: Create a comprehensive signage program for park facilities.

Objective 5.1: Provide a consistent message and information to park visitors through the use of a uniform sign style and program throughout the city.

Policy 5.1.1: Identify the information to be included on the signage. Typically this includes: park names, direction to features, general information and rules, and ecological stewardship program and interpretive information.

Policy 5.1.2: Ensure the program remains an ongoing priority by providing an annual investment in a signage program.

North Mankato Trail System

Trail System Inventory & Analysis

North Mankato's trail system primarily parallels major vehicular routes throughout the city with some internal trail loops within the community parks, and a section of trail that follows the river. There are many gaps within the City and opportunities to cross major barriers such as Highway 14, Highway 169, and the Minnesota River are limited as indicated in the existing trail system plan. There is a great trail

system surrounding North Mankato and it was verified in the community process that safer and easier connections are desired. **Figure 6-2: Trails** shows the plan for trails within the City of North Mankato.

(Insert Figure 6-2: Trail Plan)

Regional & State Trails

These regional and state trails provide wonderful commuting and recreational value to the area. Connections from North Mankato to them should be a high priority for the City.

North Minnesota River Trail:

- Length: 4.8 miles
- Trail end points: US 14 and North Riverfront Drive to Sibley Parkway
- Trail Surface: Asphalt

Red Jacket Trail

- Length: 13 miles
- Trail end points: North Minnesota River Trail Under US 169 to Huff Lane just west of 552nd Avenue (Rapidan)
- Trail Surface: Asphalt, Crushed Stone

Sakatah Singing Hills State Trail

- Length: 39 miles
- Trail end points: North Riverfront Drive and US 14 to State Route 21 north of 7th St. NW (Faribault)
- Trail Surface: Asphalt

South Route Trail

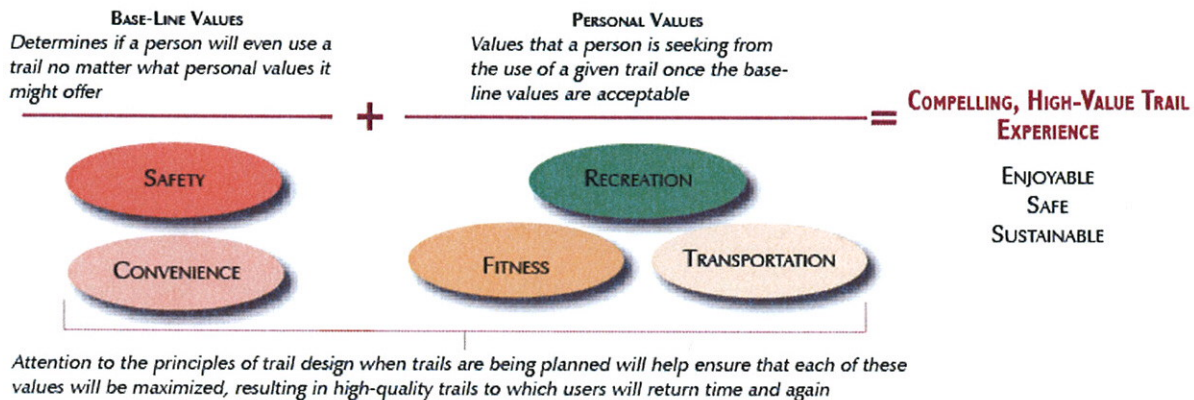
- Length: 8.3 miles
- Trail end points: County Road 69 (Gadwell Road) to State Route 22 and County Road 90
- Trail Surface: Asphalt

Trail Classifications & User Groups Guidelines

The proposed trail system plan is consistent with MN DNR's *Trail Planning, Design, and Development Guidelines* (2007) for designing and developing sustainable trails. The DNR guidelines are recognized as the most comprehensive standards for trails and address trail planning, design, and development. All trail development should be consistent with these guidelines as applicable to the classifications used in North Mankato.

A key concept of the trail guidelines is maximizing the value of trails to local residents. The values ascribed to trails are important because they are at the core of why a person uses a particular trail on a repeat basis. Studies clearly indicate that trail users make a distinction between trails based on their perception of value, as the figure below illustrates.

FIGURE 4.1 – PERSONAL VALUES ASCRIBED TO TRAILS
Source: MN DNR's Trail Planning, Design, and Development Guidelines (2007)



As the graphic illustrates, safety and convenience are base-line determinants for whether a person will even use a trail irrespective of its quality. Once these two values are perceived as being acceptable, then the personal values will be given more consideration by a trail user. The following considers each of these values in greater detail.

Safety

A sense of physical and personal safety is the most important trail value in that without it people are disinclined to use a trail irrespective of how many other values it might provide. Physical safety can be relatively assured through good trail design. Personal safety, which relates to a sense of well-being while using a trail, is a less tangible yet still important factor that cannot be taken lightly.

Convenience

Convenience is important to day-to-day use of a trail. Studies have shown that the vast majority of shared-use paved trails are used by those living within a few miles of the trail they use most frequently.

Although convenience is important, its influence is still tempered by recreational value. No matter how convenient, a poorly designed trail in an uninteresting setting will have limited recreational value. Alternatively, a well-designed trail in an interesting setting might draw users from some distance. The point is that trails should be located where they are both convenient and offer the recreational amenities that users are seeking.

Recreation

Of all the values ascribed to a trail, its recreational value is the most important in terms of predicting its level of use, assuming that safety and convenience are not issues. In general, trails offering a high-quality recreational experience are those that:

- Are scenic and located in a pleasant park-like setting, natural open space, or linear corridor away from traffic and the built environment
- Provide a continuous and varying experience that takes visitors to a variety of destinations and is a destination unto itself
- Offer continuity with limited interruptions and impediments to travel

This underscores that trail planning must be based on criteria that go beyond simply providing miles of trail – with considerable emphasis on the quality of the trail experience as much or more than quantity.

In North Mankato, creating trails with high recreational value inherently affects community planning and development. Planning for trails that follow greenways that seamlessly traverse public open spaces and private developments alike is considerably different than planning for trails that follow road rights-of-way. While greenway-based trails often pose more challenges to plan and implement, the value of these trails to the community has proven to be very high and worth the investment. Cities that have successfully integrated these types of trails often highlight them as key aspects of the community's quality of life.

Fitness

Fitness is a growing value that cannot be overlooked. Fortunately, this value is generally achieved if safety, convenience, recreational, and transportation values are met. Most critical to accommodating this value is developing an interlinking trail system that provides numerous route options with trail lengths necessary for the types of uses envisioned.

Transportation (Commuting)

The transportation (commuting) aspect of trails is valuable to a growing subset of the user population. This is especially the case with shared-use paved trails, where bicycling, in-line skating, and walking are viable means of transportation, especially for people in urban and suburban settings.

On-road bikeway facilities are also viable and important means of transportation if developed to acceptable standards. Importantly, promoting the use of trails and on-road bikeways for transportation will only be successful if the system is perceived as safe and convenient relative to a user's skill level. Without such a system, residents will simply use their vehicle.

Trail Classifications

The proposed trail connections indicated in the comprehensive plan are a baseline to continue to add to. It is recommended the city complete a multi-modal system plan study to identify additional key connections throughout the city.

Understanding the different classifications of trails appeal to different users is critical to the success over the overall system. Each classification serves a particular purpose in meeting local trail needs. The distinction between trail types is important due to the variability in their recreational value, which greatly affects the value of the system to residents and the degree to which a trail or system of trails will be used.

The following table provides an overview of the classifications for trails North Mankato should consider. Each of these classifications is further defined later in this section.

Classifications	Common Guidelines	Applications to North Mankato
Destination Trails	Destination trails are paved trails for walking, jogging, bicycling, and in-line skating located within a greenway, open space, park, parkway, or designated trail corridor.	Destination trails will be the backbone of the greenway-based trail system that loops the city and connects to adjoining communities and college campuses.
Linking Trails	Linking trails emphasize safe travel for walking, jogging, bicycling, and in-line skating to/from parks and around the community. Linking trails are most often located within road rights-of-way or utility easements.	Linking trails will be primarily used as a means to connect neighborhoods and developed areas to the destination trail system, and provide safe routes to schools.
Sidewalks	Sidewalks emphasize safe travel for walking and jogging within residential areas and business districts and to/from parks and around the community. Although biking and in-line skating are allowed on sidewalks, the narrower width and concrete surface limit their use for this purpose. Sidewalks are most often located within road rights-of-way of a local street.	Sidewalks work in concert with linking trails and are primarily used as a means to connect neighborhoods and developed areas together and to the destination trail system, as well as provide safe routes to schools.
Nature Trails	Nature trails are commonly used in areas where natural tread is desired and harmony with the natural environment is emphasized. Use is limited to hikers and joggers in North Mankato.	Natural trails will be primarily used in nature areas and as secondary connections to the destination trail system, especially within a preserved natural area or conservation easement.
On-Road Bikeways	Bike routes and lanes are on-road facilities that primarily serve fitness and transportation bicyclists and in-line skaters, as well as recreationalists with a higher skill and comfort level being around automobiles.	Bikeways augment, but do not take the place of, the trail and sidewalk system.

Character and Value Comparison between Trail Classifications

Each of the trail classifications defined above:

- Accommodate specific types of trail users
- Provide a certain type of recreational experience and value to pedestrians, bicyclists, in-line skaters, and wheelchair users
- Are located in a specific type of setting appropriate for the activity
- Follow design guidelines that allow for a safe and enjoyable use of the facility

The following table considers the expectations of the most common types of trail users in North Mankato, and the values and preferences that are likely to be of most importance.

User Group	Value and Preferences
Family Group – Various Modes	Safety and convenience are top priorities, followed by a pleasant recreational experience. Controlled, traffic-free access to sidewalks and trails is preferred. Length of trail is less important than quality of experience. Will typically only use low-volume residential streets when biking or skating, and rarely busy streets even with bike lanes or routes.

Recreational Walker, Bicyclists, and In-Line Skater	Same as family user group, with trail continuity and length also being important for repeated use. 20 miles of connected trails are needed for bicyclists, at a minimum. This user group is also more comfortable with street crossings. Bicyclists and in-line skaters will use roads that are not too busy. Loops are preferred over out-and-back routes for variety.
Fitness Walker/Jogger, Bicyclists, and In-Line Skater	Length of trail and continuity are most important, although an appealing setting is also desired. Bikers are reasonably comfortable on busier roads, but prefer bike lanes/routes to provide separation from vehicles. Bikers will often use a combination of roads and trails to create a desirable loop, which is much preferred over out-and-back routes.
Transportation Walker, Bicyclists, and In-Line Skater	Directness of route is important. Will use a combination of sidewalks, trails, residential streets, and roads that are relatively safe, convenient, and direct. Bike lanes/routes are preferred on busy roads to improve safety. Bicyclists are not overly dependent on trails, but will use them if convenient and not too heavily used by families and recreational users, who tend to slow them down. Walkers need a trail or sidewalk.

Trail System Goals, Objectives, and Policies

The following section outlines the primary goals for trails followed by a series of objectives and policies intended to influence future development efforts that align with the community visions in this plan.

GOAL 1: Expand on the existing interlinking system of trails throughout the city that connect with adjoining communities, regional, and state trails.

Objective 2.1: Create a trail system plan for the City to better understand community needs and desires.

- Policy 2.1.1: Ensure the quality standard for trails within the system is consistent with industry standards for safety, durability, and access.
- Policy 2.1.: Create a comprehensive signage program for trail facilities.
- Policy 2.1.3: Integrate new residential, commercial, and industrial development into the existing and expanding trail system when possible.
- Policy 2.1.7: Include the development of trails in North Mankato's Capital Improvements Plan.
- Policy 2.1.8: During the planning process for major street and utility improvements, evaluate the appropriateness of developing community and neighborhood trails with the proposed improvements, even if the Trail System Plan does not show proposed trails associated with the areas to be improved.

Recreation Programs

Current Programming Opportunities

Currently the majority of the recreation opportunities are administered by the Mankato Area Public Schools Community Education and Recreation Program. Other opportunities are offered by the YMCA, YWCA, and MSU-Mankato.

There are also many organized sports groups for soccer, baseball, softball, hockey, figure skating, basketball, lacrosse, swimming etc. that offer their own programming opportunities for league play.

Regarding the arts, most programs are run by Twin Rivers Council for the Arts.

Greenway System Definition & Characteristics

The Greenway Corridor System protects preserves and enhances natural areas and open spaces, and maintains connections among these areas. The Corridor system is designed to grow with local communities, and provide connections to neighboring communities and nearby natural and cultural resources.

The Greenway System should be viewed as a long-term vision for a system that protects natural resource areas as the communities grow, and provides for recreation for area residents.

Figure 6-3: Greenway System identifies the Greenway System, and indicates that the system includes broad “green” loops.

(Insert Figure 6-3: Greenway System)

Greenway Goals, Objectives, and Policies

GOAL 1: Create a greenway system that provides recreational opportunities, protects and enhances natural resources, is valued by the community, and can be maintained long-term by the city.

Objective 1.1: Complete an action plan that further defines the limits and opportunities of the greenway corridors and includes strategies, timelines, and costs for implementing the system.

Policy 1.1.2: Develop an operations and maintenance strategy for each greenway to assure the public that the city has the capacity to meet these responsibilities

Policy 1.1.4: Clearly define how improvements will be funded, and the potential costs to the average homeowner in the city, to avoid any uncertainties in this regard

Policy 1.1.5: Make strategic prioritized investments toward the greenway system that will continue to expand their role as defining elements in the city’s

infrastructure and enhance the region's economic prospects by attracting new residents and supporting robust levels of tourism.

Potential Funding Sources for Parks, Trails, and Greenways

The availability of funding for implementing the park, open space and trail system initiatives will have direct impacts on the timing of implementing the plan. The following table provides a brief overview of the funding sources typically available to local governments. It also provides an overview of a strategic approach to implementing the System Plan.

Important underpinnings to consider for further developing the implementation strategy in the Parks, Trails, and Open Space System Plan include:

- Understanding that the opportunities to enhance the park and trail system are substantial and diverse
- Recognizing that the magnitude of investments needed to achieve full plan implementation presents a major challenge and will require the community to set priorities that respond to public will and realistic limitations of resources

With this in mind, the underlying strategy for implementing this plan is to undertake initiatives that best respond to the prioritization criteria set forth in this section. By making strategic, prioritized investments, the city's parks and trails will continue to expand their role as defining elements in the city's infrastructure and enhance the region's economic prospects by attracting new residents and supporting robust levels of tourism.

Note that each of the non-local funding sources requires an application process that includes an action plan and description of funding requirements. All of these funding sources are competitive and/or require political action, local funding commitments, and citizen approval.

Funding Source	Description / Overview	Probability
State Outdoor Recreation, LCCMR, Legacy Fund, and Similar Grants	The State of Minnesota annually allocates funds for park acquisition and development projects which meet recreational needs identified by the State Comprehensive Outdoor Recreation Plan. In recent years, Legacy Amendment Fund has emerged as a legitimate potential funding source for projects of regional or state-wide significance. Whatever the program, the grants are competitive and awarded according to project merits.	Very competitive, especially with very tight public funding available at all levels. Most promising might be Legacy Amendment Funds, especially for parks or trails of regional significance.
Land and Water Conservation Fund	The federal government allocates monies each year to states for public acquisition and development projects. The State of Minnesota Administers these grants through the Department of Natural Resources.	Funding availability through this program has been limited in recent years.

Federal Transportation Funds (T-21, RTP, etc.)	The federal government allocates monies each year for alternative forms of transportation, which includes bicycle trails that focus on transportation.	Funding availability through this program has been significant in past years. The potential for receiving funding for local trails is relatively good.
Fees/ Enterprise Funds	Minnesota statute allows cities to prescribe and provide for the collection of fees for the use of any city park or other unit of the city park system or any facilities, accommodations, or services provided for public use therein.	Becoming a much more relied upon funding source, especially for singular use facilities ranging from ballfields to hockey arenas.
Partnerships	Relates to partnerships formed with adjacent cities, the county, and school districts to develop, maintain, and operate parks and recreational facilities on a joint-use basis.	Although limited public funding availability is an issue at all levels, forming partnerships to spread the cost of providing a specific type of service or facility still has merit whenever there is an opportunity.
Park Dedication Fees	The park dedication fund provides funding for parks as long as community development continues to occur. Any controls imposed on the extent (i.e., total number of units) or rate of development (i.e., number of units per year) allowed within the city will limit the revenue generated under this fund. The City will need to ensure the fees imposed are consistent with current state statutes.	Even with periodic adjustments, park dedication fees alone will not be adequate to fund the system plan to an optimal level.
Donations	Donations related to cash donations, gifts, volunteerism, and professional services donated to the park for planning, acquisition, or development purposes.	Limited potential from a cash perspective, but important with respect to the use of volunteers to offset some program costs.

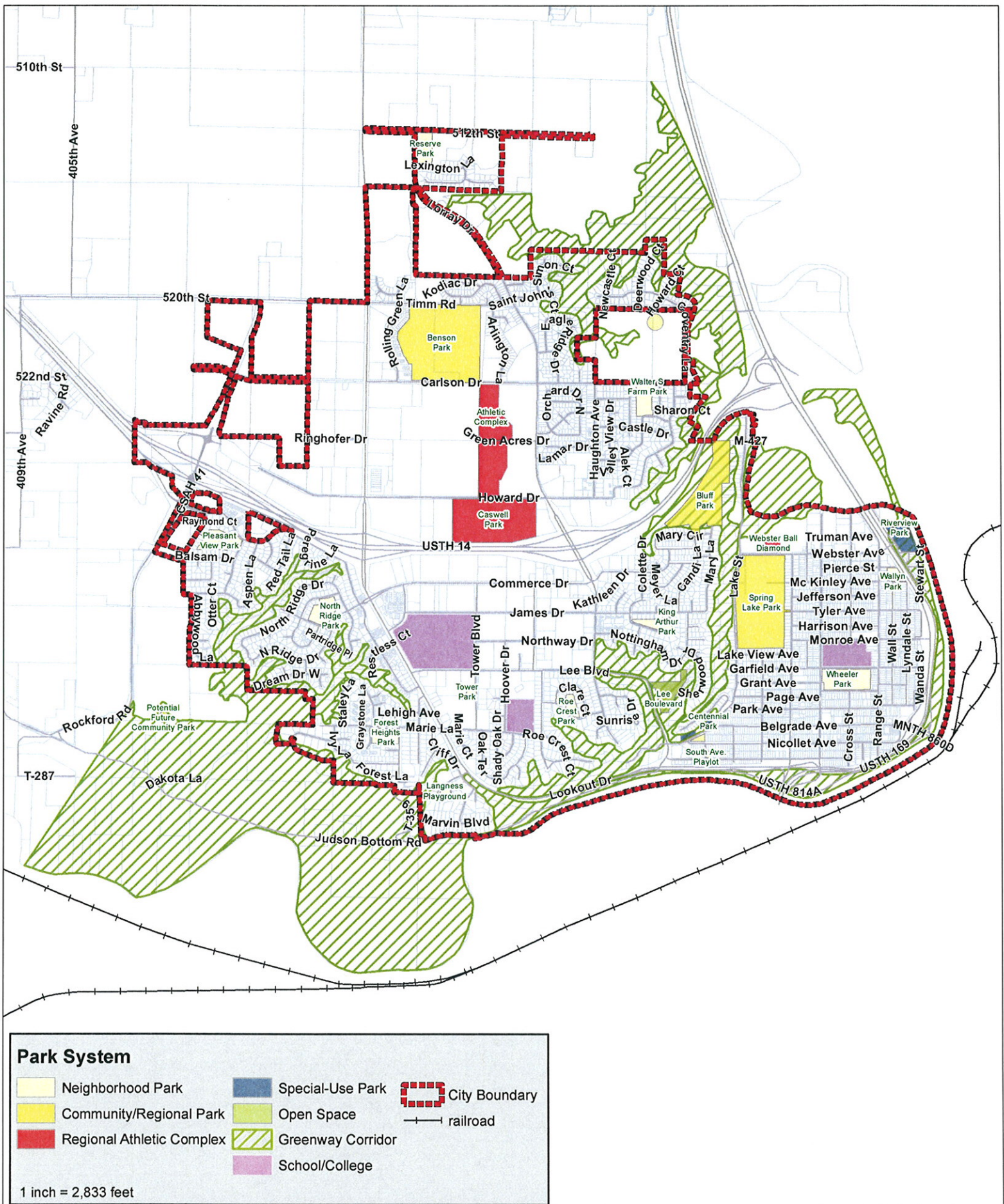


Figure 6-1: Park Plan
North Mankato Comprehensive Plan

June, 2014

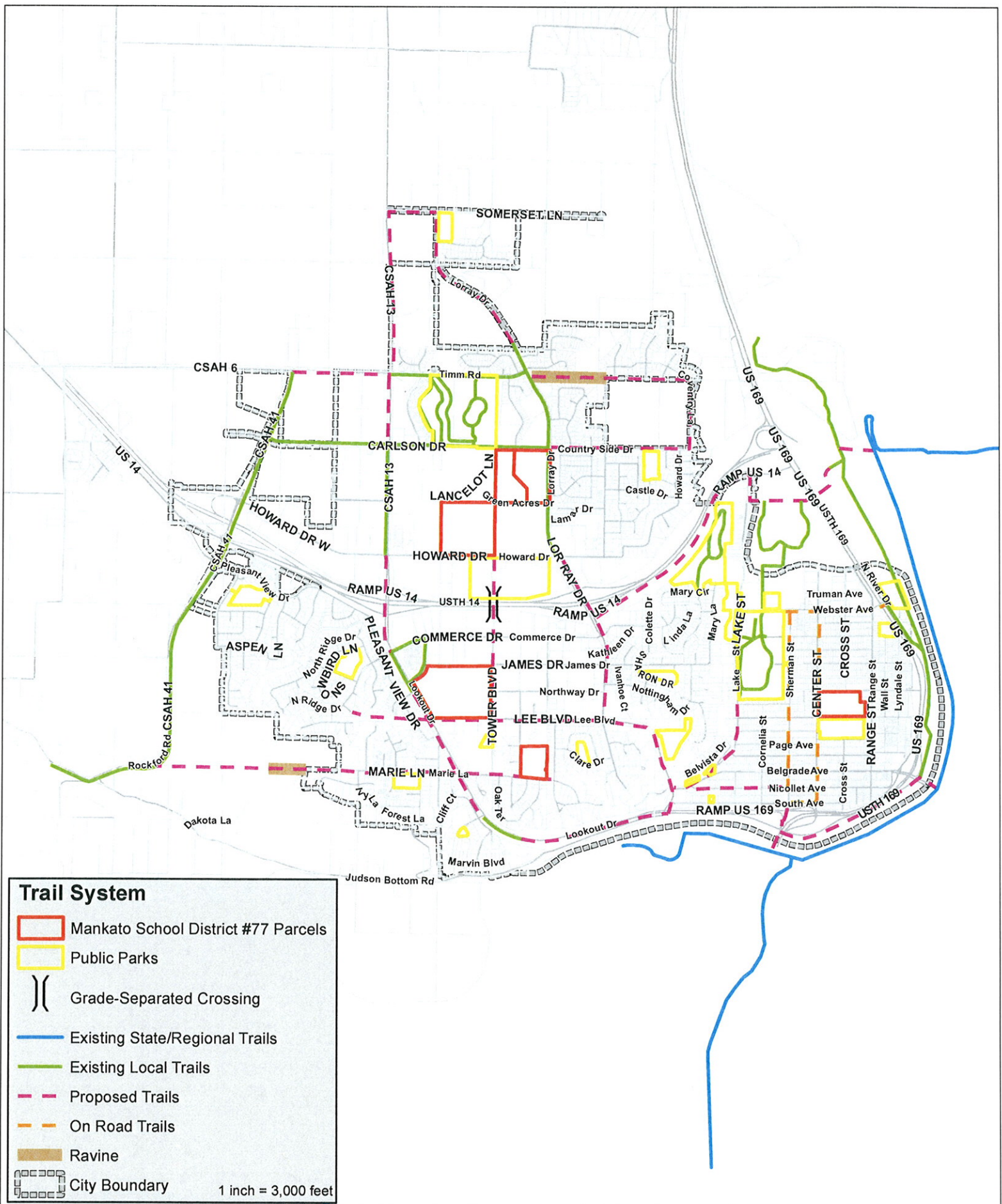


Figure 6-2: Trail Plan

North Mankato Comprehensive Plan

April, 2014



Summary Review
City Administrator John Harrenstein
For the period from March 2013 to March 2014

John Harrenstein was hired in March 2013 after two rounds of City Administrator selection. The sense was that the City was in a difficult position and as it turned out it was. Administrator Harrenstein not only accepted the challenge, but embraced it.

Within a week of Administrator Harrenstein the City was faced with a credit downgrade by Moody's Corporation. Fast decisive action on the Administrator's part mitigated the damage that could have been caused. In the weeks following he developed and began implementation of a plan that not only minimized impact on the citizens, but put the City on a sustainable fiscal standing. Threatened further downgrading was avoided.

In the area of community development, Administrator Harrenstein has been proactive in dealing with parcels in Northport and the Marigold property. During this period the City embarked on developing a comprehensive land use plan and the hope is that Administrator Harrenstein's experience and vision will inform that process to outline a reasoned growth plan for the future.

Recently, Administrator Harrenstein successfully planned for and guided the selection of a new solid waste hauler which will save the City money for some time. Further, the City now has a plan to restore reserve funds for many of the City's departments so that debt will not be needed to meet regular capital expenditures.

For the upcoming review period the City Council would like Harrenstein to work with Department Directors to identify goals and objectives to focus the strategic direction of the organization. In addition, the Council requests succession planning begin in departments with planned retirements in the next five years and that an employee engagement program be developed to encourage staff in their daily duties.

Overall, City Administrator Harrenstein has done a fine job in his first year as North Mankato's city administrator. The City is now in a position to face the future with a positive and responsible outlook. Much of this is directly due to the creativity, hard work and diligence of John Harrenstein. For this the City Council is pleased and grateful.