

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on March 3, 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 Steiner, Norland, Freyberg and Spears, City Administrator Harrenstein, Finance Director Thorne, City Clerk Gehrke, Planner Fischer and Public Works Director Swanson. Absent: City Attorney Kennedy.

Approval of Agenda

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

Approval of Minutes

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of February 18, 2014. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen, aye; no nays. Motion carried.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 13-14 Approving Donations/Contributions/Grants.
- C. Res. No. 14-14 Declaring Costs to be Assessed for Municipal Charges – 2460 North Ridge Drive.
- D. Large Group Permit for Mankato Family YMCA 5K and 10K Runs, Benson Park, July 19, 2014 from 6 a.m. to 11 a.m.
- E. Parade Permit for Mankato Family YMCA 5K and 10K Runs, July 19, 2014 from 8 a.m. to 10:30 a.m.
- F. Audio and Large Group Permit for “Picnic in the Park,” Spring Lake Park, Monday, June 23, 2014 from 4 p.m. to 9 p.m.

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

Public Comments

Library Director – Announcement of Book Title for 2014 Community Read

Library Director Lucy Lowry appeared before the Council and announced the book for the 2014 Community Read is *When the Emperor was Divine* by the author Julie Otsuka. She introduced Beth Christensen of Delta Kappa Gamma, who will be leading the book discussion on April 3, 2014. Other events for the Community Read include a presentation on March 20, 2014 by Sally Sudo of the Japanese American Citizens League and a Documentary-Time of Fear on March 27, 2014. The Library Director thanked the Civic & Commerce Association and the Arts & Cultural Heritage Fund for their donations enabling 500 books to be purchased for the 2014 Community Read.

John Hurd, 732 Garfield Avenue

John Hurd, 732 Garfield Avenue, appeared before the Council and presented a proposal for a Historic Farmstead Interpretive Center at 1610 LorRay Drive. He asked the Mission Statement for this proposal be made a part of the record. It reads as follows:

“PROPOSAL FOR AN HISTORIC FARMSTEAD INTERPRETIVE CENTER

MISSION STATEMENT:

The main purpose of this project is to preserve and restore an historic 6.7 acre farmstead located at 1610 LorRay Drive near the geographic center of North Mankato, Minnesota. The purpose of the restoration is to create an **interpretive center for an authentic farmstead** that's been in the same family since its origin in the late 1800s; one that is **accessible** to area residents and to major highways (U.S. Highways 14 and 169 intersect just a few miles away); and one that is **highly visible** as the property is situated on a regularly traveled thoroughfare.

AUXILIARY PURPOSES:

While the main purpose of the project is to take advantage of the unique piece of land that has been kept intact by the owners, it can also serve a number of other purposes to serve the needs of North Mankato and its surrounds. These include:

- 1) **Preserving the Burr oak grove** with trees approximately 200 to 300 years old. According to old photographs, these trees stood right at the place where the western prairie extending from Wyoming met the Big Woods that extended to the East Coast. These are commonly called "Sentinel Oaks" because they were best able to stand up to the prairie fires. North Mankato, by its very geography, is at a unique place in North America.
- 2) **Creation of a North Mankato History Center.** North Mankato is in Nicollet County, home to the Nicollet County Historical Society and the Traverse Des Sioux Treaty Site in St. Peter, located some 14 miles north. However, North Mankato, unlike Mankato and St. Peter, has no history center. There is no place to store historic artifacts that tell the story of the town, no historic registry of important landmarks and no place where students can visit and see maps and other historical records of the town. One of the buildings on the property, whether the house, or part of the barn, or a re-instituted granary, could serve as a repository of North Mankato's past.
- 3) **Providing a formal connection between North Mankato and the Native American community** that formerly occupied these lands. The site could be a place where the two cultures can make a new covenant, a place where the cooperative aspects of settlers and natives can be acknowledged and extolled; or perhaps a monument with a Native American woman and pioneer woman sharing knowledge about crops. The ravine behind the farmstead provides an excellent location for a nature trail that shows the woodland species that were special to the Mdewakanton Dakota who occupied the territory.
- 4) **Creating a cultural center** where readings, musical events, and barn dances could be held. The barn would be a distinctive venue for such events.
- 5) Ultimately, providing future generations with a highly visible, highly accessible **educational view into the past.** There could be an array of antique farm machinery, some hands-on displays like a hand corn sheller, heritage gardens of both a native and pioneer plantings, a small field of blue flax, or a native butterfly garden. This farmstead could be a defining feature for North Mankato, a place to honor its past and to acknowledge its Pioneer and Native American heritage.

WAYS AND MEANS:

The cost of acquiring the land along with the preliminary costs of restoring the farmstead could be as much as \$1.5 million. The initial cost of protecting the property from commercial development is negotiable at this time, but a commitment by some fiscal agent may help in procuring finances to purchase it. Some sites similar to this one have been purchased by individual donors ("angel donors") and held for a time while further funding and plans are developed.

Presently, the City of North Mankato has informally expressed interest in supporting the project, but is waiting for a proposal to be able to act officially. FarmAmerica has been informally receptive to the idea of the site as a satellite center that would help spread the theme of agriculture as well as spark interest in their comprehensive site near Waseca. Finally, The Nicollet County Historical Society has said that they would look into the possibility of being involved in the project.

There appears to be many entities who could serve to help one of the three above-mentioned fiscal agencies with the funding. In particular, the project would be perfect fit for the Legacy Fund, which often supports projects that include multifaceted purposes.

Other potential donors that have been suggested include: farm groups, environmental groups, individual donors, Indian communities, and local fundraisers/donations. Many sites like this incorporate the cheerful assistance of volunteers.

TIMELINE:

There may be some urgency in purchasing the property as it is publicly for sale at this time. The realtor representing the owner has suggested that the owner would have some interest in seeing the farmstead saved for posterity, and as such she may be open either to the purchase of an "option to buy" or to a contract for deed."

Business Items**Res. No. 15-14 Accepting Feasibility Report and Ordering Improvement Hearing for Project No. 13-02AC, Roe Crest-Noretta-Belgrade Ravine Improvements**

Engineer Sarff gave a PowerPoint presentation for the proposed Project No. 13-02AC, Roe Crest-Noretta-Belgrade Ravine Improvements. He reported the feasibility report was authorized by the City Council in 2013 and was included in the Capital Improvement Plan for 2014. The proposed improvements include trunk sanitary sewer, trunk storm sewer, watermain and access road/trail for the ravines and sanitary sewer, storm sewer, watermain and street and surface improvements for Belgrade Hill. He reviewed the existing services in this area and the proposed services. Engineer Sarff reported the estimated total project cost is \$1,714,000; \$982,000 for improvements in the ravine area and \$732,000 for improvements on Belgrade Hill. The estimated costs include allowance for contingencies, administrative, engineering and financing costs. Assessments are proposed for street and utility reconstruction on the Belgrade Hill portion of the project. Utility improvements in the ravine area will be financed using sewer, water and storm sewer utility funds. Engineer Sarff reviewed the assessment process noting an assessment hearing is scheduled for the fall of 2014. Discussion was held regarding sidewalks for the Belgrade Avenue area which would require easements. Council Member Spears reported he attended the neighborhood meeting on this project and the residents on the Belgrade Hill are not in favor of sidewalks. Engineer Sarff stated communication to the homeowners on Belgrade Hill would be very important during this project because of the construction challenges relating to access, water service, garbage collection and mail delivery. He recapped the input gathered during the neighborhood meeting most of which were related to the proposed pedestrian/bicycle trail. **Council Member Spears moved, seconded by Council Member Steiner, to adopt Res. No. 15-14 Accepting Feasibility Report and Ordering Improvement Hearing for 7 p.m. on Monday, April 7, 2014 for Project No. 13-02AC, Roe Crest-Noretta-Belgrade Ravine Improvements. Vote on the Resolution: Steiner, Norland, Freyberg, Spears and Dehen, aye; no nays. Motion carried.**

Res. No. 16-14 Vacating and Rescinding Zoning Code Variances at 400 Wall Street

Administrator Harrenstein reported a discussion was held at the Port Authority Commission and a resolution adopted requesting the City Council vacate and rescind the zoning code variances which were approved by the City Council on March 18, 2013. The City Attorney and the League of MN Cities Attorney both recommended this action and staff is recommending adoption of the resolution. **Council Member Norland moved, seconded by Council Member Steiner, to adopt Resolution No. 16-14 Vacating and Rescinding Zoning Code Variances at 400 Wall Street. Vote on the Resolution: Steiner, Norland, Freyberg, Spears and Dehen, aye; no nays. Motion carried.**

Set Public Hearing to Amend City Code, Chapter 52, Water Service, Section 52.03, Repair of Leaks for 7 p.m. on Monday, March 17, 2014

Mayor Dehen reported this action is in response to the freeze-up of water pipes due to the extremely cold winter this year. **Council Member Steiner moved, seconded by Council Member Norland, to set a public hearing to amend City Code, Chapter 52, Water Service, Section 52.03, Repair of Leaks for 7 p.m. on Monday, March 17, 2014. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen, aye; no nays. Motion carried.**

City Administrator and Staff Comments
Schedule Meeting for Land Use Discussion

Administrator Harrenstein reported that the principal consultant for the Comprehensive Plan is unavailable for the March 17, 2014 meeting. The Council stated work should proceed on the Comprehensive Plan with one consultant present. A Council Work Session was scheduled for Monday, May 17, 2014 at 5 p.m. to review Chapter 3 of the Comprehensive Plan.

Property at 410 Range Street

Administrator Harrenstein reported the inspectors have deemed the house which was purchased at the property known as 410 Range is not worthy of moving and he asked if the Council has any objection to tearing the house down. With no objection from the City Council, he reported staff would begin the process of having the house demolished.

Mayor

Coffee with the Council

The Mayor reported Coffee with the Council will be held on Saturday, March 8, 2014 from 10-11 a.m. at Perkins Restaurant, 1123 Range Street.

Public Comments

Tom Hagen, 927 Lake Street

Tom Hagen, 927 Lake Street, appeared before the Council and asking that a design committee be established with the purpose of bringing buildings in line with Central Business Development standards.

Barb Church, 102 E. Wheeler Avenue

Barb Church, 102 E. Wheeler Avenue, appeared before the Council asked if an annual performance review of the City Administrator has been completed. The Mayor reported that staff reviews are underway and once those are completed the City Administrator performance review will be conducted.

Scott Thiem, 1003 Shady Oak Drive

Scott Thiem, 1003 Shady Oak Drive, appeared before the Council speaking in favor of the trails proposed for Project No. 13-02AC Roe Crest-Noretta-Belgrade Ravine which he stated would be a tremendous asset encouraging more hikers and bikers. He presented an alternative plan for the bike trail which will be given to the City Council.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Spears, the meeting was adjourned at 8:10 p.m.

Mayor

City Clerk

NOTICE OF PUBLIC HEARING TO
AMEND CITY CODE, CHAPTER 52, WATER SERVICE,
SECTION 52.03, REPAIR OF LEAKS

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, March 17, 2014 at 7 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider amending the City Code for Chapter 52, Water Service, to include guidelines for a water usage credit for the repair of a frozen service line.

Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal building, 1001 Belgrade Avenue, North Mankato, MN 56003. All comments must be received by March 17, 2014.

Dated this 6th day of March, 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 Thursday, the 6 day of March, 2014, and was thereafter printed and published on every Thursday to and including Thursday, the 6 day of March, 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:

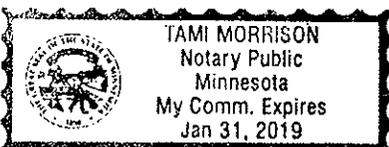
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By: James P. Santori
Publisher

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

Tami Morrison
Notary Public

March 6, 2014
NOTICE OF
PUBLIC HEARING
TO AMEND CITY CODE,
CHAPTER 52, WATER SERVICE,
SECTION 52.03,
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Nancy Gehrke, CMC
City Clerk
City of North Mankato, Minnesota



ORDINANCE NO.

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA
AMENDING THE WATER SERVICE ORDINANCE

THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA,
HEREBY ORDAINS: The following will be added to North Mankato Code of Ordinance,
Chapter 52: Water Service:

§ 52.03 REPAIR OF LEAKSERVICE LINE.

A. It is the responsibility of the consumer or owner to maintain the service pipe from the main into the house or other building. In case of failure upon the part of any consumer or owner to repair any leak occurring in his or her service pipe within 24 hours after oral or written notice has been given the owner or occupant of the premises, the water may be shut off and will not be turned on until a reconnection charge has been paid and the water service has been repaired. When the waste of water is great or when damage is likely to result from the leak, the water supply will be turned off if the repair is not undertaken immediately.

B. Water Usage Credit for Repair of Frozen Service Line

1. All credits are subject to the approval of the Public Works Director.
2. The total amount of any credit shall be approved by the Finance Director.
3. To receive a credit for excess use of water as a result of a frozen water line, a customer shall submit proof that work has been completed to open a frozen water service line.
4. All claims a frozen water line has occurred shall be verified by a city employee designated by the Public Works Director.
5. Any credit issued shall only apply for charges during the month the frozen water line took place.
6. Total gallons credited shall not reduce total water consumption to less than the comparable period average for that property, or a comparable property.
7. Gallons credited per day may not exceed 300.
8. Credits may only be given for two consecutive years.

Adopted by the City Council this 17th day of March 2014.

Mayor

City Clerk

ORDINANCE NO. 56, FOURTH SERIES

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA
AMENDING THE WATER SERVICE ORDINANCE

THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA,
HEREBY ORDAINS: The following will be added to North Mankato Code of Ordinance, Chapter
52: Water Service:

§ 52.03 REPAIR OF SERVICE LINE.

A. It is the responsibility of the consumer or owner to maintain the service pipe from the main into the house or other building. In case of failure upon the part of any consumer or owner to repair any leak occurring in his or her service pipe within 24 hours after oral or written notice has been given the owner or occupant of the premises, the water may be shut off and will not be turned on until a reconnection charge has been paid and the water service has been repaired. When the waste of water is great or when damage is likely to result from the leak, the water supply will be turned off if the repair is not undertaken immediately.

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8. Credits may only be given for two consecutive years.

Adopted by the City Council this 17th day of March 2014.

Mayor

City Clerk

CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF MARCH 17, 2014

77220	Benco Electric Cooperative	electric bill-All Depts.	\$28,057.94
77221	C & S Supply Co., Inc.	equipment parts & supplies-All Depts.	\$167.64
77222	CenterPoint Energy	gas bill-All Depts.	\$13,061.51
77223	Lloyd Lumber	supplies & equipment rental-All Depts.	\$825.72
77224	PowerPlan	equipment parts-Street & Water Depts.	\$314.30
77225	Sprint	PCS connection card data plan-Police, Street & P/A	\$234.39
77226	Verizon Wireless	cell phone & internet bill-All Depts.	\$242.32
77227	ICMA Retirement Trust - 457	employee payroll deductions	\$3,493.85
77228	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$685.00
77229	Xcel Energy	electric bill-All Depts.	\$22,415.83
77230	Charter Communications	high speed data service-All Depts.	\$463.96
77231	Enventis	telephone & internet bill-All Depts.	\$3,212.49
77232	Surplus Services	1999 Toro Groundmaster 325 mower-Cap Fac	\$6,893.44
	A+ Security Group	monitoring of alarm system-Public Access	\$59.85
	A-1 Key City Locksmiths, Inc.	repair door lock-Fire Dept.	\$90.00
	Affordable Towing of Mankato, Inc.	towing charges-Police Dept.	\$150.00
	Alex Air Apparatus, Inc.	supplies & turnout gear-Fire Dept.	\$971.89
	All American Towing	towing charges-Police Dept.	\$150.00
	AMEM	membership dues-Police Dept.	\$100.00
	Ameripride Services	mats, uniform & towel service-Street, Shop & Library	\$522.54
	American Engineering Testing, Inc.	soil testing-Street Dept.	\$140.00
	Ancom Technical Center	pager repairs-Fire Dept.	\$309.00
	Apt Machining & Fabricating, Inc.	equipment parts & supplies-Street & Park Depts.	\$440.00
	Arnold's of North Mankato	equipment parts-Street & Park Depts.	\$54.75
	Baker & Taylor	books-Library & Bookmobile	\$31.51
	Better Housekeeping Vacuums, Inc.	vacuum, vacuum repair & supplies-Gen Gov & Library	\$515.20
	Bolton & Menk, Inc.	engineering fees-All Depts.	\$27,886.75
	Bound Tree Medical	supplies-Police Dept.	\$331.64
	Boyer Trucks	equipment parts-Street Dept.	\$354.72
	Caretakers of Mankato	snow removal-Public Access	\$396.00
	Cargill, Inc.	road salt-Street Dept.	\$6,369.69
	Carquest Auto Parts	equipment parts & supplies-All Depts.	\$419.15
	CDW Government	equipment parts-Library	\$87.86

CLAIMS CONTINUED

City Center Partnership	2014 contribution City Art Walking Sculpture Tour	\$3,000.00
City of Mankato	water bill-Public Access	\$24.51
City of Mankato	2013 Lake Str Flood Station maint, oper & elec costs	\$20,689.82
City of Mankato	75% of sewer revenue for 2013-Sewer Dept.	\$1,151.27
Coca Cola Refreshments	pop-Gen Gov	\$85.56
Computer Technology Solutions, Inc.	printer repair-Gen Gov	\$130.00
Connect Business Magazine	ad-Port Authority	\$479.00
Corporate Graphics Commercial	flyer-Port Authority	\$40.00
Crysteel Truck Equipment	equipment parts-Street Dept.	\$62.40
Dalco	supplies-Gen Gov, Police, Fire & Library	\$111.98
DEMCO, Inc.	supplies-Library	\$902.86
Ditch Witch of Minnesota	equipment parts-Park Dept.	\$2,847.55
Emergency Automotive Technologies	equipment parts-Fire Dept.	\$2,830.80
Express Services, Inc.	crossing guards-Police Dept.	\$654.21
Fastenal Company	building supplies-Park Dept.	\$22.83
Ferguson Enterprises, Inc.	equipment parts & supplies-Fire & Street Depts.	\$8.43
FleetPride	equipment parts-Street & Park Depts.	\$953.04
Full Circle Organics LLC	brush & yard waste disposal-Solid Waste	\$8,800.00
G & L Auto Supply	equipment parts-All Depts.	\$922.42
Gale/Cengage Learning	books-Library	\$174.33
GMS Industrial Supplies, Inc.	equipment parts-Park Dept.	\$80.49
Gopher State One-Call	one-call locates-Comm Dev	\$19.05
H & L Mesabi	equipment parts-Park Dept.	\$621.70
Hansen Sanitation	refuse pickup-Solid Waste & Public Access	\$42.12
Hendrickson, Chris	running shoes-Police Physical Fitness	\$103.96
Horvick, Inc.	equipment parts-Street Dept.	\$401.71
Ingram Library Services	books-Library & Bookmobile	\$1,656.26
Jetter Clean	clean sewer line-Sewer Dept.	\$1,050.00
Keller, J.J. & Associates, Inc.	drug testing-All Depts.	\$1,026.00
Kennedy & Kennedy Law Office	legal services-Attorney	\$8,815.95
Kwik Trip, Inc.	unleaded & diesel fuel-All Depts.	\$28,537.45
LJP Enterprises of St. Peter	wire baling-Recycling	\$270.00
LJP Waste & Recycle	transportation charges-Recycling	\$352.00
Lakes Gas Co.	LP gas-Fire & Recycling	\$239.82
Lamm, Nelson & Cich	professional service-2011 Construction	\$300.00
Larkstur Engineering	equipment parts-Park Dept.	\$15.00
Lawson Products	supplies-Shop	\$691.34
Long Term Care	long term care payment employee reimbursed	\$163.64
Mankato Bearing Co.	equipment parts-Street & Park Depts.	\$2,570.78
Mankato Ford, Inc.	equipment parts-Police Dept.	\$271.66

CLAIMS CONTINUED

Mankato Motor Co.	equipment parts-Park Dept.	\$110.51
Mankato Public Schools	transportation for special program-Library	\$64.12
Matheson Tri-Gas, Inc.	welding supplies-Shop	\$102.55
Mayo Clinic Health System	physicals-Fire Dept.	\$9,500.00
Menards-Mankato	equipment parts & supplies-All Depts.	\$454.52
Mill Supply, Inc.	equipment parts-Street Dept.	\$52.47
Minnesota Iron & Metal Co.	building repair supplies & equip parts-Street & Park	\$849.08
Minnesota Elevator	equipment parts-Fire Dept.	\$75.66
Minnesota Pipe & Equipment	equipment parts & supplies-Water Dept.	\$1,070.33
Minnesota Pollution Control Agency	sewer license-Sewer Dept.	\$45.00
Minnesota Valley Testing Lab	sample testing-Sewer Dept.	\$59.25
Minnesota Waste Processing	processing fees-Solid Waste	\$15,304.00
Mobile Glass Service	equipment parts-Street Dept.	\$289.17
MTI Distributing, Inc.	equipment parts-Gen Gov & Park Depts.	\$1,573.67
NAPA Auto Parts-Mankato	equipment parts & supplies-Water Dept.	\$50.31
North Central International	equipment parts-Street Dept.	\$798.32
North Mankato Police Dept.	confidential professional service-Police Dept.	\$100.00
O'Reilly Auto Parts	equipment parts-Police Dept.	\$424.16
Paragon Printing, Mailing & Specialties	envelopes; stuffers; inserting & posting utility bills	\$3,061.94
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$226.89
Pet Expo Distributors	aquatic service-Library	\$40.00
Piunkett's Pest Control, Inc.	professional service-Street & Shop	\$113.60
Praxair Distribution	supplies-Storm Water	\$64.87
Quest Diagnostics	drug testing-Fire Dept.	\$283.14
Reliance Electric of Southern Minnesota	equipment parts-Park & Water Depts.	\$168.48
Requip LLC	equipment parts-Recycling	\$1,117.02
River Bend Business Products	copier maintenance-Gen Gov & Police	\$248.18
Schwickert's	roof repair-Gen Gov	\$240.00
Seath, Dale	fuel for new bookmobile-Bookmobile	\$75.00
Sign Pro	decals for squad car-Police Dept.	\$77.50
SPS Companies, Inc.	equipment parts-Water Dept.	\$428.02
Staples Advantage	supplies-All Depts.	\$1,039.92
Sudo, Sally	honorarium for community read program-Library	\$200.00
Texas Refinery Corp	fuel additive-All Depts.	\$1,814.00
Tire Associates	tires & tire repairs-Street, Bkm, Water & Recycling	\$1,270.06

CLAIMS CONTINUED

Viking Electric Supply	electrical supplies & heaters-Park & Water Depts.	\$1,141.27
WSB & Associates	professional service-Comm Dev	\$3,263.00
Wells Fargo Corporate Trust Service	principal & interest-GO Improvement Bond of 2009	\$230,131.25
Werner Electric Supply	building supplies-Water Dept.	\$194.06
Wilson, Elizabeth	repair car handle-Water Dept.	<u>\$138.15</u>
Total		<u><u>\$486,828.35</u></u>

CLAIMS CONTINUED

General	\$142,035.02
Port Authority	\$569.42
Capital Facilities & Equipment Replacement-General	\$6,893.44
GO Improvement Bond of 2009	\$230,131.25
2011 Construction	\$4,735.00
2013 Construction	\$3,024.50
Water	\$27,163.01
Sewer	\$17,571.04
Recycling	\$6,304.43
Storm Water	\$22,303.40
Solid Waste	\$24,610.08
Public Access	\$1,487.76
Total	<u>\$486,828.35</u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF MARCH 17, 2014

Verizon Wireless	cell phone bill-Port Authority	\$50.42
Connect Business Magazine	ad-Port Authority	\$479.00
Corporate Graphics Commercial	flyer-Port Authority	<u>\$40.00</u>
Total		<u><u>\$569.42</u></u>

List of Port Authority Bills in the Amount of \$569.42

Council Meeting of March 17, 2014

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

List of Bills in the Amount of \$486,828.35

Council Meeting of March 17, 2014

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

WHEREAS, the Minn. Stat. 465.03 and 465.04 allows the governing body of any city, county, school district or town to accept gifts for the benefit of its citizens in accordance with terms prescribed by the donor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following donations/contributions/grants are approved as follows:

Donor of Gift	Restriction on Gift	Amount
Traverse des Sioux Library System	Library – Take Your Child to the Library Day	\$375.00

Adopted by the City Council this 17th day of March 2014.

Mayor

City Clerk

**City of North Mankato
2014 Budget Monitoring
February 28, 2014**

Budgeted Funds	2014 Budgeted Expense	Year to Date Expenses	2014 Budgeted Expense Balance	Year to Date Expended	2014 Budgeted Revenue	Year to Date Revenue	2014 Budgeted Revenue Balance	Year to Date % Revenue	2014 Beginning Fund (Cash) Balance	2014 Projected Year End Fund (Cash) Balance
Operating Funds										
General Fund	\$ 7,203,450	\$ 920,344	\$ 6,283,106	13%	\$ 7,390,721	\$ 141,513	\$ (7,249,208)	2%	\$ 1,440,673	\$ 1,627,944
Local Option Sales Tax	\$ 309,288	\$ -	\$ 309,288	0%	\$ 500,000	\$ 76	\$ (499,924)	0%	\$ 73,176	\$ 263,888
Port Authority	\$ 218,260	\$ 5,942	\$ 212,318	3%	\$ 211,754	\$ -	\$ (211,754)	0%	\$ 35,328	\$ 28,822
Port Authority Revolving Loan - Local	\$ -	\$ -	\$ -	0%	\$ 19,615	\$ 1,261	\$ (18,354)	6%	\$ 111,546	\$ 131,161
Port Authority Tax Incremental Funds	\$ 280,593	\$ -	\$ 280,593	0%	\$ 298,866	\$ -	\$ (298,866)	0%	\$ 313,170	\$ 331,443
Port Authority Joint Economic Development (*)	\$ 156,000	\$ 117,675	\$ 38,325	75%	\$ 129,307	\$ 522	\$ (128,785)	0%	\$ 296,160	\$ 269,467
Debt Service Funds	\$ 2,878,005	\$ 2,735,222	\$ 142,783	95%	\$ 2,930,260	\$ 60,546	\$ (2,869,714)	2%	\$ 83,422	\$ 135,677
Capital Facilities/Equipment - General	\$ 205,000	\$ 5,584	\$ 199,416	3%	\$ 370,000	\$ -	\$ (370,000)	0%	\$ 33,054	\$ 198,054
Construction Funds	\$ -	\$ 350	\$ (350)	0%	\$ -	\$ -	\$ -	0%	\$ 1,405,225	\$ 1,405,225
Port Authority Construction	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ 17,030	\$ 17,030
Water Utility	\$ 2,043,405	\$ 535,604	\$ 1,507,801	26%	\$ 2,050,684	\$ 289,027	\$ (1,761,657)	14%	\$ 1,038,438	\$ 1,045,717
Sewer Utility	\$ 1,855,755	\$ 344,692	\$ 1,511,063	19%	\$ 2,181,800	\$ 368,233	\$ (1,813,567)	17%	\$ 420,636	\$ 746,681
Sanitary Collection Utility	\$ 355,215	\$ 120,722	\$ 234,493	34%	\$ 377,935	\$ 48,613	\$ (329,322)	13%	\$ 134,988	\$ 157,708
Storm Water Utility	\$ 283,755	\$ 21,227	\$ 262,528	7%	\$ 275,000	\$ 45,747	\$ (229,253)	17%	\$ 115,790	\$ 107,035
Solid Waste Utility	\$ 1,109,250	\$ 118,859	\$ 990,391	11%	\$ 1,112,000	\$ 163,727	\$ (948,273)	15%	\$ -	\$ 2,750
Library Endowment (*)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ 51,049	\$ 51,049
Park Development (*)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ 14,180	\$ 14,180
CDBG (*)	\$ 54,000	\$ 191	\$ 53,809	0%	\$ 50,000	\$ -	\$ (50,000)	0%	\$ -	\$ (4,000)
Port Authority Revolving Loan - Federal (*)	\$ -	\$ -	\$ -	0%	\$ 81,117	\$ 5,562	\$ (75,555)	7%	\$ 750,202	\$ 831,319
Port Authority Revolving Loan - State (*)	\$ 28,968	\$ 789	\$ 28,179	3%	\$ 28,968	\$ 789	\$ (28,179)	3%	\$ 993	\$ 993
Public Access Authority (*)	\$ 232,931	\$ 27,578	\$ 205,353	12%	\$ 185,420	\$ 149	\$ (185,271)	0%	\$ 410,015	\$ 362,504
Public Access Equipment (*)	\$ 20,811	\$ -	\$ 20,811	0%	\$ 30	\$ -	\$ (30)	0%	\$ 126,117	\$ 105,336
Gambling (*)	\$ -	\$ 2,200	\$ (2,200)	0%	\$ -	\$ 462	\$ 462	0%	\$ 2,794	\$ 2,794
Totals	\$ 17,234,686	\$ 4,956,979	\$ 12,277,707	29%	\$ 18,193,477	\$ 1,126,227	\$ (17,067,250)	6%	\$ 6,873,984	\$ 7,832,775

(*) Restricted cash balances



CITY OF NORTH MANKATO
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to the Chief of Police at least fourteen (14) days in advance of the parade date.

Applicant Information

Name: Lucy Lowry
 Address: 2263 Northridge Dr.
 City: N. Mankato State: MN Zip: 56003
 Telephone: 507/327-6735
 Sponsoring Organization: Business on Belgrade
 Address: 332 Belgrade Ave.
 City: N. Mankato State: MN Zip: 56003
 Telephone: 507/388-4050
 Occasion for Parade: Bookin' on Belgrade Nearly 5K Family Fun Run
 Date of Parade: 6/7/14 Estimated Length of Parade: 2.79 mi
 Estimated Starting Time: 9:00 a.m. Estimated Finish Time: 10:15 a.m.
 General Composition of Parade: families

As a duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Lucy Lowry
Applicant

2/19/14
Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

[Signature] #701
Chief of Police

02-19-14
Date

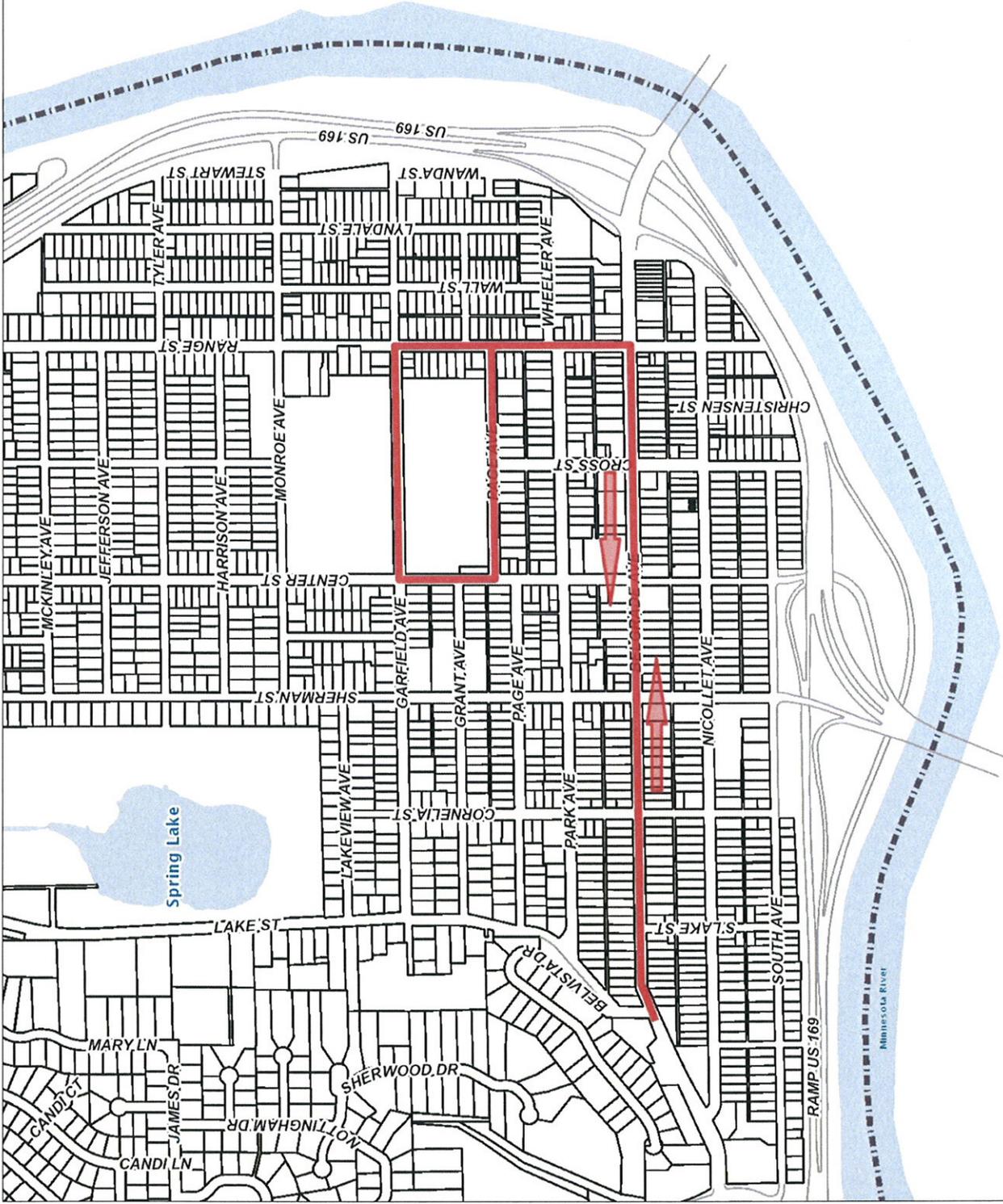
COMMENTS/ADDITIONAL STIPULATIONS:



- Legend**
- City Limits
 - Road Edge
 - Parcels (8-6-2013)
 - Lakes & Ponds
 - Minnesota River



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



0 807 Feet

© Bolton & Menk, Inc. - Web GIS 3/7/2014 8:05 AM

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 38 -2014 SHELTER: SLP #2 FEE: 80.00

TYPE OF EVENT: Picnic DATE VALID: 7-27-14 HOURS: 7am-5pm

ORGANIZATION: Disabled American Veterans DAV #1 SIZE: 200

APPLICANT NAME: Steve Hed

ADDRESS: 622 Belgrade CITY: N. Mankato

ZIP: _____ DAYTIME PHONE #: 387-2615

TENTS: possibly ELECTRICITY: yes ALCOHOL: bring own

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

AUDIO DEVICES: NO
Amplified music or band requires Council approval

OTHER: _____

PERMIT APPROVED: _____ DATE: 3-12-14

PERMIT DENIED: _____

REFER TO COUNCIL: ✓ Nancy Gehrike by VS
City Clerk

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

PROHIBITED

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

ALLOWED

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

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

SIGNED: Steve Hed
Applicant Date

For Office Use Only

Receipt # _____ Book _____ Park _____ Police _____

Chapter 4: Housing

Introduction

Housing is an important component of all communities. Not only do the quality, availability, affordability, and diversity of housing enhance the quality of life in the City, it also supports economic development and contributes to a community's sense of place.

Housing is not a single, one size fits all, commodity. Personal housing needs change as life passes from young, single adult to family to elderly. This chapter provides an inventory and analysis of North Mankato's existing housing and paints a broad picture of residential development.

Inventory and Analysis

Housing Supply

Quantity and Types of Housing Units

In 2012, the U.S. Census Bureau estimated 5,795 housing units in North Mankato, which is 1,043 more units than identified in 2000. Data describing the household type, as shown below in Table 4-A, is based on data available as an estimate. The most recent data is from the 2008-2012 American Community Survey. Roughly 62.7% of the housing units in 2012 were single-family detached houses – this is slightly lower than Nicollet County (68.2%) and the State of Minnesota (67.4%). Roughly 9.0% of the housing units in North Mankato were single-family attached units (townhouses) – this is slightly higher than Nicollet County (7.4%) and the State of Minnesota (7.4%). The City had a slightly higher percentage of multi-family housing than Nicollet County and a slightly lower percentage than the State of Minnesota. Refer to *Table 4-A: Housing Supply by Type*, for more information.

Table 4-A: Housing Supply by Type – 2000 and 2012

Housing Type	2000	2000	2012	2012	2012 Nicollet County Percent	2012 State Percent
	Units	Percent	Units	Percent		
Single-Family Detached	3,066	64.5%	3,632	62.7%	68.2%	67.4%
Single-Family Attached	252	5.3%	522	9.0%	7.4%	7.4%
2-4 Unit Multi-Family	459	9.6%	476	8.2%	6.7%	4.5%
5+ Unit Multi-Family	728	15.3%	865	14.9%	11.7%	17.1%
Mobile Home	247	5.2%	300	5.2%	5.9%	3.6%
Total Units	4,752	100%	5,795	100%	100%	100%

Source: US Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, 2000 US Census.

Characteristics of Household Type

Table 4-B: Household Type Distribution compares the distribution of family and non-family households in North Mankato, Nicollet County, and the State of Minnesota in 2000 and 2011. North Mankato's percentage of "family households" increased more substantially between 2000 and 2012 than the County and the State.

Table 4-B: Household Type Distribution – 2000 and 2012

Household Type	2000			2012			Change (Number) 2000-2012			Change (Percent) 2000-2012		
	North Mankato	County	MN	North Mankato	County	MN	North Mankato	County	MN	North Mankato	County	MN
Family Households:												
Married-couple:	2,611	6,123	1,018,245	2,901	6,643	1,082,127	290	520	63,882	11.11%	8.49%	6.27%
Male household, no wife present:	N/A	N/A	68,114	170	436	86,507	N/A	N/A	18,393	N/A	N/A	27.00%
Female household, no husband present:	428	842	168,782	557	1,078	197,211	129	236	28,429	30.14%	28.03%	16.84%
Total, Family Households	3,178	7,309	1,255,141	3,628	8,157	1,365,845	450	848	110,704	14.16%	11.60%	8.82%
Total, Non-Family Households	1,566	3,333	639,986	1,863	4,006	736,030	297	673	96,044	18.97%	20.19%	15.01%
Total	4,744	10,642	1,895,127	5,491	12,163	2,101,875	747	1,521	206,748	15.75%	14.29%	10.91%

Source: US Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, 2000 US Census.

Comparison of Owner-Occupied and Renter-Occupied Units

It is important for communities to have a mixture of both owner-occupied and renter-occupied units. In general, many communities strive to have roughly 65-70% of their housing units owner-occupied. In 2012, approximately 73.1% of the housing units in North Mankato were owner-occupied, which is fairly consistent with Nicollet County (74.3%) and slightly higher than the State of Minnesota (71.4%). Refer to Table 4-C: Housing Tenure by Type – 2012, for additional information.

Annually, the City of North Mankato sees many owner occupied houses sold and converted to absentee rentals. While conversion of some owner occupied homes to rental housing is necessary to

accommodate market forces and provide housing choices, too much turnover within established neighborhoods can have a detrimental impact. In order to preserve the strength of these neighborhoods, a policy should be implemented that permits a limited number of rental units within a specified area.

Table 4-C: Housing Tenure by Type - 2012

Units per Structure	Owner Occupied Units	Percent Owner Occupied	Percent Owner Occupied County	Percent Owner Occupied State	Renter Occupied Units	Percent Renter Occupied	Percent Renter Occupied County	Percent Renter Occupied State
Single-Family Detached	3,350	83.5%	85.5	85.0	143	9.7%	19.0%	20.0%
Single-Family Attached	298	7.4%	5.3	7.7	148	10.0%	12.1%	7.9%
2-4 Unit Multi-Family	87	2.2%	1.4	1.2	332	22.4%	20.5%	12.9%
5+ Unit Multi-Family	37	0.9%	0.6	2.6	796	53.8%	45.4%	57.5%
Mobile Home	240	6.0%	7.2	3.5	60	4.1%	3.0%	1.8%
Total Units	4,012	100%	100%	100%	1,479	100%	100%	100%

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

Vacancies

Today, the City of North Mankato faces an overall housing vacancy rate of 5.2%, which is 0.3% lower than the vacancy rate for the County and 5.3% lower than that of the State. In the year 2000, North Mankato's vacancy rate was greater than that of the County but lower than that of the State. From 2000 to 2012, the County vacancy rate increased by 0.5% compared to a 2.2% increase statewide. North Mankato experienced a 0.8% decrease during this same time period.

Table 1-H: Vacant Housing by Type - 2012

Year	City Vacant Units	City Percent Vacant	County Percent Vacant	State Percent Vacant
2000	302	6.0%	5.3%	8.3%
2012	304	5.2%	5.8%	10.5%

Source: US Census Bureau 2008-2012 American Community Survey 5-Year Estimates, 2000 US Census.

Value of Housing

The median value of owner-occupied housing units in North Mankato in 2012 was \$166,570 – up 38.1% (or \$45,970) from the median value in 2000 of \$120,600. Most housing in North Mankato is valued in the range of \$150,000 to \$199,999. In comparison to low and moderate valued housing, there is a relatively small choice of higher valued housing units in North Mankato, as 92.8% of housing is valued below \$300,000. The median value of owner-occupied housing in Nicollet County was \$169,200 and \$194,300 in the State of Minnesota. Refer to *Table 4-D: Owner-Occupied Housing by Value -2012*, for additional information.

Table 1-D: Owner-Occupied Housing by Value - 2012

	North Mankato		Nicollet County	State of Minnesota
Owner-occupied units	4,012	100%	9,090	1,534,719
Less than \$50,000	345	8.60%	9.40%	5.90%
\$50,000 to \$99,999	167	4.20%	6.20%	9.80%
\$100,000 to \$149,999	933	23.30%	20.90%	15.50%
\$150,000 to \$199,999	1,335	33.30%	29.40%	20.90%
\$200,000 to \$299,999	940	23.40%	23.90%	26.30%
\$300,000 to \$499,999	212	5.30%	7.70%	15.50%
\$500,000 to \$999,999	80	2.00%	2.10%	5.10%
\$1,000,000 or more	0	0.00%	0.50%	1.00%
Median (dollars)	166,500		169,200	194,300

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

*Owner occupied units

Owner Monthly Costs as Percentage of Household Income

Housing decisions should not be based solely on the value of housing, but also the cost of housing expenses in relation to household income. In general, housing costs (taxes, insurance, principal, interest, etc.) should not exceed 30% of total household income. In 2012, 28.1% of homeowners in North Mankato had monthly costs that were 30% or more of their household income, compared to 28.0% in Nicollet County and 39.8% in the State of Minnesota. Refer to Table: 7-E: Owner Monthly Costs as Percent of Household Income -2012. These figures suggest that housing was more affordable in North Mankato and Nicollet County than the State of Minnesota in 2012. They also suggest that about one out of four homeowners in North Mankato may find it difficult to make their mortgage payments. Consequently, some may default on their loans and others may find it difficult to keep up with household maintenance and repairs.

Table 4-E: Owner Monthly Costs as Percent of Household Income - 2012

	Units	Percent	Nicollet County	State
Total	2,813	100%	6,085	1,075,695
Less than 20.0 percent	1,030	37%	2,251	394,593
20.0 to 24.9 percent	497	18%	1,252	191,811
25.0 to 29.9 percent	496	18%	878	143,829
30.0 to 34.9 percent	317	11%	614	94,485
35.0 percent or more	473	17%	1,090	250,977

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

*Housing Units with a Mortgage

Contract Rent

In 2012, rental housing units accounted for roughly 26.9% of the occupied housing units in North Mankato. Roughly, 50.6% of the renter-occupied units had a monthly rent of \$500 or more in 2000. In

2012, roughly 82.6% of units had a monthly rent of \$500 or more, which is higher than Nicollet County (77.7%), and the State of Minnesota (82.1%). Refer to *Table 4-F: Renter-Occupied Housing Units by Gross Rent – 2012*, for additional information.

Table 4-F: Renter-Occupied Housing Units by Gross Rent – 2012

Monthly Rent	Units	Percent	Nicollet County	State
Total units paying rent	1,479	100%	2,966	540,440
Less than \$200	107	7%	150	15,875
\$200 to \$299	32	2%	123	27,043
\$300 to \$499	118	8%	388	53,769
\$500 to \$749	549	37%	940	138,331
\$750 to \$999	370	25%	726	144,882
\$1,000 to \$1,499	120	8%	300	116,111
\$1,500 or more	183	12%	339	44,429
<i>Median (dollars)</i>	<i>718</i>	<i>49%</i>	<i>704</i>	<i>802</i>
No rent paid	0		107	26,716

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

Renter Monthly Costs as Percentage of Household Income

In 2012, 40.2% of renters paid over 30% of their household income in rent. Refer to *Table 4-G: Gross Rent as Percent of Household Income - 2012*. This number is lower than Nicollet County (42.0%) and the State of Minnesota (49.5%).

Table 4-G: Gross Rent as Percent of Household Income - 2012

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME				
	Units	Percent	Nicollet County	State
Total Specified Units	1,461	100%	2,932	533,480
Less than 15.0 percent	289	20%	549	63,964
15.0 to 19.9 percent	182	12%	451	67,212
20.0 to 24.9 percent	233	16%	405	71,555
25.0 to 29.9 percent	170	12%	296	66,765
30.0 to 34.9 percent	49	3%	167	50,548
35.0 percent or more	538	37%	1,064	213,436

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

Age and Maintenance of Housing Stock

In 2012, roughly 57.8% (3,280 units) of the City's units were constructed before 1980. Just 14.9% of the housing units in North Mankato were built before 1940. The number of new housing units built since 1990 is generally consistent with the County and State, with 30.2% for North Mankato compared with 30.5% for the County and 27.9% for the State.

Table 4-H: Year Structure Built

	City of North Mankato		Nicollet County	State
	Units	Percent	Units	Units
Built 2010 to 2012	99	1.74%	N/A	N/A
Built 2000 to 2009	793	13.97%	2,260	331,071
Built 1990 to 1999	823	14.50%	1,658	319,027
Built 1980 to 1989	681	12.00%	1,273	301,696
Built 1970 to 1979	1,024	18.04%	2,196	374,293
Built 1960 to 1969	447	7.88%	1,107	233,064
Built 1950 to 1959	703	12.39%	1,416	248,718
Built 1940 to 1949	258	4.55%	505	116,335
Built 1939 or earlier	848	14.94%	2,463	418,781
Total	5,676	100%	12,908	2,347,928

Source: U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates and City of North Mankato (City of North Mankato building permit data was used for calculating the total units from 1990 to 2012. The total number of units and percentages have been modified from the 2008-2012 ACS dataset to reflect this change.)

Residential Construction

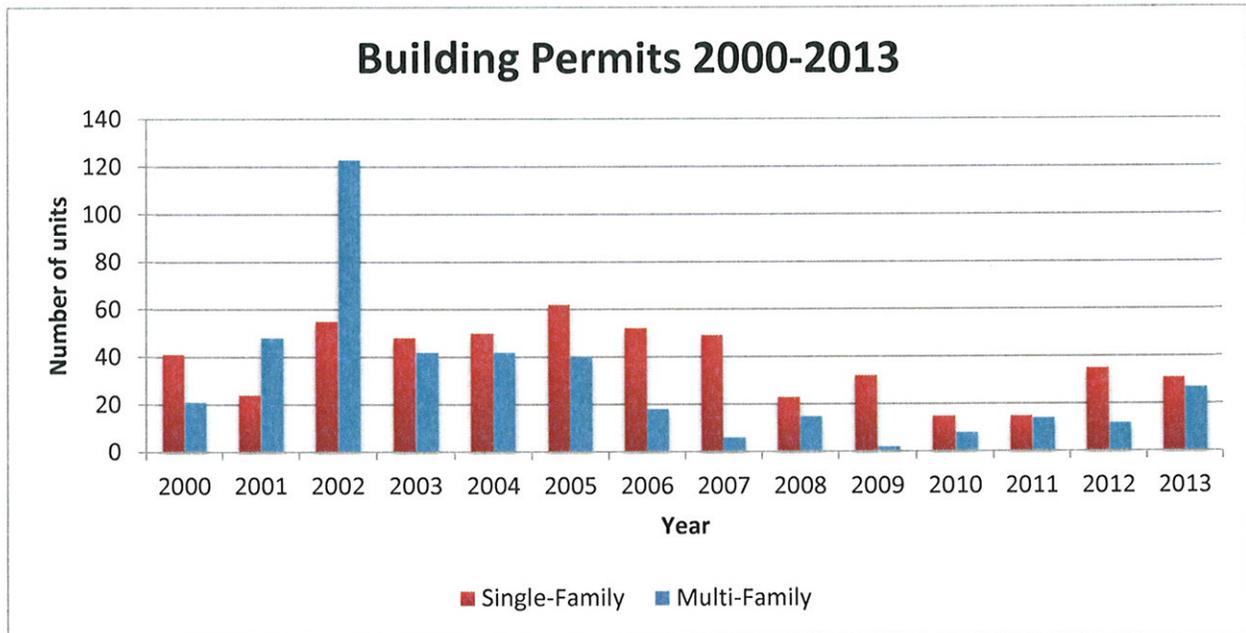
892 new housing units were added in North Mankato between 2000 and 2012. This includes 391 multifamily units and 501 single family homes.

Single family home construction averaged about 38 homes per year from 2000-2012. The first three years of this decade (2010-2012) have averaged lower numbers at about 21 homes per year. Single-family home construction peaked during the last decade in the years between 2002 and 2007, with an average of 53 homes per year.

Table 4-I: Building Permit Trends 2000 to 2013

Year	Single-Family (Units)	Multi-Family (Units)	Total (Units)
2000	41	21	62
2001	24	48	72
2002	55	123	178
2003	48	42	90
2004	50	42	92
2005	62	40	102
2006	52	18	70
2007	49	6	55
2008	23	15	38
2009	32	2	34
2010	15	8	23
2011	15	14	29
2012	35	12	47
2013	31	27	58
Totals	532	418	950

Source: City of North Mankato, WSB & Associates, Inc.



Source: City of North Mankato, WSB & Associates, Inc.

Plumbing, Kitchen, and Telephone

The U.S. Census identified that of the 5,491 occupied housing units in North Mankato in 2012, none lacked complete plumbing facilities and 14 lacked complete kitchen facilities. It was estimated that 86 units (1.6%) had no telephone service.

Tenure by Age of Householder

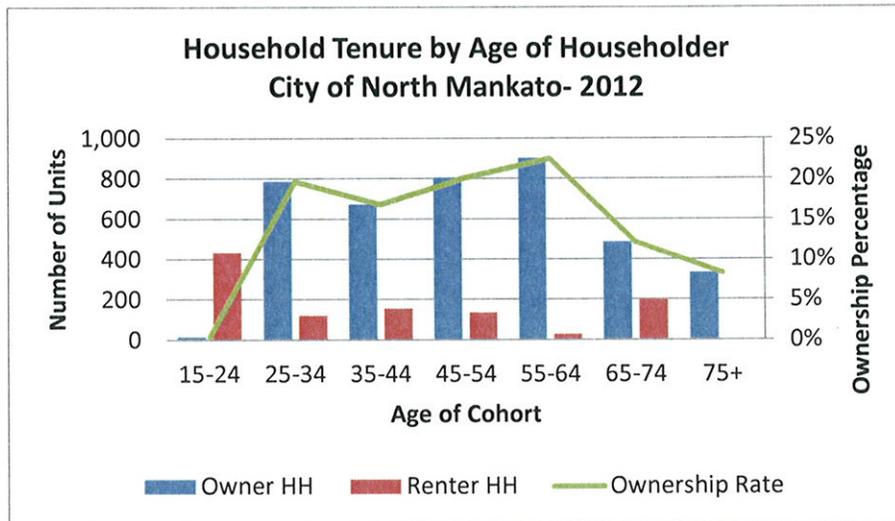
Table 4-J shows the distribution of the owner-occupied and renter-occupied housing units in North Mankato in the year 2012. The graphic on the following page breaks down the number of units by the age cohort, as housing needs tend to differ at key stages of person's life. The graphic also shows the gradual change in the rate of homeownership within the City.

Rental housing is generally most popular with young adults (35 and under) as well as older seniors (75+) in the State of Minnesota. The same is true in North Mankato as there is a lower ownership percentage for younger and older age groups in comparison to those that are more middle aged. With the low cost generally associated with the cost of renting as well as the flexibility in housing situations, young households typically find renting as the preferred housing option. Increased burdens of home maintenance can make rental housing a desirable alternative for seniors.

Table 4-J: Household Tenure by Age of Householder - 2012

Household Age	North Mankato		Nicollet County		Minnesota	
	Number	Percent*	Number	Percent*	Number	Percent*
Owner HHs						
15-24	16	0.40%	237	2.61%	18,004	1.17%
25-34	788	19.64%	1,328	14.61%	198,388	12.93%
35-44	675	16.82%	1,585	17.44%	283,354	18.46%
45-54	807	20.11%	1,973	21.71%	373,700	24.35%
55-64	903	22.51%	1,918	21.10%	317,184	20.67%
65-74	488	12.16%	1,140	12.54%	188,611	12.29%
75+	335	8.35%	909	10.00%	155,478	10.13%
Total Owner HHs	4,012	100%	9,090	100%	1,534,719	100%
Renter HHs						
15-24	402	27.18%	713	23.20%	84,548	14.91%
25-34	435	29.41%	827	26.91%	156,522	27.60%
35-44	122	8.25%	319	10.38%	92,795	16.36%
45-54	156	10.55%	425	13.83%	81,373	14.35%
55-64	136	9.20%	266	8.66%	56,272	9.92%
65-74	28	1.89%	144	4.69%	31,353	5.53%
75+	200	13.52%	379	12.33%	64,293	11.34%
Total Renter HHs	1,479	100%	3,073	100%	567,156	100%
Total HHs						
15-24	418	7.61%	950	7.81%	102,552	4.88%
25-34	1,223	22.27%	2,155	17.72%	354,910	16.89%
35-44	797	14.51%	1,904	15.65%	376,149	17.90%
45-54	963	17.54%	2,398	19.72%	455,073	21.65%
55-64	1,039	18.92%	2,184	17.96%	373,456	17.77%
65-74	516	9.40%	1,284	10.56%	219,964	10.47%
75+	535	9.74%	1,288	10.59%	219,771	10.46%
Total Households	5,491	100%	12,163	100%	2,101,875	100%

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates



Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

Life-Cycle Housing and Profile of Households

The housing needs of a community relate to the demographic profile of the household. Typically, households move through several life-cycle stages; including entry-level households, first time homeowners, move-up buyers, empty nesters/young seniors, and older seniors.

The following describes each of these household types and the effect that they have on housing demands in North Mankato.

Entry-Level Households

People in the 18 to 24 year old age group typically leave their childhood home and establish their own household. They often rent a house or an apartment because they generally do not have the income and savings needed to buy a home. In addition, many people in this age group move frequently, so they are hesitant to buy a house. They are also more apt to share housing with other unrelated people of similar age.

The entry-level household population in North Mankato will fluctuate annually. Many North Mankato residents that graduate from high school move to other communities to attend a university or to pursue other job opportunities. In the long term, unless current conditions and trends change, North Mankato will not see significant increase in the 19 to 24 year old age group.

First Time Homeowners

First time homeowners are typically in their 20s and 30s. They are usually “move-up” renters, meaning they “move up” from an apartment to a home. They are often married with young children and prone to moving within a few years of buying their first home for several reasons; including, increased salaries allowing them to move to more expensive housing, an increased number of children may require larger housing, and job opportunities may require that they move to another community.

Move-Up Buyers

Move-up buyers are typically in their 30s and 40s. They move up from the smaller, less expensive house that they had purchased earlier. From an economic growth perspective, this is an important age group of people. Typically, move-up buyers have children in school and an established job. They are less apt to move to another community and start over. Also, professionals who are moving to a community to advance their career are generally looking to move to a more expensive house than what they had in their previous community. North Mankato should continue to ensure that it has adequate choices for those who are looking for move-up housing that will satisfy their needs until they are in their late 50s and beyond.

Empty Nesters and Young Seniors

Empty nesters and young seniors are generally in their 50s and 60s. Often, their children have moved out of their house and left them with a larger house than needed. Empty nesters and young seniors often want to live in a smaller house, like a townhouse, that has less maintenance.

As the baby boom generation moves into this age group, this population will likely increase in North Mankato and there may also be a shift in this population group from their homes into apartments. There has already been a notable increase in apartment rentals in North Mankato by members of the baby boom generation.

Old Seniors

Those in their 80s and older are often looking for low maintenance or assisted living housing. Senior living community options in North Mankato include the Oak Terrace Senior Retirement Community, Koppen Gardens, and Monarch Meadows. As the population ages, North Mankato should continually ensure that it has adequate housing to meet the needs of seniors.

Special Needs

Housing for those with special needs includes housing for those with mental and/or physical disabilities or health issues and those who are in need of temporary or transitional housing. The number of people with special housing needs is expected to increase as the population of North Mankato continues to age. Currently, Monarch Meadows and Oak Terrace Senior Retirement Community offer assisted living units and existing housing for those with Alzheimer's or dementia to help meet some of the special housing needs in North Mankato.

Affordable Housing

The United States Department of Housing and Urban Development (HUD) generally defines housing as affordable if it costs less than thirty (30) percent of a household's income. However, HUD's Section 8 Income Guidelines are the basis for most affordable housing programs. Section 8 guidelines define low and moderate incomes on a sliding scale, depending on the number of persons in the family. For example, a four person household is considered "moderate income" if their family income is eighty (80) percent of the area's median family income.

It is noted most housing affordability programs and data place emphasis on creating owner-occupied units at eighty (80) percent of the median family income (moderate income) and rental units at fifty (50)

percent of the median family income (low income). Since low income persons are typically renters, the definition of “low income” is tied to the number of persons in each unit. This plan identifies “affordable owner occupied units” as those affordable for moderate income families (eighty (80) percent of median income). Affordable rental units are based on fifty (50) percent of the median income and reflected on a per capita and per family basis. According to HUD there were a total of 209 housing units designated as “affordable” or “subsidized” in 2009.

Income by Age of Householder

Looking at income data is also important when predicting future housing demands in the City of North Mankato. In 2000, the median household income was \$58,114 and the largest employment industries were educational, health and social services, manufacturing, and retail trade. By 2012, the median household income increased significantly to approximately \$60,836 and the top employment industries were the same. The total population in 2012 age 16 and over was approximately 10,309, of which approximately 75.4% were considered to be in the labor force. The unemployment rate in the City of North Mankato in 2012 was approximately 3.7%. During this same time, Minnesota had an unemployment rate of about 5.0%.

Table 4-K: Household Income by Age of Householder – 2012

Income	Under 25		25-44		45-64		65+	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$10,000	100	24%	10	0%	32	2%	48	5%
\$10,000 to \$14,999	49	12%	11	1%	24	1%	113	11%
\$15,000 to \$19,999	23	6%	89	4%	33	2%	143	14%
\$20,000 to \$24,999	23	6%	53	3%	43	2%	36	3%
\$25,000 to \$29,999	19	5%	36	2%	42	2%	86	8%
\$30,000 to \$34,999	38	9%	61	3%	140	7%	72	7%
\$35,000 to \$39,999	11	3%	110	5%	14	1%	45	4%
\$40,000 to \$44,999	39	9%	214	11%	84	4%	42	4%
\$45,000 to \$49,999	21	5%	140	7%	110	5%	41	4%
\$50,000 to \$59,999	26	6%	205	10%	181	9%	92	9%
\$60,000 to \$74,999	33	8%	338	17%	249	12%	65	6%
\$75,000 to \$99,999	27	6%	391	19%	528	26%	147	14%
\$100,000 to \$124,999	9	2%	233	12%	196	10%	79	8%
\$125,000 to \$149,999	0	0%	35	2%	234	12%	37	4%
\$150,000 to \$199,999	0	0%	32	2%	43	2%	5	0%
\$200,000 or more	0	0%	62	3%	49	2%	0	0%
TOTAL HHs	418	100%	2,020	100%	2,002	100%	1,051	100%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Income distributions as reported by the U.S. Census Bureau can be compared to affordability standards to determine how many households and families in the City of North Mankato may require affordable housing. Table 4-L depicts the number of households that may require affordable housing (based on family income) as shown in the shaded area. An estimated 2,195 households (41%) have annual

household incomes of less than 80% of the median household income reported by the American Community Survey in 2012.

Table 4-L: North Mankato Household Income

	Number of Households in Category	% of Total
Less than \$10,000	190	3%
\$10,000 to \$14,999	197	4%
\$15,000 to \$24,999	443	8%
\$25,000 to \$34,999	494	9%
\$35,000 to \$49,999	871	16%
\$50,000 to \$74,999	1,189	22%
\$75,000 to \$99,999	1,093	20%
\$100,000 to \$149,999	823	15%
\$150,000 to \$199,999	80	1%
\$200,000 or More	111	2%
Total Households	5,491	100%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Table 4-M: Median Household and Family Income

	City of North Mankato	Nicollet County	State of Minnesota
Median Household Income	\$60,836	\$59,490	\$59,126
Median Family Income	\$75,381	\$71,476	\$74,032

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Housing Programs and Organizations

Many municipal powers related to housing come from the housing and redevelopment authority statutes as outlined in Minnesota Statutes, Section §469.001 to §469.047. The Housing and Redevelopment Authority (HRA) Act lists the following activities as public purposes:

- To provide a sufficient supply to adequate, safe, and sanitary dwellings in order to protect the health, safety, morals, and welfare of the citizens of the state;
- To clear and redevelop blighted areas;
- To perform those duties according to comprehensive plans;
- To remedy the shortage of housing for low and moderate income residents, and to redevelop blighted areas, in situations in which private enterprises would not act without government participation or subsidies; and
- In cities of the first class, to provide housing for persons of all incomes.

The City of North Mankato can partner or coordinate with various housing programs and organizations that can help address the City's housing needs. The following provides a brief overview of key housing programs and organizations. However, many other government and non-government organizations can help the City address its housing needs as well.

North Mankato Housing Rehabilitation Program

The City of North Mankato has allocated funding for homeowners interested in making improvements to their homes from the Community Development Block Grant Program, which provides assistance in the form of a 0% interest, five year deferred loan. Loan amounts are available from \$1500 to \$7500 and require a matching amount from the homeowner. The repayment is prorated at 20% per year. Qualifying improvements include those that make homes more energy efficient, safe, habitable and accessible to physically challenged occupants. Example improvements include, but are not limited to, lead based paint interim control, defective plumbing, heating, or electrical systems, rotted siding, porches or steps, wall repair, floor coverings, paint, roofing, windows and doors, ramps and bathroom accessibility conversions.

City of North Mankato
 1001 Belgrade Avenue
 North Mankato, MN 56002-2055
 Phone: 507-625-4141

North Mankato Housing and Redevelopment Authority (HRA)

The North Mankato HRA consists of five members appointed by the City Council with overlapping terms of three years. The HRA is a rent subsidy project funded by the Department of Housing and Urban Development (HUD) of the Federal Government.

North Mankato HRA
 615 Nicollet Avenue
 North Mankato, MN 56003
 Phone: 507-388-3202

Minnesota Housing Finance Agency

Minnesota Housing has worked for over 40 years to provide access to safe, decent and affordable housing across the state. The agency finances affordable housing for low- and moderate- income individuals and has a national reputation as one of the finest housing agencies in the country.

Minnesota housing partners with for-profit, non-profit and government sectors to achieve its mission. Products and services are provided to help Minnesotans buy and fix up their homes, for the purpose of stabilizing neighborhoods, communities and families. Minnesota Housing also works to support the development and preservation of affordable rental housing through both financing and long term asset management. On an annual basis, the City applies for MHFA funds to assist first time homebuyers.

Minnesota Housing Finance Agency
400 Sibley Street, Suite 300
Saint Paul, MN 55101-1998
Phone: 651-296-7608 or 1-800-657-3769

Department of Housing and Urban Development (HUD)

Operating as a department of the Federal Government, HUD awards grants and financing for a wide variety of housing initiatives including housing development, home buying, rental assistance, avoiding foreclosure and more. For a complete overview of programs visit the department's website at <http://portal.hud.gov/hudportal/HUD> . As a HUD Entitlement Community, the City of North Mankato receives an annual allocation of CDBG funds through HUD.

U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410
Phone: 202-708-1112

CommonBond Communities

CommonBond Communities is a Minnesota-based non-profit that provides affordable housing throughout the Midwest. The organization develops, owns and manages affordable rental apartments and townhomes for low income and disabled individuals and families. CommonBond operates within 50 cities in Minnesota, Wisconsin and Iowa and serves over 5,400 housing units for over 8,500 people.

CommonBond Communities
328 Kellogg Blvd. West
St. Paul, MN 55102
Phone: 651-291-1750

Vision for Housing

The City of North Mankato has a high quality housing stock and variety of options that allow residents to find housing at all stages of life. Quality housing is available for all income and age ranges. Existing homes have been well maintained and renovated, as the unique character of each neighborhood is preserved. The City is open to creatively seeking opportunities to meet our housing needs and responsibly providing our share of affordable housing. Housing in North Mankato continues to be a strength in attracting young families to the area.

Goals, Objectives, and Policies

The following is a series of goals, objectives, and policies intended to achieve the vision for housing stated above.

GOAL 1: Allow all people the opportunity to call North Mankato their home.

Objective 1.1: Accommodate a variety of housing options to ensure a diverse housing stock.

- Policy 1.1.1: Attract a variety of residential developers to ensure a diversity of housing styles, layouts and costs.
- Policy 1.1.2: Provide a variety of different residential zoning districts that have varying regulations with regard to setbacks, height, density, and lot coverage.
- Policy 1.1.3: Ensure that land is available in applicable zoning districts to allow for senior and assisted living facilities.

Objective 1.2: Provide quality and sufficient affordable housing that meets the area's demand.

- Policy 1.2.1: Work with developers on providing market rate housing that is affordable to those with incomes at 80% of the area median income.
- Policy 1.2.3: Conduct a housing study to determine housing needs in the area.

GOAL 2: Provide attractive and desirable residential properties.

Objective 2.1: Maintain residential properties to a high standard while encouraging redevelopment opportunities.

- Policy 2.1.1: Consider amendments to the zoning code that promote redevelopment activities and allow people to make additions to their homes.
- Policy 2.1.2: Monitor "at risk" or "blighted" properties or areas and connect property owners to housing improvement programs, loans and assistance opportunities for rehabilitation.
- Policy 2.1.3: Regularly analyze existing ordinances to ensure reasonable maintenance is required to all residential property and make amendments as necessary. Proactively address any properties where compliance is not being met.
- Policy 2.1.4: Work with the North Mankato Port Authority to purchase blighted or vacant homes for rehabilitation or demolition.

Policy 2.1.5: Adopt a policy that permits a limited number of rental units in a specified area to minimize turnover of owner occupied single family homes to rental units within established neighborhoods.

Policy 2.1.6: Maintain a rental licensing program that allows the City to enforce compliance with existing codes and minimum standards.

Objective 2.2: Provide residential neighborhoods that are well designed.

Policy 2.2.1: For new development or redevelopment, consider streetscape improvements such as attractive street lighting, boulevards, sidewalks on at least one side of the street, landscaping and vegetation, and other amenities that enhance the visual appearance of neighborhoods. Consider similar opportunities in existing neighborhoods as street reconstruction projects occur.

Policy 2.2.2: Seek opportunities to provide additional green space and recreation amenities in residential areas that may be lacking them.

Policy 2.2.3: Promote moderate and higher density housing in areas where appropriate, such as within and near downtown, commercial areas, and along arterial roadways. Promote development practices that result in low traffic volumes near low density residential areas.

Policy 2.2.4: Promote residential development that occurs in an orderly manner consistent with the future land use plan and that makes efficient and responsible use of municipal utilities and infrastructure expansion.