

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 April 6, 2015. 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 roll call: Mayor Dehen, Council Members Freyberg, Spears, Steiner and Norland, City Administrator Harrenstein, Finance Director Thorne, Attorney Kennedy, City Clerk Van Genderen, City Planner Fischer and Public Works Director Swanson.

**Approval of Agenda**

**Council Member Freyberg 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 Norland to approve the minutes of the Council meeting of March 16, 2015. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Public Hearing, 7 p.m., Vacation of Utility Easements-Duehring Subdivision No. 2**

City Planner Fischer indicated the Vacation of Utility Easements in the Duehring Subdivision was necessary to replat the property. The replatting of the property would allow Culver's to expand their parking lot and then create a lot that could be developed. As part of the process to vacate the easements the utility companies were notified and all responded that they did not have any objections to the easement. Mayor Dehen opened the Public Hearing to the public and with no one appearing closed this portion of the meeting.

**Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 27-15 Approving Donations/Contributions/Grants.
- C. Parade Permit for Lasting Imprint "Our Community Has Heart" 5K/10K Run, Spring Lake Park, Saturday, September 26, 2015 from 7:15 a.m. to 10:15 a.m.
- D. Set Public Hearing for April 20, 2015 at 7 p.m. for the Five-Year Consolidated Plan and 2015-2016 Annual Action Plan.
- E. League of Minnesota Cities Insurance Trust Liability Coverage Waiver Form.
- F. Res. No. 28-15 Waiving Waiting Period for Exemption from Lawful Gambling License for Knights of Columbus.
- G. Parade Permit for North Mankato Civic & Commerce Fun Days Kiddie Parade, Wheeler Park, Friday, July 10, 2015 from 6:15 p.m. to 7:00 p.m.
- H. Parade Permit for North Mankato Civic & Commerce Fun Days Parade, Saturday, July 11, 2015 from 11:00 a.m. to 2:00 p.m.
- I. Taxicab License Application from Darius Knox d/b/a Blue Earth Taxi.

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

**Public Comments**

Elaine Hardwick, 806 Garfield Avenue, appeared before the Council and indicated she was excited the City would potentially work to preserve the Tschohl property.

Barb Church, 102 East Wheeler, appeared before the Council and asked if the Consent Agenda had already been passed.

### **Business Items**

**Res. No. 29-15 Vacating Utility Easements in Duehring Subdivision No. 2.** City Planner Fischer stated the Public Hearing was held earlier in the evening. **Council Member Freyberg moved, seconded by Council Member Norland to adopt Res. No. 29-15 Vacating Utility Easements in Duehring Subdivision No. 2. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Res. No. 30-15 Dispensing with Requirements Under Minnesota Statute 462.356 Subdivision 2 Regarding Sale of 706 & 710 Range, Street, North Mankato, Minnesota.** City Planner Fischer reported 706 & 710 Range Street were acquired using HUD Community Development Block Grant (CDBG) funds. The City removed the buildings and made the lots available for resale. Attorney Kennedy noted that after the City adopted the Comprehensive Plan the City must follow Minnesota Statute 462.356 which adds an additional step when buying or selling real estate. The Statute states that the Council must pass a Resolution asking the Planning Commission to review and report on the sale or purchase of property and must report back to the Council within 45 days. The Statute also indicates that the governing body may dispense with this procedure by a two-thirds vote when in its judgement it finds that the proposed acquisition or disposal of real property or capital improvement has no relationship to the comprehensive plan. Attorney Kennedy stated the sale of 706 & 710 Range Street did not change the land use of the property and he indicated it did not need to go back to the Planning Commission. **Council Member Freyberg moved, seconded by Council Member Steiner to adopt Res. No. 30-15 Dispensing with Requirements Under Minnesota Statute 462.356 Subdivision 2 Regarding Sale of 706 & 710 Range, Street, North Mankato, Minnesota. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Res. No. 31-15 Waiving Requirements Under City Code Provision 155.08.** Attorney Kennedy indicated the City is working with Kato Engineering Inc. to obtain a portion of land on Lookout Drive for the construction of a turn lane. Kato Engineering Inc. owns the property and is donating the property to the City for the turn lane. **Council Member Norland moved, seconded by Council Member Steiner to adopt Res. No. 31-15 Waiving Requirements Under City Code Provision 155.08. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Res. No. 32-15 Adopting Plans and Specifications and Ordering Advertisements for Bids for Project No. 14-03CDEF Lookout Drive Reconstruction and Roundabout SP 5203-102 and SP 150-070-001.** City Engineer Sarff appeared before Council and summarized the key aspects for the Lookout Drive Reconstruction and Roundabout Project. Sarff reported that the plans are being reviewed by MnDot in St. Paul and the MnDot Agreements Unit is preparing a cooperative agreement. He indicated the project cannot be advertised until plan review is complete so the dates may change. Sarff specified the scheduled bid opening date is May 7, 2015, MnDot Concurrence on Award and Cooperative agreement executed-June 1, 2015, construction begins approximately June 15, 2015 and the completion of the project by mid-November. **Council Member Norland moved, seconded by Council Member Steiner to adopt Res. No. 32-15 Adopting Plans and Specifications and Ordering Advertisements for Bids for Project No. 14-03CDEF Lookout Drive Reconstruction**

**and Roundabout SP 5203-102 and SP 150-070-001. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Consider Authorizing the Mayor and City Administrator to Execute a Sanitary Sewer System Interconnection Agreement between the City of Mankato and City of North Mankato.** Administrator Harrenstein reported the City Council was updated on February 2, 2015 on the proposed wastewater interconnection agreement extension the staff has been drafting with the City of Mankato. Harrenstein indicated there were four remaining issues that needed to be resolved prior to executing the agreement. Those issues included finalizing the SAC charge, determining how funding for depreciation on bonded equipment will be charged, the allocation of reserved capacity, and cost projections. Harrenstein reported the following agreements were reached. The reserve capacity for the City of North Mankato does not limit the City's growth. The Sewer Access Charge (SAC) fees for newly platted developments will be remitted to Mankato to reduce the charges associated with bonded indebtedness representing a first step at allocating costs currently imposed on existing rate payers to new users for reserved capacity at the plant. Harrenstein indicated new charges would be included with the inclusion of depreciation on Bonded Capital Equipment. While the City of Mankato is not likely to concede and not charge North Mankato these fees, the staff has requested depreciation on bonded capital be decreased from 100% of the assets value to a reduced percentage that may be gradually increased over time. This will provide more stability in rate structures, additional SAC fees to be collected, and allow capacity for increased costs associated with depreciation costs to be realized as debt payments for the Wastewater plant decrease in 2019 and 2020. Council Member Spears indicated the lift stations could be negotiated out of the charges. Administrator Harrenstein indicated the fee structure does not include the lift stations. Harrenstein indicated the City of Mankato is utilizing a global agreement for each city where the exceptions for each city are indicated separately in the document. Council Member Freyberg indicated language was included in the contract for yearly review of the document. **Council Member Norland moved, seconded by Council Member Freyberg to Authorize the Mayor and City Administrator Harrenstein to Execute a Sanitary Sewer System Interconnection Agreement Between the City of Mankato and North Mankato. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

#### **City Administrator and Staff Comments**

Administrator Harrenstein commended the North Mankato Fire Department for their assistance in fighting the fire in Mankato at the Asiana Buffet.

Administrator Harrenstein commended Patrol Officer Brad Schultz for helping residents put out a porch fire, saving lives and preventing further structural loss.

#### **Mayor and Council Comments**

Council Member Spears, on behalf of the Council, indicated they had concluded Administrator Harrenstein's review and commended him on concluding the Marigold property issues, completing the Comprehensive Plan, and completing an assessment of the streets and parks. Council Member Spears reported Administrator Harrenstein would receive a 2% wage increase.

Council Member Norland thanked all those who donated to the North Mankato Taylor Library.

Mayor Dehen appointed Angie VanEman to the Board of Appeal and Equalization. **Council Member Norland moved, seconded by Council Member Steiner to appoint Angie VanEman to**

**the Board of Appeal and Equalization. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

Mayor Dehen stated he received a letter of thanks from the organizers of Pedal Past Poverty for the City's donation of \$1,000.00. The day successfully netted approximately \$80,000 for the Theresa House and the Welcome Inn.

Mayor Dehen read into record the following proclamation:

*WHEREAS, the global community now faces extraordinary challenges, such as global health issues, food and water shortages, and economic struggles; and*

*WHEREAS, all people, regardless of race, income, or geography, have a right to a healthy, sustainable environment with economic growth; and*

*WHEREAS, it is understood that as citizens we must step forward and take action to create a green economy to combat the aforementioned global challenges; and*

*WHEREAS, a green economy can be achieved on the individual level through educational efforts, public policy, and consumer activism campaigns; and*

*WHEREAS, it is necessary to broaden and diversify this global movement to achieve maximum success; and*

*WHEREAS, Earth Day is the beginning of a new year for environmental stewardship commitments, to implement sustainability efforts and commit to an Earth Day resolution;*

*NOW THEREFORE, I Mark Dehen, Mayor of the City of North Mankato hereby proclaim April 22, 2015 to be*

### *Earth Day*

*in the City of North Mankato, and encourage all North Mankato residents to join me in supporting green economy initiatives in North Mankato.*

*Dated this 6<sup>th</sup> day of April 2015.*

#### **Public Comments**

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned at 7:50 p.m.

---

Mayor

---

City Clerk