

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 February 17, 2015. Council Member Steiner 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: Council Members Spears, Steiner, Norland and Freyberg, City Administrator Harrenstein, Finance Director Thorne, City Clerk Van Genderen, City Planner Fischer and Public Works Director Swanson. Absent from the meeting were Mayor Dehen and Attorney Kennedy.

Approval of Agenda

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

Approval of Minutes

Council Member Norland moved, seconded by Council Member Spears to approve the minutes of the Council meeting of February 2, 2015. Vote on the motion: Spears, Steiner and Norland aye; Freyberg abstain, no nays. Motion carried.

Public Hearing, 7 p.m.-Consider Amendment to City Code, Section 156, creating an R-3A, Medium Density Residential District.

Planner Fischer reported that the City Code currently has four classifications; R-1 one-family dwelling, R-2, one-and two-family dwelling, R-3, limited multiple dwelling and R-4 multiple dwelling. Fischer indicated there was a significant gap in permitted densities between the R-1 and R-3 districts. The proposed R-3A district is to provide a zoning district which permits multi-family dwellings at a lower per acre density than permitted in the R-3 zoning district. As proposed, the R-3A district would allow single-family dwellings, two-family dwellings, single-family attached dwellings not to exceed 6 units per structure and apartments not to exceed 6 units per structure. Additionally, the density of residential development upon any lot in an R-3A district shall not exceed 8 units per acre. The R-3A does not allow for mobile home parks. There being no-one appearing before Council, Council Member Steiner closed this portion of the meeting.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 15-15 Approving Donations/Contributions/Grants.
- C. Set Spring Cleanup for April 20-24 for the Valley and April 27-May1, 2015 for the Hilltop.
- D. Set Water Main Flushing for May 4-8 for the Valley and May 4-15, 2015 for the Hilltop.
- E. Set Board of Appeal and Equalization Meeting for Thursday, April 9, 2015 at 9 a.m. in the Police Annex Community Room.
- F. Res. No. 16-15 Indicating Intent to Participate in Cost Improvement for Project No. 14-03 CDEF Lookout Drive Reconstruction and Roundabout SP 5203-102 & SP 150-070-001.
- G. 2014 End-of-Year Planning and Zoning Report. (City Planner).

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

Public Comments

Barb Church, 102 East Wheeler, appeared before the Council and stated the Tschohl property should have a height restriction of 30-feet and if an R-3A zoning district was established on the Tschohl property it would allow up to 45-feet. Church stated she wants the Tschohl property to become a park.

Tom Hagen, 927 Lake Street, appeared before the Council and encouraged the Council to turn the Tschohl property into a park.

Bess Tsaouse, 136 Mary Circle, appeared before the Council and encouraged the Council to purchase the Tschohl property and turn it into a park.

John Hurd, 732 Garfield Avenue, appeared before the Council and encouraged the Council to preserve the Tschohl property as a park.

Business Items

Adoption of Ordinance No. 64, Fourth Series, Amending North Mankato City Code, Section 156, creating an R-3A, Medium Density Residential District.

Administrator Harrenstein stated staff recommended adoption of Ordinance No. 64 with two changes; changing the dwelling per structure from 6 per unit to 4 per unit and limit the density of residential development from 8 units per acre to 6 units per acre. Council Member Norland noted with limiting the dwellings from 6 to 4 units per structure the height restriction could be lowered from 45 feet to 30 feet. Council Member Spears indicated the change from 45 feet to 30 feet should be included when adopting the Ordinance. Administrator Harrenstein clarified that 1610 Lor Ray Drive, known as the Tschohl property, was not the reason for R-3A zoning recommendation. Harrenstein stated the R-3A zoning works well with the comprehensive plan. **Council Member Freyberg moved, seconded by Council Member Norland to Adopt Ordinance No. 64, Fourth Series, Amending North Mankato City Code, Section 156, creating an R-3A, Medium Density Residential District with the discussed amendments. Vote on the motion: Spears, Steiner, Norland and Freyberg aye; no nays. Motion carried.**

2014 End-of-Year Budget Report (Finance Director)

Finance Director Thorne reported that the revenue in 2014 came in higher than projected with cash balances at \$7,777,533. Expenditures ended as expected in the Budget or Revised Budget. Thorne indicated that over all, from a bond rating and financial standpoint the City is doing well. Thorne stated areas of concern include the Recycling Fund where expenditures in temporary staffing are over expectation. The Sales Tax Fund with the downtown purchase has used available funding in 2014, but new legislation will provide for future funding of projects.

City Administrator and Staff Comments

None.

Mayor and Council Comments

Council Member Norland reported the City of North Mankato was awarded the Diversity Council 2014 Champion of Diversity award.

Council Member Norland noted the e-mail requesting information concerning the Sales Tax was sent by a person using a fake name. Council Member Freyberg noted he sent the requested information.

Council Member Freyberg offered his condolences to Mankato Mayor Eric Anderson on the passing of his mother.

Council Member Steiner indicated the City of North Mankato was requesting volunteer applications for people to serve on the Board of Appeal and Equalization.

Public Comments

Tom Hagen, 927 Lake Street, appeared before the Council and stated he appreciated the last Comprehensive Plan roll-out meeting and hoped the Parks Plan Open house was as well attended.

Barb Church, 102 E. Wheeler, appeared before Council and asked for clarification on the Sales Tax e-mail discussion. Council Member Norland responded that she received an e-mail requesting information concerning the Sales Tax legislation, she forwarded the information to Administrator Harrenstein in order to obtain some of the information. Administrator Harrenstein replied with the information and indicated that the identity of the person requesting the information was questionable. Council Member Freyberg stated the information was sent to the person requesting the information.

Bess Tsaouse, 136 Mary Circle, appeared before Council and stated the City should have more meetings to encourage an open dialogue with citizens.

Mathias Leyrer, 632 Belgrade Avenue, appeared before Council and stated the City of North Mankato should preserve its historic houses.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Freyberg, the meeting adjourned at 7:45 p.m.

Mayor

City Clerk