

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 6th 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

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 7	Department: City Planner	Council Meeting Date: 04/20/2015
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TITLE OF ISSUE: Public Hearing for the Five-Year Consolidated Plan and 2015-2016 Annual Action Plan.

BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of our participation in the Department of Housing and Urban Development (HUD) Entitlement program, it is necessary for the City to create a new consolidated plan for 2015-2019. The plan forecasts the use of annual Community Development Block Grant (CDBG) funds by the City over the next five years. Additionally, it is necessary to create an Action Plan which states the use of CDBG funds in 2015-2016. The proposed use of CDBG funds in 2015-2016 is as follows:

-Direct funding to Tapestry Project	\$3,000	
-Single family owner occupied housing rehabilitation Administration	\$57,000	
	\$7,602	
-Total	\$67,602	

As part of the process it is necessary to set and hold a public hearing on the Consolidated Plan and Action Plan.

REQUESTED COUNCIL ACTION: Approval of Five-Year Consolidated Plan and 2015-2016 Annual Action Plan is item #10B.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:	Aye	Nay	
	_____	_____	Spears
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	Freyberg
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

Other (specify) Notice of Public Hearing
Affidavit of Publication

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

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

NOTICE OF PUBLIC HEARING
ON THE FIVE-YEAR CONSOLIDATED PLAN AND
2015-2016 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota at 7 p.m. on the 20th day of April 2015, to hold a public hearing to consider the 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan.

Such persons as desire to be heard with reference to the proposed Five-Year Consolidated Plan and the 2015-2016 Annual Action Plan will be heard at this meeting.

Dated this 6th day of April 2015.

April Van Genderen
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 _____

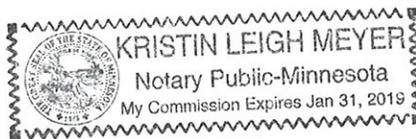
_____ which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Wednesday, the 8 day of April, 2015, and was thereafter printed and published on every Wednesday to and including Wednesday, the 8 day of April, 2015; 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 8 day of April, 2015.

Kristin Meyer
Notary Public



April 8, 2015
NOTICE OF
PUBLIC HEARING ON THE
FIVE-YEAR CONSOLIDATED
PLAN AND 2015-2016
ANNUAL ACTION PLAN
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April Van Genderen
City Clerk
City of North Mankato, Minnesota

CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF APRIL 20, 2015

80294	Aim Electronics, Inc.	down pymt scoreboard for soccer fields-Sales Tax	\$2,200.00
80295	Quest Diagnostics	drug screen-Fire Dept	\$21.78
80296	Charter Communications	high speed data service-All Depts	\$463.96
80297	Enventis	telephone & internet service-All Depts	\$3,669.35
80298	AT & T Mobility	cell phone bill-Bookmobile	\$25.52
80299	Cardmember Service	charge card items-All Depts	\$10,423.72
80300	Kwik Trip, Inc.	unleaded & diesel fuel-All Depts	\$15,982.10
80301	Nicollet County Recorder/Abstracter	recording fee 2075 Howard-2015 Const	\$7.61
80302	ICMA Retirement Trust - 457	employee payroll deductions	\$3,423.85
80303	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$700.00
80304	Landvik, Lorna	speaker fee-Library	\$500.00
80305	Law Enforcement Labor Services	employee payroll deductions	\$423.00
80306	NCPERS Minnesota-Unit 662400	employee payroll deductions	\$208.00
80307	United Way	employee payroll deductions	\$213.43
80308	Verizon Wireless	cell phone bill- Police, Caswell & Comm Dev	\$158.68
80309	Mankato West Activities Dept	10% concession stand sales tournament 4/11	\$105.62
	A to Z Rental	equipment rental-Caswell North-Sales Tax Fund	\$10.00
	A-1 Key City Locksmiths	supplies-Park, Gen Gov, & Fire Dept	\$143.00
	AEM Financial Solutions	professional services-All Depts	\$6,359.75
	Albright, James	snow removal-Public Access	\$60.00
	All American Towing Company	towing charge-Police	\$60.00
	AmeriPride	supplies-Library	\$67.96
	American Legal	code of ordinance-Gen Gov	\$2,486.00
	American Pest Control	professional services-Recycling Center	\$65.00
	Audio Editions	audio books & binders-Library	\$89.63
	Barnes & Noble	books-Library	\$50.33
	Barry Strock Consulting	incode/IT projects-Gen Gov, Cap Fac, Water, Sewer	\$8,758.43
	Bauer's Upholstery	equipment parts-Water	\$65.00
	Border States Electric Supply	supplies-Park	\$215.56
	Boyer Trucks	equipment parts-Street & Sewer	\$258.25
	Brandt Law Office	legal services-Attorney	\$154.00
	Bureau of Criminal Apprehension	equipment rental-Police	\$270.00
	Cargill	road salt-Street	\$3,900.72
	Carlstrom, Robert W	remodel for Bethany transition-Public Access	\$34,201.00
	Carquest Auto Parts	equipment parts & supplies-All Depts	\$1,541.16
	CDW Government	computer equipment-Gen Gov, Police, & Library	\$1,314.52

Cemstone Products Co.	mortar for stone for lights-Park	\$257.22
City of Mankato	transit billing & 2014 wastewater-Gen Fund Unallocated &	\$185,833.90
City of Mankato	training-Police	\$45.00
City of St. Paul	training-Police	\$255.00
Countryside Refrigeration	supplies-Gen Gov	\$72.00
Crysteel Truck Equipment	equipment parts-Street & Park	\$4,580.81
DH Athletics, LLC	benches-Caswell North-Sales Tax Fund	\$4,680.00
Dakota County Technical College	training-Police	\$675.00
Dalco	cleaning supplies-Park	\$540.31
EBSCO Information	subscriptions-Library	\$2,922.64
Emergency Automotive Technologies	equipment parts-Street	\$260.13
Emergent Networks	equipment parts-Water	\$130.00
EPA Audio Visual, Inc	web hosting-Gen Gov	\$2,920.00
Express Services	crossing guards-Police	\$609.66
Ferguson Enterprises	equipment parts & supplies-Water & Sales Tax Fund	\$148.47
Ferrellgas	LP tank rental-Street	\$12.00
Findaway World LLC	audio books & book packs-Library	\$827.36
Fleetpride	equipment parts-Street & Park	\$1,191.46
Force America Distributing	equipment parts-Street	\$229.02
Forster, Daniel	travel expenses-Police Dept	\$209.87
Free Press	ads-Gen Gov, Parks, Comm Dev, Library	\$302.32
Freyberg Petroleum Sales	diesel fuel treatment-All Depts	\$1,547.85
G & L Auto	supplies & equipment parts-All Depts	\$474.05
G&K Services	uniforms, towels, & mats-Street, Shop, Water, & Sewer	\$437.01
GMS Industrial Supplies	equipment parts & supplies-Street, Water, & Shop	\$194.91
Gopher State One-Call	one-call locates-Comm Dev	\$98.70
Grainger	equipment parts-Sewer	\$14.08
Greater Mankato Growth	membership registration-Mayor/Council	\$30.00
Hawkins Inc	chemicals-Water	\$1,485.59
Hendrickson, Christopher	travel expenses-Police Dept	\$236.95
Hunt, Amy	travel expenses-Library	\$23.58
Ingram	books-Library & Bookmobile	\$1,200.90
International Association of Fire Chiefs	memberships-Fire Dept	\$418.00
JT Services	equipment parts-Street Lighting	\$1,675.00
Keller, J.J. & Associates, Inc	drug testing-All Depts	\$838.00
Kennedy & Kennedy Law Office	legal services & library materials-Attorney	\$8,358.52
Lager's of Mankato	equipment parts-Gen Gov	\$122.00
Larkstur Engineering	supplies-Street	\$186.50
Linder Enterprises	equipment parts-Park	\$36.29
Mac Queen Equipment	equipment parts-Street	\$2,778.38
Mankato Bearing Co.	equipment parts-Park	\$576.22
Mankato Ford	equipment parts-Police & Inspection	\$1,628.97
Mankato Motor Co.	equipment parts-Park & Water	\$280.16

Mark J. Traut Wells, Inc.	estimate # 2-Construction of Well # 9	\$28,785.00
Matheson Tri-Gas	welding supplies-Shop	\$104.86
Mayo Clinic Health System	firefighter physicals-Fire Dept	\$1,484.00
Metro Sales, Inc	copier maintenance-Gen Gov	\$123.00
Menards-Mankato	supplies-Street & Sales Tax Fund	\$104.56
Minnesota Iron & Metal Co.	equipment parts & supplies-All Depts	\$1,150.22
Minnesota Pipe & Equip	meters & parts-Water & Storm Water	\$5,939.11
Minnesota Safety Council	training-Street	\$100.00
Minnesota UI Fund	unemployment benefits-Public Access	\$4,477.00
Minnesota Valley Testing Lab	water testing-Water Dept	\$158.75
Minnesota Waste Processing Co.	processing fees-Solid Waste	\$19,730.68
Municipal Builders, Inc	estimate #1-Construction of Well #9	\$21,590.80
Napa Auto Trucks	equipment parts-Police & Fire	\$64.00
Neopost USA	maintenance contract-Water & Sewer	\$294.00
Neubert Millwork & Home Center	supplies-Street & Library	\$67.45
Newman Traffic Signs	signs-Street	\$982.43
Nicollet County	property taxes-231 Wheeler Ave-Comm Dev	\$1,670.00
North Central International	equipment parts & supplies-Police & Street	\$526.42
Northern States Supply	supplies-Shop	\$92.99
Otto Environmental Systems	garbage & recycling carts-2014 Const.	\$50,600.95
Overdrive	electronics-Library	\$488.56
Paragon Printing	printed forms-All Depts	\$4,225.65
Pet Expo	aquatic services-Library	\$50.00
Petty Cash-Clara Thorne	petty cash items-All Depts	\$151.11
Premier Veterinary Clinic	animal impound-Police	\$586.70
Ramy Turf Products	supplies-Street	\$89.00
Red Feather Paper Co.	supplies-Park	\$216.00
River Bend Business Products	copier maintenance-Library	\$148.44
Sherwin Williams	supplies-Gen Gov & Caswell Park	\$281.58
South Central College	training-Police & Fire	\$1,429.26
Southern Minnesota Inspection	inspections-Street, Shop, Water & Sewer	\$800.00
Southwest MN Housing Partnership	analysis of impediments-Comm Dev	\$2,500.00
SPS Companies	supplies-Water & Sales Tax Fund	\$1,983.22
Staples Advantage	supplies-All Depts	\$2,566.61
Suburban Tire Wholesale	tires-Police	\$433.24
Tire Associates	tires-Police, Street, Park, & Shop	\$327.02
Tool Sales Company	supplies-Shop	\$20.00
United Rentals	supplies-Park	\$63.45
Upstart	summer reading program-Library	\$1,164.80
Vetter Stone Company	stone for light bases-Park	\$2,184.53
Viking Electric	equipment & supplies-All Depts	\$974.02
Waco Scaffolding & Supply	supplies-Sales Tax Fund	\$360.15

Wells Fargo	admin charges on bonds-Debt Service	\$525.00
Werner Electric Supply	supplies-Shop & Water	\$61.85
West Central Sanitation, Inc	recycling & solid waste pickup-Recycling & Garbage	\$24,404.40
Zarnoth Brush Works	broom refill-Street	<u>\$896.00</u>
Total		<u><u>\$512,917.57</u></u>

CLAIMS CONTINUED

General	\$216,140.92
Library Endowment Fund	\$869.95
Local Option Sales Tax	\$11,380.31
Capital Facilities & Equipment Replacement-General	\$1,224.06
344 GO Improvement Bond of 2004	\$131.25
357 GO Refunding Bond of 2012A	\$131.25
2014 Construction	\$50,600.95
2015 Construction	\$50,387.75
Water	\$17,066.37
Sewer	\$76,696.31
Recycling	\$12,685.21
Storm Water	\$1,877.02
Solid Waste	\$34,148.15
Public Access	\$38,979.85
Tactical Response Team	\$598.22
	<hr/>
Total	<u>\$512,917.57</u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF APRIL 20, 2015

None to report

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 47 -2015 SHELTER: Wheeler FEE: 80⁰⁰

TYPE OF EVENT: TALENT SHOW DATE VALID: 08-13-15 HOURS: 4:00 P - 9:30 P

ORGANIZATION: PICNIC IN the PARK SIZE: 100-150

APPLICANT NAME: ELAINE HARDWICK

ADDRESS: 806 GARFIELD AVE CITY: N KATO

ZIP: 56003 DAYTIME PHONE #: 507-461-3837

TENTS: no ELECTRICITY: yes ALCOHOL: no

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

AUDIO DEVICES: KARAOKE / PA

Amplified music or band requires Council approval

OTHER: _____

PERMIT APPROVED: _____

DATE: 4-3-15

PERMIT DENIED: _____

REFER TO COUNCIL: _____

April P. VanSandt
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: Elaine Hardwick 4/3/2015
Applicant Date

For Office Use Only

Receipt # _____

Book

_____ Park

_____ Police

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 48 -2015 SHELTER: SPL # 1 FEE: N/C per A Ven

TYPE OF EVENT: TALENT SHOW DATE VALID: 6-18-15 HOURS: 4:00P - 9:30P

ORGANIZATION: PICNIC IN THE PARK SIZE: 100-150

APPLICANT NAME: ELAINE HARDWICK

ADDRESS: 806 GARFIELD AVE CITY: NO KATO

ZIP: 56003 DAYTIME PHONE #: 507-461-3837

TENTS: NO ELECTRICITY: yes ALCOHOL: no

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

AUDIO DEVICES: KARAOKE / PA

Amplified music or band requires Council approval

OTHER: _____

PERMIT APPROVED: _____

DATE: 4-3-15

PERMIT DENIED: _____

REFER TO COUNCIL:


City Clerk

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ALLOWED

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- * 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: Elaine Hardwick 4/3/2015
Applicant Date

For Office Use Only

Receipt # N/A Book Park Police

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 44 -2015 SHELTER: SLP #1 + SLP #2 FEE: 160.00

TYPE OF EVENT: Kids Triathlon DATE VALID: 6-27-15 HOURS: 6am-1p.m.

ORGANIZATION: Rip Roar Events LLC SIZE: _____

APPLICANT NAME: Michael Zimmerman

ADDRESS: 104 SW 4th ST #412 CITY: Des Moines

ZIP: 50309 DAYTIME PHONE #: 319.721.7837

TENTS: Yes, 10X10 ELECTRICITY: Yes ALCOHOL: No

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

AUDIO DEVICES: Yes, 2 PA systems. Music and Mic.

Amplified music or band requires Council approval

OTHER: _____

PERMIT APPROVED: _____ DATE: 4-10-15

PERMIT DENIED: _____

REFER TO COUNCIL: _____

April J. Vondra
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: [Signature] 4-2-2015
Applicant Date

For Office Use Only

Receipt # _____ Book _____ Park _____ Police _____



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 our office at least thirty (30) days in advance of the parade date. This parade permit is pending until approval by the City Council and Chief of Police.

Applicant Information

Name: **Rip Roar Kids Triathlon**

Address: **104 SW 4th ST #412**

City: **Des Moines** State: **IA** Zip: _____

Telephone: **319.721.7837**

Sponsoring Organization: **Rip Roar Events LLC**

Address: **104 SW 4th St #412**

City: **Des Moines** State: **IA** Zip: **50309**

Telephone: **319.721.7837**

Occasion for Parade: **Road Closure requested for biking portion**

Date of Parade: **6.27.15** Estimated Length of Parade: **1.3 miles**

Estimated Starting Time: **8:00AM** Estimated Finish Time: **Noon**

Estimated Number of Participants: **200**

General Composition of Parade: **Kids ages 6-15 on bicycles**

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.

Applicant 

April 2, 2015
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.

Chief of Police  #701

04-09-2015
Date

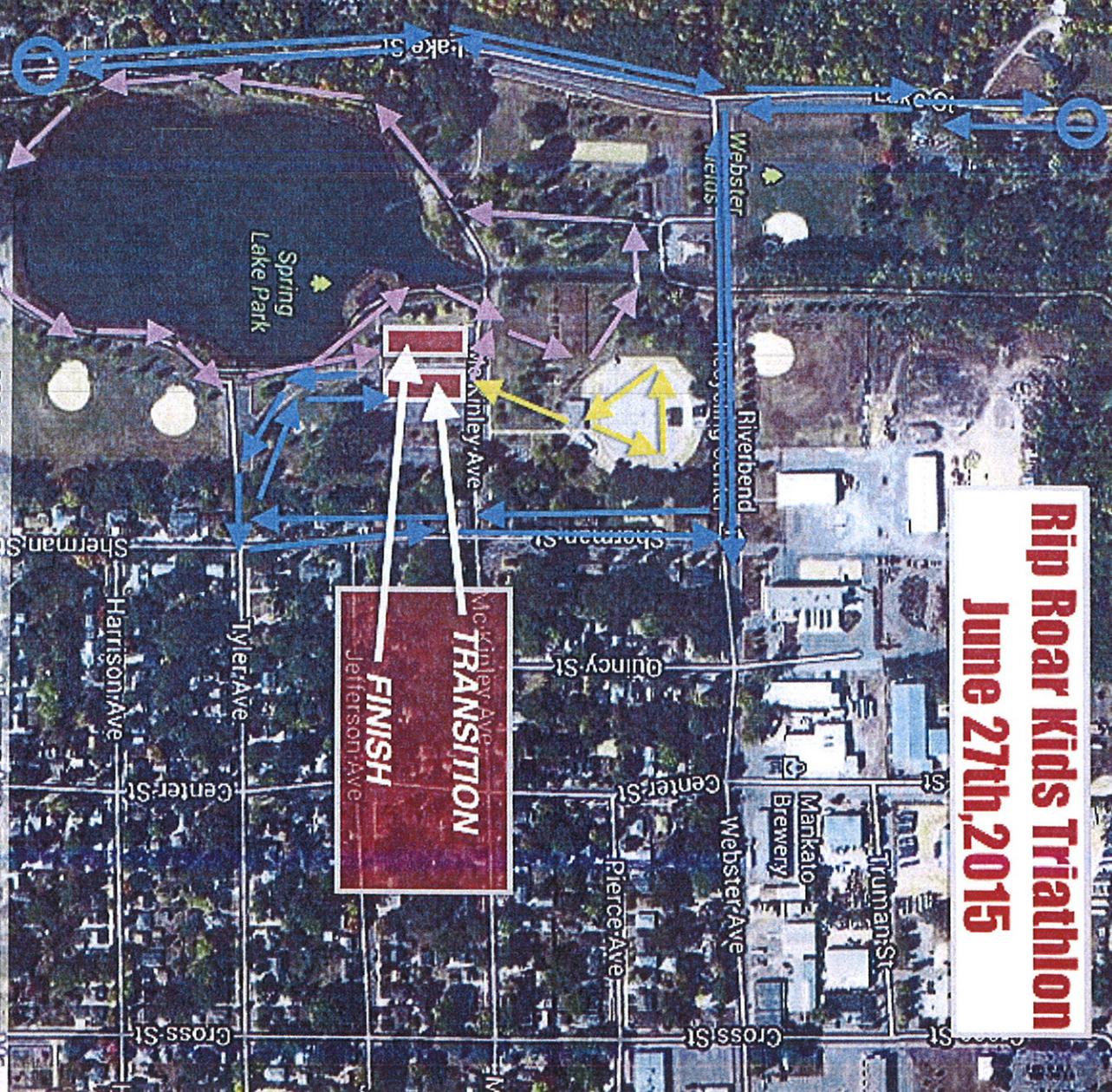
COMMENTS/ADDITIONAL STIPULATIONS:

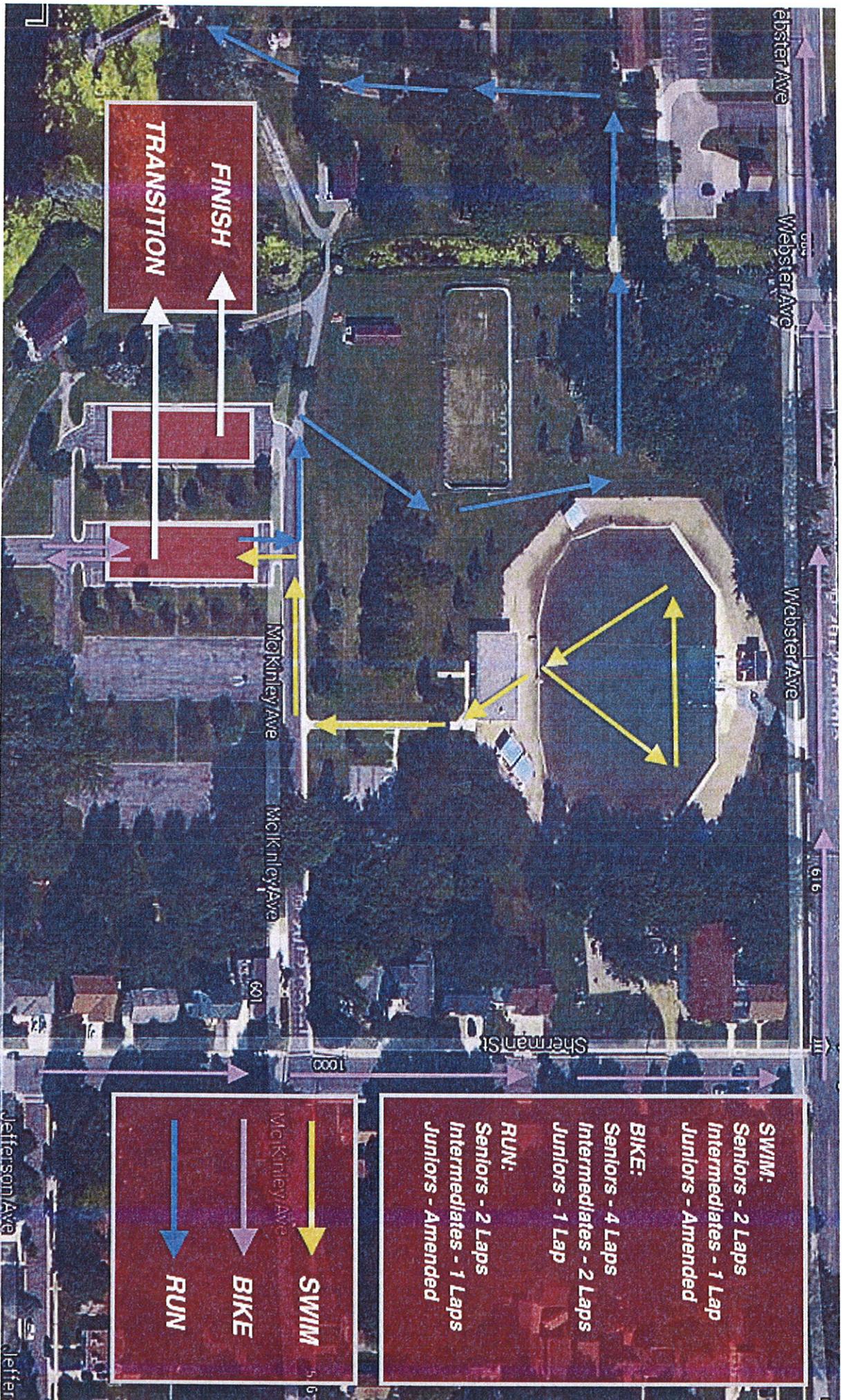
Rip Roar Kids Triathlon June 27th, 2015

SWIM:
 Seniors - 2 Laps
 Intermediates - 1 Lap
 Juniors - Amended

BIKE:
 Seniors - 4 Laps
 Intermediates - 2 Laps
 Juniors - 1 Lap

RUN:
 Seniors - 2 Laps
 Intermediates - 1 Lap
 Juniors - Amended



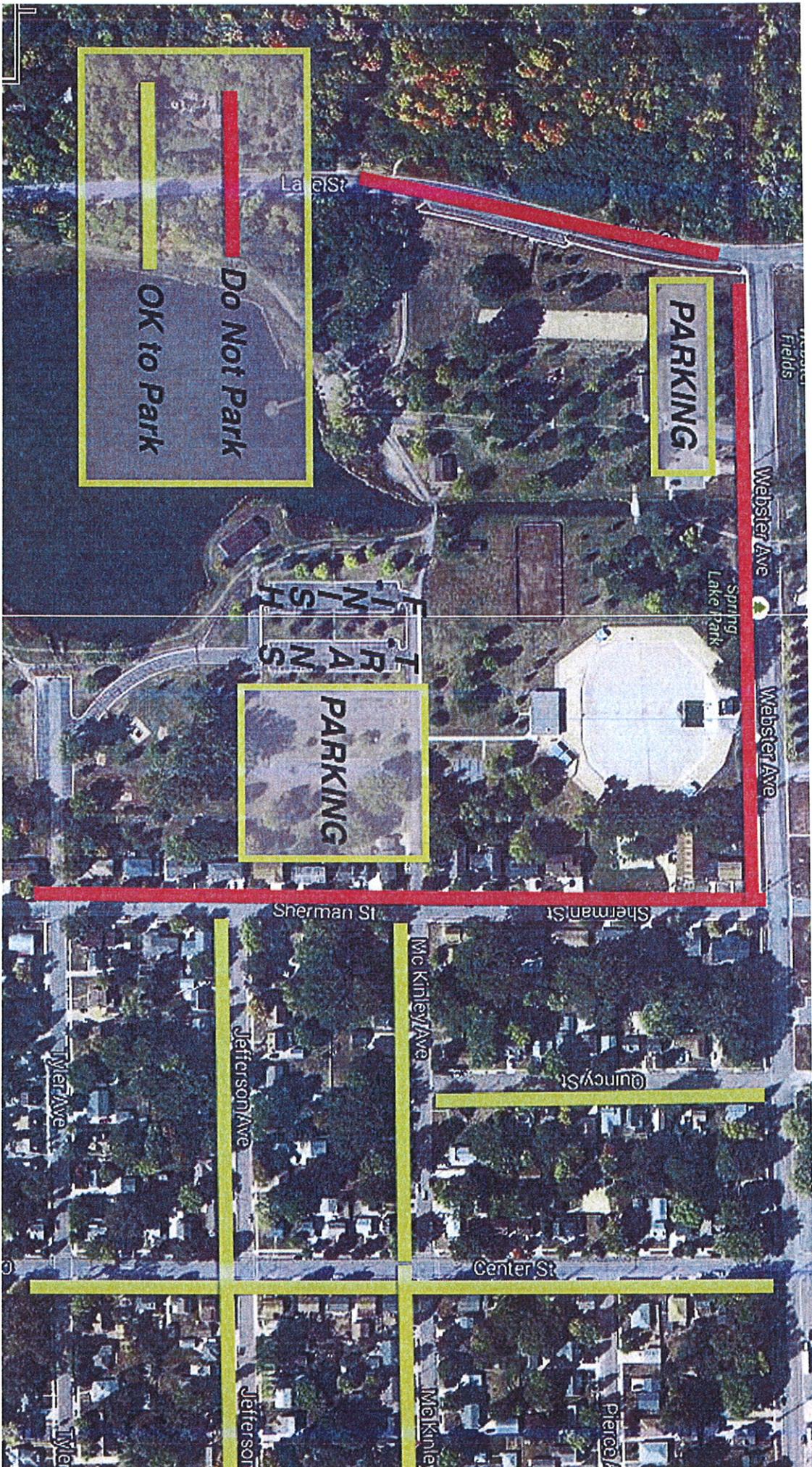


SWIM:
 Seniors - 2 Laps
 Intermediates - 1 Lap
 Juniors - Amended

BIKE:
 Seniors - 4 Laps
 Intermediates - 2 Laps
 Juniors - 1 Lap

RUN:
 Seniors - 2 Laps
 Intermediates - 1 Laps
 Juniors - Amended

→ **SWIM**
→ **BIKE**
→ **RUN**



Do Not Park
OK to Park

PARKING

PARKING

SHERMAN ST

Sherman St

Mc Kinley Ave

Jefferson Ave

Tyler Ave

Center St

Mc Kinley

Jefferson

Tyler

Lake St

Fields

Webster Ave

Spring Lake Park

Webster Ave

Sherman St

Quincy St

Pierce St



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 our office at least thirty (30) days in advance of the parade date. This parade permit is pending until approval by the City Council and Chief of Police.

Applicant Information

Name: Christy Bode
 Address: 1825 Commerce Dr.
 City: N. Mankato State: MN Zip: 56003
 Telephone: 507-327-3487
 Sponsoring Organization: Golden Heart
 Address: 1825 Commerce Dr.
 City: N. Mankato State: MN Zip: 56003
 Telephone: 507-625-1454
 Occasion for Parade: 5K Fun Run Walk + Kids 1k
 Date of Parade: 5/16/15 Estimated Length of Parade: 2-3 hrs
 Estimated Starting Time: 7 am Estimated Finish Time: 11 am
 Estimated Number of Participants: 100-250
 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.

Christy Bode
Applicant

3/23/15
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.

#701
Chief of Police

04-10-2015
Date

COMMENTS/ADDITIONAL STIPULATIONS:

Pd
5/6/15

Existing Conditions

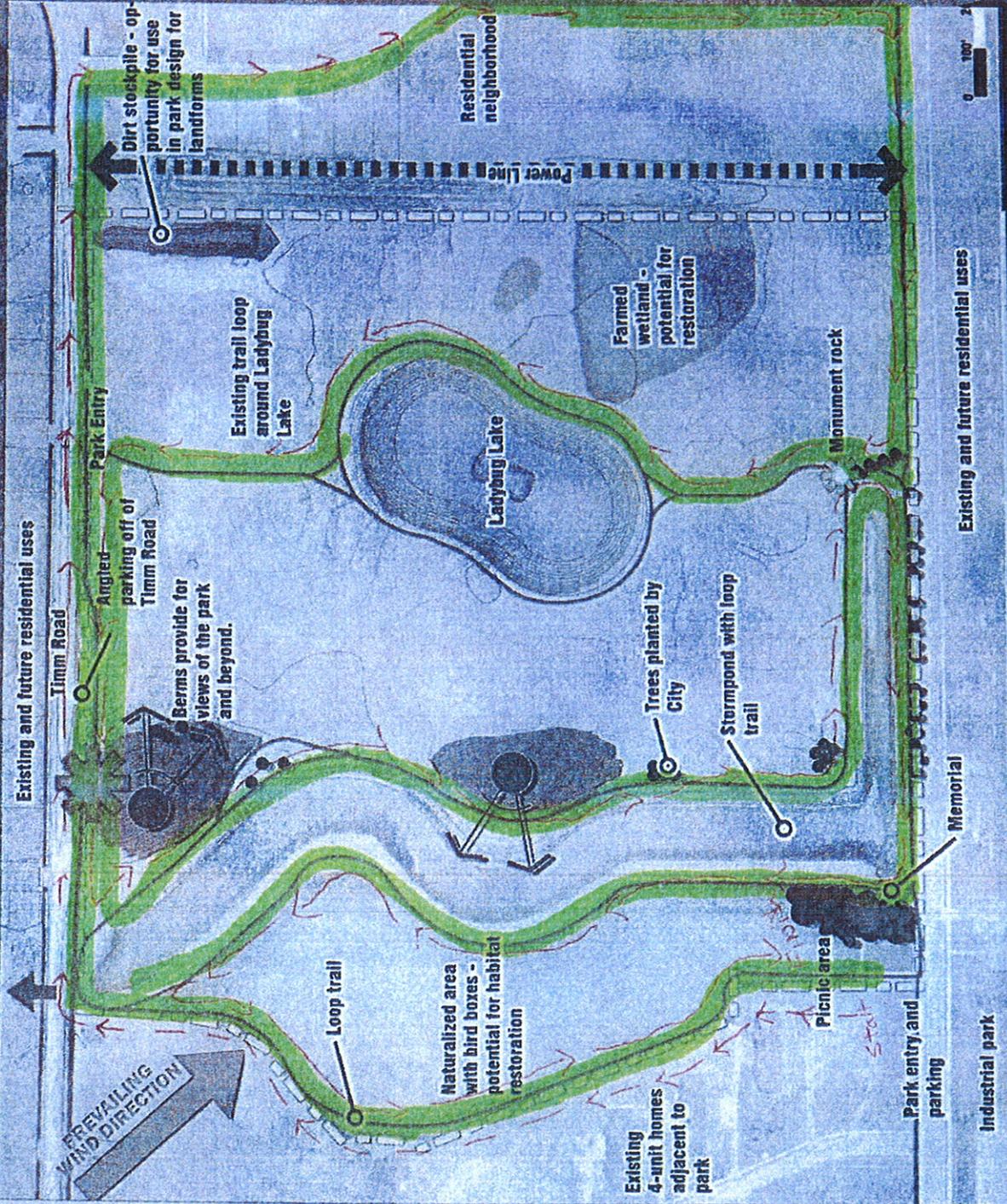
- Strengths**
- Storm ponds act as focal points
 - Two existing berms provide spectacular views
 - Existing picnic area has mature trees and pond views
 - Trails provide multiple loops of varying distances for walking
 - Street frontage on Carlson Drive and Timm Road allow for high visibility and community access
 - Park is currently used by nearby residents and office workers
 - Because the park is largely undeveloped, there are few constraints to what it could be in the future

Issues

- Storm ponds act as focal points but have poor water quality
- Famed area has low natural amenities
- Strong winds from the north / northwest

Opportunities

- Large size (70 acres) will allow park to evolve and develop to meet future regional/community park needs as well as neighborhood park needs for nearby residential areas
- Park could contain restored natural areas, additional water features as well as formal passive recreation such as trails, fishing, interpretive elements, art, children's play areas and perhaps some specialized uses
- Stockpiled dirt on in the northeast corner provides an opportunity for land shaping
- Improved water quality



Arlington Lane

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 38 2015 SHELTER: Benson Park FEE: \$25

TYPE OF EVENT: 5K Run/Walk DATE VALID: 5/16/15 HOURS: 7am-12pm

ORGANIZATION: Golden Heart SIZE: 100-250

APPLICANT NAME: Christy Bode

ADDRESS: 1825 Commerce Dr. CITY: N. Mankato

ZIP: 56003 DAYTIME PHONE #: 567-327-3487

TENTS: 1 ELECTRICITY: ALCOHOL:

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

AUDIO DEVICES:

Amplified music or band requires Council approval

OTHER: Portable toilet

PERMIT APPROVED: _____

DATE: 4-12-15

PERMIT DENIED: _____

REFER TO COUNCIL:

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: _____

Applicant

3/23/15

Date

For Office Use Only

Receipt # _____

Book _____

Park _____

Police _____



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 our office at least thirty (30) days in advance of the parade date. This parade permit is pending until approval by the City Council and Chief of Police.

Applicant Information

Name: Melissa Orthun / Amy Kolb
 Address: 530 N. Riverfront Dr. Suite 230
 City: Mankato State: MN Zip: 56001
 Telephone: 507-625-7138
 Sponsoring Organization: MN River Builders Association
 Address: Same as above
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Occasion for Parade: SK Fun Run
 Date of Parade: 9/26/15 Estimated Length of Parade: 1 hour
 Estimated Starting Time: 10:30 AM Estimated Finish Time: 11:30 AM
 Estimated Number of Participants: 150
 General Composition of Parade: SK starting + finishing at Mankato Brewery Map attached

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.

Amy Kolb
Applicant

3/25/15
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.

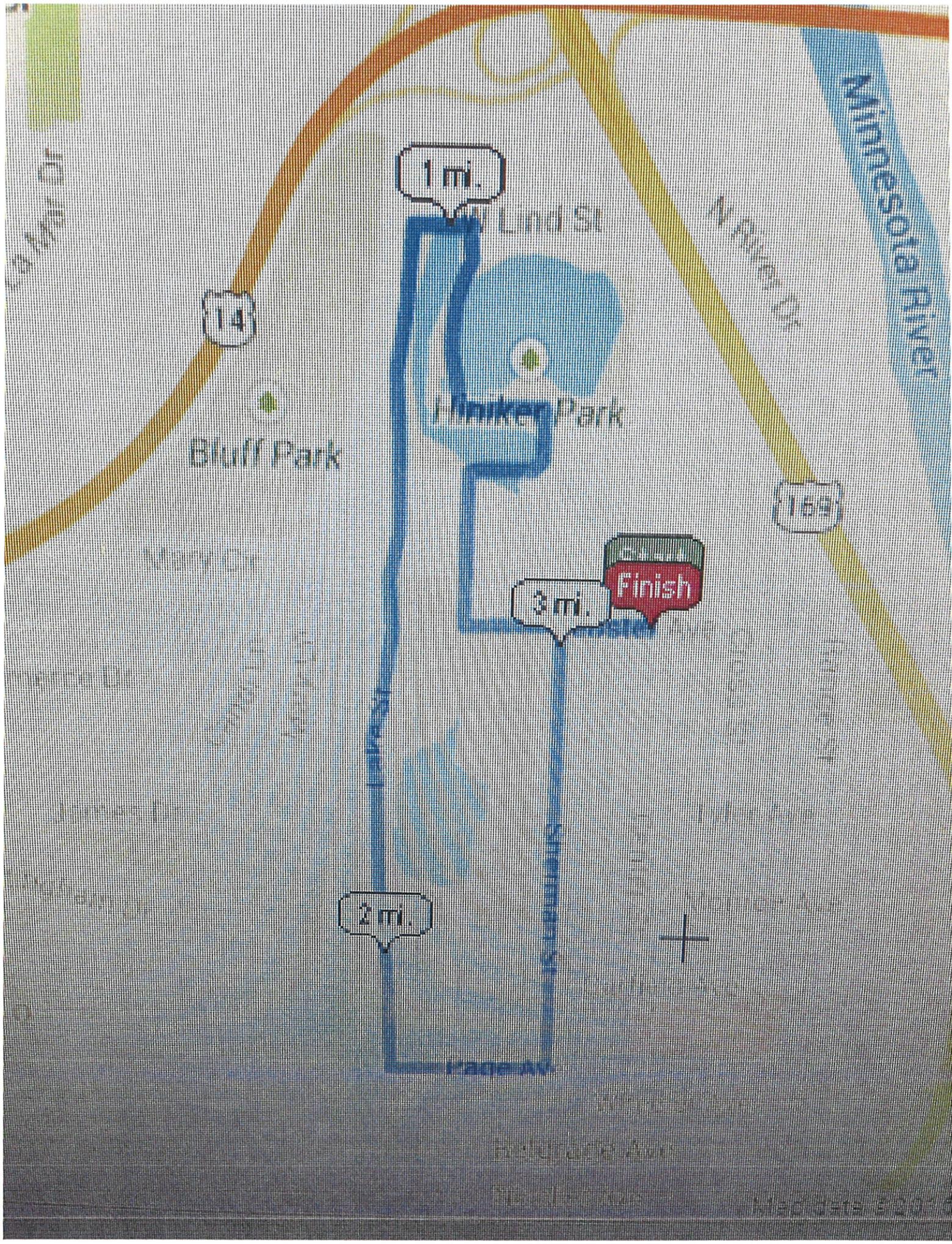
[Signature] #70,
Chief of Police

04-02-15
Date

COMMENTS/ADDITIONAL STIPULATIONS:

use sidewalk & coned off Areas.

3/25/15
Pd cash
25.00



Co Hwy Dr

14

Bluff Park

Main Dr

1 mi.

W Lind St



Hiniker Park

3 mi.

Finish

2 mi.

W 1st St

W 2nd St

W 3rd St

N River Dr

159

Minnesota River

+

W 4th St

W 5th St

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #8J	Department: Planning	Council Meeting Date: 4/20/15
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TITLE OF ISSUE: Set Public Hearing for 7 p.m. on Monday, May 4, 2015 to Consider Amending City Code Chapter 156, Zoning Code adding a Planned Unit Development Ordinance.

BACKGROUND AND SUPPLEMENTAL INFORMATION: The City staff, on April 9, 2015, presented the Planning Commission with a request to consider a Planned Unit Development Ordinance. Upon review the Planning Commission is recommending approval of the Ordinance. As part of the process for amending the City Code a Public Hearing must be set.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Set Public Hearing for 7p.m. Monday, May 4, 2015.

Motion By: _____
 Second By: _____

Vote Record:

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

SUPPORTING DOCUMENTS ATTACHED

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

Other (specify) Notice of Public Hearing, Planning Commission Minutes, Ordinance

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

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

NOTICE OF PUBLIC HEARING TO
AMEND CITY CODE, CHAPTER 156,
ZONING CODE

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, May 4 at 7 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider amending the City Code for Chapter 156, Zoning Code.

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 May 4, 2015.

Dated this 20th day of April 2015.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
April 9, 2015

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., April 9, 2015 in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Bryan Bode, Aaron Roush and Corey Brunton. Staff members present: City Attorney Michael Kennedy and City Planner Michael Fischer.

A motion was made by Commissioner Brunton, seconded by Commissioner Bode, to approve the minutes of the March 12, 2015 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays. Motion carried.

Amendment to Section 156 of the North Mankato City Code adding Planned Unit Development.

Intern Matt Lassonde presented a request from staff to consider the incorporation of Planned Unit Development (PUD) into the City Code. Intern Lassonde summarized the sources used to draft the PUD ordinance along with the benefits of PUD's. The Planning Commission had questions regarding the PUD process and proposed language related to conservation easements, homeowner's associations, neighborhood meetings and rezoning. Attorney Kennedy questioned if staff is prepared to review and negotiate developments and if it has the resources to do so. Barb Church, 102 East Wheeler Avenue, commented on the neighborhood notification process and indicated she supports the required neighborhood meeting with the developers. After continued discussion of PUD process and the proposed PUD ordinance, it was moved by Commissioner Brunton, seconded by Commissioner Roush to approve the PUD ordinance. Vote on the motion: all ayes, 0 nays. Motion carried.

There being no further business, it was moved by Commissioner Roush, seconded by Commissioner Bode, to adjourn. Vote on the motion: all ayes, 0 nays. Motion carried. The meeting was adjourned at 7:45 p.m.

Chairman

Secretary

CONSIDERATION OF PLANNED UNIT DEVELOPMENT ORDINANCE

A REQUEST FROM THE CITY OF NORTH MANKATO

THE CITY OF NORTH MANKATO

SUBJECT: Consideration of Planned Unit Development

APPLICANT: City of North Mankato

LOCATION: City wide

EXISTING ZONING: All districts

DATE OF HEARING: April 9, 2015

DATE OF REPORT: March 31, 2015

REPORTED BY: Michael Fischer, City Planner
Matt Lassonde, Planning Intern

APPLICATION SUBMITTED

Request to consider Planned Unit Development Ordinance

COMMENT

The following addresses a draft ordinance for allowing and regulating Planned Unit Developments (PUDs) as a means of providing flexibility in within existing regulations. PUDs allow for a negotiated approval process between a Developer and the City Council facilitating more creative planning of developments to better serve the needs of the community and enhancing community character.

Planned Unit Developments (PUDs)

By definition, "Planned Unit Development" means one or more lots, tracts, or parcels of land to be developed as a single entity. The plan for which may propose density increases, mixing of land uses, or any combination thereof, and which may not correspond in lot size, bulk, or type of dwelling or building, use, density, intensity, lot coverage, parking, or other standards to zoning use district requirements that are otherwise applicable to the area in which it is located.

PUDs offer flexibility from existing development regulations that are the norm for standard zoning traditions. Developers requesting a PUD can work with the City to negotiate site design and land use integration that better reflect the values described in the Comprehensive Plan. Of importance is recognizing that someone requesting discretionary approval from the City should be more willing to increase the quality of development. This flexibility provides a means for mixing residential and nonresidential land uses, providing broader housing choices, allowing more compact development, permanently preserving common open space, and providing pedestrian and bicycle facilities.

Potential Uses of PUDs

A common use for PUDs is urban redevelopment. Traditional zoning has little flexibility for incorporating mixed use buildings, changes in setbacks, non-motorized transportation, environmental protection and possible brownfield regulations in a confined space. The area in a PUD is planned all at once to allow land uses to complement each other. This being said, listed below are some potential uses for PUDs:

- Traditional Neighborhood Design
- Preserve Open Space
- Urban Infill and Redevelopment
- Mixed Use Development

Administration of PUDs

There are four general steps for administering a PUD to include:

1. **Pre-application conference:** consultation between developer and planning staff for ordinance and process clarification.
2. **Site plan review:** detailed site analysis of existing features, site visit, and discussion of goals and design solutions.
3. **Preliminary development plan:** specific documents and maps giving legal description of the project accompanied by a detailed site plan and supporting maps. Developer to present at public meeting and planning recommendations are made available to public.
4. **Final development plan:** detailed engineering drawings of site and process for completion reviewed as single entity. Planning Commission would approve at this time.

The attached draft PUD ordinance covers these elements of approval outlining specific items to be included in the development plan and other criteria. Another requirement not noted here but included in the draft PUD ordinance is a mandatory neighborhood meeting facilitated by the Developer. Article (X) Section B. states that:

"B. Neighborhood Meeting – Prior to submission of any preliminary plat to the Planning Commission, the Developer shall hold a neighborhood meeting to include those residing within 350 feet from the proposed development. The Developer shall provide a detailed, scaled layout of the proposed development and incur all costs associated with the meeting provision."

Potential Benefits of PUDs

There are several potential benefits associated with the use of PUDs including more efficient design, preservation of amenities such as open space, lower costs for street construction and utility extension for the developer and lower maintenance costs for the municipality. In exchange for flexibility, developers are better able to provide amenities and infrastructure improvements, and find it easier to accommodate environmental and scenic attributes. These benefits are realized through:

1. **Flexibility:** through negotiating alternative standards, projects can calibrate closely to current market conditions, financing demands, topography and development programs more so than with existing zoning standards which may be outdated.
2. **Compatibility:** better site designs will integrate better with existing neighborhoods.
3. **Integration:** ability to allow all facets of development to be negotiated including permitted uses, site design and infrastructure.

The attached draft PUD ordinance contains specific provisions to accommodate each of these criteria outlining in greater detail how each pertains to the development.

A threat exists when there is an over usage of PUDs in a community. PUDs should remain the exception rather than the rule as related negotiations will tie up the efforts of staff, Planning Commission, City Council as well as the general public.

Several sources outline that PUDs should be used with caution. PUDs are a negotiation tool and are useful for some developments. Experts suggest that negotiated zoning should apply to developments so large that they will significantly affect the image, finances or operation of the City. This recommendation is based on the fact that large image-making developments are often being negotiated anyway; it is difficult to anticipate what will be appropriate on large sites; and large properties are some of the most obvious places to innovate and are often where failure to do so will hurt the City the most.

In summary, large, image-making sites may require negotiation and, for the rest of the City, negotiated zoning should be available only as a second choice under narrowly defined circumstances.

Draft Planned Unit Development Ordinance

Attached to this report is a copy of the Draft Planned Unit Development Ordinance. The ordinance includes elements from model ordinances as well as ordinances from other cities and suggestions from experts in zoning law; all integrated and altered to meet North Mankato's needs.

Also attached to this document is a "*Report Card*" for PUDs provided by the Center for Land Use Education; a joint venture of the College of Natural Resources at the University of Wisconsin – Stevens Point and Cooperative Extension in collaboration with UW System institutions. This provides one assessment of how PUDs are received by communities.

RECOMMENDATION

Staff recommends approval of the attached Planned Unit Development Ordinance

§ 156.057 PLANNED UNIT DEVELOPMENTS (PUD).

(I) Authority. The City Council may, in accordance with the procedures and standards set forth in this section, and other standards and regulations applicable to the district in which the subject property is located, approve by ordinance, planned unit developments for uses as listed within each zoning district.

(II) Purpose. The purposes of this article are:

- A. **Comprehensive Plan Goals** - To meet the goals of the Comprehensive Plan and preserve the health, safety and welfare of North Mankato's citizens by encouraging creative and efficient development of land and infrastructure and preservation of natural features and amenities that would not be permitted under the more restrictive application of zoning requirements.
- B. **Mix of Uses** - To allow for a complementary mixture of uses in an integrated and well planned area within a single zoning district.
- C. **Integrate Natural Resources** - To ensure contiguous and well-planned open space and preservation of the site's natural resources.
- D. **Public Utilities** - To facilitate economic and sustainable investment in streets and public utilities.
- E. **Community Assets** - To facilitate sustainable building design and site layout, recreational uses and institutional uses.

(III) Public Benefit. The public benefits to the surrounding neighborhood and the City as a whole that are intended to be derived from the approval of a planned unit development include, but are not limited to:

- A. Consistency with the goals of the Comprehensive Plan.
- B. Preservation and enhancement of desirable site characteristics and open space.
- C. A pattern of development which preserves natural vegetation, topographic and geologic features.
- D. Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.
- E. Integration of proposed development with existing or proposed development in the areas surrounding the project site in a harmonizing way.
- F. Use of design, landscape, or architectural features to create a pleasing environment or other special development features.
- G. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
- H. Business and commercial development to enhance the local economy and strengthen the tax base.
- I. The efficient use of land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.

(IV) Applicability. The PUD regulations are applicable in all zoning districts where PUDs are a conditional use. The PUD regulations can be used for developments meeting the following criteria:

A. Minimum Area

A planned unit development proposed for any parcel or tract of land under single or multiple ownership or control shall have a minimum net site area for each zoning district as set forth below.

1. Residential Districts	Minimum Area
R-A, Residential Agricultural District	Two (2) acres
R-1, One-Family Dwelling District	Two (2) acres
R-1S, One Family Dwelling, small lot	Two (2) acres
R-2, One- and Two-Family Dwelling District	Two (2) acres
R-3, Limited Multiple Dwelling District	Two (2) acres
R-3A, Medium Density Residential	Two (2) acres
R-4, Multiple Dwelling District	Two (2) acres
OR-1, Office-Residential District	Two (2) acres
2. Downtown Districts	Minimum Area
CBD, Central Business District	One-half (.5) acre
3. Business Districts	Minimum Area
B-1, Neighborhood Business District	Two (2) acres
B-2, Community Business District	Two (2) acres
B-3, General Commercial District	Two (2) acres
4. Industrial Districts	Minimum Area
I-1, Planned Industrial District	Five (5) acres
M-1, Light Industry District	Five (5) acres
M-2, Heavy Industry District	Five (5) acres

B. Minimum Number and Configuration of Buildings, Uses

A development that includes two or more principal buildings or uses but which may consist of one building containing a combination of principal and supportive uses.

C. Consistency with Zoning District

Uses not otherwise allowed in the zoning district are prohibited within a PUD except as provided in this Article and listed in the development agreement.

(V) Flexibility on Zoning Standards. PUDs may allow subdivision and development design elements not otherwise permitted in some zoning districts if specific conditions are met, provided the design meets the general standards for development in this Article.

A. Elements for Flexibility - The subdivision and development design elements that are granted flexibility include:

1. non-standard lot sizes,
2. higher density of housing units
3. reduced rights-of-way
4. broader range of housing types,

5. land use mix
 6. zero lot lines and other modifications to minimum building setbacks.
- B. **Conditions for Flexibility** - The conditions required for flexibility on zoning regulation shall advance the North Mankato Comprehensive Plan goals as identified in that document.

(VI) Effect on Existing Zoning. The granting of a PUD conditional use permit does not alter in any manner the existing zoning district classification except that building permits shall not be issued which are not in conformity pursuant to an approved PUD conditional use permit unless it is amended, cancelled or modified. Whenever a question arises concerning the interpretation of this article, it shall be the duty of the planning commission to ascertain all facts concerning the question and forward all data and a recommendation to the City Council for a determination.

(VII) Permitted uses. Uses not otherwise allowed in the zoning district are prohibited within a PUD unless specific provisions are made and listed in the PUD conditional use permit or conditions of approval. A PUD may include varied and compatible land uses within one defined development. Uses may include:

- A. Dwelling units in attached, detached, clustered, and multifamily structures or combinations thereof.
- B. Commercial, office and industrial uses.
- C. Supporting community facilities, parking facilities and institutional uses.
- D. Parks, recreational facilities and open space.

(VIII) Density. In any planned unit development the maximum number of dwelling units allowed shall not exceed the density identified for that site in the Comprehensive Plan, except as noted below.

- A. **Exceptions for Comprehensive Plan Goals** - Density increases consistent with the comprehensive plan may be allowed if the proposed development can be demonstrated to better meet Comprehensive Plan goals.
- B. **Optional Waiver of Lot Size, Setback Requirements** - Zoning and subdivision standards relating to lot size and setbacks may be modified when a PUD is submitted for approval. Increased residential densities and open space areas may be subject to additional design conditions that are necessary, in the judgment of The City of North Mankato, to meet Comprehensive Plan goals.
- C. **Minimum Lot Size for Single Family Homes** - Up to 40 percent of single-family detached home lots in a single development may use reduced lot areas. Lot areas must have a minimum of 4,000 contiguous square feet of buildable area. Buildable area must be unencumbered by setbacks, public easements and other physical constraints (such as topography or similar features).

(IX) Coordination with Subdivision Regulations.

- A. **Simultaneous Subdivision Review** - Subdivision review must be carried out simultaneously with the review of a planned unit development.
- B. **Preliminary and Final Plats** - The plans required under this article must be submitted in a form that will satisfy North Mankato's subdivision requirements for the preliminary and final plats as seen in Chapter 155 of North Mankato's City Code.

- C. **Flexibility of Subdivision Standards** - Flexibility of design standards and criteria of North Mankato's subdivision ordinance may be allowed as part of a planned unit development.

(X) Application Procedure.

- A. **Pre-application Meeting** - Prior to the submission of any plan to the planning and zoning commission, the applicant shall meet with the Community Development Director to discuss the contemplated project relative to community development objectives for the area in question and to learn the procedural steps and exhibits required. This includes the procedural steps for a conditional use permit, preliminary plat, and a general development plan. The applicant may submit a simple sketch plan at this stage for informal review and discussion. The applicant is urged to follow the advice and assistance of the city staff to facilitate the review of the general development plan and preliminary plat.
- B. **Neighborhood Meeting** - Prior to submission of any preliminary plat to the Planning Commission, the Developer shall hold a neighborhood meeting to include those residing within 350 feet from the proposed development. The Developer shall provide a detailed, scaled layout of the proposed development and incur all costs associated with the provision of the meeting.
- C. **Preliminary Development Plan** - The following information and documents shall be filed as part of the general development plan.
1. **Application** - An applicant shall make an application for a conditional use permit following the procedural steps as set forth in the conditional use regulations seen in §156.055 Conditional Uses.
 2. **Additional Requirements for PUD** - In addition to the criteria and standards set forth under §156.055 Conditional Uses, the following additional findings shall be made before the approval of the development plan:
 - a. **Comprehensive Plan** - The proposed PUD is in conformance with the comprehensive plan.
 - b. **Neighboring Impacts** - The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.
 - c. **Phasing** - Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.
 - d. **Public Facility Capacity** - The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed, to serve the area.
 - e. **Unified Development** - The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.
 3. **Required Exhibits and Narratives** - The following exhibits and written narratives shall be submitted to the Community Development Director by the proposed developer as a part of the application for a conditional use permit:

- a. **Character** - An explanation of the character of the planned unit development and the manner in which it has been planned to take advantage of the planned development regulations.
- b. **Ownership** - A list of the present ownership of all the land included within the planned development and a list of property owners within 350 feet of the outer boundaries of the property as obtained through County records.
- c. **Schedule** - A general indication of the expected schedule of development including progressive phasing and time schedule.
- d. **Mapped Information** - A map giving the legal description of the property including approximate total acreage and also indicating existing property lines and dimensions, ownership of all parcels, platting, easements, street right-of-ways, utilities, and buildings on the property.
- e. **Natural Features** - Natural features, maps of the property showing contour lines at no more than two-foot intervals, drainage patterns, wetlands, vegetation.
- f. **Proposed Land Uses** - A scaled map indicating proposed land uses including housing units and types, vehicular and pedestrian circulation, and open space uses.
- g. **Government Services** - Full description as to how all necessary governmental services will be provided to the development including sanitary sewers, storm sewers, water systems, streets and other public utilities.
- h. **City Code Compliance** - Calculations showing conformance with all lot size, density, setbacks, and ground coverage requirements.
- i. **Additional Information** - Any additional information requested by the city staff, the planning and zoning commission and City Council that may be required for clarification of the proposed project.
- j. **Copies** - Twenty copies of all required information shall be submitted.
- k. **Subdivision Process** - The applicant shall submit a preliminary plat for all or that portion of the project to be platted including all the necessary documentation required under North Mankato's subdivision ordinance, Chapter 155 of North Mankato's City Code. For purposes of administrative simplification, the public hearings required for the conditional use permit, preliminary plat, and rezoning of property (if necessary) may be combined into one hearing or may be held concurrently.

(XI) Final Development Plan and Development Agreement.

- A. **Final Plan to Include All Required Modifications** - The final development plan with recommended modifications, if any, and if necessary, the modified preliminary plat, shall be filed with the Community Development Director containing the information required in the general development plan plus any changes recommended by the Planning Commission and the City Council as a result of the public hearing.
- B. **Final Plat** - The applicant shall also submit a final plat for all or that portion to be platted. The final general development plan shall be submitted with the first final plat

which shall conform to the approved general development plan and approved preliminary plat. Such plats may be submitted in smaller increments as may be economical to finance or construct at one time. This plan shall include any recommended changes by the Planning Commission or City Council to the original general development plan and original preliminary plat.

- C. **Development Agreement Required** - A development agreement, signed by the applicant and noting all conditions of the final development plan, shall be submitted with the final plat. The development agreement shall include an expiration date consistent with the phasing of the project.
- D. **Review of Final Documents** - The Council shall review the final development plan and final plat. If the final development plan is approved by the Council, the Community Development Director shall issue a conditional use permit to the applicant.

(XII) Enforcement of Development Schedule. The construction, restoration, and other provisions of all of the common open spaces, public and recreational facilities, renewable energy or low-impact development infrastructure, or other required amenities identified in the final development plan and development agreement must proceed at the same phase of the construction of dwelling units and commercial buildings. From time to time the Community Development Director may review all of the building permits issued for the planned development and examine the construction which has taken place on the site. If the Community Development Director finds that the rate of construction of dwelling units is greater than the rate at which open space, public and recreational facilities, renewable energy, or other amenities have been constructed and provided, the administrator shall forward this information to the Council, which may modify or revoke the conditional use permit.

(XIII) Conveyance and Maintenance of Common Open Space.

- A. **Homeowners' Association Required** - A homeowners' association or similar organization must be created if the PUD includes common open space.
 - a. The common open space must be permanently restricted to the uses specified on the final development plan, either by:
 - 1. Assigning covenants, to be approved by the North Mankato City attorney, restricting the common open space to its designated purpose and providing for long-term maintenance in a manner that assures its intended purpose.
 - 2. Placing conservation easements on the open space that restrict the open space to its designated purpose and provide for long-term maintenance that assures its intended purpose. The easements shall be held and managed consistent with Minnesota Statute.
 - b. The applicant shall submit all required homeowners' association documents to the North Mankato City attorney and planning staff at the time of the final plat of development, including the following:
 - 1. Ownership and membership requirements.
 - 2. Articles of incorporation and bylaws.
 - 3. Time at which the developer turns the association over to the homeowners.

4. Approximate monthly or yearly association fees for homeowners.
5. Specific listing of items owned in common including such items as roads, recreation facilities, parking, common open space grounds, and utilities.
6. Management plans for items owned in common.

(XIV) Standards for Common or Open Space. No open area may be approved as common open space under the provisions of this article unless it meets the following standards:

- A. **Suitable for Development** - The location, shape, size, and character of the common open space must be suitable for the planned development.
- B. **Uses of Open Space** - Common open space must be used as a natural amenity or for recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development, considering its size, density, expected population, topography, and the number and type of dwellings to be provided.
- C. **Required Improvements** - Common open space must be suitably improved for its intended use but common space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements which are permitted in the common open space must be appropriate to the uses which are authorized for the common open space and must conserve and enhance the amenities of the common open space having regard to its topography and unimproved condition.
- D. **Other Outlots** - Outlots to be dedicated for Public Park, ponding or other purposes shall be deeded to North Mankato before the final plat is released for recording.

(XV) Review and Amendments.

- A. **Commencement of Development** - From time to time the Community Development Director may review PUDs within the North Mankato and may make a report to the Council on the status of non-compliance for a particular PUD. If the Community Development Director finds that the development has not commenced within one year after the original approval of the conditional use for the PUD, the Community Development Director may recommend that the Council extend the time or revoke the conditional use permit as set forth in North Mankato's conditional use process. Prior to cancellation or revocation of this permit, the Council shall hold a public hearing at which time all interested parties will be given an opportunity to be heard.
- B. **Additional Phases** - For additional phases of the PUD, if within five years the project has not progressed, the Community Development Director may recommend that the Council determine what action will be taken with the remainder of the project. Prior to determining the outcome of the PUD, the Council shall hold a public hearing at which time all interested parties will be given an opportunity to be heard.
- C. **Minor Changes** - Minor changes in the location, placement, and heights of the buildings or structures may be authorized by the Community Development Director if required by engineering or other circumstances not foreseen at the time the final plan was approved.
- D. **Major Changes Require New Development Agreement** - Major changes, such as rearrangement of lots, blocks and building tracts require a public hearing and renegotiated development agreement. All changes shall be consistent with the purpose

and intent of the original approved final development plan and the Comprehensive Plan. All amendments to the development agreement shall require the same procedures as for the application for a conditional use permit as set forth in North Mankato's ordinances.

(XVI). General Requirements.

- A. **Records** - The Community Development Director shall maintain a record of all PUD districts approved by the city, including information on a project's allowed uses, all pertinent project plans, any conditions imposed on a project by the City Council, and such other information as the Community Development Director may deem appropriate.
- B. **Withdrawal of an Application** - Any application under this chapter may be withdrawn by an applicant without prejudice at any time prior to final City Council action thereon.
- C. **Platting of a PUD** - In the event that a PUD is to be subdivided into lots or parcels for the purpose of separate ownership, such PUD shall be platted under the platting procedures of Chapter 155 of North Mankato's City Code. The preliminary plat shall be processed in conjunction with the development stage plan. A separate action on the final plat shall be processed before the City Council prior to or in conjunction with the final stage of the PUD.
- D. **Conveyance of Property Within a PUD** - In the event that any real property within an approved PUD is conveyed in total or in part, the buyer(s) thereof shall be bound by all provisions of the PUD and the general plan for that project. However, nothing in this chapter shall be construed as to make such conveyed property nonconforming with regard to normal zoning standards as long as the conveyed property conforms with the approved PUD and the development plan for a project.
- E. **Agreement/Financial Guarantee** - Following the approval of the development plan but prior to final plan approval, the applicant shall enter into an agreement with the city relating to the terms of the PUD, and shall also provide such financial guarantees as the city requires or deems necessary. Such agreement may take the form of:
 - a. A development contract; and/or
 - b. Site improvement performance agreement; and/or
 - c. Another form of legally binding instrument as may be required by the city.

Report Card: Planned Unit Development

Cost	Money or staff resources required to implement tool.
B	The developer usually pays all project costs. Staff time or a paid consultant will be needed to create the ordinance and for project review.
Public Acceptance	The public's positive or negative perception of the tool.
B	Generally accepted if public has input to design of the ordinance and possible issues are addressed. When a PUD is proposed, the public will need to be brought in early in the project so they have time to clearly understand the project and have concerns addressed prior to the final public hearing. Misunderstandings could result in costly delays and even rejection of a project.
Political Acceptance	Politician's willingness to implement tool.
A	Politicians generally accept this as it is market and developer driven. If the public accepts the plan, politicians will also.
Equity	Fairness to stakeholders regarding who incurs costs and consequences.
B	PUDs are perceived as fair because the developer pays for all project costs. Concerns arise when the project receives a public subsidy or results in additional long-term costs for the municipality. There could be a negative impact on the surrounding neighborhoods if the project is not designed properly.
Administration	Level of complexity to manage, maintain, enforce, and monitor the tool.
B	The ordinance may be slightly harder to create and a PUD proposal may involve additional meetings as compared to a standard subdivision project.
Scale	The geographic scale at which tool is best implemented.
Municipal to County	This tool works for both urban and rural projects. Towns have used this tool when approving a golf course and surrounding development.

GRADING EXPLANATION

A - Excellent

B - Above Average

C - Average

D - Below Average

F - Failing

Comments and grades were derived from a Delphi process conducted with practicing planners and educators in 2005

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #8K	Department: Administration	Council Meeting Date: 04/20/2015
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TITLE OF ISSUE: Resolution Approving Amendment to the Educational Facilities Revenue Note, Series 2007 (Evangelical Covenant Preschool Project), and Authorizing the Execution and Delivery of Documents Related.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the Amended Note.

REQUESTED COUNCIL ACTION: Adopt Resolution Approving Amendment to the Educational Facilities Revenue Note, Series 2007 (Evangelical Covenant Preschool Project), and Authorizing the Execution and Delivery of Documents Related Thereto.

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 Amended Note)

<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 NO. _____

RESOLUTION APPROVING AMENDMENT TO THE EDUCATIONAL FACILITIES REVENUE NOTE, SERIES 2007 (EVANGELICAL COVENANT PRESCHOOL PROJECT), AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS RELATED THERETO

Section 1. Background.

1.01. On December 27, 2007, the City of North Mankato, Minnesota (the "City") issued its Educational Facilities Revenue Note, Series 2007 (Evangelical Covenant Preschool Project) (the "Note"), in the original aggregate principal amount of \$2,394,000. The Note was sold to KleinBank, in Chanhassen, Minnesota (the "Lender"), and the City loaned the proceeds of the sale thereof to Crossview Covenant Church of North Mankato, Minnesota, a Minnesota nonprofit corporation, formerly known as Evangelical Covenant Church of North Mankato, Minnesota (the "Borrower"), pursuant to the terms of a Loan Agreement, dated December 27, 2007 (the "Loan Agreement"), between the City and the Borrower. The Note was issued pursuant to a resolution adopted by the City Council of the City on December 3, 2007 (the "Note Resolution"), and Minnesota Statutes, Sections 469.152 through 469.1655, as amended (the "Act"). The Borrower used the proceeds of the Note to (i) finance the acquisition, construction and equipping of an educational facility for preschool age children, including classrooms and a gymnasium, within an approximately 34,000 square facility located at 2000 Howard Drive West in the City which is owned and operated by the Borrower (the "Project"); and (ii) pay the costs of issuance of the Note and other related expenses of the Borrower. Proceeds of the Note did not finance any facilities to be used primarily as a place for devotional activities, religious worship, or sectarian indoctrination, which sectarian facilities were financed with other funds available to the Borrower.

1.02. The Note accrued interest at a fixed rate of 4.57% per annum through December 27, 2012. On December 27, 2012, the interest rate of the Note was adjusted and on December 27 in the years, 2017, 2022, and 2027, the interest rate of the Note is set to be adjusted according to a formula agreed to by the Borrower and the Lender and provided in the Note.

1.03. The Borrower and the Lender have agreed to change the interest rate adjustment formula set forth in the Note.

1.04. The City has been advised by Kennedy & Graven, Chartered, as bond counsel to the City ("Bond Counsel"), that the modification of the interest rate formula in the Note is a significant modification of the Note and will cause a "reissuance" of the Note for tax purposes pursuant to Section 1.1001-3 of the Treasury Regulations promulgated under the Internal Revenue Code of 1986, as amended (the "Code"). For tax purposes, upon reissuance, the Note will be treated as if it were refunded on the date such changes become effective.

1.05. The Borrower has requested that the City reissue the Note and approve the amendment to the Note (the "Amended Note") to provide for the modification of the interest rate adjustment formula. A form of the proposed Amended Note has been presented to the City Council and is now on file at City Hall.

Section 2. Findings; Authorizations and Approvals.

2.01. The City Council hereby consents to and approves the Amended Note, substantially in the form on file with the City on the date hereof, which is hereby approved, with such changes as shall be approved by the Mayor and the City Administrator; provided that the execution thereof by the Mayor and the City Administrator shall be conclusive evidence of such approval.

2.02. The Mayor and the City Administrator are hereby designated as the representatives of the City with respect to the amendments to the Note. The Mayor and the City Administrator and other officers of the City are authorized and directed to execute and deliver any and all certificates, agreements, or other documents which are deemed necessary by Bond Counsel to be necessary, customary, or appropriate in connection with the reissuance of the Note, or are required by Bond Counsel to complete the amendments to the Note and establish the validity or enforceability of the Note or the exclusion from gross income of interest on the Note for purposes of federal income taxation and State of Minnesota taxation (including but not limited to the execution of an Information Return for Tax-Exempt Private Activity Bond Issues, Form 8038 (Rev. April 2011)).

2.03. As provided in the Loan Agreement and the Note Resolution, the Note shall not be payable from nor charged upon any funds other than the revenues pledged to its payment, nor shall the City be subject to any liability thereon, except as otherwise provided in this paragraph. No holder of the Note shall ever have the right to compel any exercise by the City of its taxing powers to pay any of the principal of the Note or the interest or premium thereon, or to enforce payment thereof against any property of the City except the interests of the City in the Loan Agreement and the revenues and assets thereunder, which are assigned to the Lender under the Pledge Agreement, dated December 27, 2007 (the "Pledge Agreement"), between the City and the Lender. The Note shall not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the City, except the interests of the City in the Loan Agreement, and the revenues and assets thereunder, which were assigned to the Lender under the Pledge Agreement. The Note shall recite that the Note is issued pursuant to the Act, and that the Note, including interest and premium, if any, thereon, is payable solely from the revenues and assets pledged to the payment thereof, and the Note shall not constitute a debt of the City within the meaning of any constitutional or statutory limitations.

Section 3. Bank Qualification Designation. The City Council hereby authorizes the reissued Note to be deemed designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code. Such designation shall be made based on the bank-qualification provided to the original Note and will not affect the City's ability to issue up to \$10,000,000 in bank-qualified tax-exempt obligations in calendar year 2015.

Section 4. Effective Date. This resolution shall be in full force and effect from and after its passage.

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

Adopted by the City Council of the City of North Mankato, Minnesota, on this 20th day of April, 2015.

Mayor

ATTEST:

City Clerk

Third Draft
April __, 2015

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF NICOLLET
CITY OF NORTH MANKATO

Amended and Restated
Educational Facilities Revenue Note, Series 2007
(Evangelical Covenant Preschool Project)

No. R-2

Outstanding Principal as of April 20, 2015: \$2,393,638.57

Date of Issuance: December 27, 2007

Date of Reissuance: April 20, 2015

FOR VALUE RECEIVED the CITY OF NORTH MANKATO, Nicollet County, Minnesota (the "City") hereby promises to pay KleinBank, in Chanhassen, Minnesota, its successors or registered assigns (the "Lender"), from the source and in the manner hereinafter provided, the principal sum of TWO MILLION AND THREE HUNDRED NINETY-FOUR THOUSAND DOLLARS (\$2,394,000) or so much thereof as remains unpaid from time to time (the "Principal Balance"), with interest thereon from the date hereof until paid or otherwise discharged as set forth below with any coin or currency which at the time or times of payment is legal tender for the payment of public or private debts in the United States of America, in accordance with the terms hereinafter set forth.

1. Commencing on the date of this Note and continuing through December 26, 2012, interest accrued on the outstanding principal balance of this Note at the rate of four and fifty-seven hundredths percent (4.57%) per annum.

2. Commencing on December 27, 2012, and continuing through April 20, 2015, interest accrued on the outstanding principal balance of this Note at the rate of 3.43% per annum.

3. Commencing on April 20, 2015, and continuing through December 26, 2017, interest shall accrue on the outstanding principal balance of this Note at the rate of 2.79% per annum.

4. On December 27th in the years 2017, 2022, and 2027 (each an "Adjustment Date"), the interest rate on this Note for interest payable commencing the 27th day of the following month will be adjusted to a rate per annum equal to (the 5-year U.S. Treasury Constant Maturity plus 3.00%) times .645 (the "Adjusted Rate"). Except in the event of a Determination of Taxability, as defined in the Loan Agreement, the annual rate of interest payable hereunder shall not increase above 7.07% during the term of this Note.

5. Payments of interest only on this Note shall be made on the 27th day of each month beginning January 27, 2008 and continuing through and including July 27, 2020.

6. Principal and interest on this Note shall be payable in 120 equal monthly installments on the 27th day of the each month commencing July 27, 2020 and continuing thereafter through and

including until June 27, 2030, at which point the Note shall be paid in full (the "Final Maturity Date") in such amounts as are required to fully redeem the Principal Balance, together with accrued interest thereon at the interest rate then in effect. Monthly payments of principal and interest shall be initially determined based on the Principal Balance as of June 27, 2020 and recomputed as of each Adjustment Date. Payments shall be applied first to amounts which are neither principal nor interest, next to interest due on the Principal Balance and thereafter to reduction of the Principal Balance.

7. In any event, the payments hereunder shall be sufficient to pay all principal and interest due, as such principal and interest becomes due, and to pay any service charge or premium, at maturity, upon redemption, or otherwise. Interest shall be computed on the basis of the actual number of days elapsed, in a year of 365 or 366 days, as applicable.

8. Principal and interest and premium or service charge, if any, due hereunder shall be payable at the principal office of the Lender, or at such other place as the Lender may designate in writing.

9. Upon a Determination of Taxability, as defined in the Loan Agreement and Mortgage, this Note shall convert to a taxable obligation and the interest rate for interest payable commencing the 27th day of the following month shall be adjusted to an interest rate per annum equal to the Treasury Constant Maturities Index for Five year obligations as published in the Federal Reserve Statistical Release H.15 for the nearest business day preceding the Determination of Taxability plus 325 basis points (the "Taxable Rate"). Any interest accruing from the Date of Taxability which is retroactively due as a result of the interest rate adjustment shall be payable on the 27th day of the following month along with regularly scheduled principal payment and interest accruing from the previous payment date at the Taxable Rate.

10. This Note is issued by the City to provide funds for a project, as defined in Minnesota Statutes, Section 469.152, consisting of financing the acquisition, construction and equipping of an educational facility for preschool age children, including classrooms and a gymnasium, within an approximately 34,000 square facility located at 2000 Howard Drive West in the City which is owned and operated by Crossview Covenant Church of North Mankato, Minnesota, a Minnesota nonprofit corporation, formerly known as Evangelical Covenant Church of North Mankato, Minnesota (the "Borrower"), pursuant to a Loan Agreement dated as of December 27, 2007 by and between the City and the Borrower (the "Loan Agreement"), and this Note is further issued pursuant to and in full compliance with the Constitution and laws of the State of Minnesota, particularly Minnesota Statutes, Sections 469.152 to 469.1651 and pursuant to a resolution of the City Council duly adopted on December 2, 2007 (the "Resolution").

11. This Note is secured by a Pledge Agreement of even date herewith between the City and the Lender (the "Pledge Agreement") and is further secured by a Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement, of even date herewith executed by the Borrower, as mortgagor, in favor of the Lender as mortgagee (the "Mortgage") and certain additional collateral as described in Section 4.4 of the Loan Agreement on a pro rata basis with the Taxable Loan (as defined in the Loan Agreement).

12. The City, for itself, its successors and assigns, hereby waives demand, presentment, protest and notice of dishonor; and to the extent permitted by law, the Lender may extend interest and/or principal of or any service charge or premium due on this Note, including the Final Maturity Date, or release any part or parts of the property and interest subject to the Mortgage or to any other security document from the same, all without notice to or consent of any party liable hereon or thereon and without releasing any such party from such liability and whether or not as a result thereof the interest on

the Note is no longer exempt from the federal or state income tax. In no event, however, may the Final Maturity Date of the Note be extended beyond thirty (30) years from the date hereof.

13. This Note may be prepaid in whole, or in part, at the option of the Borrower, on any monthly payment date, as provided in Section 5.1 of the Loan Agreement, by paying the principal, interest, service charge and premium, if any, then due. Notice of any such prepayment shall be given to the Lender by first-class mail, addressed to the Lender at its registered address, not less than thirty (30) days prior to the date fixed for prepayment. At the date fixed for prepayment, funds shall be paid to the Lender at its registered address appearing below. The Borrower may prepay this Note without penalty unless prepayment prior to the 5th anniversary of this Note is with funds derived from a refinancing with a chartered financial institution other than the Lender, in which case the prepayment will be subject to a prepayment premium equal to the percentages set forth below applied to the prepaid amounts of the Principal Balance of this Note or the entire outstanding Principal Balance in the event such amount is prepaid in full:

- (a) three percent (3%) as of any date prior to the 2nd anniversary of this Note;
- (b) two percent (2%) as of any date on or after the 2nd anniversary and prior to the 4th anniversary of this Note;
- (c) one percent (1%) as of any date on or after the 4th anniversary of this Note; and

If the Borrower so requests, and if partial prepayment is in excess of 5.00% of the outstanding principal balance of this Note on the date of a partial prepayment of this Note, the installments hereunder will be adjusted to amortize the then outstanding principal amount over the remaining term of this Note, payable commencing with the next installment due after such prepayment.

14. Any partial prepayment shall be applied first to amounts owing hereunder but which are neither principal nor interest, next to the interest accrued on this Note and finally shall be applied against the principal portion of the installments due under this Note in inverse order of maturity. The monthly payments due under Paragraphs 3 and 4 hereof, shall continue to be due and payable in full until the entire Principal Balance, accrued interest and any service charges and premium due on this Note have been paid.

15. As provided in the Resolution and subject to certain limitations set forth therein, this Note is only transferable upon the books of the City at the office of the City Administrator, by the Lender in person or by its agent duly authorized in writing at the Lender's expense, upon surrender hereof together with a written instrument of transfer satisfactory to the City Administrator, duly executed by the Lender or its duly authorized agent. Upon such transfer the City Administrator will note the date of registration and the name and address of the new registered owner in the registration blank appearing below. The City may deem and treat the person in whose name the Note is last registered upon the books of the City with such registration noted on the Note, as the absolute owner hereof, whether or not overdue, for the purpose of receiving payment of or on the account of the Principal Balance, redemption price or interest and for all other purposes, and all such payments so made to the Lender or upon its order shall be valid and effective to satisfy and discharge the liability upon the Note to the extent of the sum or sums so paid, and the City shall not be affected by any notice to the contrary.

16. All of the agreements, conditions, covenants, provisions and stipulations contained in the Resolution, the Mortgage, the Loan Agreement, the Disbursing Agreement, the ADA Indemnification, the Hazardous Waste Indemnification (as those are defined in the Loan Agreement) and the Pledge Agreement are hereby made a part of this Note to the same extent and with the same force and effect as if they were fully set forth herein.

17. This Note and interest thereon and any service charge or premium, if any, due hereunder are payable solely from the revenues and proceeds derived from the Loan Agreement and the Mortgage and do not constitute a debt of the City within the meaning of any constitutional or statutory limitation, are not payable from or a charge upon any funds other than the revenues and proceeds pledged to the payment thereof, and do not give rise to a pecuniary liability of the City of any of its officers, agents or employees, and no holder of this Note shall ever have the right to compel any exercise of the taxing power of the City to pay this Note or the interest thereon, or to enforce payment thereof against any property of the City, and this Note does not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the City, and the agreement of the City to perform or cause the performance of the covenants and other provisions herein referred to shall be subject at all times to the availability of revenues or other funds furnished for such purpose in accordance with the Loan Agreement, sufficient to pay all costs of such performance or the enforcement thereof.

18. If an Event of Default (as that term is defined in the Mortgage and the Loan Agreement) shall occur, the Lender shall have the right and option to declare the Principal Balance and accrued interest thereon, immediately due and payable, whereupon the same, plus any premiums or service charges, shall be due and payable, but solely from sums made available under the Loan Agreement and the Mortgage. Failure to exercise such option at any time shall not constitute a waiver of the right to exercise the same at any subsequent time.

19. The remedies of the Lender, as provided herein and in the Mortgage, the Loan Agreement and the Pledge Agreement, are not exclusive and shall be cumulative and concurrent and may be pursued singly, successively or together, at the sole discretion of the Lender, and may be exercised as often as occasion therefor shall occur; and the failure to exercise any such right or remedy shall in no event be construed as a waiver or release thereof.

20. The Lender shall not be deemed, by any act of omission or commission, to have waived any of its rights or remedies hereunder unless such waiver is in writing and signed by the Lender and, then only to the extent specifically set forth in the writing. A waiver with reference to one event shall not be construed as continuing or as a bar to or waiver of any right or remedy as to a subsequent event.

21. This Note has been issued without registration under state or federal or other securities laws, pursuant to an exemption for such issuance; and accordingly the Note may not be assigned or transferred in whole or part, nor may a participation interest in the Note be given pursuant to any participation agreement, except in accordance with an applicable exemption from such registration requirements.

22. The City has designated this Note as a "qualified tax exempt obligation" pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts and things required to exist to happen and to be performed precedent to or in the issuance of this Note do exist, have happened and have been performed in regular and due form as required by law.

IN WITNESS WHEREOF, the City has caused this Note to be duly executed in its name by the manual signatures of the Mayor and Administrator, the corporate seal having been intentionally omitted as permitted by law, and has caused this Note to be dated as of the Date of Reissuance set forth above.

CITY OF NORTH MANKATO, MINNESOTA

Mayor

Attest: _____
City Administrator

PROVISIONS AS TO REGISTRATION

The ownership of the unpaid Principal Balance of this Note and the interest accruing thereon is registered on the books of the City of North Mankato in the name of the holder last noted below.

<u>Date of Registration</u>	<u>Name and Address of Registered Holder</u>	<u>Signature of City Administrator</u>
	KleinBank 600 West 78th Street Chanhassen, MN 55317 Attn: Business Banking Department	

MEMORANDUM

TO: Honorable Mayor & City Council
FROM: Traffic & Safety Committee
DATE: April 13, 2015
SUBJECT: April Traffic & Safety Committee Meeting Minutes

On April 10, 2015 the Traffic & Safety Committee met to discuss items of business. Traffic & Safety members present: Council Liaison Kim Spears, Community Member Bill Borchardt, Police Chief Chris Boyer, Public Works Director Brad Swanson and City Planner Mike Fischer.

The following is a summary of the meeting:

The meeting began with a request not on the agenda from Annette Perry, 1715 Northway Drive. Ms. Perry indicated that semi-trucks are parking on Northway Drive near her home and that the idling trucks create unwanted noise and odors. Chief Boyer indicated that he has talked to Taylor Corporation about the concern and they stated there is no need for semi-trucks to park on Northway Drive.

Recommendation:

The Traffic & Safety Committee recommends that a missing "No Parking" sign be re-installed on Northway Drive.

1. Request to review on-street parking within the Eagle Ridge Subdivision.

Staff indicated that the use of the open space at Good Shepherd Church for soccer events is causing neighborhood concerns for the amount of on-street parking within Eagle Ridge Subdivision. To better identify the neighborhood concerns, staff sent a survey to all residents living in Eagle Ridge asking them to comment on parking issues as a result of soccer events at Good Shepherd. Staff noted that "No Parking" signs have recently been installed on LorRay Drive near the church. The Traffic & Safety Committee discussed several options to address the concerns including enforcement by the Police Department.

Recommendation:

The Traffic & Safety Committee recommends that staff contact the Soccer Association to determine why soccer events at Good Shepherd cannot be held at the Caswell North Soccer Complex. Additionally, staff would request that the Soccer Association notify its members asking them to park in designated off-street parking areas.

2. Request to review traffic lane striping on Carlson Drive between LorRay Drive and Lookout Drive.

Staff presented a request to re-stripe Carlson Drive from LorRay Drive to Lookout Drive. As proposed, the existing center turn-lane would be removed and replaced with a center stripe. The proposed striping would allow parking on this section of Carlson Drive consistent with the striping of Howard Drive near Caswell Park.

Recommendation:

The Traffic & Safety Committee recommends the re-striping of Carlson Drive using a center stripe.

3. Request to consider on-street biking lane on Center Street between South Avenue and Belgrade Avenue.

Staff presented a request for an on-street bike lane on Center Street from South Avenue to Belgrade Avenue similar to the bike lane on Sherman Street. Staff noted that this section of Center Street can accommodate a bike lane due to its width and existing traffic volumes. As proposed, the dedicated on-street bike lane would connect to the existing on-street bike route.

Recommendation:

The Traffic & Safety Committee recommends approval of the bike lane on Center Street.

4. Update on Safe Routes To School Plan.

Staff gave a summary of the Safe Routes to School (SRTS) initiative the City is participating in with the Region 9 Development Commission. Soon a report will be released summarizing the existing conditions at Monroe, Garfield and Dakota Meadows schools including recommendations for improvements. Once the SRTS plan is approved by the City, funds can be applied for to address recommendations listed in the plan.

MEMORANDUM

TO: Traffic & Safety Committee

FROM: Michael Fischer, City Planner

DATE: March 26, 2015

SUBJECT: April Traffic and Safety Committee Meeting

The next meeting of the Traffic & Safety Committee has been scheduled for Friday, April 10, 2015 in the Municipal Building Conference Room.

AGENDA

1. Request to review on-street parking within the Eagle Ridge Subdivision.
2. Request to review traffic lane striping of Carlson Drive between Lor Ray Drive and Lookout Drive.
3. Request to consider on-street bike lane on Center Street between South Avenue and Belgrade Avenue.
4. Update on Safe Routes to School Plan.



February 5, 2015

Dear Eagle Ridge Resident:

The City would like to obtain input from residents of Eagle Ridge regarding the amount of on-street parking that occurs on Eagle Ridge Lane and Eagle Ridge Drive when youth soccer events take place at Good Shepherd Lutheran Church. In the past, on-street parking concerns have been voiced to the City by area residents.

In an attempt to address the parking situation within Eagle Ridge, the City would like to hear from you. We would like you to respond to the following questions:

- Do you believe there is an on-street parking problem within the streets of Eagle Ridge when youth soccer events are scheduled at Good Shepherd Lutheran Church? **YES NO**
- If yes, what reasonable actions could the City take to address the issue?

Responses will be received by City Planner, Mike Fischer:
 Email – michaelf@northmankato.com
 Phone – 507-625-4141
 First Class Mail – 1001 Belgrade Avenue, North Mankato, MN 56003

Your responses will be compiled and reported to the Traffic & Safety Committee for consideration.

Thank you of your participation and please feel free to contact me at 625-4141 should you have any questions.

Sincerely,

THE CITY OF NORTH MANKATO

Mike Fischer
City Planner



1) Request to review on- street parking within the Eagle Ridge Subdivision.

As a result of the local Soccer Association's use of the open space at Good Shepherd at the intersection of Lor Ray Drive and Carlson Drive, the City receives ongoing concerns about on-street parking on Lor Ray Drive and within the Eagle Ridge Subdivision. Specifically, soccer parents parking on Lor Ray Drive and within Eagle Ridge when soccer events occur at Good Shepherd. In response, beginning in April of this year, permanent "No Parking" signs will be installed on Lor Ray Drive between Carlson Drive and Timm Road. Additionally, in an attempt to obtain citizen input from Eagle Ridge residents about event parking issues, the City sent the attached letter to all the property owners within Eagle Ridge. A summary of the responses is attached as well.

It is evident by the responses that area residents have various concerns regarding on-street parking when soccer events are scheduled at Good Shepherd. For this reason, the Traffic & Safety Committee is asked to review the existing conditions and the responses from the Eagle Ridge residents.

RECOMMENDATION

Review existing area conditions and the responses from Eagle Ridge residents to determine if any parking changes are necessary.

Eagle Ridge Resident Feedback

Do you believe there is an on-street parking problem within the streets of Eagle Ridge when youth soccer events are scheduled at Good Shepherd Lutheran Church?

If yes, what reasonable actions could the City take to address the issue?

19 YES responses and comments:

- *"Do not allow parking of any nature on Eagle Ridge Lane or Drive. Children have almost been hit numerous times as you can't see them due to the parking issues. I had a parent get upset with me when I was getting my mail – she wanted to park there – I live here. She was very angry. This is a safety issue. They are parking in driveways and up onto yards as well. We hope you will re-direct where they should park. Not in neighborhoods."*
- *"Safety of children and pedestrians. Construct a parking lot at corner of Carlson Drive and LorRay Drive. Then ban street parking."*
- *"I think there should be no parking on LorRay from church to Monarch Meadows. When they park on both sides the street is very narrow and you can't see to go in or come out of Eagle Ridge. And when they park on both sides of Eagle Ridge Lane you can hardly get out of subdivision without running over a kid or ball or another car stopping to let out kids. Need to advertise that parents and visitors need to park in field. Need more signs for parking in field and maybe someone to help cars park. Maybe a big long fence would keep people (and balls) from walking across the street. Have entry only from church side."*
- *"1) Parking signs. 2) Issue tickets."*
- *"I'm not concerned on our street for parking as I live on Eagle Ridge Drive (the cul de sac) but I do walk to Benson Park and the area is very congested. There needs to be some place for parking."*
- *"Shuttles from South Central College or Dakota Meadows parking lots?"*
- *"Most people have been great and I love the idea of our kids utilizing the soccer fields to this degree. These parents are welcome in our neighborhood but perhaps an insert into the parent's packet explaining 'how to be a good neighbor' would help reach the 5% who leave trash, drive too fast and park in front of our driveways and mailboxes. Again, my vote is to keep the kids playing soccer but a reminder to parents that they are using a quiet residential neighborhood would help."*
- *"Provide off-street parking! Kids run across the street and walk on the street and between the cars. Maybe patrol the streets during activities to keep kids on the sidewalk. Sometimes they even park on LorRay during the events. That is dangerous!"*
- *"Why can't they park on the street south of the church, where there are no houses and small children? Or even on the land south of the church. They park on both sides of Eagle Ridge, making it hard to back out of our driveways!! They even park in front of the hydrant and part of our driveway!"*
- *"Limit parking to one side of street (not permanent parking ban, only temp)."*

- *"The City is two years late on addressing this serious safety concern. That soccer activity should never have been allowed to start! Besides the parking they need to clean up the garbage left everywhere. As a result of poor planning now what should the city do... 1) Allow NO Parking on LorRay Drive, period. 2) Have Mankato United Soccer remove two fields from the complex and have people park in the space made vacant on the grass on the church side of the street. Note: it is too many people at one time in too small of space. Having kids kicking balls into major streets running between parked cars is NOT a safe practice. 3) If option 2 is not acceptable then use the grass parking on south side of Carlson Drive (until school construction starts). City must put in crosswalk markings/signs/flashing yellow to allow people to cross north over Carlson Drive. People will not walk to the LorRay/Carlson intersection. The city needs to do something quickly before a child is injured or killed."*
- *"I fear that a child will be hit by a car or that I will pull out in front of another car because my visibility is blocked by parked cars on Eagle Ridge Lane and sometimes Countryside Drive. 1) Paint the Eagle Ridge Lane and Countryside Drive curbs yellow at least 30 feet from LorRay Drive on both sides of the street. 2) Ask the soccer league to spread out game times so there aren't so many cars there at the same time. 3) Post permanent No Parking signs on LorRay Drive. 4) Require soccer families to park in the parking lot or in the empty lot in the grass. Ticket those that don't follow the rules. Thank-you for asking for our input. We totally support the soccer fields, we just don't want anyone to get hurt."*
- *"Yes, I do think there is a parking issue when there are soccer events. The intersections are very dangerous especially Countryside/LorRay, it's hard to see cars coming because all the parked cars. I have two little kids and if we go for a walk or a bike ride I tend to go the opposite direction because of all the cars on the street." Not sure what you do about it but I appreciate you sending the questionnaire about it."*
- *"Yes there is a problem! It's horribly dangerous because people park so close to the intersections. My nephew was actually 'clipped' by a car because no one saw him trying to cross the street. Luckily he was not seriously hurt – the car didn't even stop. Could the church lot be used for parking? What about developing a lot for the soccer participants and families? Please do something to make it safer! Thanks!!!!"*
- *"Have them park off street by the open fields by the Caswell Soccer fields. Also parking on LorRay is a problem with cars not seeing a child walking between cars parked on LorRay and cars traveling faster than 30-35 miles per hour."*
- *"The real problem is that this is a young neighborhood with lots of kids. When the soccer Moms leave in their SUV's they drive way too fast and I have witnessed near collisions with other SUV's or worse yet kids going between the parked cars. So speed and volume on streets that were not designed for dense parking on both sides of the street create havoc. The other issue that has been reported to me is that some of the cars actually compromise the driveway curb cuts causing partial blockage of the driveway. Lastly, for those coming home late in the day, people actually park in front of the mailbox so close that they can't access their mail. Perhaps these curbs need to be repainted."*
- *"We live at the 'T' intersection of Eagle Ridge Drive/Lane. I do believe there is an on-street parking problem during youth soccer events. The amount of vehicles/traffic is excessive and dangerous for a neighborhood with many small children. In addition, the blind spots while leaving the development from Eagle Ridge Lane onto LorRay Drive are also dangerous with so many vehicles lining the streets. While there are no parking signs posted on LorRay, they are not always obeyed. In regards to a possible solution, if the grass/hay lot to the south of Carlson Drive were always mowed down, they could park there and the Soccer Organization would have to communicate the parking rule. Thank-you for seeking input."*

- *"I want to thank-you for addressing the soccer parking issue. We live directly across the street from Good Shepherd church. I feel like my husband and I are open minded about the situation because we live close by and we have kids who play soccer. We don't have concerns with people parking in the neighborhood except when they block mailboxes and driveways. It seems that every weekend some car is blocking a mailbox or driveway. The other concern we have is the parking on LorRay. On several weekends there were no signs posted telling people not to park there. We feel it would be beneficial to have permanent signs posted or allow people to park on one side of the road. We've also noticed that when signs are posted it doesn't seem that anyone enforces the rule and therefore people park on LorRay. We appreciate your help with this issue. We are thankful that they have soccer fields in North Mankato and therefore hope a solution can be created."*
- *"Responding to your survey I would say 'somewhat'. Eagle Ridge Drive comes off of Countryside Drive and is far enough removed from LorRay Drive that that entrance doesn't seem to be a problem. The issue is more evident at the intersection of LorRay with Countryside, LorRay with Carlson Drive and Eagle Ridge Lane with Countryside and occurs when those parking on LorRay Drive are way too close to the intersection making it impossible to see cars coming in either direction on LorRay Drive without sticking the nose of the vehicle way out into the intersection. I don't want to make all the spectators park at the church or vacant field across from the church, but to limit the parking lanes/spots in either direction at those intersections would be helpful. Maybe a couple of signs saying 'no parking here to corner' will solve the problem. I don't know if the signs have to be permanent or not. Temporary signs during the season is a hassle I would suppose unless the organizers of the event want to take care of their placement and make sure they are enforced, same with the permanent signs. A little friendly warning ticket would be effective for those trying to push the envelope."*

8 NO responses and comments:

- *"Where we live on Eagle Ridge it's not a problem but I can see where some of our neighbors live, it could be. One thing my wife and I talked about is kids going into the street without looking. Also, LorRay Drive is a 30mph street but a lot of people drive faster on that road than that, so that can be a problem. I believe people drive too fast on LorRay Drive."*
- *"If there were any change, it would be nice to remind the parents and their children to park in the lots by the soccer field first. So long as the vehicles are not parking in individual driveways, I think we homeowners need to suck it up."*
- *"Everyone who parks on Eagle Ridge seem to be very respectful of our neighborhood and personal property."*
- *"We lived on Deer Trail, directly across the street from the church. We didn't feel there was a problem. It's extremely important to the kids to have this outlet for exercise and competitive sports in Mankato/North Mankato."*
- *"I live just far enough away in Eagle Ridge that the parked vehicles don't bother me. I see them, but they have never inconvenienced me. I live in a cul de sac and the cars are never parked in front of my house. I do understand though that it could be a problem for Eagle Ridge residents that live close to the church."*
- *"As a resident alongside that street, I don't feel parking from soccer activity is an issue."*
- *"We have experienced NO issues with parking during soccer games."*
- *"There is a lot of cars parked during games but it is manageable."*

2) Request to review traffic lane striping on Carlson Drive between Lor Ray Drive and Lookout Drive.

As shown on the attached drawing, the current striping on Carlson Drive between Lor Ray Drive and Lookout Drive incorporates single driving lanes and a center turn lane. Based on the limited turning movements on this section Carlson Drive and the potential to allow on-street parking in this area, staff is proposing to restripe this portion of Carlson Drive with a single dashed line in the middle of the street (called a center skip line). This striping is currently used on Howard Drive West between Lor Ray Drive and Lookout Drive.

RECOMMENDATION

Staff recommends approval of the restriping of this section of Carlson Drive.

3) Request to consider on-street bike lane on Center Street between South Avenue and Belgrade Avenue.

Based on a recommendation from the North Mankato Bicycle Commission, in 2014 the City created an on-street bike lane on Sherman Street between South Avenue and Belgrade Avenue. As part of the process it was necessary to restripe this section of roadway to accommodate the bike lane. To date, the on-street bike lane and restriping has worked well. Due to the success of the Sherman Street bike lane, the Bicycle Commission is recommending an on-street bike lane on Center Street from South Avenue to Belgrade Avenue. Similar to Sherman Street, Center Street is a "one way" between South Avenue and Belgrade Avenue. This section of Center Street accommodates two northbound lanes of traffic. Vehicular traffic on this section of Center Street is 2000 vehicles per day. As shown on the attached map, the proposed bike lane would be located on the east side of Center Street. Attached is a cross section drawing that shows the existing conditions and two options for striping. Both options would eliminate one lane of northbound vehicular traffic.

RECOMMENDATION

Staff recommends approval of the Center Street bike lane



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



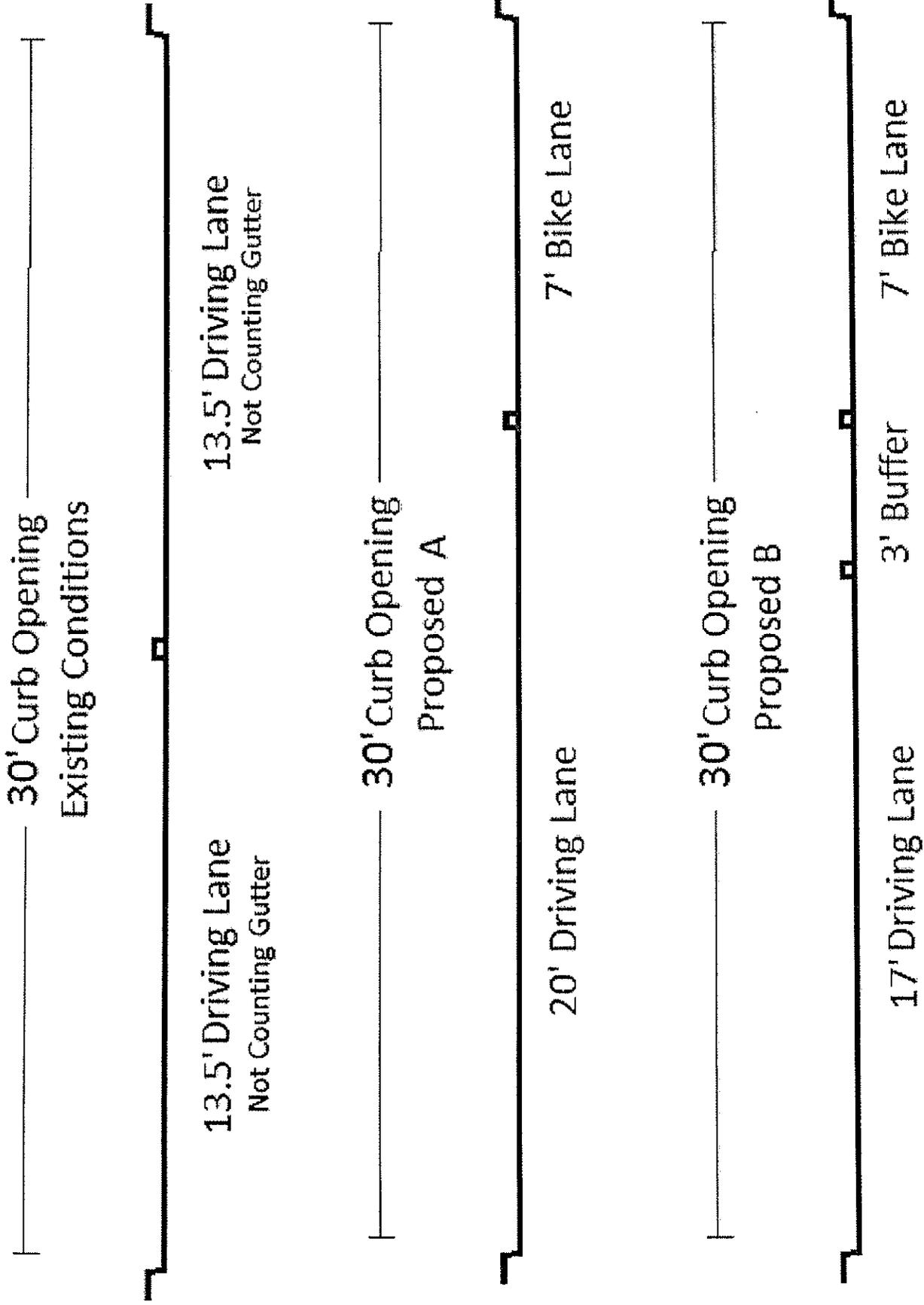
Disclaimer:
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference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



0 170 Feet

Center Street

Belgrade to South Avenue



4) Update on Safe Routes to School Plan

The City, in partnership with Region 9 and a taskforce of local stakeholders is in the process of creating a Safe Routes to School Plan to determine strategies to increase the number of children able to safely walk and bike to and from school. To date, a vision statement has been created and a complete assessment of the conditions at Monroe, Garfield and Dakota Meadows schools. The assessment included a parent survey and observing arrivals and dismissals at each school. Attached are maps of each school including potential improvements which could be made to provide safer routes to schools.

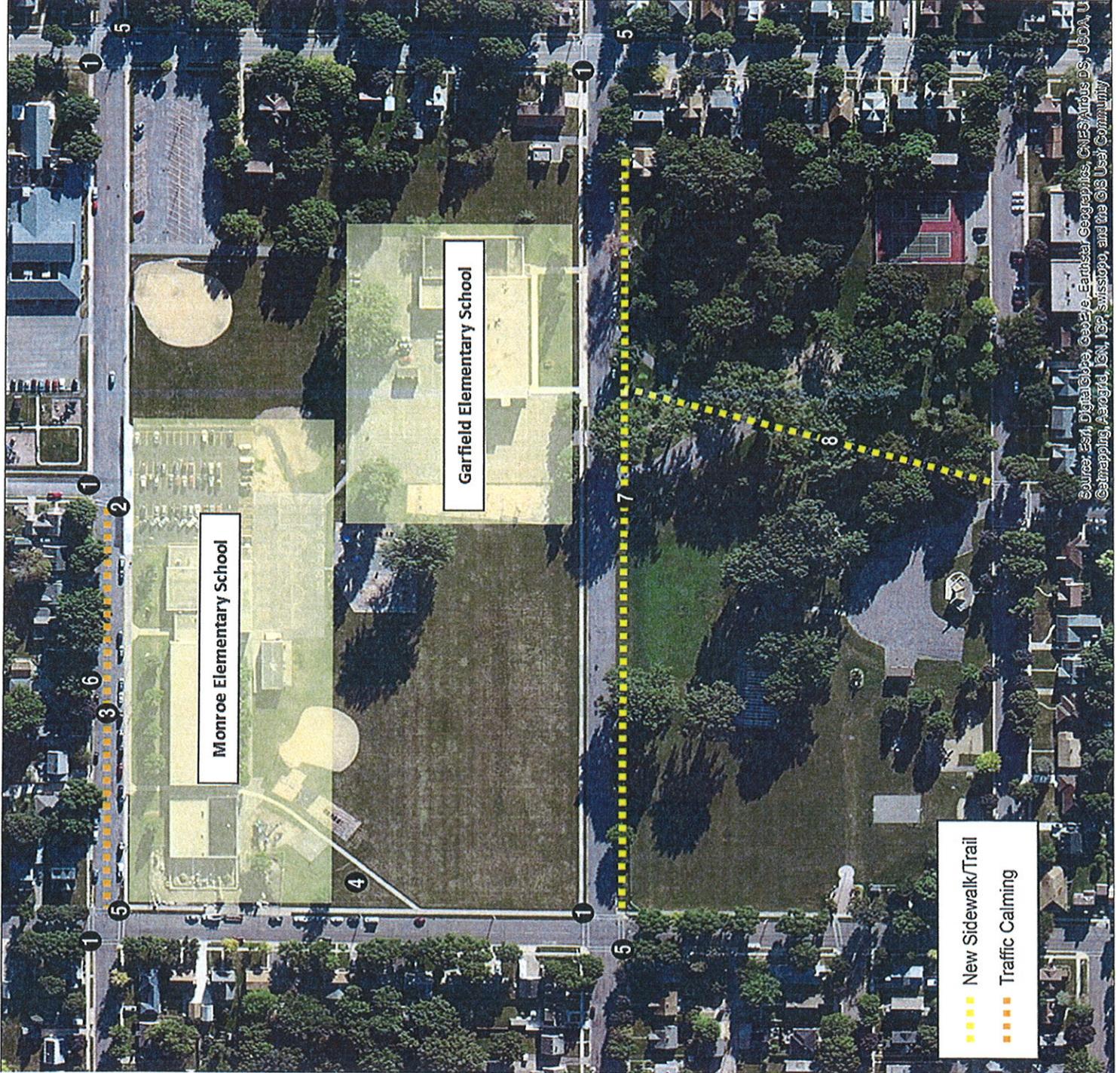
The final North Mankato Safe Routes to School Plan is expected to be completed in June 2015. Once adopted, the City can begin applying for State funding to address the strategies identified in the plan.

This item is informational only.

Monroe-Garfield Elementary

Recommended Improvements Map

1. Improve crosswalk visibility by striping using continental or zebra striping around school and priority intersections over the standard parallel striping.
2. Consider constructing curb extensions to the Monroe Avenue/Cross Street intersection as children were observed walking into the street to see around parked cars whether it was safe to cross or not.
3. As an education exercise and promote dropping off on the school side of the road, place cones in the middle of Monroe Street and Garfield Street to indicate no U-turns. These cones can be removed by school bus attendant after arrivals and dismissals.
4. Consider constructing parent drop off loop possibly off of Center Street to remove parents from dropping off on the street. A second option is to use the parking Garfield parking lot as a drop off for both schools. This could be tested using temporary cones and paint without great cost to the school.
5. Consider curb extensions on the four intersections surrounding the school site on Center/Monroe, Center/Garfield, Range/Monroe, and Range Garfield to calm traffic, prevent double stacking at intersection and free right turns, and decrease the crossing distance along these busy roads.
6. Promote and encourage parents dropping off on the school side through restrictions on parking cones, and education.
7. Consider installing sidewalk link on the south side of Garfield Avenue from Center Street towards Range where the sidewalk ends.
8. Consider a paved trail through Wheeler Park to connect to Page Avenue from Garfield Avenue.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, U.S. Geological Survey, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community



Hoover Elementary

Recommended Improvements Map

1. Place stop signs at driveway exits from school. There are currently no stop signs at the exits and parents were not yielding to walkers and bikers crossing the driveway exit.
2. Based on analysis of intersection as a part of the MAPO long range transportation plan, there may be recommendations for improving the intersection at Howard and Lot Ray Drive. Include a discussion of pedestrian safety during any discussion of a redesign of the intersection and removal of the pedestrian/right turn islands.
3. Consider mid-block crossing east of parking lot entrance on Howard Drive possible making a pedestrian median, curb extensions, and/or rectangular rapid flashing beacon. This would calm traffic as it would narrow the roadway near the school.
4. Construct trail along east school property line to mid-block crossing.
5. Construct trail heading north from school to Carlson Drive which would also connect to the future elementary school.
6. Continue to require sidewalks as a part of new development in North Mankato.
7. Consider improving connectivity of pedestrian and bicycle network by designated right of way for mini-trail connecting between cul-de-sacs.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, Getmapping, Aergrid, CNR, IGN, swisstopo, and the GIS User Community



Hoover Elementary

Recommended Improvements Map

1. Install sidewalk along the south side of Mane Lane from Lookout Drive to Roe Crest Drive and create a mid-block crossing which lines up with the school's south entrance.
2. Consider traffic calming measures along Hoover Drive such as curb extensions, marked high visibility crossings with continental or zebra striping, or parking restrictions.
3. Reconfigure Roe Crest Court/Mane Lane intersection to remove wide curve in intersection.
4. Tighten radii of curves at Mane Lane/Lookout Drive Intersection.
5. Consider pedestrian friendlier design to Lookout Drive including possibly roadway diet from 5 lanes to 4 lane with medians and improved crossings with pedestrian medians and mid-block crossings, or lowering speed limit.
6. Consider upgrading flashing crosswalk light if warranted on Lee Boulevard and Hoover Drive to a rectangular rapid flashing beacon crosswalk, HAWK crosswalk, and/or curb extensions to reduce traffic speed and increase yield rate.
7. Address arrival and dismissal procedure by reconfigure parking lot with parent drop-off loop to remove parents dropping off on the street. In the short term, consider eliminating parking on west side of Hoover Drive to increase safety during arrival and dismissal times (enforce this with cones), reduce drop off on the opposite side of the street from the school, and improve access for buses.
8. Consider sidewalks as part of a reconstruction project on Roe Crest Dr. due to higher traffic counts than surrounding streets. If sidewalks are only feasible on one side of the street, the west side of the street would be preferred as it is on the same side as the school. Consider changing of the alignment of the crosswalk at Roe Crest Drive and Lee Boulevard to line up with any new sidewalks.
9. Consider sidewalk replacement along Mane Lane as sidewalk is beginning to deteriorate and is narrower than other sidewalks in North Mankato.



RS



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, SPT, Swisstopo, and the GIS User Community

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

Large Group Audio

PERMIT #: 58 -2015 SHELTER: FEE:

TYPE OF EVENT: Cookout (free) DATE VALID: 5/24/15 HOURS: 9:00-5:00

ORGANIZATION: Evangelical Free Church SIZE: 200-400

APPLICANT NAME: Julia Jaeger

ADDRESS: 354 Carol Court CITY: North Mankato

ZIP: 56003 DAYTIME PHONE #: 507-345-7451

TENTS: no ELECTRICITY: ALCOHOL: no

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

AUDIO DEVICES: Amplified music or band requires Council approval

outside service on church property at 9:30-11:00 am.

OTHER:

PERMIT APPROVED:

DATE: 4/15/15

PERMIT DENIED:

REFER TO COUNCIL:

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.

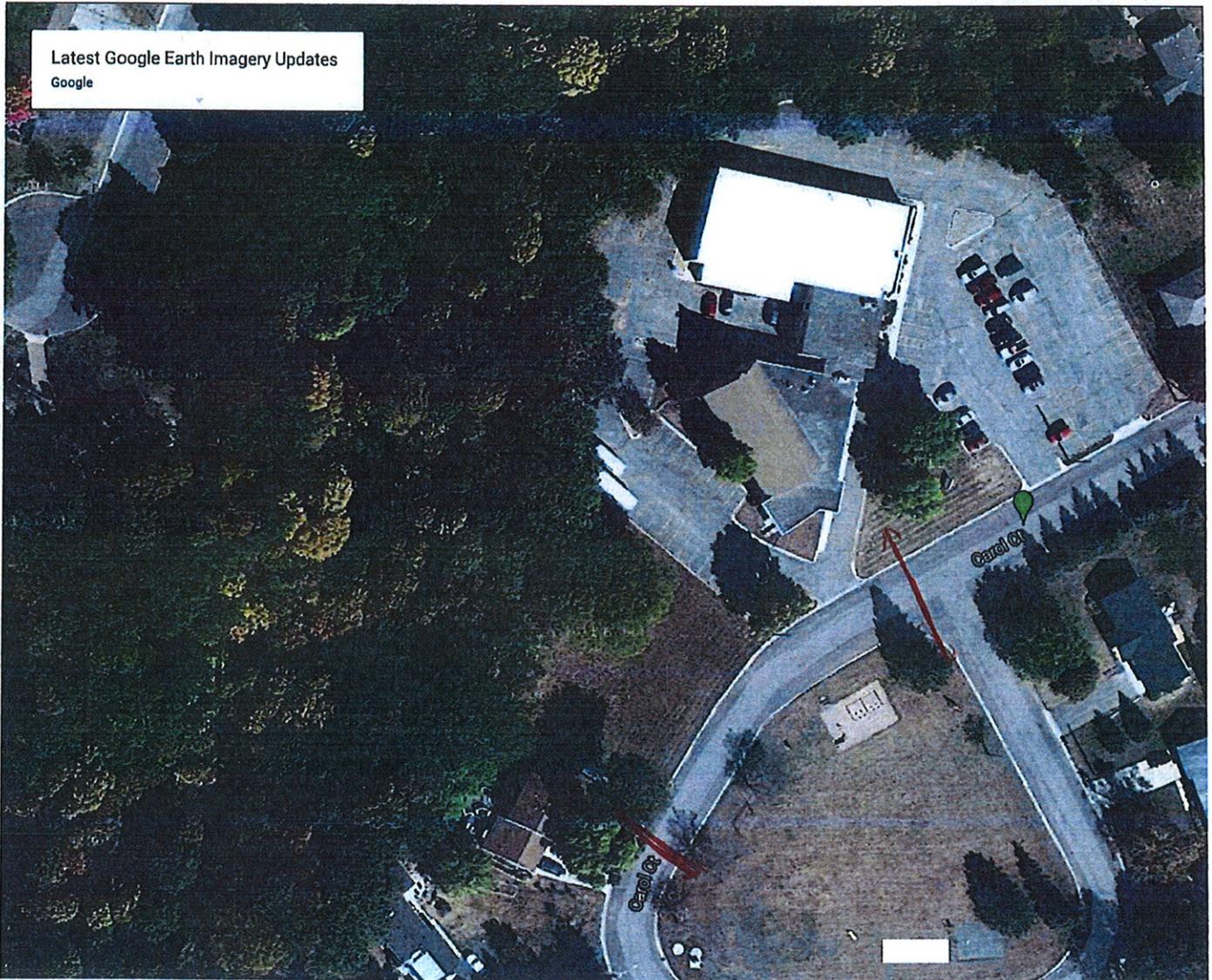
ALLOWED

- * 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: Julia Jaeger Applicant Date 4-15-15

For Office Use Only Receipt # Book Park Police



Road blocks at the red
lines for

Lookout Cookout
Evangelical Free Church
354 Carol Ct
North Mankato MN
Sunday, May 24, 2015
9:00 am - 3:00 pm

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10A	Department: Administration	Council Meeting Date: 04/20/2015
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TITLE OF ISSUE: Presentation by Mankato Sports Commission.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Jonathan Zierdt will make a presentation.

REQUESTED COUNCIL ACTION:

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

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

SUPPORTING DOCUMENTS ATTACHED

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

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: _____

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10B	Department: Planning	Council Meeting Date: 04/20/2015
------------------	----------------------	----------------------------------

TITLE OF ISSUE: Approval of Five-Year Consolidated Plan and 2015-2016 Annual Action Plan.

BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of our participation in the Department of Housing and Urban Development (HUD) Entitlement program, it is necessary for the City to create a New Consolidated Plan for 2015-2019. Included in the plan is an Action Plan which states the use of CDBG Funds in 2015-2016. In the Consolidated Plan, it states the City may use annual Community Development Block Grant (CDBG) Funds for the following purposes: park and recreational facilities, single-family residential rehabilitation, property acquisition, commercial rehabilitation, infrastructure improvements, public facilities, planning projects, economic development activities and public services.

For 2015-2016 the City will receive CDBG funds in the amount of \$67,602. In the 2015-2016 plan the City intends to use those funds for the following:

- Direct funding to the Tapestry program: \$3,000
- Owner-occupied single-family housing rehabilitation: \$57,000
- Administration: \$7,602

Attached is a request from the Minnesota Council of Churches for the Tapestry Program.

REQUESTED COUNCIL ACTION: Approval of 2015-2019 HUD Consolidated Plan and 2015-2016 Action Plan.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

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

SUPPORTING DOCUMENTS ATTACHED

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

Other (specify) Tapestry Request for Funds, 2015-2019
HUD Consolidated Plan and 2015-2016 Action Plan

Workshop

Regular Meeting

Special Meeting

Refer to: _____

Table until: _____

Other: _____

CDBG North Mankato: The Tapestry Project

Project History:

The Tapestry Project is a 6 week (15 hour long) community inclusion program facilitated through an interactive educational framework to increase knowledge and build social connectedness among neighbors. Public and private sectors along with service providers, long-time residents, and refugee newcomers learn from each other while engaging in small and large group discussions.

In previous years, we have facilitated a *Tapestry Project: Life Skills series*, leading discussions over topics of Parenting, Housing, Safety, and Health. We have partnered with North Mankato-based public and private sectors with representation from the City of North Mankato, Lloyd Management, and local North Mankato residents and faith communities. In addition, we have recruited many local refugee residents of North Mankato to participate.

New Community Need:

Community input was received from the Citizen Participation meeting in January 2015 for the Consolidated Plan identifying housing education for refugees as a community need. In order to meet this need, MCC plans to hold a *Tapestry Project: Housing series* covering themes of: *maintaining your apartment, Safety and Security, Being a Good Neighbor* and other general housing themes. In order to further reinforce skills and knowledge gained from the project in a personal context, we are adding a new "Cultural Broker" component to this program for 4 participants to receive a one-to-one follow up home management mentoring session from a bilingual Cultural Broker after completing the class.

Benefits to Refugee Families in North Mankato:

- Increased refugee community knowledge, resources, and strategies to improve refugee family stability
- Improved awareness for refugees to self-identify housing related, health, parenting, and safety issues
- Increased adoption and maintenance of learned behaviors and skills
- Expanded local networks with community members and City of North Mankato staff
- Improved refugee access and utilization of community-based resources

Additional Benefits to Other Residents of North Mankato:

- Increased cross-cultural awareness among public safety and long-time community members
- Serves as a framework to build relationships among landlords, police/fire fighters, and refugees
- Provides opportunity for "preventative" education, reducing public safety calls for service and lease infractions
- Increased awareness of refugee needs/issues that impact families and the broader community
- Expanded local networks with refugee community members

Description of Funds Requested:

The Tapestry Project is designed as a multi-functional inclusive program benefitting all stakeholders involved. MCC seeks funding for the costs associated with direct services to the North Mankato refugee residents. We seek \$3000 for multiple contracted costs to support accessibility for a minimum of 8 North Mankato refugee residents, and impacting an additional 15 refugee household members.

City of North Mankato Tapestry Budget Summary

Total Project Budget	\$39,920
Total Project InKind Match	\$11,328
Total Out of Pocket Project Expense	\$28,592

We are seeking \$3000 from the City of North Mankato to cover accessibility costs associated with: *Interpreting, Cultural Brokering, and Transportation* for a minimum of 8 North Mankato refugee residents (impacting 15 additional household members)

Total Contracted Costs: (Interpreters, 1-to-1 Bilingual Cultural Broker, Transportation) \$6,000

Other Tapestry Project Funding Sources:

Blue Cross Blue Shield Foundation of MN \$20,000 Budget is from 1/1/2015-12/31/2016
Lloyd Management Annual Donations \$3,000

Note: If additional funding is not secured the Tapestry project will not be able to continue into 2016

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Five-Year Consolidated Plan
2015-2019



*Submitted to the Department of Housing and Urban Development (HUD)
May, 2015*

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan for the City of North Mankato has been completed in consistency to the requirements set forth by the Department of Housing and Urban Development (HUD) in regard to the Community Development Block Grant (CDBG) Program.

The Consolidated Plan is a five-year planning document covering the years of 2015 through 2019. The plan identifies areas of need in regard to housing and community development and lays out how the City of North Mankato plans to utilize the CDBG entitlement funds to address these issues as set forth by HUD guidelines.

The Consolidated Plan consists of three assessment sections, a housing and homeless needs assessment, a housing market analysis, and a community needs assessment identifying the housing and community needs including that of the homeless and special populations. The plan also includes a Strategic Plan which outlines the strategies and goals of the community to acknowledge and resolve the issues identified in the assessment sections. An Annual Action Plan is also included in the document which is one of five annual plans that outline how the federal CDBG entitlement funds will be allocated in FY 2015.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Based on demonstrated need, funds and time commitment, the City may choose to use CDBG funds for the above mentioned uses. They City may continue to use CDBG funds in a manner which has proven to be successful over the past five years.

3. Evaluation of past performance

North Mankato became an entitlement community in 2009 and has completed its first 5 year consolidated plan. During the period of 2010-2014, the City used CDBG funds to:

- Assist first-time homebuyers with down payment assistance
- Provide single-family housing rehabilitation loans
- Fund a portion of a new comprehensive plan
- Replace entrance doors at Municipal Building to become ADA compliant
- Acquire and demolish single-family dwellings for reuse

In the 2010-2014 Consolidated Plan, the City identified several potential uses for CDBG funds. However, due to the limited CDBG funds the City receives annually, the regulations related to the use of funds and staff time commitments, the City focused on a narrow range of projects. In preparation of its second five-year consolidated plan, the City has learned more about the CDBG program in terms of eligible projects, federal regulations and staff time needed to administer the program. Therefore, the 2015-2109 will focus on projects the City has the capacity to administer.

4. Summary of citizen participation process and consultation process

The City of North Mankato and City of Mankato participated in a joint citizen participation which created the opportunity for local agencies interested in providing input into the consolidated plan process to attend. Three meetings were held targeting economic development and local government, homeless and housing providers, and social service providers. Lisa Graphenteen with the Southwest Minnesota Housing Partnership facilitated the three meetings. The citizen participation meetings provided the opportunity for each community to hear from a variety of local organizations who represent a diverse clientele. It provided the opportunity to better understand the challenges that face certain populations.

5. Summary of public comments

Written comments were received from nine individuals for those unable to attend the meetings or from individuals that wanted to submit their comments in writing and are attached. The key needs identified in these comments include:

- Increase bicycle infrastructure and connectivity to make downtown and services more usable.
- Being cognizant of increased gentrification and its impact on housing.
- Need for additional affordable workforce housing.
- Transitional housing for those exiting jail or treatment to reintegrate with families and the community.
- Rental rehabilitation to maintain and improve rental conditions.
- Need for a housing model to serve chronic alcohol/drug abusers, sometimes referred to as a "wethouse".
- Limited transportation options on evenings and weekends and to smaller communities surrounding Mankato and North Mankato.
- Funding to the Open Door Clinic has been a critical component to providing health care assistance for uninsured households.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received were accepted and are included as an attachment in the Citizen Participation section.

7. Summary

During the first five years of being an entitlement community, the City has gained useful knowledge of the CDBG program in terms the appropriate uses of funds based on the annual allocation and time commitments. The City will continue to allocate CDBG funds to projects which have proven to be successful and consider others identified through the public participation process.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NORTH MANKATO	
CDBG Administrator		

Table 1 – Responsible Agencies

Narrative

The Community Development Department of the City of North Mankato is the lead agency for the development, implementation, and allocation of the Consolidated Plan and CDBG entitlement funds. This department will administer the CDBG program with assistance from the Finance Department.

Many other city, county, and regional organizations that serve the North Mankato area are a part of the institutional structure and are involved in the process. Planning, implementing, and administering the CDBG program is an institutional wide effort involving the city council and administration, city departments, and Planning and Port Authority commissions. Other organizations that may be involved in addressing community development and housing needs include public housing service providers, health and social services agencies, state and local governments, and private businesses.

Coordination within this institutional structure is vital to developing and implementing the best plans and strategies possible to address the needs of the community. The City of North Mankato does its best to solicit involvement and input from the community organizations and will continue to develop strong relationships to implement its strategies and goals as defined by this plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Mankato and City of North Mankato participated in a joint citizen participation process due to the proximity of the communities. This provided the opportunity for local agencies interested in providing input into the consolidated plan process to attend one meeting versus separate meetings for each community. Three meetings were held targeting economic development and local government, homeless and housing providers, and social service providers. The public and local agencies were welcome to attend any of the meetings. Flyers were distributed to 58 local groups including nonprofit agencies, public entities, and for profit groups. Also every Chair from Envision 2020 was provided a flyer to distribute to stakeholders. Envision 2020 is a long-range community plan that began in 2006 and involved over 400 community stakeholders. Participants continue to track progress on 34 goals in 6 Key Performance Areas: Education, Economic Development, Transportation, Health & Human Services, Livability, and Community Planning/Regional Governance.

Participation in the three meetings was strong with a total of 31 unduplicated participants, as some individuals opted to attend multiple meetings. Written comments were received from an additional 8 individuals. Following the meetings, the facilitator summarized the meeting notes and provided these and the written comments to each community to review and incorporate as part of their plan. The citizen participation meetings provided the opportunity for each community to hear from a variety of local organizations who represent a diverse clientele. It provided the opportunity to better understand the challenges that face certain populations. Each community will give consideration to the comments and feedback received in the development of the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Community Development Department of the City of North Mankato has a strong working relationship with other supportive housing providers in the area. The Family Homeless Prevention and Assistance Program (FHPAP) is administered by Blue Earth County Human Services and Minnesota Valley Action Council (MVAC) and serves a nine county area including Nicollet County/North Mankato. Through the Housing Choice Voucher Program (HCV), staff communicates regularly with area property owners, social service providers, and assisted living facilities. The City owned Koppin Gardens is a 74 unit public housing unit accepting section 8 vouchers through the SCMMCHRA.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

North Mankato is a part of the Southeast Minnesota Regional Continuum of Care. The City of North Mankato understands the importance of helping extremely low- and low-income families who are at imminent risk of becoming homeless. The City will continue to analyze updated data, work with local organizations, and explore ways to help these families, households, and individuals. Currently there are several programs to address the needs of the long-term homeless that have been endorsed by the CoC:

- Eight Shelter + Care Vouchers
- Four units of long term homeless supportive housing at Breckenridge Townhomes
- Nine Bridges vouchers, a state funded program to house the mentally ill

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

As a member of the CoC, staff participate in the decision making involved in ranking projects that serve the homeless in the Southeast region of Minnesota. Standards, policies and procedures are developed by CoC staff and approved by the CoC membership.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

See table below.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Partners for Affordable Housing
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	PAH provides shelter for homeless families and individuals and helps them to secure economically viable long-term housing. The agency offers a number of programs including The Welcome Inn Transitional Center (emergency and short-term housing), The Welcome Home Transitional Housing Program (long-term transitional housing), Liberty Homes and Apartments Program (permanent, affordable housing for low income individuals with special needs), RentWise Tenant Education, and Home Stretch Home Buyer Education. PAH attended the focus groups.
2	Agency/Group/Organization	Open Door Health Care Clinic
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Medical Clinic for uninsured
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Open Door Medical Clinic attended the focus group and followed up with additional comments. Open Door Health Clinic has been a recipient of CDBG funds in the past, providing medical care to low-income citizens who are uninsured.

3	Agency/Group/Organization	BLUE EARTH COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Department (Mankato Economic Development Authority, EDA) works closely with Blue Earth County for supportive services needed to help long-term homeless stay housed.
4	Agency/Group/Organization	MINNESOTA COUNCIL OF CHURCHES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Refugee Resettlement

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Minnesota Council of Churches staff from the local office attended the focus groups. Also, this organization works closely with the areas Tapestry Program that helps orient new immigrants into the community.
5	Agency/Group/Organization	YWCA of Mankato
	Agency/Group/Organization Type	Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Refugee resettlement
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff of the YWCA attended the focus groups and provided input. YWCA staff also serve as interpreters and provide assistance to new immigrants into the community.
6	Agency/Group/Organization	Committee Against Domestic Abuse, CADA House
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing for victims of domestic violence
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CADA provides shelter and advocacy for victims of domestic abuse. CADA staff attended the focus groups.
7	Agency/Group/Organization	Mankato Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Meal site
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army attended the focus groups. The Salvation Army provides both emergency shelter and permanent affordable housing for homeless individuals.

8	Agency/Group/Organization	Minnesota Assistance Council for Veterans
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Advocacy for Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff work closely with MAC-V to provide the VASH program and assist homeless Veterans.
9	Agency/Group/Organization	Minnesota Valley Action Council Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Other government - Federal Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Homeless prevention program
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MVAC is a non-profit organization that serves the counties which make up region nine. MVAC develops resources and opportunities that empower people in low-wage work to secure affordable housing, viable transportation, employment, training for employment, and educational opportunities. Programs include Fuel Assistance, Section 8, Rehab Loan Program, and Fix Up Fund Loans.

10	Agency/Group/Organization	South Central Minnesota HRA
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Other government - Federal Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Housing Choice Voucher program
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The South Central Minnesota Multi-County HRA attended the focus groups and provided comments. SCMMCHRA operates the public housing programs for the counties of Martin, Nicollet, Sibley, Waseca, and Watonwan thereby benefiting the residents of North Mankato.
11	Agency/Group/Organization	House of Hope
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Housing for those overcoming addiction
	What section of the Plan was addressed by Consultation?	Service and halfway house provided
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	House of Hope works to provide services to long-term homeless families leased in the City's Shelter + Care Program. House of Hope was invited to the focus group but did not submit comment.
12	Agency/Group/Organization	Southwest Minnesota Housing Partnership
	Agency/Group/Organization Type	Housing Services - Housing Regional organization Planning organization Affordable Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Affordable Housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the SWMHP attended the focus groups.
13	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity has been a recipient of CDBG funds in the past.
14	Agency/Group/Organization	Community Partners Research, Inc
	Agency/Group/Organization Type	Planning organization Housing Studies and Research
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Partners Research conducted the most recent housing study of the city of Mankato and North Mankato.
15	Agency/Group/Organization	Lloyd Management
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Provider
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lloyd Management administers most of the market rate low-income tax credit housing in the area. Lloyd Management also helps fund the Tapestry Program that works to resettle new immigrants. Lloyd Management was invited to the focus groups but did not provide comment.

16	Agency/Group/Organization	Lutheran Social Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Financial Literacy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lutheran Social Service was invited to the focus groups but did not submit comment.
17	Agency/Group/Organization	Minnesota River Area Agency on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Services- Elderly Persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Minnesota River Area Agency on Aging was invited to the focus groups but did not provide comment.
18	Agency/Group/Organization	Rural AIDS Action Network
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	RAAN was established to fill the gaps in service available to people living with HIV/AIDS by linking medical service providers, social service providers, and compassionate community members to affected individuals and their families. The Rural Aids Action Network was invited to the focus groups but did not provide comment. RAAN was contacted during completion of the consolidated plan and provided information on the HIV/AIDS population for both the City of Mankato and North Mankato.

19	Agency/Group/Organization	Workforce Center
	Agency/Group/Organization Type	Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Employment Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Workforce Center communicates regularly with City staff as members of the FSS Board of Advisors. Currently working with City staff to develop a job training program.
20	Agency/Group/Organization	Amber House, Inc.
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Adult Foster Care
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Amber House was invited to the focus groups but did not provide comment.
21	Agency/Group/Organization	Greater Mankato Area United Way
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Way was invited to the focus groups but did not provide comment.
22	Agency/Group/Organization	Horizon Homes
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Mental Health Services/Halfway House
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Horizon Homes was invited to the focus groups but did not provide comment.
23	Agency/Group/Organization	ECHO Food Shelf
	Agency/Group/Organization Type	Food Shelf
	What section of the Plan was addressed by Consultation?	Food Shelf
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff communicate regularly with ECHO Food Shelf which is a current recipient of CDBG funds to feed the hungry.
24	Agency/Group/Organization	ISJ Mayo Health Systems
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Health Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mayo Health Systems was invited to the focus groups but did not provide comment.
25	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Services-Elderly Persons Services-Education

	What section of the Plan was addressed by Consultation?	Refugee resettlement
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities was invited but did not provide comment.
26	Agency/Group/Organization	Christian Concern, Inc.
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Services for those with development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Christian Concern was invited but did not provide comment.
27	Agency/Group/Organization	Feeding Our Communities
	Agency/Group/Organization Type	Food Services
	What section of the Plan was addressed by Consultation?	Backpack Food Program
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Feeding Our Communities (FOC) attended the focus groups and provided comment. They are a current recipient of CDBG funding.
28	Agency/Group/Organization	SMILES
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Services to persons with disabilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SMILES was invited but did not submit comments. SMILES provides services that assist individuals that live independently, pursue meaningful goals and enjoy the same opportunities and choices as all persons.

29	Agency/Group/Organization	LEEP
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Leisure Education for Exceptional People (LEEP) was invited but did not submit comment.
30	Agency/Group/Organization	SMRLS
	Agency/Group/Organization Type	Legal Assistance- LMI persons
	What section of the Plan was addressed by Consultation?	Legal Assistance
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Southern Minnesota Regional Legal Services (SMRLS) was invited but did not submit comments. SMRLS's lawyers and paralegals provide free legal representation and advice to low-income people. Priority cases include access to public assistance, obtaining and maintaining shelter, and protection from domestic abuse. Specific projects focus on education law, fair housing and discrimination, citizenship and youth victims.
31	Agency/Group/Organization	Greater Mankato Diversity Council
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Diversity Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Diversity Council was invited but did not submit comments.
32	Agency/Group/Organization	African Family Education Center
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Immigrant and Refugee Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The African Family Education Center was invited but did not submit comments.
33	Agency/Group/Organization	Somali Community Barwaaqo Organization
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Cultural Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Barwaaqo Organization was invited but did not submit comments.
34	Agency/Group/Organization	Greater Mankato Growth
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Greater Mankato Growth sponsors the Envision 2020 planning effort for the City of Mankato. Mr. Gary Schott attended the focus groups and provided comment.
35	Agency/Group/Organization	Mankato EDA
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing Other government - Federal Other government - State Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The EDA provides permanent affordable housing through the management of public housing.
36	Agency/Group/Organization	Region 9 Development Commission
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Regional Planning
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Region 9 was invited to the focus groups but did not provide comments.
37	Agency/Group/Organization	City Center Partnership
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Center Partnership is represented by Community Development staff for the City of Mankato.
38	Agency/Group/Organization	Southern Minnesota Initiative Foundation
	Agency/Group/Organization Type	Services-Children Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Initiative Foundation was invited but did not provide comments.
39	Agency/Group/Organization	Small Business Development Center
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Small Business Development Center was invited but did not provide comments.
40	Agency/Group/Organization	Mankato Area Adult Basic Education
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Education services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mankato Area Adult Basic Education (ABE) attended the focus groups and provided comments.
41	Agency/Group/Organization	CITY OF MANKATO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Government
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Mankato participated in all of the focus groups and works collaboratively with the City of North Mankato.
42	Agency/Group/Organization	VINE Faith in Action
	Agency/Group/Organization Type	Services-Elderly Persons Transportation

	What section of the Plan was addressed by Consultation?	Elderly services/senior Center
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	VINE attended the focus groups and provided comments. VINE is currently a recipient of CDBG funds. The organization offers the People to Jobs Program which provides employment related transportation for single parents, immigrants, and other low-income workers.
43	Agency/Group/Organization	Three Rivers Community Action, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-homeless Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Housing, Education and Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Three Rivers CAP was invited but did not provide comment. Three Rivers Community Action is a nonprofit human service organization that coordinates the regional Continuum of Care. Also, the agency offers the Achieve Homeownership Program which seeks to promote homeownership among minority households.
44	Agency/Group/Organization	ISD #77
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Mankato Public Schools
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Independent School District #77 (ISD#77) attended the focus groups and provided comment.
45	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Services-Health Other government - Federal
	What section of the Plan was addressed by Consultation?	Veteran Services

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The VA was invited but did not provide comment.</p>
--	--

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies of all types were consulted, no agencies were excluded.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	River Valleys Continuum of Care	The River Valley CoC strives to increase housing resources and services for the homeless in Southeastern Minnesota.
Mankato Housing Study 2013	Minnesota Housing Agency	How activities undertaken during each of the program years address the grantee’s Strategic Plan objectives.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Implementing the Consolidated Plan over the past five years has involved the collaboration of Minnesota Housing, Department of Employment and Economic Development (DEED), Nicollet County, Blue Earth County, and the City of Mankato. The City of North Mankato and Mankato work together on transportation, planning, economic development projects and other services.

Narrative (optional):

PR-15 Citizen Participation

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

- How the plan (or summary of the plan) was published for review
- Dates, times, and locations of public hearings
- When and how citizens were notified of the hearings
- Dates of the 30-day citizen comment period
- Summary of any technical assistance to groups seeking funding assistance

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs of the community will be determined by the City Council and staff. Consideration will be given to comments received during the citizen participation process and other citizen participation efforts. While various needs may be identified, the needs may not be eligible to receive CDBG funding.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	11,798	13,258	12%
Households	4,755	5,485	15%
Median Income	\$48,816.00	\$62,708.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	350	485	815	615	3,225
Small Family Households *	160	95	365	295	1,605
Large Family Households *	0	0	40	35	315
Household contains at least one person 62-74 years of age	15	15	135	30	585
Household contains at least one person age 75 or older	105	195	85	20	110
Households with one or more children 6 years old or younger *	135	40	230	60	405
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	15	10	0	25	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	100	105	55	10	270	15	80	10	0	105

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	115	100	60	0	275	35	35	110	155	335
Zero/negative Income (and none of the above problems)	10	0	0	0	10	0	0	0	0	0

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	100	120	70	10	300	15	80	10	0	105
Having none of four housing problems	170	135	350	210	865	55	150	385	390	980
Household has negative income, but none of the other housing problems	10	0	0	0	10	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	130	30	70	230	0	55	60	115
Large Related	0	0	0	0	0	0	20	20
Elderly	40	85	30	155	50	35	20	105
Other	40	105	30	175	0	25	20	45
Total need by income	210	220	130	560	50	115	120	285

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	55	0	45	100	0	55	10	65
Large Related	0	0	0	0	0	0	0	0
Elderly	20	65	20	105	15	0	0	15
Other	25	55	0	80	0	25	0	25
Total need by income	100	120	65	285	15	80	10	105

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	0	0	0	0	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to SCMMCHRA there are currently 77 one bedroom applicants on the waiting list. Single person households are often mentally or physically disabled. They could also be homeless youth- age 18+. There are also immigrant single person households. They may need access to public transportation and social and mental health services.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Approximately 5% of families currently receiving assistance are disabled. The HRA does not track VAWA but have experienced approximately 10 situations in North Mankato per year for the past few years.

What are the most common housing problems?

Affordability and availability and accessibility. There is a saturation of low income/higher poverty in the housing units on Lee Blvd.

Are any populations/household types more affected than others by these problems?

Single person households and larger families that need 3 or more bedrooms have a more difficult time finding units.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Any family on the Housing Choice Voucher waiting list is most likely rent burdened. The HRA regularly has applicants that are without housing due to evictions or foreclosure. There is also a fair amount of temporary "couch-hopping" until they can receive assistance and find a unit. The HRA is not involved with Rapid Re-Housing programs.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Units that are not affordable- above HUD payment standards and landlords are not willing to lower rent to work with HCV program. Units that are aging or in disrepair and landlords are unwilling to make repairs. Units in higher crime area or heavier concentration of poverty. Overcrowded units- if a family of 4 living in a 2 bedroom apartment adds another child to the household they are no longer eligible to live in the unit and must move to a larger unit. Most often there are no larger units available.

Discussion

The projected housing needs and market analysis support North Mankato's housing priorities that will be addressed in the next five years. Housing activities include single-family housing rehabilitation, rental property rehabilitation, home ownership assistance, redevelopment of blighted areas, neighborhood revitalization, and downtown redevelopment.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

North Mankato has growing populations of racial and ethnic minorities over the past decade. The proportion of racial and ethnic minorities, however, has remained low and steady in recent years, as the overall population of the community has grown at a similar or more rapid rate. Most recent data from the American Community Survey indicates an overall population of 13,387 in North Mankato. About 6% of North Mankato residents represent racial and ethnic minority groups, including Hispanic/Latino ethnicity. The groups are well distributed across Census tracts, not concentrated in certain neighborhoods.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	375	75	25
White	375	75	25
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	260	235	0
White	240	235	0
Black / African American	0	0	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	240	640	0
White	215	605	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	20	20	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	85	445	0
White	85	420	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	25	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

There are no racial or ethnic groups that have disproportionately greater need in comparison to the needs of that category of need as a whole.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	220	235	25
White	220	235	25
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	165	330	0
White	140	330	0
Black / African American	0	0	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	80	800	0
White	80	745	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	40	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	525	0
White	0	500	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	25	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

There are no racial or ethnic groups that have disproportionately greater needs of severe housing problems in comparison to the needs of that category of need as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

When analyzing the following table, it must be noted that there is a rather small minority population in the City of North Mankato, and this may affect the statistics and be the reason for any surprising results or anomalies.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,065	620	475	25
White	3,940	580	450	25
Black / African American	25	0	0	0
Asian	25	25	20	0
American Indian, Alaska Native	15	0	0	0
Pacific Islander	0	0	0	0
Hispanic	60	20	0	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

There is no racial or ethnic group with a disproportionately greater need in terms of housing cost burdens in comparison to the needs of that category of need as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are no block groups in the City that have a minority concentration.

If they have needs not identified above, what are those needs?

NA

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

NA

NA-35 Public Housing – 91.205(b)

Introduction

The South Central MN Multi-County HRA administers the Section 8 - Housing Choice voucher program in a five county area. Nicollet County/North Mankato are included in the service area. There are a total of 691 vouchers and have financial resources to lease approximately 625 vouchers every month. Approximately 350 of those vouchers are currently used by residents in Nicollet County. Of those Nicollet County residents, about 60% (200-225) live in North Mankato. Participants that receive rental assistance pay 30% of their income towards their rent and the HRA pays the difference.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	70	0	0	0	0	0	0

Table 22 - Public Housing by Program Type
 *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,778	0	0	0	0	0
Average length of stay	0	0	3	0	0	0	0	0
Average Household size	0	0	1	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	35	0	0	0	0	0
# of Disabled Families	0	0	18	0	0	0	0	0
# of Families requesting accessibility features	0	0	70	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher Disabled *
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	
White	0	0	70	0	0	0	0	0
Black/African American	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher Disabled *
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	
Hispanic	0	0	0	0	0	0	0	0
Not Hispanic	0	0	70	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Housing Choice Voucher: 236 active households with a disabled member currently receiving rental assistance. 37 disabled households currently on the waiting list.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Housing Choice voucher holder's most immediate need is affordability and available accessible units to rent. There are very few accessible units in the community. There is a need for housing advocacy to assist with locating and maintaining housing. There is a need for one bedroom, three bedroom and larger units.

How do these needs compare to the housing needs of the population at large

The needs are the same - affordability and available units.

Discussion

Through the public comment process, some believe the community needs larger affordable rental units of four or more bedrooms due to growth of larger families in the area.

NA-40 Homeless Needs Assessment -- 91.205(c)

Introduction:

Wilder conducts a statewide study every three years to better understand the prevalence, causes, circumstances and effects of homelessness. 10,214 homeless adults, youth and children were counted in 2012- up 6% from 2009. Statewide, the number of people who were found outside the shelter system has remained relatively flat since 2009, but greater MN saw a 10% increase.

Point In Time (PIT) Count is a homeless count conducted each January. In 2014 there were 482 homeless households in our 20 county CoC region that were residing in shelters or were unsheltered. Of these, 24 were unsheltered (17 individuals and 7 families). Three homeless Veterans were counted, 0 veterans were unsheltered. There were 18 homeless unaccompanied youth and children of which 4 were unsheltered. Homeless unaccompanied young adults numbered 18, with 4 unsheltered.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Families - The number of homeless children with parents increased by 9%. There was a slight increase in the total number of families experiencing homelessness, but a 22% increase in the number of two-parent homeless families. Children and youth ages 21 and younger make up 45% of all homeless persons. Most of those who became homeless in greater MN were living in rural areas with a population of less than 25,000.

Offenders - Almost half of the homeless adults (2931) interviewed for Wilder's 2012 study reported that they had served time in one or more correctional facilities at some point in their lives. Formerly incarcerated homeless adults spend twice as much time sleeping in outdoor locations, have more episodes of homelessness and are homeless for longer periods of time compared to other homeless adults.

Older Adults - According to Wilder, adults age 55 and older are the fastest growing homeless population. Statewide, 777 homeless adults age 55 and older were counted in the 2012 study, up from 526 in 2009- a 48% increase. This percent is expected to continue to increase as the population of older adults grow in general. About 1/3 of the older homeless adults live in greater Minnesota; 34% report they were experiencing homelessness for the first time.

Veterans - Targeted efforts to reduce homelessness among military veterans appear to be paying off. Wilder reports 580 homeless veterans in our region. Most homeless veterans are 55 or older; they are disproportionately people of color.

Youth - Wilder counted 65 homeless youth in our Continuum of Care (CoC). Wilder reports this underrepresents the number of homeless youth who often couch hop or find other temporary places to stay, especially in greater MN where there are few shelters. Youth on their own, ages 21 and younger, are the most at risk for homelessness. Nearly 3 out of 10 youth on their own are parents and 21% have children with them. Fifty-eight percent of 19-21 year olds have high school diploma or GED. Ninety-five percent of minor youth report they are enrolled in school up from 78% in 2000.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

MVAC Homeless Prevention Data - Since 7/1/13, MVAC has screened 2085 households for FHPAP services. All persons screened were triaged for urgency of situation and appropriateness of services, provided information on resources, provided with referrals and assisted with problem solving. 481 (23%) of these households were enrolled into FHPAP and another 77 (4%) were assisted with a HUD funded program. Of the 1527 households that MVAC was unable to assist, 188 (12%) were because of a lack of funding and 380 (25%) were living in housing that was unaffordable for them. Other reasons for not being served by FHPAP include: crisis resolvable through other means, no qualifying crisis, over-income and lack of follow through. Proportionally, these non-enrolled households are 52% family, 42% adults and 5% youth.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

There are no ethnic groups affected more than others when comparing homelessness in the jurisdiction as a whole.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Homelessness for the City of North Mankato is considered as part of a multi-county effort, the nature of sheltered and unsheltered homeless is that of the region as a whole. There are no known homeless persons residing in North Mankato.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The agencies listed below provide health services, social and/or fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons), and economic/business development services within the City.

- North Mankato Housing and Redevelopment Authority
- Minnesota Council of Churches
- YWCA Mankato
- Partners for Affordable Housing
- South Central Multi County Housing and Redevelopment Authority
- Mankato Economic Development Authority
- Mankato Area Public Schools
- Committee Against Domestic Abuse
- Hearth Connection
- Salvation Army
- VINE
- Open Door Health Center
- FOCP-Back Pack Food Program
- Lloyd Management
- Second Harvest Heartland
- Horizon Homes
- South Central Supportive Housing Initiative
- Minnesota Valley Action Council (MVAC)
- Blue Earth County Human Services

Describe the characteristics of special needs populations in your community:

Persons with special needs are generally connected with agencies in the area to work with and address special needs. The number of people with special housing needs is expected to increase as the population continues to age. Monarch Meadows and Oak Terrace Senior Housing Community offer assisted living units for those with Alzheimer's or dementia to help meet some of the special housing needs.

What are the housing and supportive service needs of these populations and how are these needs determined?

Nicollet County Human Services addresses supportive housing for special needs populations along with those agencies listed above. The needs are determined by the agencies who serve these populations.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Minnesota Department of Health, there were 11 people (33.6 rate) living with HIV/AIDS in Nicollet County in 2013.

The Rural AIDS Action Network (RAAN) is the only organization that serves the HIV/AIDS population in rural Minnesota. The RAAN's mission is to organize, develop, and sustain caring communities of professionals and volunteers that serve and support persons living with, affected by, or at risk for HIV/AIDS in rural Minnesota.

The RAAN has an office in North Mankato and offers the following services: medical case management, free and confidential HIV testing, medical transportation assistance, health education/risk reduction, support groups, and professional training. This office services the entire Southern Minnesota area from South Dakota to Wisconsin. They work closely with area hospitals and clinics and have an infectious disease doctor at the ISJ clinic.

The availability of housing for those with HIV/AIDS in the City of North Mankato is not a seemingly imminent problem, or one that is predicted to be in the future. With such a low HIV/AIDS population, this is to be expected. This does not mean however the City will not continue to investigate and monitor the situation and explore ways that it can help these individuals when or if it is needed.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City does not anticipate the need for any new additional facilities within the next 5 years that it will use CDBG funds for.

How were these needs determined?

City of North Mankato Staff.

Describe the jurisdiction's need for Public Improvements:

The City of North Mankato foresees the need to address several public improvements within the next five years. However, the funding for these improvements will likely be addressed through other funding sources than CDBG.

How were these needs determined?

City of North Mankato Staff.

Describe the jurisdiction's need for Public Services:

The City of North Mankato understands there is a need for Public Services, however, because of the amount of CDBG funding that the jurisdiction receives, we cannot fully address these needs using CDBG funds.

How were these needs determined?

City of North Mankato Staff.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City has a high quality of housing stock and variety of options that allow residents to find housing at all stages of life. Existing homes have been well maintained as the unique character of each neighborhood is preserved. Housing in North Mankato continues to be a strength in attracting young families to the area.

The City of North Mankato has a rental housing registration program. In September 2013 there were 1,580 registered rental units in the City. Specialized senior housing projects may not be required to register if they are otherwise licensed by the State. However, at least one senior project, with 44 units, is registered with the City.

The breakdown of rental units by type that were contracted by the survey is as follows:

- Approximately 1,400 market rate units
- 512 tax credit units
- 622 subsidized units
- 2,478 student-oriented units
- 534 assisted living/congregate senior units provided in a separate section

There are eleven identified rental projects in Mankato, North Mankato and Eagle Lake that have received federal low income housing tax credits. These projects represent a mix of both new construction and rehabilitation of existing rental buildings. They all provide moderate rent housing options, with few instances of any project-based assistance that can serve very low income people.

Four of the 11 projects involved in older rental properties that used the tax credit financing for renovations. This includes Colony Apartments of North Mankato.

The other tax credit projects utilized the assistance for new unit construction. This includes Hoover Estates and Northway Townhomes located in North Mankato.

Combined, the eleven tax credit projects have approximately 512 income restricted rental units operating under the tax credit program. In some projects, the actual number of units exceeds the requirement.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The 2013 Census estimates that North Mankato has 5,603 occupied housing units. of the 5,603 units 4,017 are owner occupied and 1,586 are renter occupied.

The City of North Mankato has had significant housing construction activity, with building permits issued for nearly 900 housing units between January 2000 and October 2013. For the 14-year period between 2000 and 2013 (partial), the City averaged approximately 64 units per year. However, much of this activity occurred in the first half of the last decade, and housing construction activity slowed after 2007. For the six-year period between 2008 and 2012, the annual average was just above 36 units per year. Year-to-date activity in 2013 has already surpassed the average achieved over the last six year.

Most of the construction activity has been in lower-density unit types, such as one unit or two unit structures. More than 71% of the units permitted since 2000 have been identified as single family homes, and would probably be detached single family homes. Presumably many of the two, three and four unit structures constructed since 2000 represent twin homes and town house units also intended for owner-occupancy.

North Mankato has had some multifamily construction activity, although tenure information is not always available from the summary reports. Since 2008, at least 29 rental units can be identified. The largest single project has 16 units, built in four four-plex units on Arlington Trail. This project, as planned, would eventually have 13 four-plexes, built over a number of years.

The remaining 13 rental units since 2008 are in mixed-use, commercial buildings with a residential component. Four luxury rental units exist in Marigold Apartments, permitted in 2010. There were nine rental units permitted in 2013 in a Dollar Store building renovation.

Most of the probably rental housing construction also occurred in the early part of the last decade. In 2002 there were 106 multifamily units that were issued a building permit. It is believed that most of these units were in senior housing with services projects, including Oak Terrace and Willow Pointe.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	3,518	61%
1-unit, attached structure	447	8%
2-4 units	499	9%

Property Type	Number	%
5-19 units	521	9%
20 or more units	392	7%
Mobile Home, boat, RV, van, etc	367	6%
Total	5,744	100%

Table 26 -- Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	35	2%
1 bedroom	13	0%	471	30%
2 bedrooms	700	18%	792	50%
3 or more bedrooms	3,176	82%	298	19%
Total	3,889	100%	1,596	101%

Table 27 -- Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The HRA provides rental assistance to approximately 200-225 families in North Mankato.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Sunrise Village in upper North Mankato was recently sold and the new owner plans to renovate the property and raise the rents so the units will no longer be Section 8 eligible. There are 132 units at this property and as many as 50 units have housed Section 8 eligible families.

Hoover Estates also has new ownership. There are 72 units at this property and as many as 50 units house Section 8 Eligible families. This is one of the few properties with larger - 3 bedroom units. The new owner is currently accepting Section 8 but that may change if the rents are increased and the units no longer work with the Section 8 program payment standards.

Does the availability of housing units meet the needs of the population?

According to SCMMCHRA, there is a need for more affordable units as well as one-bedroom units and three bedroom and larger units.

There are approximately 305 Vouchers being utilized in Nicollet County, and more than half of these are typically used in North Mankato.

Due to budget limitations and long wait times, the waiting lists were closed to new applicants in the Mankato, Blue Earth County and Nicollet County programs. In Mankato/Blue Earth County there were 144 names still on a waiting list, although no new households had been issued a Voucher in 2013.

Describe the need for specific types of housing:

According to those who work in the subsidized housing area, there is a need for affordable, one-bedroom units as well as larger 3, 4 and 5 bedroom units. There is also a need for handicapped accessible units in all sizes. There is no housing specifically for veterans.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The federal tax credit program places maximum rent limitations on assisted units. All of the tax credit projects in Mankato, North Mankato, and Eagle Lake have estimated gross rents that are well below the maximum limit. The maximum rent limits provided are for both Blue Earth County and for Nicollet County, for projects placed in service prior to 2009.

One-bedroom \$440-\$685, \$545-\$805 for 2 bedrooms, \$630-\$990 for 3 bedrooms.

The large majority of tax credit units in the Mankato area have gross rents that are below the limits set for households at 50% of the median income level, although federal guidelines would allow most units to go as high as 60% of median income.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	115,400	167,100	45%
Median Contract Rent	463	631	36%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	426	26.7%
\$500-999	995	62.3%
\$1,000-1,499	22	1.4%
\$1,500-1,999	102	6.4%
\$2,000 or more	51	3.2%
Total	1,596	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	170	No Data
50% HAMFI	310	115
80% HAMFI	865	580
100% HAMFI	No Data	1,040

% Units affordable to Households earning	Renter	Owner
Total	1,345	1,735

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Wilder reports rates of employment have changed dramatically from 2000 to 2012; homeless adults employed at the time of the survey decreased from 41% to 24%; those working 35+ hours/week decreased from 26% to 8%. The number of homeless older adults employed is 13% (although nearly all of the older adults surveyed were age 66 or younger). Many rely on Social Security or General Assistance as their only income source. More than 1/4 of these adults said they needed assistance in applying or reapplying for benefits. Some turn to family members for assistance. However, 43% reported they are disconnected from their families. Wilder reports two of the three most common reasons adults left their last housing: 38% could not afford it and 32% lost their job or had their hours cut. Only 9% of homeless veterans are employed full-time. Fifty-three percent have been unemployed for over a year.

How is affordability of housing likely to change considering changes to home values and/or rents?

County Emergency Assistance and Emergency General Assistance (EA) - Although the need for emergency dollars is increasing because of lower household incomes and higher rent/utility costs, county EA programs experienced a slight loss of funding from 2012 to 2014. Many counties reported funding was gone three months before the end of their fiscal periods. Almost 100% of EA funds were used for rents and utilities. Reasons for denials are not tracked, but anecdotal information indicates it is because households are unable to verify 50% of income was used for basic needs and/or housing was not cost effective.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In December of 2013, Community Partners Research, Inc. analyzed the housing needs in the Mankato/North Mankato Area. Fifty-two percent of the FHPAP households enrolled in the region are served in these two cities and corresponding counties. Since 2010 there was an average growth in Greater Mankato of approximately 100 renter households per year. Nearly 50% of renters in Greater Mankato had annual incomes below \$25,000. More than 55% of rental households paid more than 30% of their income for their housing. Over the past 6 years the annual average multifamily/rental unit construction has been 118 units. Only one project, Sibley Park Apartments, has added to the supply of income-restricted housing. The vacancy rate is 0.7%. The 2013 rental survey found no vacant units in subsidized developments.

The study indicates the need for 147 to 160 rental units each year to address household growth and to increase the vacancy rate and allow for greater unit choice for renters. The ideal distribution of units would be matched to the financial ability to pay for area renters. Nearly 42% of all renter households have an income below \$20,000 and an affordable unit would be defined as a gross rent below \$500. Approximately 20% of renters would need an affordable unit priced between \$500 and \$650 per month. Although the research endorses more moderately-priced rental housing, it is probable that most of currently proposed units will have two-bedroom gross rents of \$1,000 or more.

Discussion

Lutheran Social Service's Crisis Nursery provides families experiencing a crisis the option of placing their children in foster care for up to 72 hours. This service is available 24/7. In 2014, 111 days of service were provided to 51 families in the region. The main stressors reported for calling the Crisis Nursery are: housing, job, medical and parenting stress.

MVAC delivers Energy Assistance Program (EAP) in all 9 counties in our region. This past heating season EAP benefits (primary, crisis and Energy Related Repairs) for 7653 households of which thirty-three percent were at-risk of or without a utility and received a crisis grant of up to \$500. Even after these utility funds are accessed, many households who contact MVAC for FHPAP are struggling with both rental arrears and a pending utility disconnect.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

North Mankato's oldest housing stock is located throughout residential areas in Lower North, in the southeast portion of the city. According to the 2008-2012 American Community Survey, 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.

The median value of owner-occupied housing units in North Mankato in 2012 was \$166,500—up 38.1% (or \$45,900) 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.

Definitions

Standard Housing Condition

- Housing which in initial construction quality and current condition is safe, fit for human occupancy, and is structurally sound according to the Section §92.21 of the North Mankato City Code.

Substandard Housing Condition but Suitable for Rehabilitation

- A unit is suitable for rehabilitation if it can be brought into standard condition by expending less than 50% of it after rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	673	17%	584	37%
With two selected Conditions	0	0%	25	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,216	83%	987	62%
Total	3,889	100%	1,596	101%

Table 32 - Condition of Units

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	776	20%	292	18%
1980-1999	834	21%	415	26%
1950-1979	1,375	35%	711	45%
Before 1950	904	23%	178	11%
Total	3,889	99%	1,596	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,279	59%	889	56%
Housing Units build before 1980 with children present	385	10%	155	10%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The average lifespan of a house, according to the U.S. Department of Housing and Urban Development (HUD), is 40-50 years without significant annual maintenance. Of the total 5,491 housing units in North Mankato (U.S. Census Bureau, 2008-2012 American Community Survey), 2,256 or 41% have well exceeded or will exceed in the next 5 years the 50 year mark.

Older housing stock requires more maintenance and the owner incurs higher costs. Without the maintenance, the units will become substandard and renovations will be required to keep them livable and compliant with city building codes.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The estimated total number of housing units in North Mankato with lead-based paint is 2,309. That is 46% of the total housing units. It can be estimated that 41% or 946 of these households are of low to moderate incomes.

Discussion

Due to the age of residential properties in Lower North, the City of North Mankato plans to allocate funding for homeowners interested in making improvements to their homes from the Community Development Block Grant Program. The program is available to income qualified homeowners and available loan amounts will require matching funds from the homeowner. 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.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

North Mankato has a public housing complex administered by the City containing 74 units which provides a critical housing resource. The City also helps to facilitate efforts in providing housing rehabilitation funds and first time homebuyer loans.

Totals Number of Units

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			
				Total	Project -based	Tenant -based	Special Purpose Voucher
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			73				
# of accessible units							
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition							

Data Source: PIC (PIH Information Center)

Table 36 -- Total Number of Units by Program Type

Describe the supply of public housing developments:

The Koppen Gardens complex provides a critical housing resource for the City of North Mankato. The 74 unit complex is owned and administered by the City of North Mankato. Additional apartment complexes with subsidized/public housing units in the City of North Mankato include the following:

- Bell Tower Apartments
- Colony Apartments
- Medford Manor
- Northridge Estates
- Northway Townhomes
- Page Apartments
- Tschohl Apartments
- WSK Holdings

Consolidated Plan

NORTH MANKATO

Two apartment complexes, Sunrise Village and Hoover Estates, which formerly accepted Home Choice Vouchers have been sold to new property owners who have chosen not to meet rehabilitation standards for units to comply with the HCV program.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The 2013 Mankato Area Housing Study addresses projects involving older rental properties that previously used the tax credit financing for renovations. This includes the Colony Apartments in North Mankato. Colony has 100 to 102 tax credit units, the largest single project in the local tax credit inventory. Colony Apartments was originally constructed in 1971 as market rate housing and a tax credit award was used in 2000 for renovation activities. Colony Apartments reported nearly all of the vacancies in 2013, attributed to ongoing turnover and the amount of processing time required to income-certify new applicants.

Additional projects that were active during the 2013 housing study which utilize tax credits assistance for new unit construction include Hoover Estates and Northway Townhomes of North Mankato.

Public Housing Condition

Public Housing Development	Average Inspection Score
Breckenridge Apartments	93
Orness Plaza	87
Blue Earth County	86
Park View Apartments	90

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Above are public housing developments located in Mankato, Eagle Lake, and St. Peter that are included in the 2015 inspection surveys within the Metropolitan Statistical Area. However, no North Mankato public housing developments were included in the 2015 public housing inspections.

Koppen Gardens of North Mankato is at an age where future rehabilitation efforts will be required.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The South Central Minnesota Multi-County HRA provides the following programs:

HCV Rental Assistance Program- This program will help pay your rent if you are an income-eligible family or individual. Participants need to find their own rental units. Tenants receive rental assistance based on income and household size. Eligible families and individuals pay 30% to 40% of their gross annual income towards the gross rent. The HRA pays the balance of the rent.

HCV Homeownership- This program assists first-time homeowners with their monthly homeownership expenses. Homeownership participants must be a qualified applicant or participant in the HCV Rental Assistance Program.

Family Self-Sufficiency (FSS)- This is a work-incentive program for clients receiving rental assistance through the HCV Program. The FSS Program Coordinator will work with you to set up a five-year plan that includes employment, education, and training goals. Every 6 months, these goals will be reviewed and revised to meet your needs.

Rental Assistance Program (RAP)- This is a state funded, referral-only, rental-subsidy program. A Service Provider shall develop and implement a transition plan for each household or individual to assist them in moving from RAP to self-sufficiency or to a rental assistance program that is not time-limited. Eligibility is income-based and limited to a maximum of \$250 subsidy per household, with a limit of five years.

The City of North Mankato will continue to maintain and build a strong relationship with the SCMMCHRA. Through this relationship, open communication will continue to discuss the needs of low-to moderate-income households.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

North Mankato is a part of the Southeast Minnesota Regional Continuum of Care (CoC). The SE MN CoC consists of 20 counties and 682,892 people according to the 2000 Census.

Members of the Southeast MN Continuum of Care range from local nonprofit organizations, representatives from local governments, housing developers, and formerly homeless individuals. The CoC networks focus is to increase the capacity and efficiency of the existing homeless service delivery system, to offer a complete continuum of prevention, outreach and assessment, to provide emergency shelter, transitional housing, permanent housing, to support services in all communities within the region and to develop, maintain and evaluate a comprehensive plan for coordinating and maximizing resources to end chronic and other homelessness. It is their mission to prevent, respond to, and help end homelessness in Southeastern Minnesota by coordinating services and maximizing resources.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Wilder Study shows that from 2009 to 2012, adults with serious mental illness increased from 36% to 55% and those experiencing chronic physical health conditions went from 39% to 51%. Homeless children are likely to: have more health problems, more trouble developing healthy relationships, more difficulty staying on track in school and be homeless as adults. Twenty-six percent of homeless veterans experience problems accessing medical care. Wilder reports that persons with a history of incarceration (95% of homeless females and 85% of homeless males) experience difficulties early in life such as physical or sexual abuse, out-of-home placements in childhood and/or becoming a parent before age 18. These ex-offenders were twice as likely to have spent time in a mental health facility and three times as likely to have spent time in a chemical dependency treatment facility.

The South Central Crisis Center provides mental health services and temporary, short-term placement for persons experiencing a mental health crisis. They continue to see people with housing issues, either due directly to their mental/physical health or due to other dynamics that may include marital issues and evictions. They serve people who are chronically homeless and come to the crisis center following hospitalizations. These patients are often discharged to long-term homeless units or board and lodges. These placements must happen quickly because of the short limit on length of stay at the crisis center.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Blue Earth County/MVAC will serve youth, singles and families. They serve all racial and ethnic groups, veterans, persons with disabilities, offenders and other sub-populations. Since youth may have a harder time obtaining and maintaining housing because of recently entering the labor market, a lack of credit/rental history and limited life skills, MVAC will assist these households with up to an additional \$200. This allows them to provide both rent and deposit if the youth is securing housing or to pay a portion of the second month's rent for youth facing evictions thus enhancing the stabilization of their housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Blue Earth and Nicollet Counties have access to assistance programs that can help lower income seniors acquire the services they need to avoid moving into a skilled nursing home facility. The primary program for this care assistance is the Elderly Waiver (EW) program. The City of North Mankato has a number of senior housing with services units including Monarch Meadows, Oak Terrace West, Oak Terrace Assisted Living, and Oak Terrace Memory Care.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Nicollet County Human Services provides Adult Mental Health Services for consumers who have a serious and persistent mental illness which affects their ability to function in daily living. These services include coordination with providers of housing services in addition to the following:

- Advocate for the needs of mental health consumers
- Assisting the consumer in identifying mental health needs
- Client outreach
- Linking the consumer to needed services to meet their mental health needs
- Monitor the quantity and quality of services that are provided to consumers

Coordinate with providers of services including:

- Educational
- Financial benefits so that services are effective and helpful to consumers and families
- Housing
- Medical
- Social
- Vocational

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

There are many resources for persons with special needs in the City of North Mankato. They include:

- Nicollet County Social Services
- Koppen Gardens Assisted Living Facility
- Oak Terrace Assisted Living Facility
- Willow Point Assisted Living Facility

The City of North Mankato will continue to monitor and evaluate the status of the special needs population of the City. By communicating with the above agencies, the City will assess the need and condition of the units and take action if needed.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

NA

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are many policies that can affect the affordability of housing in a community. These include taxes, fees, utilities, land use and zoning, and building codes. Developers are also discouraged to build affordable or public housing because of the specific criteria, paperwork, time, and money necessary. The City of North Mankato has worked to reduce these barriers in a variety of ways:

- Help finance the Minnesota Valley Action Council's housing and education programs
- Apply for annual funding from the Minnesota Housing Finance Agency to provide assistance
- The use of City of North Mankato grant money when available to provide down payment and closing cost assistance
- Reduce minimum lot sizes to help accommodate new affordable housing construction
- Allow for flexible setbacks for affordable housing projects

Fair Housing—Title VIII of the Civil Rights Act of 1968, known as the *Fair Housing Act* prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap.

In general, the laws, regulations, and administrative policies in the City of North Mankato comply with the Federal Fair Housing guidelines and do not appear to adversely affect the location, availability, or accessibility of housing choices for North Mankato citizens based on their race, color, national origin, religion, sex, family status, or handicap.

The Consolidated Plan regulations (24 CFR 91) require each state and local government to submit a certification that is affirmatively furthering fair housing. This means that it will (1) conduct an analysis of impediments to fair housing choice; (2) take appropriate actions to overcome the effects of impediments identified through that analysis; and (3) maintain records reflecting the analysis and actions.

North Mankato is a growing community that focuses on affordable and fair housing. Due to high infrastructure costs and lack of state and federal funding to assist in development, providing affordable housing and ensuring fair housing is a difficult and complex task. It is of high priority to the City however, and all accommodations are made to provide the most effective and efficient affordable and fair housing opportunities possible.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	58	3	1	0	-1
Arts, Entertainment, Accommodations	499	390	10	7	-3
Construction	223	81	4	1	-3
Education and Health Care Services	860	401	17	7	-10
Finance, Insurance, and Real Estate	245	79	5	1	-4
Information	134	91	3	2	-1
Manufacturing	1,432	3,611	28	65	37
Other Services	230	152	4	3	-1
Professional, Scientific, Management Services	307	56	6	1	-5
Public Administration	0	0	0	0	0
Retail Trade	794	250	15	5	-10
Transportation and Warehousing	141	204	3	4	1
Wholesale Trade	264	236	5	4	-1
Total	5,187	5,554	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	8,179
Civilian Employed Population 16 years and over	7,756
Unemployment Rate	5.17
Unemployment Rate for Ages 16-24	30.62
Unemployment Rate for Ages 25-65	3.14

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	1,836
Farming, fisheries and forestry occupations	397
Service	614
Sales and office	2,107
Construction, extraction, maintenance and repair	364
Production, transportation and material moving	482

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	6,892	93%
30-59 Minutes	351	5%
60 or More Minutes	156	2%
Total	7,399	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	145	10	35

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	1,078	48	100
Some college or Associate's degree	2,349	41	142
Bachelor's degree or higher	2,761	124	258

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	0	0	0	14	84
9th to 12th grade, no diploma	154	66	50	60	133
High school graduate, GED, or alternative	473	370	152	704	439
Some college, no degree	380	516	332	852	332
Associate's degree	141	380	156	296	101
Bachelor's degree	159	816	479	895	283
Graduate or professional degree	22	306	221	426	153

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,241
High school graduate (includes equivalency)	29,000
Some college or Associate's degree	36,232
Bachelor's degree	41,943
Graduate or professional degree	63,034

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

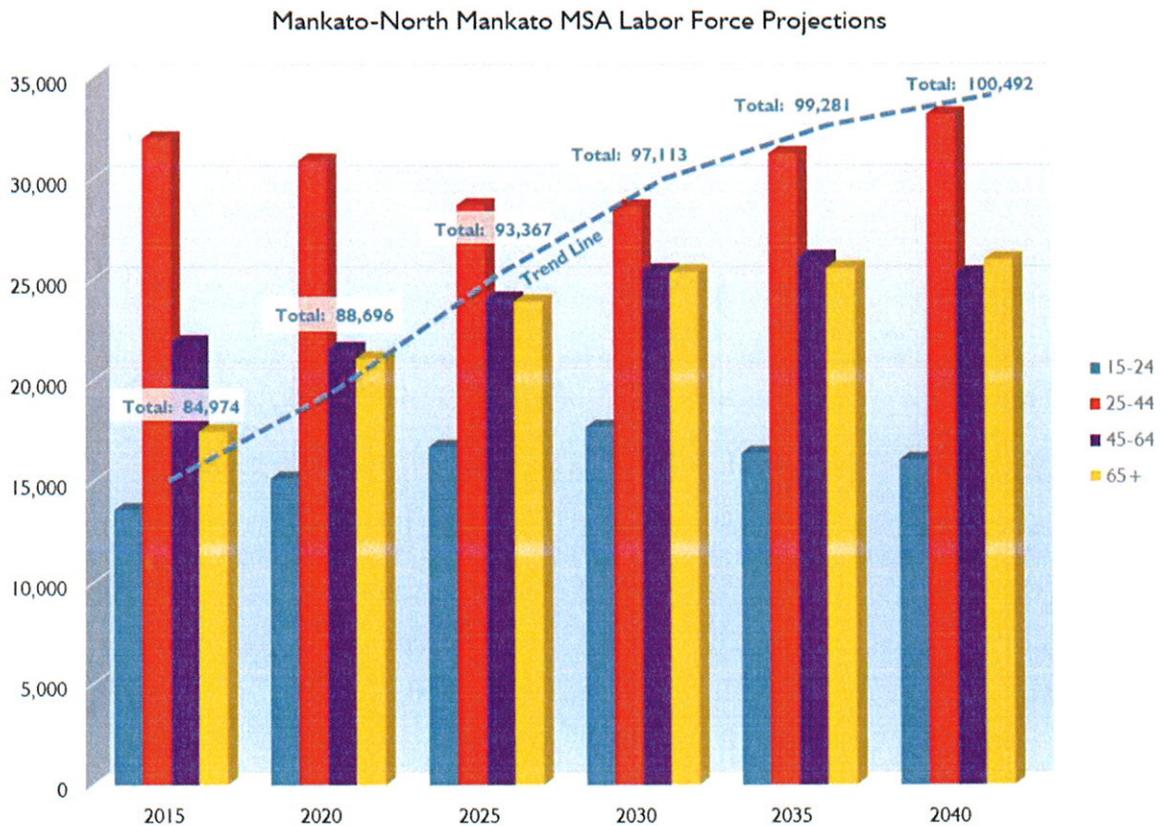
Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Manufacturing is the major employment sector within the City of North Mankato. The major employers within the City are Taylor Companies, Coughlan Companies, and MICO Inc. which all fall within the manufacturing industry.

Describe the workforce and infrastructure needs of the business community:

Projected Labor Force

The Mankato-North Mankato Metropolitan Statistical Area (MSA) labor force is projected to grow in several important areas. The 15-24 year old group (the “talent pipeline”) is expected to grow by 30% from 2015 to 2030. While the nation has growing concerns around the supply of “experienced peak performers” (45-64 year olds) - only 5.4% growth over the next 25 years - our MSA is projected to have 15.5% growth over the same time period.



Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are no known major changes that have effected job and business growth opportunities. The Mankato Workforce Center, South Central Workforce Council and MVAC all provide workforce opportunities in the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The workforce within the City of North Mankato is well educated and skilled for opportunities of employment. South Central College of North Mankato and Minnesota State University, Mankato are a huge asset to the areas workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Mankato Workforce Center, South Central Workforce Council and MVAC all provide workforce opportunities in the area. South Central College in North Mankato established the Center for Business and Industry to help businesses, non-profit and governmental organizations improve their performance to meet the challenges of the global and local economies.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? Yes. If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of North Mankato participates in a Comprehensive Economic Development Strategy through Region Nine Development Commission. The CEDS is designed to:

- Bring together the public and private sectors
- Create an economic roadmap to diversify and strengthen regional economies
- Analyze the regional economy
- Serve as a guide for establishing regional goals and objectives
- Develop a regional plan for implementation and action
- Identify investment priorities and funding sources

The CEDS committee is made up of 21 members which is useful because it convenes a broad group for a comprehensive review. This ensures participation and engagement from multiple sectors throughout the region. Areas represented on the committee include: Private Business, Post-Secondary Education, Labor, Education, Government, and Community Based Organizations.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are no areas where households with multiple housing problems are concentrated.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are no areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated.

What are the characteristics of the market in these areas/neighborhoods?

NA

Are there any community assets in these areas/neighborhoods?

NA

Are there other strategic opportunities in any of these areas?

NA

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan section of the Consolidated Plan details how the City plans to provide availability and affordability to decent housing, sustainability, economic opportunity, and a suitable living environment primarily for low-and moderate-income individuals. This section will define specific implementation steps based on the housing and community needs assessment which was completed utilizing Census data, CHAS data, public meetings, and staff expertise.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investments will be allocated to the lower North Mankato area because of the portion of low-moderate income households and the age of homes located in this area. Funds will not be limited to this area, however, they will be focused on revitalization of residences within this boundary.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Park & Recreation Facilities
	Priority Level	Low
	Population	Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	
	Description	Over the five year plan CDBG funds may be used for redevelopment activities that will include replacement of existing park amenities and accessibility improvements for persons with physical disabilities.
	Basis for Relative Priority	
	2	Priority Need Name
Priority Level		High
Population		Low Moderate Middle Large Families Families with Children Elderly
Geographic Areas Affected		
Associated Goals		

	Description	CDBG funds may be used to provide grants/loans to low-moderate income persons to rehabilitate existing single family dwellings.
	Basis for Relative Priority	
3	Priority Need Name	Property Acquisition
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	
	Description	CDBG funds will be used to purchase both commercial and residential buildings which contribute to slum and blight conditions. The reuse of these properties will benefit income qualified persons.
	Basis for Relative Priority	
4	Priority Need Name	Commercial Rehabilitation
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	
	Description	CDBG funds may be used for the rehabilitation of existing commercial buildings.

	Basis for Relative Priority	
5	Priority Need Name	Infrastructure Improvements
	Priority Level	Low
	Population	Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	
	Description	CDBG funds will be used to rehabilitate existing water, sewer, streets, and sidewalks in areas which principally benefit LMI persons.
	Basis for Relative Priority	
6	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	
	Description	CDBG funds would be used to make improvements including ADA compliance within publicly owned buildings.
	Basis for Relative Priority	
7	Priority Need Name	Non-Profit Assistance

	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	
	Description	CDBG funds may be used to assist non-profit organizations with their goals and objectives.
	Basis for Relative Priority	
8	Priority Need Name	Planning Projects
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	
	Description	CDBG funds will be used to prepare eligible plans and studies.
	Basis for Relative Priority	
9	Priority Need Name	Promote Single Family Home Ownership Opportunities
	Priority Level	Low
	Population	Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	CDBG funds will be used to assist first time home buyers purchase single family homes and provide home buyer education opportunities.

	Basis for Relative Priority	
10	Priority Need Name	Economic Development
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	
	Description	CDBG funds will be used to assist with eligible economic development opportunities.
	Basis for Relative Priority	
11	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	

	Associated Goals	
	Description	<p>CDBG funds will be used to assist the following populations or areas:</p> <ul style="list-style-type: none"> • Senior Citizens • Persons with Disabilities • Youth • Transportation • Employment/Training Services • Crime Awareness
	Basis for Relative Priority	

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	N/A
Rehabilitation	Those who are eligible to receive CDBG funds for rehabilitation activities.
Acquisition, including preservation	Properties that are eligible to be acquired using CDBG funds.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$67,602	\$537,071	0	\$604,673	Year 1 Action Plan Funding to Tapestry - \$3,000 Single Family Rehab - \$57,000 Administration - \$7,602

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds may be leveraged with State, Local, or Private funds for all the identified priority needs.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

NA

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
NORTH MANKATO	Government	Economic Development Ownership Planning neighborhood improvements public facilities public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of North Mankato has the ability to implement its consolidated plan in accordance with its comprehensive plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			

Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Through working with its partner organizations, the City has the ability to meet the needs of homeless persons.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The area has many organizations who address special needs populations and those experiencing homelessness. As the City does not have any known homeless persons in its jurisdiction, the current delivery system is working.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

There are believed to be no gaps in the current delivery system.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 52 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

0

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

NA

Activities to Increase Resident Involvements

NA

Is the public housing agency designated as troubled under 24 CFR part 902?

NA

Plan to remove the 'troubled' designation

NA

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There are many policies that can affect the affordability of housing in a community. These include taxes, fees, utilities, land use and zoning, and building codes. Developers are also discouraged to build affordable or public housing because of the specific criteria, paperwork, time, and money necessary. The City of North Mankato has worked to reduce these barriers in a variety of ways:

- Help finance the Minnesota Valley Action Council's housing and education programs
- Apply for annual funding from the Minnesota Housing Finance Agency to provide assistance
- The use of City of North Mankato grant money when available to provide down payment and closing cost assistance
- Reduce minimum lot sizes to help accommodate new affordable housing construction
- Allow for flexible setbacks for affordable housing projects

Fair Housing

Title VIII of the Civil Rights Act of 1968, known as the *Fair Housing Act* prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap.

In general, the laws, regulations, and administrative policies in the City of North Mankato comply with the Federal Fair Housing guidelines and do not appear to adversely affect the location, availability, or accessibility of housing choices for North Mankato citizens based on their race, color, national origin, religion, sex, family status, or handicap.

The Consolidated Plan regulations (24 CFR 91) require each state and local government to submit a certification that is affirmatively furthering fair housing. This means that it will (1) conduct an analysis of impediments to fair housing choice; (2) take appropriate actions to overcome the effects of impediments identified through that analysis; and (3) maintain records reflecting the analysis and actions.

North Mankato is a growing community that focuses on affordable and fair housing. Due to high infrastructure costs and lack of state and federal funding to assist in development, providing affordable housing and ensuring fair housing is a difficult and complex task. It is of

high priority to the City however, and all accommodations are made to provide the most effective and efficient affordable and fair housing opportunities possible.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As mentioned previously, there are many policies that can affect the affordability of housing in a community. The City of North Mankato has experienced very few if any negative effects that policies can have on affordable housing. The City of North Mankato has worked to and will continue to reduce these barriers in a variety of ways:

- Help finance the Minnesota Valley Action Council's housing education programs
- Apply for annual funding from the Minnesota Finance Agency to provide assistance
- The use of City of North Mankato grant money when available to provide down payment and closing costs assistance
- Reduce minimum lot sizes to help accommodate new affordable housing construction
- Allow for flexible setbacks for affordable housing projects

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Continued coordination with the Family Homeless Prevention and Assistance Program (FHPAP), which is designed to consider efforts of other organizations in the area to ensure providing appropriate and non-duplicative services to those in need. The Advisory (AC) Committee is made up of members who represent organizations which come together to create a plan. The AC works closely with and responds to the CoC.

Addressing the emergency and transitional housing needs of homeless persons

Remaining in contact with Nicollet and Blue Earth County Human Services, FHPAP, and SCMMCHRA and addressing transitional housing needs when appropriate.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Continued support and cooperation with regional public housing programs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Continue to partner with agencies who provide these services. Continued support and coordination with Nicollet and Blue Earth County human services, participation in the Tapestry program.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As part of the Community Development Block Grant Program the City of North Mankato has allocated funding for homeowners interested in making improvements to their homes. Lead Based Paint interim control is addressed as a qualified improvement to make one's home energy efficient, safe, habitable, and accessible to physically challenged occupants.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead was a popular ingredient in paint until it was banned in 1978. Lead paint still continues to be a problem nearly 40 years after it was banned due to its prevalence in older housing.

Lead poisoning is a serious threat to children and is a leading environmental disease. Exposure can cause serious health problems that severely affect mental and physical development.

According to the 2009-2013 American Community Survey, there are a total of 5,890 housing units located in North Mankato and 56% of which were built prior to 1979. The study *"Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Housing, Report to Congress, HUD, December 7, 1990"* states that 90% of homes built before 1940 contain lead-based paint, as do 80% of units between 1940 and 1959, and 62% of those built between 1960 and 1978.

The estimated total number of housing units in North Mankato with lead-based paint is 2,309. That is 46% of the total housing units. It can be estimated that 41% or 946 of these households are of low to moderate incomes. These households are limited on their options to fix the problem due to their low and moderate incomes which emphasizes the importance of aiding the solution.

How are the actions listed above integrated into housing policies and procedures?

The City of North Mankato has on staff building inspectors trained in lead-based paint removal to inform and educate homeowners of the available options for safely removing LBP. Homeowners requesting permits for remodeling and other improvements are required to apply for licenses which permit the project to move forward only once the inspection (including a test for LBP) has been completed. The City of North Mankato will continue education for homeowners of LBP procedures and hazards.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of North Mankato has developed an anti-poverty strategy as part of the Consolidated Plan. Poverty can be defined as the condition of not having the means to afford basic human needs such as clean water, nutrition, health care, clothing and shelter. The poverty line is defined by the Office of Management and Budget annually in relation to the community. The City understands the negative effects poverty has on individuals, families, and a community as a whole.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of North Mankato addresses the issue of poverty in multiple ways. The City has a goal enhancing job creation and economic development to reduce poverty. This is done by fostering economic development that is diverse and strong for the foreseeable future and working with the workforce development center. By providing financial opportunities, creation of high quality jobs, job training, and entrepreneurial services, poverty is combated. The Head Start program is active in the community as well. Studies have shown this program has long-term beneficial effects on reducing crime and poverty and improved education.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Recipients of Community Development Block Grant (CDBG) funds will be required to complete an agreement with the City of North Mankato. This agreement outlines the amount of funding received, the guidelines and requirements necessary for use of the funds, and the process for review and monitoring. Each payment request will be reviewed individually as the recipient submits for payment.

The Community Development and Finance Departments of the City of North Mankato are responsible for monitoring all recipients of CDBG funding. Monitoring standards include annual record keeping, program income, fair housing standards, labor standards, and ensuring HUD's National objectives are met (benefiting low-and moderate-income persons, aiding the prevention or elimination of slums and blight, or meeting community development needs having particular urgency because existing conditions pose a serious and immediate threat). For public improvement projects, the City will monitor bonding, insurance, and related requirements. All projects will be evaluated with the City's Consolidated Plan to ensure compliance with the goals and strategies identified. Each contract will allow for on-site inspections to ensure long-term regulations and housing codes are being met.

The City of North Mankato will have an annual independent audit completed as required by HUD. There will be an annual public hearing reviewing activities and accomplishments from the previous year (CAPER).

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$67,602	\$537,071	0	\$604,673	0	Year 1 Action Plan Tapestry - \$3,000 Single Family Rehab - \$57,000 Administration - \$7,600

Table 53 - Expected Resources -- Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

When applicable and available, federal funds may be leveraged with state, local or private funds for all the identified priority needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goal Descriptions

Tapestry—support immigrant integration through direct funding assistance toward the program.

Single Family Owner Occupied Housing Rehabilitation—provide grant/loans to LMI persons to make housing improvements.

Projects

AP-35 Projects – 91.220(d)

Projects

#	Project Name
1	Tapestry
2	Housing Rehab

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

To assist special needs persons (immigrants) transition into the City. The City currently uses CDBG funds to provide grants/loans to LMI persons to make improvements to their homes. The effort has been very successful in the past and there is a current need for more funding.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100%

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As there are no concentrated area of large populations of LMI residents, all CDBG funding will be available to any eligible person(s).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

The City anticipates that four (4) LMI households will benefit from the Housing Rehabilitation program.

AP-60 Public Housing – 91.220(h)

Actions planned during the next year to address the needs to public housing

None.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

North Mankato is partnering with Minnesota Housing to make resources available to first time homebuyers. Homebuyers can take advantage of these resources through the Minnesota Housing Start Up loan program, which offers fixed interest rates and three down payment and closing cost loan options to eligible borrowers. The program's home price limit in North Mankato is \$237,031.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

NA

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Discussion

No goals in these areas have been identified in the year one plan.

AP-75 Barriers to affordable housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion:

There are no plans in the year one plan to address barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

Actions planned to enhance coordination between public and private housing and social service agencies

Discussion:

Through provided housing rehabilitation funding opportunities, affordable housing is expected to be preserved including the reduction of lead-based paint hazards.

Through the direct funding of the Tapestry program, undeserved immigrant populations will be addressed.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 10C	Department: City Engineer	Council Meeting Date: 04/20/2015
-------------------	---------------------------	----------------------------------

TITLE OF ISSUE: Resolution Accepting Feasibility Report and Ordering Improvement Hearing for Project No. 15-01ABCDEF.

BACKGROUND AND SUPPLEMENTAL INFORMATION: In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of the attached preliminary engineering report to define the scope and determine the feasibility of the proposed project. In accordance with Minnesota Statute it is required that a public hearing be set to discuss the improvement project.

REQUESTED COUNCIL ACTION: Adopt Resolution Accepting Feasibility Report and Ordering Improvement Hearing for Project No. 15-01ABCDEF.

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) <u>Feasibility Report</u>				

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

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

RESOLUTION NO.

RESOLUTION ACCEPTING FEASIBILITY REPORT AND
ORDERING IMPROVEMENT HEARING
FOR PROJECT NO. 15-01ABCDEF

WHEREAS, pursuant to resolution of the Council, a feasibility report was ordered from Bolton & Menk, Inc., with reference to Project No. 15-01ABCDEF West Carlson Drive Improvements; and

WHEREAS, such a feasibility report has been prepared by Bolton and Menk, Inc. and provides information regarding whether the proposed project is necessary, cost-effective and feasible;

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

1. The feasibility report is hereby accepted.
2. An improvement hearing is ordered for 7 p.m. on Monday, May 18, 2015.

Adopted by the City Council this 20th day of April 2015.

Mayor

City Clerk

Preliminary Engineering Report for
2015 West Carlson Drive
Improvements

City of North Mankato, Minnesota

City Project Number 15-01-ABCDEF

April 2015

Submitted by:

Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: 507-625-4171
F: 507-625-4177

BMI No. M18.109337



BOLTON & MENK, INC.
Consulting Engineers & Surveyors



CERTIFICATION

Preliminary Engineering Report

for

2015 West Carlson Drive Improvements

City of North Mankato, MN
North Mankato, MN
City Project No. 15-01-ABCDEF

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

By: _____

Daniel R. Sarff, P.E.

License No. 17080

Date: _____



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APPENDIX A - FIGURES

Figure No. 1 - Vicinity Map

Figure No. 2 - Proposed Street and Utility Improvements

APPENDIX B - EXHIBITS

Exhibit No. 1 - Preliminary Project Cost Estimate and Breakdown

PROJECT INTRODUCTION

This Preliminary Engineering Report considers new street and utility construction on West Carlson Drive from County State Aid Highway (CSAH 41) to approximately 850-feet west of CSAH 41. This project is the westerly extension of the segment of Carlson Drive between CSAH 41 and Lookout Drive that was constructed in 2010 and 2011. The proposed street and utility extension is being contemplated in response to a proposed development to be located south of the Carlson Drive extension and west of CSAH. The project location is shown on the vicinity map, Figure No. 1 of Appendix A.

In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a preliminary engineering report to define the scope and determine the feasibility of the proposed project.

The specific objectives of this Preliminary Engineering Report are to:

1. Evaluate the need for the project.
2. Determine the necessary improvements.
3. Provide information on the estimated costs for the proposed project.
4. Determine the project schedule.
5. Determine the feasibility of the proposed project.

The project as proposed would consist of extending West Carlson Drive approximately 850-feet west of CSAH 41. Specific items of construction will include:

1. Construction of sanitary sewer.
2. Construction of watermain.
3. Construction of storm sewer.
4. Installation of bituminous pavement with concrete curb and gutter.
5. Installation of concrete sidewalk and bituminous trail.

EXISTING CONDITIONS

Land Use

The existing land use in the areas adjacent to the proposed project consists of agricultural land. The areas immediately north and south of the proposed Carlson Drive extension are designated for General Commercial land use in the City's Comprehensive Plan. The area to the west of the proposed Carlson Drive extension is designated for Commercial/Industrial Mixed Use. The street right-of-way for Carlson Drive west of CSAH 41 was platted in 2010 with the CSAH 41 Right-of-Way plat and is 80-feet wide.

The existing parcels located to the north and to the south of the proposed Carlson Drive extension are currently outside of the City limits. The City has been in discussions with a party that intends to develop the parcel extending from the Carlson Drive extension south the Trunk Highway 14. This property will be annexed into the City and zoned B-3, General Commercial. It is anticipated that the property north of Carlson Drive will not be annexed at this time.

The location of the proposed project is shown on Figure No. 1 in Appendix A.

Street

In anticipation of the future street extension, a 44-wide street section with curb and gutter and utilities was stubbed approximately 20-feet west of CSAH 41 with the CSAH 41/Carlson Drive/Howard Drive construction project in 2011. Along with the 2011 project, an 8-foot concrete walk was constructed to the southwest corner of CSAH 41 and West Carlson Drive.

Storm Sewer, Sanitary Sewer and Watermain

Storm sewer, sanitary sewer, and watermain was stubbed west from CSAH 41 with the CSAH 41/Carlson Drive/Howard Drive construction project in 2011 to serve future development. The storm sewer stub consists of a 24-inch reinforced concrete pipe (RCP). The 24-inch storm sewer drains north to an existing storm sewer under CSAH 41 where it discharges into the basin at the southwest corner of CSAH 41 and CSAH 6. The sanitary sewer stub is an 18-inch polyvinyl chloride (PVC) pipe appropriately sized to serve future development west of CSAH 41. The pipe is approximately 16-feet deep at CSAH 41. All wastewater collected by this pipe drains east on Carlson Drive. A 16-inch watermain was stubbed to the west of CSAH 41.

PROPOSED IMPROVEMENTS

Street

Carlson Drive is proposed to be extended west of CSAH 41 a distance of approximately 850-feet. The roadway is proposed to be a 44-foot wide bituminous street with concrete curb and gutter on both sides, an 8-foot concrete sidewalk on the north side and an 8-foot bituminous trail on the south side. The width of the roadway will allow for two 12-foot wide travel lanes, 2-foot curb reaction distance on each side and a shared 16-foot center turn lane.

The City's "typical" bituminous pavement section for commercial/industrial streets will be utilized: 7 inches of bituminous surfacing, 11 inches of Class 5 aggregate base, and 6 inches of crushed rock base, all placed on a prepared subgrade. Since the new street alignment will extend through the lower portion in the topography, it is anticipated that fill material will be required to bring the street to the proposed grade. The soils in this area of the City are expected to be generally clay in nature and should provide a good sub-base for roadway construction. However, if unsuitable subsoils are discovered during construction, engineered fill may be required.

The construction of 6-inch diameter perforated edge drains along the back of the curb on both sides is proposed to provide subsurface drainage for the pavement section. The edge drains will help to remove moisture from the subgrade thus strengthening the subgrade and reducing the chances of damage from saturated subgrades.

Entrance curb cuts and driveways will be constructed where the locations of new driveways are known. Upon completion of surface improvements, boulevards will be restored with topsoil and seed in all disturbed areas.

The proposed street and surface improvements and the proposed typical section for West Carlson Drive are shown on Figure No. 2 in Appendix A.

Storm Sewer

The proposed storm sewer improvements consist of extending new storm sewer pipe westerly from the existing storm sewer stub at CSAH 41. The mainline storm sewer piping will range from 18 inches to 24 inches in diameter. The pipe will be adequately sized to handle the 10-year rainfall event the proposed street extension and adjacent areas and will be oversized to handle storm water from the future westerly extension of the roadway. Manholes will be located at appropriate intervals to provide catch basin connections and access for maintenance and cleaning.

New catch basins are proposed at intervals that allow the structures to adequately drain the roadway for the 10-year rainfall event. Dual catch basins are proposed on both sides of West Carlson Drive approximately 600-feet west of CSAH 41 in order to provide adequate inlet

capacity at this roadway low point. Additional catch basins are proposed at intermediate points between the high points and low points in the street. Catch basins will also provide an outlet for the water collected in the 6-inch edge drainage pipe along each side of the roadway.

The proposed storm sewer construction is shown on Figure No. 2 in Appendix A.

Sanitary Sewer

The extension of an 18-inch diameter sanitary sewer along the entire length of the West Carlson Drive extension is proposed. The proposed sanitary sewer will provide sewer service to the adjacent properties. The proposed 18-inch sanitary sewer is upsized from the typical 8-inch sanitary sewer main in order to provide capacity for future development to the west. The new pipe will be made of PVC with a rubber-gasketed and precast concrete manholes, also with rubber-gasketed joints, will be provided at intervals not exceeding 400 feet to provide access for maintenance and cleaning.

Service line will be extended from the sanitary sewer main to the right-of-way line to provide service to the adjacent properties as they develop. The service lines will also be PVC pipe with gasketed joints, and will be 6 to 8 inches in diameter, depending on the capacity required.

The proposed sanitary sewer construction is shown on Figure No. 2 in Appendix A.

Watermain

The extension of a 16-inch diameter watermain along the entire length of the Carlson Drive Street extension is proposed. The watermain will provide water service to the adjacent properties. The proposed 16-inch diameter watermain is larger than the typical 8-inch watermain because it is intended to ultimately be looped with the existing perimeter trunk watermain looping system to provide and enhance water service, water pressure, fire protection and redundancy for the northwesterly portion of the City, including the North Port Industrial Park.

Hydrants will be installed at appropriate intervals and valves will be provided to properly isolate the system for flushing, repair, and maintenance. Along with new sanitary sewer service to each lot, new 6- to 8-inch diameter water services will be extended to the right-of-

way line and shut off valve added.

The proposed watermain construction is shown on Figure No. 2 in Appendix A.

Other Utilities

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. Plans will be provided to all private utility companies during design to communicate the proposed improvements and construction schedule. This will allow utility companies enough time to plan and design their utility extensions. The construction schedule for the proposed improvements will be coordinated with the utility company work to avoid unnecessary delays.

APPROVALS AND PERMITS

Approvals and Permits are required from various agencies for the construction of the project. They include:

- Minnesota Pollution Control Agency (MPCA) General Construction Storm Water Permit
- MPCA Sanitary Sewer Extension Permit
- Minnesota Department of Health (MDH) Plan Review (watermain extension)

PROJECT COST ESTIMATE AND FINANCING

The estimated project costs are summarized below.

Item	Total Estimated Project Cost
Street & Surface Imp	\$722,000
Storm Sewer	\$103,000
Watermain	\$135,000
Sanitary Sewer	\$88,000
TOTAL	\$1,047,000

A detailed cost estimate and breakdown is provided in Exhibit No. 1 in Appendix B.

These cost estimates are based on public construction cost information from other recent projects similar in scope. Since the cost estimates are dependent on the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information and no warranty or guarantee as to the accuracy of construction cost is

made. Therefore, financing for this project should be based upon actual competitive bid prices with reasonable contingencies.

Northland Securities, Inc., is assisting the City with the financing of the project. According to information provided by the financial advisor. It is anticipated that the project will be financed using a general obligation bond and the bond payments will come from the following revenue sources:

- Special assessments on property to be annexed into the City.
- Property tax levy to pay for the portion of the project that will have deferred assessments, and not collectible at this time. The deferred assessments are for the properties on the north side of Carlson Drive to remain outside the City limits; deferred assessments will be collected at such time that the property is annexed into the City. Depending on the timing of the collection of the deferred assessments, the City will have the option of cancelling all or a portion of the annual property tax levy for debt service.
- Enterprise funds (utility oversizing costs).

The City is also pursuing a Greater Minnesota Public Infrastructure Grant through the Minnesota Department of Economic Development. If successful, this grant would fund up to 50% of the project costs, although a grant amount of 35% is probably more likely.

POSSIBLE SCHEDULE

The following is a possible schedule for the proposed project.

Task	Date
City Council Orders Preparation of Preliminary Engineering Report	3/16/2015
Present Preliminary Engineering Report	4/20/2015
Improvement Hearing	5/18/2015
City Council Approves Plans and Specifications	6/1/2015
Open Bids	6/24/2015
City Council Awards Contract	7/6/2015
Begin Construction	7/20/2015
End Construction	9/25/2015
City Council Sets Date for Assessment Hearing	10/5/2015
Assessment Hearing	11/2/2015
City Council Adopts Assessment	11/2/2015
Certify Assessment Roll to County Auditor	12/4/2015

In the past, the City of North Mankato has utilized a staged construction process for new street and underground utility projects where by the improvements are constructed over several years.

- Year 1: Underground utilities, street excavation and aggregate base materials.
- Year 2: Curb & gutter, sidewalk, trail, driveways, final turf establishments, and bituminous surfacing (except for the final layer).
- Year 3 - 5: Final layer of bituminous surfacing.

This staged construction process has served the City well in that it provides time for street excavations and utility trenches to stabilize before the street and surface improvements are constructed. In the past, the separate stages have been constructed under separate contracts. For this project, if the staged construction process is utilized, it is anticipated that all of the improvements would be constructed under one contract, but the contractor would be required to delay portions of the construction until future years. This could impact bid prices, since the bidders would need to speculate on what material, labor and fuel costs may be in future years. The staged construction process would also need to be coordinated with the construction schedule for the proposed development south of Commerce Drive. The possibility of utilizing a staged construction process will continue to be evaluated and a recommendation will be made at the time plans and specifications are reviewed with the City Council.

CONCLUSION AND RECOMMENDATIONS

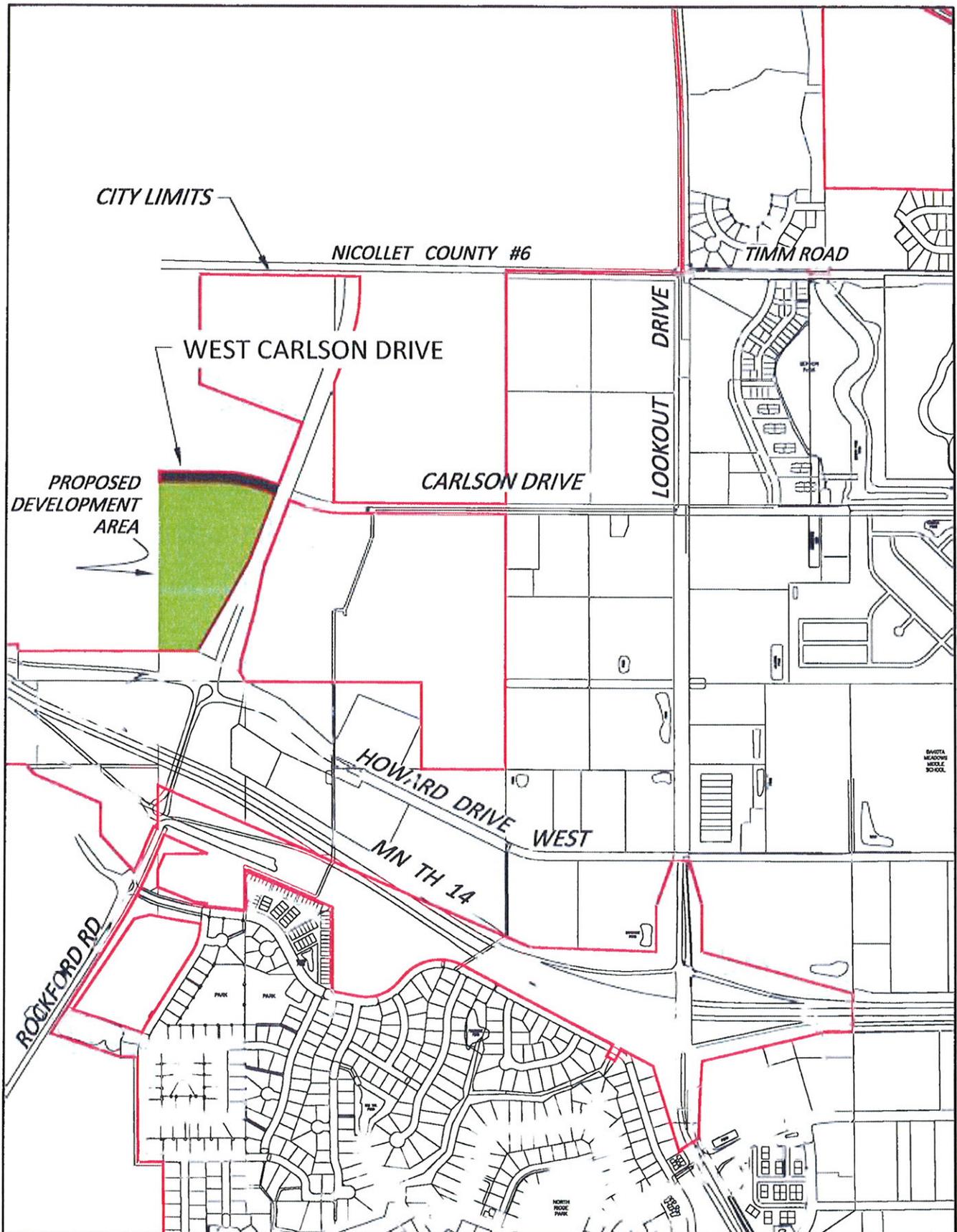
The extension of City roads and utilities is necessary for the expansion of North Mankato's industrial park. From an engineering standpoint, this project is feasible, cost effective, necessary, and can best be accomplished by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend that the Council accept this report, call for a hearing on the proposed improvements.

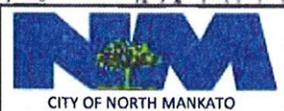


APPENDIX - A

FIGURES



BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND



CITY OF NORTH MANKATO
 2015 WEST CARLSON DRIVE
 CARLSON DRIVE - EXTENSION
 APRIL, 2015



APPENDIX - B

EXHIBITS

PRELIMINARY PROJECT COST ESTIMATE AND BREAKDOWN

WEST CARLSON DRIVE STREET AND UTILITY EXTENSIONS
 CITY PROJECT NO. 15-AB0DEF
 NORTH MANKATO, MINNESOTA
 BMI PROJECT NO. 1418.109337

ITEM	UNIT PRICE		STREET & SURFACE		STORM SEWER		WATERMAIN		SANITARY SEWER		TOTAL PROJECT		ESTIMATED OVERSIZING COST	
	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT										
1		\$20,000.00	0.69	\$13,800.00	0.1	\$2,000.00	0.13	\$2,600.00	0.08	\$1,600.00	1	\$20,000.00	0.1	\$20,000.00
2		\$2,000.00	0.69	\$1,380.00	0.1	\$200.00	0.13	\$280.00	0.08	\$160.00	1	\$2,000.00	0.1	\$2,000.00
3		\$5.00	3650	\$18,250.00							3650	\$18,250.00		
4		\$10.00	13550	\$135,500.00							13550	\$135,500.00		
5		\$10.00	500	\$5,000.00							500	\$5,000.00		
6		\$34.00	500	\$17,000.00							500	\$17,000.00		
7		\$30.00	1650	\$49,500.00							1650	\$49,500.00		
8		\$34.00	900	\$30,600.00							900	\$30,600.00		
9		\$7.00	4450	\$31,150.00							4450	\$31,150.00		
10		\$7.00	4450	\$31,150.00							4450	\$31,150.00		
11		\$19.00	4450	\$84,550.00							4450	\$84,550.00		
12		\$12.50	1900	\$23,750.00							1900	\$23,750.00		
13		\$11.00	1900	\$20,900.00							1900	\$20,900.00		
14		\$6.00	7600	\$45,600.00							7600	\$45,600.00		
15		\$36.00	32	\$1,152.00							32	\$1,152.00		
16		\$9.50	1075	\$10,212.50							1075	\$10,212.50	1075	\$9.50
17		\$30.00	360	\$10,800.00							360	\$10,800.00	360	\$30.00
18		\$10.00	300	\$3,000.00							300	\$3,000.00		
19		\$36.50	65	\$2,372.50							65	\$2,372.50		
20		\$1.20	2100	\$2,520.00							2100	\$2,520.00		
21		\$1.20	1950	\$2,340.00							1950	\$2,340.00		
22		\$1.20	1950	\$2,340.00							1950	\$2,340.00		
23		\$129.00	9	\$1,161.00							9	\$1,161.00		
24		\$30.00			152	\$4,560.00								
25		\$34.00			296	\$10,064.00								
26		\$40.00			660	\$26,400.00								
27		\$27.50			32.0	\$8,800.00								
28		\$300.00			32.6	\$9,780.00								
29		\$600.00			1	\$600.00								
30		\$20.00			500	\$10,000.00								
31		\$600.00			12	\$7,200.00								
32		\$50.00					980	\$48,000.00					960	\$48,000.00
33		\$27.00					60	\$1,620.00					60	\$1,620.00
34		\$27.00					100	\$2,700.00					100	\$2,700.00
35		\$3,500.00					3	\$10,500.00					3	\$10,500.00
36		\$1,350.00					5	\$6,500.00					5	\$6,500.00
37		\$8,000.00					2	\$16,000.00					2	\$16,000.00
38		\$500.00					1	\$500.00					1	\$500.00
39		\$20.00					14	\$280.00					14	\$280.00
40		\$7.00					2150	\$15,050.00					2150	\$15,050.00
41		\$45.00					965	\$43,425.00					965	\$43,425.00
42		\$250.00					59.0	\$14,750.00					59.0	\$14,750.00
43		\$600.00					5	\$3,000.00					5	\$3,000.00
44		\$600.00					1	\$600.00					1	\$600.00
45		\$26.00					100	\$2,600.00					100	\$2,600.00
46		\$900.00					2	\$1,800.00					2	\$1,800.00
47		\$2.50	1950	\$4,875.00									1950	\$4,875.00

