

Pursuant to due call and notice thereof, a Council Workshop of the North Mankato City Council was held in the Municipal Building Council Chambers on January 5, 2015. Mayor Dehen called the meeting to order at 6:00 p.m. The following were present for the meeting: Mayor Dehen, Council Members Norland, Freyberg, Spears and Steiner, Administrator Harrenstein, and City Clerk Van Genderen.

**Extension of Sales Tax**

Administrator Harrenstein reported the meeting was a continuation of the discussion held at the Council Workshop on December 15, 2014. The broad parameters of the discussion include the desire to seek an extension of the Sales Tax for 9 million with a termination date of 2035. Funds from the Sales Tax extension would be spent on areas already approved by the legislature including regional parks, transportation, library expansion, downtown redevelopment and lake improvements. Harrenstein noted that last year items were removed from the CIP due to lack of funds including library expansion, improvements to Benson Park, Fields 7 and 8 at Caswell Park, Spring Lake Park, trail reconstruction, downtown improvements and a regional recreation asset. Administrator Harrenstein reported that with the extension of the Sales Tax these projects have the potential to be addressed, but these are ideas and have not been vetted. He noted that it may be important for the Council to set up a commission to vet the ideas on the list. Vetting the ideas would allow the Council to bring specific requests before the legislature. He indicated it would be appropriate to convene the Intergovernmental Committee to begin discussion concerning a regional asset, but recommendations must be approved by the Council. Harrenstein reported there appeared to be overwhelming interest in a regional approach to advancing a Sales Tax extension to the legislature. He stated the City of North Mankato's revenue from the Sales Tax is needed in the community and would not be directed out of the community. Council Member Steiner requested clarification on the timeline for submitting the request to legislature. Mayor Dehen stated legislation could be brought before legislators in 2016.

Patrick Baker from Greater Mankato Growth was introduced by Administrator Harrenstein to provide information concerning a regional approach to advancing legislature. Baker reported Greater Mankato Growth's (GMG) priorities includes the discussion of a regional recreational facility. He reported GMG intends to use information gathered by Envision 2020 to help identify ideas, projects and community support. Baker stated GMG would like a regional discussion on advancing Sales Tax legislation. Baker indicated a regional discussion could include North Mankato, Mankato, and the counties of Nicollet and Blue Earth. He reported legislature passed legislation that allowed any Minnesota county to collect a ½ cent Sales Tax for transportation. Baker indicated the counties of Nicollet and Blue Earth had not acted on the opportunity to collect a ½ cent Sales Tax. Baker reported Mankato will also be looking at the extension of their Sales Tax by starting the discussion with legislation this year and moving next year after obtaining results from Envision 2020. Greater Mankato Growth would like to work with the regional community to start a conversation with the legislature in 2015 and present a formal request in 2016.

Mayor Dehen stated Envision 2020 may help reveal the need and desire from the community for continued improvement. The City of North Mankato could use the information from Envision 2020 to show community support for the extension of the Sales Tax to the legislature. Council Member Norland stated legislature gave Minnesota counties the ability to enact a ½ cent sales tax for transportation with the majority approval from the County board.

Baker reported counties were waiting to see what legislature does for transportation funding before enacting a Sales Tax.

Council Member Freyberg stated he supports the extension of the Sales Tax but remains concerned about how quickly the process is proceeding. Mayor Dehen responded that he was initially concerned about completing the process in 2015. He stated after discussion with GMG it was decided that a formal request could be presented in 2016. Mayor Dehen indicated that the City of North Mankato could start the conversation in 2015 with legislators and formally present the request along with Mankato in 2016.

Council Member Freyberg stated he wanted the resolution to clarify that some of the Sales Tax may be directed out of North Mankato for a regional asset. Administrator Harrenstein reported he could not recommend that the City allocate money from the Sales Tax outside of North Mankato borders. If North Mankato supports a regional asset outside of the borders of North Mankato it must come from an additional ½ cent Sales Tax or from another source not out of the current request. He indicated that if a regional asset is pursued outside of the borders of North Mankato a regional board must be created to gather support from the City Council of North Mankato. Council Member Norland stated the regional asset discussed is Caswell Park. Administrator Harrenstein reported if the Council would support a regional asset outside of North Mankato borders a 2.5 million dollar donation could be generated from refunding of 2009C Bond, a sizeable contribution to a project outside of North Mankato.

Council Member Spears stated he did not favor the Sales Tax based on how the City performed with the 2006-2007 referendum. He indicated projects were not completed, benefits from projects were not appreciated by many citizens such as Caswell Park, and funding for the maintenance of projects was not considered. Council Member Norland stated projects started in 2008 will be cheaper than those started in 2014 because of inflation. Mayor Dehen stated the completion of the 14/41 Interchange, the Marigold expansion and the downtown redevelopment prepared the ground for possible economic growth in the next 5 years.

Mayor Dehen indicated that if the Council agrees on the broad categories presented in the resolution, the City Council could pass the resolution and prepare specific projects to present to legislation in 2016.

There being no further business, the Council Workshop was adjourned at 6:50 p.m.

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Mayor

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City Clerk



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 January 5, 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 the meeting: Mayor Dehen, Council Members Spears, Steiner, Norland and Freyberg, City Administrator Harrenstein, Finance Director Thorne, Attorney Kennedy, City Clerk Van Genderen, Planner Fischer and Public Works Director Swanson.

Judge Bradley Walker was present to administer the Oath of Office to Mayor Mark Dehen, Council Member Robert Freyberg and Council Member Diane Norland.

### **Approval of Agenda**

Council Member Freyberg requested item 8G, the consideration of approving Request for Proposals (RFP) for Land Development in Kodiak Drive and Fairbanks Drive, be removed from the consent agenda for discussion. **Council Member Steiner moved, seconded by Council Member Norland, to approve the agenda with item 8G removed from the consent agenda for discussion. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen, aye; no nays. Motion carried.**

### **Approval of Minutes**

**Council Member Freyberg moved, seconded by Council Member Norland, to approve the minutes of the Council Workshop and the Council meeting of December 15, 2014. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen aye; no nays. Motion carried.**

### **Public Hearing, 7 p.m. Revision of Code of Ordinances.**

Planner Fischer reported staff reviewed the code and are presenting changes for adoption to the Council. The changes included the correction of typos, the inclusion of recently adopted ordinances and changes to help enforce code. The Mayor opened the hearing to the public to consider the Revision of Code of Ordinances. Copies of the Notice of Public Hearing and Affidavit of Public Hearing were included in the packet. There being no one appearing before the Council, the Mayor closed this portion of the meeting.

### **Consent Agenda**

**Council Member Steiner moved, seconded by Council Member Norland, to approve the Consent Agenda with Item G removed for discussion:**

- A. Bills and Appropriations.
- B. Res. No. 01-15 Approving Donations/Contributions/Grants.
- C. Res. No. 02-15 Designating Official Newspaper.
- D. Res. No. 03-15 Designating Depositories for City.
- E. Res. No. 04-15 Setting Mileage Rate for 2015.
- F. Res. No. 05-15 Waiving Waiting Period for exemption from Lawful Gambling License for LEEP.

**Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen, aye; no nays. Motion carried.** Council Member Spears noted that the Charitable Gambling Contributions Distributions included \$3,000 to Mankato ISD 77 and requested an accounting of all contributions paid to them. City Clerk Gehrke reported the following were included in the distribution: North Mankato Elementary P.T., Mankato Area Lancers, School District 77 Student Activities, Dakota Meadows Middle School Public Achievement Program, and the High School Graduation Celebration.

**Discussion of Item 8G Consider Approving Request for Proposals (RFP) for Land Development Kodiak Drive and Fairbanks Drive.** Council Member Freyberg requested information on the legality of selling the land for a reduced price. Freyberg indicated removing the assessments may price the land below a fair market price. Attorney Kennedy responded that when a city gets involved there is always the possible argument that there is an unfair advantage, but there is no legal issue with removing assessments to reduce the price of the land. Administrator Harrenstein reported that the City would not accept a bid that was not fair. **Council Member Freyberg moved, seconded by Council Member Norland, to Proceed with the Release of the Request for Proposals (RFP) for Land Development Kodiak Drive and Fairbanks Drive. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen aye; no nays. Motion carried.**

### **Public Comments**

Barb Church, 102 East Wheeler appeared before the Council and indicated she would like clarification on Charitable Gambling Distribution. City Clerk Gehrke responded that each year the Council approves a list for possible donation. Ten percent of charitable gambling receipts are given to the City. At the end of the year donations are determined based upon those receipts. Church requested more information be publicized concerning the garbage and recycling valet service. Public Works Director Swanson reported the \$9.00 a month service is provided by calling City Hall and requesting the service. He also stated the information would be included in the weekly e-newsletter. Church indicated the Sales Tax Extension should require tax payer approval. Mayor Dehen responded legislation would require a referendum. Church noted the Comprehensive Plan should require more public feedback before it is adopted by the City Council. Mayor Dehen reported there would be several meetings in January and February 2015 where public comment would be welcome.

### **Business Items**

#### **Adopt Ordinance No. 63, Fourth Series, Amending the Code of Ordinances.**

Council Member Freyberg noted City Code 151.07 Action on Application for Rental License did not contain information concerning insurance. Attorney Kennedy stated researching how other cities wrote their code concerning insurance would be an appropriate way to address the issue. Freyberg noted City Code 156.035 (T) reduced the minimum distance between privately owned primary or accessory building from 10 to 5 feet. Planner Fisher stated it was difficult for people to construct utility sheds with a minimum distance of 10 feet. Council Member Freyberg stated City Code 156.054 (C) (13) (b) permitting construction hours from 7:00 a.m. to 10:00 p.m. was disruptive. Planner Fischer stated the purpose was to unify language in the code. A friendly amendment was implemented and the hours were set from 7:00 a.m. to 9:00 p.m. Council Member Spears stated City Code 156.054 (C) (9) (f) requiring fences adjacent to public alleys maintain a 5' setback from the property line was preventing property owners from utilizing their property. Planner Fischer stated the code change allowed room for garbage pick-up and snowplows in the alley without damaging fences. A friendly amendment was implemented and the change was struck from the code for further consideration. Friendly amendments were also implemented to correct spelling errors. **Council Member Steiner moved, seconded by Council Member Norland, to Adopt Ordinance No. 63, Fourth Series, Amending the Code of Ordinances with the friendly amendments. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen aye; no nays. Motion carried.**

#### **Consider Approving Request Extending Deadline for Rezoning 1610 LorRay Drive from a Transitional Unzoned District (TUD) to an R-3, Limited Multiple Dwelling District.**

Administrator Harrenstein stated the land owner for 1610 LorRay Drive, Audrey Tschohl, was formally requesting an additional 60 day extension on the request to rezone 1610 LorRay Drive from a

Transitional Unzoned District (TUD) to an R-3, Limited Multiple Dwelling District. Tschohl stated in her letter that it was taking longer to formalize the development proposal required by the City. Attorney Kennedy indicated it would be advisable to grant the owner's request. **Council Member Steiner moved, seconded by Council Member Norland, to Approve the Request Extending the Deadline for rezoning 1610 LorRay Drive. Vote on the motion: Steiner, Norland, Spears and Dehen aye; Freyberg nay. Motion carried.**

#### **Res. No. 06-15 Adopting Franchise Fees Pursuant to Electric Franchises**

Administrator Harrenstein reported two resolutions were presented in the packet. The first was the original resolution presented at the Council Workshop on December 15, 2014 that did not include an increase in fees to Public Street Lighting, Municipal Pumping Non-Demand or Municipal Pumping Demand. The second includes the same percentage increase for these customer classes as the Residential Customer Class. Council Member Freyberg stated the City should adopt the second resolution because the City needs a real cost of doing business to help provide more accurate accounting. Council Member Spears indicated the funds were dedicated to maintenance of right-away. Administrator Harrenstein specified all funds from the Electric Franchise Fees are used for the maintenance of right-away. **Council Member Freyberg moved to adopt the second resolution presented, seconded by Council Member Norland, to adopt Res. No. 06-15 Adopting Franchise Fees Pursuant to Electric Franchises. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen aye; no nays. Motion carried.**

#### **Res. No. 7-15 Requesting Extension of Local Sales and Use Tax**

Administrator Harrenstein reported the Local Sales and Use Tax was discussed during the Council Workshop earlier in the evening. Council Member Spears stated he would not vote for the Sales and Use Tax because it has the potential to negatively impact citizens, reduces competitiveness, and sets up continued maintenance for completed projects. **Council Member Norland moved, seconded by Council Member Freyberg, to adopt Res. No. 7-15 Requesting Extension of Local Sales and Use Tax. Vote on the motion: Steiner, Norland, Freyberg and Dehen aye; Spears nay. Motion carried.**

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

Administrator Harrenstein presented City Clerk Nancy Gehrke with a plaque honoring her for the 27 years of service to the City of North Mankato. He read a letter of appreciation for her hard work, dedication, leadership and selfless public service. Harrenstein stated the City would be placing a permanent bench in Benson Park near Ladybug Lake and planting a tree near City Hall in her honor.

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

##### **Mayor Dehen**

Mayor Dehen read into record a commendation for Nancy Gehrke:

### ***COMMENDATION***

*WHEREAS, Nancy Gehrke began serving the City of North Mankato as Administrative Secretary in 1988, became Deputy City Clerk in 1996 and City Clerk in 1999, upon retiring she will have served the City of North Mankato for 27 years; and*

*WHEREAS, Nancy earned the title of Certified Municipal Clerk from the International Institute of Municipal Clerks, Inc. in 2001 and Certified Municipal Clerk of Minnesota from the Municipal Clerks and Finance Officers Association of Minnesota in 2002; and*

*WHEREAS, Nancy has assisted with or ran the primary and general elections since 1988, and has taught classes for the Minnesota Municipal Clerks Institute; and*

*WHEREAS, these years of service were highlighted by her service in 2003 and 2004 as Vice President of Region V of the Municipal Clerks and Finance Officers Association (MCFOA), in 2005 she was Chair for the MCFOA Bylaws Committee, she was elected Treasurer of the MCFOA in 2006 and Secretary in 2007, in 2008 Nancy served as Vice President of the MCFOA and Chair of the Planning Committee and in 2009 she was the President of the MCFOA; and*

*WHEREAS, she is an asset to the community of North Mankato and a strong leader for her fellow employees;*

*NOW, THEREFORE, I, Mark Dehen, Mayor of the City of North Mankato, Minnesota, do hereby commend Nancy Gehrke for her outstanding work and dedication to the community and express my appreciation for her skills and work as City Clerk.*

*Dated this 5<sup>th</sup> day of January 2015.*

**Council Member Norland**

Council Member Norland thanked Nancy for her years of service to the City of North Mankato.

**Council Member Spears**

Council Member Spears requested a report on progress to create a facility to walk pets in lower North Mankato. Administrator Harrenstein reported no action had yet been taken.

**Council Member Steiner**

Council Member Steiner thanked Nancy for her years of service to the City of North Mankato.

**Council Member Freyberg**

Council Member Freyberg thanked Nancy for her years of service to the City of North Mankato.

**Mayor Dehen**

Mayor Dehen read a letter presenting a Certificate and Award of Financial Reporting Achievement from the Government Finance Officers Association to the City of North Mankato and Finance Director Clara Thorne.

Mayor Dehen read a letter from the Minnesota Public Facilities Authority awarding the City of North Mankato a Drinking Water Revolving Fund 20-year loan of \$1,631,793 at an interest rate of 1.0% to construct Well #9, the well house, and connection to the existing drinking water system.

Mayor Dehen read a letter from the Greater Mankato Bike and Walk Advocates thanking the City for the construction of the Old Belgrade Hill service road/trail, and for Mayor Dehen and the City's continued support establishing a bike friendly community.

Mayor Dehen reported Coffee with the Council would be held Saturday, January 10<sup>th</sup> at 10:00 a.m. at the Garden of Eat'n located at 1720 Commerce Drive.

**Approving Appointments of Boards and Commissions.**

Mayor Dehen reported appointments to Boards and Commissions was included in the packet.

**Res. No. 8-15 Approving City Council Committee Assignments**

Mayor Dehen presented Res. No. 8-15 Approving City Council Committee Assignments for 2015 as follows:

Mayor Mark Dehen	Personnel Committee Nicollet County/City of North Mankato Liaison Committee Intergovernmental Cooperation (Advisory Committee) Coalition of Greater Minnesota Cities Cities/Colleges/Universities Advisory Council North Mankato Fire Relief Association Highway 14 Partnership North Mankato Port Authority Commission North Mankato Bicycle Commission
Council Member Steiner	Intergovernmental Youth Assets Envision 2020 North Mankato Port Authority Commission North Mankato Taylor Library Board
Council Member Norland	Region Nine Development Commission Envision 2020 Mankato Area Community Services Council North Mankato Parks and Green Spaces Committee North Mankato Port Authority Commission
Council Member Freyberg	All Seasons Arena Board Intergovernmental Cooperation (Advisory Committee) Nicollet County Recycling Task Force North Mankato Port Authority Commission Passenger Rail Group Metropolitan Planning Organization (MPO)
Council Member Spears	Region Nine Development Commission Personnel Committee Nicollet County/City of North Mankato Liaison Committee Community Center Task Force North Mankato Planning Commission North Mankato Port Authority Commission Traffic & Safety Committee

**Council Member Norland moved, seconded by Council Member Steiner, to adopt Res. No. 8-15 Approving City Council Committee Assignments. Vote on the Resolution: Steiner, Norland, Freyberg, Spears and Dehen aye; no nays. Motion carried.**

**Public Comments**

None.

There being no further business, on a motion by Council Member Steiner, seconded by Council Member Norland, the meeting adjourned at 8:05 p.m.

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Mayor

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City Clerk

CLAIM REPORT  
FOR REGULAR COUNCIL MEETING OF JANUARY 20, 2015

79464	Void	Void	(\$28,962.50)
79674	AmeriCredit Services	uniform services-Street & Shop	\$173.15
79675	Benco Electric Cooperative	electric bill-All Depts.	\$29,218.50
79676	Charter Communications	high speed data service-All Depts.	\$463.96
79677	ICMA Retirement Trust - 457	employee payroll deductions	\$3,798.85
79678	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$685.00
79679	PowerPlan	equipment parts-Street Dept.	\$708.60
79680	Verizon Wireless	cell phone & internet bill-All Depts.	\$341.91
79681	Alexandria Tech & Comm. College	registration fees for training-Fire Dept.	\$415.00
79682	Enventis	telephone & internet bill-All Depts.	\$3,659.01
79683	Lloyd Lumber	supplies & drill-All Depts.	\$1,326.72
79684	MII Life, Inc.-Health Savings Account	1st quarter contribution 2015	\$1,218.75
79685	MII Life, Inc.-VEBA	1st quarter contribution for VEBA Account 2015	\$30,762.50
79686	NaKato Bar & Grill	meals for public works training-Street Dept.	\$175.28
	AEM Financial Solutions	software implantation service-Cap Fac, Wtr & Swr	\$1,750.00
	Affordable Towing of Mankato, Inc	towing charge-Police Dept.	\$80.00
	Albright, James	snow removal-Public Access	\$60.00
	Alex Air Apparatus, Inc.	hose-Fire Dept.	\$2,258.31
	All American Towing	towing charges-Police Dept.	\$159.00
	Altnow, William	refund water bill credit	\$23.83
	Alpha Wireless	electric expense to repeater site-Gen Gov	\$180.00
	AmeriPride Service	mats-Library	\$67.96
	American Library Association	supplies-Library	\$53.00
	American Pest Control	professional service-Recycling	\$65.00
	Automatic Systems Co.	service scada system-Water Dept.	\$692.20
	Baker & Taylor	books-Library & Bookmobile	\$33.98
	Batteries+Bulbs	batteries-Sewer Dept.	\$65.96
	Blue Line Learning Group, LLC	internet training courses-Police Dept.	\$392.00
	Brown Traffic Products, Inc.	Versa cam system-Traffic Lights	\$2,750.00
	Bureau of Criminal Apprehension	quarterly CJDN connection-Police Dept.	\$270.00
	Cargill, Inc.	road salt-Street Dept.	\$7,722.35
	Carquest Auto Parts	equipment parts-Street Dept.	\$62.68
	City Center Partnership	City Art Sponsor 2015 & Rock Ants Roll Sculpture	\$7,200.00
	City of Mankato	water bill-Public Access	\$24.51

## CLAIMS CONTINUED

City of Mankato	charge for water to fill jetter-Sewer Dept.	\$15.00
Custom Cake Creations	cakes for retirement party-Gen Gov	\$100.00
Dalco	supplies-Gen Gov	\$27.16
Dehen, Mark	mileage-Mayor	\$55.20
DKemp Associates, LLC	IT services-All Depts.	\$1,168.50
Fastenal Company	supplies-Street Dept.	\$9.42
Federal Safety Compliance	2015 OSHA/EPA regulations-Shop	\$298.50
Forster, Daniel	travel expense-Police Dept.	\$40.46
Free Press	ad-Comm Dev	\$31.62
G & L Auto Supply	equipment parts-Water Dept.	\$101.00
Gale/Engage Learning	book-Library	\$25.59
Goodwin, Tony	professional service-Public Access	\$750.00
Gopher State One-Call	one-call locates-Comm Dev	\$30.55
Great American Business Products	supplies-Park Dept.	\$687.17
Greater Mankato Growth	Greater Mankato at the Capitol-Council	\$85.00
Hansen Sanitation	refuse pickup-All Depts.	\$2,409.05
Hawkins, Inc.	chemicals & equipment parts-Water Dept.	\$4,073.46
Hendrickson, Chris	shoes-Police Physical Fitness	\$124.22
Infratech Infrastructure Technologies	locator & calibration gas-Water & Sewer Depts.	\$3,965.20
Ingram Library Services	books-Library & Bookmobile	\$732.82
Jackson-Hirsh, Inc.	supplies-All Depts.	\$125.01
Keller, J.J & Associates, Inc.	drug testing-All Depts.	\$630.00
Kennedy & Kennedy Law Office	legal services-Attorney	\$8,777.62
Kibble Equipment	snow blower attachment less trade in-Park Dept.	\$2,900.00
LJP Enterprises, Inc.	trailer rent-Recycling	\$600.00
LJP Waste & Recycle, LLC	transportation charges-Recycling	\$640.00
Larkspur Engineering	equipment parts-Shop	\$54.37
Mankato Bearing Co.	equipment parts-Street Dept.	\$2,449.47
Mankato Tent & Awning	supplies-Recycling	\$292.84
Matheson Tri-Gas, Inc.	welding supplies-Shop	\$156.94
Mayo Clinic Health Systems	physicals new firefighters-Fire Dept.	\$2,527.00
Metro Sales, Inc.	copier maintenance-Gen Gov	\$123.00
McGowan Water Conditioning	salt for softener-Library	\$45.75
Menards-Mankato	supplies-Gen Gov, Street & Sales Tax	\$476.95
Minnesota Iron & Metal Co.	equipment parts-Street Dept.	\$105.00
Minnesota Pipe & Equipment	equipment parts-Sewer Dept.	\$2,100.00
Minnesota State Fire Chiefs Assn.	2015 membership dues-Fire Dept.	\$663.00
Minnesota State Fire Dept. Assn.	2015 membership dues-Fire Dept.	\$315.00
Minnesota Valley Testing Lab	sample testing-Sewer Dept.	\$165.00
Minnesota Waste Processing Co.	processing fees-Solid Waste	\$22,972.66



# CLAIMS CONTINUED

Neopost USA, Inc.	postage meter rental-Water & Sewer Depts.	\$294.00
Nicollet County Recorder/Abstracter	recording fee-Comm Dev	\$46.00
North Central International	equipment parts-Street Dept.	\$949.78
North Kato Supply	sand for sandblasting-Street Dept.	\$196.50
Overdrive, Inc.	downloadable audio/eBooks-Library	\$747.26
Paragon Printing, Mailing & Specialties	utility bill mailing & letter recycling/garbage	\$4,988.35
Pet Expo Distributors	aquatic service-Library	\$129.97
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$313.20
Plunkett's Pest Control, Inc.	professional service-Street & Shop	\$113.60
Praxair Distribution, Inc.	supplies-Shop	\$64.10
Premier Veterinary Center	animal impound-Police Dept.	\$168.20
Provancha, Michael	interpreter for meeting-Gen Gov	\$88.00
RDG Planning & Design	professional service-Comm Dev	\$1,500.00
Reliance Telephone, Inc.	collect phone charge bill-Police Dept.	\$3.15
River Bend Business Products	copier maintenance-Gen Gov & Library	\$130.38
Rowe, Kyle	refund water bill credit	\$67.87
Southern Minnesota Construction	compost debris-Solid Waste	\$504.00
Staples Advantage	supplies-Gen Gov	\$1,719.23
Suburban Tire Wholesale, Inc.	tires-Police Dept.	\$476.60
Theuninck Wilson Properties	2nd payment for 2014 property tax abatement	\$8,536.75
Tire Associates	tire repairs-Street & Caswell	\$234.25
Top Shop of Mankato, Inc.	granite top Soccer Fields-Sales Tax	\$580.00
Tyler Technologies, Inc.	financial system conversion-Cap Fac Water & Sewer	\$250.00
Uniforms Unlimited	name bars for reserves-Police Dept.	\$79.35
US Postal Service	postage-All Depts.	\$2,000.00
Verizon Wireless	cell phone bill-Police, Caswell & Comm Dev	\$197.17
Viking Electric Supply	electrical supplies-All Depts.	\$3,898.91
Vista Prairie	refund water bill credit	\$15,093.78
Wells Fargo Corporate Trust Services	principal & interest on bonds	\$2,219,134.99
Wells Fargo Bank	administration charge on bonds	\$1,600.00
Werner Electric Supply	electrical supplies-Street Lights	\$75.68
Wilson Trailer Sales of MN, Inc.	equipment parts-Recycling	\$200.86
Xcel Energy, Inc.	electric bill 233 Wheeler-Unallocated	\$77.02
Xcel Energy, Inc.	damage to pole by City vehicle-Street Dept.	\$6,094.60
Total		<u>\$2,399,298.59</u>

# CLAIMS CONTINUED

General	\$92,960.01
Local Option Sales Tax	\$1,256.64
Port Authority	\$6,250.42
Capital Facilities & Equipment Replacement-General	\$666.00
Capital Improvement Bonds of 2008	\$227,467.50
Local Option Sales Tax Bonds	\$400.00
GO Improvement Bond of 2004	\$80,712.50
GO Improvement Bond of 2005	\$137,535.13
GO Improvement Bond of 2007	\$135,045.62
GO Improvement Bond of 2008	\$195,395.00
GO Improvement Bond of 2010	\$400.00
GO Refunding Bond of 2010	\$270,278.50
GO Refunding Bond of 2012A	\$156,331.25
GO Port Authority Revenue Bonds of 1993A, 1994A, 1998A	\$165,948.12
GO Port Authority Bonds 2011A	\$178,528.12
Port Authority Tax Increment Revenue Bonds 2011B	\$20,020.00
Port Authority Tax Increment Bonds 2001	\$18,153.75
2015 Construction	\$40.01
Water	\$458,924.48
Sewer	\$117,325.06
Recycling	\$97,022.54
Storm Water	\$11,374.53
Solid Waste	\$25,282.57
Public Access	\$1,980.84
Total	<u>\$2,399,298.59</u>

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

Verizon Wireless	cell phone bill-Port Authority	\$50.42
City Center Partnership	purchase Sculpture-Port Authority	\$6,200.00
Wells Fargo Corporate Trust Services	principal & interest on bonds	\$382,249.99
Wells Fargo Bank	administration charges on bonds	<u>\$400.00</u>
Total		<u><u>\$388,900.41</u></u>

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

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

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

Donor	Restriction	Amount
Beth Christensen	Library – Backpack Food Program	\$250.00
Demars Construction	Sales Tax Fund – Soccer Complex Concession Building	
Cemstone	Sales Tax Fund – Soccer Complex Concession Building	
	General Fund – Library Book Club Bag	
	General Fund – Library Special Programs	
	General Fund – Library Audio Books	
	General Fund – Adopt-A-Family Swim Pass	

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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:	Taylor Corporation - contact: Larry Taylor		
Address:	1725 Roe Crest Dr		
City:	N Mankato	State:	MN
Zip:	56003	Telephone:	507-625-2828
Sponsoring Organization:	Taylor Corporation		
Address:	1725 Roe Crest Dr		
City:	N Mankato	State:	MN
Zip:	56003	Telephone:	507-625-2828
Occasion for Parade:	Anniversary of Taylor Corporation		
Date of Parade:	8/20/15	Estimated Length of Parade:	<del>3:00-7:00 pm</del>
Estimated Starting Time:	3:00 pm	Estimated Finish Time:	7:00 pm
Estimated Number of Participants:	?		
General Composition of Parade:	moving people between Taylor Corp Companies by walking and golf carts for elderly		

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.

Larry Taylor U.P.  
Applicant

12/29/14  
Date

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

#701  
Chief of Police

01-09-2015  
Date

COMMENTS/ADDITIONAL STIPULATIONS:

map attached showing  
the streets we are requesting to be  
closed  
01/20/15







## 2015 EQUIPMENT BIDS

**Hoehn Drainage & Excavating, LLC**  
**1213 N. 7<sup>th</sup> Street**  
**Mankato, MN 56001**  
**Phone: (507) 388-7741**

### Trucks (with Operator)

10-12 Yard Tandem.....90.00/hr

### Backhoes (with Operator)

John Deere 410G, 4WD, extend a hoe, multiple buckets front forks.....120.00/hr  
In rock, concrete or frost add.....10.00/hr

### Miscellaneous (without operator)

Cable Locator, Dynatel 2250.....20.00/hr.....100.00/day  
Chop Saw, Stihl TS760 w/cart, waterfeed (blades addl).....20.00/hr.....150.00/day  
Hammer Drill.....20.00/hr.....100.00/day  
Laser Plane Model 220 Grade Control.....20.00/hr.....100.00/day

### Excavator (with Operator)

200 Kamatsu 5' ditching bucket, 42' GP bucket, hydraulic thumb, frost hook .....  
.....160/hr (2hr min.)  
In rock, concrete or frost add.....180.00/hr (2hr min.)  
Hydraulic hammer.....240.00/hr (5hr min.)

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**WW Blacktopping, Inc.**  
**700 Industrial Road**  
**Mankato, MN 56001**  
**507-387-1518 Office**  
**507-387-2228 FAX**

### Backhoes (with operator)

Gehl Mini Excavator.....92.00 per hour  
Linkbelt 2800 Q Excavator.....150.00 per hour

### Trucks (with operator)

One Ton Single Axle Truck.....65.00 per hour  
5-Yard Single Axle Truck.....65.00 per hour  
Tandem and 3 Axle Trucks.....85.00 per hour

Lowboy Tractor Trailer.....	135.00 per hour
Belly-Dump Tractor Trailer.....	95.00 per hour
End-Dump Tractor Trailer.....	95.00 per hour
Water Truck.....	85.00 per hour

#### Loaders (with operator)

Michigan L120 Loader.....	130.00 per hour
John Deere 644 Loader.....	130.00 per hour
Gehl Skid Loader.....	85.00 per hour

#### Dozers (with operator)

John Deere 650 LGP w/6 Way Blade.....	130.00 per hour
John Deere 750C w/6 Way Blade.....	150.00 per hour

#### Asphalt Pavers (with operator)

Blaw Knox PF4410 Track Paver.....	205.00 per hour
Cedar Rapids 452 10'-20' .....	250.00 per hour

#### Rollers

BOMAG 120AD Steel Roller .....	85.00 per hour
Roscoe Rubber Tire Roller .....	85.00 per hour
Hamm 10 Ton Steel Roller .....	105.00 per hour

#### Compaction Equipment

Dynapac CA15 Sheepsfoot.....	85.00 per hour
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<u>Air Compressor- Joy</u> .....	90.00 per hour
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<u>Distributor-Bearcat</u> .....	110.00 per hour
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#### Labor Rates

Laborer.....	55.00 per hour
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**Leon's Custom Backhoe, Inc.**  
**59988-206 Street**  
**Eagle Lake, MN 56024**  
**507-345-5366**

#### Backhoe (with operator)

Tractor Backhoe/Loader 4 WD Extenda-Hoe with Either	
12-inch general purpose Backhoe bucket with or without Frost Hook	
24-inch general purpose Backhoe bucket with or without Frost Hook	
30-inch general purpose Backhoe bucket	



36-inch general purpose Backhoe bucket  
 1.3 yard 4-in-1 Jaw Loader Bucket  
 Forks.....130.00 per hour

Single Axle Dump Truck (with operator)

4 WD-5 yards  
 Snow Capacity-10 yards.....80.00 per hour

Skid Loader (with operator)

General Purpose Bucket, Tooth Bucket, Forks, Leveling Bar .....80.00 per hour

Concrete Breaker (with operator)

Tractor/Backhoe with Hammer.....200.00 per hour

Also Available

Roller Packer Walk behind vibrating sheep foot.....30.00 per hour without operator  
 Trench Shield.....60.00 per day

**Southern Minnesota Construction**

**1905 Third Avenue**

**P.O. Box 3069**

**Mankato, MN 56002**

Backhoes (with operator)

Trackhoes.....180.00 per hour

Trucks (with operator)

Single Axle .....80.00 per hour  
 Tandem Axle Truck.....98.00 per hour  
 Tri Axle Truck .....98.00 per hour  
 Quad Axle Truck .....98.00 per hour

Loaders (with operator)

Skid .....125.00 per hour  
 Wheeled (Cat 950) .....140.00 per hour

Dozers (with operator)

D8 .....300.00 per hour

Paving Equipment (with operator)

Seal Coat Chip Spreader .....160.00/per hour  
 Paver-Asphalt .....360.00/per hour  
 Rubber tire roller .....95.00/per hour

Miscellaneous (with operator)

Distributor .....	110.00/per hour
Air Compressor with Jackhammer .....	110.00/per hour

Labor Rates

Laborer .....	65.00/per hour
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Applicable tax is additional.

A fuel surcharge will be added as fuel prices increase for aggregate production and or trucking.

**2015 Materials Bid**

**M.R. Paving & Excavating, Inc.**  
**1000 North Front**  
**P.O. Box 787**  
**New Ulm, MN 56073**  
**Phone: 507-354-4171 Fax: 507-359-4156**

**Crushed Gravel**

FOB Guemmer Pit=Courtland CL-1.....\$7.80/ton  
FOB Guemmer Pit=Courtland, CL-5.....\$7.25/ton

**Screened Gravel**

FOB Guemmer Pit=Courtland, C1-3.....\$6.25/ton

**FA2 Class C Aggregate**

FOB Wallner Pit=New Ulm FA-2.....\$15.40/ton  
FOB Delivered.....\$23.45/ton

**Asphalt Patches**

Asphalt Patch around Concrete (per ton) .....240/ton  
2" Thick.....3.00/s.f.  
3" Thick.....4.50/s.f.  
4" Thick.....5.75 s.f.

**Hot Mix Asphalt**

Per Ton FOB=Valley Asphalt Products.....66.00/ton

Sales Tax not included in above prices.

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**W.W. Blacktopping, Inc.**  
**700 Industrial Road**  
**Mankato, MN 56001**  
**507-387-1518**  
**507-387-2228 FAX**

**Concrete Removal**

Curb and Gutter .....2.50 per lf  
Slab Concrete.....1.50 per sq ft

Saw Cutting.....3.25/lf

Asphalt Patch back and around Concrete.....175/per ton

Asphalt Patch

2" Thick.....2.25 per sq ft

3" Thick.....3.25 per sq ft

4" Thick.....4.25 per sq ft

(Asphalt Patching is per minimum 1.5" wear course on top)

3/4" With Fines Limestone.....8.25 per ton FOB

Screened Gravel.....8.50 per ton FOB

Hot Mix Asphalt

AC Fines.....75.00 per ton FOB

SPWEA240.....58.50 per ton FOB

SPNWB330.....58.50 per ton FOB

(Hot Mix Asphalt prices are subject to change based on oil prices.)

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**SMC**

**1905 Third Avenue**

**P.O. Box 3069**

**Mankato, MN 56002**

**Phone: 507-625-4866**

**Fax: 507-625-4907**

Materials (FOB)

Crushed Rock (Class VII Concrete) .....8.25/ton

Crushed Rock (Class 5 or Class 2 Modified Limestone) .....8.95/ton

Crushed Gravel (Class 5 Mankato Pit Only).....7.70 /ton

Pit-Run Sand (Gravel-Not screened) (Pit Run Fill).....5.00/ton

Engineered Sand (Washed Fill Sand).....5.00/ton

Screened Gravel (Class 5).....7.70/ton

Riprap (Quartzite-Sioux Rock Quarry) Class II.....20.00/ton

Riprap (Limestone) Class III, IV & V.....26.00/ton

Seal Coating Materials

CRS-2 Oil.....5.15/gal

CRS-2P Oil.....	6.25/gal
CSS1-H Emulsion Oil.....	5.15/gal
19/64 Chip Seal Rock (FOB).....	25.30/ton
FA2 Class A Aggregate (FOB).....	32.90/ton
FA3 Class A Aggregate (FOB).....	32.90/ton

#### Concrete Removal

Per Foot Saw Cutting.....	5.50/lf
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#### Asphalt Patches (Minimum 1 ½ wear course on top)

2 Inch (Asphalt work only-Base work by others, or by SMC on T&M basis) .....	2.10/sq ft
3 Inch (Minimum of 500 SF per Mobilization).....	3.15/ sq ft
4 Inch.....	4.20/ sq ft
7 Inch.....	7.35/sq ft
8 Inch .....	8.40/sq ft
Hot Mix Asphalt (FOB).....	68.00/ton

A fuel surcharge will be added as fuel prices increase for aggregate production and or trucking.

CRS-2P Oil.....	6.25/gal
CSS1-H Emulsion Oil.....	5.15/gal
19/64 Chip Seal Rock (FOB).....	25.30/ton
FA2 Class A Aggregate (FOB).....	32.90/ton
FA3 Class A Aggregate (FOB).....	32.90/ton

Concrete Removal

Per Foot Saw Cutting.....	5.50/lf
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Asphalt Patches (Minimum 1 ½ wear course on top)

2 Inch (Asphalt work only-Base work by others, or by SMC on T&M basis) .....	2.10/sq ft
3 Inch (Minimum of 500 SF per Mobilization).....	3.15/ sq ft
4 Inch.....	4.20/ sq ft
7 Inch.....	7.35/sq ft
8 Inch .....	8.40/sq ft
Hot Mix Asphalt (FOB).....	68.00/ton

A fuel surcharge will be added as fuel prices increase for aggregate production and or trucking.  
Applicable tax is additional. All prices quoted are FOB unless otherwise noted.

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7E	Department: Administrator	Council Meeting Date: 01/20/15																																	
<b>TITLE OF ISSUE:</b> Resolution Approving the Proposed Transfer of the Cable Franchise currently held by CC VIII Operating, LLC d/b/a Charter Communications.																																			
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> CC VIII Operating, LLC and Charter Cable Partners, LLC, are indirect subsidiaries of Charter Communications Operating, LLC, which is an indirect wholly owned subsidiary of Charter Communications, Inc., the parent company. Charter Communications, Inc. entered into a Transaction Agreement that provides for the merger of Charter into a new wholly owned indirect subsidiary of Charter. Under the Transaction Agreement, the new Charter subsidiary will acquire one hundred percent of the ownership interests of Charter, which as of the current date does, and acquisition date will, hold indirectly all of the membership interests of Operating. This ultimately results in a reorganization of the parent entity, but no change in the ultimate shareholders of Charter.																																			
<i>If additional space is required, attach a separate sheet</i>																																			
<b>REQUESTED COUNCIL ACTION:</b> Adopt Resolution Approving the Proposed Transfer of the Cable Franchise currently held by CC VIII Operating, LLC d/b/a Charter Communications.																																			
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%; text-align: center;">Aye</td> <td style="width: 10%; text-align: center;">Nay</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay			_____	_____	Norland		_____	_____	Freyberg		_____	_____	Spears		_____	_____	Steiner		_____	_____	Dehen	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Moss &amp; Barnett Report</u> _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## **RESOLUTION NO. \_\_\_\_\_**

### **APPROVING THE PROPOSED TRANSFER OF THE CABLE FRANCHISE CURRENTLY HELD BY CC VIII OPERATING, LLC D/B/A CHARTER COMMUNICATIONS**

**WHEREAS**, CC VIII Operating, LLC, d/b/a Charter Communications (hereinafter referred to as "Grantee"), currently holds a cable television franchise ("Franchise") granted by the City of North Mankato, Minnesota ("City").

**WHEREAS**, Grantee owns, operates and maintains a cable television system in the City ("System") pursuant to the terms of the Franchise.

**WHEREAS**, on February 12, 2014, Comcast Corporation ("Comcast") and Time Warner Cable Inc. ("TWC") entered into an Agreement and Plan of Merger; and

**WHEREAS**, on April 25, 2014, Charter Communications, Inc., ("Charter") the parent entity of Grantee and Comcast entered into the Comcast/Charter Transactions Agreement, and contingent upon Comcast's consummation of its acquisition of TWC, Charter shall undertake a pro forma corporate restructuring pursuant to which Charter will merge with and into a wholly owned indirect subsidiary of Charter which will become "New Charter," which shall become the ultimate parent of Grantee ("Transaction"); and

**WHEREAS**, the ultimate control of Grantee will not change as a result of this corporate restructuring, and the stockholders of Charter shall become the stockholders of New Charter; and

**WHEREAS**, on or about August 29, 2014 the City received from Grantee, FCC Form 394 - Application for Franchise Authority Consent to Assignment or Transfer of Control of Cable Television Franchise ("Application"); and

**WHEREAS**, Federal law and the terms of the Franchise require that the City take action to consider the Application within one hundred twenty (120) days of the date of receipt, or on or before December 27, 2014; and

**WHEREAS**, Section 10.5 of the Franchise requires the City's advance written consent prior to the Grantee's change in ownership; and

**WHEREAS**, as a result of the proposed Transaction Grantee has requested consent from the City to the proposed change in ownership; and

**WHEREAS**, the City has reviewed the proposed Transaction, and based on information provided by Grantee and Comcast and on the information received by the City, the City has elected to approve the proposed Transaction subject to certain conditions as set forth herein.



**NOW, THEREFORE,** the City of North Mankato, Minnesota hereby resolves as follows:

1. All of the above recitals are hereby incorporated by reference as if fully set forth herein.
2. The Franchise is in full force and effect and Grantee is the lawful holder of the Franchise.
3. The City hereby consents and approves of the proposed Transaction.
4. Grantee will be the lawful holder of the Franchise after completion of the Transaction.
5. The City's consent to the Transaction shall not serve to waive any rights City may have to hold Grantee liable for any and all liabilities, known and unknown, under the Franchise.
6. In the event the proposed Transaction contemplated by the foregoing resolution is not completed, for any reason, the City's consent shall not be effective.

This Resolution shall take effect and continue and remain in effect from and after the date of its passage, approval, and adoption.

Approved by the City of North Mankato, Minnesota this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

CITY OF NORTH MANKATO, MINNESOTA

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_



**Moss & Barnett**

**REPORT**

**Regarding the Proposed Change in Ownership of  
Charter Communications**

**November 17, 2014**

**Submitted by:**

Brian T. Grogan, Esq.  
Yuri B. Berndt, Esq.

150 South Fifth Street, Suite 1200  
Minneapolis, MN 55402  
(P) 612-877-5000  
(F) 612-877-5031  
[www.lawmoss.com](http://www.lawmoss.com)

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## INTRODUCTION

This report has been provided by Moss & Barnett, a Professional Association, for the express purpose of evaluating FCC Form 394 ("Form 394") - Application for Franchise Authority Consent to Assignment or Transfer of Control of Cable Television Franchise ("Application")

Moss & Barnett has been retained by the cities listed below (hereinafter collectively referred to as "City" or "Cities") to review the Application.

### List of Minnesota Cities

City of Austin	City of Red Wing
City of Benson	City of Rochester
City of Duluth	City of St. Cloud
City of Goodview	City of Sartell
City of Lakeville	City of Sauk Rapids
City of Marshall	City of Tracy
City of Montevideo	City of Waite Park
City of North Mankato	City of Willmar
	City of Winona

Pursuant to each City's Franchise, this proposed transfer is prohibited without the written consent of the City. Federal law provides the City with a period of 120 days to examine the legal, technical and financial qualifications of the proposed transferee. In addition to local franchise requirements, the following provisions of Federal law and State law govern the actions of the City in acting on the request for approval of the proposed transfer.

## FEDERAL LAW

The Cable Communications Policy Act of 1984, as amended by the Cable Consumer Protection and Competition Act of 1992 and the Telecommunications Act of 1996 ("Cable Act"), provides at Section 617 (47 U.S.C. § 537):

*Sales of Cable Systems. A franchising authority shall, if the franchise requires franchising authority approval of a sale or transfer, have 120 days to act upon any request for approval of such sale or transfer that contains or is accompanied by such information as is required in accordance with Commission regulations and by the franchising authority. If the franchising authority fails to render a final decision on the request within 120 days, such request shall be deemed granted unless the requesting party and the franchising authority agree to an extension of time.*

The Cable Act also provides at Section 613(d) (47 U.S.C. § 533(d)) as follows:

*(d) Regulation of ownership by States or franchising authorities. Any State or franchising authority may not prohibit the ownership or control of a cable system by any person because of such person's ownership or control of any*

*other media of mass communications or other media interests. Nothing in this section shall be construed to prevent any State or franchising authority from prohibiting the ownership or control of a cable system in a jurisdiction by any person (1) because of such person's ownership or control of any other cable system in such jurisdiction, or (2) in circumstances in which the State or franchising authority determines that the acquisition of such a cable system may eliminate or reduce competition in the delivery of cable service in such jurisdiction.*

Further, the Federal Communications Commission ("FCC") has promulgated regulations governing the sale of cable systems. Section 76.502 of the FCC's regulations (47 C.F.R. § 76.502) provides:

*Time Limits Applicable to Franchise Authority Consideration of Transfer Applications.*

*(a) A franchise authority shall have 120 days from the date of submission of a completed FCC Form 394, together with all exhibits, and any additional information required by the terms of the franchise agreement or applicable state or local law to act upon an application to sell, assign, or otherwise transfer controlling ownership of a cable system.*

*(b) A franchise authority that questions the accuracy of the information provided under paragraph (a) must notify the cable operator within 30 days of the filing of such information, or such information shall be deemed accepted, unless the cable operator has failed to provide any additional information reasonably requested by the franchise authority within 10 days of such request.*

*(c) If the franchise authority fails to act upon such transfer request within 120 days, such request shall be deemed granted unless the franchise authority and the requesting party otherwise agree to an extension of time.*

## **STATE LAW**

Minnesota Statutes Section 238.083 provides:

*Sale or Transfer of Franchise.*

***Subd. 1. Fundamental corporate change defined.*** For purposes of this section, "fundamental corporate change" means the sale or transfer of a majority of a corporation's assets; merger, including a parent and its subsidiary corporation; consolidation; or creation of a subsidiary corporation.

***Subd. 2. Written approval of franchising authority.*** A sale or transfer of a franchise, including a sale or transfer by means of a fundamental corporate change, requires the written approval of the franchising authority. The parties to the sale or transfer of a franchise shall make a written request to the franchising authority for its approval of the sale or transfer.

***Subd. 3. Repealed, 2004 c 261 art 7 s 29***

***Subd. 4. Approval or denial of transfer request.*** *The franchising authority shall approve or deny in writing the sale or transfer request. The approval must not be unreasonably withheld.*

***Subd. 5. Repealed, 2004 c 261 art 7 s 29***

***Subd. 6. Transfer of stock; controlling interest defined.*** *Sale or transfer of stock in a corporation so as to create a new controlling interest in a cable communication system is subject to the requirements of this section.*

*The term "controlling interest" as used herein is not limited to majority stock ownership, but includes actual working control in whatever manner exercised.*

## **FINANCIAL QUALIFICATIONS**

### **I. SCOPE OF REVIEW**

CC VIII Operating, LLC, a Delaware limited liability company, and Charter Cable Partners, LLC, a Delaware limited liability company (both referred to herein as "Operating"), are the current holders of the cable television franchises (hereinafter referred to as the "Franchise Agreement") granted by the Cities<sup>1</sup> (collectively referred to herein as the "City"). Under the Franchise Agreement, Operating operates cable television systems (the "System") that provide cable services and other communication services in the City. Operating has requested the City's approval of the proposed transfer of the ownership of Charter Communications, Inc., a Delaware corporation ("Charter"), the indirect parent of Operating, to an entity wholly owned by Charter.

At the request of the City, Moss & Barnett, PA has reviewed selected financial information that was provided by Charter or publicly available to assess the financial qualifications of Operating, as an entity indirectly wholly-owned by Charter, following completion of the proposed transfer of ownership.

The financial information that was provided or available through other public sources and to which our review has been limited, consists solely of the following financial information (hereinafter referred to collectively as the "Financial Statements"):

1. FCC Form 394 "Application for Franchise Authority Consent to Assignment or Transfer of Control of Cable Television Franchise" dated August 29, 2014, provided by Charter Communications, Inc. (the "Application"), along with such other exhibits as provided therewith;

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<sup>1</sup> The Cities include Austin, Benson, Duluth, Goodview, Lakeville, Marshall, Montevideo, North Mankato, Red Wing, Rochester, St. Cloud, Sartell, Sauk Rapids, Tracy, Waite Park, Willmar, and Winona, Minnesota.

2. Comcast/Charter Transaction Agreement between Comcast Corporation and Charter Communications, Inc. dated April 25, 2014 (the "Transaction Agreement");
3. Form 10-K for Charter Communications, Inc. filed with the Securities and Exchange Commission on February 21, 2014, for the fiscal year ended December 31, 2013;
4. Form 10-Q for Charter Communications, Inc. filed with the Securities and Exchange Commission on October 31, 2014 for the fiscal quarter and nine-month period ended September 30, 2014;
5. Form 8-K for Charter Communications, Inc. filed with the Securities and Exchange Commission on April 25, 2014;
6. Form S-1 for Midwest Cable, Inc. filed with the Securities and Exchange Commission on October 31, 2014;
7. The audited financial statements of Charter Communications, Inc. and Subsidiaries as of December 31, 2013 and 2012, including Consolidated Balance Sheets as of December 31, 2013 and 2012, Consolidated Statements of Operations, Cash Flows and Change in Shareholders' Equity for the years ended December 31, 2013, 2012 and 2011, and the Independent Auditors' Report of KPMG LLP dated February 20, 2014;
8. The unaudited financial statements of Charter Communications, Inc. and Subsidiaries as of September 30, 2014, including a Condensed Consolidating Balance Sheet as of September 30, 2014, and Statements of Operations, Cash Flows and Comprehensive Income (Loss) for the nine-month period ended September 30, 2014 and 2013;
9. The draft Charter Services Agreement by and between Midwest Cable, Inc. and Charter Communications Operating, LLC; and
10. Such other information as we requested and that was provided by Charter relating to the transfer.

Our procedure is limited to providing a summary of our analysis of the Financial Statements in order to facilitate the City's assessment of the financial capabilities of Charter to indirectly control the System in the City.

## **II. OVERVIEW OF TRANSACTION**

CC VIII Operating, LLC and Charter Cable Partners, LLC, are indirect subsidiaries of Charter Communications Operating, LLC, which is an indirect wholly owned subsidiary of Charter Communications, Inc., the parent company.<sup>2</sup> Charter Communications, Inc. entered into the Transaction Agreement that provides, among other transactions, for the merger of Charter into a new wholly owned indirect subsidiary of Charter.<sup>3</sup> Under the Transaction Agreement, the new Charter subsidiary will acquire one hundred percent (100%) of the

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<sup>2</sup> FCC Form 394 "Application for Franchise Authority Consent to Assignment or Transfer of Control of Cable Television Franchise" dated August 29, 2014 provided by Charter Communications, Inc. (the "Application") at Figure 1.

<sup>3</sup> Comcast/Charter Transaction Agreement between Comcast Corporation and Charter Communications, Inc. dated April 25, 2014 at p. 2.

ownership interests of Charter, which as of the current date does, and acquisition date will, hold indirectly all of the membership interests of Operating.<sup>4</sup> This ultimately results in a reorganization of the parent entity, but no change in the ultimate shareholders of Charter.<sup>5</sup> The closing under the Transaction Agreement is expected to occur in early 2015.<sup>6</sup>

The transaction is structured in a stepped process as follows:<sup>7</sup>

1. CCH I, LLC, a Delaware limited liability company, a subsidiary of CCH I Holdings, LLC, a Delaware limited liability company, will distribute all of its interests in CCH II, LLC, a Delaware limited liability company, to CCH I Holdings, LLC.
2. CCH Holdings, LLC, wholly owned by Charter, will distribute its CCH I, LLC interests to Charter.
3. CCH I, LLC will convert to a new corporation ("New Charter") to become the surviving merger subsidiary.
4. New Charter will merge with Charter and Charter will become a wholly owned subsidiary of New Charter.

After the transaction, all of the Charter shareholders will become New Charter shareholders. This transaction, exclusive of the other transactions, will not change the underlying ownership of Charter.

See **Exhibit A** and **Exhibit B** attached hereto and incorporated herewith for the Charter organizational structure before and after the transaction as described in this Section.

### **III. OVERVIEW OF RELATED TRANSACTIONS**

The Charter transaction is part of a larger group of transactions that involve Comcast Corporation, a Pennsylvania corporation ("Comcast"); Time Warner Cable Inc., a Delaware corporation ("TWC") and Midwest Cable, Inc., a newly formed Delaware corporation (an entity that will change its name to Greatland Connections Inc. as part of the transactions) ("Midwest").<sup>8</sup> The other transactions include:

- i. Charter's purchase from Comcast of systems currently served by TWC that represents approximately 1.5 million video subscribers;
- ii. Charter's exchange that includes its transfer to Comcast of certain cable systems that represent approximately 1.6 million video subscribers in exchange for TWC systems that represent approximately 1.5 million video subscribers; and
- iii. a spin-off transaction whereby Comcast creates Midwest as a new subsidiary by contributing 2.5 million video subscribers to Midwest and subsequently

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<sup>4</sup> Application at Figure 2.

<sup>5</sup> Id.

<sup>6</sup> Comcast Corporation Press Release – August 26, 2014.

<sup>7</sup> Application – Charter Communication, Inc. cover letter dated August 29, 2014.

<sup>8</sup> Form 10-Q for Charter Communications, Inc. filed with the Securities and Exchange Commission on October 31, 2014 for the fiscal quarter ended September 30, 2014 ("Form 10-Q") at p. 6.



distributes the Midwest stock to Comcast's public shareholders (after the spin-off, the Midwest stock will be a publicly traded stock).<sup>9</sup>

Prior to the spin-off of Midwest, Midwest expects to incur debt in an amount equal to five times the stand-alone Midwest assets' earnings before interest, taxes, depreciation and amortization (EBITDA) and distribute those debt proceeds to Comcast.<sup>10</sup> In addition, Comcast and Midwest will enter into a Transition Services Agreement pursuant to which Comcast will continue to provide certain services to Midwest for a period of 12 to 18 months pursuant to the applicable statements of work.<sup>11</sup> In order for Charter to complete the above transactions, it is estimated that Charter will acquire new indebtedness of approximately \$8 billion.<sup>12</sup> These transactions are subject to many conditions including federal regulatory approval, stockholder approvals, performance covenants, financing, favorable tax opinions and other requirements of the parties.<sup>13</sup>

After the completion of the above transactions, Charter will acquire an approximately thirty-three percent (33%) interest in Midwest.<sup>14</sup> The acquisition is structured as a merger of a newly created Charter subsidiary into Midwest.<sup>15</sup> As consideration for this merger, Charter will issue new stock to the Midwest shareholders.<sup>16</sup> In conjunction with this transaction, Charter will enter into a Charter Services Agreement with Midwest in which Charter will provide Midwest with certain services.<sup>17</sup> Charter will receive compensation for out-of-pocket costs related to these services plus a services fee equal to 4.25% of Midwest's gross revenues.<sup>18</sup> The Charter Services Agreement has an initial three (3) year term with automatic one (1) year renewals.<sup>19</sup>

As a result of the transactions described above, the current Comcast shareholders will receive shares of Charter stock and Midwest stock.

#### **IV. OVERVIEW OF CHARTER**

Charter is a full service communications provider and provides cable services along with other video programming, Internet services, voice services and other advertising to residential and commercial customers across the United States.<sup>20</sup> At the current time, Charter is one of the largest cable operators in the United States.<sup>21</sup> As of December 31, 2013 Charter's cable system passed approximately 12.8 million potential customers and Charter served approximately 5.9 million residential and commercial cable customers.<sup>22</sup> Charter holds a total of approximately

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<sup>9</sup> Id. at p. 5.

<sup>10</sup> Id. at p. 6.

<sup>11</sup> Draft Transition Services Agreement by and between Comcast Corporation and Midwest Cable Inc.

<sup>12</sup> Form 10-Q at p. 5

<sup>13</sup> Form 10-Q at p. 40.

<sup>14</sup> Id. at p. 6.

<sup>15</sup> Id.

<sup>16</sup> Id.

<sup>17</sup> Draft Charter Services Agreement by and between Midwest Cable, Inc. and Charter Communications Operating, LLC.

<sup>18</sup> Id.

<sup>19</sup> Id.

<sup>20</sup> Form 10-Q at p.25.

<sup>21</sup> Form 10-K for Charter Communications, Inc. filed with the Securities and Exchange Commission on February 21, 2014, for the fiscal year ended December 31, 2013 ("Form 10-K") at p. 1.

<sup>22</sup> Id.

3,300 franchises.<sup>23</sup> Charter has been in existence for over 24 years.<sup>24</sup> Charter currently operates in 29 states and employs over 21,000 employees.<sup>25</sup> Charter's management has an extensive background in the cable industry.<sup>26</sup>

As of May 1, 2013, twenty-seven percent (27%) of the shares of Charter Communications, Inc. were beneficially owned by Liberty Media Corporation.<sup>27</sup> Liberty Media Corporation has the ability to influence the operations of Charter on a going forward basis through its right to designate members to its Board of Directors.<sup>28</sup>

In 2009, Charter filed for bankruptcy protection under Chapter 11 of the United States Bankruptcy Code.<sup>29</sup> A Joint Plan of Reorganization was confirmed by the Bankruptcy Court in November of 2009 and a final decree closing the case was entered into in December of 2013.<sup>30</sup> During the bankruptcy period, Charter continued to operate and provide cable services to its customers.

After the Related Transaction as described in Section III above, Charter will be the second largest cable provider and its cable services will serve approximately 7.5 million residential and commercial customers.<sup>31</sup> In addition, Charter will provide certain services to Midwest under the Charter Services Agreement to another 2.5 million residential and commercial customers.<sup>32</sup>

Cable providers and telecommunication companies operate in a competitive environment and the financial performance of cable television operators, like Charter and other cable operators, are subject to many factors, including, but not limited to, the general business conditions, incumbent operators, digital broadcast satellite service, technology advancements, employment issues, and customer preferences, as well as competition from multiple sources, which provide and distribute programming, information, news, entertainment and other telecommunication services.<sup>33</sup> The Liberty Media Corporation will have the ability to influence certain Charter decisions, which could affect Charter's ongoing operations.<sup>34</sup> In addition, Charter, as a result of the transaction, will become even a more highly leveraged company which may reduce its ability to withstand prolonged adverse business conditions. The cable business is inherently capital intensive, requiring capital for the construction and maintenance of its communications systems. We specifically requested information on Charter capital expenditures budget, but Charter declined to provide that information to us.<sup>35</sup> Each of these

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<sup>23</sup> Id. at pp. 9-10.

<sup>24</sup> Id.

<sup>25</sup> Application at Exhibit 9.

<sup>26</sup> Id.

<sup>27</sup> Form 10-Q at p. 14.

<sup>28</sup> Id.

<sup>29</sup> Form 10-K at p. 1.

<sup>30</sup> Id.

<sup>31</sup> Form 8-K for Charter Communications, Inc. filed with the Securities and Exchange Commission on April 25, 2014 at p.1.

<sup>32</sup> Form 10-Q at p. 6.

<sup>33</sup> Form 10-K at pp 16-27.

<sup>34</sup> Form 10-Q at p. 23.

<sup>35</sup>Correspondence to author from Mark E. Brown, Vice President, State Government Affairs, Charter Communication, Inc. dated October 6, 2014.

factors could have a significant financial impact on Charter and its ability to continue to operate the System.

## **V. FINDINGS**

We have analyzed Charter's historical financial statements and publicly filed information along with its Charter Services Agreement with Midwest. Charter declined to provide us with projected statements of cash flow and income and a balance sheet for its future operations and further stated that "projected *pro forma* statements of cash flows and income for 2014 and 2015 have not been created and it is not possible to make them available at this time."<sup>36</sup> As such, we are reporting our Findings hereunder based upon Charter's historical information. Overall, from a financial point-of-view, the information provided below shows that Charter has sustained losses over the last few years and is highly leveraged.

1. Analysis of Financial Statements. Neither federal law nor FCC regulations provide franchising authorities, such as the City, with limited guidance concerning the evaluation of the financial qualifications of an applicant for a cable franchise. In evaluating the financial capabilities of Charter and the ability of Charter to continue to operate the System serving the City with the new ownership structure, we believe it is appropriate to consider the performance of an applicant based on the applicant's historical performance plus its projected or budgeted financial information, the latter of which was not provided by Charter. Charter's historical operations do not consider the additional debt load, along with the additional revenue and expenses that will be recognized as part of the transactions under the Transaction Agreement and related Charter Services Agreement. However, we believe a general review of the Charter financial information is appropriate and may provide some insight into the general ongoing financial operations of Charter with respect to the Application.

As noted above, Charter's operations include both cable television video services (which represent approximately 49% of its operations as of September 30, 2014) and other non-cable television video services (which represent approximately 51% of its operations as of September 30, 2014).<sup>37</sup> The Charter financial information discussed below includes all of the Charter operations, including the non-cable television video services. We have analyzed Charter's Financial Statements as of December 31, 2013 and 2012 and September 30, 2014, in providing the information in this Section.

2. Specific Financial Statement Data and Analysis.

a. Assets. Charter had (i) current assets of \$370 million, \$322 million, and \$330 million; (ii) working capital of a negative \$1,216 million, a negative \$1,145 million, and a negative \$894 million; and (iii) total assets of \$20,950 million, \$17,295 million, and \$15,596 million as of September 30, 2014, and December 31, 2013 and 2012, respectively.<sup>38</sup> Working capital, which is the excess of current assets over current liabilities, is a short-term analytical tool used to assess the ability of a particular entity to meet its current financial obligations in the ordinary course of business. The trend shows an increase in the negative working capital from December 31, 2012 to

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<sup>36</sup> Id.

<sup>37</sup> Form 10-Q at p. 30.

<sup>38</sup> Form 10-Q at p. 1 and Form 10-K at p.F-3.

September 30, 2014 and suggests that Charter's cash flow may be unable to meet its current obligations. Charter's current ratio (current assets divided by current liabilities) as of September 30, 2014, of 0.23:1 is well below a generally recognized standard of 1:1 for a sustainable business operation.<sup>39</sup> Charter's Total Assets have continued to grow, however, the asset growth in 2014 relates to approximately \$3.5 billion of financing acquired in anticipation of the transactions as discussed above.<sup>40</sup>

b. Liabilities and Net Equity. Charter had (i) current liabilities of \$1,586 million, \$1,467 million and \$1,224 million; (ii) long-term debt of \$17,595 million, \$14,181 million and \$12,808 million; and (iii) shareholders' net equity of \$97 million, \$151 million and \$149 million as of September 30, 2014, December 31, 2013 and 2012, respectively.<sup>41</sup> As part of the Transaction Agreement, Charter will borrow an additional approximately \$8 billion of debt which will increase its long-term debt.<sup>42</sup> Charter has received debt commitments from a number of leading Wall Street banks that will be used for the transactions and represents almost \$9 billion of debt commitments.<sup>43</sup> This additional debt will require Charter to generate additional cash flow, including through the acquired Comcast operations and its service arrangement with Midwest, to fund its debt service. The interest rates on the Charter debt ranged from 5.125% to approximately 8.125% and the debts mature in varying amounts over the next 10 years including \$1 billion in 2017 and \$1.4 billion in 2019.<sup>44</sup> As of September 30, 2014, Charter had \$774 million of available credit on its credit facilities.<sup>45</sup> This available credit along with the committed debt (which if not received would likely terminate the above described transactions) appears to be sufficient to allow Charter to fund its operations and acquisitions in the near term.

c. Income and Expense. Charter had (i) revenue of \$6,748 million, \$8,155 million, and \$7,504 million; (ii) operating expenses of \$6,054 million, \$7,230 million and \$6,588 million; and (iii) operating income of \$694 million, \$925 million, and \$916 million for the nine-month period ending September 30, 2014, and the years ending December 31, 2013 and 2012, respectively.<sup>46</sup> Charter's operating income has remained relatively steady from 2012 through the third quarter of 2014. For the nine-month period ending on September 30, 2014, Charter generated cash flow from operations of \$1,729 million.<sup>47</sup> However, Charter has experienced a net loss in each period due to the large amount of interest expense and other deductions, including a current year loss through September 30, 2014 of \$135 million.<sup>48</sup> The ability to generate cash is important for Charter due to its highly leveraged operations. Charter's growth mode and goals to increase customers and revenue require that Charter continue to expand with leverage as is the case with the Transaction Agreement.<sup>49</sup> As a result of the transactions and

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<sup>39</sup> Form 10-Q at p. 1.

<sup>40</sup> Id.

<sup>41</sup> Form 10-Q at p. 1-2 and Form 10-K at p.F-3.

<sup>42</sup> Form 10-Q at p. 5.

<sup>43</sup> Id.

<sup>44</sup> Id. at p. 8.

<sup>45</sup> Id.

<sup>46</sup> Form 10-Q at p. 2 and Form 10-K at p. F-4.

<sup>47</sup> Form 10-Q at p. 3.

<sup>48</sup> Id.

<sup>49</sup> Id. at p. 26.

changes in its business and business structure, Charter will incur significant non-recurring expenses which may negatively affect Charter's short-term income statement performance.<sup>50</sup> In addition, as a result of the transaction, Charter may be required to incur significant capital expenditures for the assimilation of the new systems and services into Charter's existing network.

## **VI. SUMMARY**

Using the FCC Form 394 to establish an absolute minimum standard of financial qualifications that a proposed applicant must demonstrate in order to be qualified as the successor operator of the System, Charter has the burden of demonstrating to the City's satisfaction that Charter has "sufficient net liquid assets on hand or available from committed resources" to consummate the transaction and operate the System, together with its existing operations, for three (3) months. This minimum standard is not easy to apply to the complex organizational structure of Charter and the multiple wholly-owned companies that hold cable operations in other geographical locations.

Based solely on Charter's financial information that we reviewed, Charter's public filings show that Charter has sufficient debt commitments to consummate the Transaction Agreement and operate the System. Based on the foregoing and limited strictly to the financial information analyzed in conducting this review, we do not believe that Charter's request for transfer of indirect ownership of a subsidiary entity that holds the System can reasonably be denied based solely on a lack of financial qualifications of Charter, if the financing is obtained (the failure to obtain the debt committed to Charter would almost certainly result in the termination of the Transaction Agreement and proposed transfer of ownership).

In the event the City elects to proceed with approving the proposed transfer of control, the assessment of Charter's financial qualifications should not be construed in any way to constitute an opinion as to the financial capability or stability of Charter to (i) operate under the Franchise Agreement, (ii) operate its other operations, or (iii) successfully consummate the transaction as contemplated in the Transaction Agreement. The sufficiency of the procedures used in making an assessment of Charter's financial qualifications and its capability to remain the parent of the operator of the System is solely the responsibility of the City. Consequently, we make no representation regarding the sufficiency of the procedures used either for the purpose for which this analysis of financial capabilities and qualifications was requested or for any other purpose.

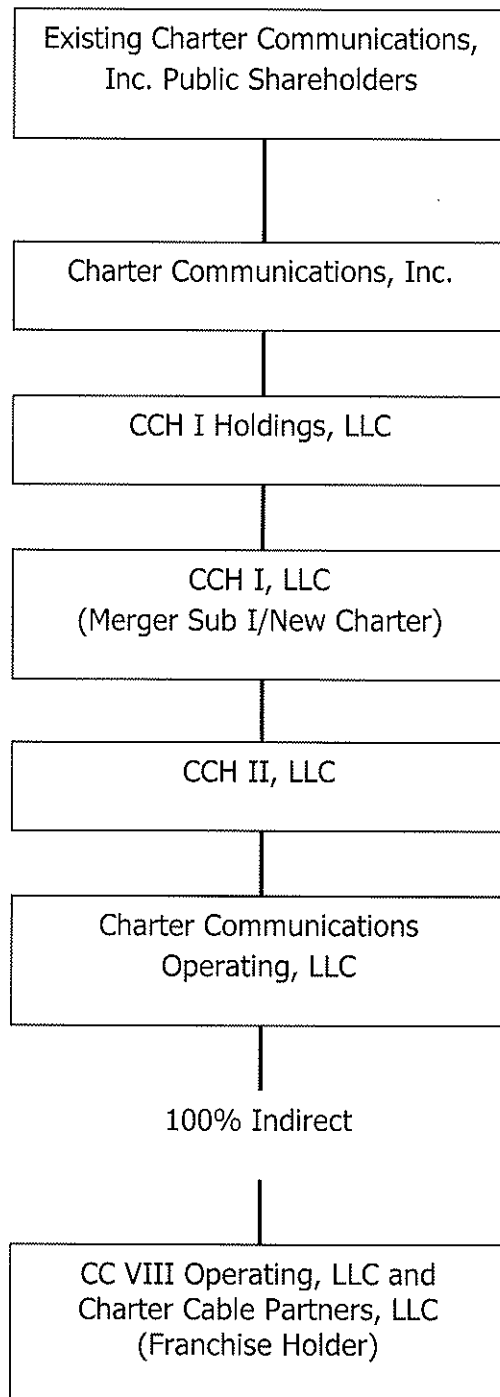
Lastly, in order to ensure compliance with its obligations to operate the System and since we have based a significant part of our analysis on the Financial Statements of Charter, the parent entity; we recommend that the City maintain any performance bonds or corporate parent guaranty required under any City Franchise Agreement.

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<sup>50</sup> Id. at p. 43.

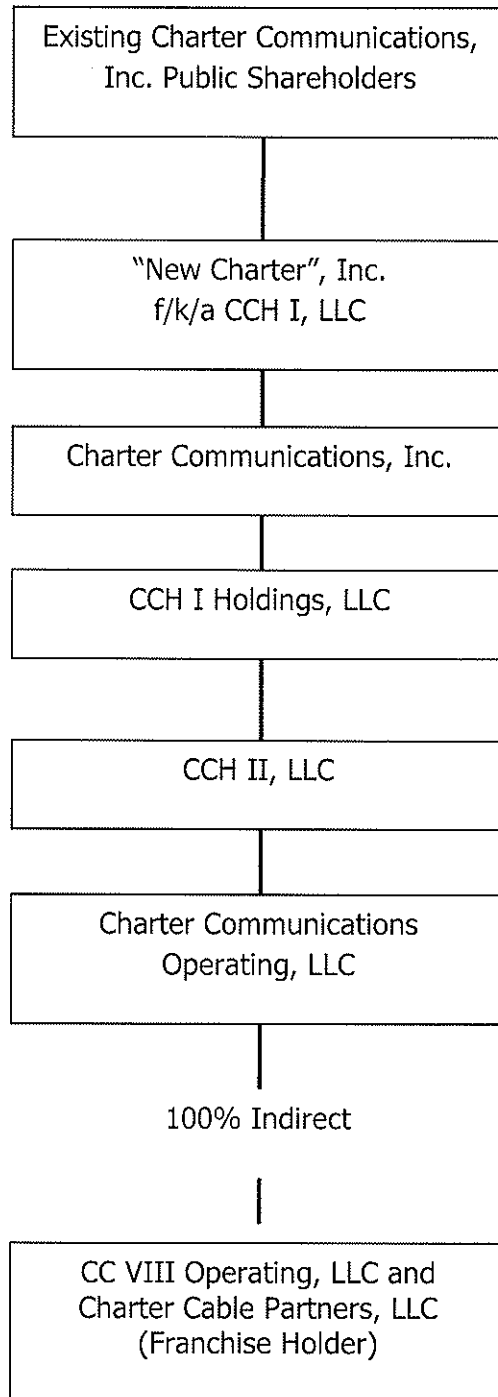
## EXHIBIT A

### Charter Communications, Inc. Organizational Structure (Immediately **prior** to reorganization)



## EXHIBIT B

### Charter Communications, Inc. Organizational Structure (immediately **after** reorganization)



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7F	Department: City Engineer	Council Meeting Date: 01/20/15																																	
<b>TITLE OF ISSUE: Resolution Approving Plans and Specifications, and Ordering Advertisement for Bids for Project No. 14-01, Main Lift Station (Lift Station No. 1) Rehabilitation.</b>																																			
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION: See attached memo from City Engineer.</b>																																			
<i>If additional space is required, attach a separate sheet</i>																																			
<b>REQUESTED COUNCIL ACTION: Adopt Resolution Approving Plans and Specifications, and Ordering Advertisement for Bids for Project No. 14-01, Main Lift Station (Lift Station No. 1) Rehabilitation.</b>																																			
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%; text-align: center;">Aye</td> <td style="width: 10%; text-align: center;">Nay</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay			_____	_____	Norland		_____	_____	Freyberg		_____	_____	Spears		_____	_____	Steiner		_____	_____	Dehen	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Memorandum, Advertisement for Bids</u> _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RESOLUTION NO.

RESOLUTION APPROVING PLANS AND SPECIFICATIONS  
AND ORDERING ADVERTISEMENTS FOR BIDS  
FOR PROJECT NO. 14-01 MAIN LIFT STATION  
(LIFT STATION NO. 1) IMPROVEMENTS

WHEREAS, the City Engineer has prepared plans and specifications for the Improvements to the Main Lift Station (Lift Station No. 1) and has presented such plans and specifications to the council for approval;

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

- 1) Such plans and specifications, a copy of which is attached hereto and made a part hereof, are hereby approved.
- 2) The City Clerk shall prepare and cause to be inserted in the official paper and in Finance and Commerce an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for not less than three weeks, shall specify the work to be done, shall state that bids will be received by the clerk until 10:00 a.m. on February 18, 2015, at which time they will be publicly opened in the Council Chambers of the City Hall by the City Clerk and the City Engineer
- 3) The bids will then be tabulated, and will be considered by the City Council at their regular meeting at 7:00 p.m. on March 2, 2015, in the Council Chambers of the City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility.
- 4) No bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the clerk for five (5) percent of the amount of such bid.

Adopted by the City Council this 20<sup>th</sup> day of January 2015.

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Mayor

ATTEST:

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City Clerk



# BOLTON & MENK, INC.

## Consulting Engineers & Surveyors

1960 Premier Drive • Mankato, MN 56001-5900

Phone (507) 625-4171 • Fax (507) 625-4177

www.bolton-menk.com

### MEMORANDUM

**Date:** January 20, 2015

**To:** John Harrenstein, City Administrator

**From:** Daniel R. Sarff, P.E., City Engineer

**CC:** Brad Swanson, Public Works Director

Duane Rader, Utilities Superintendent

Herman Dharmarajah, Bolton & Menk, Inc.

**Subject:** Main Lift Station (Lift Station No. 1) Improvements

All of the wastewater from the City of North Mankato flows to one location where it is pumped utilizing two lift stations (Lift Station No. 1 and Lift Station No. 2) to the City of Mankato's wastewater treatment facility. Lift Station No. 1 was constructed in 1983. It has 3 pumps and has a firm capacity (pumping capacity with one pump out of service) of approximately 3,300 gallons per minute (gpm). The pumps pumped the wastewater through a 12-inch forcemain that runs under the river and into the Mankato wastewater plant. Lift Station No. 2 was constructed in 1996, has a firm capacity of approximately 3,750 gpm and pumps into a second, 20-inch diameter forcemain that crosses the river and discharges into the Mankato plant. Lift Station no. 2 was constructed primarily to provide capacity for the future growth areas in upper North Mankato. The two-lift station configuration was determined to be the most cost effective solution and also provided some inherent flexibility, in that one station can be taken out of service for maintenance and repairs during periods of lower flows. In general, each lift station has had the capacity to handle peak flows that have been encountered in the past several years. This is due primarily to the fact that the service area for which Lift Station No. 2 was constructed is not fully developed. The elimination of inflow and infiltration due to recent reconstruction project in lower North Mankato may also have reduced some of the peak wastewater flows experienced at the Main Lift Station site. However, the capacity provided by both lift stations would likely be required following if the area experienced a very large rainfall event after a period of wet weather. In summary, both lift stations are needed, not so much for current wastewater flows, but to accommodate future growth.

Normally, Lift Station No. 1 is the "lead" lift station with Lift Station No. 2 being the back-up. Since October 2012, Lift Station No. 1 has basically been shut down due to frequent electrical and mechanical problems, and Lift Station No. 2 has been utilized as the lead lift station. The electrical and control system in Lift Station No. 1 is an older version of the current variable speed drive (VFD) technology – called Reactospeed drive. Variable speed drives vary the pump motor speed and thus pumping capacity depending on the rate of flow entering the lift station. Over the years the pumps have been maintained and re-built but never replaced. The piping and valves are from the original 1983 construction, so are over 30 years old. The Reactospeed drive control system is beyond obsolete and has been giving public works staff problems for some time. The pumps have served their useful life and need to be replaced, as well as the isolation valves and check valves. The lift station structure is in good condition. The piping is also in good condition and only requires replacement to the extent required to accommodate the pump and valve replacement, which should be minimal. There are also limitations on the electrical service feeding the two lift stations. The existing service is only adequate to operate four pumps simultaneously, which limits the available capacity of the lift stations.

*DESIGNING FOR A BETTER TOMORROW*

Bolton & Menk is an equal opportunity employer.

Memorandum  
Main Lift Station (Lift Station No. 1) Improvements  
January 13, 2015  
Page 2

The proposed improvements to Lift Station No. 1 include the replacement of the existing piping and valves, miscellaneous piping replacement as required, replacement of the electrical and control systems, upgrading the electrical service serving the two lift stations, and other miscellaneous improvements. The estimated cost of the improvements is \$670,000. We recommend that a construction project for these improvements be competitively bid and a contract be awarded such that the improvements can be made in 2015.

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

## SECTION 00020 - ADVERTISEMENT FOR BIDS

Main Lift Station Rehabilitation  
North Mankato, MN

**RECEIPT AND OPENING OF PROPOSALS:** Sealed proposals for the work described below will be received by the City Administrator at the 1001 Belgrade Ave., North Mankato, MN 56003 until February 18, 2015 at 10:00 a.m., at which time the bids will be opened and publicly read.

**DESCRIPTION OF WORK:** The work includes the following:

- A. Removal and replacement of three (3) main lift pumps and motors, including flexible shafting, and connecting pumps to the motors.
- B. Removal and replacement of pipes and valves as shown in the contract documents.
- C. Removal and replacement of the existing motor control center with "Reactor" speed drives with variable frequency drives as shown in the contract documents.
- D. Recoating of the wet well and the influent channel as specified in the contract documents. No other painting is required.
- E. Piping modification in the valve vault in Lift Station No. 2.
- F. All other work specified in the Contract Documents.

**COMPLETION OF WORK:** All work under the Contract must be complete within two hundred ten (210) calendar days after issuance of the Notice to Proceed.

**MINIMUM CONTRACTOR QUALIFICATIONS:** The Bidder shall have experience as a General Contractor in the successful completion of at least three municipal water or wastewater treatment plants, or construction or rehabilitation of lift stations with 3,000 gpm capacity, within the last five (5) years.

**OBTAINING CONTRACT DOCUMENTS AND BIDDING REQUIREMENTS:** Plans and specifications and all contract documents may be obtained at the office of Bolton & Menk, Inc., 1960 Premier Drive, Mankato, MN 56001, upon payment of \$75.00, (includes sales tax); non-refundable for each full set of specifications and accompanying drawings. Additional shipping charges will apply for delivery to any address not within the lower 48 states. Complete digital project bidding documents are available at [www.questcdn.com](http://www.questcdn.com). You may view the digital plan documents for free by entering Quest project #3450049 on the website's Project Search page. Documents may be downloaded for \$20.00. Please contact QuestCDN.com at 952-233-1632 or [info@questcdn.com](mailto:info@questcdn.com) for assistance in free membership registration, downloading, and working with this digital project information.

A copy of the plans and specifications may be inspected at the following locations:

- Office of Bolton & Menk, Inc., 1960 Premier Drive, Mankato, MN 56001.
- Mankato Builders Exchange, 75 Navaho Ave., Suite 1, Mankato, MN 56001.

**PLANHOLDERS LIST, ADDENDA AND BID TABULATION:** The planholders list, addenda and bid tabulation will be available on-line at [www.bolton-menk.com](http://www.bolton-menk.com).

Bids will be received on a lump sum basis.

**BID SECURITY:** A certified check or a Bid Bond satisfactory to the City of North Mankato, Minnesota, in the amount of not less than 5 percent of the total Bid price submitted must accompany each Bid.

**LABOR RATES - MINIMUM WAGE REQUIREMENTS:**

This project is being funded by the City of North Mankato, Minnesota. The project is not subject to the State or Federal minimum wage requirements.

**PERFORMANCE AND PAYMENT BONDS:** The successful Bidder will be required to furnish a Performance Bond and Labor and Materials Payment Bond each in the amount of the Contract.

The Bid, Agreement, and Bonds shall be conditioned upon compliance with all provisions of the Bid Documents.

**PROJECT ADMINISTRATION:** All questions relative to this project prior to the opening of bids shall be directed to the Engineer/Manager for the project. It shall be understood, however, that no specification interpretations will be made by telephone.

Address inquiries to:  
Bolton & Menk Inc.  
Attn: Herman Dharmarajah, Ph.D., P.E.  
1960 Premier Drive  
Mankato, MN 56001  
Tel: 507-625-4171 Ext. 1104  
Fax: 507-625-4177  
Email: hermandh@bolton-menk.com

**OWNER'S RIGHTS RESERVED:** The OWNER reserves the right to reject any or all bids, to waive any informality in a bid, and to make awards in the interest of the OWNER.

Date: January 19, 2015

Owner: City of North Mankato, Minnesota

/S/ John Harrenstein  
City Administrator

**Published:**

Mankato Free Press: January 23, 2015  
January 30, 2015

Finance & Commerce: January 23, 2015  
January 30, 2015

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7G	Department: City Planner	Council Meeting Date: 1/20/15
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**TITLE OF ISSUE:** Set Public Hearing for 7 p.m. on Tuesday, February 17, 2015 for Revision of City Code, Section 156, creating an R-3A, Medium Density Residential District.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** City Staff have reviewed City Code concerning R-3 zoning and upon review have determined there is a significant difference in the permitted densities allowed in the R-2 and R-3 districts. As a result, an R-3A district is proposed which would allow multi-family development not to exceed 8 dwelling units per acre.

*If additional space is required, attach a separate sheet*

**REQUESTED COUNCIL ACTION:** Set Public Hearing for 7 p.m. on Tuesday, February 17, 2015.

### For Clerk's Use:

Motion By: \_\_\_\_\_

Second By: \_\_\_\_\_

Vote Record:

Aye      Nay

_____	_____	Norland
_____	_____	Freyberg
_____	_____	Spears
_____	_____	Steiner
_____	_____	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"/>
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Other (specify) Notice of Public Hearing

☐ Workshop

☒ Regular Meeting

☐ Special Meeting

☐ Refer to: \_\_\_\_\_

☐ Table until: \_\_\_\_\_

☐ Other: \_\_\_\_\_

### NOTICE OF PUBLIC HEARING

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 17th day of February, 2015 to hold a public hearing to consider amendments to Section 156 of the City Code creating an R-3A, Medium Density Residential District.

Such persons as desire to be heard with reference to the proposed amendment to Section 156 of the City Code will be heard at this meeting.

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

April Van Genderen  
City Clerk  
City of North Mankato, Minnesota

CITY CODE AMENDMENT

CITY OF NORTH MANKATO



## THE CITY OF NORTH MANKATO

SUBJECT: City Code Amendment

APPLICANT: City of North Mankato

DATE OF HEARING: January 8, 2015

DATE OF REPORT: December 22, 2014

REPORTED BY: Michael Fischer, City Planner

### APPLICATION SUBMITTED

Request to amend Section 156 of the City Code.

### COMMENT

In an effort to accommodate lower density multi-family housing, the City is proposing to create a new zoning district, R-3A, Medium Density Residential district. The following is a summary of the permitted uses in each current zoning district:

**R-1, One-Family Dwelling** – One-family dwellings

**R-2, One- and Two-Family Dwelling** – One-family and two-family dwellings

**R-3, Limited Multiple Dwelling** – One-family, two-family, single-family attached dwellings not to exceed 8 units per structure, apartments not to exceed 12 units per structure.

**R-4, Multiple Dwelling** – One-family dwelling, two-family dwellings, single-family attached dwellings exceeding 8 units per structure, apartments exceeding 12 units per structure.

The purpose of the R-3A district is to provide a zoning district which permits multi-family dwellings at a lower per acre density than permitted in the R-3 zoning district. As proposed, the R-3A district would allow single-family dwellings, two-family dwellings, single-family attached dwellings not to exceed 6 units per structure and apartments not to exceed 6 units per structure. Additionally, the density of residential development upon any lot in an R-3A district shall not exceed 8 units per acre.

### RECOMMENDATION

Staff recommends approval of R-3A district to create a zoning district which allows a variety of housing options not to exceed 8 dwelling units per acre.

**§ 156.040 R-3A, LIMITED MULTIPLE DWELLING DISTRICT MEDIUM DENSITY RESIDENTIAL DISTRICT.**

(A) *Purpose.* This district is intended to establish an area ~~of for~~ limited high medium density residential uses. Such areas are intended for the development of single-family attached and detached dwellings and medium density residential dwellings such as duplexes, townhomes and smaller apartment buildings.

(B) *Special requirements.*

(1) The density of residential development upon any lot in an R-3A zone shall not exceed 8 dwelling units per acre.

(~~12~~) Conversion of any use to other than a permitted or approved conditional use is prohibited. Single family attached dwellings permitted shall not exceed ~~eight~~ 6 dwelling units per structure. Apartments, apartment buildings, and multiple family dwellings permitted shall not exceed ~~12~~ 6 dwelling units per structure.

(~~23~~) All two-family dwellings which share a common vertical wall and whose lot size and front footage render them capable of being converted to a twin home shall conform to the twin home building code requirements.

(C) *Permitted uses.* The following are permitted uses:

- (1) Single family detached dwellings.
- (2) Two family dwellings.
- (3) Fences.
- (4) Non-commercial gardening.
- (5) Landscaping.
- (6) Driveways.
- (7) Churches, provided that no building shall be located within 50 feet of any abutting lot line in any of the classes of residential districts.

(8) Public buildings and uses of the following kind: elementary and secondary schools, parks, playgrounds, libraries, museums, community centers and recreation centers, or private schools having a curriculum equivalent to a public elementary school or public high school.

(9) Home occupations. See § 156.035(BB).

(10) Apartments or apartment buildings not to exceed 6 dwelling units per structure.

(11) Multiple family dwellings not to exceed 6 dwelling units per structure.

(D) *Conditional uses.* The following uses may be permitted:

- (1) Cemetery.
- (2) Government, public utility and public service uses.
- (3) ~~Mobile home or trailer park pursuant to the provisions of the City Code.~~

(E) *Accessory uses.* The following are permitted uses:

- (1) Private garage.
- (2) Inground private swimming pool or similar recreational facilities when completed enclosed with a suitable fence at least 6 feet in height.
- (3) Aboveground swimming pool.
- (4) Driveways.
- (5) Off-street parking.
- (6) Utility buildings.
- (7) Solar energy systems.
- (8) Satellite reception equipment.

(9) Accessory uses customarily incidental to and on the same lot as the principal use as regulated by this chapter.

(F) *Lot area.*

(1) *Lot area (detached).* Every single family detached dwelling erected shall require a lot area of not less than 6,500 square feet.

(2) *Lot area (attached).* Every single family attached dwelling erected shall require a lot area of not less than 9,000 square feet for the first two dwelling units erected, plus 3,000 square feet for each additional unit attached.

(3) *Lot area (two family).* Every two family dwelling erected shall require a lot area of not less than 8,800 square feet.

(4) *Lot area (multiple).* Every multiple family dwelling erected shall require a lot area of not less than 11,000 square feet for the first three dwelling units erected plus 1,500 square feet for each additional unit attached.

(G) *Lot width and depth.*

(1) *Lot width (detached).* Every lot upon which there is erected a single family detached dwelling shall require a minimum width of 65 feet at the building setback line.

(2) *Lot width (attached).* Every lot upon which there is erected a single family attached dwelling consisting of two dwelling units shall require a minimum width of 80 feet at the building setback line; each additional dwelling unit attached thereafter shall require a minimum additional width of 16 feet per unit at the building setback line.

(3) *Lot width (two family/duplex).* Every lot upon which there is erected a two family dwelling shall require a minimum width of 80 feet at the building setback line.

(4) *Lot width (multiple).* Every lot upon which there is erected a multiple family dwelling shall require a minimum width of 100 feet at the building setback line.

(5) *Lot depth.* Every lot upon which there is erected a single family dwelling, whether attached or detached, a two family dwelling; or a multiple family dwelling shall require a minimum depth of not less than 100 feet.

(H) *Yard regulations.*

(1) *Front yard.* For all uses allowed there shall be a front yard of not less than 30 feet. Where a lot is located at the intersection of two or more streets there shall be a front yard on each street side.

(2) *Side yard.* For all uses allowed there shall be a side yard, on each side of the building, each not less than 10 feet in width, plus 1 additional foot for each side yard required for each 1 foot or fraction thereof of building height in excess of 30 feet.

(3) *Rear yard.* For all uses allowed there shall be a rear yard of not less than 25 feet.

(4) *Transitional yards.* There are no requirements.

(I) *Ground coverage.* Not more than 50% of a lot or plot shall be covered by all main and accessory buildings.

(J) *Height regulations.* No structure hereafter erected or altered shall exceed three stories or 45 feet in height. Accessory buildings shall not exceed 1-1/2 stories in height or 22 feet in height.

(1975 Code, § 11.10) (Am. Ord. 23, passed 8-16-1982; Am. Ord. 24, passed 10-18-1982; Am. Ord. 54, passed 12-17-1984; Am. Ord. 8, 4th series, passed 1-16-2007)

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #9A	Department: City Planner	Council Meeting Date: 01/20/15
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**TITLE OF ISSUE:** Preliminary and Final Plat of Knight Development Subdivision.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** See attached report

*If additional space is required, attach a separate sheet*

**REQUESTED COUNCIL ACTION:** Approve preliminary and final plat.

**For Clerk's Use:**  
  
 Motion By: \_\_\_\_\_  
 Second By: \_\_\_\_\_  
  

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

**SUPPORTING DOCUMENTS ATTACHED**  
  

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

Other (specify) Preliminary and Final Plat

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<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: _____

PRELIMINARY AND FINAL PLAT OF  
KNIGHT DEVELOPMENT SUBDIVISION

OUTLOT A, MARIGOLD SUBDIVISION

A REQUEST FROM ADAM HUIRAS

## THE CITY OF NORTH MANKATO

SUBJECT: Preliminary and Final Plat of Knight Development Subdivision

APPLICANT: Adam Huiras

LOCATION: Outlot A, Marigold Subdivision

EXISTING ZONING: CBD, Central Business District

DATE OF HEARING: January 8, 2015

DATE OF REPORT: December 23, 2014

REPORTED BY: Michael Fischer, City Planner

### APPLICATION SUBMITTED

Request to replat Outlot A, Marigold Subdivision.

### COMMENT

The applicant has recently purchased Outlot A, Marigold Subdivision for the future construction of a 19-unit townhome project. As shown on Exhibit A, Outlot A, Marigold Subdivision is a 1.37-acre lot at the intersection of Wall Street and Wheeler Avenue. At the time Marigold Subdivision was platted, Outlot A was reserved for future development.

As the applicant prepares for development of the site as shown on Exhibit B, a request to replat Outlot A as Knight Development Subdivision (Exhibit C) is proposed. Knight Development Subdivision consists of Lot 1, Block 1, a 1.37-acre lot and utility easements for the protection of existing underground utilities and a future private access road.

It was previously determined that the proposed development complies with all applicable Central Business District City Code requirements.

### RECOMMENDATION

Staff recommends approval of the preliminary and final plat of Knight Development Subdivision.







A vertical scale bar labeled "SCALE IN FEET" with markings at 0, 10, 20, 40, and 60.

CEDAR  
STREET  
3100

# NOTES ON THE SUBMISSION OF MANUSCRIPTS

we all own by these present that J. Knight Development, LLC, a Minnesota limited liability company, has done at the following described property to wit:

1. A. Margolis Subdivision, according to the plat thereof on file and of record with the Collier County Register, Containing 1.37 acres

we hereby declare that we have caused the above described property to be surveyed and platted and documents to be set, that we have caused said platted area KNIGHT DEVELOPMENT SUBDIVISION, to be recorded in the public records of Collier County, Florida.

DO NOT ATTEMPT TO REPLICATE THE FOLLOWING INFORMATION.

Notary Public, President  
County of Minnesota  
County of Nicollet

this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me a Notary Public within and for said County of \_\_\_\_\_, Minnesota, personally appeared \_\_\_\_\_, who being duly sworn, did say that he is the president of Knight Development, LLC, the Minnesota limited liability company, the company named in the foregoing instrument, and that the foregoing instrument was signed in behalf of said company by authority of its Board of Governors, and said \_\_\_\_\_ is the president and chief executive officer of said company.

**SURVEYOR'S CERTIFICATE**

Walter D. Smith, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the making of the plat; and that I am a duly Licensed Surveyor. I have also supervised the preparation of this plat of ANNE ARUNDEL COUNTY, MARYLAND, and I am correctly and properly representing the boundary survey, that all mathematical data and facts are correctly stated on this plat; that all monuments indicated on this plat are in place and in position as shown and labeled on this plat; that all monuments shown and labeled on this plat, and all public monuments shown and labeled on this plat, are as shown and labeled on this plat.

Year 12/9                      day of                      2013.

Warren P. Smith, Licensed Land Surveyor

On this the 10th day of August, 2015, before me a Notary Public in and for said County, appeared Warren P. Smith, and being duly sworn did say that he has executed the foregoing

NOTARY PUBLIC

APPROVALS

It is known that on this 1st day of January, 2013, the Planning Commission of the  
 State of North Carolina did duly receive this plan of KNOX DEVELOPMENT SUBDIVISION.

5201312325  
5201312325

It is known that on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013, the City Council of the City of \_\_\_\_\_ with Markete did only approve this plot of KNIGHT DEVELOPMENT SUBDIVISION, and that, as per \_\_\_\_\_, 505.03, Subd. 2, this plot has been submitted to and written comments and recommendations have been received from the Commissioner of Transportation.

13

**TITLE OPINION**

David P. Loom, licensed attorney, State of Minnesota, do hereby certify that the owner on dedicated person, represent oil ownership interest in the land encompassed by this plat.

COUNTY AUDITOR/TREASURER

hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land description return on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

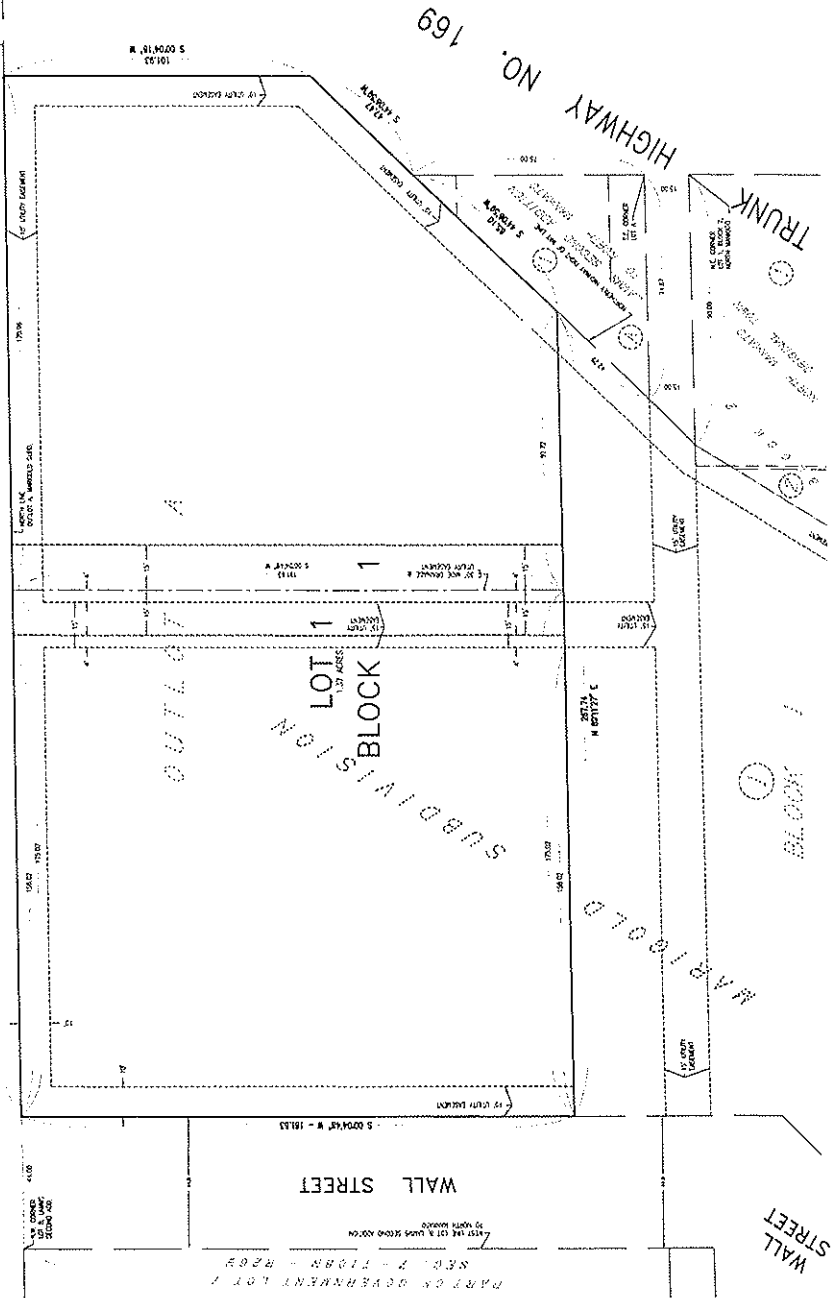
County Auditor/Recorder

COUNTY RECORDER

hereby certify that this instrument was filed in my office for record on this, the 11 day of February, 2015, at 10:00 o'clock, AM, and that it was duly recorded on February 11, 2015 at 10:00 o'clock, AM.

PENDING FINAL REVIEW  
PENDING FINAL REVIEW  
PENDING FINAL REVIEW

**SURVEY SERVICES, INC.**



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #9B	Department: Administrator	Council Meeting Date: 01/20/15
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**TITLE OF ISSUE:** Presentation of Draft Parks Plan.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** See attached executive summary.

*If additional space is required, attach a separate sheet*

**REQUESTED COUNCIL ACTION:** Begin 60-day review period.

**For Clerk's Use:**

Motion By: \_\_\_\_\_

Second By: \_\_\_\_\_

Vote Record:

Aye      Nay

		Norland
		Freyberg
		Spears
		Steiner
		Dehen

**SUPPORTING DOCUMENTS ATTACHED**

Resolution   Ordinance   Contract   Minutes   Map

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Other (specify)      Executive Summary, Review Parks Plan

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☐ Workshop

☒ Regular Meeting

☐ Special Meeting

☐ Refer to: \_\_\_\_\_

☐ Table until: \_\_\_\_\_

☐ Other: \_\_\_\_\_



## City of North Mankato, Minnesota

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To: Mayor Dehen & City Council Members  
From: John D. Harrenstein, City Administrator  
Matt Lassonde, Planning Intern  
Date: January 15, 2015  
Re: DRAFT Parks Plan

### **Executive Summary**

In the 2015 strategic plan, "Outstanding Recreational Assets" is one of five strategic program areas of the city. As a result, it is no surprise that North Mankato exceeds national benchmarks for the number of acres of parkland provided per 1,000 residents. Combining this tradition with population growth, the economic benefit of investing in parkland, and the importance of recreation for quality of life, planning the future of our parks is important to maintain amenities important to citizens of all ages.

Key findings and recommendations of this report include for the next 10 years include:

1. Spending on parks maintenance should increase from \$61,000 to \$124,500 to fund depreciation on the entire system
2. An additional \$147,650 per year should be spent on new improvements to the park system for upgrades to existing parks each year for the next 10 years.
3. Larger additions like completing Benson Park, a new indoor recreation facility as part of the Caswell Complex, additional softball fields at Caswell Softball Park, and repairs to the Spring Lake Park Swim Facility amount to approximately \$5.0 million dollars.
4. The plan also calls for the addition of 30 acres of parkland by 2025 to service new development and increased population at a cost of approximately \$750,000 if current growth trends continue.

This amounts to a total 10 year investment of \$8.5 million and will undoubtedly require new revenue sources such as an extension of the local option sales tax.

Staff recommends the City Council review the plan on January 15<sup>th</sup> and begin a sixty (60) public review period so that comments may be received. Two public open houses will be scheduled to gather public comment on the plan and then it will be brought back to the City Council in March of 2015 for adoption.

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## SECTION 1 – PURPOSE, HISTORY, COMMUNITY INPUT AND VALUES

### 1.1 - PLAN PURPOSE

The purpose of this document is to serve as the plan that advances a commitment to parks and outdoor recreation in North Mankato which has enhanced the quality of life for residents since nearly the inception of the community. In that vein, this plan serves as an organizing document and platform for future park development that combines portions of the work completed by North Mankato Parks and Open Spaces Committee (2007-2010) and the present capital needs of the park system. This work continues to advance a vision of the park system that will benefit future generations of North Mankato.

The second purpose of this plan is to make known the costs of maintaining and improving the park system for the enjoyment of the public. For several years the budget for capital outlay in the parks department has not met needed capital improvements. While the community sets a high bar on the amount of space dedicated to the park system (18.5 acres per 1,000 citizens) and a high bar on regional park amenities (Caswell Park, Caswell North Soccer Park, Benson Park, Spring Lake Park, Wheeler Park), yearly allocations must increase to meet the expectations of an increasingly recreational generation. The commitment to this “high bar” of service should be continued to provide an environment welcoming to families and seniors, who serve as the cornerstone of the North Mankato population.

The third intention of this plan is to communicate to the citizens of North Mankato the City’s planned maintenance and infrastructure expenditures for the park system to advance the shared vision of what the park system will become. City officials are rightly expected to articulate a plan and a vision of service to residents so that an understanding of our joint future is agreed upon. This agreement provides mutual support and shared risk to fund and take action on what is needed to maintain the quality of life expected by our residents through the park system.

### 1.2 - HISTORY OF THE SYSTEM

For a period of 80 years, beginning with the dedication of Wheeler Park in 1936, North Mankato has been committed to establishing community parks for the enjoyment of residents. In the post war period, as the city expanded to the hills overlooking the Minnesota River Valley, several neighborhood parks were set aside. In 1985, building upon a wave of participation in adult sports, the community constructed Caswell Softball Park which is currently one of the premier adult softball complexes in the nation attracting national and regional tournaments. During the housing boom of 2000-2008, two parks were established to meet the demand; these include Pleasant View Park and Reserve Park. One of the latest additions to the system has been Benson Park, a natural landscape park seeking to connect children with natural play features in contrast to this age of electronic entertainment.

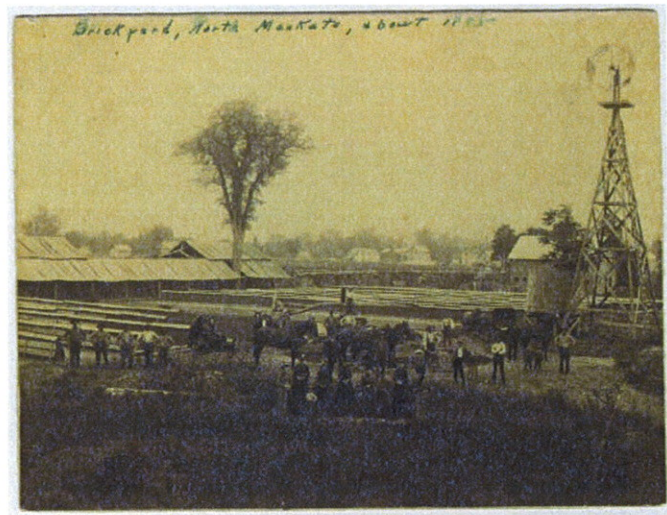


Figure 1. North Mankato Brickyard located in present day Wheeler Park (Approx. 1908).



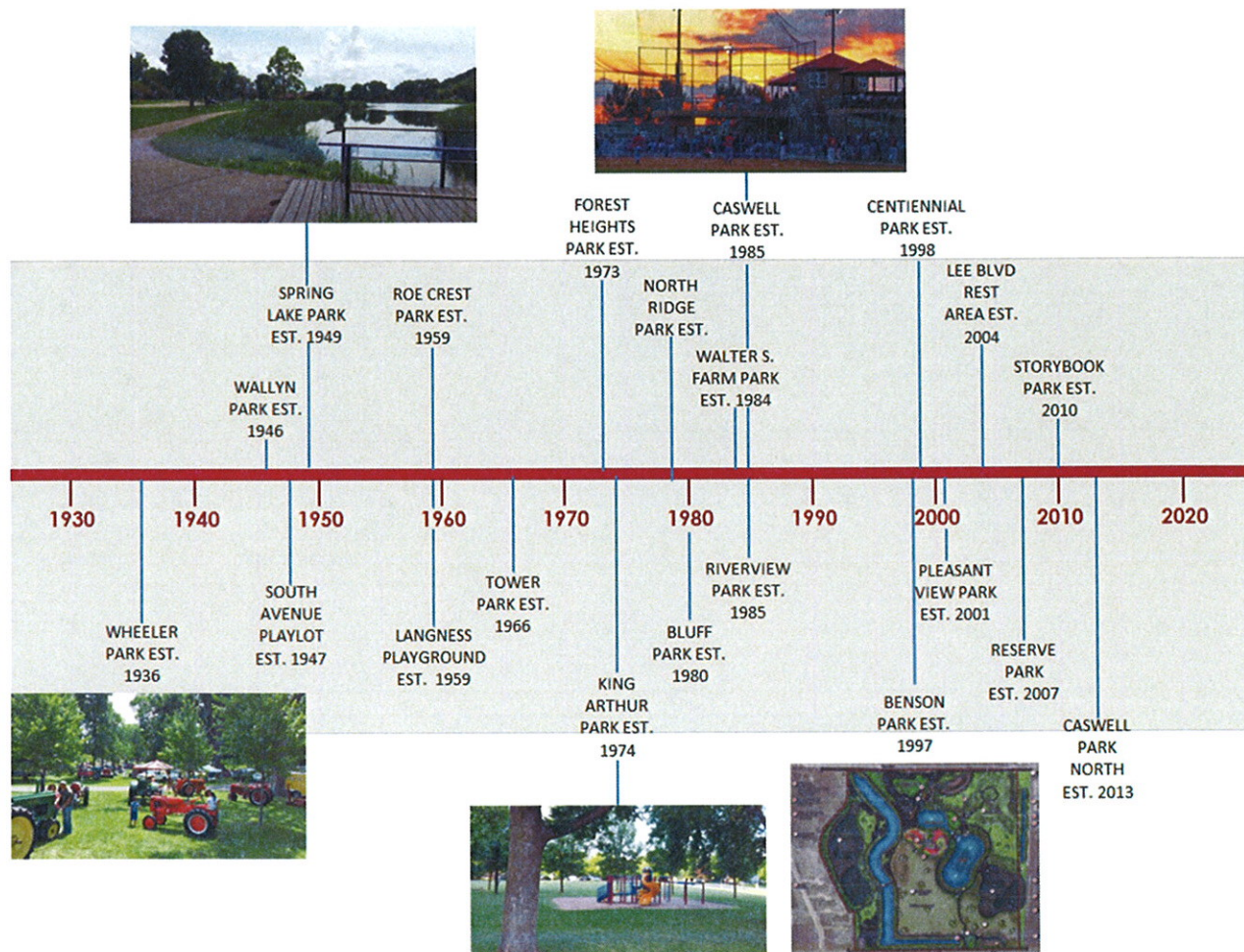


Figure 2. Timeline of North Mankato Park Establishment.

### 1.3 - GROWTH OF THE COMMUNITY

In 2000, North Mankato's total population was 11,798. This number has grown to over 13,520 since and is projected to increase to approximately 14,600 by 2025. Individual neighborhood growth percentages can be seen in the map provided in Appendix A. 2010 estimates revealed the city had 5,580 households of which 3,553 were family occupied. This is an increase from 4,744 households in 2000 of which 3,178 were family occupied. This increase indicates that North Mankato remains a desirable city to raise a family and the need to provide parks for family usage increases simultaneously. Seniors,

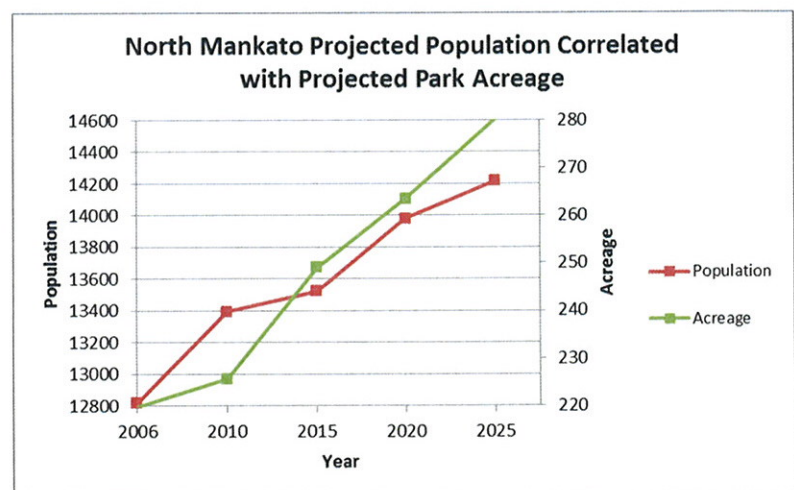


Figure 3. Projected population shown in correlation with projected park acreage. North Mankato will continue to exceed standards for parkland provision to the community providing population and parkland allocation trends remain.



who represented 11.9% of the population in 2010, are increasingly taking advantage of recreational opportunities as life span increases. As a result, demographics indicate a demand exists for continued commitment to recreation.

As the population increases and development occurs on the peripheral of the City, the need for park acreage increases. Figure 3 illustrates the projected population growth in correlation to North Mankato's planned park acreage increase. Currently, North Mankato has 250 acres of parks to serve the population and has plans for approximately 80 more acres to maintain the current level of park service to the community. An explanation of adequate acreage can be observed in Section 1.4.

#### 1.4 – NATIONAL BENCHMARKING DATA

The National Recreation and Park Association (NRPA) is a non-profit organization focusing on local level advancement of public parks, recreation and conservation. The NRPA also provides a national recreation and parks database as well as tools for analyzing and comparing performance and facilities through comparative benchmarking with national parks and recreation agencies ([www.nrpa.org](http://www.nrpa.org)). The benchmarking data provided by the NRPA serves as standards for municipal park systems to aspire to.

NRPA benchmarking data identifies park acreage per 1,000 population as an appropriate measure of municipal park adequacy in a given municipality. According to the NRPA, the national median of park acreage per 1,000 population was 10.8 in 2014. When observing North Mankato, it is quite evident that the City is committed to providing ample outdoor recreational opportunities for citizens of all ages.

Currently there are 18.42 acres of parkland per 1,000 in population. Park acreage is projected to increase as well contingent upon future residential development and

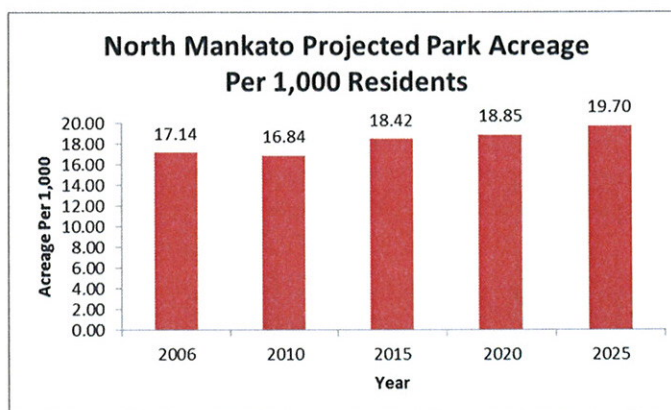


Figure 4. Projected Park acreage per 1,000 population.

annexation. The city has proposed 78.5 acres to meet growing development needs (Figure 3). Figure 4 outlines increasing and proposed park acreage per 1,000 residents in North Mankato, reinforcing the correlation provided in Figure 3 between the projected increases in population and acreage, and suggests that North Mankato is on course to exceed in meeting the demand by maintaining greater than 18 acres of parkland per 1,000 residents.

Figure 5 shows the standing of North Mankato among comparable cities that are in close proximity. Using existing acres per 1,000 residents as a measurement, North Mankato is in the top three of these neighboring cities.

PARK ACREAGE COMPARISON	NORTH MANKATO	MANKATO	NORTHFIELD	EAGLE LAKE	WASECA	ST. PETER	NEW ULM	NATIONAL MEDIAN
2014 POPULATION	13,520	40,183	20,373	2,540	9,427	11,503	13,418	
EXISTING PARK ACREAGE	249	764	333	34.17	195.1	93.75	175	
EXISTING ACRES PER 1,000 POPULATION	18.42	19.01	16.35	13.45	20.70	8.15	13.04	10.80

Figure 5. 2014 Park Acreage Comparison: North Mankato and surrounding cities. Figures were derived from individual city park plans.



## **1.5 – PLANNING & VISIONING PROCESS**

Planning and Visioning for the North Mankato parks plan includes work completed in the recent past by the North Mankato Parks and Green Spaces committee who, through an advisory role, researched the underlying issues and future needs of the parks system. In 2014 the City of North Mankato began the process of completing a comprehensive land use plan. One chapter of the plan is dedicated to parks and outlines goals for the system. This document incorporates contributions from both endeavors.

### **1.5.1– 2008 CITIZEN SURVEY RESULTS**

In 2008 a citizen survey was conducted by the North Mankato Parks and Green Spaces Committee. The results indicated residents considered pedestrian trails, restrooms, natural areas, and improvements to the swim facility as very important. Residents also indicated their favorite feature in the park were trails, playgrounds, and open spaces. The results of the survey are attached to this document as Appendix B which includes:

- B.1 - 2008 CITIZEN PARK SURVEY RESULTS
- B.2 - FEATURES MOST LIKED REGARDING PARKS
- B.3 - FAVORITE PARK SURVEY

### **1.5.2 – NORTH MANKATO PARKS AND GREEN SPACES COMMITTEE (2007-2010)**

The North Mankato Park and Green Spaces Committee stated mission was to “support and continue to build a world class park and green spaces system for the City of North Mankato.” To achieve that goal the Committee divided its work among four subcommittees (Green, Historic, Legacy, and New Parks) and within those areas considered the following topics:

- Sought ways to upgrade and enhance existing parks
- Considered placement, size and amenities for new parks
- Considered unique and interesting features for both existing and new parks
- Encouraged making parks and green spaces environmentally friendly
- Considered ways to engage volunteers for the committee work

Under the umbrella of these topics, each subcommittee recommended action steps and strategies that can serve as a reference as work is funded and completed in the parks moving forward. Some of the recommendations are overarching principles and others were specifically directed at parks within the system. This plan makes specific recommendations for each park and when appropriate incorporates recommendations from the Committee.

### **1.5.3 – COMPREHENSIVE PLAN: GUIDING ASSUMPTIONS FOR PARKS**

The list compiled here represents guidelines included in Chapter 6 – Parks, Trails, and Recreation of North Mankato’s Comprehensive Plan and represents an integral part of the parks master plan outlining the shaping forces for the development of the parks. The assumptions are as follows:

- The City’s population is projected to increase. Interest in trails, passive parks, cultural and fine arts programs, and indoor year-round recreation and programming is likely to increase.

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



Figure 6. Spring Lake Park: Fall 2014. Spring Lake Park is a Community/Regional Park located in North Mankato. Spring Lake is the only park with sufficient facilities to host the large-scale company picnics from regional businesses

## 1.6 - ECONOMIC VALUE OF OPEN SPACE

### 1.6.1 – EMBRACE OPEN SPACE

Embrace Open Space, an initiative of the Minnesota office of the Trust for Public Land, was a campaign to facilitate public involvement in land-use decisions in the Twin Cities area. A report authored by Paul A. Anton of Wilder Research called *"The Economic Value of Open Space: Implications for Land Use Decisions"* was completed for this campaign (See Appendix C.1 for the Executive Summary of this Article).



The report concludes that open space and parks positively affect the values of those properties nearby. This is reinforced when observing the key findings of the “2005 Twin Cities Metro Area Public Opinion Survey” conducted by Decision Resources, Ltd out of Minneapolis\* (See Appendix C.2 for the Summary of Key Findings). According to the survey, roughly 70 percent of all surveyed would pay at least 10 percent more for a home within walking distance to an open space.

Additionally, the Wilder research shows homeowners would pay to fund open space acquisition and preservation and Decision Resources found by a 70 percent to 24 percent margin, residents would support up to an additional \$30 property tax increase to fund purchase, restoration, and maintenance of natural areas in their county. In North Mankato, residents have mildly confirmed these findings with their support for the local option Sales Tax which supported park acquisition and amenities.

Other findings from Wilder suggest that local governments who value open space will prioritize development of open space plans through implementing ordinances and more efficiently make tradeoff decisions between open space and other policy objectives.

*\*This section references data included in the Parks, Open Space, and Trail System Plan for Northfield Minnesota.*

## SECTION 2 - COSTS OF MAINTAINING AND IMPROVING THE PARK SYSTEM

### 2.1 – OVERVIEW

Prior to the creation of this plan, the City lacked a structured financial tool for adequate assessment of the park system funding requirements. Previous funding has come from several other sources whether private development or specific City projects. As the parks are major assets to the community, an assessment of inventory and advancements is vital to the system success as a contributor to resident quality of life. This section identifies the cost of maintaining and improving the North Mankato parks system.

### 2.2 – EXISTING INVENTORY REPLACEMENT COSTS

For each park, assets were inventoried and appraised to establish annual fund allocation for replacement of assets. A replacement cost for each park was then derived through dividing the total cost figure by the estimated usable life of each item.

$$\text{Yearly Replacement Cost (Annual Cost)} = \frac{\text{Item Total Cost}}{\text{Item Usable Life}}$$

In the example below, a \$612 yearly replacement cost for the play structure is derived by dividing the total cost (\$18,351) by the usable life of the structure (30 years).

October 2014					
ITEM	QUANTITY	COST	TOTAL	USABLE LIFE	YEARLY REPLACEMENT COST (Cost/U. Life)
NEIGHBORHOOD PARKS					
PLAY STRUCTURE W/ UPDATE	1	18,351	18,351	30	\$612

Total costs for yearly replacement of existing items in each park amounts to \$124,563 per year (Figure 7). This compares to the \$61,000 set aside in the previous three City budgets.

**NOTE:**

- General lawn maintenance and other landscaping needs such as mowing and pruning are not included in this assessment as they are inherent to the day to day function of the parks department and are funded separately.
- Equipment depreciation has been considered but is not included in this assessment as this is a tool to establish the costs of the physical infrastructure of the park system.

### **2.3 – ESTIMATED NEW IMPROVEMENT COSTS**

North Mankato not only plans to continue to provide and maintain an above average park system but also to enhance that system with proposed upgrades and additions to better serve an increasing user population.

City staff conducted field surveys of each park to determine an overall need for updated structures, restroom additions, and other items including major renovation projects. All associated costs for the improvements to the parks were included in the improvements worksheet and a total cost for each park assessed. Estimates show annual park improvement costs of \$142,650 per year; this does not include Benson Park completion costs.

### **2.4 – NEW AND UNCOMPLETED PARK COSTS**

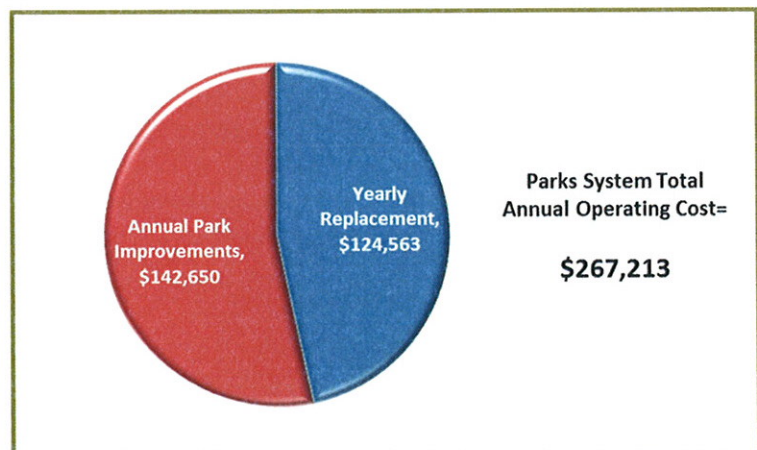
There remains approximately \$2,000,000 in costs associated with completing Benson Park. If the City Council does not wish to finance the completion of this project, additional funding would need to be provided to the Park Improvement costs listed in section 2.3. In addition, there appears to be a desire to enhance the Caswell Park Complex with an additional indoor recreational facility that will safely cost the community \$2.5 million without factoring in operating costs. Third, Staff recommends an analysis of the swim facility at Spring Lake Park as costs have yet to be determined for renovations.

Furthermore, the costs of additional bike trails and greenway paths as well as 78.5 acres of proposed parkland allocation are not included in this plan. An early estimate for the 78.5 acres is approximately \$1.9 million.

As the park system expands, funding for new parks will be negotiated between developers and the City. Section 7 describes the need for further development of a parkland dedication formula that would allow North Mankato to obtain a percentage of development land or equal funding allocation toward new parkland. Current requirements require staff revision.

### **2.5 – COST EVALUATION SUMMARIES**

Overall, the evaluation concludes that \$267,213 (Figure 7) should be allocated annually to operating the parks system.



**Figure 7. Parks System Total Annual Cost breakdown.**



Appendix D contains summaries of the spreadsheets used to evaluate the system costs and determine the operating budget assessment. Sheet summaries include:

- D.1 – Park Inventory Annual Costs Summary
- D.2 – Park Improvements Annual Costs Summary
- D.3 – Current Park Maintenance Assessment Summary for Ten (10) Year Plan

## **2.6 – FUNDING OPPORTUNITIES**

A variety of funding opportunities for park improvements and innovations can be seen in the Comprehensive Plan of North Mankato. The table in Appendix E provides a brief overview of funding sources typically available to local governments and a strategic approach to implementing the plan.\*

*\*Funding Opportunities are referenced from North Mankato's Comprehensive Plan.*

## **SECTION 3 – MISSION AND POLICY PLAN**

### **3.1 – MISSION STATEMENT**

To provide a comprehensive and balanced system of parks, greenways, trails, and athletic complexes that meet high standards set by the City of North Mankato to enhance residential quality of life.

### **3.2 - PLAN GOALS**

- Remain consistent with the Goals, Objectives and Policies outlined in Chapter 8 of the North Mankato Comprehensive Plan.
- Develop opportunities for recreation and leisure in our parks, trails, and green spaces\*
- Provide amenities promoting comfort and accessibility\*
- Protect scenic areas and vistas\*
- Enhance the quality of life for residents
- Provide adequate funding for park operations, improvements, maintenance, and replacement of both natural and installed structures
- Provide support to recreational program providers
- Maintain and enhance the reputation of our national and regional athletic complexes
- Protect environmental and wildlife sensitive areas\*
- Minimize storm runoff and flood damage\*
- Monitor and support management of invasive species and native plant populations\*
- Differing sizes including pocket, neighborhood, and community parks\*
- Provide variety of amenities, e.g. trails, pavilions, restrooms, playgrounds, sport facilities\*

## **SECTION 4 – PARKS INVENTORY AND ANALYSIS PLAN**

### **4.1 - PARKS OVERVIEW**

North Mankato has 21 parks in the system ranging from neighborhood mini parks to community parks and regional athletic complexes. Each type of park has a service area as defined through standards provided by guidelines recommended in the *National Parks, Recreation, Open Space and Greenways*

*Guidelines* (National Recreation and Parks Association (NRPA), 1996) and *Planning and Urban Design Standards* (American Planning Association (APA), 2006). As stated previously, North Mankato has 18.5 acres of parkland per 1,000 residents. This allows the City to realize that they are significantly above the national median of 10.8, but it does not attempt to suggest how those acres service the existing population geographically. Included in this plan are maps of the parks, trails and green spaces. A park plan, trail system plan and green space plan existing in North Mankato's Comprehensive Plan can be seen among other maps below allowing for a visualization of the system. With assistance from the Geography Department at Minnesota State University, Mankato, a Geographic Information System (GIS) was employed to analyze the extent to which the parks service the City. These park maps can be seen in Appendix F:

**F.1 – Park Plan:** As provided in North Mankato's Comprehensive Plan, this map shows the overall system and classes of parks.

**F.2 – Park Service Area:** Based on service area criteria suggested in the standard provided by the aforementioned organizations, a service area radius has been applied to each park to show how well existing park resources service the City.

**F.3 – Park Walkability Analysis:** using GIS, a 3, 5, and 7 minute walking distance was generated for each park. This was calculated using road network geometry and a generalized walking speed allowing for a realistic, achievable walking distance analysis.



## 4.2 - PARK AND GREENWAY CLASSIFICATIONS

- The system plan consists of a variety of parks and open spaces defined under various classifications. Each classification serves a particular purpose in meeting local park and recreation needs. Although some flexibility is warranted, classifying parks is necessary to ensure a well-balanced system and that all recreational needs are effectively and efficiently met. The classifications applied to North Mankato are based on guidelines recommended in the *National Parks, Recreation, Open Space and Greenways Guidelines* (National Recreation and Parks Association, 1996) and *Planning and Urban Design Standards* (American Planning Association, 2006), albeit expanded or modified to address circumstances unique to the City. The table in Appendix G in the back of this document provides an overview of each classification used in North Mankato.

### 4.2.1 - NORTH MANKATO APPLICABLE CLASSIFICATIONS



Figure 8. Spring Lake Park (Community Park) looking south toward the lake.

#### Neighborhood Parks:

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

- Neighborhood parks are the basic unit of the park system and serve a recreation and social purpose. Development focuses on informal recreation. Programmed activities are typically limited to youth sports practices and very occasionally, games.
- In general, the existing parks are capable of meeting the primary needs of the neighborhoods they serve and, collectively, meet acceptable standards for neighborhood parks. Placement of the parks and the areas they serve are also well-distributed throughout the city.



Figure 9. Benson Park looking south

#### Community Parks:

- Benson Park
- Spring Lake Park

- Community parks typically serve a broader and more specialized purpose than neighborhood parks. Their focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.
- In addition to specific amenities, community parks also often serve an important aesthetic role by providing green space and buffering, along with creating an appealing sense of place that helps define the essential character of the community.

#### Athletic Complexes/ Facilities:

- Caswell Park North: Soccer
- Caswell Park South: Softball
- Webster Ball Diamonds

- The **Parks Plan** includes athletic facilities in a number of parks for varying levels of programmed uses. City-provided facilities are also complemented by the local schools, colleges, and neighboring communities' athletic facilities.
- A recent Market Analysis for a Proposed Sports Complex was completed in November of 2013 identifying and verifying the need and demand for a wide variety of athletic facilities, both indoor and outdoor. Through the Comprehensive Plan public involvement process it was obvious the community and especially youth are in favor of developing this type of facility.



Figure 10. Wheeler Park (Neighborhood Park) during Fun Days 2014.

#### Special-Use Parks:

- Centennial Park
- Riverview Park

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

#### Open Space:

- Bluff Park
- Lee Boulevard Park



## SECTION 5 – INDIVIDUAL PARK IMPROVEMENT PLANS



BENSON PARK IMPROVEMENTS		
1	SEE BENSON PARK MASTER PLAN AND SECTION 2.4 OF THIS DOCUMENT FOR DETAILS.	\$2,000,000
TOTAL		\$2,000,000

### 5.1 – BENSON PARK

2000 Carlson Drive

CLASS	Community Park
SPECIAL DESIGNATION	Natural Resources Park
ACREAGE	69.12 Acres
PARK ZONES	See Benson Park Master Plan

**Background:** Benson Park is not only a community park but a regional park located at the developing edge of North Mankato. It was established in 1997 and named for the Benson family in recognition of their service to the city. Please refer to the *Benson Park Master Plan* for more information regarding the park. This plan serves as a guide for long-term development and management to create an engaging, first-choice destination for families and children wanting a natural resource focused recreation experience.

#### Existing Facilities:

- Dogs are allowed
- A parking lot and picnic area with mature trees, tables and grills in the southwest
- Timm Road parking lot
- Bituminous trails
- Monument rock
- Lady Bug Lake:
  - 8' depth
  - Fishing: stocked with Blue Gills
- Playground structure
- Water fountain
- Cross-country skiing



## 5.2 – BLUFF PARK

194 Mary Circle

CLASS	Open Space
SPECIAL DESIGNATION	N/A
ACREAGE	30.01 Acres
PARK ZONES	N/A

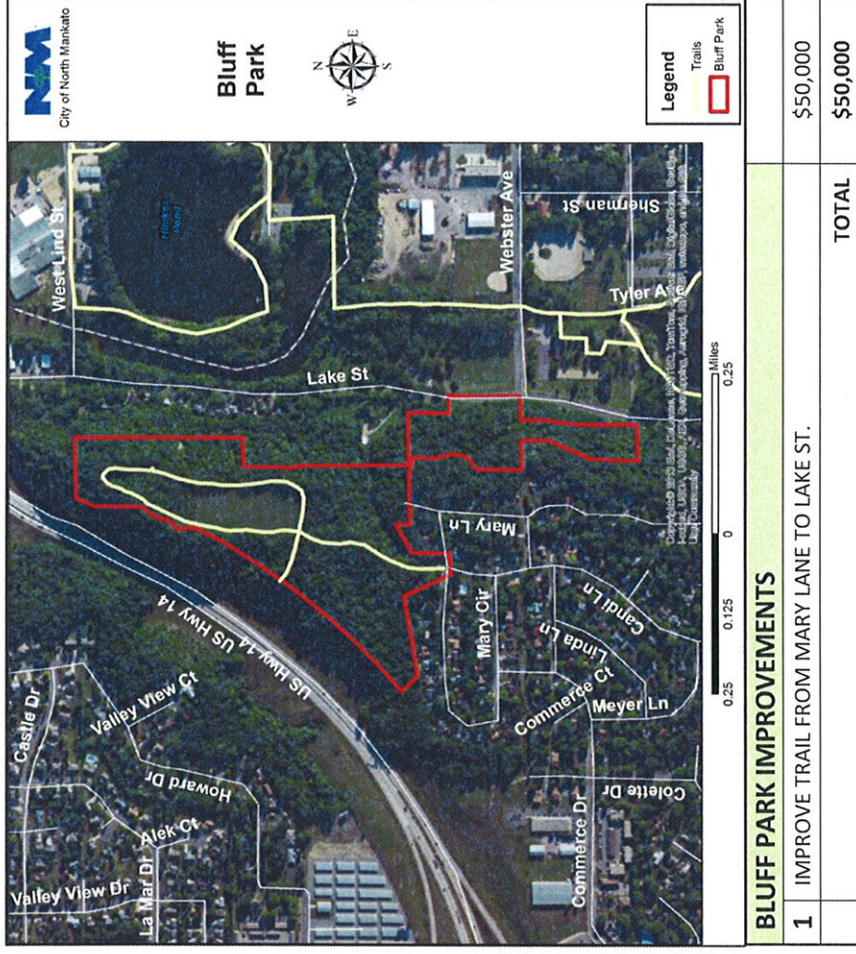
**Background:** Bluff Park was established in 1976 and provides a green space located along Highway 14 accessed from a parking lot on Mary Circle in North Mankato. This park provides a serene, quiet, natural space with forested trails as well as a maintained field for activities.

**Vision:** As this park is underutilized by the community, future connectivity to other parks in the system is desired to provide easier access.

Potential redevelopment of the trail connection to Spring Lake Park could increase the connectivity of the parks system as a whole while opening up the beauty of Bluff Park to the public. Conceptual opportunities for trail connectivity can be seen in Appendix E of this document.

### Existing Facilities:

- Dogs are allowed
- Restroom facility
- 1.2 miles of trails
- Water fountain
- Natural area
- Cross-country skiing





## 5.3 – CASWELL PARK

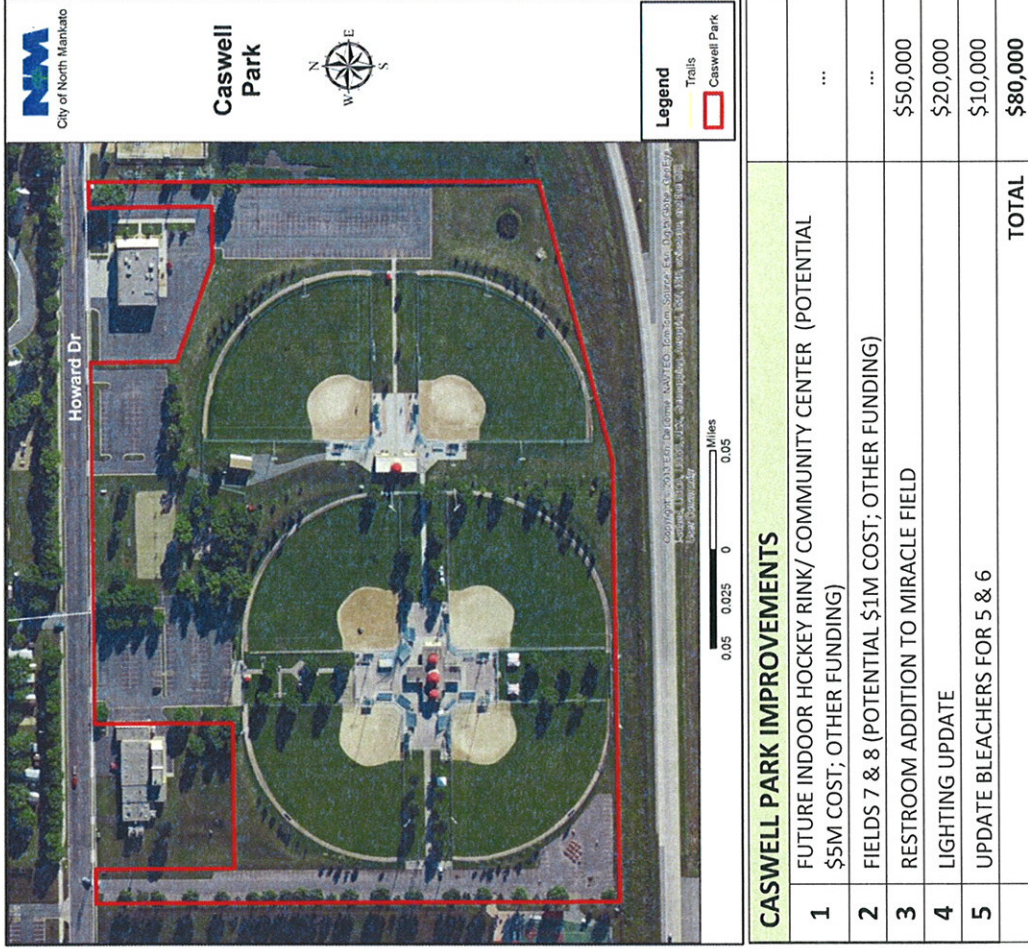
1875 Howard Drive

CLASS	Athletic Complex/Facility
SPECIAL DESIGNATION	Regional/State Athletic Complex
ACREAGE	25 Acres
PARK ZONES	N/A

**Background:** Caswell Park is one of the premiere softball complexes in the nation. Located in North Mankato, 75 miles southwest of Minneapolis, it is easily accessible from I-35 and I-90. Caswell Park has hosted numerous state, regional and national tournaments since opening in 1987. More information for Caswell can be accessed through the North Mankato website using this URL: <http://www.northmankato.com/caswell>

### Existing Facilities:

- Baseball field – 6 lighted
- Picnic area
- Playground – 2
- Restroom facility
- Sand volleyball – 4 lighted
- Water fountain





## 5.4 – CASWELL NORTH SOCCER COMPLEX

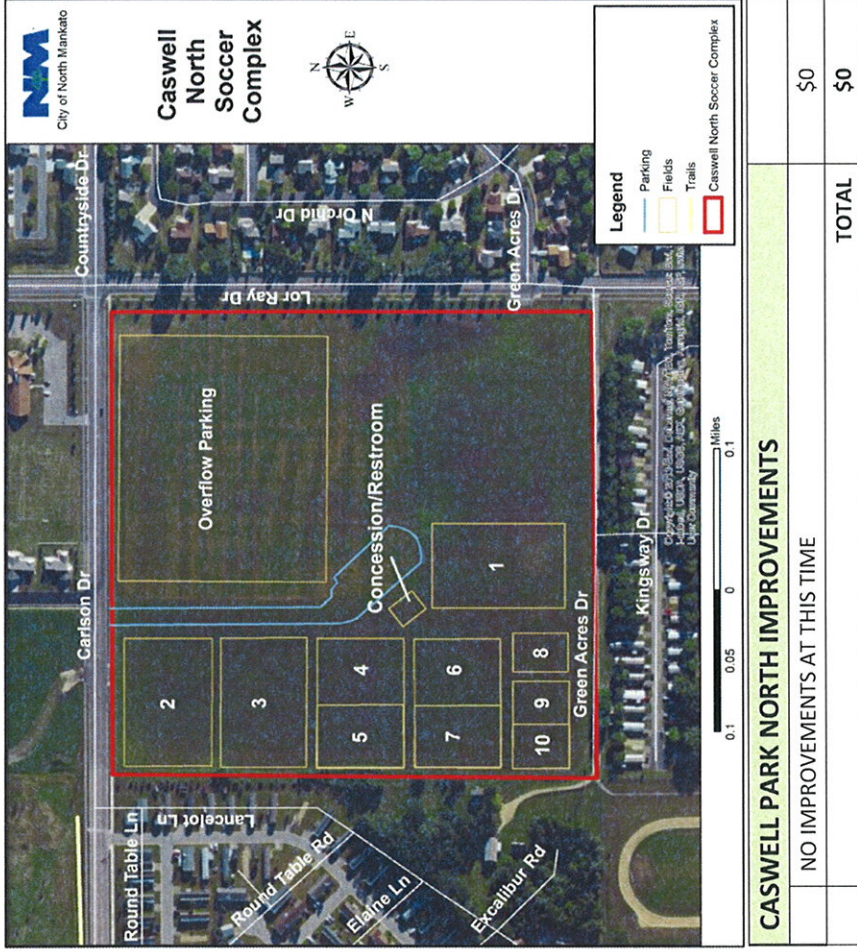
1875 Howard Drive

CLASS	Athletic Complex/Facility
SPECIAL DESIGNATION	Regional/State Soccer Complex
ACREAGE	25 Acres
PARK ZONES	N/A

**Background:** Established in 2013, Caswell North Soccer Complex consists of the construction of ten-high quality soccer fields within the City of North Mankato. The project is in response to the growing popularity of soccer in the area and the demand for quality facilities. In addition to growing popularity, North Mankato is also experiencing high volumes of children ranging in the ages of 5-15 years old. The implementation of these ten quality soccer fields has not only provided an environment for physical activity but also a place where young children can socialize and interact with others in their age group for competition to increase their athletic skills.

### Existing Facilities:

- Soccer fields – 10 (Lighted)
- Concession/Restroom Facility



## 5.5 – CENTENNIAL PARK

840 Belgrade Ave

CLASS	Special-Use Park
SPECIAL DESIGNATION	Commemorative Park
ACREAGE	1 Acres
PARK ZONES	N/A

**Background:** Centennial Park was dedicated in 1998 to commemorate the 100<sup>th</sup> birthday of the City of North Mankato.

### Existing Facilities:

- Decorative water fountain
- Benches





## 5.6 – FOREST HEIGHTS PARK

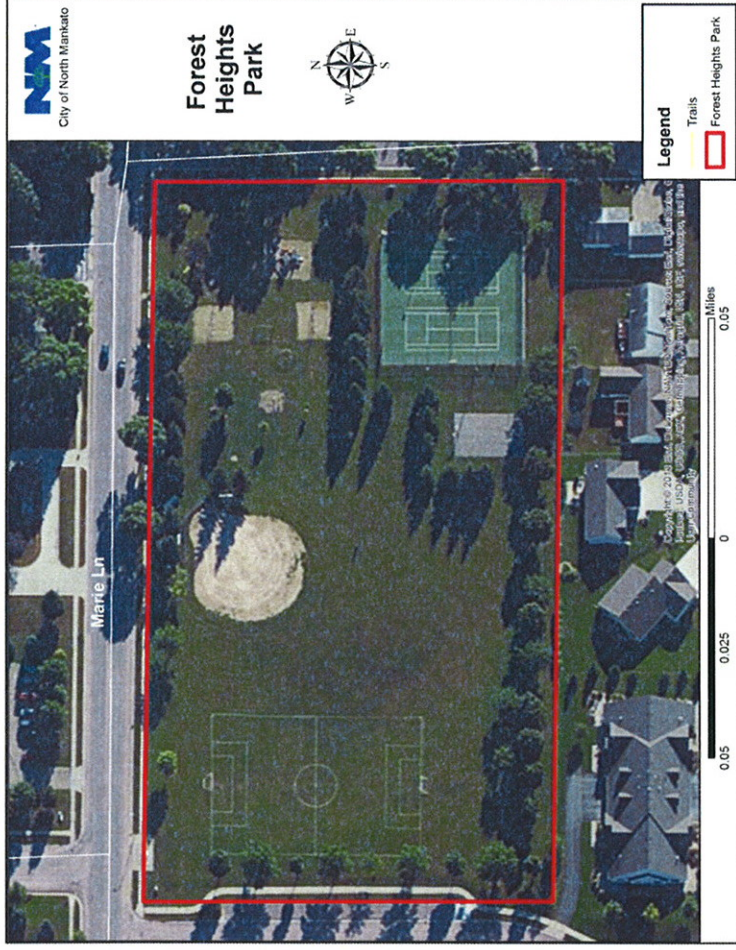
401 Marie Lane

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	5 Acres
PARK ZONES	N/A

**Background:** Forest Heights Park, established in 1973, is located off of Marie Lane in close proximity to South Central College and serves the area encompassing Staley Lane, Edgewood Boulevard, and Cliff Drive among others.

### Existing Facilities:

- Baseball field – 1
- Basketball court – 1
- Picnic area
- Playground – 1
- Tennis courts – 2 lighted
- Water fountain
- Cross-country skiing
- Pickle ball – 2



FOREST HEIGHTS PARK IMPROVEMENTS	
1	SHELTER WITH BATHROOM
2	SWINGING BENCH
	TOTAL
	\$75,000
	\$2,000
	\$77,000

## 5.7 – KING ARTHUR PARK

1580 Sharon Drive

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	5.10 Acres
PARK ZONES	N/A

**Background:** Established in 1974, King Arthur Park is located on Sharon Drive off of James Drive and serves Nottingham Drive, Mary Lane and others. It is also in close proximity to Bluff Park contributing to connectivity of the park system.

### Existing Facilities:

- Baseball field – 1
- Basketball court – 1
- Ice skating – Yes (open skating)
- Picnic area
- Playground – 1
- Tennis courts – 2 lighted
- Water fountain
- Cross-country skiing







## 5.8 – LANGNESS PLAYGROUND

355 Carol Court

CLASS	Neighborhood Park (Mini-Park)
SPECIAL DESIGNATION	N/A
ACREAGE	1.10 Acres
PARK ZONES	N/A

**Background:** Established in 1959, Langness Playground serves the small neighborhood of Carol Court off of Lookout Drive. This park is in close proximity to Forest Heights Park.

### Existing Facilities:

- Basketball court – 1
- Picnic area
- Playground – 1
- Cross-country skiing

## 5.9 – LEE BOULEVARD PARK

CLASS	Open Space
SPECIAL DESIGNATION	Rest Area
ACREAGE	1.2 Acres
PARK ZONES	N/A

**Background:** This park serves as a rest area in the middle of the climb to the top of Lee Boulevard; a small open space mainly for pedestrian rest. It was established in 2004.

**Existing Facilities:**

- Picnic Area
- Bench



LEE BOULEVARD PARK IMPROVEMENTS		
1	NO IMPROVEMENTS AT THIS TIME	\$0
TOTAL		\$0





# 5.10 – NORTH RIDGE PARK

1720 Quail Roost Drive

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	6.5 Acres
PARK ZONES	N/A

**Background:** Established in 1978, North Ridge serves the area in the North Ridge neighborhood at the western end of Commerce drive located near South Central College. It is a large park with a lot of green space for activities.

## Existing Facilities:

- Baseball field – 1
- Basketball court – 1
- Ice skating – Yes (open skating)
- Picnic area
- Playground – 1
- Sand volleyball – 1
- Water fountain
- Cross-country skiing
- Soccer field – 1

## 5.11 – PLEASANT VIEW PARK

2215 Pleasant View Drive

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	7.79 Acres
PARK ZONES	N/A

**Background:** Pleasant View Park was established in 2001 to serve the neighborhood on the western developing edge of the city including Pleasant View Dr., Raymond Dr., Willow Lane and others. This park provides a large open space for activities as well as baseball field and play structures.

### Existing Facilities:

- Baseball field – 1
- Basketball court – 1
- Picnic area
- Playground – 1
- Water fountain
- Cross-country skiing





## 5.12 – RESERVE PARK

1902 Lexington Lane

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	5.39
PARK ZONES	N/A

**Background:** Reserve Park was established in 2007 to meet the needs of the ensuing development on Lexington Lane, Danbury Court, and Sheridan Court. Planned trails will connect the park to the system.

### Existing Facilities:

- Shelter – 1
- Playgrounds – 1
- Water fountain
- Cross-country skiing



## 5.13 – RIVERVIEW PARK

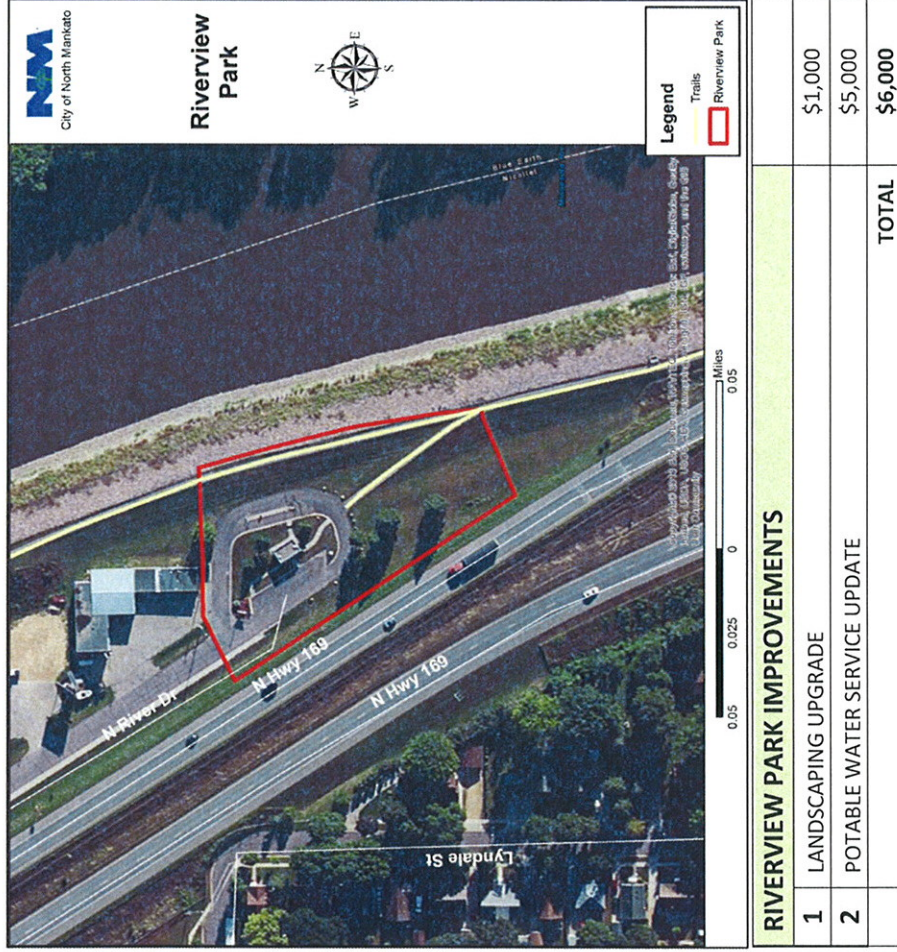
900 North River Drive

CLASS	Special-Use Park
SPECIAL DESIGNATION	RV Access
ACREAGE	6.2 Acres
PARK ZONES	N/A

**Background:** Riverview Park is located on the edge of the Minnesota River as it flows north and out of the Greater Mankato area along highway 169. This park was established in 1985 to serve as a potable water station for campers.

### Existing Facilities:

- Picnic area
- Restroom facility
- Trail connectivity
- Water fountain







## 5.14 – ROE CREST PARK

2214 Clare Drive

CLASS	Neighborhood Park (Mini-Park)
SPECIAL DESIGNATION	N/A
ACREAGE	3.5 Acres
PARK ZONES	N/A

**Background:** Established in 1959, Roe Crest Park serves the neighborhood including Clare court and Clare drive, west of Lor Ray drive at the top of Lee Boulevard.

### Existing Facilities:

- Baseball field – 1
- Picnic area
- Playground – 1
- Water Fountain
- Cross-country skiing



## 5.15 – SOUTH AVENUE PLAYLOT

973 South Avenue

CLASS	Neighborhood Park (Mini-Park)
SPECIAL DESIGNATION	N/A
ACREAGE	.50 Acres
PARK ZONES	N/A

**Background:** Established in 1947, South Avenue Playlot is a small playground servicing the western end of South Avenue near the North Mankato municipal building. It is in close proximity to Storybook Park and Centennial Park.

### Existing Facilities:

- Picnic area
- Playground – 1



## 5.16 – SPRING LAKE PARK

641 Webster Avenue

CLASS	Community Park/Regional Park		
SPECIAL DESIGNATION	Historic Park		
ACREAGE	52 Acres		
PARK ZONES	North Zone	South Zone	Lake Zone

**Background:** Spring Lake Park was originally acquired by the City of North Mankato by condemnation in 1949. During the 1960s and 1970s the park was developed as a regional park with the aid of Land and Water Conservation Grant dollars (LAWCON) and funds from the Legislative Commission on Minnesota Resources (LCMR). As a regional park, Spring Lake Park accommodates large groups and more intensive activities, including the swimming facility that was built in 1970. Spring Lake is the only park we have with sufficient facilities to host the large-scale company picnics from regional businesses.

The hockey rink is the only rink in North Mankato with dasher boards.

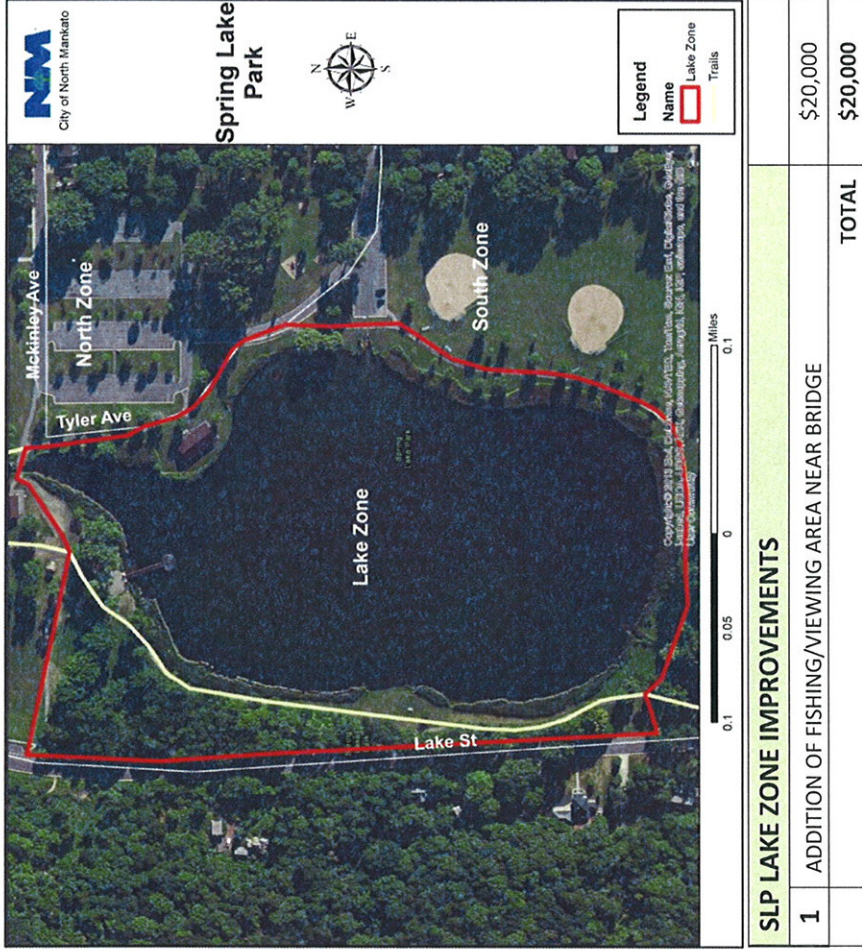
### Existing Facilities:

- Baseball field – 4
- Basketball court – 1
- Spring Lake:
  - Lake Depth: 12'
  - Fishing: Sunfish and Crappies
- Ice skating – Yes (Hockey)
- Shelter – 5
- Playground – 3
- Restroom facility – 2
- Sand volleyball - 4
- Swim Facility
- Trail connectivity
- Water Fountain
- Wildlife Nature
- Cross-country skiing



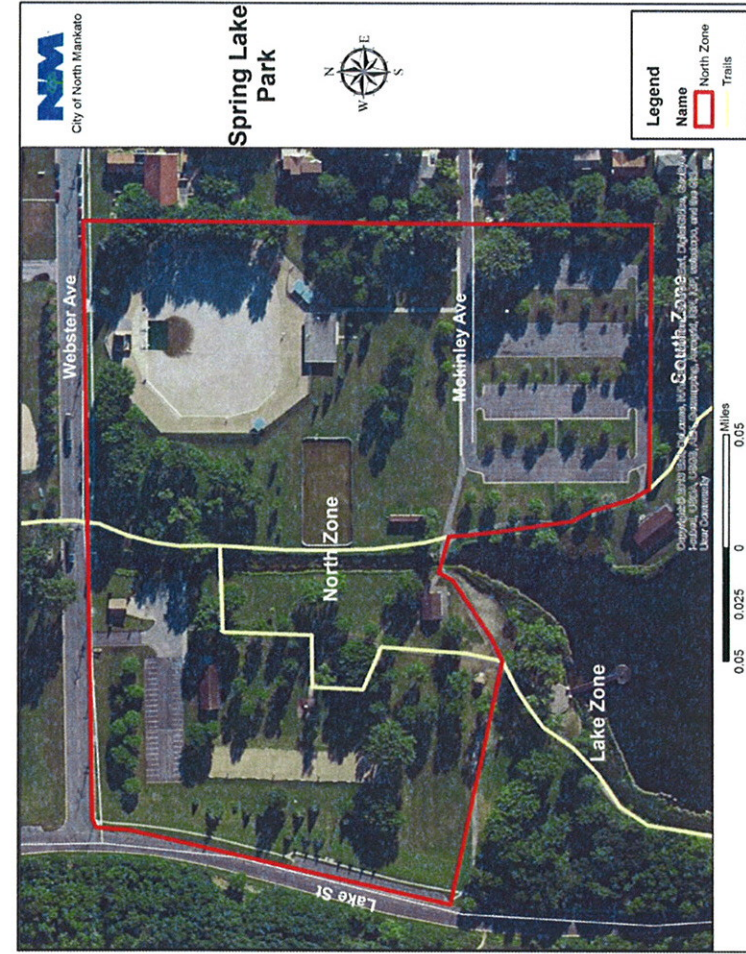
## 5.16.1 – SPRING LAKE PARK

641 Webster Avenue



CLASS	Community Park/Regional Park		
SPECIAL DESIGNATION	Historic Park		
ACREAGE	52 Acres		
PARK ZONES	North Zone	South Zone	Lake Zone





SLP NORTH ZONE IMPROVEMENTS	
1	SHELTER 1 RENOVATION AND ADDITION OF CONCRETE
2	PARKING LOT: SEALCOATING, CURBING
3	VOLLEYBALL COURT: NEW POLLS, LIGHTING UPGRADE
4	HOCKEY RINK: RELOCATION NEAR PARKING, REPLACEMENT OF WARMING HOUSE
5	WEBSTER PUMP STATION REPLACEMENT (\$185,000 STORMWATER FUND)
6	POOL: ADDITION OF PATH TO FRONT LAWN STAIRS
7	SWING SET REPLACEMENT
8	CREEK: WIDENING
9	BRIDGE: REPLACEMENTS
	<b>TOTAL</b>
	<b>\$132,000</b>

## 5.16.2 – SPRING LAKE PARK

1875 Howard Drive

CLASS	Community Park/Regional Park		
SPECIAL DESIGNATION	Historic Park		
ACREAGE	52 Acres		
PARK ZONES	North Zone	South Zone	Lake Zone



## 5.16.3 – SPRING LAKE PARK

1875 Howard Drive

CLASS	Community Park/Regional Park		
SPECIAL DESIGNATION	Historic Park		
ACREAGE	52 Acres		
PARK ZONES	North Zone	South Zone	Lake Zone



## 5.17 – STORYBOOK PARK

900 Nicollet Avenue

CLASS	Neighborhood Park (Mini-Park)
SPECIAL DESIGNATION	N/A
ACREAGE	.50 Acres
PARK ZONES	N/A

**Background:** Storybook Park, established in 2010, is situated on the south side of the North Mankato Water Department building. It is in close proximity to the South Avenue Playlot contributing to the neighborhood park service needs.

### Existing Facilities:

- Picnic area
- Playground – 1
- Water fountain



## 5.18 – TOWER PARK

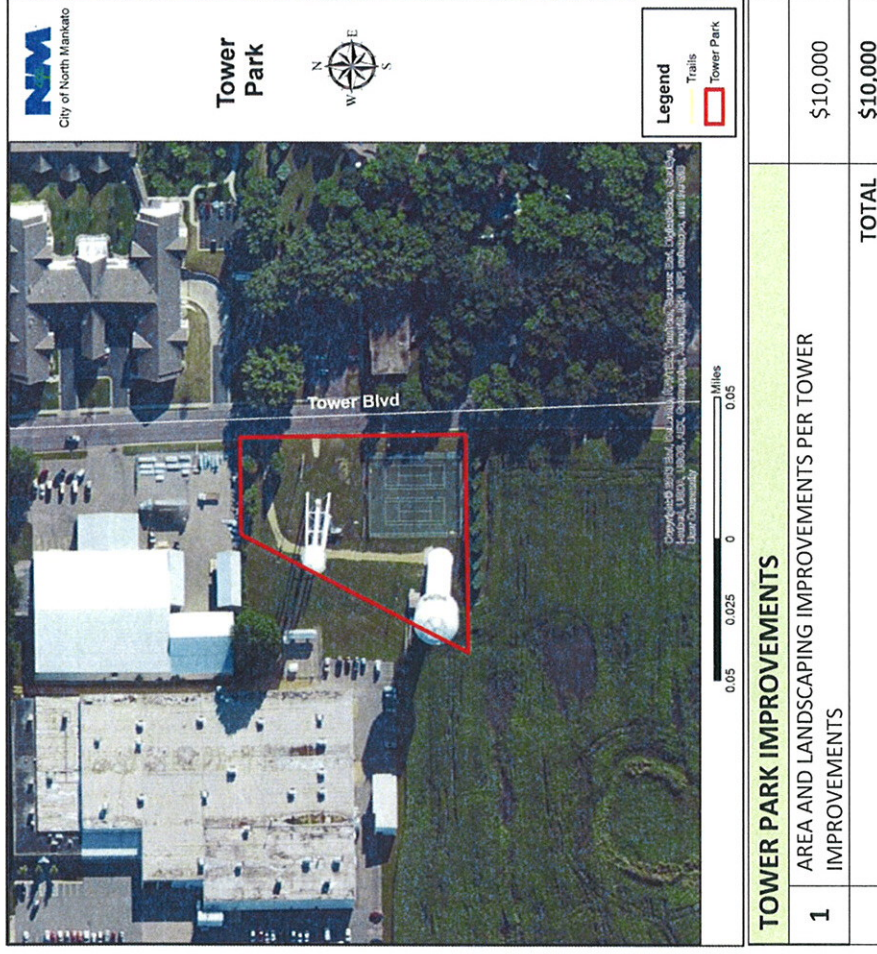
1525 Tower Boulevard

CLASS	Neighborhood Park (Mini-Park)
SPECIAL DESIGNATION	N/A
ACREAGE	3 Acres
PARK ZONES	N/A

**Background:** Tower Park serves the area near one of the North Mankato water towers near the junction of Lee Boulevard and Tower Boulevard. This is a neighborhood “mini-park” that was established in 1966.

### Existing Facilities:

- Tennis court – 2 Lighted
- Water fountain





## 5.19 – WALLYN PARK

201 Pierce Avenue

CLASS	Neighborhood Park (Mini-Park)
SPECIAL DESIGNATION	N/A
ACREAGE	2.30 Acres
PARK ZONES	N/A

**Background:** Wallyn Park is located along Highway 169 and serves the area around Range St. and McKinley Ave. It was established in 1946, one of the earliest parks in the City.

### Existing Facilities:

- Baseball field – 1
- Picnic area
- Playground – 1
- Cross-country skiing



## 5.20 – WALTER S. FARM PARK

1601 Countryside Drive

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	6.10 Acres
PARK ZONES	N/A

**Background:** Walter S. Farm Park is located off of Countryside Drive in upper North Mankato. Established in 1984, the park serves the area consisting of Renann Court, Sundance Lane and others.

### Existing Facilities:

- Baseball field – 1
- Basketball court – 1
- Horseshoe court – 1
- Ice skating – Yes (Open Skating)
- Picnic area
- Playground – 1
- Water fountain
- Cross-country skiing





## 5.21 – WEBSTER BASEBALL DIAMONDS

CLASS	Athletic Complexes/ Facilities
SPECIAL DESIGNATION	N/A
ACREAGE	6.5 Acres
PARK ZONES	Field 1 and Field 2

**Background:** The Webster Baseball Diamonds are located north of Spring Lake Park. They are split by trail access to Hiniker Pond in Mankato, through which access to the regional trail system is available. They offer opportunities for local baseball, softball and tee ball events.

### Existing Facilities:

- Baseball Fields - 2
- Sliding Hill
- Trail connection for biking and cross country skiing





## 5.22 – WHEELER PARK

CLASS	Neighborhood Park
SPECIAL DESIGNATION	Historic Brickyard Location
ACREAGE	12.5 Acres
PARK ZONES	N/A

**Background:** The oldest park in the system which was established in 1936, Wheeler Park serves a broad area in Lower North Mankato. The site was formerly a brickyard serving the greater Mankato area and lending to the brick architecture in the area.

The park also serves as the location for such community events as the annual Fun Days event. Amusement rides as well as classic car displays and horseshoe tournaments are just a sample of the activities in the park.

### Existing Facilities:

- Baseball Field – 1
- Basketball Court – 1
- Horseshoe Court – 12
- Ice Skating – yes (open skating)
- Shelter – 2
- Playground Area – 2
- Restroom Facility
- Tennis Court – 2
- Water Fountains
- Warming House
- Trail connection for Cross-Country Skiing
- Bandshell



WHEELER PARK IMPROVEMENTS	
1	DRAINAGE INSTALL IN GRASS AREA ON NORTH SIDE OF BUILDING
2	PARKING LOT REPLACEMENT
3	BANDSHELL: REMOVAL OF CONCRETE STEPS AND RENOVATION
	<b>TOTAL</b>
	\$3,000
	\$50,000
	\$40,000
	<b>\$93,000</b>



## SECTION 6 – TRAILS AND GREENWAYS

### 6.1 - TRAILS OVERVIEW

#### 6.1.1 – A BICYCLE FRIENDLY COMMUNITY

The League of American Bicyclists have designated the cities of Mankato and North Mankato a "bronze" Bicycle Friendly Community. The Bicycle Friendly Community program revolutionizes the way communities evaluate their quality of life, sustainability and transportation networks, while benchmarking progress toward improving bicycle-friendliness. There are 214 Bicycle Friendly Community designations in 47 states across America, including the greater Mankato area.

The Bicycle Friendly Community Program provides incentives, hands-on assistance, and award recognition for communities that actively support bicycling. A Bicycle Friendly Community welcomes cyclists by providing safe accommodation for cycling and encouraging people to bike for transportation and recreation.

Encouraging bicycling is a simple way to improve public health. With more people bicycling, communities experience reduced traffic demands, improved air quality and greater physical fitness. In addition, Bicycle Friendly Communities are places with a high quality of life, where people want to live, work, and visit. Building such a community can translate into a more connected, physically active, and environmentally sustainable community that enjoys increased property values, business growth, increased tourism, and more transportation choices for citizens.

#### 6.1.2 – CONNECTIVITY THROUGH LINKAGES

In 2000, city residents placed "trails and trail lighting" as their number one priority for park development. In 2008, city residents again voted "more pedestrian and cycling trails" at the top of the city parks survey. The message seems clear. Residents would like the City to invest in safe and well-maintained pedestrian and cycling trails. Doing so would heighten a sense of community, livability, and a sense of identity and place for the historic neighborhoods of the City. It would complement and reinforce the "branding" effort identified earlier, and could provide some impetus for Belgrade Avenue redevelopment efforts.

With regard to the two historic parks, the committee recommended that city leaders consider using a system of trails to link the parks to the Belgrade historic business district, to the lower-north neighborhoods, and to the wider trail system that exists in upper North Mankato and in Greater Mankato.

On September 4, 2014 the first dedicated bicycle lane in the North Mankato/Mankato area was opened. The lane is located on southbound Sherman Street from Belgrade Avenue to the North Star Bridge, connecting lower North Mankato's "share the road" bicycle system with the bicycle/pedestrian trail over the Minnesota River. The North Mankato Bicycle Commission hopes this first of its kind dedicated bicycle lane will serve as a template for additional safe biking opportunities throughout the greater North Mankato/Mankato area.



The trails could serve as a potential link for North Mankato cyclists and pedestrian commuters, but it could also service a potential market of cycling or pedestrian tourism, similar to the Lanesboro area

in southeastern Minnesota. Creating a unified pedestrian and cycling trail would allow residents and visitors to explore the history and heritage of lower North Mankato in a safe and healthy manner. Maps and selected interpretive signs could identify the original settlement, significant restaurants and businesses, historic homes, and parks. Podcasts could be created to highlight the history of the area.

In the 2008 survey, residents indicated adding safety call boxes as their sixth most important priority (in a list of twenty-one options). Mile markers could aid walkers and joggers. A linked trail system comprised of added marked road space for cyclists would be inviting to residents and visitors alike.

Further evaluation and deeper analysis of the trails system are needed in the future. Section 8 covers items left out of this plan that should be considered more heavily in the future. The North Mankato Trails Map can be seen in Appendix F.4 and includes existing and proposed trails for the City.

## **6.2 – TRAILS LINKED TO GREENWAYS**

North Mankato is committed to preserving land resources, remnant landscapes and open space as well as providing visual aesthetics for buffering. There remains limited opportunity for the establishment of greenways in the city proper. With this in mind, North Mankato is committed to working closely with landowners and developers in developing areas of the community to allocate land for greenways. Ecological stewardship and wildlife protection will remain high priorities for the City.

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

A map of North Mankato's greenway system can be seen in Appendix F.5 and includes all greenway corridors in the City.

*\* Text references the Chapter 6 of the North Mankato Comprehensive Plan.*

## **SECTION 7 – MOVING FORWARD**

### **7.1 – PLAN ACCOMPLISHMENTS**

The North Mankato Parks Master Plan will serve as a tool that allows the City to achieve goals when considering the parks system. As time progresses and the City expands, the City will need to maintain its strong commitment to the maintenance of existing park resources as well as the need to upgrade those resources to incorporate evolving trends and accommodate increased park usage. North Mankato's need for a Parks Master Plan can be realized through:

- A history of commitment to the parks system.
- Demographics that support the needs including increasing population.
- The ability to exceed national standards for park acreage per population.



- Previous and current planning efforts to prioritize parks.
- Citizen preferences in park planning efforts.
- An apparent economic value to investing in parks.
- Efforts to establish connectivity within and beyond the system through trail connections and greenway allocation.

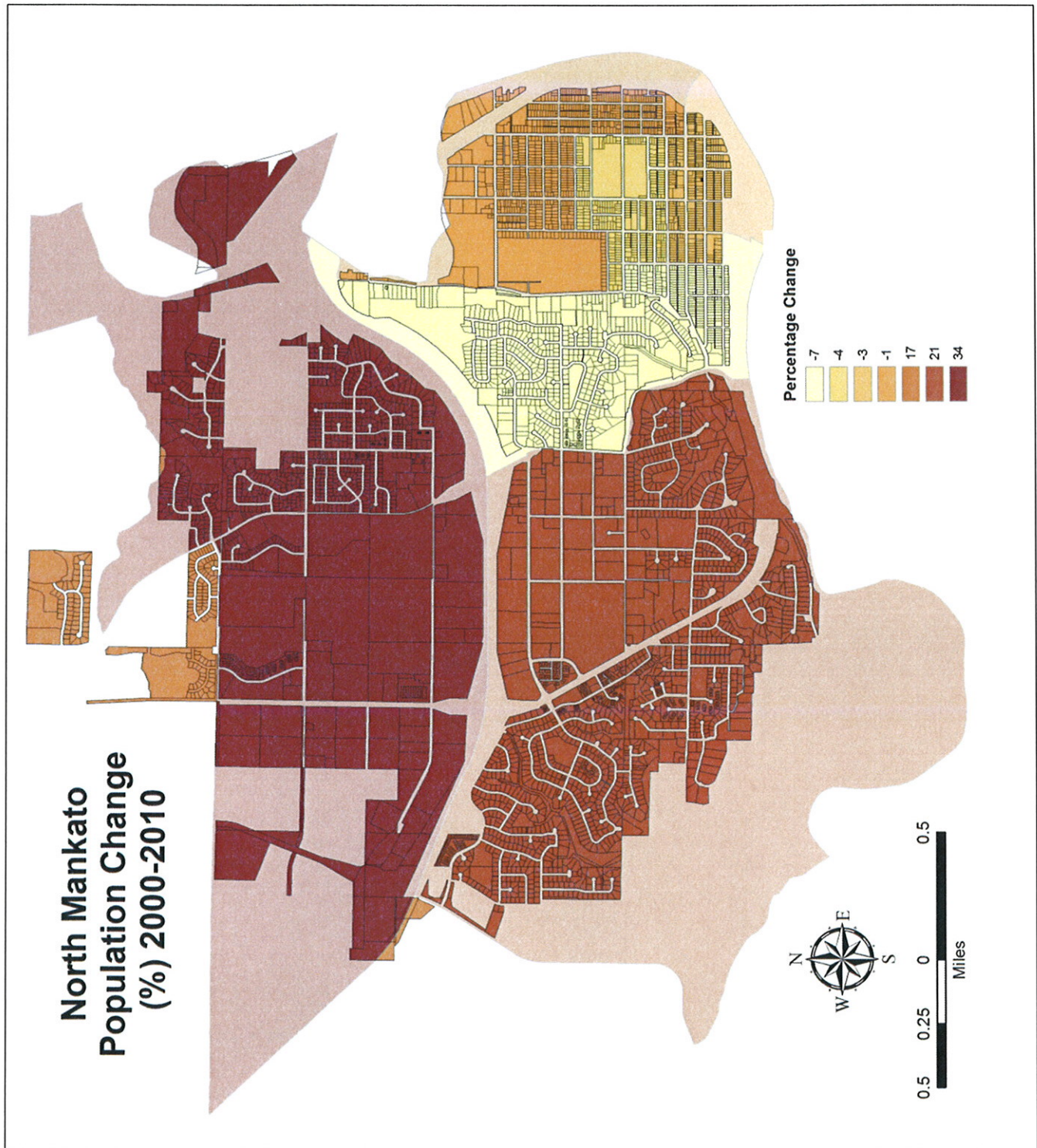
## **7.2 – FUTURE CONSIDERATIONS**

Creation of this plan has brought to the forefront some unresolved issues that warrant future considerations from the governing body. In efforts to set the groundwork for enhancing the comprehensiveness of this plan, staff recommends that the following items be considered:

- A more comprehensive focus on the enhancement of trails and greenways to consider a multi-modal systems plan study to identify additional key connections throughout the city.
- Adoption of a revised, more specific ordinance that creates an optimal formula for parkland, trail and greenway dedication and allocation.
- In depth analysis of the urban forest.
- Establishment of an endowment fund for park dedication.



## Appendix A – Percentage Population Change per Census Block



## Appendix B – Public Process Results

2008 Citizen Park Survey	4/3 Very Important Somewhat Important	2/1 Neutral Not Important	TOTALS	Liked Most about Parks	Response
More Pedestrian/Cycling Trails	291	87	378	Trails/Walking Paths	142
More Restrooms	256	134	390	Playground Equip.	44
Increase Wildlife Habitat	254	122	376	Wildlife	41
Encouraging Safe Horticultural Practice	247	131	378	Open Space	35
Increase Restoration Efforts	241	131	372	Location of Park (proximity to home)	34
Adding Safety Call Boxes	240	132	372	Dogs allowed in Bluff/Benson	31
More Green Spaces	234	135	369	Clean/well-maintained	30
Adding Lights to Trails	232	161	393	Scenic/ Natural Setting	25
Adding Community Gardens	226	155	381	Mature Trees	20
Improve Spring Lake Swim Facility	223	155	378	Ponds/ Lakes	20
Increase Diversity of Vegetation	220	156	376	Flowers at Wheeler, Centennial, SLP	14
Adding an Indoor Pool/Waterpark	200	176	376	Baseball Fields	12
More Picnic Shelters	181	191	372	Centennial Fountain	6
Adding Historic Markers	176	204	380	Ice Rink at Wheeler	5
More Playgrounds	175	201	376	Tennis Courts	5
More Open Skating Rinks	144	225	369	Parking at Wheeler	3
Adding Cross-Country Ski Trails	100	274	374	Basketball courts at North Ridge	3
Adding Enclosed Hockey Rinks	80	285	365	Trails are plowed in winter	3
More Baseball Fields	77	293	370	Shelters at Wheeler/SLP	2
More Softball Fields	74	294	368		
More Soccer Fields	62	301	363		

Park	Favorite
Benson Park: 2000 Carlson Drive	67
Bluff Park: 194 Mary Circle	43
Caswell Park: 1875 Howard Drive	1
Centennial Park: 840 Belgrade Ave	
Forest Heights Park: 401 Marie Lane	
King Arthur Park: 1580 Sharon Drive	2
Langness Playground: 355 Carol Court	
Lee Blvd Park: 1500 Lee Blvd	
North Ridge Park: 1720 Quail Roost Drive	8
Pleasant View Park: 2215 Pleasant View Dr.	4
Reserve Park: 1902 Lexington Lane	
Riverview Park: 900 North River Drive	
Roe Crest Park: 2214 Clare Drive	3
South Ave Playlot: 937 South Ave	
Spring Lake Park: 641 Webster Ave	207
Tower Park: 1525 Tower Blvd	
Walter S. Farm Park: 1601 Countryside Drive	6
Wallyn Park: 201 Pierce Ave	
Webster Ball Diamond: 640 Webster Ave	
Wheeler Park: 402 Page Ave	14
None Specific	92
Total Surveys Received	447



## Appendix C – Economic Value of Open Space Resources

### C.1 – *THE ECONOMIC VALUE OF OPEN SPACE*: PAUL A. ANTON OF WILDER RESEARCH; EXECUTIVE SUMMARY.

#### Executive summary

**Minnesotans value open space and that value is reflected in higher values for properties located in close proximity to open space amenities.**

- Twin Cities research confirms that many types of open spaces, from parks and nature preserves to greenways, wetlands and lakes, have a positive effect on nearby property values.
- Moreover, the results of referenda conducted in Minnesota indicate that Minnesotans value open spaces enough to raise taxes to pay for open space acquisition and preservation.

**Local governments should take that value into account in land use decision-making, but are not always able to do so.**

- Decision-makers who understand the value of open space will be more likely to take the time to assemble the tools needed to implement their open space plans before priority lands are developed. They will pass ordinances and a land protection plan and will invest in a land protection fund.
- It is often hard to fully reflect the value of open space in the financial analyses underlying local land use decisions.
- The pressure for development sometimes makes communities commit to development before they implement comprehensive open space plans, especially in areas at or beyond the urban fringe.
- This paper puts forward a more complete framework for evaluating the value of open space in land use decisions by adding several more financial impacts: the added property taxes paid by nearby properties, the avoided cost of public services generated by alternative development, and the potential cost savings from better storm water management.

**Applying this framework can lead to better-informed local open space decisions, as several included examples show:**

- A city making or updating its comprehensive plan may decide that it can afford to plan or protect more open space when it considers the cost savings on storm water management and the taxes generated from the higher values of homes located near open areas.
- A city considering a proposed subdivision may offer the developer a density bonus in exchange for the builder's ceding open space to the city, thus protecting or creating open space at a much lower cost to the city because of the reduced cost to acquire the land and the increased taxes to be paid by the additional housing units.
- A developed city that initially considers the purchase of a small, surrounded parcel of wooded land as too expensive may change its decision when it considers the full financial implications of protecting it (and may be able to protect it at lower cost through purchase of the development rights or conservation easements.)

**Communities that have a more complete understanding of the fiscal implications of open space will be better equipped to set priorities and strike a balance between open space and other objectives that will lead to a higher quality of life for their residents now and in the years to come.**

### 2005 Twin Cities Metro Area Public Opinion Survey

The public opinion survey is part of a comprehensive evaluation of the economic value of open space from the public education campaign, Embrace Open Space. It provides insight into how much Twin Citians value open space.

#### Key Survey Findings:

- Nearly two-thirds of Twin Cities residents would pay between 10 percent and 25 percent more for a home that was within walking distance to an open space.
- Among all metro residents, 71 percent said they would pay at least 10 percent more for a home within walking distance of an open space. Among residents who have recently moved, 70 percent said they would pay at least 10 percent more; among those who intend to move soon, 69 percent said they would pay at least 10 percent more.
- By a 70 percent – 24 percent margin, residents would support a \$30 per year property tax increase to raise funds for purchasing, restoring, and maintaining natural areas in their county.
- Residents reporting they are “very satisfied” with nearby open space are more active in their communities. Residents who are “very satisfied” with the amount of nearby amount space also are more likely to have stronger ties to their entire community than others; 50 percent of those very satisfied with the nearby open space say they feel a real tie to their city or township compared to 40 percent of all respondents who felt close ties.
- There is a similarity in the data between older, more affluent residents and younger, middle-income Twin Citians. Fifty-eight percent of residents between 35 and 54 were willing to pay between 10 percent and 25 percent more for a home within walking distance of open space, compared to 53 percent of those 55 and older.
- In 2002, Dakota County passed a referendum to raise property taxes for open space acquisition and preservation. Most Dakota County residents still see great value in preserving open space; for example, 73 percent agree with the statement, “even if the land acquired for preservation is not in my immediate area, Dakota County should preserve open space as a legacy for the future.”
- Most Dakota County residents think the referendum funds allowed preservation to occur in key parts of Dakota County. By a 47 percent-7 percent margin, residents agree that the referendum allowed Dakota County to acquire and preserve open spaces in spite of significant development throughout the county.

#### Methodology:

This study was conducted by Decision Resources Ltd., a Minneapolis research firm. It contains the results of a telephone survey of 500 randomly selected residents of the eleven-county Metropolitan Area. In addition, a “balloon” sample of Dakota County residents was undertaken to bring their number to 400 respondents. Survey responses were gathered between August 15<sup>th</sup> and September 6<sup>th</sup>, 2005. In general, random samples such as this yield results projectable to the entire universe of adult Greater Metropolitan Area residents within  $\pm 4.5\%$  in 95 out of 100 cases; in the case of Dakota County residents, the results are projectable within  $\pm 5.0\%$  in 95 out of 100 cases.

\*This section references data included in the Parks, Open Space, and Trail System Plan for Northfield Minnesota.



## Appendix D – Cost Evaluation Summaries

### D.1 – PARK INVENTORY ANNUAL COSTS SUMMARY

NORTH MANKATO PARKS MASTER PLAN		
PARK INVENTORY ANNUAL COSTS SUMMARY		
JANUARY 2015		
ITEM	TOTAL	YEARLY REPLACEMENT COST (COST/ USE. LIFE)
NEIGHBORHOOD PARKS		
FOREST HEIGHTS PARK	\$64,253	\$2,605
KING ARTHUR PARK	\$40,533	\$1,837
LANGNESS PLAYGROUND	\$6,350	\$277
NORTH RIDGE PARK	\$40,637	\$1,590
PLEASANT VIEW PARK	\$44,151	\$1,550
RESERVE PARK	\$66,664	\$1,715
ROE CREST PARK	\$21,713	\$770
SOUTH AVENUE PLAYLOT	\$1,363	\$66
STORYBOOK PARK	\$20,521	\$731
TOWER PARK	\$33,840	\$1,142
WALLYN PARK	\$16,575	\$635
WALTER S. FARM PARK	\$21,739	\$803
WHEELER PARK	\$334,712	\$10,675
COMMUNITY PARKS		
BENSON PARK	\$62,365	\$2,039
SPRING LAKE PARK	\$406,557	\$11,139
ATHLETIC COMPLEXES/ FACILITIES		
CASWELL PARK	\$2,351,536	\$57,871
CASWELL PARK NORTH	\$639,000	\$15,147
SPRING LAKE SWIM FACILITY	\$350,000	\$7,000
WEBSTER DIAMONDS	\$78,255	\$2,356
SPECIAL-USE PARKS		
CENTENNIAL PARK	\$45,130	\$1,675
RIVERVIEW PARK	\$34,038	\$810
LOOKOUT DRIVE REST AREA	\$53,600	\$1,230
OPEN SPACE		
BLUFF PARK	\$32,198	\$710
LEE BLVD REST AREA	\$5,550	\$194
PARK INVENTORY TOTAL:		\$4,771,280
PARK INVENTORY YEARLY REPLACEMENT TOTAL:		\$124,563

## D.2 – PARK IMPROVEMENTS ANNUAL COSTS SUMMARY

NORTH MANKATO PARKS MASTER PLAN	
PARK IMPROVEMENTS ANNUAL COSTS SUMMARY	
JANUARY 2015	
ITEM	COST
<b>NEIGHBORHOOD PARKS</b>	
FOREST HEIGHTS PARK	\$77,000
KING ARTHUR PARK	\$30,000
LANGNESS PLAYGROUND	\$15,000
NORTH RIDGE PARK	\$95,000
PLEASANT VIEW PARK	\$75,000
RESERVE PARK	\$90,000
ROE CREST PARK	\$0
SOUTH AVENUE PLAYLOT	\$0
STORYBOOK PARK	\$1,500
TOWER PARK	\$10,000
WALLYN PARK	\$0
WALTER S. FARM PARK	\$75,000
WHEELER PARK	\$93,000
<b>COMMUNITY PARKS</b>	
BENSON PARK (SEE BENSON PARK MASTER PLAN)	\$0
SPRING LAKE PARK	\$312,000
<b>ATHLETIC COMPLEXES/ FACILITIES</b>	
CASWELL PARK	\$80,000
CASWELL PARK NORTH	\$0
WEBSTER DIAMONDS	\$5,000
<b>SPECIAL-USE PARKS</b>	
CENTENNIAL PARK	\$10,000
RIVERVIEW PARK	\$6,000
LOOKOUT DRIVE REST AREA	\$17,000
<b>OPEN SPACE</b>	
BLUFF PARK	\$50,000
LEE BLVD REST AREA	\$0
<b>MISCELLANEOUS</b>	
TREE REPLACEMENT PROGRAM (\$2,000 PER YEAR OVER 10 YEARS)	\$20,000
*TRAIL IMPROVEMENTS PROGRAM ( \$10,000 PER YEAR OVER 10 YEARS)	\$100,000
PARK & TRAIL LIGHTING IMPROVEMENTS PROGRAM (\$5,000 PER YEAR OVER 10 YEARS)	\$50,000
**TURF MANAGEMENT PLAN (\$21,500 PER YEAR OVER 10 YEARS)	\$215,000
<b>TOTALS</b>	
PARK IMPROVEMENTS TOTAL:	\$1,426,500
***ANNUAL COST FOR TEN YEAR PLAN:	\$142,650
NOTES:	
*INCLUDES SEALCOATING, UPGRADES TO TRAILS AS WELL AS NEW TRAIL CONSTRUCTION AND ADVANCEMENTS.	
**TURF MANAGEMENT IS A YEARLY MAINTENANCE CONSTANT AND, THOUGH IT IS NOT CONSIDERED AN IMPROVEMENT, ITS COST IS ABSORBED THROUGH THE OVERALL PARKS OPERATING BUDGET. ANNUAL COST IS \$21,500.	
***TEN YEARS IS A BENCHMARK DEFINED BY STAFF AS AN ACHIEVABLE VISION FOR COMPLETION OF ALL IMPROVEMENTS. \$142,650 REPRESENTS A YEN YEAR PLAN BEGINNING POST 2015; THE 2015 ALLOCATED FUNDING HAS BEEN SET TO \$105,000.	



### D.3 – CURRENT PARK MAINTENANCE ASSESSMENT SUMMARY FOR TEN (10) YEAR PLAN

NORTH MANKATO PARKS MASTER PLAN													
PARK IMPROVEMENTS													
PARK	IMPROVEMENT	IMPROVEMENT COST	Year										
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FOREST HEIGHTS PARK													
	SHELTER WITH BATHROOM	\$75,000											\$75,000
	SWINGING BENCH	\$2,000				\$2,000							
KING ARTHUR PARK													
	SHELTER ADDITION	\$30,000								\$30,000			
LANGNESS PLAYGROUND													
	PLAYSTRUCTURE ADDITION	\$15,000											\$15,000
NORTH RIDGE PARK													
	PLAYSTRUCTURE: REPLACEMENT	\$20,000											\$20,000
	RESTROOM ADDITION	\$75,000								\$75,000			
PLEASANT VIEW PARK													
	RESTROOM ADDITION	\$75,000							\$75,000				
RESERVE PARK													
	RESTROOM ADDITION	\$50,000					\$50,000						
	TRAIL SYSTEM CONNECTION	\$40,000						\$40,000					
ROE CREST PARK													
	NO IMPROVEMENTS AT THIS TIME	\$0											
SOUTH AVENUE PLAYLOT													
	PROPOSED TO BE CITY GARAGE; FUNDED FROM WATER FUND	\$0											
STORYBOOK PARK													
	ADDITION OF PARK SIGN WITH TITLE OF PARK	\$1,500			\$1,500								
TOWER PARK													
	AREA AND LANDSCAPING IMPROVEMENTS PER TOWER IMPROVEMENTS	\$10,000						\$10,000					
WALLYN PARK													
	NO IMPROVEMENTS AT THIS TIME	\$0											
WALTER S. FARM PARK													
	*ADDITION OF SIDEWALK TO COUNTRYSIDE DRIVE	\$15,000	\$15,000										
	ADDITION OF RESTROOM FACILITY	\$75,000									\$75,000		
WHEELER PARK													
	DRAINAGE INSTALL IN GRASS AREA ON NORTH SIDE OF BUILDING	\$3,000					\$3,000						
	PARKING LOT REPLACEMENT	\$50,000					\$50,000						
	BANDSHELL: REMOVAL OF CONCRETE STEPS AND RENOVATION	\$40,000			\$40,000								
BENSON PARK													
	PLEASE SEE BENSON PARK DEVELOPMENT SHEET	\$0											
SPRING LAKE PARK													
NORTH	*SHELTER 1 RENOVATION AND ADDITION OF CONCRETE	\$5,000	\$5,000										
	PARKING LOT: SEALCOATING, CURBING	\$3,000			\$3,000								
	VOLLEYBALL COURT: NEW POLLS, LIGHTING UPGRADE	\$10,000				\$10,000							
	HOCKEY RINK: RELOCATION NEAR PARKING, REPLACEMENT OF WARMING HOUSE	\$50,000				\$50,000							
	*DIVING WELL REPAIRS	\$10,000	\$10,000										
	FILTER UPGRADES	\$50,000		\$50,000									
	POOL UPGRADES	\$75,000		\$75,000									
	POOL: ADDITION OF PATH TO FRONT LAWN STAIRS	\$5,000							\$5,000				
	SWING SET REPLACEMENT	\$4,000					\$4,000						
	*CREEK: WIDENING	\$25,000	\$25,000										
	*BRIDGE: REPLACEMENTS	\$30,000	\$30,000										
	SOUTH	RESTROOM ADDITION NEAR PLAYGROUND AND PAVILION	\$75,000			\$75,000							
NATURAL PLAY AREA; PLAYScape		\$40,000						\$40,000					
LAKE	*ADDITION OF FISHING/VIEWING AREA NEAR BRIDGE	\$20,000	\$20,000										
CASWELL PARK													
	RESTROOM ADDITION TO MIRACLE FIELD	\$50,000										\$50,000	
	LIGHTING UPDATE	\$20,000									\$20,000		
	UPDATE BLEACHERS FOR 5 & 6	\$10,000				\$10,000							
CASWELL PARK NORTH													
	NO IMPROVEMENTS AT THIS TIME	\$0											

WEBSTER DIAMONDS													
	NEW CONCRETE UNDER BENCHES	\$5,000				\$5,000							
CENTENNIAL PARK													
	PUMPING VAULT RECONSTRUCTION (RELOCATE ABOVE GROUND)	\$10,000				\$10,000							
RIVERVIEW PARK													
	LANDSCAPING UPGRADE	\$1,000									\$1,000		
	POTABLE WATER SERVICE UPDATE	\$5,000									\$5,000		
LOOKOUT DRIVE REST AREA													
	STONE WALL RENOVATION	\$15,000						\$15,000					
	OVERLOOK VIEW ENHANCEMENT (TREE TOPPING)	\$2,000			\$2,000								
BLUFF PARK													
	IMPROVE TRAIL FROM MARY LANE TO LAKE ST.	\$50,000										\$50,000	
LEE BLVD REST AREA													
	NO IMPROVEMENTS AT THIS TIME	\$0											
YEARLY REPLACEMENT				\$124,563	\$124,563	\$124,563	\$124,563	\$124,563	\$124,563	\$124,563	\$124,563	\$124,563	\$124,563
TREE REPLACEMENT PROGRAM (**\$2,000 ANNUALLY OVER 10 YEARS)	\$20,000		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
***TRAIL IMPROVEMENTS PROGRAM ( **\$10,000 ANNUALLY OVER 10 YEARS)	\$100,000		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
PARK & TRAIL LIGHTING IMPROVEMENTS PROGRAM (**\$5,000 ANNUALLY OVER 10 YEARS)	\$50,000		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
****TURF MANAGEMENT PLAN (**\$21,500 ANNUALLY OVER 10 YEARS)	\$215,000		\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500
TOTALS:	\$1,531,500	\$105,000	\$288,063	\$284,563	\$250,063	\$270,063	\$268,063	\$243,063	\$268,063	\$264,063	\$263,063	\$273,063	
NOTES:													
*THESE COSTS REPRESENT THOSE ITEMS TO BE COMPLETED IN 2015 IN WHICH FUNDING HAS ALREADY BEEN ALLOCATED AND ARE NOT CONSIDERED IN THE TEN YEAR PLAN.													
**TEN YEARS IS A BENCHMARK DEFINED BY STAFF AS AN ACHIEVABLE VISION FOR COMPLETION OF ALL IMPROVEMENTS													
***INCLUDES SEALCOATING, UPGRADES TO TRAILS AS WELL AS NEW TRAIL CONSTRUCTION AND ADVANCEMENTS.													
****TURF MANAGEMENT IS A YEARLY MAINTENANCE CONSTANT AND, THOUGH IT IS NOT CONSIDERED AN IMPROVEMENT, COSTS ARE ABSORBED THROUGH THE OVERALL PARKS OPERATING BUDGET. ANNUAL COST IS \$21,500.													



## Appendix E – Potential Funding Sources for Parks, Trails, and Greenways

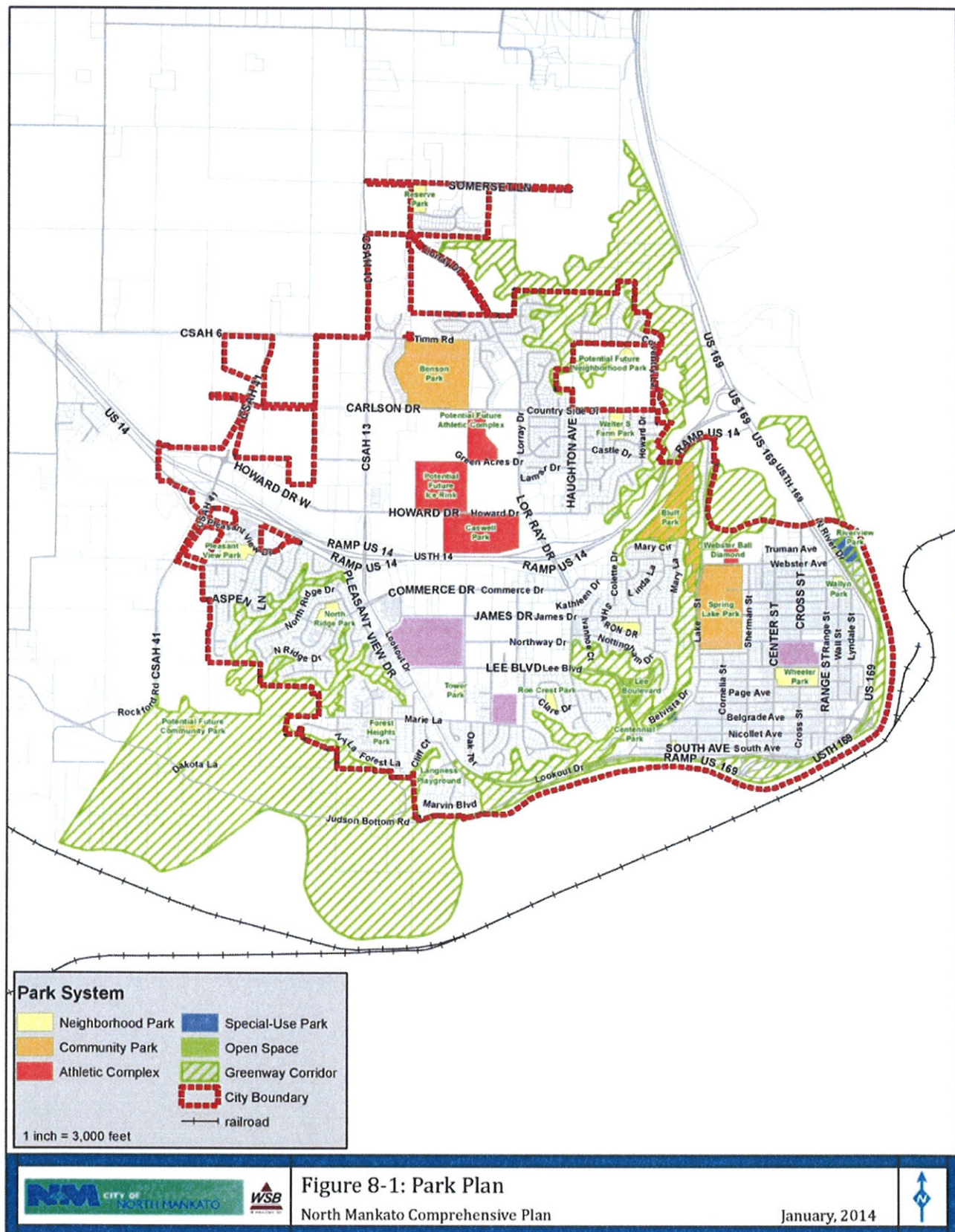
Funding Source	Description / Overview	Probability
State Outdoor Recreation, LCCMR, Legacy Fund, and Similar Grants	The State of Minnesota annually allocates funds for park acquisition and development projects which meet recreational needs identified by the State Comprehensive Outdoor Recreation Plan. In recent years, Legacy Amendment Fund has emerged as a legitimate potential funding source for projects of regional or state-wide significance. Whatever the program, the grants are competitive and awarded according to project merits.	Very competitive, especially with very tight public funding available at all levels. Most promising might be Legacy Amendment Funds, especially for parks or trails of regional significance.
Land and Water Conservation Fund	The federal government allocates monies each year to states for public acquisition and development projects. The State of Minnesota Administers these grants through the Department of Natural Resources.	Funding availability through this program has been limited in recent years.
Federal Transportation Funds (T-21, RTP, etc.)	The federal government allocates monies each year for alternative forms of transportation, which includes bicycle trails that focus on transportation.	Funding availability through this program has been significant in past years. The potential for receiving funding for local trails is relatively good.
Fees/ Enterprise Funds	Minnesota statute allows cities to prescribe and provide for the collection of fees for the use of any city park or other unit of the city park system or any facilities, accommodations, or services provided for public use therein.	Becoming a much more relied upon funding source, especially for singular use facilities ranging from ballfields to hockey arenas.
Partnerships	Relates to partnerships formed with adjacent cities, the county, and school districts to develop, maintain, and operate parks and recreational facilities on a joint-use basis.	Although limited public funding availability is an issue at all levels, forming partnerships to spread the cost of providing a specific type of service or facility still has merit whenever there is an opportunity.
Park Dedication Fees	The park dedication fund provides funding for parks as long as community development continues to occur. Any controls imposed on the extent (i.e., total number of units) or rate of development (i.e., number of units per year) allowed within the city will limit the revenue generated under this fund. The City will need to ensure the fees imposed are consistent with current state statutes.	Even with periodic adjustments, park dedication fees alone will not be adequate to fund the system plan to an optimal level.
Donations	Donations related to cash donations, gifts, volunteerism, and professional services donated to the park for planning, acquisition, or development purposes.	Limited potential from a cash perspective, but important with respect to the use of volunteers to offset some program costs.

Funding Source	Description / Overview	Probability
State Outdoor Recreation, LCCMR, Legacy Fund, and Similar Grants	The State of Minnesota annually allocates funds for park acquisition and development projects which meet recreational needs identified by the State Comprehensive Outdoor Recreation Plan. In recent years, Legacy Amendment Fund has emerged as a legitimate potential funding source for projects of regional or state-wide significance. Whatever the program, the grants are competitive and awarded according to project merits.	Very competitive, especially with very tight public funding available at all levels. Most promising might be Legacy Amendment Funds, especially for parks or trails of regional significance.
Land and Water Conservation Fund	The federal government allocates monies each year to states for public acquisition and development projects. The State of Minnesota Administers these grants through the Department of Natural Resources.	Funding availability through this program has been limited in recent years.
Federal Transportation Funds (T-21, RTP, etc.)	The federal government allocates monies each year for alternative forms of transportation, which includes bicycle trails that focus on transportation.	Funding availability through this program has been significant in past years. The potential for receiving funding for local trails is relatively good.
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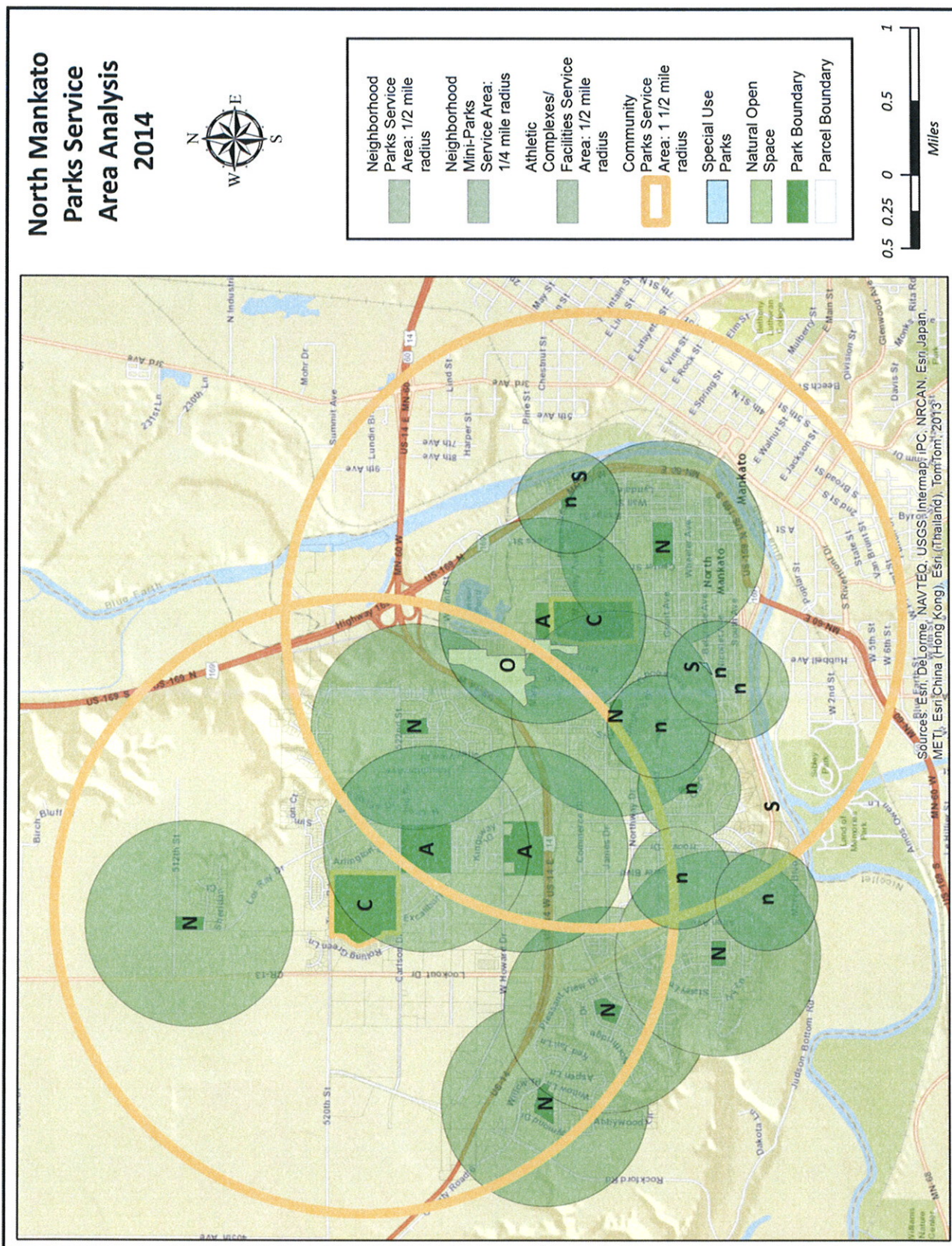
## Appendix F – Park, Trail, and Greenway System Maps

### F.1 – PARK PLAN



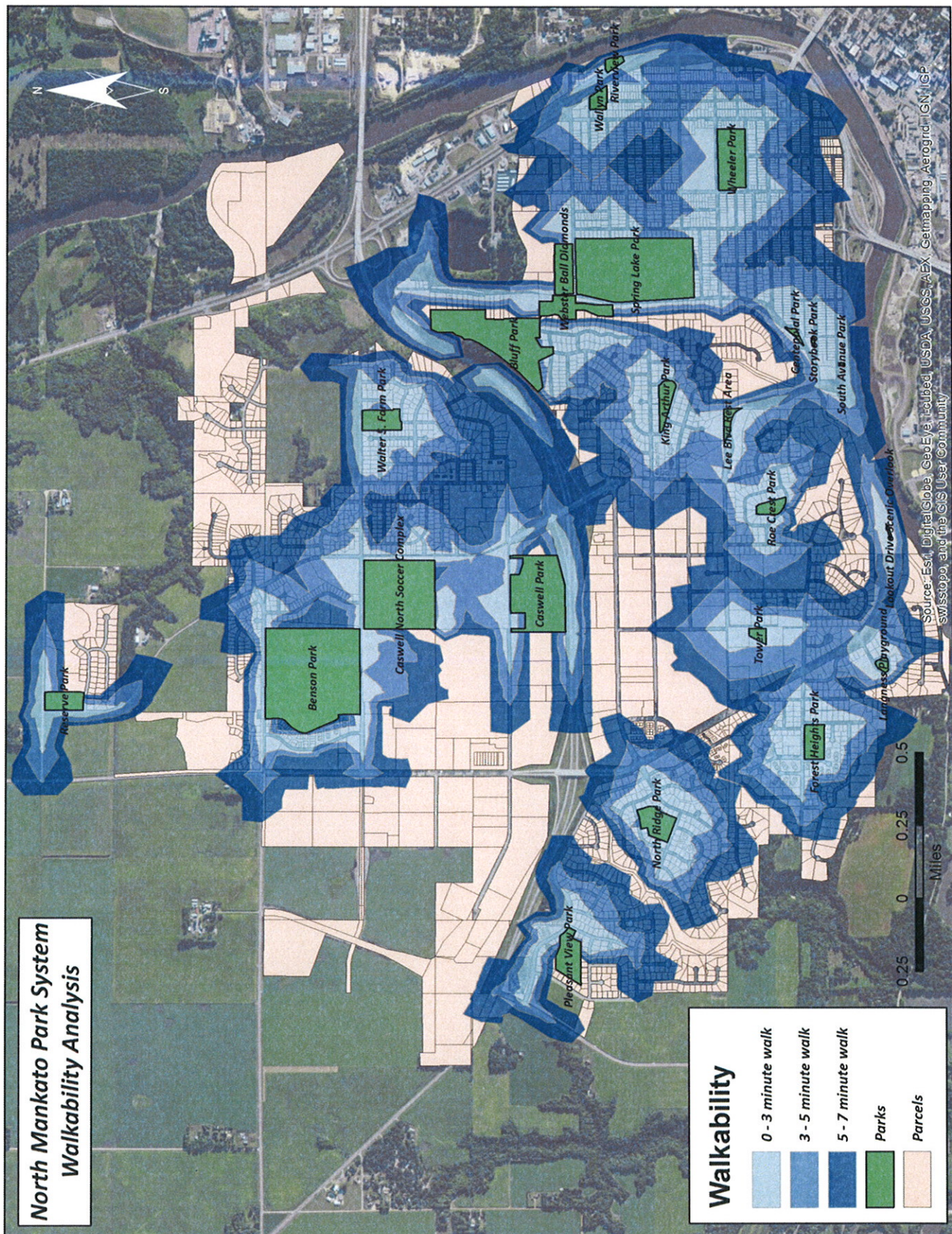


## F.2 – PARK SERVICE AREA ANALYSIS



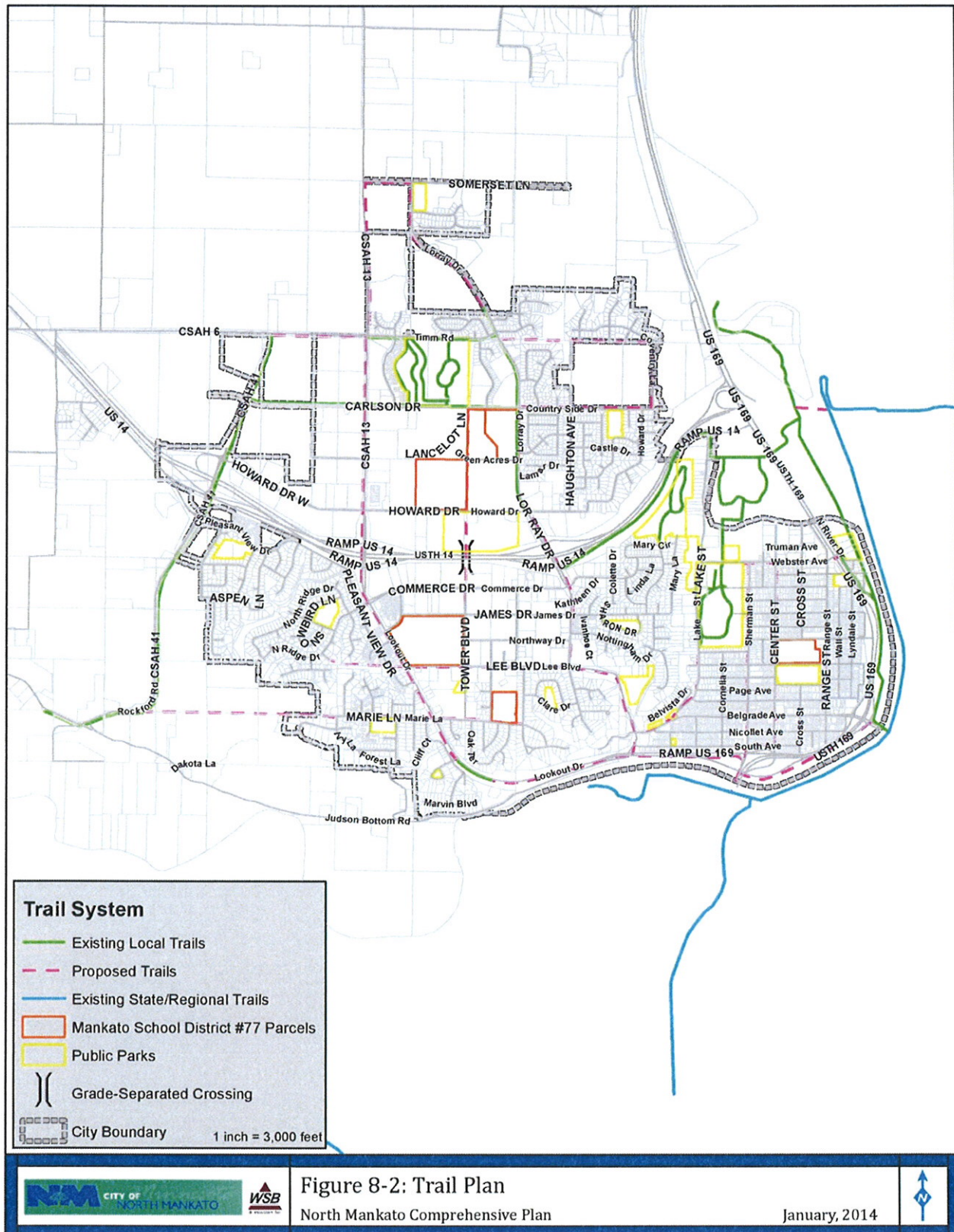


## F.3 – PARK WALKABILITY ANALYSIS





## F.4 – TRAILS PLAN



## F.5 – GREENWAY PLAN





## Appendix G – National Parks, Recreation, Open Space and Greenways Guidelines and Planning and Urban Design Standards

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

Classification	Common Guidelines	Application to North Mankato
<b>Neighborhood Park (and Mini-Neighborhood/Pocket Park)</b>	Neighborhood parks are the basic units of the park system and serve a recreational and social purpose. Focus is on informal active and passive recreation. Neighborhood parks are typically 5 acres or more, with 8 to 10 acres preferred for new parks. Mini-neighborhood parks, which are used only on a limited basis when securing more land is impractical, are 1 to 3 acres of developable land. Service area is ¼-mile radius for mini parks and up to a ½-mile for a typical neighborhood park, uninterrupted by major roads and other physical barriers.	Neighborhood parks remain a basic unit of the park system in North Mankato. In areas with urban densities, a service area of ¼- to ½-mile radius remains appropriate. When new parks are connected with greenway-based trails, service areas can be expanded to ½-mile radius or slightly more since trails and open space become part of the park experience. 5 acres* is typically adequate for new parks if the park is integrated into larger greenway system.
<b>Community/Regional Park</b>	Community parks serve a broader purpose than neighborhood parks. Focus is on meeting community-based recreational needs, that may also provide amenities that have a regional draw, as well as preserving unique landscapes and open spaces. Size varies, depending on function. 20 acres minimum preferred, with 40 or more acres optimal. Service area can be community-wide, several neighborhoods in a given area of the city, or a larger regional area.	The community has a long tradition of setting aside land for Community and Regional Parks like Spring Lake, Wheeler, and Benson. As additional land develops this tradition should be continued.
<b>Regional Athletic Complex/Facility</b>	Consolidates programmed adult and youth athletic fields and associated facilities to a limited number of sites. Tournament level facilities are appropriate. Size varies, with 20 acres or more desirable, but not absolute. 40 to 80 acres is optimal. These complexes serve both the community as well as a regional area.	This classification has application to North Mankato to meet local and regional needs for athletic facilities (in concert with school sites.) As a growing community with families, facility demand will continue to grow in sync with age-group population growth.
<b>Greenway/Natural Open Space/Conservation Areas</b>	Lands set aside for preserving natural resources, remnant landscapes, and open space, and providing visual aesthetics/buffering. Also provides passive use opportunities. Ecological resource stewardship and wildlife protection are high priorities. Suitable for trail corridors. Overall land area varies depending on opportunity and general character of natural systems within a city.	Within the city proper, the potential for establishing greenways and preserving open space is limited. This reinforces the importance of working closely with landowners and developers in growth areas to set aside land for greenways and interconnected trails systems.

<b>Special Use</b>	Covers a broad range of parks and recreation facilities oriented toward single-purpose uses – such as a nature center, historic sites, plazas, urban squares, aquatic centers, campgrounds, golf courses, etc. Overall size varies, depending on need.	The use of this classification will be limited in North Mankato, primarily the open space and plaza areas in the downtown area.
<b>School Site</b>	Covers school sites that are used in concert with, or in lieu of, city parks to meet community recreation needs. School sites often provide the majority of indoor recreational facilities within a community. Size varies, depending on specific site opportunities.	Continuing the established relationship between the School District and the City is vital to successfully meeting the long-term demand for athletic facilities in a cost-effective manner.

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

**\*\*** The following table provides an overview of the total number of parks under each classification (existing and proposed future), along with approximate number of total acres.

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

*Note: Greenways are not included in the table.*

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

*Note: Greenways are not included in the table.*



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #9C	Department: Planning	Council Meeting Date: 01/20/15
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<b>TITLE OF ISSUE:</b> Presentation of Draft Comprehensive Plan.
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<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> Review the draft Comprehensive Plan at <a href="https://wsbeng.securevdr.com/download.aspx?id=sd3d0474776e477ab">https://wsbeng.securevdr.com/download.aspx?id=sd3d0474776e477ab</a> or visit the North Mankato City Website and click on the Comprehensive Plan menu option. The City of North Mankato contracted with WSB & Associates to prepare a Comprehensive Plan for the City. The purpose of the Comprehensive Plan is to identify issues, opportunities, needs and organize public policy to address them in a manner that makes the best and most appropriate use of City resources. The Draft Comprehensive Plan describes a desired future for the community over the next 20 years and establishes goals to move toward that future. The Comprehensive Plan is meant to be used by elected and appointed officials and City staff in the ongoing process of making decisions, creating ordinances and allocating funds. Representatives from WSB & Associates will be in attendance to present the Draft Comprehensive Plan.
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*If additional space is required, attach a separate sheet*

<b>REQUESTED COUNCIL ACTION:</b> Review the Draft Comprehensive Plan.
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<b>For Clerk's Use:</b>		
Motion By: _____		
Second By: _____		
Vote Record:	Aye	Nay
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SUPPORTING DOCUMENTS ATTACHED				
Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify _____)				
_____				
_____				
_____				

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