

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on April 20, 2015. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Mayor Dehen, Council Members Spears, Steiner, Norland and Freyberg, City Administrator Harrenstein, Finance Director Thorne, Attorney Kennedy, City Clerk Van Genderen, City Planner Fischer and Public Works Director Swanson.

### **Approval of Agenda**

Council Member Spears requested the Bills and Appropriations and the Resolution Approving Amendment to the Educational Facilities Revenue Note, Series 2007 (Evangelical Covenant Preschool Project), and Authorizing the Execution and Delivery of Documents Related Thereto be removed for separate consideration. **Council Member Norland moved, seconded by Council Member Steiner, to approve the amended agenda. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.**

**Bills and Appropriations Consent Agenda Item #A.** Council Member Spears requested clarification on the transit billing and 2014 Wastewater. Finance Director Thorne stated the bill included the corrected 2013 transit billing submitted by Mankato. Administrator Harrenstein stated he would email a breakdown of the bill to the Council. Council Member Spears requested a breakdown of the bill to Robert W. Carlstrom for the Bethany remodel. Administration Harrenstein indicated it included costs for the construction of a studio and a mezzanine for storage. Harrenstein stated he would email a breakdown of the construction costs to the Council. **Council Member Norland moved, seconded by Council Member Steiner to Approve the Bills and Appropriations. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.**

**Res. No. 34-15 Consent Agenda Item #K Approving Amendment to the Educational Facilities Revenue Note, Series 2007(Evangelical Covenant Preschool Project), and Authorizing the Execution and Delivery of Documents Related Thereto.** Council Member Spears stated the Note was initially issued in December of 2007 for a principal amount of \$2,394,000.00 and it will be refinanced eight years later for \$2,393,638.57 and the Note says the City promises to pay the Note. Administrator Harrenstein reported the City is not responsible for the Note rather the Evangelical Covenant Church uses the City's tax exempt status. Harrenstein read a portion of an e-mail from Julie Eddington from Kennedy and Graven the City of North Mankato's Bond Council. The email stated the original Note read "The Note will be adjusted to a rate per annum equal to 64.5% of the then current rate of the Treasury Constant Maturities Index for five year obligations plus 300 basis points. The Bank and Borrower have determined that the formula originally drafted was not what they originally intended (the 64.5% was in the wrong place). They have asked that the reset formula be adjusted to state as follows: The Note will be adjusted rate per annum equal to (the five-year U.S. Treasury Constant Maturity plus 3.00%) times .645. Because the City issued the Note, it must consent to the change." **Council Member Norland moved, seconded by Council Member Spears to adopt Res. No. 34-15 Amendment to the Educational Facilities Revenue Note, Series 2007 (Evangelical Covenant Preschool Project), and Authorizing the Execution and Delivery of Documents Related Thereto. Vote on the motion: Spears, Steiner, Norland, Freyberg 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 meeting of April 6, 2015. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.**

**Public Hearing, 7 p.m., Five-Year Consolidated Plan and 2015-2016 Action Plan.**

Planner Fischer reported that as a part of the City of North Mankato's participation in the Housing and Urban Development (HUD) Entitlement Program it is necessary for the City to prepare a five-year plan. The original plan was written in 2009 for the years 2010-2014 and the new plan will cover 2015-2019. The plan includes possible fund uses for the Community Development Block Grant (CDBG) funds. The projects include park and recreational facilities, single-family residential rehabilitation, property acquisition, commercial rehabilitation, infrastructure improvements, public facilities, planning projects, economic development activities and public services. Planner Fischer stated the Annual Action Plan is included as part of the Five-Year Consolidated Plan. The Annual Action Plan indicates that 2015-2016 CDBG funds have been allocated for the Tapestry Project, single family owner occupied housing rehabilitation and administration. The total expenditures for the year is \$67,602. With no one appearing before the Council the Mayor closed this portion of the meeting.

**Consent Agenda**

**Mayor Dehen stated Consent Agenda had passed during discussion of removed items; with no one dissenting Consent Agenda passed as presented.**

- B. Res. No. 33-15 Approving Donations/Contributions/Grants.
- C. Audio and Large Group Permit for Picnic and Talent Show, Wheeler Park, Thursday, August 13, 2015 from 4:00 p.m. to 9:30 p.m.
- D. Audio and Large Group Permit for Picnic and Talent Show, Spring Lake Park Shelter #1, Thursday, June 18, 2015 from 4:00 p.m. to 9:30 p.m.
- E. Audio and Large Group Permit for Rip Roar Events, Kids Triathlon, Spring Lake Park Shelter #1 and #2, Saturday, June 27, 2015 from 6:00 a.m. to 1:00 p.m.
- F. Parade Permit for Rip Roar Events, Kids Triathlon, Saturday, June 27, 2015 from 8:00 a.m. to Noon.
- G. Parade Permit for Golden Heart 5K Fun Run/Walk and Kids 1K, Benson Park, Saturday, May 16, 2015 from 7 a.m. to 11:00 a.m.
- H. Large Group Permit for Golden Heart 5K Fun Run/Walk and Kids 1K, Benson Park, Saturday, May 16, 2015 from 7 a.m. to noon.
- I. Parade Permit for MN River Builders Association 5K Fun Run, Saturday, September 26, 2015 from 10:30 a.m. to 11:30 a.m.
- J. Set Public Hearing for 7 p.m. on Monday, May 4, 2015 to Consider Amending City Code Chapter 156, Zoning Code adding a Planned Unit Development Ordinance.
- L. Traffic & Safety Committee Meeting Minutes.
- M. Audio and Large Group Permit for Evangelical Free Church of Mankato, Lookout Cookout at 354 Carol Court, on Sunday, May 24, 2015 from 9:00 a.m. to 5:00 p.m.

**Public Comments**

Brian Mechler, 303 Belgrade Avenue, appeared before Council and stated the City redacted his comments on the video tape of the April 6, 2015 Council Meeting.



**Business Items**

**Presentation by Mankato Sports Commission.** Jonathan Zierdt from Greater Mankato Growth appeared before Council and stated Greater Mankato Growth is working with Mankato and North Mankato to pass the Tax Legislation with the goal of using the Sales Tax for a regional recreation center. Mr. Zierdt indicated creating amenities encourages the area's growth as a destination center and promotes livability which attracts talent. Expanding amenities and growing tourism benefits greater Mankato. Mr. Zierdt introduced Anna Thill from Visit Mankato who presented a regional recreation facilities development process and timeline. Ms. Thill stated the Facilities Planning Sports Commission is inviting someone from the North Mankato City Council to join the Facilities Steering Committee which will select and fund a consultant/architect to develop facilities space needs analysis, present recommendations to elected officials and community stakeholders, solicit private financial support and advocate for legislation. Ms. Thill went on to invite a staff member to join the Technical Advisory team which will develop an operations plan and feasibility analysis. Ms. Thill stated the timeline indicates plans will not begin to be developed until November or December because the commission will take the time to go out to the public and gain support. Council Member Spears indicated a sports facility study was already completed. Ms. Thill reported the All Seasons Arena partially completed a sports facility study, the study indicated the need for a facility but they were unable to complete the financial study. Council Member Spears asked if the commission had demographic numbers on who uses the facilities. Ms. Thill responded that they did not have firm numbers. Mayor Dehen reported there were firm numbers on the student athletes from the school district who used facilities.

**Approve the Five-Year Consolidated Plan and 2015-2016 Annual Action Plan.** Council Member Spears stated there were significant changes to the plan and it was difficult to compare the plans and requested a red-lined copy. City Planner Fischer stated the first plan completed in 2009 was a paper version while this year the form was electronic. Planner Fischer also stated the form changed significantly and it would be difficult to compare due to the significant changes. Administrator Harrenstein thanked Intern Courtney Kietzer for her work on the plan. **Council Member Norland moved, seconded by Council Member Steiner to Approve the Five-Year Consolidated Plan and 2015-2016 Annual Action Plan. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.**

**Res. No. 35-15 Adopting Resolution Accepting Feasibility Report and Ordering Improvement Hearing for Project No. 15-01ABCDEF.** City Engineer Sarff reviewed the project located at Carlson Drive west of County State Aid Highway (CSAH) 41 (Rockford Road). The project includes street and surface improvements, including sidewalk and trail, storm sewer improvements, sanitary sewer improvements, and water main improvements. Engineer Sarff indicated the project was initiated in response to a proposed development south of Carlson Drive. Engineer Sarff reported the estimated project cost was \$1,047,000.00 with financing from special assessments on property to be annexed into the City, property tax levy, enterprise funds and the strong possibility of a Greater Minnesota Public Infrastructure Grant through the Department of Employment and Economic Development (DEED) which could possibly cover up to 50% of the cost. Administrator Harrenstein stated the project was planned into the 2015-2019 CIP and is an anticipated part of the City's financial planning. Council Member Freyberg stated the anticipated schedule for the improvement awards a contract on July 6, 2015 and questioned if a project was not secured would the City move forward with the improvements. Administrator Harrenstein stated that if a project is not named and secured the City would not recommend moving forward with the improvements. Council Member Spears requested

clarification on the funding from a property tax levy. Administrator Harrenstein stated that when the City goes to the market to finance the bonds we obligate a portion of debt paid by special assessment. If special assessments are collected the City must obligate the General Obligation of the City in the form of a Tax Levy to cover those payments. Harrenstein stated that when debt rolls through or the City collects assessments, the obligation of the levy decreases. He indicated the City has a certain amount forecasted upfront and a certain portion not collected until 2020-2021. The City spread it out to anticipate how the project will proceed. **Council Member Steiner moved, seconded by Council Member Norland to adopt the Resolution Accepting Feasibility Report and Ordering Improvement Hearing for Project No. 15-01ABCDEF. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.**

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

Administrator Harrenstein reported that the Request for Proposal for the removal of property at 231 and 233 Wheeler Avenue did not result in any responses. Harrenstein recommended the City post for sale/relocation signs on the property for one month to see if the City could illicit a response. Administrator Harrenstein stated that if the City is unsuccessful in selling the structures then the City will demolish the structures. Mayor Dehen stated that at Coffee with the Council several residents from the area surrounding the Central Business District indicated they would like parking addressed because of congestion. Dehen requested work begin on the parking lot on Range Street. Public Works Director Swanson indicated once spring clean-up was completed work could begin.

Administrator Harrenstein stated the City Council is invited to attend the next Belgrade Township meeting on May 12, 2015 at 7 p.m. to discuss Orderly Annexation. Council Member Freyberg stated he would like to see the Orderly Annexation information prior to the meeting.

Administrator Harrenstein reported the Parks Plan would be presented to the Council at the next Council Meeting on May 4, 2015. Harrenstein indicated that Caswell Park was removed from the Parks Plan for separate consideration. He stated he would like a motion from the Council to authorize him to develop conceptual designs and costs related to the expansion of Caswell Park, specifically the addition of an indoor recreation facility. **Council Member Norland moved, seconded by Council Member Steiner to Authorize the City Manager to develop conceptual designs and costs related to the expansion of Caswell Park, specifically an indoor recreation facility.** Council Member Spears stated this move was premature considering the presentation from the Mankato Sports Commission and the work that they will be doing. Administrator Harrenstein indicated this would be an opportunity to act proactively to promote Caswell as an option for the indoor recreational sports facility. Mayor Dehen stated the process could be a Request for Proposal (RFP). Administrator Harrenstein indicated an RFP could be used but recommended a Request for Quote and he would expend no more than \$5,000 to \$10,000. Council Member Norland indicated it would be good to start gathering information. Council Member Freyberg noted planning early is better than waiting. **Vote on the motion: Steiner, Norland, Freyberg and Dehen aye; Spears nay. Motion carried.**

Public Works Director Swanson stated Spring Clean-up was under way and crews were working in advance but would always go back through a neighborhood on the specific day of their pickup.

Attorney Kennedy indicated that he met with the Friends of North Mankato concerning the Tschohl property. Kennedy stated he contacted the realtor for the Tschohl property to determine if the owner would be interested in a purchase agreement where the Friends of North Mankato would have

time to raise the requested \$500,000 to purchase the land. Kennedy indicated the owner is not interested in a purchase agreement. The Friends of North Mankato could raise the funds but the property could be sold to someone else during the process. Mayor Dehen reported that at Coffee with the Council he was informed that the Friends of North Mankato secured Region 9 as a fund holding agency.

### **Mayor and Council Comments**

Council Member Norland stated she would be putting information together for the formation of a North Mankato Community Foundation.

Mayor Dehen stated the Council should appoint members to the Regional Recreation Facilities Development Steering Committee and the Technical Advisory Committee. Dehen nominated himself for the Steering Committee and Administrator Harrenstein to the Technical Advisory Committee. **Council Member Freyberg moved, seconded by Council Member Norland to appoint Mayor Dehen to the Steering Committee and Administrator Harrenstein to the Technical Advisory Committee. Vote on the motion: Freyberg, Steiner, Norland and Dehen aye; Spears nay. Motion carried.**

### **Public Comments**

Brian Mechler, 303 Belgrade Avenue, appeared before Council and stated he would like to review what he stated in the video that was redacted. Attorney Kennedy stated the City redacted Mechler's comments from the April 6, 2015 Council Meeting video under his advisement. Kennedy reported that in this country our free speech is not unlimited. Kennedy indicated public figures do not have as much protection, but private citizens are protected. He stated comments against the Police Chief would be admissible but comments against the line officers is not. As a citizen, if Mechler has proof he can say what he wants, however there are laws that prohibit the City from transmitting possibly libelous information about private people. If the City rebroadcast the information concerning the line officers the City could be sued. Mechler reported his concerns about the North Mankato Police Department.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned to a closed session to discuss North Gate No. 2. at 8:15 p.m.

---

Mayor

---

City Clerk

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7	Department: Planning	Council Meeting Date: 5/4/15
----------------	----------------------	------------------------------

<b>TITLE OF ISSUE:</b> Public Hearing Consider Amending City Code Chapter 156, Zoning Code adding a Planned Unit Development Ordinance.
---

<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> On April 9, 2015, Staff presented the Planning Commission with a request to consider a Planned Unit Development Ordinance. Upon review, the Planning Commission is recommending approval of the Ordinance.

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

<b>REQUESTED COUNCIL ACTION:</b> The Resolution Passing the Planned Unit Development Ordinance is Agenda Item #10A.
---

Motion By: _____ Second By: _____  <table style="width: 100%;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%;">Aye</td> <td style="width: 10%;">Nay</td> <td></td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Steiner</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Norland</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Freyberg</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Spears</td> </tr> <tr> <td></td> <td>_____</td> <td>_____</td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay			_____	_____	Steiner		_____	_____	Norland		_____	_____	Freyberg		_____	_____	Spears		_____	_____	Dehen	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="5" style="text-align: left; padding: 5px;">SUPPORTING DOCUMENTS ATTACHED</th></tr> <tr> <td style="text-align: center; padding: 5px;">Resolution</td><td style="text-align: center; padding: 5px;">Ordinance</td><td style="text-align: center; padding: 5px;">Contract</td><td style="text-align: center; padding: 5px;">Minutes</td><td style="text-align: center; padding: 5px;">Map</td></tr> <tr> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td><td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td><td style="text-align: center; padding: 5px;"><input type="checkbox"/></td><td style="text-align: center; padding: 5px;"><input type="checkbox"/></td><td style="text-align: center; padding: 5px;"><input type="checkbox"/></td></tr> <tr> <td colspan="5" style="padding: 5px;">           Other (specify) <u>Notice of Public Hearing, Affidavit of Publication, Planning Commission Minutes</u> </td> </tr> <tr><td colspan="5" style="height: 20px;"></td></tr> <tr><td colspan="5" style="height: 20px;"></td></tr> <tr><td colspan="5" style="height: 20px;"></td></tr> </table>	SUPPORTING DOCUMENTS ATTACHED					Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify) <u>Notice of Public Hearing, Affidavit of Publication, Planning Commission Minutes</u>																			
Vote Record:	Aye	Nay																																																										
	_____	_____	Steiner																																																									
	_____	_____	Norland																																																									
	_____	_____	Freyberg																																																									
	_____	_____	Spears																																																									
	_____	_____	Dehen																																																									
SUPPORTING DOCUMENTS ATTACHED																																																												
Resolution	Ordinance	Contract	Minutes	Map																																																								
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																								
Other (specify) <u>Notice of Public Hearing, Affidavit of Publication, Planning Commission Minutes</u>																																																												

<table style="width: 100%;"> <tr> <td style="width: 20px; text-align: center;"><input type="checkbox"/></td> <td>Workshop</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Regular Meeting</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Special Meeting</td> </tr> </table>	<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Regular Meeting	<input type="checkbox"/>	Special Meeting	<table style="width: 100%;"> <tr> <td style="width: 20px; text-align: center;"><input type="checkbox"/></td> <td>Refer to: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Table until: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Other: _____</td> </tr> </table>	<input type="checkbox"/>	Refer to: _____	<input type="checkbox"/>	Table until: _____	<input type="checkbox"/>	Other: _____
<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: _____												



# AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.  
County of Blue Earth

James P. Santori, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The Free Press and The Land, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

(B) The printed \_\_\_\_\_ Notice

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for <sup>1</sup> \_\_\_\_\_ successive weeks; it was first published on \_\_\_\_\_ Wednesday, the <sup>22</sup> \_\_\_\_\_ day of April, 20<sup>15</sup>, and was thereafter printed and published on every \_\_\_\_\_ Wednesday to and including \_\_\_\_\_ Wednesday, the <sup>22</sup> \_\_\_\_\_ day of April, 20<sup>15</sup>; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

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

Publisher

Subscribed and sworn to before me on this <sup>22</sup> \_\_\_\_\_ day of April, 20<sup>15</sup>.

Notary Public



April 22, 2015  
NOTICE OF  
PUBLIC HEARING  
TO AMEND CITY CODE,  
CHAPTER 156, ZONING CODE  
NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, May 4 at 7 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider amending the City Code for Chapter 156, Zoning Code. Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, MN 56003. All comments must be received by May 4, 2015.  
Dated this 20th day of April 2015.  
April Van Genderen  
City Clerk  
City of North Mankato, Minnesota

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

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

Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, MN 56003. All comments must be received by May 4, 2015.

Dated this 20<sup>th</sup> day of April 2015.

April Van Genderen  
City Clerk  
City of North Mankato, Minnesota

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

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

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

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

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

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

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

---

Chairman

---

Secretary

CONSIDERATION OF PLANNED UNIT DEVELOPMENT ORDINANCE

A REQUEST FROM THE CITY OF NORTH MANKATO



## THE CITY OF NORTH MANKATO

SUBJECT: Consideration of Planned Unit Development

APPLICANT: City of North Mankato

LOCATION: City wide

EXISTING ZONING: All districts

DATE OF HEARING: April 9, 2015

DATE OF REPORT: March 31, 2015

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

### APPLICATION SUBMITTED

Request to consider Planned Unit Development Ordinance

### COMMENT

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

#### **Planned Unit Developments (PUDs)**

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

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

## Potential Uses of PUDs

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

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

## Administration of PUDs

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

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

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

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

## Potential Benefits of PUDs

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

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

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

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

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

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

#### **Draft Planned Unit Development Ordinance**

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

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

#### **RECOMMENDATION**

Staff recommends approval of the attached Planned Unit Development Ordinance

## **§ 156.057 PLANNED UNIT DEVELOPMENTS (PUD).**

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

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

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

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

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

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

**A. Minimum Area**

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

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

**B. Minimum Number and Configuration of Buildings, Uses**

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

**C. Consistency with Zoning District**

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

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

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

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

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

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

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

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

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

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

**(IX) Coordination with Subdivision Regulations.**

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

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

**(X) Application Procedure.**

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

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

**(XI) Final Development Plan and Development Agreement.**

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



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

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

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

**(XIII) Conveyance and Maintenance of Common Open Space.**

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

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

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

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

**(XV) Review and Amendments.**

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

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

**(XVI). General Requirements.**

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

CLAIM REPORT  
BILLS PAID AFTER THE COUNCIL MEETING OF APRIL 20, 2015  
END OF MONTH

80221	Void	Void	(\$162.50)
80419	National Insurance Services of WI, Inc.	life insurance May-All Depts.	\$577.02
80420	National Insurance Services of WI, Inc.	long term disability insurance May-All Depts.	\$1,124.17
80421	National Insurance Services of WI, Inc.	voluntary life insurance May-All Depts.	\$68.50
80422	Telrite Corporation	long distance phone bill-All Dept.	\$281.38
80423	Delta Dental	employee payroll deductions & May premium-All Depts.	\$881.30
80424	Enventis	telephone bills-All Depts.	\$471.66
80425	Goodwin, Tony	reissue check # 80221 profess svcs-Public Access	\$146.50
80426	Mankato East	10% concession stand sales for tournament 4-17-15	\$143.47
80427	Sprint	PCS connection card data plan-Police & 2015 Const	\$75.28
80428	Surplus Services	purchase 2008 John Deere 997Z riding mower 4-22-15	\$6,000.00
80429	Sussman, Joni	Community Read-Library Endowment Fund	\$200.00
80430	City of Mankato	water bill-Public Access	\$22.20
80431	Hy-Vee, Inc.	pop-Unallocated	\$56.88
80432	Jackson Construction Co., Inc.	outstanding assessments for 2239 Fairbanks-Debt Svc	\$14,537.63
80433	ICMA Retirement Trust - 457	employee payroll deductions	\$3,473.85
80434	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$700.00
	Total		<u>\$28,597.34</u>

# CLAIMS CONTINUED

General	\$7,422.40
Library Endowments	\$200.00
Capital Facilities & Equipment Replacement-General	\$6,000.00
GO Refunding Bond of 2010	\$13,799.44
2015 Construction	\$164.27
Water	\$618.79
Sewer	\$254.78
Recycling	\$100.00
Storm Water	\$24.98
Public Access	\$12.68
Total	<u>\$28,597.34</u>

CLAIM REPORT  
FOR REGULAR COUNCIL MEETING OF MAY 4, 2015

A+ Systems Group	monitoring of alarm system-Police & Fire	\$149.70
A&B Transmissions	equipment parts-Park	\$1,527.00
Ameripride	mats-Library	\$67.96
Applied Concepts, Inc.	equipment parts-Police	\$108.10
BDS Laundry Systems	equipment parts-Fire	\$297.67
Baker & Taylor	books-Library & Bookmobile	\$23.22
Barco Municipal Products	supplies-Street	\$399.73
Barnes & Noble, Inc.	books-Library	\$27.18
Bethany Lutheran College	4th quarter 2014 Bethany Contract-Public Access	\$31,533.33
Bethany Lutheran College	1st quarter 2015 Bethany Contract-Public Access	\$42,250.00
Bolton & Menk, Inc.	engineering fees-All Dept	\$74,067.95
Border States Electric Supply	equipment parts-Park & Sales Tax Fund	\$269.23
Cargill, Inc.	road salt-Street	\$3,830.33
Cemstone Products Company	concrete & supplies-Street, Caswell, & Sales Tax Fund	\$1,356.60
CenterPoint Energy	gas bill-All Dept	\$4,516.14
City of Mankato	wastewater fee for May-Sewer	\$50,000.00
Crysteel Truck Equipment	equipment parts-Street	\$112.76
Curtis 1000, Inc.	envelopes-All Dept	\$205.13
Dairy Queen West	concessions-Caswell	\$46.80
Dalco	concessions-Caswell	\$121.70
Data Flow	printed materials-Gen Gov	\$278.58
Demco, Inc.	supplies-Library	\$298.97
Display Sales	supplies-Street	\$1,219.00
Emergent Networks	computer-Library	\$860.00
Express Services	crossing guards-Police	\$780.90
Fastenal Company	supplies-Street	\$5.21
1st Line/Leewes Ventures	concessions-Caswell	\$1,420.09
Frontline Plus	mass notification siren-Cap Fac	\$24,220.00
Gangelhoff, Brian	uniforms-Police	\$150.00
Generator System Services, Inc.	equipment parts-Bookmobile	\$4,735.83
Goodwin, Tony	professional services-Public Access	\$262.50
Grainger	supplies-Swim Facility	\$79.64
Greencare	equipment parts-Sales Tax Fund	\$19.74
Hach Company	chemicals-Water	\$1,454.74
Hansen Recycling & Transfer Station	supplies-Sales Tax Fund	\$444.61
Hartung, Addison	refund water bill credit-Water	\$42.19
Hawkins, Inc.	chemicals-Water	\$1,335.91
Hunt, Amy	travel expenses-Library	\$44.85
Ingram Library Services	books-Library & Bookmobile	\$1,449.58

Lafayette Nicollet Ledger	newspapers-Library	\$35.00
League of Minnesota Cities	HH Partnership and Burnett Assessment-Gen Gov	\$5,000.00
Madden, Galanter, Hansen	professional services-Gen Gov	\$910.12
Mankato Clinic	DOT physical-Park	\$92.55
Mankato Public Schools	transportation-Library	\$65.40
Menards-Mankato	supplies-All Dept	\$907.95
MII Life, Inc. - Veba	2nd qtr contributions for Veba account 2015	\$27,862.53
MII Life, Inc. - Heath Savings Account	2nd qtr contributions April-June 2015	\$1,218.75
MII Life, Inc. - Veba	Final contribution to VEBA	\$43,845.75
Minnesota Valley Testing Labs	water samples-Sewer	\$118.50
MRCI	wages for MRCI employees for March	\$10,268.64
Nicollet County Recorder	recording fees-Comm Dev	\$155.00
Nicollet County	1st half real estate taxes-All Dept	\$16,585.00
Northwestern Power Equipment	supplies-Water	\$496.13
Nuss Truck & Equipment	equipment parts-Street	\$911.17
Olympic Fire Protection Corp	service contract-Police & Fire	\$535.00
Overdrive, Inc.	downloadable audio & ebooks-Library	\$1,116.44
Petty Cash, Clara Thorne	petty cash items-All Dept	\$208.03
Plunkett's	professional services-Police	\$128.85
Pohlman, Timothy	training-Fire	\$70.00
Premier Management MN LLC	refund water bill credit-Water	\$84.13
Premier Management MN LLC	refund water bill credit-Water	\$192.70
Red Feather Paper Co.	supplies-Park & Sales Tax Fund	\$923.94
Reinhart Food Service	concessions-Caswell	\$1,286.68
Riverland Community College	training-Fire	\$600.00
Sign Pro	art splash sign-Library Endowment Fund	\$28.00
South Central Regional Fire Dept Assn	dues-Fire	\$50.00
SPS Companies	supplies& repairs-All Dept	\$1,483.64
Staples Advantage	supplies-All Dept	\$859.64
Stone & Steel Design	paver bricks-Unallocated	\$158.12
Titan Machinery	equipment parts-Street	\$297.66
Toppers Plus, Inc.	equipment parts-Park	\$13.00
Turfwerks	equipment parts-Park	\$74.20
U.S. Postal Service	postage-All Dept	\$2,000.00
Viking Electric	supplies & impact drill-All Dept	\$534.94
Wells Fargo Corporate Trust Services	interest payment for bonds	\$86,738.75
Ziegler, Inc.	equipment parts-Street	\$118.68
		<u>\$455,987.76</u>

## CLAIMS CONTINUED

General	\$106,795.20
Endowment Fund Library	\$28.00
Community Development Block Grant	\$1,230.00
Local Option Sales Tax	\$2,475.09
Port Authority	\$862.00
Capital Facilities & Equipment Replacement-General	\$24,220.00
Joint Economic Development Fund	\$11,419.00
Local Option Sales Tax Bonds	\$42,343.75
GO Improvement Bond of 2010	\$35,925.00
2014 Construction	\$2,382.45
2015 Construction	\$62,755.50
Water	\$12,676.81
Sewer	\$57,430.00
Recycling	\$11,270.44
Storm Water	\$7,142.17
Solid Waste	\$400.00
Public Access	<u>\$76,632.35</u>
Total	<u><u>\$455,987.76</u></u>



PORT AUTHORITY INVOICES  
BILLS PAID AFTER THE COUNCIL MEETING OF APRIL 20, 2015  
END OF MONTH

None to report

PORT AUTHORITY INVOICES  
FOR REGULAR COUNCIL MEETING OF MAY 4, 2015

Nicollet County	1st half real estate taxes	\$12,281.00
Total		<u>\$12,281.00</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
Friends of the Deep Valley Libraries (GIVEMN.org)	Library Endowment –Special Programs	\$225.00
Kenneth L. Gansen	Library Endowment –Book Club Bag	\$140.00

Adopted by the City Council this 20th day of April 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: Amanda Piger  
Address: 950 Blue Gentian Road, Suite 100  
City: Eagan State: MN Zip: 55121  
Telephone: (651) 255-8101  
Sponsoring Organization: American Cancer Society  
Address: 950 Blue Gentian Road, Suite 100  
City: Eagan State: MN Zip: 55121  
Telephone: (651) 255-8101  
Occasion for Parade: Making Strides Against Breast Cancer Walk  
Date of Parade: 10/10/15 Estimated Length of Parade: 5K  
Estimated Starting Time: 10AM Estimated Finish Time: 12PM  
Estimated Number of Participants: 300  
General Composition of Parade: families, strollers, walkers, children

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.

[Signature]  
Applicant

4/13/15  
Date

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

[Signature] \$701  
Chief of Police

04-20-15  
Date

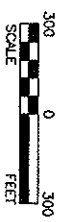
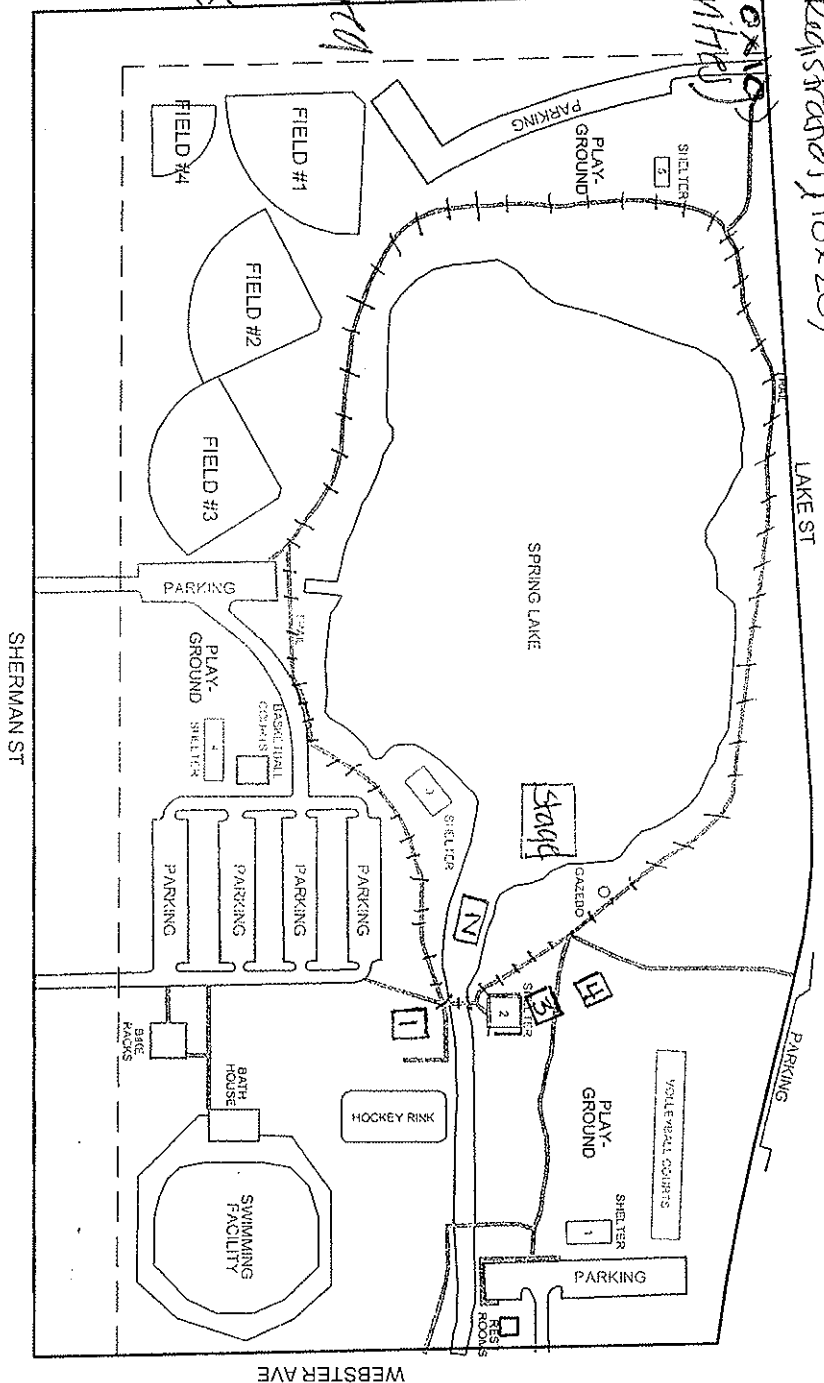
COMMENTS/ADDITIONAL STIPULATIONS:

- 1- Restrooms
- 2- Survivor Tent (20x20)
- 3- Tent (Registration) (10x20)
- 4- Tent (10x10) (Kids activities)

Stage -  
Use dock  
area

activities  
event area

Walk trails



**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors  
MANKATO, MN FARMONT, MN SLEEPY EYE, MN WILLMAR, MN  
BURNSVILLE, MN CHASKA, MN AMES, IA



**CITY OF NORTH MANKATO**  
LOCATION MAP  
SPRING LAKE PARK  
APRIL, 2006

FIGURE NO. 1

## North Mankato Bicycle Commission

Minutes

4/22/2015

1. Called to Order @ 7:00 PM
2. Attendance: Chair Jon Andersen, Commissioners Tom Schwinghammer, John Maiers, Jo Robbins, Scott Thiem, Mayor Mark Dehen, Guest: Brad Swanson, North Mankato Director of Public Works.
3. New Business
  - a. Bicycle Lanes
    - 1) A dedicated on street bicycle lane will be located on northbound Center Street from North Star Bridge to Belgrade Avenue connecting lower North Mankato's "share the road" bicycle system with the bicycle/pedestrian trail over the Minnesota River. This will be completed in conjunction with the seal coating project this summer and pair the lane on southbound Sherman Street.
    - 2) Lookout Drive will have trails on both sides from Northridge Drive to Howard Drive constructed in conjunction with the new roundabouts.
    - 3) The plans for the new pedestrian/bicycle trail in the south highway right of way along Highway 14 will be submitted for final approval by MNDOT by May 13. With approval, that trail should be completed from Lor Ray Drive to Lake Street by fall connecting with lower North Mankato's "share the road" bicycle system.
    - 4) The ADA compliance project for the Veterans Memorial Bridge widening the sidewalk & narrowing the automobile lanes should begin this spring enhancing pedestrian/bicycle flow.
    - 5) Old Belgrade Access Road should be completed by early summer.
4. Old Business
  - a. "Safe Routes to School" outcomes
    - 1) The City of North Mankato, in conjunction with ISD 77 and Region 9, will be submitting the "Safe Routes to School" recommendations to MNDOT for grant consideration to

improve the bicycling and walkability of North Mankato for  
our student population and citizens

b. Kiosk

- 1) The new Greater Mankato Biking & Hiking Guides will be displayed in & distributed on.

5. Upcoming Events

- a. Mayor's Ride on May 14, 2015 departing North Mankato City Hall @ 6:00
- b. Blessing of the Bikes on May 30, 2015 @ 6:15 @ Holy Rosary

6. Next meeting will be as needed.

7. Adjournment @ 8:05

Respectfully submitted,

Dr. Mark D. Dehen  
Mayor, City of North Mankato

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #8E	Department: Finance	Council Meeting Date: 5/4/15
-----------------	---------------------	------------------------------

**TITLE OF ISSUE: Set Public Hearing to Amend City Code, Chapter 50, General Utilities.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** The City Staff requests the amendment of City Code Chapter 50.04 Rules and Regulations Relating to Municipal Utilities. The amendment would make property owners responsible for all municipal utilities; however, utility statements could be placed in the tenant's name if the tenant is set-up with ACH billing and the property owner receives copies of the bill. The purpose is to re-place the responsibility of the utilities on the property owner, not the tenant. This way with the new wording, the Ordinance will clearly state that if a tenant leaves without paying utilities, the property owner is responsible for paying the delinquent bill. The tenant can still pay the City directly if they are set up with ACH billing, otherwise the property owner will receive the bill and be responsible for collecting and paying the bill.

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

**REQUESTED COUNCIL ACTION: Set Public Hearing for 7 p.m., Monday, May 18, 2015.**

<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Motion By: _____</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Second By: _____</div> <div style="margin-top: 10px;">           Vote Record:           <table style="display: inline-table; vertical-align: top; margin-left: 20px;"> <tr> <td style="width: 50px; text-align: center;">Aye</td> <td style="width: 50px; text-align: center;">Nay</td> <td></td> </tr> <tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Steiner</td></tr> <tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Norland</td></tr> <tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Freyberg</td></tr> <tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Spears</td></tr> <tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Dehen</td></tr> </table> </div>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Dehen	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"><b>SUPPORTING DOCUMENTS ATTACHED</b></div> <table style="width: 100%; text-align: center;"> <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><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div></td> <td><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto; text-align: center;">X</div></td> <td><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div></td> <td><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div></td> <td><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div></td> </tr> </table> <div style="margin-top: 10px;">           Other (specify) <u>Notice of Public Hearing</u> </div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div>	Resolution	Ordinance	Contract	Minutes	Map	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto; text-align: center;">X</div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>
Aye	Nay																												
_____	_____	Steiner																											
_____	_____	Norland																											
_____	_____	Freyberg																											
_____	_____	Spears																											
_____	_____	Dehen																											
Resolution	Ordinance	Contract	Minutes	Map																									
<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto; text-align: center;">X</div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>																									

<div style="margin-bottom: 10px;"><div style="border: 1px solid black; width: 40px; height: 20px; display: inline-block;"></div> Workshop</div> <div style="margin-bottom: 10px;"><div style="border: 1px solid black; width: 40px; height: 20px; display: inline-block; text-align: center;">X</div> Regular Meeting</div> <div><div style="border: 1px solid black; width: 40px; height: 20px; display: inline-block;"></div> Special Meeting</div>	<div style="margin-bottom: 10px;"><div style="border: 1px solid black; width: 40px; height: 20px; display: inline-block;"></div> Refer to: _____</div> <div style="margin-bottom: 10px;"><div style="border: 1px solid black; width: 40px; height: 20px; display: inline-block;"></div> Table until: _____</div> <div><div style="border: 1px solid black; width: 40px; height: 20px; display: inline-block;"></div> Other: _____</div>
---	---



## PROPOSED CHANGES TO CHAPTER 50 OF THE NORTH MANKATO CITY CODE

Modify Paragraph (A) of Chapter 50.04 Rules and Regulations Relating to Municipal Utilities.

(A) *Billing, payment and penalty.* All municipal utilities shall be billed at established intervals, except that such billing period may be shortened or lengthened to adjust for a read-out or new connection period, as the case may be, and a utility statement shall be mailed to each consumer. **Property owners are responsible for all municipal utilities; however, utility statements can be placed in the tenant's name if the tenant is set-up with ACH billing and the property owner receives' copies of the bill.** Such billing may be based upon rules and regulations established by the City Administrator for self-reading of utility meters when such rules and regulations have been mailed or otherwise delivered to each consumer. All municipal utility charges shall be delinquent if they are unpaid at the close of business on the tenth day following such billing, provided, that if the tenth day shall fall on a Saturday, Sunday or legal holiday, the time shall be extended to the close of business on the next succeeding day on which business is normally transacted. A penalty of 10% thereof shall be added to, and become part of, all delinquent utility bills. If service is suspended due to delinquency, it shall not be restored at that location until a disconnection and reconnection fee have been paid in addition to the amounts due and owing for service, other fees and charges, and penalties and submission of meter reading, if needed.

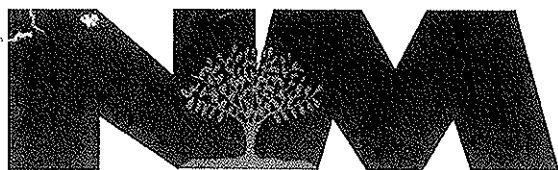
NOTICE OF PUBLIC HEARING TO  
AMEND CITY CODE, CHAPTER 50  
GENERAL UTILITIES

Notice is hereby given that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, May 18, 2015 at 7 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider amending the City Code Chapter 50, General Utilities causing utility bills to be placed in the property owner's name or requiring tenant ACH billing.

Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, MN 56003. All comments must be received by May 18, 2015.

Dated this 4<sup>th</sup> day of May 2015.

April Van Genderen  
City Clerk  
City of North Mankato



CITY OF NORTH MANKATO

## Application for Temporary 3.2 Permit

Name of Organization	Date Organized	Tax exempt Number
North Mankato Civic & Commerce Association	January 1953	41-1315007

Address	City	State	Zip Code
P.O. Box 2164	North Mankato, MN		56002-2164

Name of Person Making Application	Business Phone	Home Phone
Lynette Peterson, Secretary	(800) 232-6909	

Date (s) of event	Type of Organization
07/09/15-07/12/15	<input type="checkbox"/> Club <input checked="" type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit

Organization Officer's Name	City	State	Zip
Shawn Ange, President	North Mankato, MN		56003
Nancy Bellig, Vice President	North Mankato, MN		56003
Steve Nixt, Treasurer	North Mankato, MN		56003
Lynette Peterson, Secretary	North Mankato, MN		56003

Location where permit will be used. If an outdoor area, describe.

Wheeler Park Band Shell Area.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

No.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

James R. Weir Insurance - \$50,000/\$100,000/\$300,000



1001 Belgrade Avenue, P.O. Box 2055 • North Mankato, MN 56002-2055 • Telephone 507-625-4141

An Equal Opportunity - Affirmative Action Employer



20% Post-Consumer Waste

APPROVAL

Application must be approved by the City or County before submitting to Alcohol and Gambling Enforcement.

North Mankato/Nicollet County

City/County

50.00

City Fee Amount

Date Approved

7/9/15 - 7/12/15

Permit Date

April 20, 2015

Date Fee Paid

april 19 van der

Signature of City Clerk

Signature of Police Chief



# 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: ALECIA GAZZOLA  
 Address: 1901 ORCHARD RIDGE  
 City: ST. PETER State: MN Zip: 56082  
 Telephone: 612-237-1845  
 Sponsoring Organization: CROSSVIEW COVENANT CHURCH  
 Address: 2000 HOWARD DR W  
 City: NORTH MANKATO State: MN Zip: 56003  
 Telephone: 507-387-5606  
 Occasion for Parade: 5K FUN RUN TO SUPPORT SCS PRESCHOOL  
 Date of Parade: 6/14/2015 Estimated Length of Parade: ~150 RUNNERS  
 Estimated Starting Time: 8:30am Estimated Finish Time: 9:30am  
 Estimated Number of Participants: 150  
 General Composition of Parade: \_\_\_\_\_

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

Applicant

Date

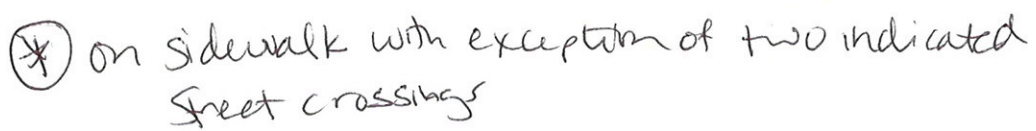
Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

Chief of Police

Date

COMMENTS/ADDITIONAL STIPULATIONS:





⑧ on sidewalk with exception of two indicated street crossings



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #8H	Department: Public Works	Council Meeting Date: 5/4/15
-----------------	--------------------------	------------------------------

**TITLE OF ISSUE:** Consider Resolution of the City of North Mankato to Provide Maintenance of the Veteran's Memorial Bridge Pedestrian Crossing Flasher.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** Please review the letter from the Minnesota Department of Transportation concerning the Vet's Bridge Pedestrian Crossing Flasher.

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

**REQUESTED COUNCIL ACTION:** Adopt Resolution of the City of North Mankato to Provide Maintenance of the Veteran's Memorial Bridge Pedestrian Crossing Flasher.

<p>Motion By: _____</p> <p>Second By: _____</p>		<p align="center"><b>SUPPORTING DOCUMENTS ATTACHED</b></p> <table> <tr> <td>Resolution</td> <td>Ordinance</td> <td>Contract</td> <td>Minutes</td> <td>Map</td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table> <p>Other (specify) <u>Letter from Minnesota Department of Transportation, Cooperative Construction Agreement</u></p> <p>_____</p> <p>_____</p> <p>_____</p>					Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																				
Resolution	Ordinance	Contract	Minutes	Map																																
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																
<p>Vote Record:</p> <table> <tr> <td>Aye</td> <td>Nay</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>Steiner</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>Norland</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>Freyberg</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>Spears</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>Dehen</td> </tr> </table>		Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Dehen	<table> <tr> <td><input type="checkbox"/></td> <td>Workshop</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Regular Meeting</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Special Meeting</td> </tr> </table> <table> <tr> <td><input type="checkbox"/></td> <td>Refer to: _____</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Table until: _____</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Other: _____</td> </tr> </table>					<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: _____
Aye	Nay																																			
_____	_____	Steiner																																		
_____	_____	Norland																																		
_____	_____	Freyberg																																		
_____	_____	Spears																																		
_____	_____	Dehen																																		
<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: _____																																			



# Minnesota Department of Transportation

## District 7

2151 Bassett Drive  
Mankato, MN 56001

Date: February 11, 2015

John Harrenstein  
City Administrator  
City of North Mankato

RE: Vet's Bridge Pedestrian Crossing Flasher Agreement

Dear Mr. Harrenstein,

MnDOT is proposing to construct pedestrian improvements on Veterans Memorial Bridge in 2015, and among those improvements we wish to install an RRFB (rapid rectangular flashing beacon) to protect the pedestrian crossing for the US 169 northbound ramps. The system would be passively actuated – there would be no button to press, an infrared sensor would detect approaching bicycles/pedestrians from both the north and east and flash automatically.

This was identified as a particularly dangerous crossing, as westbound bicycles or pedestrians may not see traffic approaching behind them, and southbound bikes/peds on the river trail cannot see approaching vehicles due to the bridge railing obstructing the view.

As discussed previously with Mike Fischer, MnDOT is willing to install this system at 100% state expense, if the city of North Mankato is willing to maintain the system thereafter (as the city currently maintains the traffic signals).

Enclosed is an agreement to that effect and a set of plans for your review. Please review the agreement and approve it at your earliest convenience, and return a signed copy of the agreement along with a resolution approving it.

Please let me know if you have any questions or comments about the agreement or the proposed work.

Sincerely,

Christopher Bower

507-304-6206

[christopher.bower@state.mn.us](mailto:christopher.bower@state.mn.us)

An Equal Opportunity Employer





RESOLUTION NO.

RESOLUTION OF THE CITY OF NORTH MANKATO TO PROVIDE  
MAINTENANCE OF THE VETERANS MEMORIAL BRIDGE  
PEDESTRIAN CROSSING FLASHER

WHEREAS, the pedestrian crossing for the US 169 northbound ramps within the City limits was identified as a particularly dangerous crossing; and

WHEREAS, MnDOT is proposing to construct pedestrian improvements on Veterans Memorial Bridge including an RRFB (rapid rectangular flashing beacon) to protect pedestrians; and

WHEREAS, MnDOT is willing to install this system at 100% state expense, if the City of North Mankato is willing to maintain the system;

NOW, THEREFORE, BE IT RESOLVED that the City of North Mankato enter into MnDOT Agreement No. 07372 with the State of Minnesota, Department of Transportation for the following purposes:

To provide for maintenance by the City of the pedestrian crosswalk flasher system to be constructed upon, along and adjacent to Trunk Highway No. 169 on Belgrade Avenue from Nicollet Avenue to 2<sup>nd</sup> Street within the corporate City limits under State Project No. 5212-27 (T.H. 169=005).

IT IS FURTHER RESOLVED that the Mayor and City Administrator are authorized to execute the Agreement and any amendments to the Agreement.

---

Mayor

ATTEST:

---

City Clerk

I certify that the above Resolution is an accurate copy of the Resolution adopted by the Council of the City of North Mankato at an authorized meeting held on 4<sup>th</sup> day of May, 2015, as shown by the minutes of the meeting in my possession.

---

Signature

---

Type or Print Name

---

Title

Subscribed and sworn to before me this  
4<sup>th</sup> day of May, 2015

Notary Public \_\_\_\_\_

My Commission Expires \_\_\_\_\_

**STATE OF MINNESOTA  
DEPARTMENT OF TRANSPORTATION  
And  
CITY OF NORTH MANKATO  
COOPERATIVE CONSTRUCTION  
AGREEMENT**

State Project Number (S.P.): 5212-27  
Trunk Highway Number (T.H.): 169=005  
Federal Project Number: NHPP 5215

This Agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State") and City of North Mankato acting through its City Council ("City").

**Recitals**

1. The State will perform concrete pavement, revised signal, ADA improvements, Bridge No. 07042 and Bridge No. 52009 construction and other associated construction upon, along and adjacent to Trunk Highway No. 169 on Belgrade Avenue from Nicollet Avenue to 2<sup>nd</sup> Street according to State-prepared plans, specifications and special provisions designated by the State as State Project No. 5212-27 (T.H. 169=005)("Project"); and
2. The City has requested the State include in its Project, pedestrian crosswalk flasher system and the State will install and pay for the pedestrian crosswalk flasher system construction; and
3. The City agrees to maintain the pedestrian crosswalk flasher system; and
4. A separate Agreement No. 07428 between the State and City of Mankato will address bridge rehabilitation for Bridge No. 07042 and Bridge No. 52009 for sidewalk widening construction; and
5. Minnesota Statutes § 161.20, subdivision 2 authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining and improving the trunk highway system.

**Agreement**

**1. Term of Agreement; Survival of Terms; Plans; Incorporation of Exhibits**

- 1.1. **Effective date.** This Agreement will be effective on the date the State obtains all signatures required by Minnesota Statutes § 16C.05, subdivision 2.
- 1.2. **Expiration date.** This Agreement will expire when all obligations have been satisfactorily fulfilled.
- 1.3. **Survival of terms.** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, without limitation, the following clauses: 3. Maintenance by the City; 6. Liability; Worker Compensation Claims; 8. State Audits; 9. Government Data Practices; 10. Governing Law; Jurisdiction; Venue; and 12. Force Majeure.
- 1.4. **Plans, Specifications, Special Provisions.** Plans, specifications and special provisions designated by the State as State Project No. 5212-27 (T.H. 169) are on file in the office of the Commissioner of Transportation at St. Paul, Minnesota, and incorporated into this Agreement by reference. ("Project Plans")

**2. Construction by the State**

- 2.1. **Contract Award.** The State will advertise for bids and award a construction contract to the lowest responsible bidder according to the Project Plans.

**2.2. Direction, Supervision and Inspection of Construction.**

- A. Supervision and Inspection by the State.** The State will direct and supervise all construction activities performed under the construction contract, and perform all construction engineering and inspection functions in connection with the contract construction. All contract construction will be performed according to the Project Plans.
- B. Inspection by the City.** The pedestrian crosswalk construction covered under this Agreement will be open to inspection by the City. If the City believes the pedestrian crosswalk construction covered under this Agreement has not been properly performed or that the construction is defective, the City will inform the State District Engineer's authorized representative in writing of those defects. Any recommendations made by the City are not binding on the State. The State will have the exclusive right to determine whether the State's contractor has satisfactorily performed the construction covered under this Agreement.

**2.3. Plan Changes, Additional Construction, Etc.**

- A.** The City may request additional work or changes to the work in the plans as part of the construction contract. Such request will be made by an exchange of letter(s) with the State. If the State determines that the requested additional work or plan changes are necessary or desirable and can be accommodated without undue disruption to the project, the State will cause the additional work or plan changes to be made.
- B.** The State reserves the right to invoice the City for the cost of any construction contract addenda and any additional City requested work and plan changes, including associated construction engineering, before the completion of the contract construction.

**2.4. Satisfactory Completion of Contract.** The State will perform all other acts and functions necessary to cause the construction contract to be completed in a satisfactory manner. Acceptance by the State of the completed contract construction will be final, binding and conclusive upon the City as to the satisfactory completion of the contract construction.**3. Maintenance by the City.**

Upon completion of the project, the City will provide the following without cost or expense to the State:

- 3.1. Pedestrian Crosswalk Flasher.** Maintenance and ownership of the Pedestrian Flasher system located on the north bound U.S. 169 ramp.
  - A. Power.** The City will be responsible for any replacement of the solar panel and battery replacement.
  - B. Maintenance.** The City will provide for the following:
    - i. Maintain the Pedestrian Flasher pole mounted luminaires and all internal components, including replacing the luminaires and lamps when necessary.
    - ii. Replace the Pedestrian Flasher System(s) L.E.D. indications.
    - iii. Clean the Pedestrian Flasher System(s).
    - iv. Paint and maintain the pedestrian crosswalk markings.
    - v. Knocked down or otherwise damaged poles.
    - vi. As owner of the flasher facilities, the City will be responsible for all "Gopher State One Call" Locates.

**4. Authorized Representatives**

Each party's Authorized Representative is responsible for administering this Agreement and is authorized to give and receive any notice or demand required or permitted by this Agreement.

**4.1. The State's Authorized Representative will be:**

Name/Title: Maryanne Kelly-Sonnek, Municipal Agreements Engineer (or successor)  
Address: 395 John Ireland Boulevard, Mailstop 682, St. Paul, MN 55155  
Telephone: (651) 366-4634  
E-Mail: maryanne.kellysonnek@state.mn.us

**4.2. The City's Authorized Representative will be:**

Name/Title: Brad Swanson, Street Superintendent (or successor)  
Address: 1001 Belgrade Avenue, North Mankato, MN 56002-2055  
Telephone: (507) 625-4601  
E-Mail: bswanson@northmankato.com

**5. Assignment; Amendments; Waiver; Contract Complete**

- 5.1. *Assignment.*** Neither party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other party and a written assignment agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office.
- 5.2. *Amendments.*** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.
- 5.3. *Waiver.*** If a party fails to enforce any provision of this Agreement, that failure does not waive the provision or the party's right to subsequently enforce it.
- 5.4. *Contract Complete.*** This Agreement contains all prior negotiations and agreements between the State and the City. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

**6. Liability; Worker Compensation Claims**

- 6.1.** Each party is responsible for its own acts, omissions and the results thereof to the extent authorized by law and will not be responsible for the acts and omissions of others and the results thereof. Minnesota Statutes § 3.736 and other applicable law govern liability of the State. Minnesota Statutes Chapter 466 and other applicable law govern liability of the City.
- 6.2.** Each party is responsible for its own employees for any claims arising under the Workers Compensation Act.

**7. Nondiscrimination**

Provisions of Minnesota Statutes § 181.59 and of any applicable law relating to civil rights and discrimination are considered part of this Agreement.

**8. State Audits**

Under Minnesota Statutes § 16C.05, subdivision 5, the City's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State and the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

**9. Government Data Practices**

The City and State must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided under this Agreement, and as it applies to all data created, collected, received,

stored, used, maintained, or disseminated by the City under this Agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the City or the State.

#### **10. Governing Law; Jurisdiction; Venue**

Minnesota law governs the validity, interpretation and enforcement of this Agreement. Venue for all legal proceedings arising out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

#### **11. Termination; Suspension**

**11.1. *By Mutual Agreement.*** This Agreement may be terminated by mutual agreement of the parties.

**11.2. *Termination for Insufficient Funding.*** The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the performance of contract construction under the Project. Termination must be by written or fax notice to the City.

**11.3. *Suspension.*** In the event of a total or partial government shutdown, the State may suspend this Agreement and all work, activities and performance of work authorized through this Agreement.

#### **12. Force Majeure**

Neither party will be responsible to the other for a failure to perform under this Agreement (or a delay in performance), if such failure or delay is due to a force majeure event. A force majeure event is an event beyond a party's reasonable control, including but not limited to, unusually severe weather, fire, floods, other acts of God, labor disputes, acts of war or terrorism, or public health emergencies.

[The remainder of this page has been intentionally left blank]

**CITY OF NORTH MANKATO**

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions or ordinances.

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**DEPARTMENT OF TRANSPORTATION**

Recommended for Approval:

By: \_\_\_\_\_  
(District Engineer)

Date: \_\_\_\_\_

Approved:

By: \_\_\_\_\_  
(State Design Engineer)

Date: \_\_\_\_\_

**COMMISSIONER OF ADMINISTRATION**

By: \_\_\_\_\_  
(With delegated authority)

Date: \_\_\_\_\_

**INCLUDE COPY OF RESOLUTION APPROVING THE AGREEMENT AND AUTHORIZING ITS EXECUTION.**

*me-s*

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #10A	Department: Planning	Council Meeting Date: 5/4/15
------------------	----------------------	------------------------------

**TITLE OF ISSUE:** Consider Adoption of Ord. No. 65, Fourth Series, Amending North Mankato City Code, Title XV, Land Usage, Chapter 156, Zoning Code

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** The City staff, on April 9, 2015, presented the Planning Commission with a request to consider a Planned Unit Development Ordinance. Upon review the Planning Commission is recommending approval of the Ordinance.

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

**REQUESTED COUNCIL ACTION:** Adopt Ordinance No. 65, Fourth Series, Amending North Mankato City Code, Title XV, Land Usage, Chapter 156, Zoning Code.

<p>Motion By: _____</p> <p>Second By: _____</p> <p>Vote Record:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></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></td> <td></td> <td>Steiner</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>Norland</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>Freyberg</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>Spears</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>Dehen</td> </tr> </table>		Aye	Nay		_____			Steiner	_____			Norland	_____			Freyberg	_____			Spears	_____			Dehen	<p style="text-align: center;"><b>SUPPORTING DOCUMENTS ATTACHED</b></p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <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> </tr> </table> <p>Other (specify) <u>Notice of Public Hearing, Affidavit of Publication, Planning Commission Minutes</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aye	Nay																																	
_____			Steiner																																
_____			Norland																																
_____			Freyberg																																
_____			Spears																																
_____			Dehen																																
Resolution	Ordinance	Contract	Minutes	Map																															
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																															

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



**ORDINANCE NO. 65, FOURTH SERIES**

**AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA,  
AMENDING NORTH MANKATO CITY CODE, XV, LAND USAGE,  
CHAPTER 156, ZONING CODE**

THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA,  
ORDAINS:

Section 1. Sections of North Mankato City Code, Title XV, Land Usage, Chapter 156, Zoning Codes, are hereby amended as follows:

**§ 156.057 PLANNED UNIT DEVELOPMENTS (PUD).**

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

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

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

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

- A. Consistency with the goals of the Comprehensive Plan.
- B. Preservation and enhancement of desirable site characteristics and open space.
- C. A pattern of development which preserves natural vegetation, topographic and geologic features.
- D. Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.
- E. Integration of proposed development with existing or proposed development in the areas surrounding the project site in a harmonizing way.
- F. Use of design, landscape, or architectural features to create a pleasing environment or other special development features.

- G. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
- H. Business and commercial development to enhance the local economy and strengthen the tax base.
- I. The efficient use of land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.

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

**A. Minimum Area**

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

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

**B. Minimum Number and Configuration of Buildings, Uses**

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

**C. Consistency with Zoning District**

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

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

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

1. non-standard lot sizes,
2. higher density of housing units
3. reduced rights-of-way
4. broader range of housing types,
5. land use mix
6. zero lot lines and other modifications to minimum building setbacks.

B. **Conditions for Flexibility** - The conditions required for flexibility on zoning regulation shall advance the North Mankato Comprehensive Plan goals as identified in that document.

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

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

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

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

A. **Exceptions for Comprehensive Plan Goals** - Density increases consistent with the comprehensive plan may be allowed if the proposed development can be demonstrated to better meet Comprehensive Plan goals.

B. **Optional Waiver of Lot Size, Setback Requirements** - Zoning and subdivision standards relating to lot size and setbacks may be modified when a PUD is submitted for approval. Increased residential densities and open space areas may be subject to additional design conditions that are necessary, in the judgment of The City of North Mankato, to meet Comprehensive Plan goals.

C. **Minimum Lot Size for Single Family Homes** - Up to 40 percent of single-family detached home lots in a single development may use reduced lot areas. Lot areas must have a minimum of 4,000 contiguous square feet of buildable area. Buildable area

must be unencumbered by setbacks, public easements and other physical constraints (such as topography or similar features).

**(IX) Coordination with Subdivision Regulations.**

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

**(X) Application Procedure.**

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

- d. **Public Facility Capacity** - The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed, to serve the area.
  - e. **Unified Development** - The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.
3. **Required Exhibits and Narratives** - The following exhibits and written narratives shall be submitted to the Community Development Director by the proposed developer as a part of the application for a conditional use permit:
- a. **Character** - An explanation of the character of the planned unit development and the manner in which it has been planned to take advantage of the planned development regulations.
  - b. **Ownership** - A list of the present ownership of all the land included within the planned development and a list of property owners within 350 feet of the outer boundaries of the property as obtained through County records.
  - c. **Schedule** - A general indication of the expected schedule of development including progressive phasing and time schedule.
  - d. **Mapped Information** - A map giving the legal description of the property including approximate total acreage and also indicating existing property lines and dimensions, ownership of all parcels, platting, easements, street right-of-ways, utilities, and buildings on the property.
  - e. **Natural Features** - Natural features, maps of the property showing contour lines at no more than two-foot intervals, drainage patterns, wetlands, vegetation.
  - f. **Proposed Land Uses** - A scaled map indicating proposed land uses including housing units and types, vehicular and pedestrian circulation, and open space uses.
  - g. **Government Services** - Full description as to how all necessary governmental services will be provided to the development including sanitary sewers, storm sewers, water systems, streets and other public utilities.
  - h. **City Code Compliance** - Calculations showing conformance with all lot size, density, setbacks, and ground coverage requirements.
  - i. **Additional Information** - Any additional information requested by the city staff, the planning and zoning commission and City Council that may be required for clarification of the proposed project.
  - j. **Copies** - Twenty copies of all required information shall be submitted.
  - k. **Subdivision Process** - The applicant shall submit a preliminary plat for all or that portion of the project to be platted including all the necessary documentation required under North Mankato's subdivision ordinance, Chapter 155 of North Mankato's City Code. For purposes of administrative simplification, the public hearings required for the conditional use permit, preliminary plat, and rezoning of property (if necessary) may be combined into one hearing or may be held concurrently.

**(XI) Final Development Plan and Development Agreement.**

- A. **Final Plan to Include All Required Modifications** - The final development plan with recommended modifications, if any, and if necessary, the modified preliminary plat, shall be filed with the Community Development Director containing the information required in the general development plan plus any changes recommended by the Planning Commission and the City Council as a result of the public hearing.
- B. **Final Plat** - The applicant shall also submit a final plat for all or that portion to be platted. The final general development plan shall be submitted with the first final plat which shall conform to the approved general development plan and approved preliminary plat. Such plats may be submitted in smaller increments as may be economical to finance or construct at one time. This plan shall include any recommended changes by the Planning Commission or City Council to the original general development plan and original preliminary plat.
- C. **Development Agreement Required** - A development agreement, signed by the applicant and noting all conditions of the final development plan, shall be submitted with the final plat. The development agreement shall include an expiration date consistent with the phasing of the project.
- D. **Review of Final Documents** - The Council shall review the final development plan and final plat. If the final development plan is approved by the Council, the Community Development Director shall issue a conditional use permit to the applicant.

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

**(XIII) Conveyance and Maintenance of Common Open Space.**

- A. **Homeowners' Association Required** - A homeowners' association or similar organization must be created if the PUD includes common open space.
  - a. The common open space must be permanently restricted to the uses specified on the final development plan, either by:
    - 1. Assigning covenants, to be approved by the North Mankato City attorney, restricting the common open space to its designated purpose and providing for long-term maintenance in a manner that assures its intended purpose.
    - 2. Placing conservation easements on the open space that restrict the open space to its designated purpose and provide for long-term maintenance

that assures its intended purpose. The easements shall be held and managed consistent with Minnesota Statute.

- b. The applicant shall submit all required homeowners' association documents to the North Mankato City attorney and planning staff at the time of the final plat of development, including the following:
  1. Ownership and membership requirements.
  2. Articles of incorporation and bylaws.
  3. Time at which the developer turns the association over to the homeowners.
  4. Approximate monthly or yearly association fees for homeowners.
  5. Specific listing of items owned in common including such items as roads, recreation facilities, parking, common open space grounds, and utilities.
  6. Management plans for items owned in common.

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

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

**(XV) Review and Amendments.**

- A. **Commencement of Development** - From time to time the Community Development Director may review PUDs within the North Mankato and may make a report to the Council on the status of non-compliance for a particular PUD. If the Community Development Director finds that the development has not commenced within one year after the original approval of the conditional use for the PUD, the Community Development Director may recommend that the Council extend the time or revoke the conditional use permit as set forth in North Mankato's conditional use process. Prior to cancellation or revocation of this permit, the Council shall hold a public hearing at which time all interested parties will be given an opportunity to be heard.
- B. **Additional Phases** - For additional phases of the PUD, if within five years the project has not progressed, the Community Development Director may recommend that the

Council determine what action will be taken with the remainder of the project. Prior to determining the outcome of the PUD, the Council shall hold a public hearing at which time all interested parties will be given an opportunity to be heard.

- C. **Minor Changes** - Minor changes in the location, placement, and heights of the buildings or structures may be authorized by the Community Development Director if required by engineering or other circumstances not foreseen at the time the final plan was approved.
- D. **Major Changes Require New Development Agreement** - Major changes, such as rearrangement of lots, blocks and building tracts require a public hearing and renegotiated development agreement. All changes shall be consistent with the purpose and intent of the original approved final development plan and the Comprehensive Plan. All amendments to the development agreement shall require the same procedures as for the application for a conditional use permit as set forth in North Mankato's ordinances.

**(XVI). General Requirements.**

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

Section 2. After adoption, signing and attestation, this Ordinance shall be published once in the official newspaper of the City and shall be in effect on or after the date following such publication.

Adopted by the City Council this 4<sup>th</sup> day of May 2015.



\_\_\_\_\_  
Mayor

ATTEST:

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

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #10B	Department: Administration	Council Meeting Date: 5/4/15
------------------	----------------------------	------------------------------

**TITLE OF ISSUE: Consider Resolution Adopting the Master Parks Plan.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** The City staff, on January 20, 2015, presented the City Council with a Master Parks Plan draft and began a review process. City Staff conducted two public meetings and posted a questionnaire online to further solicit public input on improvements and changes the public would like to see at the City's parks. Upon reviewing the public input and considering Council requests, staff updated the plan to answer questions concerning cost of maintenance, depreciation of equipment and projected improvements to the parks. Staff is presenting the completed Master Parks Plan for adoption by the City Council.

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

**REQUESTED COUNCIL ACTION: Adopt the Master Parks Plan.**

<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Motion By: _____</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Second By: _____</div> <div style="margin-top: 10px;">           Vote Record:           <table style="display: inline-table; vertical-align: top; margin-left: 20px;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table> </div>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Dehen	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> <b>SUPPORTING DOCUMENTS ATTACHED</b> </div> <table style="width: 100%; text-align: center;"> <tr> <td>Resolution</td> <td>Ordinance</td> <td>Contract</td> <td>Minutes</td> <td>Map</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <div style="margin-top: 5px;">           Other (specify) <u>Parks Plan</u> </div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div>	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aye	Nay																												
_____	_____	Steiner																											
_____	_____	Norland																											
_____	_____	Freyberg																											
_____	_____	Spears																											
_____	_____	Dehen																											
Resolution	Ordinance	Contract	Minutes	Map																									
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									

<div style="margin-bottom: 10px;"><input type="checkbox"/> Workshop</div> <div style="margin-bottom: 10px;"><input checked="" type="checkbox"/> Regular Meeting</div> <div><input type="checkbox"/> Special Meeting</div>	<div style="margin-bottom: 10px;"> <input type="checkbox"/> Refer to: _____         </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Table until: _____         </div> <div> <input type="checkbox"/> Other: _____         </div>
---	---

RESOLUTION NO.

Resolution Adopting the Master Parks Plan

WHEREAS, the City of North Mankato presented the Master Parks Plan to the City Council on January 20, 2015 and conducted two separate public meetings soliciting public input regarding the wants and needs of the community concerning the City's parks; and

WHEREAS, the draft was revised to reflect the wants and needs of the community; and

WHEREAS, the Plan will serve to guide park management and the development of City parks;

NOW, THEREFORE BE IT RESOLVED that the City Council adopt the Master Parks Plan for the City of North Mankato as an official planning document.

Adopted by the City Council this 4<sup>th</sup> day of May 2015.

\_\_\_\_\_  
Mayor

ATTEST:

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



## City of North Mankato, Minnesota

---

To: Mayor Dehen & City Council  
From: Matthew Lassonde, Planning Intern  
John Harrenstein, City Administrator  
Date: April 30, 2015  
Re: Parks Master Plan Revisions

This memo illustrates adjustments to the Parks Master Plan post the 60 day review period. During this time, Staff has been able to refine and identify both funding sources and proposed expenditures for the City Parks System. Segregating parks expenditures allows Staff to better utilize capital improvement plans for areas such as Caswell Park, Benson Park and other areas in the Park System.

Updated asset values within the park inventory and full incorporation of the parks broad capital improvement plan has led to adjustments in budgeting requests to meet the proposed goals identified within the plan.

### **Parks Master Plan Revisions**

The plan presented on January 20<sup>th</sup> outlined a total Annual Park Maintenance and Improvement Expenditure amount of \$267,213. Of this, \$124,563 was allocated for Yearly Replacement and Maintenance and \$142,650 was allocated for Annual Park Improvements.

Updated values and expenditures identify \$130,341 for Yearly Replacement and Maintenance and \$119,550 for Annual Park Improvements for a total of \$249,891.

This amount reflects the removal of the Caswell Park Complex from the plan as well as the addition of items requested through public input.

While these values are subject to change, Staff believes that these figures encapsulate the means to continue to provide and improve an outstanding park system for the residents of North Mankato.





# 2015 Parks Master Plan

The City of North Mankato





## Table of Contents

SECTION 1 – PURPOSE, HISTORY, COMMUNITY INPUT AND VALUES.....	3
SECTION 2 - COSTS OF MAINTAINING AND IMPROVING THE PARK SYSTEM.....	11
SECTION 3 – MISSION AND POLICY PLAN.....	13
SECTION 4 – PARKS INVENTORY AND ANALYSIS PLAN .....	14
SECTION 5 – INDIVIDUAL PARK IMPROVEMENT PLANS .....	16
5.1 – BENSON PARK .....	16
5.2 – BLUFF PARK .....	17
5.5 – CENTENNIAL PARK .....	18
5.6 – FOREST HEIGHTS PARK.....	19
5.7 – KING ARTHUR PARK .....	20
5.8 – LANGNESS PLAYGROUND.....	21
5.9 – LEE BOULEVARD PARK .....	22
5.10 – NORTH RIDGE PARK .....	23
5.11 – PLEASANT VIEW PARK .....	24
5.12 – RESERVE PARK.....	25
5.13 – RIVERVIEW PARK .....	26
5.14 – ROE CREST PARK.....	27
5.15 – SOUTH AVENUE PLAYLOT .....	28
5.16 – SPRING LAKE PARK.....	29
5.16.1 – SPRING LAKE PARK.....	30
5.16.2 – Spring Lake Park.....	31
5.16.3 – SPRING LAKE PARK.....	32
5.17 – STORYBOOK PARK .....	33
5.18 – TOWER PARK .....	34
5.19 – WALLYN PARK.....	35
5.20 – WALTER S. FARM PARK .....	36
5.21 – WEBSTER BASEBALL DIAMONDS.....	37
5.22 – WHEELER PARK .....	38
SECTION 6 – TRAILS AND GREENWAYS .....	39
SECTION 7 – MOVING FORWARD .....	40
Appendix A – Percentage Population Change per Census Block .....	42
Appendix B – Public Process Results.....	43
Appendix C – Economic Value of Open Space Resources.....	44

Appendix D – Cost Evaluation Summaries .....	46
Appendix E – Potential Funding Sources for Parks, Trails, and Greenways.....	54
Appendix F – Park, Trail, and Greenway System Maps.....	55
Appendix G – National Parks, Recreation, Open Space and Greenways Guidelines and Planning and Urban Design Standards .....	60
Appendix H – Turf Management Plan.....	62
Appendix I – Parks and Green Spaces Committee: Meeting with Staff; October 2014.....	63
Appendix J – Parks Plan Public Questionnaire (Posted on City website) .....	73

## 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 (20.4 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.

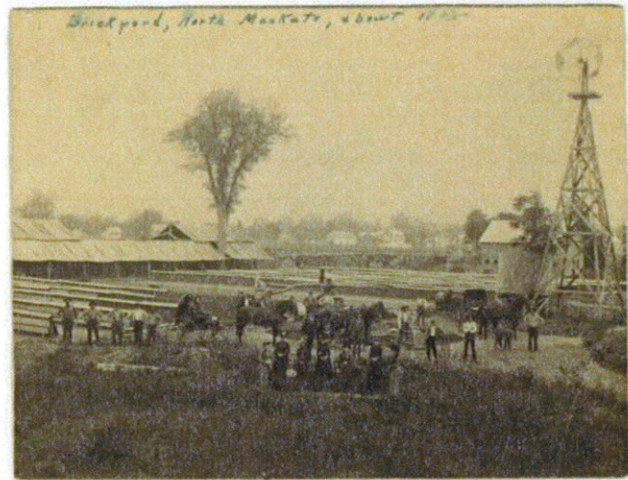


Figure 1. North Mankato Brickyard located in present day Wheeler Park (Approx. 1908).



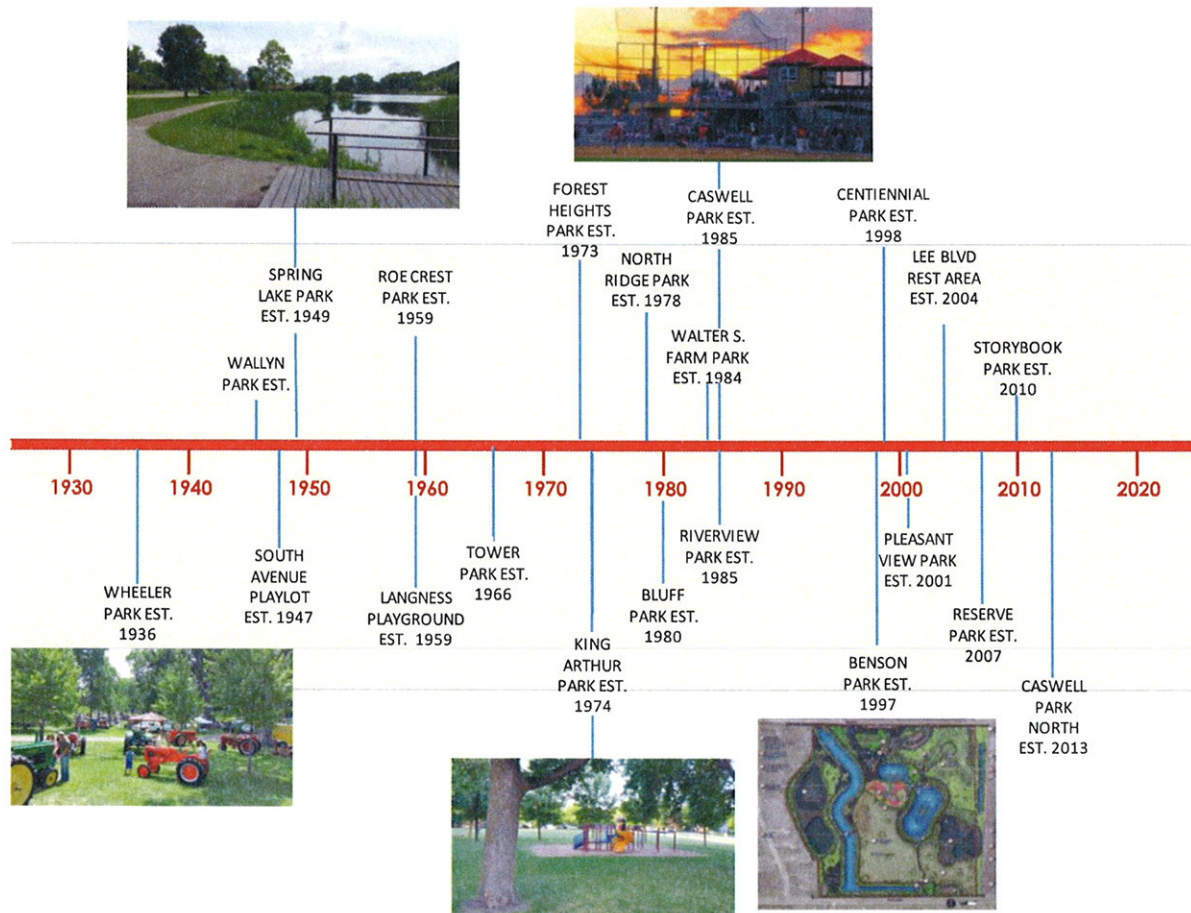


Figure 2. Timeline of North Mankato Park Establishment.

### 1.3 - GROWTH OF THE COMMUNITY

In 2000, North Mankato's total population was 11,798. This number has grown to 13,591 since and is projected to increase to approximately 15,270 by 2025 (Figure 3). This shows a 1.2% annual growth rate representing the addition of 167.9 residents to the community per year over the next decade.

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, who represented 11.9% of the population in 2010, are increasingly

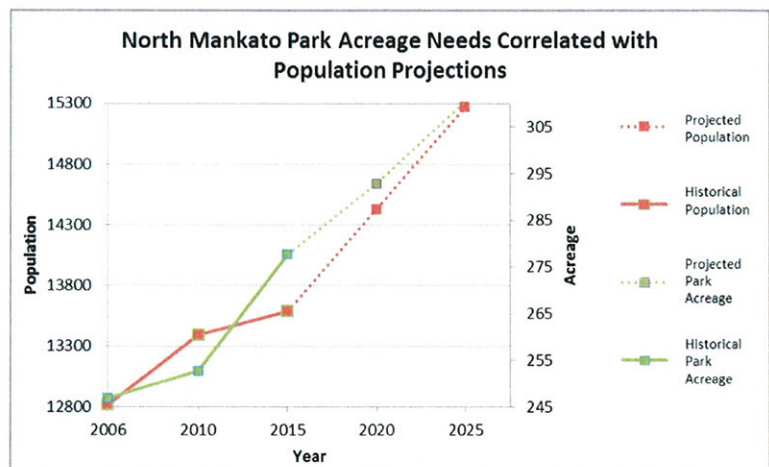


Figure 3. Projected park acreage represents those acreage amounts needed to maintain greater than 20 acres per 1,000 residents. This is shown in correlation with projected population growth referenced from the North Mankato Comprehensive Plan.

taking advantage of recreational opportunities as life span increases. As a result, demographics indicate a demand exists for continued commitment to recreation.

As the City plans to accommodate the addition of 1,679 residents to the community in 10 years, the need to assess how park acreage will serve those additional residents is necessary. The Comprehensive Land Use Plan for the City of North Mankato calls for an additional 35.1 acres to be acquired by the city in the next 25 years. This Parks Plan forecasts needs for the next 10 years and concludes “if a desire exists to maintain the current level

Population projections were provided by the creators of the North Mankato Comprehensive Plan, WSB & Associates, Inc. Projections were derived through multiplying the average building permit issuance of 73 per year by the existing ratio of residents per household (2.3). Applying this rate to future years allowed for a reasonable calculation of population growth trends.

of service of 20.4 acres of parkland per 1,000 residents, and if population projections are accurate, then it is estimated the City will need to acquire a maximum of 30 additional acres in the next decade. However, the decision to acquire additional park land will be influenced by the location of future residential developments and whether those developments are constructed inside or outside existing park service areas. If growth occurs inside existing park service areas, the immediate need to purchase additional acreage will be reduced. If growth occurs outside of existing park service areas, the immediate need to purchase additional acreage will increase. As a result, depending on the variables of service levels and the increase and location of population growth, it is estimated the City will need to acquire between 15 – 30 acres of additional parkland in the next 10 years.

If this additional acreage comes to fruition, North Mankato’s park acreage will maintain its current status of over 20 acres per 1,000 residents, continuing to exceed today’s national standards. An explanation of adequate acreage can be observed in Section 1.4. The current Park Service Area and Neighborhood Population Change maps (Appendix F and Appendix A respectively) are appended to the back of this document to supplement this section of the plan.

#### 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.

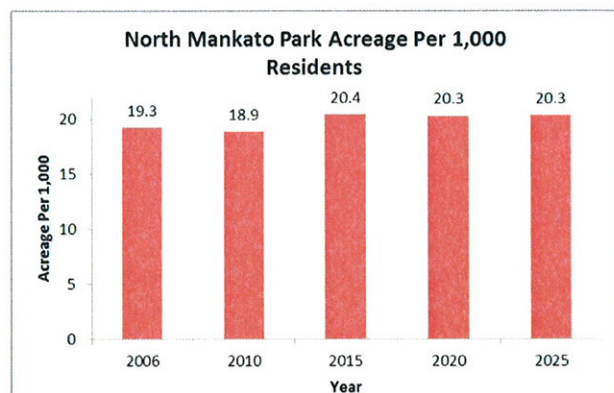


Figure 4. Projected Park acreage per 1,000 population.

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 20.4 acres of parkland per 1,000 in population. Park acreage is projected to increase as well contingent upon future residential development and annexation. The city has proposed



approximately 15 -30 acres to meet growing development needs as outlined in Section 1.3. Figure 4 outlines existing and projected park acreage per 1,000 residents. As stated previously, by aiming for 20.4 acres per 1,000 residents the City will maintain the current level of service to the community.

Table 1 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 number two among these neighboring cities.

PARK ACREAGE COMPARISON	NORTH MANKATO	MANKATO	NORTHFIELD	EAGLE LAKE	WASECA	ST. PETER	NEW ULM	NATIONAL MEDIAN
2015 POPULATION	13,591	40,183	20,373	2,540	9,427	11,503	13,418	
EXISTING PARK ACREAGE	277.7	764	333	34.17	195.1	93.75	175	
EXISTING ACRES PER 1,000 POPULATION	20.43	19.01	16.35	13.45	20.70	8.15	13.04	10.80

Table 1. 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 parks 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.

In October of 2014, Staff met with members of the former Parks and Green Spaces Committee to revisit the recommendations that the Committee provided and to consider them in the context of 2014-2015. Recommendations from each past subcommittee were examined and discussed for present relevance. Staff provided responses to the recommendations that can be seen in Appendix I. This Parks Master Plan makes specific recommendations for each park and when appropriate incorporates recommendations from the Committee.

### **1.5.3 – 2015 CITIZEN PARTICIPATORY PROCESS**

Open houses were held on February 9<sup>th</sup>, 2015 and March 4<sup>th</sup>, 2015 to gather input from citizens in the community regarding the Draft Parks Plan presented to the City Council on January 20<sup>th</sup>, 2015. These meetings provided those interested an opportunity to question the Plans assumptions, comment on the proposed 10 year process for maintenance and improvement expenditures, and provide suggestions for the removal of items as well as requests for inclusion of items that were thought to be missing.

Additionally, a questionnaire was provided via the City website facilitating opportunity for the community to post answers to five questions regarding park usage, suggestions, and requests. A copy of the questionnaire can be seen in Appendix J. Participants of the open house meetings were also asked to provide answers to the questionnaire and all input was combined. Staff proceeded to provide responses to the combined citizen input and the results of this were posted on the City website and distributed to the City Council for review.

Overall, the Draft Parks Plan proposal received acceptance among the participants. Through the process, participants expressed several attributes that they value in parks and would like to see in the plan. The following represent some favored items:

- More play structures in parks
- A focus on the addition and maintenance of trails
- A focus on providing more dog friendly parks
- Additional conservation methods applied to parks for environmental health
- A desire to see the Tschohl property converted to a park
- A desire to see the reinstatement of the Parks and Green Spaces Committee
- A desire to remove Caswell Park from this Plan
- A desire to have Benson Park Completed per the Benson Park Master Plan

All feedback from the public was taken into careful consideration and incorporated into the Plan where feasible. Changes can be seen in the ten year plan provided in Appendix D.3 in the back of this Plan.



#### 1.5.4 – 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 5. 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.*

### 1.6.2 – How Cities Use Parks for Economic Development

The American Planning Association (APA) is "an independent, not-for-profit educational organization that provides leadership in the development of vital communities. The organization developed a series of briefing papers written by nationally recognized park and open space experts that provide insight on how healthy parks are fundamental to many aspects of community prosperity.

Within this context, a briefing paper entitled *"How Cities Use Parks for ... Economic Development,"* written by Megan Lewis, AICP, outlines the positive economic benefits surrounding a healthy parks system. The following is a summary of the key points of this article:

**Key Point #1:** *Real property values are positively affected.* Several studies conducted over the last 20 years throughout the country show a positive connection between parks and property values. For instance, in response to a deteriorating quality of life in Chattanooga, Tennessee, the City created parks and open space causing property values to increase more than 127% percent or \$11 million. Similarly, Amherst, Massachusetts found that cluster housing with dedicated open space appreciated at 22 percent compared to 19.5 for conventional subdivisions, an approximate increase of \$17,100 dollars in 1989 alone.



**Key Point #2:** *Municipal revenues are increased.* Increases in property values and municipal revenues are corresponding. It has been shown that parks can pay for themselves and generate extra revenues.

In Chattanooga, the improvements resulted in an increase of \$592,000 in city and county property tax revenues; an increase of 99 percent. In Oakland, California, the presence of East Bay Regional Park District stimulates approximately \$254 million in annual park-related purchases, of which \$74 million is spent locally.

**Key Point #3:** *Affluent retirees are attracted and retained.* By 2050, 1 in 4 Americans will be 65 or older with an average life expectancy of 75 to 83, providing a significant population group both in size and affluence.

Studies show that retirees:

- Want to live in communities with leisure and recreation amenities.
- They bring expendable income to the community.
- They are positive taxpayers that use fewer services than they pay for through taxes (i.e. paying taxes to school districts with no children using schools)
- They “transfer significant assets into local investment and banking institutions, expanding the local deposit base that can be used for commercial and industrial financing.”

According to the American Community Survey Demographic and Housing Estimates for 2009-2013 provided by the U.S. Census Bureau (Figure 6), residents ages 25 – 34 represent 16.8% of the population or 3,752 residents. People falling within that range best represent those suggested above that will be among the retirement age from 2046 – 2055. This may be indicative of a large retiree population in and around the year 2050 in North Mankato.

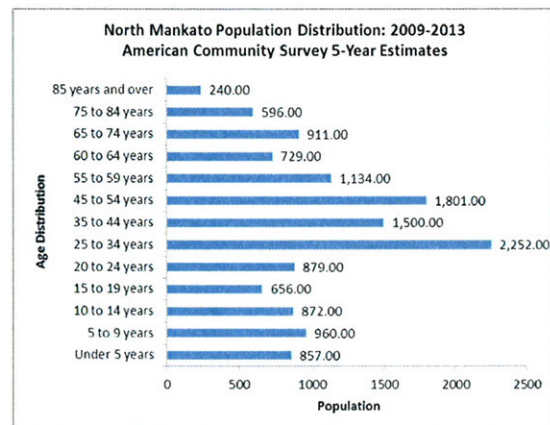


Figure 6. North Mankato Population Distribution: 2009-2013 ACS 5-Year Estimates. Source: U.S. Census Bureau.

**Key Point #4:** *Knowledge worker and talent are attracted to live and work.* The advent of the so called “New Economy” has ushered in a new type of worker, “knowledge workers” or “talent,” who work in companies that are not tied to certain locations. These workers are selling knowledge rather than labor and companies are interested in retaining talent and attracting more.

Several studies have been conducted outlining factors that are important for talent when choosing employment. They conclude that:

- Quality of life increases attractiveness by 33 percent
- There is a preference for places with diverse range of outdoor activities (i.e. biking and walking trails).

These workers contribute to the local economy through jobs, housing and taxes, which further contribute to parks.

**Key Point #5:** Homebuyers are attracted to purchase homes. Nationally, real estate brokers and homebuilders advocate parks as a top selling point and the desire to live near parks translates to real dollars.

- National Association of Realtors (NAR; 2001 Survey) found that 57 % of voters would choose a home close to parks and open space over one that was not.
- NAR Survey found that 50% of voters would pay 10 more for a house located close to a park or open space.
- National Association of Home Builders found the 65% of home shoppers suggested parks would influence decisions to move to a community.
- Economics Research Association (ERA; 1991 Survey) found that 48 percent of Denver Residents would pay more live in a neighborhood near park or greenway.

## 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

The amount of \$130,341 represents proposed expenditures for Yearly Replacement and Maintenance in the Park System. This figure represents an increase of \$54,341 from the existing funding allocation of \$76,000 (Table 2).

NOTE:



- 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.
- Mowing equipment and vehicle depreciation have 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. It is included as part of the regular budget for capital equipment replacement.

## 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.

2015 PARKS MASTER PLAN FUNDING COMPARISON	Existing Funding	Proposed Expenditures	Additional Funding Requested
Yearly Replacement and Maintenance	\$76,000	\$130,341	\$54,341
Annual Park Improvements	\$75,000	\$119,550	\$44,550
<b>TOTALS</b>	<b>\$151,000</b>	<b>\$249,891</b>	<b>\$98,891</b>

Table 2. Existing and Proposed funding comparison for park system maintenance and improvements. The Proposed Funding total represents the Parks System Total Annual Operating Cost for the Ten Year Implementation Plan in Appendix D.3.

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 \$119,550 per year; this does not include Benson Park completion costs nor does this include the Caswell Park Complex encompassing Caswell Park, Caswell Park North and Miracle Field (Fallenstein Field) (Table 2).

The amount of \$119,550 represents proposed expenditures for Annual Park Improvements in the Park System. This figure represents an increase of \$44,550 from the existing funding allocation of \$75,000 (Table 2).

## 2.4 – NEW AND UNCOMPLETED PARK COSTS

There remains approximately \$2,000,000 in costs associated with completing Benson Park and citizens have expressed a desire to have the park completed per the Benson Park Master Plan. The Preliminary Cost Estimates from the Benson Park Master Plan have been provided in Appendix D.4 of this document and reflect the original expected costs associated with the completion of the park; revision from Staff determined that \$2m is a more realistic completion cost than that shown. As a result, the annual cost for completion of Benson is estimated at \$200,000 over the next ten years, although this has not been added to the Parks System Total Annual Operating Cost provided in Table 2.

In addition, there appears to be a desire to enhance the Caswell Park Complex with an indoor recreational facility. The Men's Softball League has requested the addition of fields 7 & 8 to the Complex. Per Council direction, Caswell enhancements have been removed from the plan and will be addressed in a separate document.

Other Staff recommendations include an analysis of the costs of additional bike trails, greenway paths and the proposed 35.1 acres of proposed parkland as suggested in the Comprehensive Plan. Currently, costs have yet to be determined for these items, although, an early estimate for the 35.1 proposed acres is approximately \$900,000.

As the park system expands, funding for new parks will be negotiated between developers and the City. It should be noted that a fair amount of the costs of newly allocated parkland are included in

development agreements and covered through dedications by the developer of the land. 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 \$249,891 (Table 2) should be allocated annually to operating the parks system in comparison to \$151,000 currently allocated. 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 – Ten Year Implementation Plan
- D.4 – Benson Park Completion Breakdown

## **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 and trails 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
- 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 fields\*



## 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 20.4 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.

**F.4 – Trails Plan:** As provided in North Mankato's Comprehensive Plan, this map shows the overall trails plan.

**F.5 – Greenways Plan:** As provided in North Mankato's Comprehensive Plan, this map shows the overall greenways system.



Figure 7. A walking/biking trail in Bluff Park. This park provides a natural, quiet atmosphere for residents.



## 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 (Not Included in this Plan)		
1	SEE BENSON PARK MASTER PLAN AND SECTION 2.4 OF THIS DOCUMENT FOR DETAILS.	\$2,000,000
TEN YEAR PLAN 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

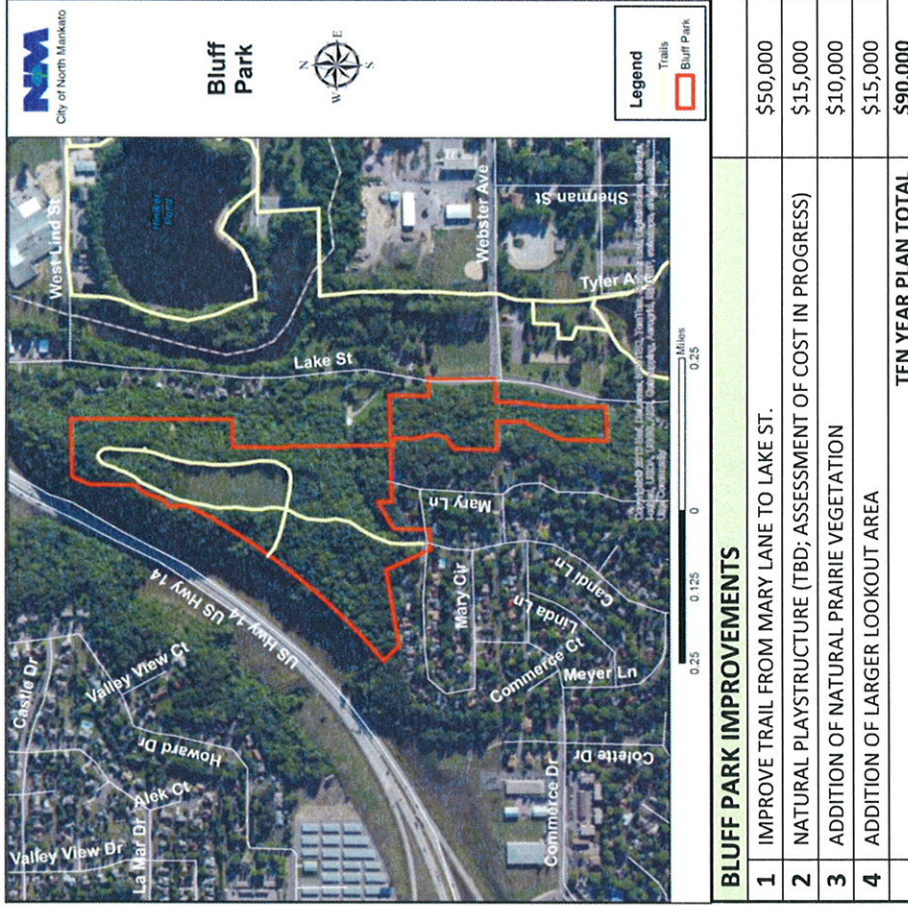
**Background:** Bluff Park was established in 1976 and provides a green space located along Highway 14 accessed from a parking lot on Mary Circle in North Mankato. This park provides a serene, quiet, natural space with forested trails as well as a maintained field for activities.

**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.

### Existing Facilities:

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







## 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

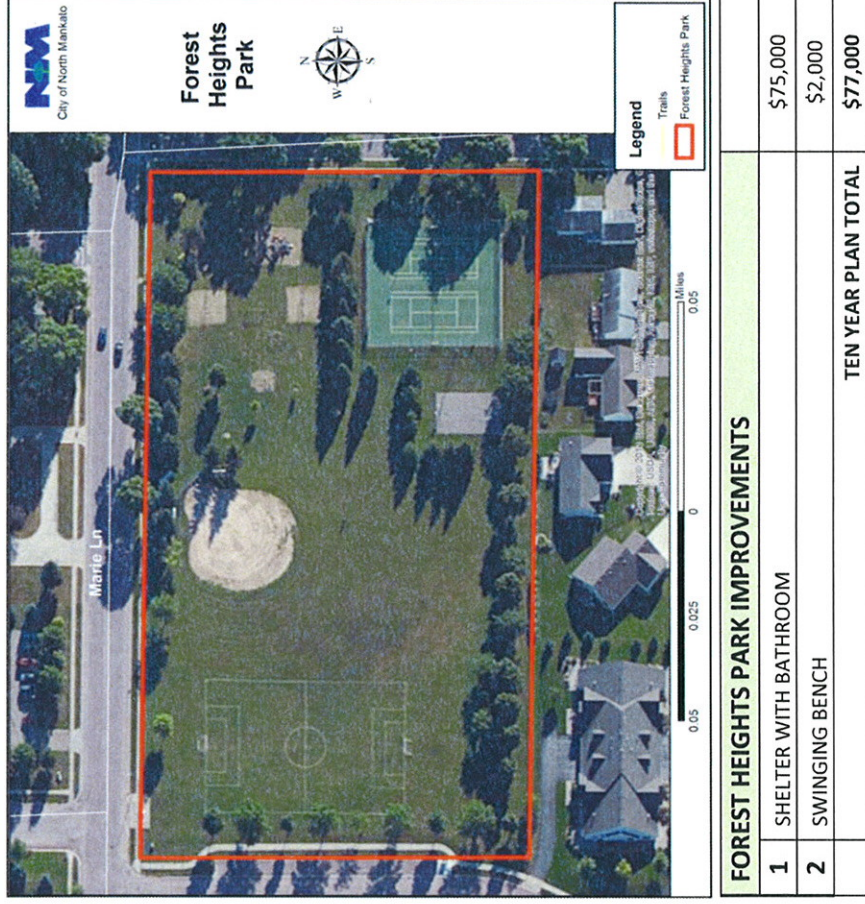
401 Marie Lane

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







## 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



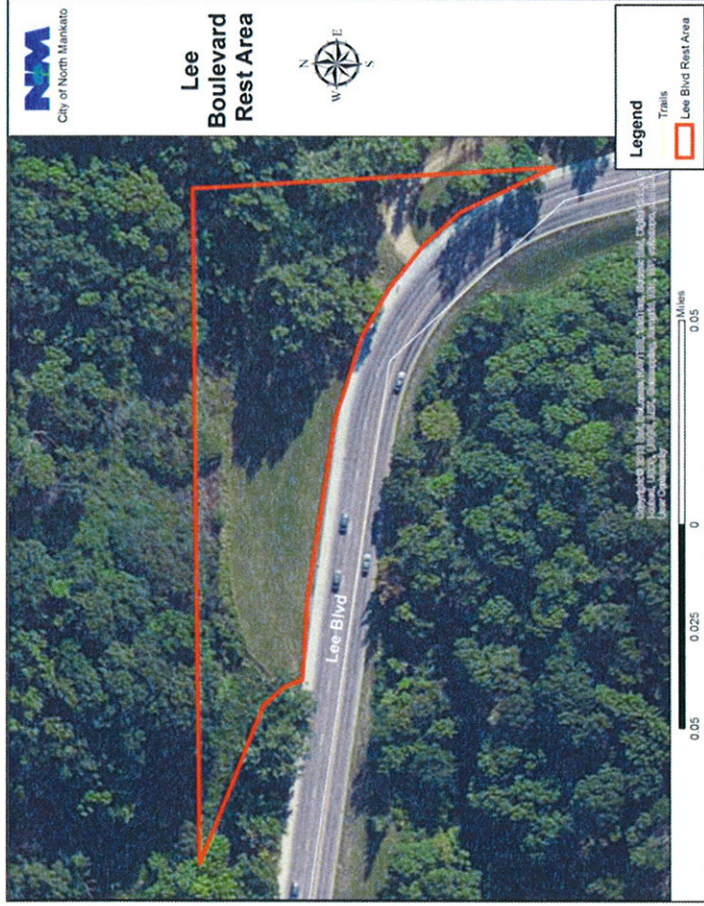
## 5.9 – LEE BOULEVARD PARK

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
TEN YEAR PLAN 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

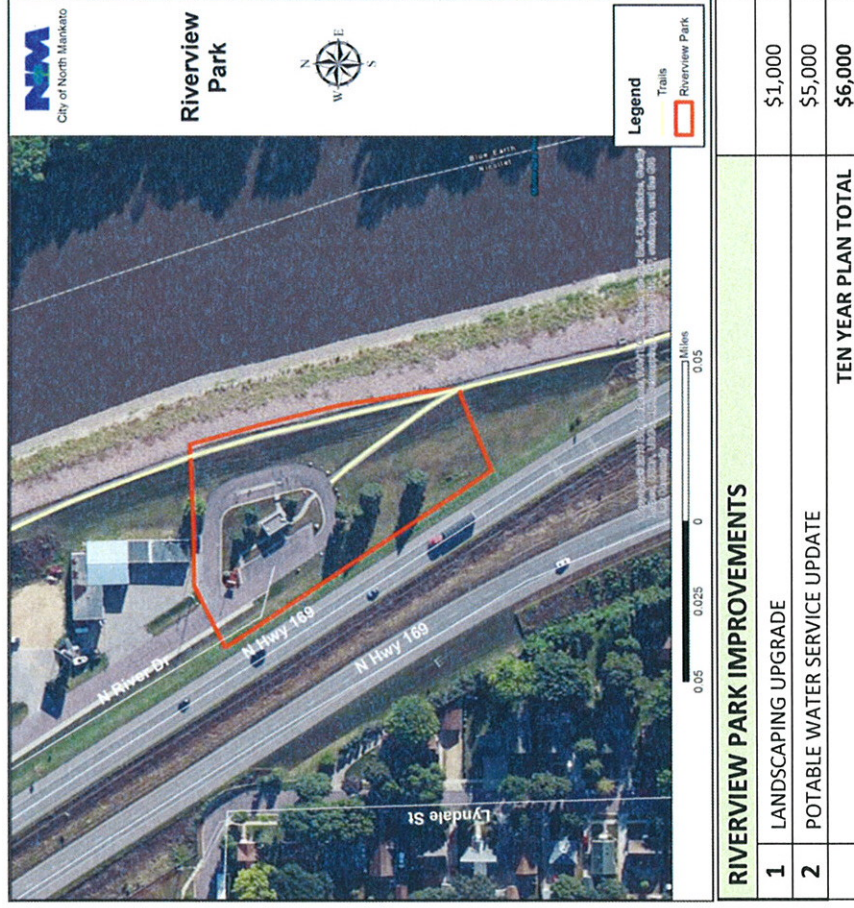
900 North River Drive

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:

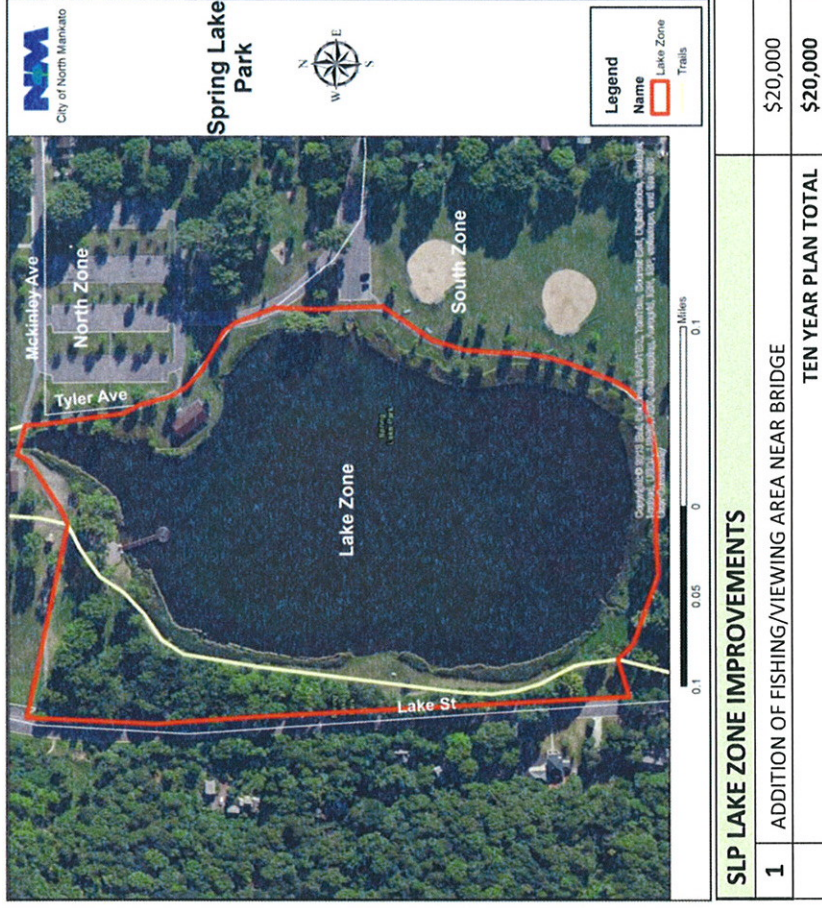
- Baseball field – 4
- Basketball court – 1
- Spring Lake:
  - Lake Depth: 12'
  - Fishing: Sunfish and Crappies
- Ice skating – Yes (Hockey)
- Shelter – 5
- Playground – 3
- Restroom facility – 2
- Sand volleyball – 4
- Swim Facility
- Trail connectivity
- Water Fountain
- Wildlife Nature
- Cross-country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

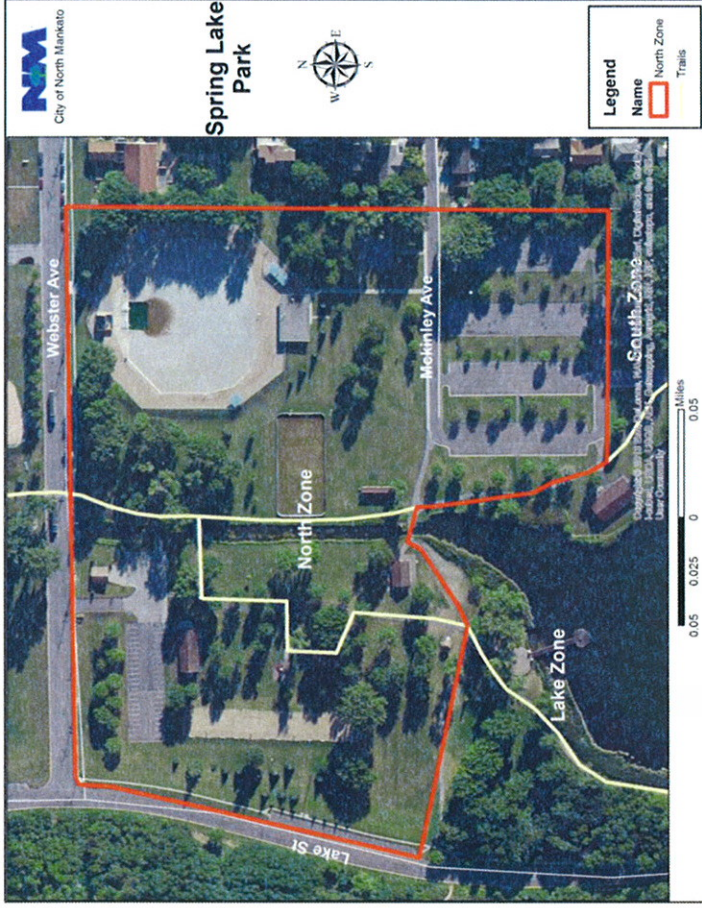


**N**ORTH MANKATO HONORS VETERANS BY PROVIDING THE 80-FOOT-LONG JACOB THOMPSON MEMORIAL PIER SITUATED ON SPRING LAKE. THIS PIER IS DEDICATED TO THE MEMORY OF U.S. ARMY STAFF SERGEANT JACOB M. THOMPSON WHO WAS KILLED IN ACTION ON HIS SECOND TOUR OF DUTY IN IRAQ IN AUGUST OF 2007. SSG THOMPSON GREW UP NEAR SPRING LAKE PARK AND DEVELOPED HIS PASSION FOR FISHING THERE WITH HIS FATHER.



## 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	

SLP NORTH ZONE IMPROVEMENTS		
1	SHELTER 1 RENOVATION AND ADDITION OF CONCRETE	\$15,000
2	PARKING LOT: SEALCOATING, CURBING	\$3,000
3	VOLLEYBALL COURT: NEW POLLS, LIGHTING UPGRADE	\$10,000
4	HOCKEY RINK: RELOCATION NEAR PARKING, REPLACEMENT OF WARMING HOUSE	\$50,000
5	WEBSTER PUMP STATION REPLACEMENT (\$185,000 STORMWATER FUND)	...
6	FILTER UPGRADES	\$50,000
7	POOL UPGRADES	\$75,000
8	POOL: ADDITION OF PATH TO FRONT LAWN STAIRS	\$5,000
9	SWING SET REPLACEMENT	\$4,000
10	CREEK: WIDENING	\$25,000
11	BRIDGE: REPLACEMENTS	\$30,000
12	WATER SLIDE	\$20,000
TEN YEAR PLAN TOTAL		\$247,000

## 5.16.3 – SPRING LAKE PARK

1875 Howard Drive



SLP SOUTH ZONE IMPROVEMENTS		Project
1	RESTROOM ADDITION NEAR PLAYGROUND AND PAVILION	\$75,000
2	NATURAL PLAY AREA; PLAYSCAPE	\$40,000
TEN YEAR PLAN TOTAL		\$115,000

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

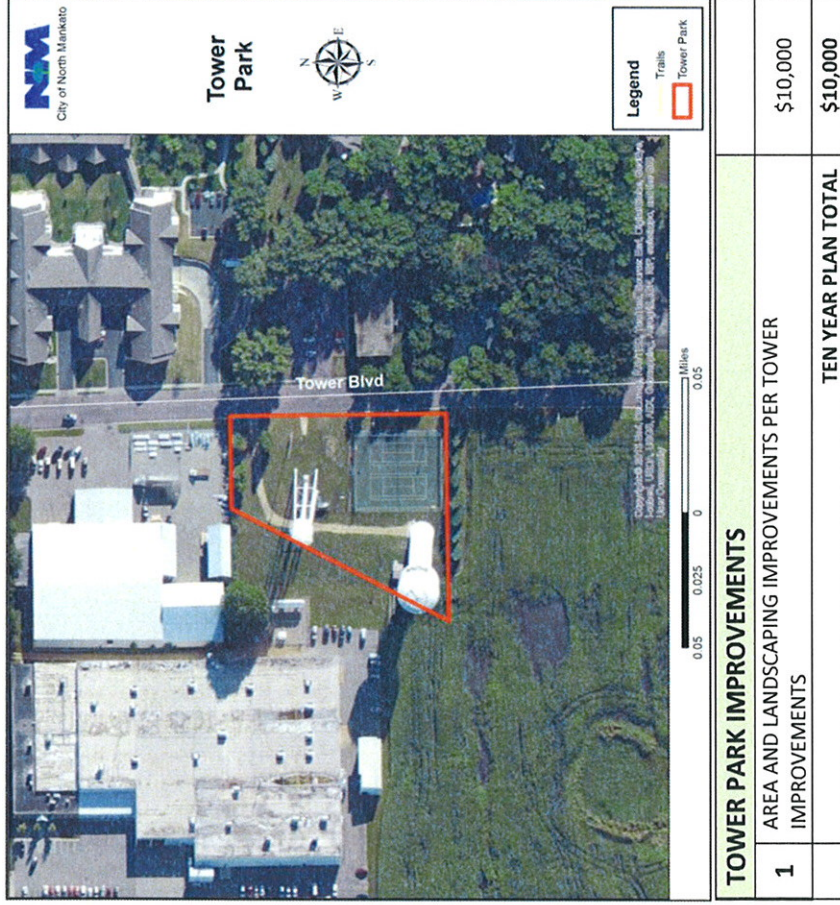
1525 Tower Boulevard

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



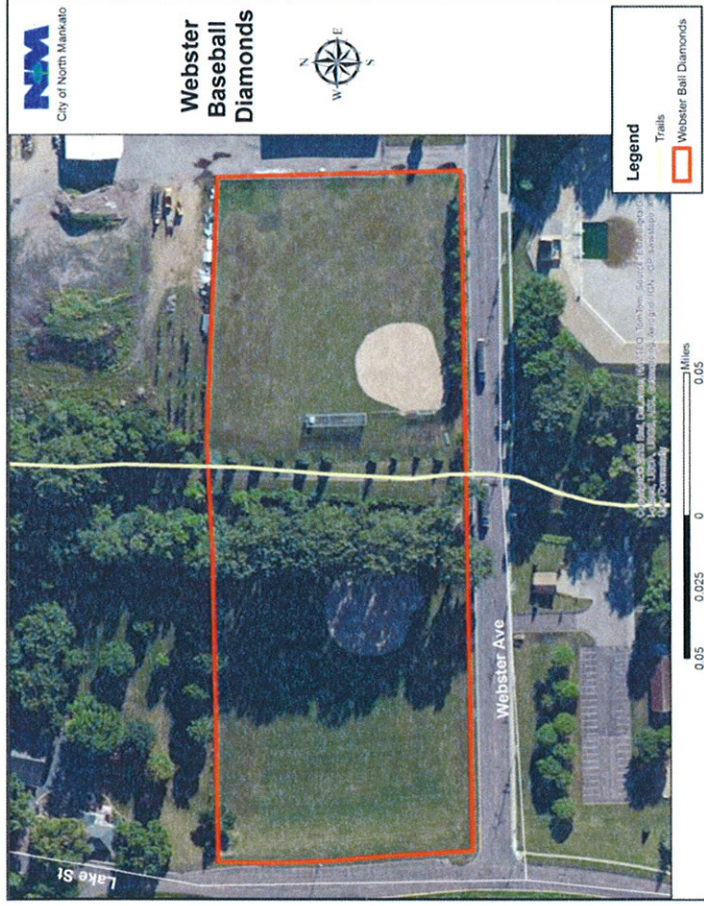
## 5.21 – WEBSTER BASEBALL DIAMONDS

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



WEBSTER BASEBALL DIAMONDS IMPROVEMENTS		
1	NEW CONCRETE UNDER BENCHES	\$5,000
TEN YEAR PLAN TOTAL		\$5,000



## 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	STORM SEWER IMPROVEMENTS	\$10,000
2	PARKING LOT REPLACEMENT	\$65,000
3	BANDSHELL: REMOVAL OF CONCRETE STEPS AND RENOVATION	\$40,000
4	INSTALLATION OF SHELTER OVER HORSE SHOE TOURNAMENT AREA	\$100,000
TEN YEAR PLAN TOTAL		\$215,000

WHEELER PARK IS HOME TO ONE OF THE MOST POPULAR WORLD WAR II MEMORIALS IN MINNESOTA. A KASOTA STONE MONUMENT INCLUDING THE "RUPTURED DUCK" INSIGNIA FOR HONORABLE SERVICE IS LOCATED IN THE PARK'S SOUTHWEST PLAZA WHICH INCLUDES THE FLAGS OF ALL BRANCHES OF SERVICE AS WELL.

IT IS HERE THAT THE NORTH MANKATO LEGION POST 518 HONORS A DECEASED VETERAN, POW OR MIA OF ANY WAR BY FLYING HIS OR HER BURIAL FLAG FOR A MONTH TO COMMEMORATE THEIR SERVICE.





## 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 7 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 - Transportation 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 1,000 population.
- Previous and current planning efforts to prioritize parks.



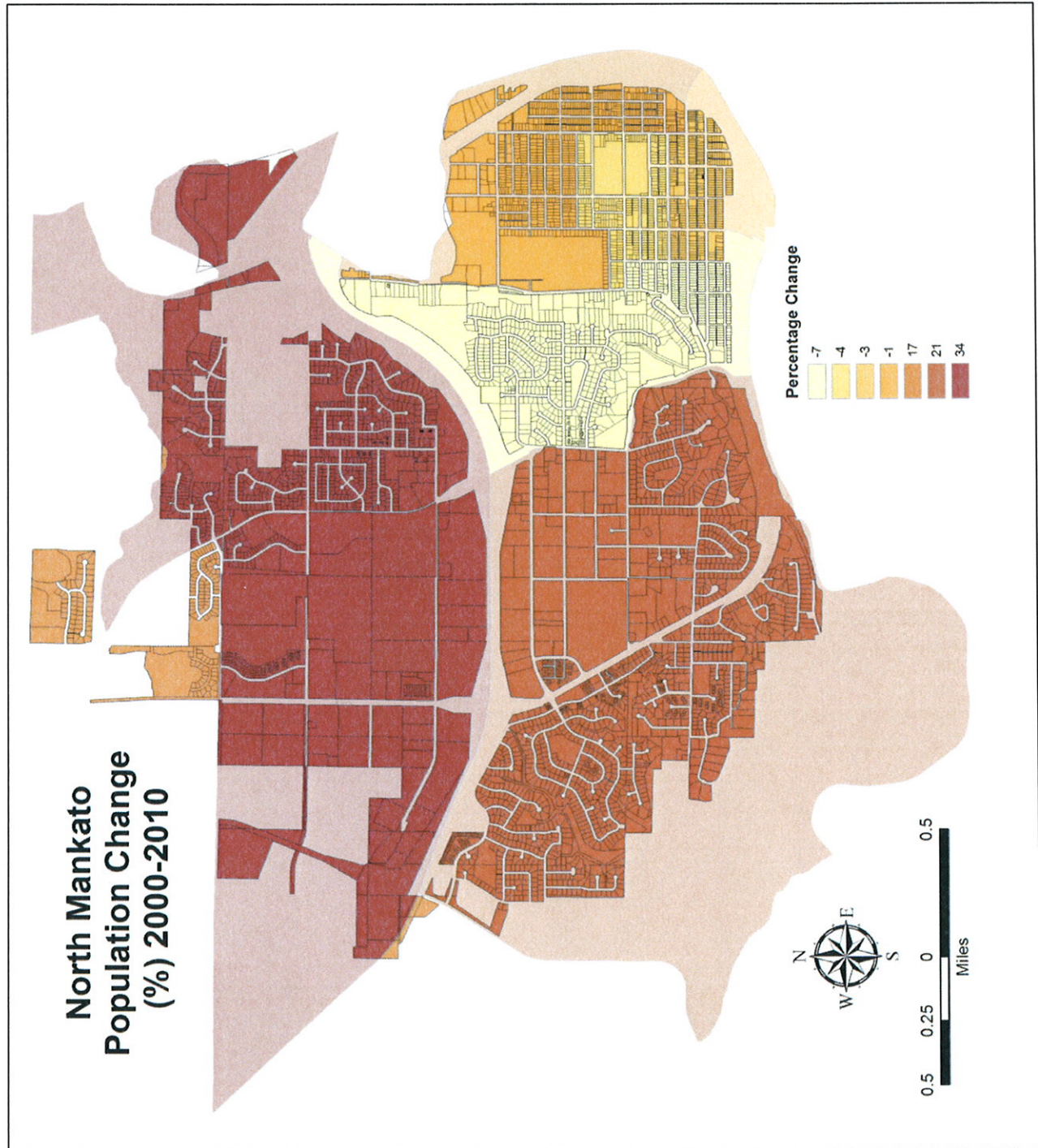
- Citizen preferences in park planning efforts.
- An apparent economic value to investing in parks.
- Efforts to establish connectivity within and beyond the system through trail connections and greenway allocation.

## **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

<b>B.1 2008 Citizen Park Survey</b>	<b>4/3 Very Important Somewhat Important</b>	<b>2/1 Neutral Not Important</b>	<b>TOTALS</b>	<b>B.2 Liked Most about Parks</b>	<b>Response</b>
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		

<b>B.3 Favorite Park Survey</b>	<b>Favorite</b>
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
<b>Total Surveys Received</b>	<b>447</b>

## 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 open 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		
MAY 2015		
ITEM	TOTAL	YEARLY REPLACEMENT COST (COST/ USE. LIFE)
NEIGHBORHOOD PARKS		
FOREST HEIGHTS PARK	\$1,000	\$33
KING ARTHUR PARK	\$25,000	\$833
LANGNESS PLAYGROUND	\$3,000	\$100
NORTH RIDGE PARK	\$610	\$24
PLEASANT VIEW PARK	\$1,600	\$64
RESERVE PARK	\$13,922	\$464
ROE CREST PARK	\$700	\$35
SOUTH AVENUE PLAYLOT	\$2,000	\$40
STORYBOOK PARK	\$0	\$0
TOWER PARK	\$13,487	\$450
WALLYN PARK	\$39,840	\$1,342
WALTER S. FARM PARK	\$41,000	\$1,530
WHEELER PARK	\$8,000	\$533
COMMUNITY PARKS		
BENSON PARK	\$378,587	\$12,000
SPRING LAKE PARK	\$10,800	\$540
ATHLETIC COMPLEXES/ FACILITIES		
SPRING LAKE SWIM FACILITY	\$1,500	\$100
WEBSTER DIAMONDS	\$4,500	\$180
SPECIAL-USE PARKS		
CENTENNIAL PARK	\$900	\$30
RIVERVIEW PARK	\$0	\$0
LOOKOUT DRIVE REST AREA	\$1,200	\$60
OPEN SPACE		
BLUFF PARK	\$600	\$30
LEE BLVD REST AREA	\$8,000	\$160
MISCELLANEOUS PROGRAMS		
TREE REPLACEMENT PROGRAM		\$2,000
TRAIL IMPROVEMENTS PROGRAM		\$10,000
PARK AND TRAIL LIGHTING IMPROVEMENTS PROGRAM		\$5,000
TURF MANAGEMENT PLAN (YEARLY MAINTENANCE)		\$21,500
PARK INVENTORY TOTAL: \$2,630,748		
PARK INVENTORY YEARLY REPLACEMENT TOTAL: \$130,341		



## D.2 – PARK IMPROVEMENTS ANNUAL COSTS SUMMARY

<b>NORTH MANKATO PARKS MASTER PLAN</b>	
<b>PARK IMPROVEMENTS ANNUAL COSTS SUMMARY</b>	
<b>MAY 2015</b>	
<b>ITEM</b>	<b>COST</b>
<b>NEIGHBORHOOD PARKS</b>	
FOREST HEIGHTS PARK	\$77,000
KING ARTHUR PARK	\$32,000
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	\$95,000
WHEELER PARK	\$215,000
<b>COMMUNITY PARKS</b>	
BENSON PARK (SEE BENSON PARK MASTER PLAN)	\$0
SPRING LAKE PARK	\$362,000
<b>ATHLETIC COMPLEXES/ FACILITIES</b>	
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	\$90,000
LEE BLVD REST AREA	\$0
<b>TOTALS</b>	
PARK IMPROVEMENTS TOTAL:	\$1,195,500
*ANNUAL COST FOR TEN YEAR PLAN:	\$119,550
<b>NOTES:</b>	
*TEN YEARS IS A BENCHMARK DEFINED BY STAFF AS AN ACHIEVABLE VISION FOR COMPLETION OF ALL IMPROVEMENTS. \$1,195,500 REPRESENTS TOTAL COSTS OVER TEN YEARS AT \$119,550 PER YEAR; FUNDING FOR 2015 IS ALREADY ALLOCATED IN THE AMOUNT OF \$130,000 FOR MAINTENANCE AND IMPROVEMENTS.	

### D.3 – TEN YEAR IMPLEMENTATION 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	PUBLIC SHELTER WITH FACILITIES	\$75,000											\$75,000
	SWINGING BENCH	\$2,000				\$2,000							
KING ARTHUR PARK	SHELTER ADDITION	\$30,000								\$30,000			
	ADDITIONAL BENCHES (2)	\$2,000		\$2,000									
LANGNESS PLAYGROUND	PLAYSTRUCTURE ADDITION	\$15,000											\$15,000
NORTH RIDGE PARK	PLAYSTRUCTURE: REPLACEMENT	\$20,000											\$20,000
	PUBLIC SHELTER WITH FACILITIES	\$75,000								\$75,000			
PLEASANT VIEW PARK	PUBLIC SHELTER WITH FACILITIES	\$75,000							\$75,000				
	ADDITIONAL OFF-STREET PARKING (TBD; NEED ASSESSMENT IN PROGRESS)	\$0		\$0									
RESERVE PARK	PUBLIC SHELTER WITH FACILITIES	\$50,000					\$50,000						
	TRAIL SYSTEM CONNECTION	\$40,000						\$40,000					
	*PLAYSTRUCTURE: YOUNG CHILDREN	\$15,000	\$15,000										
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 WALKING PATH TO COUNTRYSIDE DRIVE	\$15,000	\$15,000										
	ADDITION OF OFF-STREET PARKING	\$20,000				\$20,000							
	PUBLIC SHELTER WITH FACILITIES	\$75,000									\$75,000		
WHEELER PARK													
	STORM SEWER IMPROVEMENTS	\$10,000					\$10,000						
	PARKING LOT REPLACEMENT	\$65,000					\$65,000						
	BANDSHELL: REMOVAL OF CONCRETE STEPS AND RENOVATION	\$40,000			\$40,000								
	INSTALLATION OF SHELTER OVER HORSE SHOE TOURNAMENT AREA	\$100,000										\$100,000	
NORTH	*SHELTER 1 RENOVATION AND ADDITION OF CONCRETE	\$15,000	\$15,000										
	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 2015	\$30,000	\$30,000										
	BRIDGE REPLACEMENTS 2016	\$30,000		\$30,000									
	WATER SLIDE (ASSESSMENT OF VIABILITY IN PROGRESS)	\$20,000		\$20,000									
SOUTH	PUBLIC SHELTER WITH FACILITIES NEAR PLAYGROUND AND PAVILION	\$75,000			\$75,000								
	NATURAL PLAY AREA; PLAYScape (WITH SPLASH PAD)	\$40,000						\$40,000					
LAKE	*ADDITION OF FISHING/VIEWING AREA NEAR BRIDGE	\$20,000	\$20,000										
CASWELL PARK													
	SEE CASWELL PARK MASTER PLAN	\$0											
CASWELL PARK NORTH													
	SEE CASWELL PARK MASTER PLAN	\$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		
	NATURAL PLAYSTRUCTURE (TBD; ASSESSMENT OF COST IN PROGRESS)	\$15,000			\$15,000								
	ADDITION OF NATURAL PRAIRIE VEGETATION	\$10,000				\$10,000							
	ADDITION OF LARGER LOOKOUT AREA	\$15,000				\$15,000							
LEE BLVD REST AREA													
	NO IMPROVEMENTS AT THIS TIME	\$0											
YEARLY REPLACEMENT		\$130,341		\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341
TOTALS:			\$130,000	\$307,341	\$266,841	\$252,341	\$259,341	\$235,341	\$210,341	\$235,341	\$261,341	\$230,341	\$240,341
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.													



#### D.4 – Benson Park Preliminary Cost Estimate (From Benson Park Master Plan)

<b>Benson Park</b>			
North Mankato, Minnesota			
Preliminary Cost Estimate: based on draft master plan			
Prepared by Hoisington Koeigler Group Inc.			
	Description	Qty.	Total*
<b>1</b>	<b>NORTH PARK ACCESS / PARKING</b>		
	<b>Vehicular Circulation &amp; Parking</b>		
	Park entry drive, drop off	710	\$ 56,800.00
	Curb and gutter for Park entry drive and drop off	710	\$ 14,200.00
	Parking lot (bituminous with concrete curbing)	52	\$ 60,000.00
	Parking lot lighting (assume 4 poles)	1	\$ 15,000.00
	Parking lot storm sewer allowance	1	\$ 7,500.00
	Parking lot landscaping allowance	1	\$ 5,000.00
	Stormwater raingardens allowance	1	\$ 5,000.00
	Primary park sign and associated landscaping	1	\$ 5,000.00
	<b>subtotal</b>		<b>\$168,500.00</b>
	<b>Pedestrian Circulation</b>		
	Trail - bituminous	653	\$ 11,000.00
	Concrete walk	322	\$ 1,288.00
	<b>subtotal</b>		<b>\$12,288.00</b>
			<b>\$180,788.00</b>
<b>2</b>	<b>MAIN SHELTER / PLAYGROUND / PICNIC AREA</b>		
	<b>Main Building</b>		
	Main Shelter with restrooms and open picnic pavilion	1	\$ 175,000.00
	Concrete walk around shelter	3000	\$ 12,000.00
	Trail - bituminous to west	209	\$ 3,344.00
	Utilities	1	\$ 10,000.00
	Landscaping allowance	1	\$ 10,000.00
	<b>subtotal</b>		<b>\$210,344.00</b>
	<b>Lighting</b>		
	Light poles for general area lighting	4	\$ 14,000.00
	<b>subtotal</b>		<b>\$14,000.00</b>
	<b>Playground</b>		
	2-5 yr Play equipment, safety mulch, installation	1	\$ 55,000.00
	5-12 yr Play equipment, safety mulch, installation	1	\$ 80,000.00
	Concrete walk / edger	2400	\$ 9,600.00
	<b>subtotal</b>		<b>\$144,600.00</b>
	<b>Picnic Area / site furnishings</b>		
	Benches	5	\$ 4,000.00
	Waste receptacles	5	\$ 2,000.00
	Bike racks	1	\$ 400.00
	Picnic tables	12	\$ 12,000.00
	Grills	6	\$ 24,000.00
	Water source/drinking fountain/spigot	1	\$ 5,000.00
	<b>subtotal</b>		<b>\$47,400.00</b>
			<b>\$416,344.00</b>

	Description	Qty.	Total*	Sub-category Total	
<b>3</b>	<b>NATURAL PLAY AREAS</b>				
<b>3a</b>	<b>Woodland Play Area</b>				
	Natural play/discover elements	1	\$50,000.00		
	Landscaping allowance	1	\$25,000.00		
	Perimeter fencing - 6ft black chainlink	820	\$20,500.00		
	Interpretive signage	1	\$7,500.00		
	<b>subtotal</b>			<b>\$103,000.00</b>	
<b>3b</b>	<b>Water Play Area</b>				
	Water feature pump/filter (to locate in Main Shelter)	1	\$80,000.00		
	Water course with boulders	1	\$150,000.00		
	Adjacent landscaping / trail surface	1	\$25,000.00		
	Interpretive signage	1	\$7,500.00		
	<b>subtotal</b>			<b>\$262,500.00</b>	
<b>3c</b>	<b>Little Bug Bay</b>				
	Earthworks / excavation, lining	1	\$30,000.00		
	Weir - water level control device	1	\$10,000.00		
	Floating Fountain	1	\$10,000.00		
	Boulders at shoreline	1	\$15,000.00		
	Pedestrian bridge - 60ft	60	\$38,000.00		
	Landscaping allowance	1	\$15,000.00		
	Trail - bituminous around pond	975	\$15,600.00		
	Pedestrian pond access	1	\$50,000.00		
	<b>subtotal</b>			<b>\$181,600.00</b>	
					<b>\$547,100.00</b>
<b>4</b>	<b>LADYBUG LAKE IMPROVEMENTS</b>				
	<b>Ladybug Lake Improvements</b>				
	Earthworks - for pier	1	\$10,000.00		
	Formal Fishing pier structure - paving, stone wall, railing	1	\$80,000.00		
	Floating Fountain	2	\$10,000.00		
	Aerators	2	\$5,000.00		
	Boulders at shoreline	1	\$20,000.00		
	Shoreline enhancement - seeding & plugs	2	\$3,000.00		
	Landscaping allowance - tree / shrubs	2	\$12,000.00		
	Trail - bituminous at pier	380	\$6,090.00		
	Trail - bituminous to main shelter	335	\$5,360.00		
	Benches	7	\$5,600.00		
	Lighting allowance	6	\$21,000.00		
	Wayfinding node	1	\$10,000.00		
	Interpretive signage	1	\$7,500.00		
	<b>subtotal</b>			<b>\$195,540.00</b>	
					<b>\$195,540.00</b>
<b>5</b>	<b>OUTDOOR INFORMAL AMPHITHEATRE</b>				
	<b>Outdoor Informal Amphitheatre</b>				
	Earthworks - grass slope seating	1	\$10,000.00		
	Landscaping allowance	1	\$7,500.00		
	Trellis structure	1	\$40,000.00		
	Crushed Agg. Surface	1200	\$3,600.00		
	Trail - crushed aggregate to parking lot	252	\$2,016.00		
	<b>subtotal</b>			<b>\$63,116.00</b>	
					<b>\$63,116.00</b>



	Description	Qty.	Total*	Sub-category Total	
<b>6</b>	<b>SOUTHEAST PARK ACCESS</b>				
	<b>Southeast park entry/picnic area</b>				
	Access drive	170	\$13,600.00		
	Curb and gutter for access drive	170	\$3,400.00		
	30 stall parking lot (permeable pavers with concrete curbing)	30	\$81,000.00		
	Parking lot lighting (assume 2 poles)	1	\$7,500.00		
	Parking lot storm sewer allowance	1	\$10,000.00		
	Stormwater raingardens allowance	1	\$5,000.00		
	Landscaping allowance	1	\$5,000.00		
	Small picnic shelter with concrete floor	1	\$25,000.00		
	Trails - bituminous	505	\$8,080.00		
	Park Signage	1	\$5,000.00		
	<b>subtotal</b>			<b>\$163,580.00</b>	
					<b>\$163,580.00</b>
<b>7</b>	<b>INTERPRETATION/RESTORATION AREAS</b>				
<b>7a</b>	<b>Wildflower demonstration area</b>				
	Wildflower plantings - seeds/plugs	2.5	\$8,750.00		
	Trail - Crushed stone	450	\$3,600.00		
	Interpretive signage	1	\$3,000.00		
	<b>subtotal</b>			<b>\$15,350.00</b>	
<b>7b</b>	<b>Rolling Hills Prairie Habitat</b>				
	Earthworks - spread ex. soil piles	1	\$15,000.00		
	Prairie restoration - seed/plugs	9.05	\$13,575.00		
	Classroom overlook	1	\$15,000.00		
	Trail - bituminous	642	\$10,272.00		
	Interpretive signage	1	\$3,000.00		
	<b>subtotal</b>			<b>\$56,847.00</b>	
<b>7c</b>	<b>Woodland Habitat</b>				
	Woodland restoration - seed/plugs	1.55	\$7,750.00		
	Landscaping allowance - trees/shrubs	1.55	\$11,825.00		
	Trail - Bituminous trail link	40	\$640.00		
	Maple syrup / tree house interpretive structure	1	\$25,000.00		
	Interpretive signage	1	\$3,000.00		
	<b>subtotal</b>			<b>\$48,015.00</b>	
<b>7d</b>	<b>Oak Savanna Habitat</b>				
	Savanna restoration - seed	13.50	\$13,500.00		
	Landscaping allowance - trees/shrubs	13.50	\$13,500.00		
	Interpretive signage	1	\$3,000.00		
	<b>subtotal</b>			<b>\$30,000.00</b>	
<b>7e</b>	<b>Wetland Habitat</b>				
	Earthworks - contouring	1	\$25,000.00		
	Interpretive wetland classroom dock	700	\$31,500.00		
	Boardwalk	112	\$11,200.00		
	Wetland plantings/plugs	4.3	\$17,200.00		
	Upland restoration - seed	4.3	\$6,450.00		
	Interpretive signage	1	\$5,000.00		
	<b>subtotal</b>			<b>\$96,350.00</b>	



	Description	Qty.	Total*	Sub-category Total
7f	<b>Western Wetland Park Area Improvements</b>			
	Wetland plantings/plugs - supplemental	5.58	\$11,160.00	
	Shoreline enhancement - seed	5.28	\$5,280.00	
	Landscaping allowance -tree/shrubs	5.28	\$5,280.00	
	Interpretive signage	1	\$3,000.00	
	<b>subtotal</b>			<b>\$24,720.00</b>
7g	<b>Linear Pond Improvements</b>			
	Shoreline enhancement - seed	2.4	\$2,400.00	
	Landscaping allowance -tree/shrubs	2.4	\$14,400.00	
	Trail - bituminous	550	\$8,800.00	
	Bridge crossing	1	\$50,000.00	
	Interpretive signage	1	\$3,000.00	
	<b>subtotal</b>			<b>\$78,600.00</b>
				<b>\$349,882.00</b>
	<b>OVERALL GENERAL PARK IMPROVEMENTS</b>			
	<b>Other General Park Improvements</b>			
	Lighting along main trail and around Ladybug lake	27	\$94,500.00	
	Future trail link to eastern residential	350	\$5,800.00	
	Benches and waste receptacles along trail	10	\$8,000.00	
	<b>subtotal</b>			<b>\$108,100.00</b>
				<b>\$108,100.00</b>
	<b>Construction subtotal</b>			<b>\$2,024,450.00</b>
	<b>12% construction contingency</b>			<b>\$242,934.00</b>
	<b>Construction total</b>			<b>\$2,267,384.00</b>
	<b>Design and Engineering Costs (12% of construction)</b>			<b>\$272,086.08</b>
	<b>Potential Park Improvement Total</b>			<b>\$2,539,470.08</b>

\* All costs reflect total reductions assuming city staff to execute some construction labor

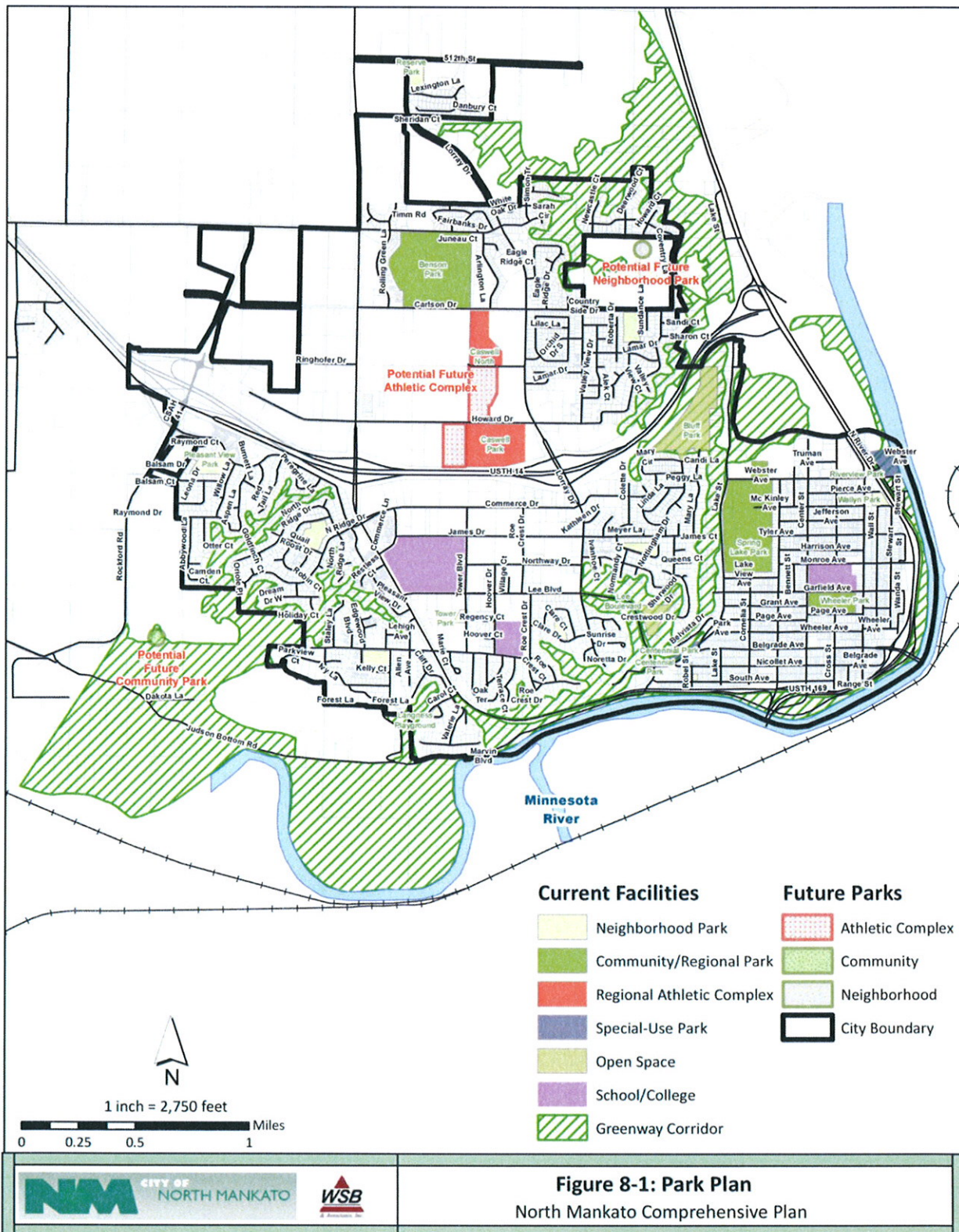
## Appendix E – Potential Funding Sources for Parks, Trails, and Greenways

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.



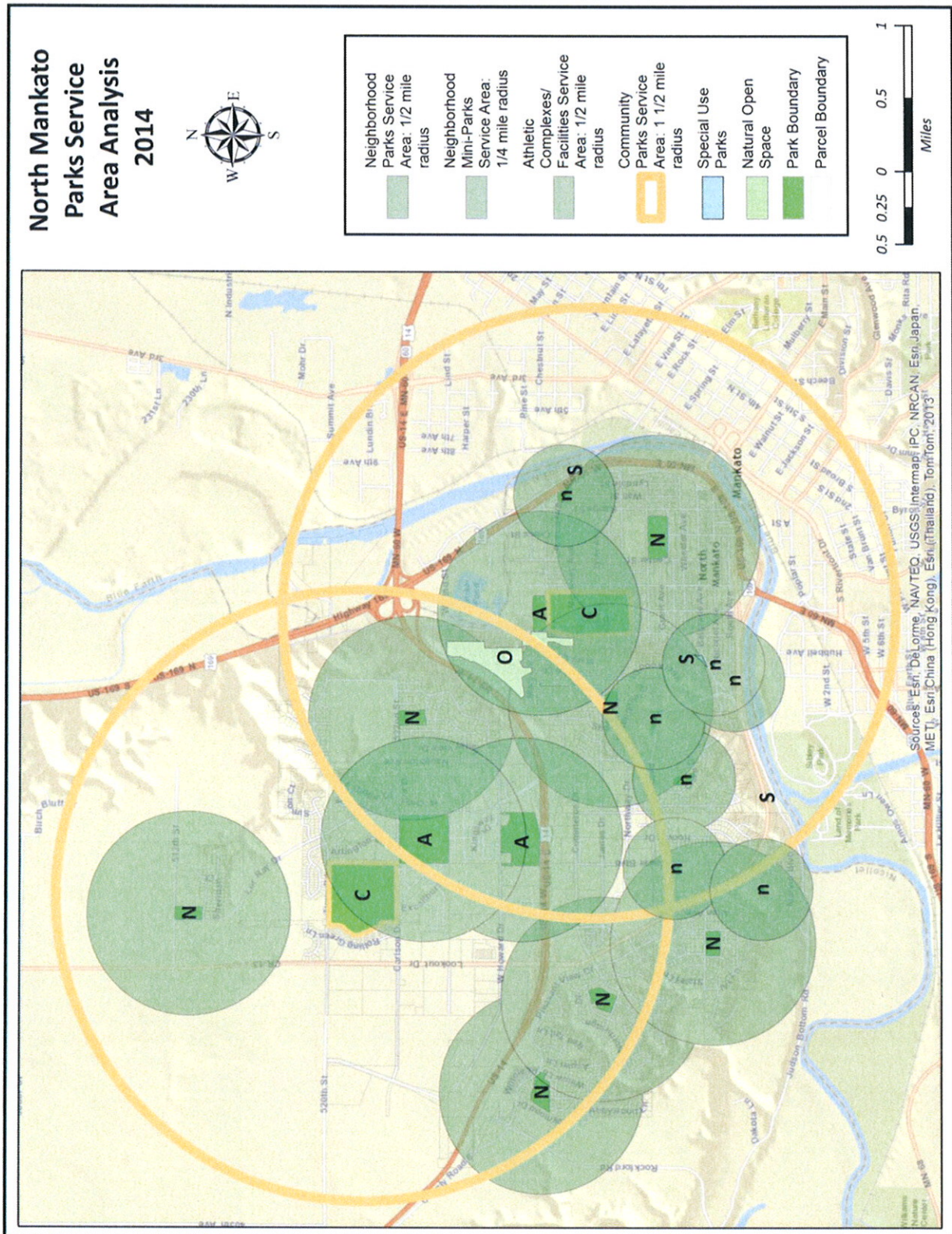
## Appendix F – Park, Trail, and Greenway System Maps

### F.1 – PARK PLAN



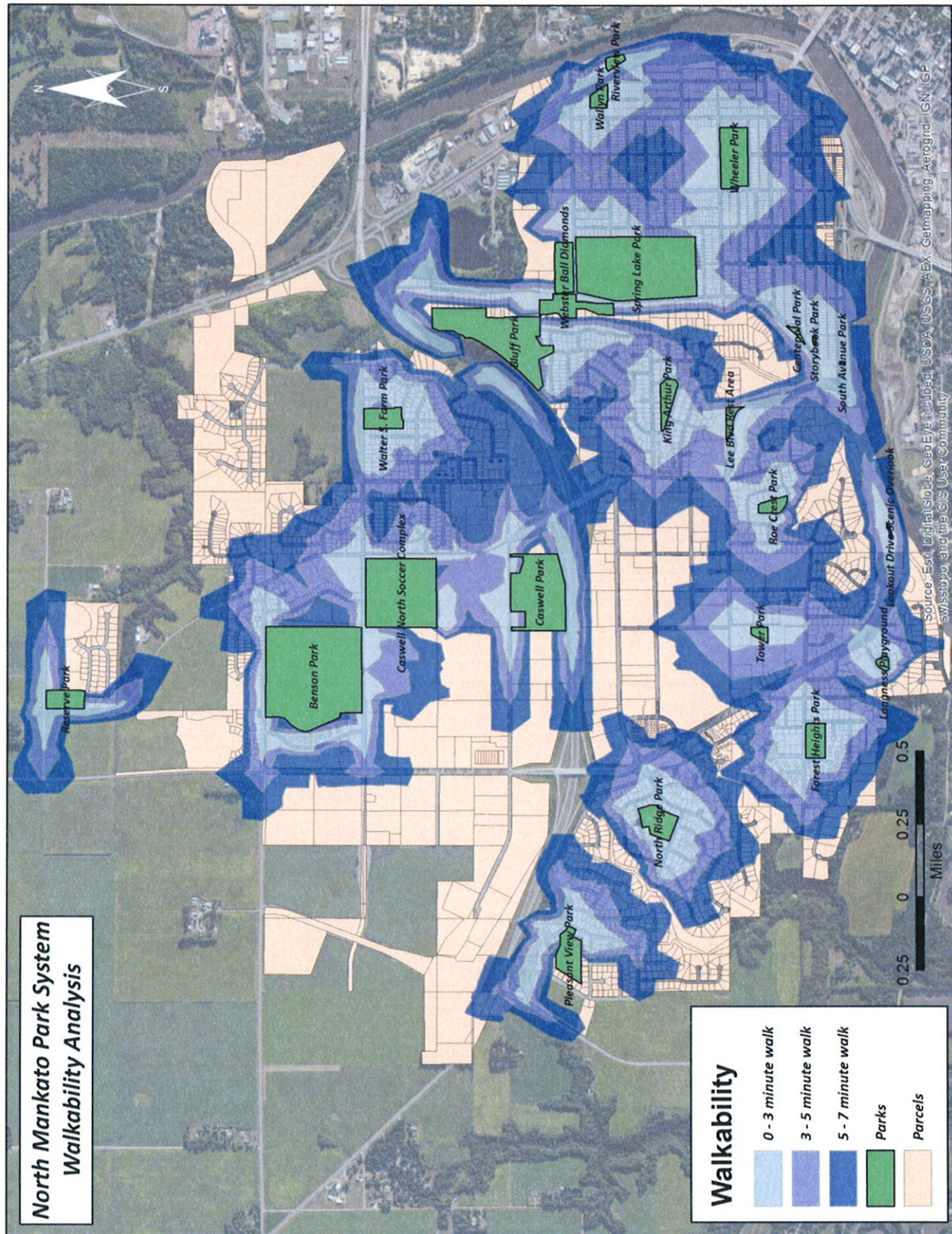


## F.2 – PARK SERVICE AREA ANALYSIS



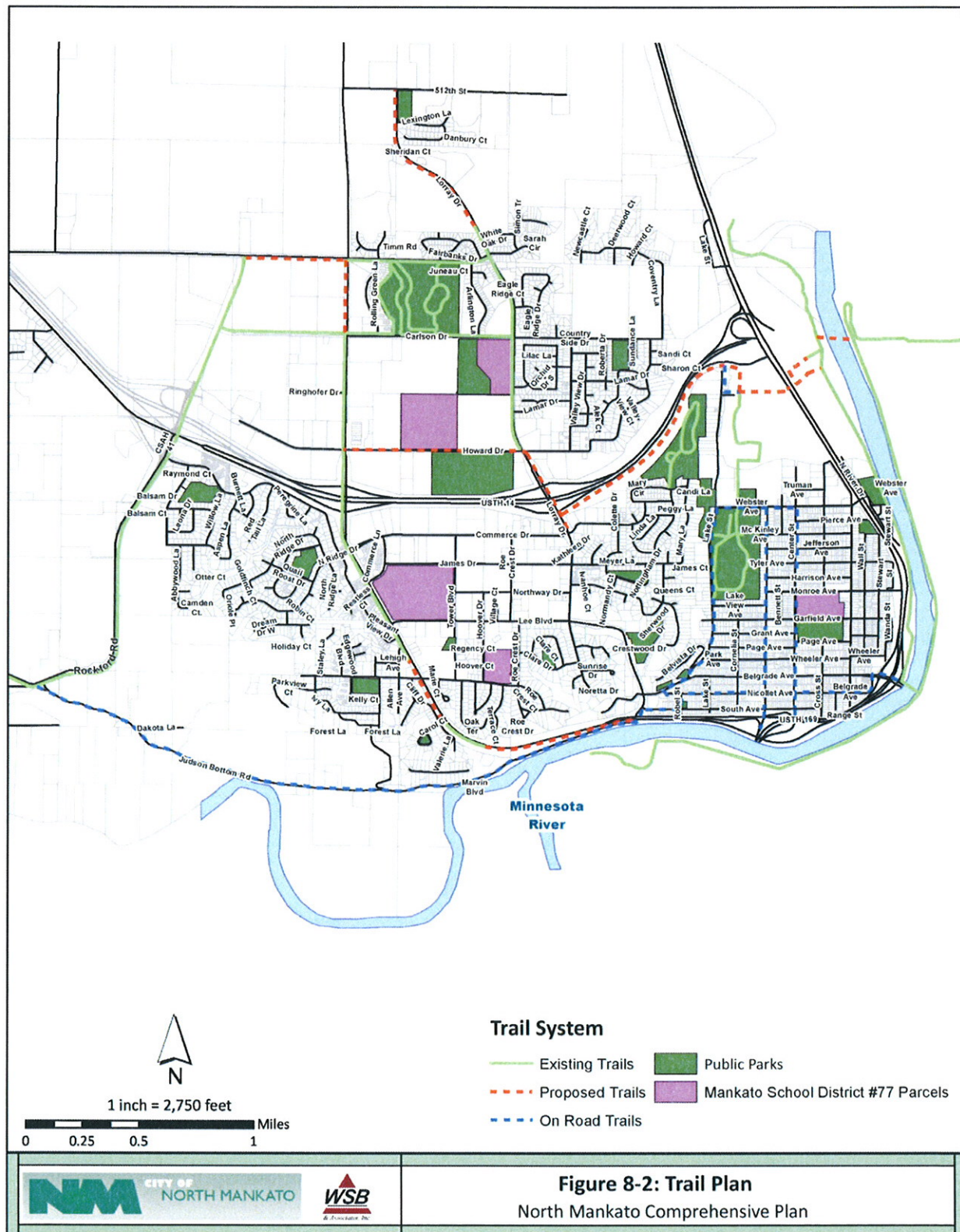


### F.3 – PARK WALKABILITY ANALYSIS





## 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**

<b>Park Classification</b>	<b>Total Number</b>	<b>Total Combined Acreage</b>
Neighborhood Parks	12	42.5
Community Regional Parks	3	138.5
Athletic Complex / Facility	2	47.8
Special-Use Parks	2	8.6
Open Space Parks	2	40.3
<b>Total Existing Parks</b>	<b>21</b>	<b>277.7</b>

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

**Proposed Park System**

<b>Park Classification</b>	<b>Total Number</b>	<b>Total Combined Acreage</b>
Neighborhood Parks	1	2.7
Community Regional Parks	1	2.7
Athletic Complex/Facility	2	29.7
Special-Use Parks	0	0
Open Space Park s	0	0
<b>Total Local Parks</b>	<b>4</b>	<b>35.1</b>

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



## Appendix H – Turf Management Plan

### Turf Management Plan for all Parks 2014

This table represents estimated turf management costs for 2014 included as a reference for 2015. Costs will change per fluctuation in product costs and variable application needs.

2014 Turf Maintenance									
Park	Total Acres	Sprayable Acres	Gallons Needed	Cost	Overseed 1000/sq ft	Cost	Fertilizer Acres	Cost	Total Cost
Benson	68.21	54.54	27.27	\$790.83	0	0	0	0	\$790.83
Forest Heights	5.18	5.18	2.59	\$75.11	69000	\$455.40	5.18	\$392.51	\$923.02
North Ridge	6.59	6.59	3.3	\$95.56	62000	\$409.20	6.59	\$499.39	\$1,004.15
Pleasant View	7.66	7.66	3.83	\$111.07	39000	\$257.40	7.66	\$580.48	\$948.95
Roe Crest	2.57	2.57	1.29	\$37.27	0	0	2.57	\$194.75	\$232.02
Tower Blvd	1.65	1.32	0.66	\$19.14	71000	\$468.60	1.32	\$100.03	\$587.85
Reserve	5	5	2.5	\$72.50	218,500	\$1,438.80	5	\$378.90	\$1,890.20
Walter Farm	5.19	5.19	2.6	\$75.26	0	0	5.19	\$393.30	\$468.56
Bluff Park	16	4.5	2.25	\$65.25	0	0	0	\$0.00	\$65.25
Caswell North	22.5	22.5	11.25	\$326.25	129000	\$851.40	22.5	\$1,705.05	\$2,882.70
Caswell Park	39	23.02	11.51	\$339.79	86000	\$567.60	17	\$1,288.26	\$2,195.65
King Arthur	4.42	4.1	2.05	\$59.45	192000	\$1,267.20	4.1	\$310.70	\$1,637.35
Langness	1	1	0.5	\$14.50	0	0	0	\$0.00	\$14.50
South Central	11.56	11.56	5.78	\$34.78	0	0	0	\$0.00	\$34.78
Wheeler	12	10.5	5.25	\$152.25	86000	\$567.60	10.5	\$795.69	\$1,485.54
Wallyn	2.14	2.14	1.07	\$31.03	21000	\$138.60	2.14	\$162.17	\$331.80
Spring Lake Park	53.75	37.81	18.9	\$548.25	148000	\$976.80	37.81	\$2,865.25	\$4,390.30
Webster Fields	6.96	6.5	3.25	\$94.25	21000	\$138.60	6.5	\$492.57	\$725.42
Misc	14.21	14.21	7.11	\$206.50	45821	\$302.28	3.68	\$278.87	\$787.65
	285.59	225.89	112.96	\$3,149.04		\$7,839.48	137.74	\$10,437.92	\$21,396.52

## Appendix I – Parks and Green Spaces Committee: Meeting with Staff; October 2014

PARKS AND GREEN SPACES COMMITTEE RECOMMENDATIONS REVISION AND STAFF RESPONSE			
SUB-COMMITTEE	PARKS AND GREEN SPACES COMMITTEE RECOMMENDATIONS (2007)	COMMITTEE REVISION COMMENTS AND DISCUSSION (2014)	STAFF RESPONSE (2014)
GREEN ADVISORY	<p><b>Priority Issue 1: Protect and Preserve our Natural Assets</b></p> <p>1. Future housing developments must have designated green space areas set aside which may consist of preserving existing treed and natural areas within the development or may include green space areas to be developed with stated vegetation to include a diversity of trees, shrubs, grassy areas, benches, planters and other amenities. The City would develop a set formula which might establish a given amount of green space per units constructed or acres involved in the development. Removal of existing mature vegetation should be specifically limited.</p>	<p>1. Developers should be responsible for cost of property to be set aside for this.</p> <p>2. Assessment of what we have and what is missing.</p> <p>3. Getting money from the developer</p> <p>4. Woodbury is a good example.</p>	<p>Staff will research guidelines for the development of formulas for establishing acres of green space in developments per constructed acres.</p>
	<p>2. Broaden the scope of the North Mankato City Web site to include general seasonal horticultural advice for the public and also promote our parks and trail systems. Inform the public of the work and progress of the Parks and Green Space Committee and any upcoming parks' projects. Inform the public of the Legacy Committee and its purpose. Include PDF brochures linked to the Web site. Example: list of recommended trees for our area.</p>	<p>1. Citizens think we're ruining the park by the look of the Prairie grass area for example.</p> <p>2. Perhaps a member of DNR to communicate to the public; Need contact there.</p> <p>3. Perhaps a press statement about this.</p> <p>4. Buckthorn Issues in SLPark. Trees need to be pruned; City should trim.</p> <p>5. Links on website: -How to use water -Best landscaping practices -Lawn Maintenance.</p>	<p>1. Yes: Although promotion of parks and green spaces on the website and provision of information currently exists, this information could be expanded upon to outline the details in this action step.</p> <p>2. Buckthorn mitigation in progress</p>
	<p>3. In the North Mankato Newsletter announce the formation, purpose and</p>	<p>1. Reinstatement of the Parks Committee could draw all aforementioned items up</p>	<p>The committee has been disbanded although staff will ensure that such</p>



	progress of the Parks and Green Space Committee. Use the Newsletter as a forum for providing educational information regarding our parks and trails. General horticultural educational information for the public could also be provided such as good watering practices during a drought.	and deal with maintaining 2. If reinstatement isn't the plan, website should reflect that the board is inactive 3. Advocacy for board reinstatement: -Guidance on site -Board could take on staff workload -Not nay sayers but support givers	information is provided through the following sources: 1. Newsletter 2. Weekly e-newsletter 3. Website 4. Utility bill inserts Seasonal brochure
	4. Provide free brochures for the public at City Hall which would serve to educate the public about . . . .	N/A	1. Newsletter 2. Weekly e-newsletter 3. Website 4. Utility bill inserts
	5. Provide oral and written resource information for the public.	N/A	1. Newsletter 2. Weekly e-newsletter 3. Website 4. Utility bill inserts
	6. Serve as an information gathering resource on like projects in other communities and make that information available to the Parks and Green Space Committee and City of North Mankato staff.	N/A	Staff is happy to respond to requests as needs arise.
<b>HISTORIC PARKS</b>	<b>Priority Issue 1: Protect and Preserve "Green" Assets</b>		
	<b>Spring Lake Park Action Steps</b>		
	1. Replant or allow the hillside areas of the park to return to a wooded condition. (with exception of sliding hill)	1. Participants were concerned with the area at the backdrop of the volleyball courts. Allowing this could cut down on mow time and resources.	Staff does not recommend this action step as these areas are utilized for other activities such as: 1. General play areas for children 2. Amphitheater for movies in the park. 3. Sledding
	2. Add native species to the lake and outlet channel (water lilies, arrowroot, sedges, marsh marigolds, etc.)	1. Deer problem; deer are eating these plants. 2. Reinstatement of Parks Committee could provide labor for this.	1. In regards to adding native species: Yes. 2. In regards to the reestablishment of the Parks and Open Space Committee: This is dependent upon decision from the City Council.
	3. Add native species to wooded areas	N/A	Yes.



	(hepatica, bloodroot, trillium, may-apples, Dutchman breeches, jack in the pulpit etc.)			
	4. Interplant pavilion area on the south edge of the park with additional cottonwoods to maintain savanna appearance.	N/A		Yes: as the need arises for new trees, a diverse native selection of new or replacement trees can be used.
	5. Study the feasibility of re-arranging or eliminating one ball diamond and screen the remainder with heavy planting of trees and understory plant materials (perhaps grapevines on the fencing?).	N/A		The ball diamonds are heavily utilized and the community is already underserved by existing inventory. As a result, we do not recommend rearranging or eliminating any ball fields.
	6. Plant permanent vegetation on currently mowed but unused park margins right to the sidewalks to eliminate the need for mowing.(areas abutting wooded portions of the park)	N/A		Areas are utilized and contribute to the scenic/aesthetics that the park provides. Staff does not recommend pursuing this action step. Note: Lee Hill may benefit from something like this.
	7. Re-forest parking lot islands or replace grass with fruiting trees and mulch.	N/A		Yes: Although these actions have been accomplished and items are already present in park.
	8. Consider doing rain gardens around the parking areas much as the Minnesota Arboretum has done.	N/A		Yes: Could be useful if Council and community desire
	9. Re-establish native forest vegetation on both sides of the west walking trail through the park.	1. One participant suggested that this was the only area in the city to get that feeling of being completely surrounded by nature. It used to be this way. 2. A comment about new lighting helping in this area.		No: Majority of park is currently native. Also, views are provided which would be diminished. We do not recommend pursuing this action step other than maintaining our existing native plantings.
	10. Discuss with residents the desirability of partially screening the east side of the park from the residential areas with appropriate planting as well as screening the swimming pool area.	N/A		Not Recommended: From a homeowner perspective, the view of the park may be a perk of living on the periphery and homeowners can provide screening if desired. From a park visitor perspective, it doesn't



			seem important to screen the homes alongside the park.
11. Establish a rose garden, flower garden, prairie patch....any vegetation to provide color to sunny areas of the park.	N/A		Yes: Desire or need should be established by the Council/Community and area can be designated.
12. Plant more shade trees in and around existing shelters.	N/A		Yes: This is a task completed through maintenance.
13. As a demonstration project, establish a community orchard in an area of the park for both bloom and fruit production with the area mulched below the trees and pathways through them.	N/A		No: Fruit trees are a maintenance problem in that they attract varmints and there is rotting of fruit.
14. Establish a prairie grassland area in a sunny area of the park.	N/A		Yes: Already exists.
15. Study practicability of controlled hunt or other methods to control pest species in lower north while attempting to re-establish native species (read deer and rabbits)	1. Good idea to stop feeding the deer in town; can we find a solution to this 2. One participant recommended crab apple trees and Canadian cherry trees		Staff is not opposed to this action if current populations of deer cause undue strain on our native vegetation. It is not recommended that rabbit populations are targeted.
16. Add a marsh feature at the north-west depression across from the lake walking trail.	N/A		Further review is needed as the public accesses this area. Impending storm water drainage improvements warrant delay in action.
<b>Wheeler Park Action Steps</b>			
1. Interplant northeast part of the park with young cottonwoods to maintain savanna-like appearance.	N/A		Yes: There can be a continued effort to plant cottonwood trees as desired.
2. Extensive plantings to screen tennis courts from the rest of the park.	1. Staff suggested that there is a neighborhood watch in the area and that there is a lot of vandalism in the park; other methods are employed as well to combat vandalism.		No: May screen view of parents watching children reducing protection.
3. Provide water feature in east-central depression to diminish water runoff with rains.	N/A		Yes: In progress. Addition of drainage tile to alleviate issue.
4. Provide shade plantings for the	N/A		Staff recommends that the horseshoe



	horseshoe areas, perhaps covering them with an arbor or pergola.		organization is consulted on this action.
	5. Plant shade trees along all Street sides of the park.	N/A	Yes: Per request.
	<b>Priority Issue 2: Physical Infrastructure of Historic Parks</b>		
	<b>Spring Lake Park Action Steps</b>		
	1. Consolidate activities in the park (Swimming facility, swings, volleyball court etc.) leaving larger areas of the park for natural settings.	1. Tom: Keeping the lake the central feature and screening the other portions of the park from it.	Staff does not recommend pursuing this action as existing locations provide wide ranges of use in the park. Ample space exists for natural settings in the park.
	2. Remove the skating rink and warming house utilizing a reconfigured floodable parking lot for a skating rink in the winter months.	N/A	Reconfiguration is underway. A floodable parking lot is in need of further review.
	3. Re-establish historic artesian well with pump to keep it flowing and a streambed to take excess to lake. (could be utilized as a toddler wading pool in summer)	1. A member suggesting that the local historic society grants 3.6 million per year in grants. Could levy .02418. -See Tax Implications for historic preservation levy in the Miscellaneous Topics below. 2. Suggested that there is a lot of support in the community for this. 3. Money could come in next year. 4. Discussion of \$400,000 per year available; Staff needs to examine possible sources for this.	Yes: If the well is responsible for the name of the park and has significant historical value, it is recommended that this is pursued.
	4. Replace chain-link fence on west side of park with wood.	1. Participant stated that Turtle migration is obstructed; alternative fence options could be considered to enable natural migratory patterns of animals 2. Staff recommended that fence placed for steep slope; needs review to determine access for turtle migration.	Alternatives would be considered although maintenance and public safety are priority.
	5. Contact North Mankato's sister city for an appropriate structure to be located on the west point of the lake to reflect in the water.	1. There is a Sister City in Taiwan that would provide a monument to reflect this relationship; Not Mankato: This should also be brought to the attention	Staff needs more input on this item for consideration.



	6. Provide historical markers with pictures of the park as it appeared in the past.	of the public.		Yes: Appropriate personnel to research historical images.
	7. Build pergolas with grape vines or wisteria to join with existing picnic shelters.	N/A		Yes: May contribute to character of the park.
	8. Add a sand beach to the east side of Spring Lake.	1. This isn't to promote swimming but simply to replace the gravel with sand as a more natural alternative.		This will be considered along with future developments.
	9. Extend park walkways to include newly planted wooded areas on the west side of the park.	N/A		Yes: Already exists. Implemented post recommendation.
	10. Re-structure lake discharge channel and add appropriate rustic wooden bridges at crossing points and appropriate plant material to the channel.	N/A		Yes: Currently in plan for execution.
	11. Restrict and reduce the use of music or speech amplification in the park to eliminate noise problems in residential neighborhoods.	1. Problems in community with this; every weekend there is an event and this is a detriment to families living in the general area. Noise carries. 2. Scheduled community events are fine. 3. Other events are too frequent and too loud. 4. State law says that these claims are actionable and the city should avoid lawsuit. 5. Need to assess alternative locations; perhaps Caswell or Benson 6. Can consider acoustics; speaker direction, etc.		No: Movies in the park and pool music are a welcome addition to the visitors.
	12. Use natural limestone rather than concrete retainers wherever possible.	N/A		Yes: Currently in plan for execution.
	13. Reconstruct shelters using native stone and wood to fit into general theme of the park.	N/A		Yes: Although structures are in good shape. This should occur on a needs basis when structures become dilapidated.
	14. Build small restroom facility on South end of the Park.	N/A		Yes: Currently in plan for execution.

	15. Explore the possibility of safety call boxes in the park.	N/A	Yes: Although an observation of crime history should be assessed to establish a need for such items. Yes: Already exists. Implemented post recommendation.
	16. Provide for appropriate lighting on walking trails.	N/A	
	<b>Wheeler Park Action Steps</b>		
	1. Eliminate chain-link fencing on west side of park.	N/A	No: Tee ball tournaments and neighborhood usage deems the fence is utilized. Other activities benefit as well such as soccer and lacrosse.
	2. Feature exhibits or text to honor brick industry.	1. Money can come out of Heritage Preservation (heritage preservation) funding.	Yes: This should be done per request from Council/Community. Heritage of Wheeler as a brick yard is vital to its past and should be recognized.
	3. Move and enhance Vets memorial placing it near the west entrance and feature explanation.	N/A	Further details are needed to understand request.
	4. Remove band shell replacing it with expanded parking area.	N/A	No: This is utilized by the community and the immediate neighborhood surrounding the shell refused to have it removed. It seems they consider this an historic landmark.
	5. Move basketball courts near Tennis courts and screen both with vegetation from the park proper.	N/A	Moving the courts is possible, although this should be done per request from Council/Community to consolidate activity areas in park. Staff does not recommend screening with vegetation from park proper.
	6. Renovate main building with restrooms and warming house for skaters.	N/A	Yes: Already exists. Implemented post recommendation.
	7. Provide benches for adults near children's play area.	N/A	Yes: Already exists. Implemented post recommendation.
	8. Replace current lighting with period lighting to enhance neighborhood character.	N/A	Yes: This should be done per request from Council/Community.
	9. Explore the possibility of safety call boxes in the park.	N/A	Yes: Although an observation of crime history should be assessed to establish a need for such items.



	10. Add a water feature to the park (fountain, lily pond, etc.)	1. Could be tied into band shell renovation as reflection pond for veterans memorial; consolidation of vet memorial and brickyard history. 2. Could be tied to Heritage Preservation funding.	Yes: If implemented, staff recommends locating the water feature in the north central area of the park which is naturally flooding.
LEGACY	<b>Priority Issue: Secure funds for park improvements through grants and donations.</b>		
	<b>Action Steps</b>		
	1. Articles in City website, newsletter, flier in water bill, etc...	N/A	Yes: Awareness may assist in fund acquisition.
	2. Locate grants.	N/A	Yes: New grant opportunities should be sought.
	3. Target local businesses and associations.	N/A	Yes: Park improvements may trigger greater usage, bringing more citizens into proximity of local business for increased patronage.
	4. Set up Endowment Fund for North Mankato.	1. Needs to be set up with taxes. 2. A sub-group of reinstated committee could find funding. 3. Could guide contributions with a list: Donors could choose what they would like to provide for from a list of Community needs determined by Staff or Committee.	Yes: Contributions from willing individuals or groups are welcome.
NEW PARKS	<b>Priority Issue 1: Development of Newly Established Parks</b>		
	<b>Benson Park Actions Steps (Primary)</b>		
	1. Keep as Nature Park.	N/A	Yes: See Plan.
	2. Bridge over pond.	N/A	Yes: See Plan.
	3. Fountains in Ladybug Lake.	N/A	Yes: See Plan.
	<b>Benson Park Actions Steps (secondary)</b>		
	1. Bird watching area in existing wetland.	N/A	Yes: See Plan.
	2. Picnic shelters with play structures nearby.	1. Not in Benson Park Master Plan and should be taken out; park vision is opposed to traditional neighborhood park attributes. 2. Staff have researched natural playscapes and have a vision that meets the plan; needs funding and timeline.	Yes: See Plan.



3. Many more trees.	N/A	Yes: See Plan.
4. Solar lights for trails.	N/A	Yes: See Plan.
5. Mark mileage on trails.	N/A	Yes: See Plan.
6. Community garden space.	1. Not in Benson Park Master Plan and should be taken out; Look to expand current resources in this area or find alternative spaces that would suit.	Yes: See Plan.
2. Benches for walkers.		Yes: See Plan.
<b>Pleasant View Park Action Steps (Primary)</b>		
1. Provide space for multi-use practice field.		Yes: Already exists. Implemented post recommendation.
2. Picnic shelter (gazebo-type or pergola with vines for shading).		Yes: This should be done per request from Council/Community.
3. Trail around park. Benches for visitors.		Yes: This should be done per request from Council/Community.
<b>Pleasant View Park Action Steps (Secondary)</b>		
1. Create small sliding hill.		Yes: This should be done per request from Council/Community.
2. Reseed park.		Yes: Maintenance Item.
3. More trees.		Yes: This should be done per request from Council/Community.
4. Children's playhouse area.		Yes: This should be done per request from Council/Community.
5. Relocate playground structure.		No: No need to accomplish this. Also, would conflict with other requests.
<b>Caswell Park Action Steps (Primary)</b>		
1. Add two refrigerated ice rinks (one enclosed), warming house)		Yes: Item being discussed as possibility over other two items.
2. Two more ball fields.		Yes: Item being discussed as possibility over other two items.
3. Addition of Water Park.		Yes: Item being discussed as possibility over other two items.
<b>Bluff Park Action Steps</b>		
1. Add lighting for walkers to feel safer.		Yes: This should be done per request from Council/Community. Pending trail plans may



			assist in decision. Yes: This should be done per request from Council/Community.
2.	Addition of Benches.		
Priority Issue 2: Development of New Parks in New Areas			
Future Park Sizes and Locations Action Steps (Primary)			
1.	Neighborhood parks be 2.5 to 3.5 acres in size.		The current average size of neighborhood parks in the system is 4.6 acres. Staff recommends utilizing this as a minimum for new park acreage allocation.
2.	Park locations to be determined by future residential growth.		Yes: This should be considered through ordinance.
3.	Link trail systems to existing and future parks.		Yes: This should be done per request from Council/Community.
Future Trails Action Steps (Primary)			
1.	Improve trail from Bluff Park to Lake Street.		Yes: This should be done per request from Council/Community.
2.	Add mileage markers on trails.		Yes: This should be done per request from Council/Community.
3.	Groom some trails for cross country skiing.		No grooming will be done on existing asphalt trails as this damages surface and limits usage to skiing preventing other uses.
4.	Study feasibility of putting a path up old Belgrade Avenue when the ravine is rebuilt in 2010.		Yes: Currently in progress.
Future Trails Action Steps (Secondary)			
1.	Link upper North Mankato trails with trails in the river valley		Yes: This is in the Comprehensive Plan and will be implemented.
2.	Link all parks by trails		Yes: This is in the Comprehensive Plan and the Parks Master Plan.
3.	Designate and identify bike trails vs. walking trails		Yes: There should be a distinction between the two.
Expectations of developers			
1.	Work with council to devise requirements of developers when planning new developments.	1. Need consensus.	Yes.

## Appendix J – Parks Plan Public Questionnaire (Posted on City website)

### Parks Plan

The City of North Mankato is completing a 60-day review of the Parks Plan and is requesting the publics' involvement. The public can review the Parks Plan and respond with questions, suggestions and advice. Please read the [Parks Plan](#) and answer the following questions.

Name:

Address:

What park do you visit the most?: \*

Why?: \*

What amenities do you use at the park that you visit most frequently?: \*

Are the amenities well maintained?: \*

Do you have a vision for any of the parks in the system? Please provide specifics.: \*

General comments on the plan.: \*



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #10C	Department: City Engineer	Council Meeting Date: 5/4/15
------------------	---------------------------	------------------------------

**TITLE OF ISSUE:** Consider Resolution Adopting Plans and Specifications and Ordering Advertisements for Bids for Project No. 14-04DF Trunk Highway 14 Trail SP 150-090-002.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** Please review the memo from City Engineer Dan Sarff.

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

**REQUESTED COUNCIL ACTION:** Adopt Resolution Approving Plans and Specifications and Ordering Advertisements for Bids for Project NO. 14-04DF Trunk Highway 14 Trail SP 150-090-002.

<b>SUPPORTING DOCUMENTS ATTACHED</b>	
Motion By: _____ Second By: _____	Resolution   Ordinance   Contract   Minutes   Map
Vote Record:	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Aye      Nay	Other (specify) <u>Memo</u>
_____ Steiner	_____
_____ Norland	_____
_____ Freyberg	_____
_____ Spears	_____
_____ Dehen	_____
<input type="checkbox"/> Workshop	<input type="checkbox"/> Refer to: _____
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Table until: _____
<input type="checkbox"/> Special Meeting	<input type="checkbox"/> Other: _____

RESOLUTION NO.

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING  
ADVERTISEMENTS FOR BIDS  
FOR PROJECT NO. 14-04DF TRUNK HIGHWAY 14 TRAIL  
SP 150-090-002

WHEREAS, the City Engineer has prepared plans and specifications for Project No. 14-04DF Trunk Highway 14 Trail 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 the Quest CDN Construction Data Network website 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 11:00 a.m. on June 4, 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 June 15, 2015, in the Council Chambers of the City Hall, contingent on Mn/DOT's concurrence on the bid award. 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 4<sup>th</sup> day of May 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
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:** April 28, 2015

**To:** Mayor and City Council Members

**CC:** John Harrenstein, City Administrator

Brad Swanson, Public Works Director

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

**Subject:** Approval of Plans for the Trunk Highway 14 Trail Project

**Project No.** 14-04-DF

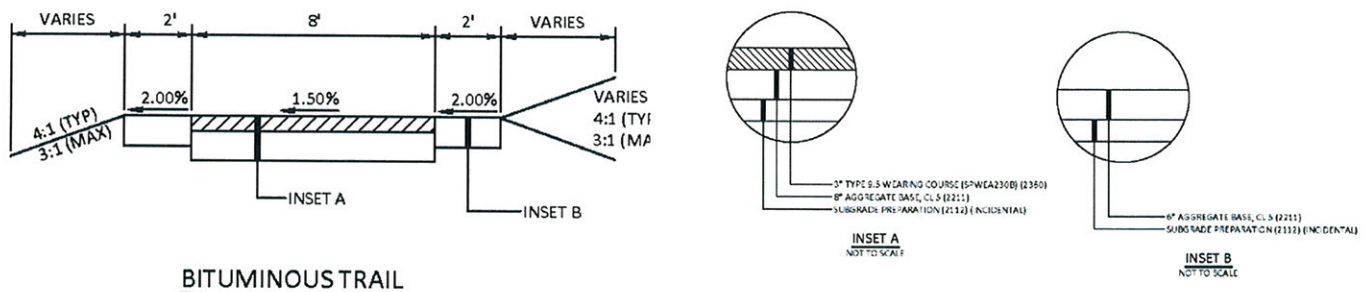
On the agenda for the May 4 City Council Meeting is a resolution approving plans and specifications for the Project No. 14-04-DF – Trunk Highway 14 Trail Project and authorizing advertisement for bids. Since the plan set for this project consists of 47 plan sheets, it is not practical to review the plans in detail with the council at the meeting. Instead, I am providing the following review of the overall project scope, proposed timelines, estimated project costs and project funding:

**Project Location** - The location of the trail is as follows:

- Starts at the northeast corner of the intersection of Commerce Drive and Lor Ray Drive
- Continues along east side of Lor Ray Drive from Commerce Drive to the northwest corner of the Culvers property
- Continues in the south Trunk Highway 14 right of way from Lor Ray Drive to the north end of Lake Street
- Continues on Lake Street south to West Lind Street (on-street trail)
- Continues approximately 400 feet on West Lind Street east of Lake Street to the existing Hiniker Pond Trail (on-street trail)
- The location of the trail is shown on the attached drawing

**Project Scope** - The project includes the following major elements:

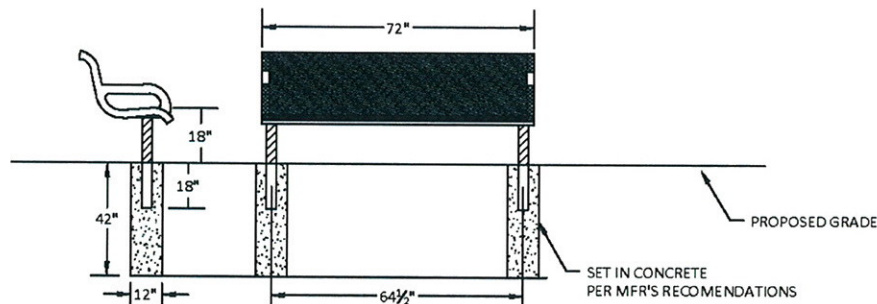
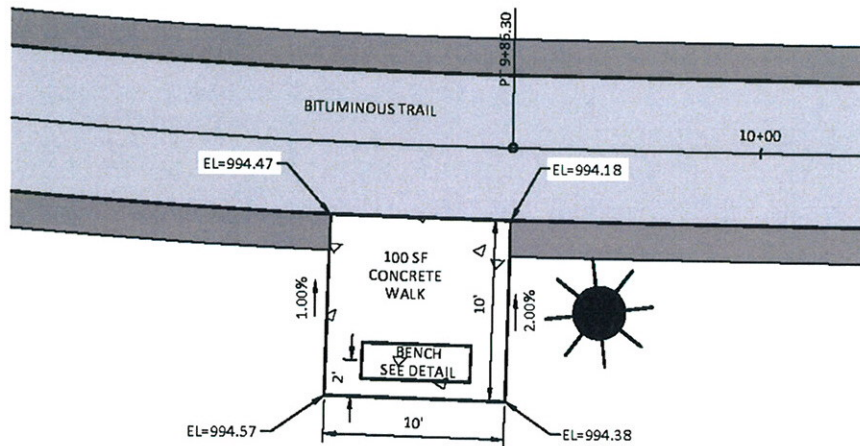
- Construction of an 8' wide bituminous trail with 2' wide gravel shoulders, including required grading work:







- Construction of a 3-cable traffic barrier and chain link fencing in locations where the trail is located within 50 feet of the highway
- Construction of an infiltration basin as required by the NPDES Storm Water Permit
- Construction of miscellaneous storm sewer improvements
- Construction of retaining wall where required
- Construction of rest areas at various locations along the trail:



- Turf establishment and erosion control.
- New street lighting

**Project Timeline:**

- The plans are currently being reviewed by Mn/DOT at District 7 in Mankato and in St. Paul.
- Scheduled Bid opening date – June 4<sup>th</sup>, 2015
- Mn/DOT Concurrence on Award– June 15<sup>th</sup>
- Begin Construction – July 1<sup>st</sup> (approx.)
- End Construction – End of October



**Construction Staging:**

- Right lane on east bound side of Trunk Highway 14 will be closed while work is being done in close proximity to the shoulder area
- Lane closure will not be allowed during morning “rush hour”

**Estimated Project Cost/Funding:**

- Estimated Project Cost - \$800,000
- Estimated Funding:
  - Federal Funds: \$400,000
  - City Funds (Bond) \$400.000

I will be available at the May 4<sup>th</sup> City Council meeting to answer any questions.





**CITY OF NORTH MANKATO**

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

**CITY OF NORTH MANKATO, MINNESOTA**  
**T.H. 14 BIKE TRAIL IMPROVEMENTS - 2015**  
**BITUMINOUS TRAIL LAYOUT**

APRIL, 2015

FIGURE NO. 1

0 250 500  
 SCALE  
 FEET

© Bolton & Menk, Inc. 2015. All Rights Reserved.  
 H:\MANKATO\2015\T.H. 14 BIKE TRAIL LAYOUT FIG.DWG