

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 October 5, 2015. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Mayor Dehen, Council Members Freyberg, Spears and Norland, City Administrator Harrenstein, Finance Director Thorne, Attorney Kennedy, City Clerk Van Genderen, City Planner Fischer and Public Works Director Swanson. Absent: Council Member Steiner.

#### **Approval of Agenda**

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

#### **Approval of Council Workshop Minutes**

**Council Member Norland moved, seconded by Council Member Freyberg to approve the minutes of the Council Workshop meeting of September 21, 2015. Vote on the motion: Freyberg, Spears, Norland and Dehen aye. Motion carried.**

#### **Approval of Minutes**

**Council Member Norland moved, seconded by Council Member Freyberg to approve the minutes of the Council meeting of September 21, 2015. Vote on the motion: Freyberg, Spears, Norland and Dehen aye. Motion carried.**

#### **Public Hearing-Proposed Amendment to the Comprehensive Plan Figure 3-2: Future Land Use.**

City Planner Fischer reviewed the request from Commerce Drive Dental. The request was initiated by Commerce Drive Dental who owns 2.7 acres of vacant land currently zoned General Commercial and guided in the Comprehensive Plan as General Commercial. The property has been for sale for approximately six years and Commerce Drive Dental is requesting a change to the Comprehensive Plan to guide the property as either General Commercial or Industrial which reflects the zoning of the lots to the east of the property allowing for broader marketing.

#### **Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 77-15 Approving Donations/Contributions/Grants.
- C. Res. No. 78-15 Approving Waiving Waiting Period for Exemption from Lawful Gambling License for Holy Rosary Church.
- D. Approve Parade Permit for Dance Conservatory of Southern Minnesota's Tutu & Turkey Run 5K at Benson Park on Saturday, November 14, 2015 from 10 am to 11 am.
- E. Res. No. 79-15 Approving the Proposed Transfer of the Cable Franchise Currently Held by CC VIII Operating, LLC d/b/a Charter Communications.
- F. Res. No. 80-15 Approving Limited Use Permit Agreement with the Commissioner of Transportation of the State of Minnesota.
- G. Approval of State Aid for Local Transportation Supplemental Agreement.
- H. Approval of Grant Administration Contract between the City of North Mankato and Minnesota Valley Action Council, Inc.

**Vote on the motion: Freyberg, Spears, Norland and Dehen aye; no nays. Motion carried.** Council Member Spears requested clarification on the State Aid for Local Transportation Supplemental

Agreement. City Engineer Dan Sarff appeared before Council and stated this was a change order. He indicated the right turn lane and the subsequent drainage work will be beneficial to the area. Currently the project is under budget and the change order should not increase the cost of the project. City Engineer Dan Sarff reported the project should be completed close to schedule at the end of October 2015.

### Public Comments

Barb Church, 102 Wheeler Avenue, appeared before Council and requested clarification on the criteria the Council uses to determine if an organization is eligible for charitable gambling contributions. Ms. Church requested reinstating the brush pick-up. Ms. Church indicated the proposed addendum to the Parks Plan should not be adopted until the community had a chance to respond to the proposed Caswell Park Expansion.

Bess Tsaouse, 136 Mary Circle, appeared before Council and indicated the addendum to the Parks Plan should not be adopted because the expansion of Caswell Park would only be used by a select part of the population. Ms. Tsaouse stated she had copied a portion of the Parks Plan, a survey completed in 2008, which indicated at that time that most citizens wanted improved pedestrian and biking trails.

John Hurd, 732 Garfield Avenue, appeared before Council and stated he wanted the City to purchase the property located at 1610 Lor Ray Drive for a park.

### Business Items

#### **Res. No. 81-15 Ordering Preparation of Report on Improvement for Project No. 15-02ABCDE Roe Crest Drive Improvement Project.**

City Engineer Dan Sarff appeared before Council and indicated the Roe Crest Drive Improvement Project is included in the 5-year Capital Improvement Plan and is currently scheduled for 2016. The City is currently conducting investigations to determine the condition of the existing street surface, subgrade conditions, and underground utility systems. It is anticipated that improvement alternatives may include: rehabilitation of the existing street surface only; partial reconstruction of the street and/or utilities; and complete reconstruction of the street and/or utilities. As indicated by the proposed schedule included in the packet a public information meeting would also be held early in the process to provide information and gather input from the property owners within the proposed project area. The feasibility study would consider the cost of the various improvement alternatives and evaluate available funding sources, including Municipal State Aid funds and special assessments. Council Member Spears requested clarification on what would be involved in the study. City Engineer Sarff indicated the Public Works department has been working on the investigation including taking core samples and televising the sewers. Administrator Harrenstein indicated the schedule was preliminary and the study would provide more information about the road. Council Member Spears requested clarification on the cost of the feasibility report. City Engineer Sarff reported the cost would be approximately \$5,000. **Council Member Norland moved, seconded by Council Member Freyberg to adopt Res. No. 81-15 Ordering Preparation of Report on Improvement for Project No. 15-02ABCDE Roe Crest Drive Improvement Project. Vote on the motion: Freyberg, Spears, Norland and Dehen aye; no nays. Motion carried.**

**Res. No. 82-15 Amending Comprehensive Plan Figure 3-2: Future Land Use. Council Member Norland moved, seconded by Council Member Freyberg to adopt Res. No. 82-15**

**Amending Comprehensive Plan Figure 3-2: Future Land Use. Vote on the motion: Freyberg, Spears, Norland and Dehen aye; no nays. Motion carried.**

**Consider Draft Addendum to North Mankato Parks Plan-Caswell Indoor Recreation.**

Administrator Harrenstein stated he agreed with citizens Barb Church and Bess Tsaouse that the plan needs public comment and support before it is included in the Parks Plan. Administrator Harrenstein stated that in May Council recognized the regional and national asset of Caswell Park and directed staff to explore options for the site. Administrator Harrenstein reported the draft plan, which was discussed with interested groups, meets a need in the community for additional ice. He stated staff is requesting the Council approve bringing the plan to regional partners and the public for discussion.

Administrator Harrenstein introduced Amanda Prosser and Bryan Paulsen from I&S Group, an architectural firm, to review the proposed plan. Ms. Prosser reviewed the landscape design which included improved pedestrian access, improved public gathering, enhanced bicycling, consolidation of parking and the implementation of signage to improve flow and brand Caswell Park. Mr. Paulsen reviewed the proposed three phases of development. Phase 1 includes an indoor Hockey Arena composed of a single sheet of ice and would cost between \$6.8 and 8.2 million. Phase 2 includes construction of an aquatic facility and/or a second sheet of ice and would cost between \$5.0 and \$9.0 million. Phase 3 includes construction of either a second or third sheet of ice and would cost between \$5.0 and \$6.0 million dollars.

Mayor Dehen stated staff would like Council approval to send the draft plan out to regional partners, user groups and the general public for comments. Council Member Freyberg reported he spoke with the All Seasons Arena board members who expressed concern that the plan did not go through proper channels and was brought to the public. He also indicated the first Technical Advisory Team meeting would be held on Tuesday, October 6, 2015 and releasing a plan before the first meeting was concerning. Council Member Spears indicated he did not approve of presenting the draft plan and the City should wait for others to propose a plan. Administrator Harrenstein indicated City Staff responded to Council direction and prepared a plan for discussion and staff wanted to obtain permission from Council to bring the plan before the regional partners for further discussion. Council Member Freyberg requested Administrator Harrenstein submit the information to the All Seasons Arena Board for review. Mayor Dehen directed staff to put a copy of the proposed plan online for public comment.

**City Administrator and Staff Comments**

Public Works Director Swanson reminded citizens that fall drop-off at the Public Works Department located at 610 Webster Avenue would be held October 9-11, 2015.

**Mayor and Council Comments**

Council Member Spears stated the City Council has not been supportive of grass roots organizations and would like the Council to support the Friends of North Mankato's efforts to purchase the property located at 1610 LorRay Drive. **Council Member Spears moved to pass a Resolution including the purchase of the property located at 1610 LorRay Drive in the Capital Improvement Plan.** With no one seconding the motion Mayor Dehen dismissed the motion.

Council Member Freyberg invited the Council and the public to the Mankato/North Mankato Area Planning Organization open house on October 15, 2015 from 5-7 pm in the Mankato Room at the Intergovernmental Center located at 10 Civic Center Plaza.

Council Member Norland commented that garbage can lids should be shut on residents' carts when they are brought out for pick-up.

Mayor Dehen indicated citizens can exchange their garbage or recycling cart one time free of charge.

Mayor Dehen reported he attended the D & K Powder Coating open house and appreciated the opportunity to tour the facility. He also congratulated D & K Powder Coating on already beginning expansion of the facility.

Mayor Dehen read a memorial tribute for former Planning Commissioner Mark Weinstein.

### MEMORIAL TRIBUTE

WHEREAS, the Planning Commission and the Community of North Mankato lost a valued member and leader on August 30, 2015, with the passing of Planning Commissioner Mark Weinstein; and

WHEREAS, Mark Weinstein was a tireless advocate for the North Mankato community by his involvement in the Planning Commission; and

WHEREAS, Mark was a respected businessman in Mankato for over 35 years; and

WHEREAS, Mark was a tireless advocate for those in need and never wanted anyone to go hungry;

NOW THEREFORE, I Mark Dehen, Mayor of the City of North Mankato, Minnesota, on behalf of the Planning Commission and the City of North Mankato honor Mark Weinstein and remember his service to the community and extend our sincerest condolences to his friends and family.

### Public Comments

Bess Tsaouse, 136 Mary Circle, appeared before Council and reiterated that the Caswell Park expansion does not belong in the Parks Plan and the public is not interested in ice sheets.

John Hurd, 732 Garfield Avenue, appeared before Council and thanked Council Member Spears for his support and stated he would not give up on the purchase of the property located at 1610 LorRay Drive.

James Dimock, 1948 Howard Drive, appeared before Council and asked Council Members if they would support the purchase of the property located at 1610 LorRay Drive if the owner of the property would sell to the City of North Mankato or the Friends of North Mankato.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Freyberg, the meeting adjourned at 8:20 p.m.

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Mayor

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City Clerk



# Claims List - Regular

By Vendor Name

Date 10-19-2015

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
	**Void**	10/07/2015	Regular	0	-	83053
	**Void**	10/13/2015	Regular	0	-	83066
	**Void**	10/13/2015	Regular	0	-	83067
00016	ADAMS, NICOLE	10/19/2015	Regular	0	619.82	83072
00032	ALBRIGHT, JAMES E.	10/19/2015	Regular	0	90.00	83073
00062	AMERICAN PAYMENT CENTERS	10/19/2015	Regular	0	93.00	83074
00063	AMERICAN PEST CONTROL	10/19/2015	Regular	0	65.00	83075
00090	APT MACHINING & FABRICATING, INC.	10/19/2015	Regular	0	1,170.00	83076
00093	ARNOLD'S OF MANKATO, INC.	10/19/2015	Regular	0	1,431.75	83077
00101	AT&T MOBILITY	10/13/2015	Regular	0	25.61	83064
00102	AUDIO EDITIONS	10/19/2015	Regular	0	522.09	83078
00103	AUTO BODY SPECIALTIES	10/19/2015	Regular	0	502.50	83079
00106	AUTOMATIC SYSTEMS CO.	10/19/2015	Regular	0	983.95	83080
00118	BARNES & NOBLE, INC.	10/19/2015	Regular	0	11.99	83081
00137	BENCO ELECTRIC COOPERATIVE	10/07/2015	Regular	0	29,672.12	83052
00142	BETHANY LUTHERAN COLLEGE	10/19/2015	Regular	0	42,250.00	83082
02153	BLUE EARTH COUNTY LIBRARY	10/19/2015	Regular	0	57.70	83083
00163	BLUE VALLEY SOD, INC.	10/19/2015	Regular	0	152.00	83084
00176	BORDER STATES ELECTRIC SUPPLY	10/19/2015	Regular	0	232.51	83085
00188	BRANDT LAW OFFICE, P.A.	10/19/2015	Regular	0	59.00	83086
00207	BUREAU OF CRIMINAL APPREHENSION	10/19/2015	Regular	0	270.00	83087
00216	C & S SUPPLY CO, INC.	10/19/2015	Regular	0	195.71	83088
00219	CARDMEMBER SERVICE	10/13/2015	Regular	0	20,107.97	83065
00227	CARQUEST AUTO PARTS STORE	10/19/2015	Regular	0	94.41	83089
00241	CHARTER COMMUNICATIONS	10/13/2015	Regular	0	373.97	83068
00252	CITY CENTER PARTNERSHIP	10/19/2015	Regular	0	3,000.00	83090
02058	CONSOLIDATED COMMUNICATIONS	10/13/2015	Regular	0	4,157.81	83069
00303	CRAWLER WELDING, INC.	10/19/2015	Regular	0	949.00	83091
00305	CROP PRODUCTION SERVICES, INC.	10/19/2015	Regular	0	2,024.57	83092
00337	DEMCO, INC.	10/19/2015	Regular	0	281.33	83093
00318	DM STAMPS & SPECIALTIES	10/19/2015	Regular	0	19.20	83094
00372	ECKERT, CAROL	10/07/2015	Regular	0	184.81	83054
00387	EMERGENCY AUTOMOTIVE TECHNOLOGY, INC	10/19/2015	Regular	0	25.70	83095
00401	EXPRESS SERVICES, INC.	10/19/2015	Regular	0	1,068.60	83096
00404	FASTENAL COMPANY	10/19/2015	Regular	0	83.18	83097
00439	FORSTER, DANIEL	10/19/2015	Regular	0	542.44	83098
00447	FREE PRESS	10/19/2015	Regular	0	21.08	83099
00462	G & K SERVICES	10/07/2015	Regular	0	150.18	83058
00462	G & K SERVICES	10/19/2015	Regular	0	150.33	83100
00494	GOPHER STATE ONE-CALL	10/19/2015	Regular	0	384.35	83101
00496	GOVERNMENT FINANCE OFFICERS ASSOCIATI	10/19/2015	Regular	0	190.00	83102
00525	HANCOCK CONCRETE PRODUCTS LLC	10/19/2015	Regular	0	547.00	83103
00533	HARRENSTEIN, JOHN	10/13/2015	Regular	0	1,281.45	83070
00538	HAWKINS, INC.	10/19/2015	Regular	0	2,969.12	83104
02173	HD SUPPLY WATERWORKS, LTD.	10/19/2015	Regular	0	214.40	83105
00600	ICMA RETIREMENT TRUST ROTH IRA	10/13/2015	Regular	0	450.00	83059
00601	ICMA RETIREMENT TRUST-457	10/13/2015	Regular	0	2,835.00	83060
02174	INFOGROUP	10/19/2015	Regular	0	510.00	83106
00608	INGRAM LIBRARY SERVICES	10/19/2015	Regular	0	769.80	83107
00680	J.J. KELLER & ASSOCIATES, INC.	10/19/2015	Regular	0	503.00	83108
00624	JM PROMOTIONS	10/19/2015	Regular	0	1,473.23	83109
00639	JOHN DEERE FINANCIAL	10/19/2015	Regular	0	8.58	83110
00690	KENNEDY & GRAVEN CHARTERED	10/19/2015	Regular	0	6,000.00	83111
00691	KENNEDY & KENNEDY LAW OFFICE	10/19/2015	Regular	0	7,689.00	83112
00746	LAW ENFORCEMENT LABOR SERVICES, INC.	10/13/2015	Regular	0	517.00	83061
00747	LAW ENFORCEMENT TECHNOLOGY GROUP, LL	10/19/2015	Regular	0	651.90	83113
00749	LAWSON PRODUCTS, INC	10/19/2015	Regular	0	79.26	83114
00723	LJP ENTERPRISES, INC	10/19/2015	Regular	0	600.00	83115
00775	LJP WASTE & RECYCLE, LLC	10/19/2015	Regular	0	480.00	83116
00776	LLOYD LUMBER CO.	10/19/2015	Regular	0	460.78	83117
00800	MADDEN, GALANTER, HANSEN, LLP	10/19/2015	Regular	0	325.00	83118
02119	MAGNEY CONSTRUCTION, INC.	10/19/2015	Regular	0	188,481.90	83119
00812	MANKATO BEARING COMPANY	10/19/2015	Regular	0	319.46	83120
00829	MANKATO PUBLIC SCHOOLS	10/19/2015	Regular	0	141.00	83121
00847	MATHESON TRI-GAS, INC.	10/19/2015	Regular	0	103.55	83122
00874	MENARDS-MANKATO	10/19/2015	Regular	0	58.53	83123
02179	MES-MIDAM (MUNICIPAL EMERGENCY SERVI	10/19/2015	Regular	0	390.00	83124
00875	METRO SALES, INC.	10/19/2015	Regular	0	129.00	83125

00923	MINNESOTA DEPARTMENT OF LABOR & INDU	10/19/2015	Regular	0	100.00	83126
00902	MINNESOTA IRON & METAL CO	10/19/2015	Regular	0	10.00	83127
00953	MINNESOTA UI FUND	10/19/2015	Regular	0	1,221.00	83128
00910	MINNESOTA VALLEY TESTING LAB, INC.	10/19/2015	Regular	0	118.50	83129
00956	MINNESOTA WASTE PROCESSING CO.	10/19/2015	Regular	0	23,877.99	83130
00985	MOSS & BARNETT	10/19/2015	Regular	0	237.10	83131
01003	MUNICIPAL BUILDERS, INC.	10/19/2015	Regular	0	162,137.87	83132
01018	NCPERS MINNESOTA-UNIT 662400	10/13/2015	Regular	0	192.00	83062
01025	NEOPOST USA, INC.	10/19/2015	Regular	0	323.40	83133
01033	NEWMAN TRAFFIC SIGNS	10/19/2015	Regular	0	2,639.93	83134
01056	NORTH MANKATO FIREMEN'S RELIEF ASSOCIA	10/19/2015	Regular	0	68,907.10	83135
01083	OVERDRIVE, INC.	10/19/2015	Regular	0	553.22	83136
02005	PANTHEON COMPUTERS	10/19/2015	Regular	0	250.00	83137
01090	PARAGON PRINTING, MAILING & SPECIALTIES	10/19/2015	Regular	0	10,807.20	83138
01106	PETTY CASH	10/19/2015	Regular	0	35.93	83139
01117	PLUNKETT'S PEST CONTROL, INC.	10/19/2015	Regular	0	113.60	83140
01133	POWERPLAN	10/19/2015	Regular	0	440.24	83141
01142	PREMIER VETERINARY CENTER - MANKATO	10/19/2015	Regular	0	2,076.76	83142
01160	QUALITY OVERHEAD DOOR CO, INC	10/19/2015	Regular	0	514.00	83143
01179	RED FEATHER PAPER CO.	10/19/2015	Regular	0	63.48	83144
01191	RELiance ELECTRIC OF SOUTHERN MINNESOT	10/19/2015	Regular	0	365.70	83145
01198	RETROFIT COMPANIES, INC.	10/19/2015	Regular	0	135.74	83146
01211	RIVER BEND BUSINESS PRODUCTS	10/19/2015	Regular	0	350.25	83147
01216	ROBINSON APPRAISAL & ASSOCIATES, INC.	10/19/2015	Regular	0	750.00	83148
01263	SCHWICKERT'S TECTA AMERICA LLC	10/19/2015	Regular	0	4,237.34	83149
01079	SMC-SOUTHERN MINNESOTA CONSTRUCTION	10/19/2015	Regular	0	5,238.77	83150
01335	STAPLES ADVANTAGE	10/19/2015	Regular	0	1,008.07	83151
02175	STREAMLINE COMMUNICATIONS, LLC	10/19/2015	Regular	0	227.50	83152
01380	TEXAS REFINERY CORP.	10/19/2015	Regular	0	253.96	83153
01392	THORNE, CLARA	10/19/2015	Regular	0	463.01	83154
01405	TITAN MACHINERY	10/19/2015	Regular	0	150.07	83155
01419	TRAVERSE DES SIOUX LIBRARY COOPERATIVE	10/19/2015	Regular	0	2,263.75	83156
01445	UNITED WAY INC	10/13/2015	Regular	0	213.43	83063
01470	VERIZON WIRELESS	10/07/2015	Regular	0	241.13	83055
01470	VERIZON WIRELESS	10/13/2015	Regular	0	206.10	83071
01477	VIKING ELECTRIC SUPPLY, INC.	10/19/2015	Regular	0	1,192.64	83157
01478	VIKING FIRE & SAFETY LLC	10/07/2015	Regular	0	104.00	83056
01492	WACO SCAFFOLDING & SUPPLY CO.	10/19/2015	Regular	0	69.15	83158
01544	WINTER EQUIPMENT CO., INC.	10/19/2015	Regular	0	1,906.32	83159
01552	WW BLACKTOPPING, INC	10/07/2015	Regular	0	972	83057

**Bank Code APBNK Summary**

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	292	105	0.00	625,169.89
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	292	108	0.00	625,169.89

**Authorization Signatures**

**All Council**

The above manual and regular claims lists are approved by:

\_\_\_\_\_  
MARK DEHEN- MAYOR

\_\_\_\_\_  
KIM SPEARS- COUNCIL MEMBER

\_\_\_\_\_  
DIANE NORLAND- COUNCIL MEMBER

\_\_\_\_\_  
WILLIAM STEINER- COUNCIL MEMBER

\_\_\_\_\_  
ROBERT FREYBERG- COUNCIL MEMBER



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7C	Department: Public Works Dir.	Council Meeting Date: 10/19/15
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**TITLE OF ISSUE: Consider Resolution Declaring Surplus Vehicles and Equipment.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: See list of surplus vehicles and equipment.**

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

**REQUESTED COUNCIL ACTION: Adopt Resolution Declaring Surplus Vehicles and Equipment.**

**For Clerk's Use:**

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

Vote Record:

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

**SUPPORTING DOCUMENTS ATTACHED**

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

Other (specify) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

RESOLUTION DECLARING SURPLUS VEHICLES AND EQUIPMENT

WHEREAS, the City of North Mankato owns the following vehicles and equipment; and

1984 GMC Brigadeer Detroit Diesel Dumptruck	188,253 Miles	1GDT9C4Z5Ev525137
1997 Ford F-250 Regular Cab Long Box	151,939 Miles	1FTHF26H6VEB69623
1996 Chevy 1500 Extended Cab Short Box	101,254 Miles	2GCEC19W1T1215440
2-5 Horse Power Speed Reducer Drives		
2-2004 Ford Long Boxes		
2-2004 Ford Regular Cab Drivers doors		
2-2004 Ford Regular Cab Passenger doors		
2-2004 Ford Nerf Bars		
2-Liebert GXT3 AC Power Systems		
1-2004 Ford Brush Guard		
1-2004 Ford Step Bumper		
1 Chevy Short Box		
1 Groomer Attachment from Sand Pro		
1 Cozy Cab-fits 1987 John Deere F935 Mower		
1 Bucket-Fits Ford 545 Industrial Tractor		
1 Boss V-Plow		
1 Kwik Way Scraper Blade for Skid Loader		
1 Kawasaki Mule-Push Blade		

WHEREAS, these vehicles and equipment have been replaced, causing them to become surplus;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the aforementioned vehicles and equipment be declared surplus and that the sale of said vehicles and equipment is hereby authorized.

Adopted by the City Council this 19<sup>th</sup> day of October 2015.

\_\_\_\_\_  
Mayor

ATTEST:

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

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7D	Department: City Engineer	Council Meeting Date: 10/19/15
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**TITLE OF ISSUE: Consider Change Order Request from Mark J. Traut Wells, Inc. for the Construction of Municipal Well No. 9 in the Amount of \$101,396.25.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: The change order request indicated the following reasons for the change order: 1) The well, during test pumping, continued to pump sand. When the well bore depth was measured after completion of test pumping, it was found that it had filled with sand to a depth of 50 feet from the well bottom. 2) The well needed blasting and air development a second time in order to make it pump sand-free water. City Engineers recommend the change order.**

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

**REQUESTED COUNCIL ACTION: Approve Change Order Request from Mark J. Traut Wells, Inc. for the Construction of Municipal Well No. 9 in the Amount of \$101,396.25.**

**For Clerk's Use:**

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

Vote Record:

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

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Change Order</u>				
_____				
_____				
_____				

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

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

**CHANGE ORDER**

(Instructions on reverse side)

No. 1

PROJECT: Construction of Municipal Well No. 9

DATE OF ISSUANCE: September 14, 2015

EFFECTIVE DATE: September 14, 2015

OWNER: City of North Mankato, Minnesota

ENGINEER'S Project No.: M12.040015

CONTRACTOR: Mark J. Traut Wells, Inc.

ENGINEER: Bolton & Menk, Inc.

You are directed to make the following changes in the Contract Documents.

**Description:**

1.1 The contract price changed due to an increase in actual quantity of work performed and the well pump motor size changed from 125 HP to 150 HP.

**Reason for Change Order:**

The well, during test pumping, continued to pump sand. When the well bore depth was measured after completion of test pumping, it was found that it had filled with sand to a depth of 50 feet from the well bottom.

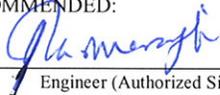
The well needed blasting and air development a second time in order to make it pump sand-free water. The quantity of dynamite used increased to 1000 lbs. Air development time increased to 336 hours from the 100 hours in the bid price. The well pump motor size had to be increased from 125 HP to 150 HP.

**Attachments: (List documents supporting change)**

Pay Application #8, which includes the new contract sum.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price	Original Contract Times
<u>\$450,898.00</u>	Substantial Completion : _____ days or dates Ready for final payment : _____ days or dates
Net changes from previous Change Orders No. __ to No. __	Net changes from previous Change Orders No. __ to No. __
<u>\$0.00</u>	_____ days
Contract Price Prior to this Change Order	Contract Times prior to this Change Order
<u>\$450,898.00</u>	Substantial Completion : _____ days or dates Ready for final payment : _____ days or dates
Net Increase (Increase/Decrease/No Change) of this Change Order	Net (Increase/Decrease/No Change) of this Change Order
<u>\$101,396.25</u>	_____ days
Contract Price with all approved Change Orders	Contract Times with all approved Change Orders
<u>\$552,294.25</u>	Substantial Completion : _____ days or dates Ready for final payment : _____ days or dates

RECOMMENDED:

By:   
Engineer (Authorized Signature)

APPROVED:

By: \_\_\_\_\_  
Owner (Authorized Signature)

ACCEPTED:

By: \_\_\_\_\_  
Contractor (Authorized Signature)

Date: Sept 14, 2015

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

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

EJCDC No. 1910C8-B (1990 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America.

## **CHANGE ORDER**

### **INSTRUCTIONS**

---

#### **A. GENERAL INFORMATION**

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Contract Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating change order items to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order may be used.

#### **B. COMPLETING THE CHANGE ORDER FORM**

Engineer initiates the form, including a description of the changes involved and attachment based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Contractor for approval. After approval by Contractor, all copies should be sent to Owner for approval. Engineer should make distribution of executed copies after approval by Owner.

If a change only applies to Contract Price or to Contract Times, cross out the part of the tabulation that does not apply.

CITY OF NORTH WANKATO MUNICIPAL WELL NO. 9 JOB #30103 PAY APPLICATION # 8

No	Item	Unit	Unit Price	Approx Qty	Estimated Bid Amount	Quantity	Price	%COMP	BALANCE TO COMPLETE
<b>MATERIALS</b>									
1	Mobil. & Demobil. Clean Up Site, Erosion Control & Permit Fees *Cold Weather Drilling	LS	\$46,428.00	1	46,428.00	0.75	34821.00	75%	11607.00
2	Drill and Drive 30" Dia. Casing	LF							
3	Drill 20" Dia. (Nominal) Open Hole	LF							
4	Furnish and Install 24" Dia. Casing	LF	\$155.00	155	24,025.00	143	22165.00	92%	
5	Drill 23" Dia (Nominal) Open Hole	LF	\$100.00	620	62,000.00	494	49400.00	80%	
6	Furnish & Install 18" Dia Casing	LF	\$90.00	623	56,070.00	634	57060.00	102%	
7	Drill 17" Dia. (Nominal) Open Hole	LF	\$85.00	225	19,125.00	189	16065.00	84%	
8	Grout	CY	\$575.00	50	28,750.00	54.5	31337.50	109%	
9	Furnish, Install & Remove well Development equipment	LS	\$6,250.00	1	6,250.00	1	6250.00	100%	
10	Air well Development (1000 cfm at 350 psi)	HRS	\$345.00	100	34,500.00	336	115920.00	336%	
11	Furnish, Install & Remove Test Pump with Discharge Piping	LS	\$6,500.00	1	6,500.00	2	13100.00	200%	
12	Test Pumping	HRS	\$145.00	100	14,500.00	93.5	13557.50	94%	
13	Dynamite	LBS	\$35.00	350	12,250.00	1000	35000.00	286%	
14	Boiling & Disposal within One Mile of Project Site	CY	\$85.00	500	42,500.00	453	38505.00	91%	
15	Water Analysis	LS	\$1,225.00	1	1,225.00	1.25	1531.25	125%	
16	Videoaping	LS	\$1,250.00	1	1,250.00	3	3750.00	300%	
17	Gamma Log	LS	\$1,300.00	1	1,300.00	1	1300.00	100%	
18	Furnish and Install 125 HP Line Shaft Turbine Pump, 1200 rpm at 300 ft TDH, 360 ft Below FF	LS	\$88,900.00	1	88,900.00				88900.00
19	Furnish and Install Submersible Well Dredgdown Sensor as Specified	LS	\$1,950.00	1	1,950.00				1950.00
20	Well Disinfection	LS	\$250.00	1	250.00				250.00
21	Site Clean-Up, Site Restoration	LS	\$2,150.00	1	2,150.00	1	2150.00	100%	
22	Coordination with Well House Contractor for Well Pump Installation, Piping and Electrical Connection and Start-Up	LS	\$500.00	1	500.00				500.00
23	Plumbers and Alignment Test and Report	LS	\$425.00	1	425.00	1	425.00	100%	
					<b>\$450,898.00</b>	<b>SUB:</b>	<b>442,337.25</b>		<b>103,207.00</b>
<b>CHANGE ORDER #1</b>									
1	Upsize HP from 125hp to 150hp for pump & motor	LS	6,750.00	1	6750.00				6750.00
					<b>\$6,750.00</b>	<b>SUB:</b>			
					<b>457,648.00</b>	<b>TOTAL:</b>	<b>442,337.25</b>		<b>109,957.00</b>

TOTAL BILLED TO DATE: \$ 442,337.25  
 BALANCE TO COMPLETE: \$ 109,957.00  
 NEW CONTRACT SUM: \$ 552,294.25

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7E	Department: Public Works Dir.	Council Meeting Date: 10/19/15
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**TITLE OF ISSUE:** Consider Miracle League of North Mankato's ADA Playground Request.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** The Miracle League of North Mankato request is to build an ADA accessible playground just to the north of Fallenstein Field. At this time the Miracle League of North Mankato is only requesting help from the staff and land donation. Staff does not believe building the playground impacts the draft Caswell Park improvement and indoor sports facility and recommends Council approval to construct the playground.

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

**REQUESTED COUNCIL ACTION:** Approve Miracle League of North Mankato's ADA Playground Request.

**For Clerk's Use:**

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

Vote Record:

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

**SUPPORTING DOCUMENTS ATTACHED**

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

Other (specify) Letter

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<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: _____

The Miracle League of North Mankato in cooperation with the city of North Mankato would like to build an ADA accessible playground on the west side of the Caswell Park Softball complex. Just to the north of the Fallenstein Field. This park will be designed as an all-inclusive playground.

We are asking for a site 150 ft. x 100 ft. The playground will consist of ADA equipment specifically designed for youth with physical and intellectual disabilities. The surface will be made out of an ADA approved rubberized material that allows accessibility to individuals of all abilities.

The Miracle League feels that this is the perfect location and opportunity to create a destination playground that will bring families, friends and community together to enjoy the adaptability and excellence that North Mankato is known for.

The Miracle League has put together an ADA Playground committee. This committee includes several Miracle League board members, multiple ISD 77 staff, and Brad Swanson from the City of North Mankato. This group of people will work on playground design and fundraising to ensure we meet the needs of the community and are able to pay for the project.

The Miracle League is looking at equipment, surface, and construction cost of around \$500,000. This number may change depending on fundraising capabilities and in-kind donations.

The playground will be fenced in, have multiple benches and sitting areas and be well shaded. It may also include public restrooms and a water feature. These items will depend on funding and public need.

The ADA Playground committee would like to go with Flagship Recreation as our design and build partner. Flagship Recreation uses Landscape Structures equipment and has built several local playgrounds including a portion of the Sibley Park playground.

The City of North Mankato will be asked to donate the land mentioned above, assist with the build and possible financial contributions for public restrooms. The financial contribution amount is unknown at this time.

# Inspiring

“Ah”



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7F	Department: Administration	Council Meeting Date: 10/19/15
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**TITLE OF ISSUE: Consider Resolution Amending Resolution No. 76-15 Regarding the Moratorium on the Granting of New Rental Licenses within the City of North Mankato, Minnesota.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: The City of North Mankato has received seven valid requests for rental license moratorium waivers. Staff has approved three and would like to increase the number of waivers the City Administrator can grant to a total of ten waivers. City Staff plans to bring a draft rental code to the Council at the first meeting in November.**

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

**REQUESTED COUNCIL ACTION: Adopt Resolution Amending Resolution No. 76-15 Regarding the Moratorium on the Granting of New Rental Licenses within the City of North Mankato, Minnesota.**

**For Clerk's Use:**

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

Vote Record:

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

**SUPPORTING DOCUMENTS ATTACHED**

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

Other (specify) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

RESOLUTION NO.

A RESOLUTION AMENDING RESOLUTION NO. 76-15  
REGARDING THE MORATORIUM ON THE GRANTING  
OF NEW RENTAL LICENSES WITHIN THE  
CITY OF NORTH MANKATO, MINNESOTA.

WHEREAS, The City of North Mankato is conducting a study relating to limiting the number of rental housing licenses within areas zoned RA, R1S, R1 or R2; and

WHEREAS, a Moratorium on accepting applications for rental housing licenses was implemented with Resolution No. 76-15; and

WHEREAS, Resolution No. 76-15 allowed the City Administrator to waive the Moratorium for up to three licenses that were contemplated in a sale initiated through notarized legal instrument prior to the date of Resolution No. 76-15; and

WHEREAS, City Staff is requesting Council allow the City Administrator to waive additional qualified rental applications;

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

1. Resolution No. 76-15 is amended to allow the City Administrator to waive the Moratorium for up to ten licenses that were contemplated in a sale initiated through notarized legal instrument prior to the date of Resolution No. 76-15.

Adopted by the City Council this 19th day of October, 2015.

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Mayor

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City Clerk

RESOLUTION ORDERING A MORATORIUM  
ON THE GRANTING OF NEW RENTAL LICENSES  
WITHIN THE CITY OF NORTH MANKATO, MINNESOTA

WHEREAS, The City of North Mankato is conducting a study relating to limiting the number of rental housing licenses within areas zoned RA, R1S, R1 or R2; and

WHEREAS, it will take approximately six to nine months to complete such study; and

WHEREAS, The City of North Mankato wishes to complete the study prior to issuing any new rental licenses in the above zoned areas;

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

1. The City of North Mankato hereby adopts a Moratorium on accepting applications for rental housing licenses in areas zoned RA, R1S, R1 or R2 for a period of twelve (12) months unless earlier ended by action of the City Council.
2. The Moratorium includes single family dwellings in the CBD, R3 and R4 districts.
3. The City Administrator is allowed to waive the Moratorium for up to ~~three-ten~~ licenses that were contemplated in a sale initiated through notarized legal instrument prior to the date of this action.

Adopted by the City Council this 21<sup>st</sup> day of September, 2015.

\_\_\_\_\_  
Mayor

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

RESOLUTION ORDERING A MORATORIUM  
ON THE GRANTING OF NEW RENTAL LICENSES  
WITHIN THE CITY OF NORTH MANKATO, MINNESOTA

WHEREAS, The City of North Mankato is conducting a study relating to limiting the number of rental housing licenses within areas zoned RA, R1S, R1 or R2; and

WHEREAS, it will take approximately six to nine months to complete such study; and

WHEREAS, The City of North Mankato wishes to complete the study prior to issuing any new rental licenses in the above zoned areas;

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

1. The City of North Mankato hereby adopts a Moratorium on accepting applications for rental housing licenses in areas zoned RA, R1S, R1 or R2 for a period of twelve (12) months unless earlier ended by action of the City Council.
2. The Moratorium includes single family dwellings in the CBD, R3 and R4 districts.
3. The City Administrator is allowed to waive the Moratorium for up to ten licenses that were contemplated in a sale initiated through notarized legal instrument prior to the date of this action.

Adopted by the City Council this 21<sup>st</sup> day of September, 2015.

\_\_\_\_\_  
Mayor

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

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #9A	Department: City Engineer	Council Meeting Date: 10/19/15
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**TITLE OF ISSUE: Resolution Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessment Roll for Project No. 15-01ABCDEF West Carlson Drive Improvement.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: On August 3, 2015 the City Council adopted a resolution approving plans and specifications and ordering advertisements for bids for Project No. 15-01ABCDEF West Carlson Drive Extension. The Council awarded the project to Dirt Merchant on September 8, 2015 and construction began soon after. The total estimated cost of the improvement is \$698,260, with the total amount to be assessed against benefited property owners within the City limits declared to be \$349,974, and the portion of the cost to be assessed against benefited property owners outside the City limits and deferred until such property is annexed into the City is declared to be \$348,286.**

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

**REQUESTED COUNCIL ACTION: Adopt Resolution Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessment Roll for Project No. 15-01ABCDEF West Carlson Drive Improvement.**

<p><b>For Clerk's Use:</b></p> <p>Motion By: _____</p> <p>Second By: _____</p> <p>Vote Record:</p> <table style="width:100%; border: none;"> <tr> <td style="width:15%;"></td> <td style="width:15%; text-align: center;">Aye</td> <td style="width:15%; text-align: center;">Nay</td> <td style="width:55%;"></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>		Aye	Nay			_____	_____	Spears		_____	_____	Steiner		_____	_____	Norland		_____	_____	Freyberg		_____	_____	Dehen	<p style="text-align: center;"><b>SUPPORTING DOCUMENTS ATTACHED</b></p> <table style="width:100%; border: none;"> <tr> <td style="width:20%;">Resolution</td> <td style="width:20%;">Ordinance</td> <td style="width:20%;">Contract</td> <td style="width:20%;">Minutes</td> <td style="width:20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> <p>Other (specify) _____</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"/>
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<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>
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RESOLUTION NO.

RESOLUTION DECLARING COST TO BE ASSESSED, AND ORDERING PREPARATION  
OF PROPOSED ASSESSMENT  
PROJECT NO. 15-01-ABCDEF  
WEST CARLSON DRIVE IMPROVEMENTS – 2015/2016

WHEREAS, a contract has been let for Project No. 15-01-ABCDEF, West Carlson Drive Improvement Project–2015/2016 project and the estimated cost for such improvement is \$588,765, and the estimated expenses incurred or to be incurred in the making of such improvement amount to \$109,495, so that the total cost of the improvement will be \$698,260.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, the portion of the cost to be assessed against benefited property owners within the City limits is declared to be \$349,974, and the portion of the cost to be assessed against benefited property owners outside the City limits and deferred until such property is annexed into the City is declared to be \$348,286.

BE IT FURTHER RESOLVED, that assessments shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2016 and shall bear interest at the rate of 0% percent per annum from the date of the adoption of the assessment resolution.

BE IT FURTHER RESOLVED, that the City Clerk, with the assistance of the City Engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation, as provided by law, and he/she shall file a copy of such proposed assessment in his/her office for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk shall upon the completion of such proposed assessment, notify the City Council thereof.

Adopted by the City Council this 19<sup>th</sup> day of October 2015.

\_\_\_\_\_  
Mayor

Attest:

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



RESOLUTION SETTING PUBLIC HEARING FOR PROPOSED  
ASSESSMENTS PROJECT NO. 15-01ABCDEF WEST  
CARLSON DRIVE EXTENSION.

WHEREAS, by a resolution passed by the City Council on October 19, 2015, the City Clerk and the City Engineer, were directed to prepare a proposed assessment cost for Project No. 15-01ABCDEF West Carlson Drive Extension; and

WHEREAS, the City Clerk has notified the Council that such proposed assessment has been completed and filed in the City office for public inspections.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that a public hearing shall be held on the 16<sup>th</sup> day of November 2015 in the City Council Chambers of City Hall, 1001 Belgrade Avenue, North Mankato, Minnesota at 7:00 p.m., to consider such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment; and

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and shall state in the notice the total cost of the improvement. The City Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.

BE IT FURTHER RESOLVED, that the owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Clerk, except that no interest shall be charged if the entire assessment is paid within 30 days of the adoption of the assessment. An owner may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

Adopted by the City Council this 19<sup>th</sup> day of October 2015.

---

Mayor

ATTEST:

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City Clerk

NOTICE OF HEARING ON PROPOSED ASSESSMENT  
FOR PROJECT NO. 15-01ABCDEF WEST CARLSON DRIVE IMPROVEMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, at 7 p.m. on the 16<sup>th</sup> day of November to consider the proposed assessment for Project No. 15-01ABCDEF West Carlson Drive Improvement.

Complete copies of the assessment roll are available for public inspection upon request in the Office of the City Clerk. The area proposed to be assessed is the property abutting said improvements. Written or oral objections to these assessments will be considered at the hearing. The total cost of the improvement is estimated to be \$698,260.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within thirty (30) days after the adoption of the assessment and by filing such notice with the District Court within ten (10) days after service upon the Mayor or Clerk. No appeal may be taken as to the amount of any assessment unless a signed, written objection is filed with the Clerk prior to the hearing or presented to the presiding officer at the hearing.

The City Council may defer the payment of special assessments pursuant to Minnesota Statutes 435.193 through 435.195 for homestead property owned by a person 65 years of age or older or permanently and totally disabled for whom it would be a hardship to make the payments. In order to qualify, such a person must have limited income. If you feel you may qualify, contact the City Clerk for more specific information.

Dated this 19<sup>th</sup> day of October 2015.

April Van Genderen  
City Clerk  
City of North Mankato

ASSESSMENT ROLL  
 October 16, 2015  
 WEST CARLSON DRIVE EXTENSION  
 CITY PROJECT NO. 15-01ABCDEF

Line	Parcel No.	Legal Description	Property Owner Name	Final Assessment	Deferred Assessment Until Property Annexed into the City	Total Assessment	Comment
1.	01.103.0105		HH Partnership	\$348,286	\$348,286	\$348,286	
2.		Lot 1 Block 1 Mayo Addition	Mayo Clinic Health Systems	\$349,974		\$349,974	Prepaid
						\$698,260	





To: Mayor Dehen & City Council  
From: Michael Fischer, City Planner  
Date: October 15<sup>th</sup>, 2015  
Re: Consider amending CU-3-97

## **BACKGROUND**

Several documents accompany this memo regarding a request made to amend CU-3-97. The existing conditions of the permit are listed on Exhibit B attached to this memo. The proposed conditions for the permit are listed on Exhibit C attached to this memo. Exhibit C includes the changes proposed from the original CUP granted in 1997.

Three changes are recommended to the permit:

1. Condition 4: Instead of converting a minimum of four acres into parkland, it is recommended the property owner be allowed to convert 2.5 acres of the original Drummer Life Estate into parkland.
2. Condition 7: Instead of limiting the age of manufactured homes to five years, it is recommended the property owner be allowed to locate manufactured homes no older than twenty year that also have a peaked shingled roof, horizontal lapped siding and skirting.
3. Condition 9 (new): Instead of converting the entire Drummer Life Estate of four acres into parkland, the property owner will be required to execute a permanent and temporary construction easement for a pedestrian trail along the east side of the park.

Two other text changes are included in Exhibit C that conform with updates to both the city code and current legal name of the manufactured home park.

These recommendations are consistent with the Planning Commission recommendation that up to 3 acres be converted into parkland.

## **Recommendation:**

Staff recommends the city council adopt amendments to CU-3-97 as written in Exhibit C contingent upon execution of both a permanent and temporary construction easement by the property owner for the pedestrian trail required in condition #9.

EXHIBIT C

1. Extend and maintain screening along the entire easterly boundary of the park.
2. Rent storage units only to ~~North Mankato RCL Holding Company~~ Camelot Park of N Mankato LLC ~~Manufactured Home Park~~ residents.
3. The development shall be subject to the amended ~~Section 4.50~~ Chapter 152 of the City Code.
4. Convert the Drummer Life Estate consisting of a minimum of ~~four two and one half~~ two and one half acres of parkland subsequent to the vacation of the property and buildings by Mr. and Mrs. Ray Drummer.
5. Construct two storm water holding ponds designed for 100-year rainfall events.
6. Submit site plan which includes landscaping, trees, street lighting and signage for staff approval. Actual improvements shall be in conformance with submitted plans.
7. In any event, no manufactured home older than ~~five twenty~~ twenty years shall be permitted in to the park ~~and that all units must have a peaked shingled roof, horizontal lapped siding and skirting.~~
8. Coordinate with School District 77 on the location, installation and costs of chain link fence between the two properties
- 8.9. Execute both permanent and temporary construction easement for construction of pedestrian trail along the east side of the Camelot II Subdivision which amounts to 20,000 square feet more or less.

**Commented [JH1]:** Name of holding company, which includes Camelot and Avalon Parks.

**Formatted:** Indent: Left: 0.5", No bullets or

## EXHIBIT C

1. Extend and maintain screening along the entire easterly boundary of the park.
2. Rent storage units only to Camelot Park of N Mankato LLC residents.
3. The development shall be subject to the amended Chapter 152 of the City Code.
4. Convert the Drummer Life Estate consisting of a minimum of two and one half acres of parkland subsequent to the vacation of the property and buildings by Mr. and Mrs. Ray Drummer.
5. Construct two storm water holding ponds designed for 100-year rainfall events.
6. Submit site plan which includes landscaping, trees, street lighting and signage for staff approval. Actual improvements shall be in conformance with submitted plans.
7. In any event, no manufactured home older than twenty years shall be permitted into the park and that all units must have a peaked shingled roof, horizontal lapped siding and skirting.
8. Coordinate with School District 77 on the location, installation and costs of chain link fence between the two properties
9. Execute both permanent and temporary construction easement for construction of pedestrian trail along the east side of the Camelot II Subdivision which amounts to 20,000 square feet more or less.



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



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



0 229 Feet

## THE CITY OF NORTH MANKATO

SUBJECT: CU-3-97 Amendment  
APPLICANT: Richard Lundin  
LOCATION: Camelot II Subdivision  
EXISTING ZONING: R-3, Limited Multiple Dwelling  
DATE OF HEARING: October 8, 2015  
DATE OF REPORT: October 1, 2015  
REPORTED BY: Michael Fischer, City Planner

### APPLICATION SUBMITTED

Request to amend Conditional Use Permit, CU-3-97

### COMMENT

In September 2015, the Planning Commission reviewed and tabled a request to amend a conditional use permit (CU-3-97) granted in 1997 to permit the Avalon Manufactured Home Park in an R-3 zoning district. Attached is the staff report related to this request.

The conditional use permit request was tabled to allow staff the opportunity to make specific recommendations to each of the requested amendments. Attached is a memo with such recommendations.

To further clarify the staff recommendation related to the proposed amendment involving the Drummer Life Estate, the original condition read "Convert the Drummer Life Estate consisting of a minimum of four acres of parkland subsequent to the vacation of the property and buildings by Mr. & Mrs. Ray Drummer". In summary, the Drummer Life Estate consists of approximately four acres of property located in the southeast corner of Avalon Park. The condition implemented in 1997 stated that all four acres would be converted into parkland when the Drummer's left the property. The property owner is requesting to amend the condition to allow the park manager to reside at this property instead of dedicating it as parkland. Staff's recommendation is that two of the acres be dedicated as parkland and the remaining two acres be used by the park manager. Additionally, the owner would be required to grant easements allowing the construction of a pedestrian trail along the east side of Avalon providing a connection from Caswell Park to Benson Park.

RECOMMENDATION

See recommendations on attached memorandum



## MEMORANDUM

TO: Planning Commission

FROM: Mike Fischer, City Planner

DATE: September 21, 2015

SUBJECT: CU-3-97 Amendment

### Background

On September 10, 2015 the Planning Commission considered a request from Dick Lundin to amend a conditional use permit granted in 1997. The conditional use permit was granted to allow the development of Avalon Manufactured Home Park in an R-3 zoning district. Attached are the conditions applicable to the development and the operations within Avalon Park.

In summary, Mr. Lundin made a request to the City to amend the following conditions:

2. Rent storage units only to North Mankato RCL Holding Company Manufactured Home Park residents.
4. Convert the Drummer Life Estate consisting of a minimum of four acres of parkland subsequent to the vacation of the property and buildings by Mr. & Mrs. Ray Drummer.
7. In no event, no manufactured home older than five years shall be permitted into the park.

The Planning Commission heard from Mr. Lundin regarding the reasons for the amendments and also took public comments. After considerable discussions by the Planning Commission regarding the proposed amendments, it was unanimously voted to table the request to provide staff the opportunity to review each amendment and make recommendations back to the Planning Commission. As a result, the following are staff recommendations related to each proposed amendment:

### **2. Rent storage units only to North Mankato RCL Holding Company Manufactured Home Park residents.**

The entire park, including the storage unit area is zoned R-3, Limited Multiple Dwelling. According to the City Code, storage units are only permitted in industrial zoned areas. As the storage units within the park were intended to only serve residents within the park, their presence can be considered accessory, especially as not all homes have garages. Due to the fact that storage units to be rented to the general



public are only permitted in industrial areas, the current R-3 zoning would not permit the storage units to be rented to the general public. While there is potential to amend the Future Land Use Map in the Comprehensive Plan and rezone the storage unit area to industrial, access to the units would remain through Avalon.

**Recommendation**

Staff recommends that the Conditional Use Permit not be amended to allow rental of the storage units to the general public due to zoning of the property and access to the units. If Mr. Lundin wanted to rezone the storage unit property to a district which permitted general public storage units, the following applications would need to be made:

1. Request to amend future land use map in Comprehensive Plan
2. Request to replat property
3. Request to rezone property

**4. Convert the Drummer Life Estate consisting of a minimum of four acres of parkland subsequent to the vacation of the property and buildings by Mr. & Mrs. Ray Drummer.**

In exchange for the granting of a permanent easement by Mr. Lundin to the City for a pedestrian trail along the east side of Avalon Park, there appears to be opportunity to negotiate this condition. Specifically, creating the ability for the Park Manager to reside at the location and dedicate parkland.

**Recommendation**

Staff recommends the following amendment:

Convert the Drummer Life Estate consisting of a minimum of two acres of parkland subsequent to the vacation of the property by Mr. & Mrs. Ray Drummer and dedicate a temporary construction and a permanent easement to the City for a pedestrian trail along the east side of Avalon Park.

**7. In any event, no manufactured home older than five years shall be permitted into the park.**

According to Mr. Lundin, there is opportunity to move manufactured home units into the park which are older than five years and not compromise the appearance and quality of the park. There are many units within the park which are much older than five years that have maintained their appearance.

**Recommendation**

Staff recommends the following amendment:

In any event, no manufactured home older than twenty years shall be permitted into the park and that all units must have a peaked shingled roof, horizontal lapped siding and skirting.

## EXHIBIT B

1. Extend and maintain screening along the entire easterly boundary of the park.
2. Rent storage units only to North Mankato RCL Holding Company Manufactured Home Park residents.
3. The development shall be subject to the amended Section 4.50 of the City Code.
4. Convert the Drummer Life Estate consisting of a minimum of four acres of parkland subsequent to the vacation of the property and buildings by Mr. and Mrs. Ray Drummer.
5. Construct two storm water holding ponds designed for 100-year rainfall events.
6. Submit site plan which includes landscaping, trees, street lighting and signage for staff approval. Actual improvements shall be in conformance with submitted plans.
7. In any event, no manufactured home older than five years shall be permitted into the park.
8. Coordinate with School District 77 on the location, installation and costs of chain link fence between the two properties.

CU-3-97 AMENDMENT, CAMELOT II SUBDIVISION

A REQUEST FROM DICK LUNDIN

## THE CITY OF NORTH MANKATO

SUBJECT: CU-3-97 Amendment

APPLICANT: Dick Lundin

LOCATION: Camelot II Subdivision

EXISTING ZONING: R-3, Limited Multiple Dwelling

DATE OF HEARING: September 10, 2015

DATE OF REPORT: September 2, 2015

REPORTED BY: Michael Fischer, City Planner

### APPLICATION SUBMITTED

Request to amend Conditional Use Permit, CU-3-97

### COMMENT

In 1997, the applicant received a Conditional Use Permit (CUP) to allow a manufactured home park in an R-3 zoning district. Attached as Exhibit A is a copy of the CUP. As shown on Exhibit B of the CUP, there were several conditions imposed as part of the granting of the CUP. The City has received a request, shown as Exhibit B, from the applicant to amend the CUP. Specifically, the applicant is requesting amendments to the following conditions:

2. Rent storage units only to North Mankato RCL Holding Company Manufactured Home residents.
4. Convert the Drummer Life Estate consisting of a minimum of four acres of parkland subsequent to the vacation of the property by Mr. & Mrs. Ray Drummer.

Attached as Exhibit C is an aerial photo of the Avalon property showing the locations of the storage units and the Drummer Life Estate.

Regarding the storage units, as regulated by CU-3-97, they can only be rented to manufactured home residents of the applicant (North Mankato RCL Holding Company). As proposed, the applicant wishes to rent the units to the general public as well. According to the North Mankato Zoning Code, storage units are permitted within industrial zoning districts. The zoning of Avalon is R-3, Limited Multiple Dwelling. In addition to this amendment, the applicant is requesting to obtain adjacent land from the City to construct additional storage units.

Regarding the Drummer Life Estate, when Avalon was developed, the applicant granted Mr. & Mrs. Ray Drummer a life estate to remain in their home located in the southeast corner of the property. As stated in CU-3-97, when the Drummers vacate the property and buildings, the property was to be used as parkland for the Avalon residents. According to the applicant, the Drummers have vacated the property. However, the applicant is requesting that instead of the land being used as parkland, it be used as a place of residency for the Park Manager. As part of the CUP amendment, the applicant is agreeing to grant the City an easement to construct a pedestrian trail along the entire east side of the Avalon property. The trail would connect with an existing trail through the Dakota Meadows property and ultimately connect Caswell Park with Benson Park.

#### RECOMMENDATION

Staff recommends approval of the CU-3-97 amendment to allow the use of the Drummer Life Estate to be used for Park Management residency and the storage units to be rented to the general public in exchange for an easement to locate a pedestrian trail.

Application for  
CONDITIONAL USE PERMIT

Pursuant to Section 11.23 of the North Mankato City Code, application is hereby made to allow the use of land as described herein.

LEGAL DESCRIPTION OF PROPERTY:

The SW-1/4 of the NW-1/4 of 2-108N-27W except the N40' and the E-1/2 of the Lot # SE-1/4 of the SE-1/4 of the NE-1/4 of Block # 3-108N-27W located in Nicollet County, MN

Subdivision Camelot II Subdivision Address \_\_\_\_\_

APPLICANT:

Name Richard Lundin Address 1905 Third Avenue  
P.O. Box 3069  
Mankato, MN 56002 Phone (507) 625-4848

PROPERTY OWNER (If Other Than Applicant):

Name Raymond & LaVaugh Drummer Address RFD 7, Box 301  
Mankato, MN 56001 Phone (507) 625-3896

CURRENT ZONING: NA CURRENT USE OF PROPERTY: Ag/Residence

LAND USE PROPOSED: R-3, Limited Multiple Dwelling

CONFORMING USE? Yes  No \_\_\_\_\_

REQUEST PREVIOUSLY CONSIDERED? Yes \_\_\_\_\_ No  If Yes, date \_\_\_\_\_

ADDITIONAL COMMENTS:

SUPPORTING DOCUMENTS:

	Required	Attached		Required	Attached
Plot Plan	_____	<u>X</u>	Comment Letters	_____	_____
Floor Plan	_____	_____	Performance Test	_____	_____
Landscaping Plan	_____	_____	Petition	_____	_____
Parking/Loading Plan	_____	_____	Development Schedule	_____	_____
Survey	_____	_____	Proposed Regulations	_____	_____
Other _____	_____	_____			

FEES: Application Fee \$ 270.00  
Notice Charge # 20 @ \$ 1.75 = \$ 35.00  
Total Fee \$ 305.00 Receipt # 49178

I hereby certify that the information both described in and attached to this application is correct and true.

Signature of Applicant Shawn M Rowles Date 10/31/97

Pursuant to the requirements of Chapter 11 of the North Mankato City Code, this application was received by me or my duly designated representative on 10-28-97, and I hereby certify that this application meets all the necessary application requirements.

Signature of Zoning Administrator Michael Fisch Date 2-19-98

PLANNING COMMISSION ACTION: Date 12-11-97

X Approved Additional Conditions: See attached Exhibit A

       Denied Reason:

CITY COUNCIL ACTION: Date 2-17-98

X Approved Additional Conditions: See attached Exhibit B.

       Denied Reason:

OTHER COMMENTS:

STATE OF MINNESOTA )  
COUNTY OF NICOLLET )  
CITY OF NORTH MANKATO )

I, the undersigned, being the duly qualified and acting City Clerk of the City of North Mankato, Minnesota, hereby certify that I have carefully compared the attached conditional use permit approved by the City of North Mankato with the original thereof on file and of record in my office, and that the same is a full, true and completed copy of said original.

WITNESS my hand and the official seal of said City of North Mankato this 19<sup>th</sup> day of February, 1998.

Marlene A. Burkner  
City Clerk, City of North Mankato

## EXHIBIT A

1. Extend and maintain screening along the entire easterly boundary of the park.
2. Rental storage shall be available for any manufactured home park resident in North Mankato.
3. The development shall be subject to the amended Section 4.50 of the City Code.
4. At the appropriate time, convert the Drummer Life Estate property into parkland.
5. Storm water holding ponds shall be designed sufficient to retain 100-year rain events.
6. Submit site plan which includes landscaping, street lighting and signage efforts for staff approval.
7. In any event, no manufactured home older than five years shall be permitted into the park.

## EXHIBIT B

1. Extend and maintain screening along the entire easterly boundary of the park.
2. Rent storage units only to North Mankato RCL Holding Company Manufactured Home Park residents.
3. The development shall be subject to the amended Section 4.50 of the City Code.
4. Convert the Drummer Life Estate consisting of a minimum of four acres of parkland subsequent to the vacation of the property and buildings by Mr. and Mrs. Ray Drummer.
5. Construct two storm water holding ponds designed for 100-year rainfall events.
6. Submit site plan which includes landscaping, trees, street lighting and signage for staff approval. Actual improvements shall be in conformance with submitted plans.
7. In any event, no manufactured home older than five years shall be permitted into the park.
8. Coordinate with School District 77 on the location, installation and costs of chain link fence between the two properties.

# Avalon

2101 Excalibur Road  
North Mankato, MN 56003  
(507) 388-7714

August 25, 2015

Mr. Mike Fischer  
Community Development Director  
City of North Mankato  
1001 Belgrade Avenue  
North Mankato, MN 56003

I formally request to amend Conditional Use Permit 3-97 related to operations within Avalon Manufactured Park.

Specifically, according to Exhibit B (4) of CU-3-97, it is my responsibility to convert the Drummer Life Estate consisting of a minimum of four acres of parkland subsequent to the vacation of the property by Mr. and Mrs. Ray Drummer. As Ray is deceased and Mrs. Drummer has moved, I would like to make the property available to the Park Manager for residency instead of converting it to parkland.

Additionally, I request to amend Exhibit B (2) "Rent storage units only to North Mankato RCL Holding Company Manufactured Home Park residents", as I wish to rent the storage units to the general public.

As part of the Conditional Use Permit amendment, I agree to allow the City to construct a paved pedestrian trail along the entire East side of the Avalon property.

Thank you for your consideration to this matter.



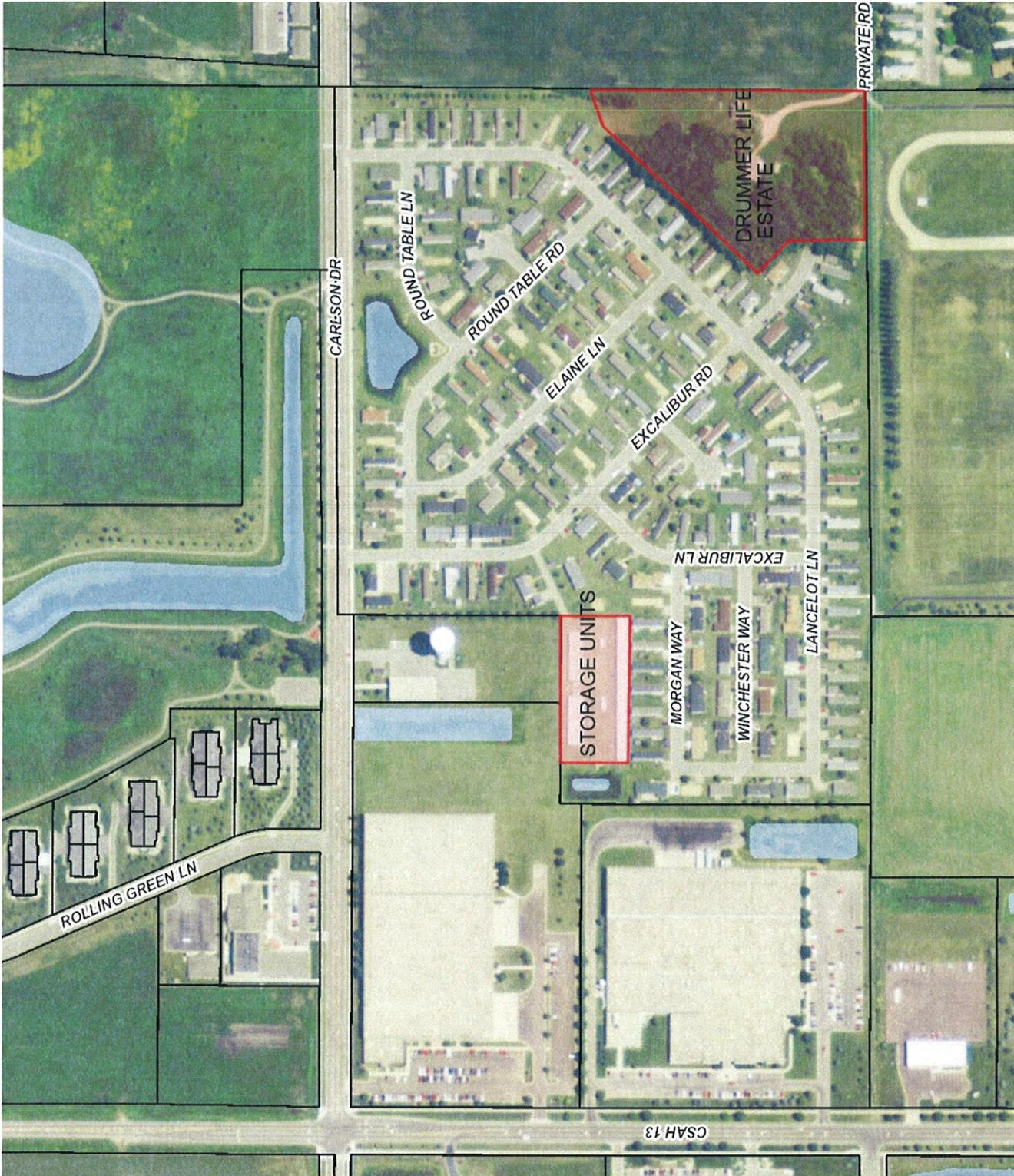
Richard C. Lundin  
Owner



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



**Disclaimer:**  
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0 343 Feet

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August 28, 2015

Dear Property Owner:

The City of North Mankato has received a request from Avalon Manufactured Home Park to amend a Conditional Use Permit granted in 1997. Specifically, the applicant is requesting amendments to the following conditions:

1. Rent storage units only to North Mankato RCL Holding Company Manufactured Home Park residents
2. Convert the Drummer Life Estate consisting of a minimum of four acres of parkland subsequent to the vacation of the property and buildings by Mr. & Mrs. Ray Drummer.

Regarding #1, the applicant is requesting to rent the existing storage units on the property to the general public. Regarding #2, instead of dedicating the property in the Southeast corner of the property into parkland, the applicant is requesting that the Park Manager be permitted to live in this area.

This request will be considered by the Planning Commission on September 10, 2015 and by the City Council on September 21, 2015. Both meetings begin at 7:00 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue.

As a nearby property owner, you have the opportunity to comment on these amendments. You may send written comments by September 10, 2015 or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer  
Community Development Director



Janis Vennemann  
1900 Lancelot Lane  
North Mankato, MN 56003

Julie Schoettler  
1901 Lancelot Lane  
North Mankato, MN 56003

Joe Broze  
1903 Lancelot Lane  
North Mankato, MN 56003

Janet Chicos  
1905 Lancelot Lane  
North Mankato, MN 56003

Mike Bidwell  
1906 Lancelot Lane  
North Mankato, MN 56003

Christian Anderson  
1907 Lancelot Lane  
North Mankato, MN 56003

Staci Carlson  
1908 Lancelot Lane  
North Mankato, MN 56003

Wendy Lindberg  
1909 Lancelot Lane  
North Mankato, MN 56003

Jerold and Roberta Hellie  
1910 Lancelot Lane  
North Mankato, MN 56003

Jim Kulseth  
1911 Lancelot Lane  
North Mankato, MN 56003

Rick DeRee  
1914 Round Table Lane  
North Mankato, MN 56003

Jeff Yock  
1915 Round Table Lane  
North Mankato, MN 56003

Seth and Brooke Jacoby  
1916 Lancelot Lane  
North Mankato, MN 56003

James Schutz  
1919 Round Table Lane  
North Mankato, MN 56003

Jesse White  
1921 Lancelot Lane  
North Mankato, MN 56003

Jerry Billings  
1922 Round Table Lane  
North Mankato, MN 56003

Mark and Deb Lovelace  
1924 Lancelot Lane  
North Mankato, MN 56003

Jeff Sorum  
1925 Lancelot Lane  
North Mankato, MN 56003

Joel and Tammy Fienen  
1926 Round Table Lane  
North Mankato, MN 56003

Joshua and Amy McCabe  
1927 Round Table Lane  
North Mankato, MN 56003

Shannon Tietema  
1929 Lancelot Lane  
North Mankato, MN 56003

Jeff and Pam Wesley  
1933 Lancelot Lane  
North Mankato, MN 56003

Gail Kitt  
1936 Lancelot Lane  
North Mankato, MN 56003

Cristina Flores  
1937 Lancelot Lane  
North Mankato, MN 56003

Keith Snyder  
1941 Lancelot Lane  
North Mankato, MN 56003

Barb Langworthy  
1944 Lancelot Lane  
North Mankato, MN 56003

Sheila Phipps  
1945 Lancelot Lane  
North Mankato, MN 56003

Jason Shaw  
1949 Lancelot Lane  
North Mankato, MN 56003

Bev Olson  
1952 Lancelot Lane  
North Mankato, MN 56003

Daniel Krause  
1957 Lancelot Lane  
North Mankato, MN 56003

Juan Rodriguez and Laura Alba  
1962 Lancelot Lane  
North Mankato, MN 56003

Jamie Danberry  
1963 Lancelot Lane  
North Mankato, MN 56003

Sean and Rebecca Kelly  
1966 Lancelot Lane  
North Mankato, MN 56003

Taylor Menke  
1967 Lancelot Lane  
North Mankato, MN 56003

Randy and Dawn Laven  
1975 Lancelot Lane  
North Mankato, MN 56003

Alex Bouchier and Alisa Burgess  
1979 Lancelot Lane  
North Mankato, MN 56003

Ron Olsen  
1980 Lancelot Lane  
North Mankato, MN 56003

Dan Rigdon  
1983 Lancelot Lane  
North Mankato, MN 56003

Jared Ebbenga  
1986 Lancelot Lane  
North Mankato, MN 56003

Anthony and Nicole Engesser  
1987 Lancelot Lane  
North Mankato, MN 56003

Sheldon Bratsch  
1990 Lancelot Lane  
North Mankato, MN 56003

Paul Stevens  
1995 Lancelot Lane  
North Mankato, MN 56003

Tammy Davis  
2001 Lancelot Lane  
North Mankato, MN 56003

Doug Lueck and Brad Wolfe  
2002 Round Table Road  
North Mankato, MN 56003

Brenda Smith  
2004 Round Table Road  
North Mankato, MN 56003

JoAnne Beck  
2006 Round Table Road  
North Mankato, MN 56003

Paul Guffey  
2010 Round Table Road  
North Mankato, MN 56003

James Molenaar  
2011 Round Table Road  
North Mankato, MN 56003

Jared Seery and Rachel Berndt  
2015 Round Table Road  
North Mankato, MN 56003

Eric Berlin  
2017 Lancelot Lane  
North Mankato, MN 56003

Dave Genelin  
2019 Winchester Way  
North Mankato, MN 56003

Virgil and Mary Peterson  
2020 Winchester Way  
North Mankato, MN 56003

Virginia Norton  
2021 Morgan Way  
North Mankato, MN 56003

Bill Swalve and Megan Lust  
2023 Round Table Road  
North Mankato, MN 56003

Filiberto and Juan Castro  
2025 Lancelot Lane  
North Mankato, MN 56003

Kristi Rigdon  
2027 Round Table Road  
North Mankato, MN 56003

Mark and Rebekah Midler  
2028 Round Table Road  
North Mankato, MN 56003

Troy Peterson  
2030 Morgan Way  
North Mankato, MN 56003

Lea Neuenfelt  
2031 Round Table Road  
North Mankato, MN 56003

Mary Blackstad  
2032 Round Table Road  
North Mankato, MN 56003

Michael and Gillian Roberts  
2033 Lancelot Lane  
North Mankato, MN 56003

Keisha Moniz and James Donald  
2034 Lancelot Lane  
North Mankato, MN 56003

Stephen and Linda Gurney  
2035 Winchester Way  
North Mankato, MN 56003

Todd Oliver  
2036 Winchester Way  
North Mankato, MN 56003

Dan Mether  
2037 Morgan Way  
North Mankato, MN 56003

Dan Groebner  
2038 Morgan Way  
North Mankato, MN 56003

Donald and Cindy Burnett  
2039 Round Table Road  
North Mankato, MN 56003

Richard and Charlotte Tate  
2040 Cadbury Court  
North Mankato, MN 56003

Melissa Johnson  
2041 Lancelot Lane  
North Mankato, MN 56003

Kurt Richardson  
1731 Orchid Drive N  
North Mankato, MN 56003

Alfredo Apolinar  
2044 Cadbury Court  
North Mankato, MN 56003

Jose Castro  
2047 Round Table Road  
North Mankato, MN 56003

Carmen Trudeau  
2048 Round Table Road  
North Mankato, MN 56003

Mike and Rhonda Ruff  
2049 Lancelot Lane  
North Mankato, MN 56003

Lon Ahlness  
13166 170<sup>th</sup> Avenue  
Hanska, MN 56041

Sharon Hanson  
2051 Winchester Way  
North Mankato, MN 56003

James Gardner  
2052 Winchester Way  
North Mankato, MN 56003

Monica Miller  
2053 Morgan Way  
North Mankato, MN 56003

Chad and Danica Gessner  
2054 Morgan Way  
North Mankato, MN 56003

Kristi and Jason Ring  
2055 Round Table Road  
North Mankato, MN 56003

Daniel Doehling  
2056 Round Table Road  
North Mankato, MN 56003

Cody Fenner  
2057 Lancelot Lane  
North Mankato, MN 56003

Chris Graves  
2058 Excalibur Lane  
North Mankato, MN 56003

Roberta Anton  
2059 Excalibur Lane  
North Mankato, MN 56003

Vickie Oachs  
2062 Morgan Way  
North Mankato, MN 56003

Dan Larson  
2063 Excalibur Lane  
North Mankato, MN 56003

Morissa Anderson  
2064 Excalibur Lane  
North Mankato, MN 56003

Richard Ernst  
2065 Lancelot Lane  
North Mankato, MN 56003

Jim and Lori Winter  
2067 Winchester Way  
North Mankato, MN 56003

Joseph Gilbert  
2068 Winchester Way  
North Mankato, MN 56003

Edwin and Kathleen Haag  
2069 Morgan Way  
North Mankato, MN 56003

George Reibling  
2070 Morgan Way  
North Mankato, MN 56003

Ron Guappone  
2071 Excalibur Lane  
North Mankato, MN 56003

Tiffany Zwiag  
2072 Excalibur Lane  
North Mankato, MN 56003

Alex and Luke Frandle  
2073 Lancelot Lane  
North Mankato, MN 56003

Melissa Fallenstein  
2076 Excalibur Lane  
North Mankato, MN 56003

Molly Gehler  
2077 Excalibur Lane  
North Mankato, MN 56003

Scott Borneke  
2078 Morgan Way  
North Mankato, MN 56003

Troy Janssen  
2080 Excalibur Lane  
North Mankato, MN 56003

Kristeen Singleton  
2081 Lancelot Lane  
North Mankato, MN 56003

Mark Cousins  
2083 Lancelot Lane  
North Mankato, MN 56003

Jared Juliar  
2084 Excalibur Lane  
North Mankato, MN 56003

Osama Freitekh  
2085 Excalibur Lane  
North Mankato, MN 56003

Elizabeth Olson  
2086 Morgan Way  
North Mankato, MN 56003

Dennis and Maxine McCabe  
2087 Lancelot Lane  
North Mankato, MN 56003

Nicole Skweres  
2088 Excalibur Lane  
North Mankato, MN 56003

Robert Bracken  
2091 Lancelot Lane  
North Mankato, MN 56003

Jada Raymond  
2100 Excalibur Road  
North Mankato, MN 56003

Brad and Karen Nielsen  
2105 Excalibur Road  
North Mankato, MN 56003

Joan Pearson  
2106 Excalibur Road  
North Mankato, MN 56003

Ryan and Lisa (Mock) Stump  
2107 Excalibur Road  
North Mankato, MN 56003

Kathleen Thompson  
2109 Excalibur Road  
North Mankato, MN 56003

Christopher Martin  
2111 Excalibur Road  
North Mankato, MN 56003

Gerrit and Jean Molenaar  
2112 Excalibur Road  
North Mankato, MN 56003

Charlie Ternes, Jr.  
2113 Excalibur Road  
North Mankato, MN 56003

Christine Griffith  
2115 Excalibur Road  
North Mankato, MN 56003

Tiffany Cazares  
2117 Excalibur Road  
North Mankato, MN 56003

Philip Marks  
2119 Elaine Lane  
North Mankato, MN 56003

Heather Rossow  
2120 Excalibur Road  
North Mankato, MN 56003

Caroline and Isaac Nino  
2121 Excalibur Road  
North Mankato, MN 56003

Renea Baker  
2122 Elaine Lane  
North Mankato, MN 56003

Nicole Enge  
2124 Excalibur Road  
North Mankato, MN 56003

Darrold and Cynthia Schall  
2125 Elaine Lane  
North Mankato, MN 56003

Rhett Johnson  
2129 Elaine Lane  
North Mankato, MN 56003

Carol Meier  
2130 Elaine Lane  
North Mankato, MN 56003

Kendra Hotovec  
2131 Excalibur Road  
North Mankato, MN 56003

Mary Kuemper  
2132 Excalibur Road  
North Mankato, MN 56003

Mike and Joni Pratt  
2133 Elaine Lane  
North Mankato, MN 56003

Courtney (Huebl)Vrtacnik  
2134 Elaine Lane  
North Mankato, MN 56003

Lynn Howley  
2135 Excalibur Road  
North Mankato, MN 56003

Travis Studer and Jolene Robran  
2136 Excalibur Road  
North Mankato, MN 56003

Maron and Dawn Cantrell  
2137 Elaine Lane  
North Mankato, MN 56003

Bernie and Denise Cline  
2138 Elaine Lane  
North Mankato, MN 56003

James Could and Cara Chavie  
2139 Celtic Court  
North Mankato, MN 56003

Patricia Pryor  
2141 Elaine Lane  
North Mankato, MN 56003

Brad and Beth Wilson  
2143 Celtic Court  
North Mankato, MN 56003

Kellie Dirkson  
2146 Elaine Lane  
North Mankato, MN 56003

John and Nancy Ganger  
2147 Celtic Court  
North Mankato, MN 56003

Lavon Winslow  
2148 Excalibur Road  
North Mankato, MN 56003

Duane Brinkman  
2149 Elaine Lane  
North Mankato, MN 56003

Stacy Wiech  
2150 Elaine Lane  
North Mankato, MN 56003

Wayne and Randi Lines  
2153 Elaine Lane  
North Mankato, MN 56003

Janna Ites  
2154 Elaine Lane  
North Mankato, MN 56003

Laura Breeden  
2155 Celtic Court  
North Mankato, MN 56003

Steve and Sue Kind  
2157 Elaine Lane  
North Mankato, MN 56003

Andy McKillip  
2158 Elaine Lane  
North Mankato, MN 56003

Ciara Pearson  
2159 Celtic Court  
North Mankato, MN 56003

Aurelio Roman  
2161 Elaine Lane  
North Mankato, MN 56003

Matt and Robyn James  
2163 Excalibur Road  
North Mankato, MN 56003

Tony Goff  
2164 Excalibur Road  
North Mankato, MN 56003

Craig and Kim Fortin  
2168 Excalibur Road  
North Mankato, MN 56003

Emilio Menjivar  
2169 Excalibur Road  
North Mankato, MN 56003

Brittany Lang  
2170 Excalibur Road  
North Mankato, MN 56003

Joe Klaseus  
2171 Excalibur Road  
North Mankato, MN 56003

John Lynch  
2173 Excalibur Road  
North Mankato, MN 56003

Erin Schlosser  
2174 Excalibur Road  
North Mankato, MN 56003

Jerry Pischke  
2175 Excalibur Road  
North Mankato, MN 56003

Jeff Schimek  
2177 Excalibur Road  
North Mankato, MN 56003

James Santori  
2102 Rolling Green Lane  
North Mankato, MN 56003

School District #77  
P.O. Box 8741  
Mankato, MN 56002-8741

Alliance Pipeline  
605 5 Avenue SW  
Suite 800  
Calgary, Alberta T2P 3H5

Evangelical Covenant Church  
354 Carol Court  
North Mankato, MN 56003

Taylor Corporation  
P.O. Box 3728  
North Mankato, MN 56003

Craig Theuninck  
1424 Shoreway Drive  
Kasota, MN 56050

Shane Scarset  
98 Kingsway Drive  
North Mankato, MN 56003

Shigeyuki Yach  
c/o Jeff Ringer  
230 5<sup>th</sup> Avenue N (B-4)  
St. Cloud, MN 56303

Dean and Suzanne Harris  
104 Kingsway Drive  
North Mankato, MN 56003

David and Cheryl Endersbee  
105 Kingsway Drive  
North Mankato, MN 56003

Dale and Carol Holbrook  
106 Kingsway Drive  
North Mankato, MN 56003

Alan Selby  
108 Kingsway Drive  
North Mankato, MN 56003

Laura Grau-Danials  
109 Kingsway Drive  
North Mankato, MN 56003

Paul and Barb Wendt  
110 Kingsway Drive  
North Mankato, MN 56003

Herminia Saucedo  
111 Kingsway Drive  
North Mankato, MN 56003

Application for  
CONDITIONAL USE PERMIT

Pursuant to Section 156.055 of the North Mankato City Code, application is hereby made to allow the use of land as described herein.

LEGAL DESCRIPTION OF PROPERTY:

Lot # 1 Block # 1  
Subdivision Camelot II Subdivision Address \_\_\_\_\_

APPLICANT:

Name Camelot Park of North Mankato, LLC Address 2101 Excalibur Road Phone (507) 388-7714  
North Mankato, MN 56003

PROPERTY OWNER (If Other Than Applicant):

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

CURRENT ZONING: R-3 CURRENT USE OF PROPERTY: Manufactured Home Park

LAND USE PROPOSED: Manufactured Home Park

CONFORMING USE? Yes X No \_\_\_\_\_

REQUEST PREVIOUSLY CONSIDERED? Yes X No \_\_\_\_\_ If Yes, date February 17, 1998

ADDITIONAL COMMENTS:

SUPPORTING DOCUMENTS:

	Required	Attached		Required	Attached
Plot Plan	_____	_____	Comment Letters	_____	_____
Floor Plan	_____	_____	Performance Test	_____	_____
Landscaping Plan	_____	_____	Petition	_____	_____
Parking/Loading Plan	_____	_____	Development Schedule	_____	_____
Survey	_____	_____	Proposed Regulations	_____	_____
Other _____	_____	_____			

FEES: Application Fee \$ 335.00

Notice Charge # 164 @ \$ 2.00 = \$ 328.00

Total Fee \$ 663.00 Receipt # \_\_\_\_\_

I hereby certify that the information both described in and attached to this application is correct and true.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_