

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 17, 2016. 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 Norland, Freyberg, Spears and Steiner, City Administrator Harrenstein, Finance Director McCann, Attorney Kennedy, City Planner Fischer, Public Works Director Swanson and City Clerk Van Genderen.

Approval of Agenda

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

Approval of Council Budget Workshop Minutes

Council Member Steiner moved, seconded by Council Member Norland, to approve the Council Budget Workshop Minutes of October 3, 2016. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.

Approval of Council Meeting Minutes

Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Council meeting of October 3, 2016. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 77-16 Approving Donations/Contributions/Grants.
- C. Approved Large Group and Audio Permit for the Catholic Order of Foresters Picnic at Spring Lake Park shelter #1 on July 23, 2017 from 10:30 a.m. to 3:30 p.m.
- D. Approved Large Group and Audio Permit for the Fraternal Order of Eagles at Wheeler Park Indoor Shelter on July 16, 2017 from 11:00 a.m. to 4:00 p.m.
- E. Res. No. 78-16 Adopted Resolution Waiving Waiting Period for Exemption from Lawful Gambling License for LEEP on February 24, 2017 at Mankato Brewery.
- F. Traffic and Safety Committee Meeting Minutes.

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

Presentation by Jonathan Zierdt of Greater Mankato Growth on the Joint Economic Development Annual Review of 2015-2016 and the Joint Economic Development Services Agreement Regarding the Greater Mankato Regional Marketplace.

Greater Mankato Growth President Jonathan Zierdt appeared before Council and stated the Joint Economic Development Services Agreement was included in the Council packet and included an annotated version and a clean version. The document underwent several revisions with staff review and then the advisory committee reviewing the three year agreement. Mr. Zierdt also reviewed the REDA Annual Review 2015-2016. He indicated Greater Mankato Growth hosted 9 site selectors, fulfilled 60 business requests for information and received 40 requests for proposals and submitted 33

proposals. He reviewed the use of partner funds stating GMG was working on a balance between services and programs and marketing and communication. Mr. Zierdt indicated the report also included community portraits and noted North Mankato's portrait reported that GMG conducted a trade area analysis for the Belgrade Avenue Corridor, analyzed the community's labor force, and inventoried the available land for the manufacturing sector and its tax base.

City Council Member Freyberg indicated he had questions concerning the Joint Economic Development Services Agreement that was in the packet as a business action item. He expressed concerns about confidentiality and the idea that GMG is not bound by the City's standards when marketing to businesses. Council Member Freyberg stated he would like the opportunity to review the document further. He indicated he approved of allocating the funds to GMG but wanted to review and have more time to voice his concerns about the document. Attorney Kennedy requested clarification on if all other partners had signed the document. Mr. Zierdt indicated all other partners had signed the document and if changes would be requested they would need to go back to all of the other partners. Council Member Steiner indicated he believed signing the document was premature and requested additional time to review. Administrator Harrenstein indicated he wanted to ensure Council understanding of the document.

Public Comments

Barb Church, 102 Wheeler Avenue, appeared before Council and stated the noise from Riverfront Park in Mankato is just plain annoying and North Mankato should see if they can work with Mankato to alleviate the issue.

Business Items

Consider Adopting Joint Economic Development Services Agreement Regarding the Greater Mankato Regional Marketplace. Mayor Dehen indicated the agreement was discussed during the presentation by GMG President Jonathan Zierdt. **Council Member Freyberg moved, seconded by Council Member Norland to table the discussion until 7 p.m. on November 7, 2016. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.** John Considine from Greater Mankato Growth indicated he was involved in the review process and would be willing to answer any questions. He stated if Council Members would like to speak with Council Members from other Cities that approved the resolution he could facilitate the conversation. Council Member Freyberg indicated he wanted additional time to review the document.

Res. No. 79-16 Creating the Rental Density Advisory Group. Mayor Dehen reported the resolution included the names of those appointed to serve on the advisory group. Membership includes two homeowners, one renter, one landlord, one rental management professional and one realtor. The Rental Density Advisory Group will expire in 2 years. He indicated the group included individuals who had shown interest in the issue and attended public meetings or the public hearing. **Council Member Steiner moved, seconded by Council Member Norland to adopt Res. No. 79-16 Creating the Rental Density Advisory Group. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.**

Res. No. 80-16 Adopting a Debt Management Policy. Finance Director McCann reported debt management is an integral part of the financial management of the City. He stated the policy does not include percent limitations rather it outlines steps the City must go through before issuing additional debt. Mayor Dehen requested information on the City's current debt. Administrator Harrenstein reported the City will retire 80% of its debt in the next few years. **Council Member**

Freyberg moved, seconded by Council Member Steiner to adopt Res. No. 80-16 Adopting a Debt Management Policy. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.

Res. No. 81-16 Adopting Investment Policy. Finance Director McCann stated the goal is to become more fiscally astute and invest funds. He commended Administrator Harrenstein and the current City Council for being fiscally conservative because the City went from only \$600,000 in cash to over \$8 million available to put into investments. The goal is not to be risky but rather invest wisely. Council Member Freyberg stated it was an excellent policy. City Attorney Kennedy indicated that with this policy the City should be mindful of conflict of interest. **Council Member Freyberg moved, seconded by Council Member Norland to Adopt Res. No. 81-16 Adopting Investment Policy. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen aye; no nays. Motion carried.** Mayor Dehen requested Administrator Harrenstein and Finance Director McCann develop a written Sales and Use Tax allocation policy if the Sales Tax Extension is approved.

City Administrator and Staff Comments

Public Works Director Swanson reported the fall drop-off had the most volume in recent history and he was counting the program a success.

Public Works Director Swanson stated curb and gutter should be poured on Roe Crest Drive on Wednesday, October 19, 2016, weather permitting.

Public Works Director Swanson stated contractors are in the final steps to complete the Municipal Building parking lot and sidewalk reconstruction.

Mayor and Council Comments

Council Member Steiner wanted to commend the Public Works Department for their work during fall drop-off. He stated the crew was great and the drop-off well attended.

Mayor Dehen requested clarification on leaf pick-up. Public Works Director Swanson stated leaf pick-up would begin on October 24, 2016 and reminded citizens to keep the leaves out of the gutters.

Council Member Steiner requested clarification on brush disposal. Public Works Director Swanson reported brush could be dropped off at 600 Webster Avenue.

Public Comments

None.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned at 7:35 p.m.

Mayor

City Clerk