

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 September 19, 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 Spears, Steiner, Norland and Freyberg, 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 Steiner moved, seconded by Council Member Norland, to approve the agenda as presented. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.

Approval of Council Workshop Minutes

Council Member Norland moved, seconded by Council Member Steiner to approve the minutes of the Council Workshop meeting of September 6, 2016. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.

Approval of Council Meeting Minutes

Council Member Steiner moved, seconded by Council Member Norland to approve the minutes of the Council meeting of September 6, 2016. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.

Public Hearing, 7 p.m.-HUD Consolidated Annual Performance Evaluation Report (CAPER).

City Planner Fischer reported that as a HUD entitlement community the City is required to submit a yearly CAPER and receive public comment on the program. The City received \$67,600 in funds and allocated \$3,000 for the Tapestry Program, \$57,000 for Single-Family Rehabilitation and \$7,600 for administrative fees. City Planner Fischer stated the \$3,000 donated to the Tapestry Program benefited 17 North Mankato immigrant/refugees who attended the program. A total of four (4) housing rehabilitation loans were granted in the amount of \$49,550 and the Minnesota Valley Action Council received \$4,350 for administering the housing rehabilitation loan program. The City retained \$7,600 for administration. To comply with regulations a Public Hearing must be held and comments may be taken until October 4, 2016.

Barb Church, 102 Wheeler Avenue, appeared before Council and requested clarification on if this money was included in the funds that should be combined with the economic development money. City Planner Fischer indicated these funds were separate.

With no one else appearing before Council, Mayor Dehen closed the Public Hearing.

Public Hearing, 7 p.m.-Consider Amending Comprehensive Plan Chapter 6: Transportation.

City Planner Fischer reported the City Council passed the Sidewalk Maintenance and Installation Policy to help guide the City's sidewalks. At that time Council recommended reducing the minimum required width of a sidewalk, as required in both the Comprehensive Plan and City Code, from 6 feet to 5 feet. City Planner Fischer stated the Planning Commission recommended the amendment to reduce the minimum required sidewalk width from 6 feet to 5 feet.

With no one appearing before Council, Mayor Dehen closed the Public Hearing.

Public Hearing, 7 p.m.-Consider Amending City Code Chapter 155.46-Streets, Alleys and Sidewalks.

City Planner Fischer reported that based on the adoption of the Sidewalk Maintenance and Installation Policy and proposed Comprehensive Plan amendment regarding the recommended width for future sidewalks, it is necessary to amend City Code Section 155.467 pertaining to sidewalk construction. The Planning Commission also recommended reducing the required depth for a sidewalk from 6 inches to 5 inches and changing the minimum class of aggregate from 5 to 7 and reducing the crushed aggregate base to 4 inches. City Planner Fischer reported that further discussion with Public Works Director Swanson led staff to recommend a minimum aggregate base of 5 inches. Public Works Director Swanson indicated industry standard is that the base match the depth of the sidewalk. He stated Class 7 is less expensive than Class 5 because recycled materials can be included in the aggregate. Council Member Freyberg requested clarification on what was driving what appears to be a cheapening of the sidewalks. Administrator Harrenstein indicated the discussion began during discussion with the Roe Crest Drive residents and the ongoing discussion with potential developers. Administrator Harrenstein stated the sidewalk width is due to resident concerns and the depth is a developers' concern. Council Member Freyberg requested estimated cost reduction for a developer who builds a cheaper sidewalk. Public Works Director Swanson reported it could possibly reduce the cost by \$100.00 to \$200.00 per lot. Mayor Dehen requested clarification on how this would affect the lifespan and quality of a sidewalk. City Engineer Sarff reported the standard construction requirements for sidewalks is a 4 inch sidewalk with a 4 inch aggregate base. He stated the recommended 5 inch sidewalk with 5 inch aggregate base is thicker than what most sidewalks are built in surrounding communities. Council Member Spears reported he attended the Planning Commission meeting and significant discussion was held concerning the idea that developers have a lot of little items that add up when building in North Mankato that discourages building in North Mankato.

Barb Church, 102 Wheeler Avenue, appeared before Council and stated the City Code should not state that the sidewalks will be installed in existing residential subdivisions as identified in the Future Sidewalk Development Map rather it should say "may."

Phil Henry, 1300 Noretta Drive, appeared before Council and stated the word "will" was heavy handed.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Approved Parade Permit for Mt. Olive Lutheran School Fundraiser on September 30, 2016 from 10:00 a.m. to 12:00 noon.
- C. Adopted Res. No. 74-16 Waiving Waiting Period for Exemption from Lawful Gambling License for Holy Rosary Church on November 25, 2016.

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

Public Comments

None.

Business Items

Consider Adopting Res. No. 75-16 Amending Comprehensive Plan Chapter 6: Transportation. Council Member Freyberg moved, seconded by Council Member Norland to Adopt Res. No. 75-16 Amending the Comprehensive Plan Chapter 6: Transportation. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.

Consider Adopting Ordinance No. 81 Amending City Code Chapter 155.46-Streets, Alleys and Sidewalks. Council Member Spears requested clarification on the use of the map included in the Sidewalk Maintenance and Installation Policy. Administrator Harrenstein indicated the map would be amended by amending the Sidewalk Maintenance and Installation Policy. City Attorney Kennedy indicated the Council could not bind future Councils and the map being voted on tonight is the one included in the current Sidewalk Maintenance and Installation Policy. Mayor Dehen stated consideration should be given to changing the wording of Ordinance No. 81 from “sidewalks will be installed in existing residential subdivisions as identified” to “sidewalks shall be installed in existing residential subdivision as recommended.” Council Member Freyberg moved, seconded by Council Member Steiner to amend Ordinance No. 81 to say “Sidewalks shall be installed in existing residential subdivisions as recommended in the Future Sidewalk Development Map.” Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried. Council Member Freyberg moved, seconded by Council Member Steiner to Adopt Ordinance No. 81. Fourth Series an Ordinance of the City of North Mankato, Minnesota, Amending North Mankato City Code, Title XV Land Usage Chapter 155 Subdivision Regulations. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.

Consider Res. No. 76-16 Approving a Proposed Tax Levy. Finance Director McCann stated the proposed Tax Levy is \$5,910,292 and is an approximate \$116,000 increase over last year. The tax levy will remain flat at 53.620% and will capture the dollars associated with new improvements and market value increases. The Council may reduce the levy prior to the final adoption on December 19, 2016 but cannot increase the amount from what is adopted tonight. Council Member Steiner moved, seconded by Council Member Freyberg to adopt Res. No. 76-16 Approving a Proposed Tax Levy. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen aye; no nays. Motion carried.

City Administrator and Staff Comments

Administrator Harrenstein indicated discussion of subdivision regulations will be a topic of discussion in 2017.

Public Works Director Swanson stated if the weather holds out the front entrance should be completed in the next few weeks.

Mayor and Council Comments

Council Member Norland stated the League of Women Voters is hosting a forum for the North Mankato Mayor and Council Member Candidates on October 12, 2016 from 7:00-8:30 p.m. in Conference Center B at South Central College.

Mayor Dehen stated Bier on Belgrade would be held on September 24th from 2 p.m. to 8 p.m.

Mayor Dehen thanked the staff for changing the Centennial Park Fountain colors to blue to honor Jacob Wetterling.

Mayor Dehen reminded Council to complete their CIP planning information.

Public Comments

Barb Church, 102 Wheeler Avenue, appeared before Council and requested clarification on signs in yards during elections.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Freyberg, the meeting adjourned at 7:32 p.m.

Mayor

City Clerk