

Pursuant to due call and notice thereof, a Council Workshop of the North Mankato City Council was held in the Municipal Building Council Chambers on November 20, 2017. Mayor Dehen called the meeting to order at 5:00 p.m. The following were present for roll call: Mayor Dehen, Council Members Norland, Whitlock, and Steiner, City Administrator Harrenstein, Finance Director McCann, Public Works Director Swanson, Community Development Director Fischer, and City Clerk Van Genderen. Council Member Freyberg arrived during the discussion of the Benson Park Improvements.

**Discussion of the CDBG Fund.**

Community Development Director Fischer reviewed North Mankato's entrance into the Community Development Block Grant Entitlement Program (CDBG). Before joining the Federal Entitlement Program, the City was a part of the State CDBG program administered by the Department of Employment and Economic Development (DEED). He stated the Federal Entitlement Program provides annual federal grants on a formula basis to entitled cities and counties to develop viable urban communities principally for low-and-moderate persons. The City has been allocated approximately \$68,000 the past two years. The City of North Mankato is the smallest Entitlement City in the United States, resulting in the smallest CDBG formula allocation of any City and the restriction to only maintain 1.5 times the annual grant allocation at the end of the program year. When the City entered the Federal program, the Revolving Fund Loan was moved to the Federal program. HUD now requires the formula based funds and the revolving funds to be combined; the City often has well over 1.5 times its annual grant allocation in its line of credit because on an annual year the Revolving Loan fund exceeds a \$500,000 balance. These funds were generated originally from a loan to the Sween Corporation in the 1980's and the state program allowed North Mankato to retain interest on the loan for future loans. The City has requested HUD to allow the City to maintain the Revolving Loan Fund balance but has been denied. Over the past year, the City Administrator and Community Development Director have been in contact with both HUD and the State CDBG Fund and staff is recommending withdrawal from the Federal program and entrance into the State program. A formal letter was presented at the dais. Mayor Dehen requested clarification on if there was a penalty for withdrawing. Community Development Director Fischer indicated there was not a penalty. Council Member Norland and Steiner both agreed that the City should leave the Federal Program.

**Discuss Sustainable Cities**

Council Member Norland stated a summary of the STAR Framework was provided to Council Members. The STAR Community Rating System is a certification program for evaluating local sustainability, and encompassing economic, environmental, and social performance measures. Council Member Norland noted she was introduced to the STAR Framework at a sustainability conference that she attended. She was pleased to note that the City was doing many of the items discussed during the conference. Council Member Norland noted a free assessment of the City was available and she encouraged staff to take advantage of the assessment and begin prioritizing goals. She noted that if the Council proceeded with sustainability efforts, it would not be free and to anticipate costs. Mayor Dehen asked Public Works Director Swanson, who also attended the conference, for his input. Public Works Director Swanson reported he encouraged the City to complete the free assessment and possibly choose one or two initiatives and focus on making strides in those areas.

**Food Truck Ordinance**

Mayor Dehen reported he was interested in staff reviewing Food Truck Ordinances as this was a growing trend. City staff stated they would review Food Truck Ordinances, specifically the one recently passed by the City of Mankato.

**Discuss Proposed Benson Park Improvements**

City Engineer Sarff reviewed the history of Benson Park and the plans that had been developed for the park. He stated the City had designated the park as a natural resources park that included an Oak Savanna, Woodland, Rolling Hills Prairie, Wetland Habitat and a wildflower demonstration area. He stated in 2012 plans were made for improvements to the underground utilities, parking lot, water feature, bridge, fishing pier and trail and sidewalk improvements but the project was not bid due to budget restraints. In 2016 City staff prepared the site for the parking lot and plans were drawn for the picnic shelter. City Engineer Sarff reviewed estimated costs for some of the projects and stated these items would need to be prioritized in the CIP. Additional ideas that were addressed included dredging and possibly enlarging the long pond, for recreational value and to benefit stormwater management. Council Member Freyberg stated the long pond was initially designed to be dug to 8 feet but was only dug to 3 or 4 feet. He indicated if the City dredged or expanded the pond the soil could be a good source of clay for soils correction. The North Mankato Port Authority has properties for sale that may need soils correction before development and the clay from dredging could be used. Council Member Freyberg also stated dredging the pond or expanding the pond could help the area manage large rainfalls. Mayor Dehen indicated that if the park had a shelter and restrooms, it would draw additional usage. Council Member Freyberg indicated his priorities for the park would be the completion of projects that had been started such as the parking lot and then to dredge the pond in correspondence with projects in North Port.

**Discussion of the 2018 Proposed Budget and Capital Improvement Plan.**

Finance Director McCann reviewed the Budget and CIP agenda which included a review of the tax base, revised 2018 budget and the proposed 2018-2022 CIP. He reported the main difference in the original 2018 Budget was a change in the personnel. City Administrator Harrenstein stated staff was proposing a new police officer to increase flexibility in scheduling during absences. He stated the goal was to provide the tools and flexible work schedule to allow the continued excellent work of the Police Department.

Finance Director McCann reported a 7% increase in the taxable market value which will allow the City to capture an additional \$350,000 in new taxes. He reviewed the Taxable Market Value indicating the City tax base has grown.

Finance Director McCann reviewed the General Fund Revenue highlights which include an increase in Local Government Aid of \$115,500, an increase in Rental licenses of \$20,000 based on task force recommendations, a decrease in projected Franchise Fees and moving Caswell Park to an enterprise fund and closing out the CCTV fund. He reviewed the General Fund Expenditure highlights which included an increase in pay and benefits associated with the proposed new Police Officer, and additional pay and benefit increases.

Finance Director McCann stated all funds meet budget reserve policies as established by the City Council. He noted no increased rates for water and sewer, but a proposed stormwater rate increase of \$0.50 for Residential and \$0.275/square foot for Commercial.

Finance Director McCann stated there was a proposed merit increase of 2.75%-3% and health insurance assumes an 11% increase for 2018. City Administrator Harrenstein noted this follows several years of 1-2% increases and last year there was a 0% increase.

Finance Director McCann reviewed the current and proposed customer charges for stormwater; the proposed increase will result in approximately \$100,000 in additional collection which will be used for stormwater projects. Finance Director McCann reported that even with the increased rate the City still has some of the lowest prices in the area.

Finance Director McCann reported the proposed 2018-2022 CIP was \$21.8 million. He stated the \$1.5 million that was not used for the swim facility in 2017 was added to 2018. The CIP projects \$1.5 million to \$2 million annually for projects. City Administrator Harrenstein indicated there was \$379,000 in new equipment which would include larger purchases such as snow plows; the plows are scheduled to be purchased with cash. Incorporated in 2018 are police squad car cameras, Chief Boyer had indicated the City is one of the remaining cities that does not have squad car cameras. Finance Director McCann reported the plan also includes City hall renovation of the Finance Office and Community Development offices.

Finance Director McCann reviewed the proposed 2018 debt expenditures which included \$3 million for the swim facility, \$400,000 for Jefferson Avenue reconstruction, \$425,000 for North Port expansion, \$500,000 Anchorage Drive Extension and \$250,000 for a Marie Lane Extension. City Administrator Harrenstein reported the proposed 2018 projects would depend on bidding for the swim facility and various factors that would be decided in 2018. Mayor Dehen requested clarification on when the Safe Routes to School projects could be started. City Engineer Sarff reported the earliest they could be initiated would be 2019. City Administrator Harrenstein stated seeing reports such as Jefferson Avenue on the CIP is proving out the policies that have been implemented, the policies have helped bring issues to light.

Finance Director McCann stated no sales tax project had been identified, but the City funding could be available as early as 2018. City Administrator Harrenstein reported the Council should review eligible projects and make a vision for the City.

Finance Director McCann reviewed the proposed Parks Plan for 2018 which included Emerald Ash Borer Mitigation, Benson Parking Lot and Bluff Park Restroom and Shelter for an estimated \$330,000. He reminded Council that the adopted Parks Plan allocates \$350,000 to the parks. He reviewed the coming years, and it was noted that the proposed expenditures sometimes exceeded the allocated \$350,000. City Administrator Harrenstein then reviewed the proposed projects from Parks Superintendent Rader. In 2018, Parks Superintendent Rader had a proposed expenditure of \$569,000 and proceeding years varied but the average over the five years was approximately \$450,000 or \$100,000 more than allocated. City Administrator Harrenstein stated the Council might consider adding \$100,000 to the Parks Plan. Mayor Dehen requested clarification on the Spring Lake Park restrooms. Public Works Director Swanson reported the restrooms would be completed in the spring of 2018. Council Member Freyberg indicated Superintendent Rader and the staff proposed plan are similar but indicated Superintendent Rader's reflected the maintenance that is required. Council Member Freyberg indicated he would like to see items that were started finished. Council Member Whitlock stated he would like to see an additional \$100,000 added to the parks budget to assist in completing projects. Mayor Dehen requested staff review options to allocate an additional \$100,000 to the parks. City Administrator Harrenstein reported staff would review options.

Finance Director McCann reviewed the Debt Analysis indicating a debt load of approximately \$20 million was a comfortable position for the City and if this were maintained the debt per capita would decrease. Finance Director McCann stated questions were raised during Brewing up the Budget concerning not increasing debt, rather paying off debt and paying for all projects with cash. Finance Director McCann reviewed the process for alleviating debt and paying for all projects with cash. He stated the City would not be able to finance a project until approximately 2023 and projects could only be completed every other year. Finance Director McCann noted the time required to save for CIP

projects would stunt growth and the attractiveness of the community. He stated the City strategically issues debt to finance significant repairs, upgrades, or growth of the community. The City's goal with debt is to issue modest amounts that fit within the city's debt service schedule, so the payments remain relatively flat while maintaining very modest overall debt loads that allows the city to be fiscally conservative while making the city a great place to live. Council Member Freyberg stated it was an excellent analysis and shows that you need both to maintain the city.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Whitlock, the meeting adjourned at 6:53 p.m.

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Mayor

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City Clerk



Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on November 20, 2017. 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, Whitlock, Steiner, and Norland, City Administrator Harrenstein, Finance Director McCann, City Attorney Kennedy, Community Development Director 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: Freyberg, Whitlock, 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 November 6, 2017. Vote on the motion: Freyberg, Whitlock, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Public Hearing-Consider Proposed Improvements to the Sidewalk at 613 Lyndale Street.**

Community Development Director Fischer reported that in response to a citizen complaint, City staff identified the sidewalk in front of 613 Lyndale Street to have a condition requiring maintenance or replacement and has been following the Sidewalk Installation and Maintenance Policy. City staff sent a certified letter to the property owner indicating that it was necessary to either repair or replace the sidewalk. The property owner was given sixty (60) days from the date of the letter to make the necessary improvements. The property owner did not respond within sixty (60) days, and according to the Sidewalk and Maintenance Policy, if the improvements have not been made, the City Council will hold a public hearing regarding the proposed improvements.

Tom Hagen, 927 Lake Street, appeared before Council and requested clarification on who built and maintained the parking lots on Range Street.

With no one else appearing the Mayor closed the Public Hearing.

**Public Hearing-Consider Proposed Improvements to the Sidewalk at 409 Sherman Street.**

Community Development Director Fischer indicated the same information considered during the 613 Lyndale Street sidewalk applied to the 409 Sherman Street sidewalk.

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

**Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 77-17 Approving Donations/Contributions/Grants.
- C. Res. No. 78-17 Declaring Costs to be Assessed for Municipal Charges.
- D. Accepted Property Owner Petition to Municipality for Annexation by Ordinance.

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

**Public Comments Concerning Business Items on the Agenda**

None.

**Business Items****North Mankato Workforce Housing Presentations.****Koppen Gardens**

City Administrator Harrenstein introduced Dean Doyscher, President of SMR Management and Joleen Pfau, Director of Management of SMR Management to discuss Koppen Gardens. Mr. Doyscher briefly reviewed the history of Koppen Gardens; he stated Koppen Gardens has 72 units and seven floors. Mr. Doyscher stated to live at Koppen Gardens you have to have qualifying income. Ms. Pfau reported she was the Executive Director of Koppen Gardens which is run by the HRA Board. Ms. Pfau reviewed the building layout, the apartment layouts, and the amenities offered at Koppen Gardens. Ms. Pfau reported the revenue for the building was from resident rent, an operating subsidy from HUD and an Annual Capital Fund. She stated Koppen Gardens accepts all applicants, but the household income cannot exceed 80% HUD AML. The average turnover is 1-2 units per month with an average waiting list of 15 applicants. Priority is given to the elderly who are handicapped or disabled. Ms. Pfau reviewed recent property improvements and anticipated improvements. Council Member Steiner clarified that everything goes through HUD. Mr. Doyscher indicated the property was owned by the HRA which is an arm of the City of North Mankato.

**South Central Minnesota Multi-County HRA**

City Administrator Harrenstein introduced Peggy Wiese the Executive Director of the South Central Minnesota Multi-County HRA. Ms. Wiese stated the HRA services Martin, Nicollet, Sibley, Waseca, and Watonwan Counties. The governing board consists of 10 members with two from each county. Ms. Wiese stated the agency administers the Section 8 Housing Choice Voucher rental assistance program. They have a total of 691 vouchers for the five counties. Nicollet County has approximately 385 of those vouchers and North Mankato has approximately 192 vouchers. Ms. Wiese stated the program accepts applications from families and individuals that are living, working or going to school in the five-county service area. If they are eligible, they are placed on the waiting list. When names are removed from the waiting list, an applicant may be offered a voucher. Ms. Wiese clarified that income, assets and eligible expenses are verified to determine eligibility and the applicant searches for a place to live. The rent for the unit must be within Federal Fair Market Rent/Payment Standards for the area, and when the process is complete, the HRA pays a portion of the participant's rent, based on 30% of their income. Ms. Wiese indicated the waiting list is currently closed because they have over 300 applicants and the average wait is over a year. Attorney Kennedy requested clarification on if there was a shortage of properties in North Mankato that were eligible. Ms. Wiese reported there was a shortage of larger 3 to 4 bedroom units and single bedroom units.

**Southwest Minnesota Housing Partnership**

City Administrator Harrenstein introduced Rick Goodemann, Chief Executive Officer, and James Arentson, Architect with the Southwest Minnesota Housing Partnership. Mr. Goodemann provided an overview of SWMHP which was established in 1992 and has developed, financed or rehabilitated over 9,050 housing units and assisted over 6,500 new and existing homeowners. Mr. Goodemann reviewed the services and products provided by SWMHP which includes community planning, homeownership assistance, community building and engagement, land development and redevelopment, housing preservation and rehabilitation, single-family housing development, multi-family housing development, housing assessments and inspections, supportive housing services, and community design and place making. Mr. Arentson reviewed specific plans and developments including 17 new homes in 2016-2017 in Saint Peter & Worthington, a multi-family development in

Worthington, and the Solace Supportive Housing in Saint Peter for those working to end the cycle of incarceration. Mayor Dehen requested clarification on how much the prices have increased since they began building homes. Mr. Goodeman stated that in 2000-2003 they were selling the houses for between \$104,000-112,000, today they struggle to build a house they can sell for under \$190,000. City Administrator Harrenstein requested clarification on if they always built subdivisions or if they could intersperse houses for target placement. Mr. Arentson stated they had completed infill projects, but focus on making assets that appreciate rather than depreciate. He stated one way to decrease the cost of a housing unit is to build on a smaller lot. Attorney Kennedy requested clarification on their financing. Mr. Goodemann stated they would do a soft second mortgage and also assist potential homeowners in maximizing their buying power. Mr. Arentson also indicated that the use of TIF was an important part of the required funding. Council Member Freyberg requested clarification on why mobile homes were no longer a part of the equation. Mr. Arentson stated they were still a part of the equation, but many mobile home parks were in poor condition. City Attorney Kennedy noted one of the issues with mobile homes is the difficulty in finding financing, especially since the home would depreciate. Mr. Arentson stated there had been efforts to improve the quality of mobile homes, but that also increases the cost.

**Res. No. 79-17 Authorizing the Purchase of Real Estate Located at 850 Nicollet Avenue and Dispensing with Requirements under Minnesota Statute 462.356 Subdivision 2.**

City Administrator Harrenstein stated last week staff reviewed the benefits of purchasing the property for future expansion of the water plant. He stated the property was being sold for \$114,900. **Council Member Freyberg moved, seconded by Council Member Steiner to adopt Res. No. 79-17 Authorizing the Purchase of Real Estate Located at 850 Nicollet Avenue and Dispensing with Requirements under Minnesota Statute 462.356 Subdivision 2. Vote on the motion: Freyberg, Whitlock, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Res. No. 80-17 Ordering Preparation of Feasibility Report on Project No. 17-05ABCDEF, 300 Block Jefferson Avenue Improvement Project. Council Member Norland moved, seconded by Council Member Steiner to adopt Res. No. 80-17 Ordering Preparation of Feasibility Report on Project No. 17-05ABCDEF, 300 Block Jefferson Avenue Improvement Project. Vote on the motion: Freyberg, Whitlock, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**City Administrator and Staff Comments**

City Administrator Harrenstein reported Tobacco 21 was discussed at the Intergovernmental Meeting. He stated it was determined to bring Tobacco 21 back before the Councils. The North Mankato City Council will consider setting a Public Hearing on January 2, 2017, the Public Hearing would be held on January 16, 2017, and Council could decide if the action would be taken on January 16, 2017.

Public Works Director Swanson reported leaf collection is ongoing, but staff would reassess next week. He indicated the holiday lights would be lit on Wednesday, November 22<sup>nd</sup>.

**Mayor and Council Comments**

Council Member Whitlock stated Bells on Belgrade would be held on December 2, 2017.

Council Member Steiner stated the Council should review the Public Comment Policy and he encouraged the Council to return to the way it had been done in the past.

Mayor Dehen stated the Intergovernmental Minutes were included in the packet.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Whitlock, the meeting adjourned at 8:10 p.m.

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Mayor

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City Clerk

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item # 8	Dept: Finance Director	Council Meeting Date: 12/4/17																											
<b>TITLE OF ISSUE: Public Hearing, 7 p.m. - 2018 Budget and 2018-2022 Five-Year Capital Improvement Plan.</b>																													
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> Per State Statute the City must hold a public hearing on the 2018 Proposed Budget. A copy of the budget is posted on the website and is also available to the public in the Taylor Library. Since the presentation of the 2018 Proposed Budget and Council adoption of the preliminary tax levy on September 18, 2017, there have been few changes. The City estimates the tax levy of \$6,288,751. The Council is scheduled to adopt the 2018 Budget and Tax Levy on December 18, 2017 along with the 2018-2022 Capital Improvement Plan.																													
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<b>REQUESTED COUNCIL ACTION: N/A</b>																													
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Freyberg	_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Norland	_____	_____	Dehen	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>PowerPoint Presentation</u> <u>Notice of Hearing</u> _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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NOTICE OF PUBLIC HEARING ON 2018 BUDGET  
AND FIVE-YEAR CAPITAL IMPROVEMENT PLAN, 2018-2022  
CITY OF NORTH MANKATO

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 4<sup>th</sup> day of December 2017, to hold a public hearing to consider the City's 2018 Budget and Five-Year Capital Improvement Plan, 2018-2022.

Such persons as desire to be heard with reference to the proposed 2018 Budget and Five-Year Capital Improvement Plan, 2018-2022 will be heard at this meeting. A copy of the 2018 Budget and Five-Year Capital Improvement Plan, 2018-2022 is available at the North Mankato Taylor Library or by calling 625-4141 or in person at City Hall, 1001 Belgrade Avenue, North Mankato.

April Van Genderen  
City Clerk  
City of North Mankato

Resolution No.

RESOLUTION APPROVING 2017 TAX LEVY, COLLECTIBLE IN 2018

BE IT RESOLVED by the City Council of the City of North Mankato, County of Nicollet, Minnesota, that the following sums of money be levied for the current year collectible in 2018, upon the taxable property in said City of North Mankato, for the following purposes:

General Fund	\$ 4,621,889
Port Authority Fund	\$ 75,000
Bonded Indebtedness	\$ 1,370,848
Abatement Levy	\$ 221,014

<b>Total Budgeted Levy</b>	<b>\$ 6,288,751</b>
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Pursuant to M.S. 475.61, Subd. 3, the City Council and City Clerk do hereby certify and state to the County Auditor that the foregoing levy for "bonded indebtedness", when taken together with excess funds on hand in existing debt service accounts, aggregates more than sufficient monies to service all irrevocable levies previously made by the City for debt service and the Auditor therefore may reduce the amount of any additional irrevocable levies accordingly.

"Provision has been made by the City for payment of \$389,283 as the City's contributory share to the Public Employees' Retirement Fund as provided for in Minnesota Statutes Annotated, Sections 353.01 et seq." No further levy is required for this purpose.

The City Clerk is hereby instructed to transmit a certified copy of this resolution to the County Auditor of Nicollet County, Minnesota.

Adopted by the City Council this 18<sup>th</sup> day of December 2017.

\_\_\_\_\_  
Mayor

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

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #9	Department: Community Dev.	Council Meeting Date: 12/4/17																											
<b>TITLE OF ISSUE: Public Hearing, 7 pm-Proposed Annexation of 20.75 Acres of Land Held by BCD Properties, LLC.</b>																													
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> On October 3, 2017 the City received a request to annex 20.75 acres. The City Council accepted the petition of annexation on October 16, 2017. According Minnesota Statutes §414.033 Subdivision 2(3), Permitting Annexation by Ordinance the City must serve upon the Township Board and residents abutting the land 30-days notice that the City will conduct a Public Hearing. The City served the notices certified mail and set the Public Hearing for December 4, 2017. An Ordinance will be presented for consideration at the December 18, 2017, Council Meeting.																													
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Motion By: _____ Second By: _____  Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center; width: 50px;">Aye</td> <td style="text-align: center; width: 50px;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Freyberg	_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Norland	_____	_____	Dehen	<div style="text-align: center; font-weight: bold; margin-bottom: 10px;">SUPPORTING DOCUMENTS ATTACHED</div> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 15%;">Resolution</td> <td style="text-align: center; width: 15%;">Ordinance</td> <td style="text-align: center; width: 15%;">Contract</td> <td style="text-align: center; width: 15%;">Minutes</td> <td style="text-align: center; width: 15%;">Map</td> </tr> <tr> <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> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Public Hearing Notification</u> _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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# AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.  
County of Blue Earth

Steve Jameson, being duly sworn, on oath states as follows:

1. I am the publisher of The Free Press, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

The printed notice which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Wednesday, the 22 day of November, 2017, and was thereafter printed and published on every Wednesday to and including Wednesday, the 22 day of November, 2017; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$21.50.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue Earth County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

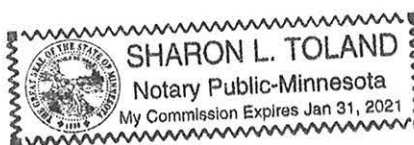
FURTHER YOUR AFFIANT SAITH NOT.

By: Steve Jameson  
Steve Jameson, Publisher

Subscribed and sworn to before me on this 22 day of November, 2017.

Sharon L. Toland

Notary Public



November 22, 2017  
**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Monday, December 4, 2017 at 7 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider Annexation of Land containing 20.75 acres owned by BCD Properties, LLC legally described as:  
That part of the East Half of the East Half of the Northeast Quarter of Section 4, Township 108 North Range 27 West, Nicollet County, Minnesota. A full legal description is available at the North Mankato City Hall.  
Dated this 22nd day of November 2017.  
April Van Genderen  
City Clerk  
City of North Mankato

**PROPERTY OWNER PETITION TO MUNICIPALITY  
FOR ANNEXATION BY ORDINANCE - 120 Acres or Less**

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE  
ANNEXATION OF CERTAIN LAND TO THE CITY OF NORTH MANKATO,  
MINNESOTA  
PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 2(3)

-----

TO: Council of the City of North Mankato, Minnesota

PETITIONER(S) STATE: All of the property owners in number are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 2(3).

It is hereby requested by:

  X   the sole property owner; or  
       all of the property owners (If the land is owned by both husband and wife, both must sign the petition to represent all owners.)

of the area proposed for annexation to annex certain property described herein lying in the Township of Belgrade to the City of North Mankato, County of Nicollet, Minnesota.

The area proposed for annexation is described as follows:

That part of the East Half of the East Half of the Northeast Quarter of Section 4, Township 108 North Range 27 West, Nicollet County, Minnesota, described as:

Commencing at the East Quarter corner of said Section 4; thence North 00 degrees 11 minutes 38 seconds East, (Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 - 1996), along the east line of the Northeast Quarter of said Section 4, the same being the east line of Parcel 16N2 of Nicollet County Right Of Way Plat No. 26, on file and of record with the Nicollet County Recorder, 227.70 feet to the northeast corner of said Parcel 16N2, said point being the point of beginning; thence continuing North 00 degrees 11 minutes 38 seconds East, along the east line of the Northeast Quarter of said Section 4, a distance of 1373.66 feet to the northwesterly corner of Parcel 3N5 of said Right Of Way Plat; thence North 89 degrees 47 minutes 05 seconds West, along the westerly extension of the northerly line of said Parcel 3N5, a distance of 658.63 feet to the point of intersection with the west line of the East Half of the East Half of the Northeast Quarter of said Section 4; thence South 00 degrees 03 minutes 40 seconds West, along said west line, 1378.02 feet to the point of intersection with the north line of said Parcel 16N2; thence North 89 degrees 50 minutes 06 seconds East, along said north line, 655.44 feet to the point of beginning.

Said parcel contains 20.75 acres, subject to any and all easements of record.

1. There is 1 property owner in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner - the number of parcels owned by a petitioner is not counted.)

2. The land abuts the municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available.

*Except as provided for by an orderly annexation agreement, this clause may not be used to annex any property contiguous to any property previously annexed under this clause within the preceding 12 months if the property is owned by the same owners and annexation would cumulatively exceed 120 acres.*

3. Said property is unincorporated, abuts on the city's N S E W(circle one) boundary(ies), and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is 20.75 acres.
5. The reason for the requested annexation is industrial development.

PETITIONERS REQUEST: That pursuant to Minnesota Statutes § 414.033, the property described herein be annexed to and included within the City of North Mankato, Minnesota.

Dated: 10-3-2017

Signature: 

Chad Harrison, BCD Properties, LLC

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 2b, before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), a municipality must hold a public hearing and give 30 days' written notice by certified mail to the town or towns affected by the proposed ordinance and to all landowners within and contiguous to the area to be annexed.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 11, when a municipality declares land annexed to the municipality under subdivision 2, clause (3), and the land is within a designated floodplain, as provided by section 103F.111, subdivision 4, or a shoreland area, as provided by section 103F.205, subdivision 4, the municipality shall adopt or amend its land use controls to conform to chapter 103F, and any new development of the annexed land shall be subject to chapter 103F.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 12, when a municipality annexes land under subdivision 2, clause (2), (3) or (4), property taxes payable on the annexed land shall continue to be paid to the affected town or towns for the year in which the annexation becomes effective. If the annexation becomes effective on or before August 1 of a levy year, the municipality may levy on the annexed area beginning with that same levy year. If the annexation becomes effective after August 1 of a levy year, the town may continue to levy on the annexed area for that levy year, and the municipality may not levy on the annexed area until the following levy year.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd 13, at least 30 days before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), the petitioner must be notified by the municipality that the cost of electric utility service to the petitioner may change if the land is annexed to the municipality. The notice must include an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

Municipal Boundary Adjustment Unit Contacts

Star Holman [star.holman@state.mn.us](mailto:star.holman@state.mn.us) 651-361-7909

Katie Lin [katie.lin@state.mn.us](mailto:katie.lin@state.mn.us) 651-361-7911

(June 2011)





#### Legend

- City Limits
- Medians
- Roadways
- Roads**
  - US TRUNK HWY
  - COUNTY STATE AID HWY
  - MUNICIPAL STATE AID STREET
  - LOCAL STREET
  - RAMP
  - PRIVATE STREET
- 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 1,195 Feet

© Bolton & Menk, Inc - Web GIS 11/30/2017 7:51 AM



**BOLTON  
& MENK**

Real People. Real Solutions.



City of North Mankato, MN

# Claims List - Regular

By Vendor Name

Date Range: 12-4-17

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
	**Void**	12/04/2017	Regular	0	0.00	88524
00416	1st LINE/LEEWES VENTURES LLC	12/04/2017	Regular	0	410.00	88478
00546	AJ HENRY FENCE CO.	12/04/2017	Regular	0	1391.70	88479
00106	AUTOMATIC SYSTEMS CO.	12/04/2017	Regular	0	5096.00	88480
00119	BARRON'S	12/04/2017	Regular	0	223.00	88481
00142	BETHANY LUTHERAN COLLEGE	12/04/2017	Regular	0	10562.50	88482
00202	BROWN-NICOLLET COMMUNITY HEALTH BOA	12/04/2017	Regular	0	286.00	88483
00234	CENTER POINT ENERGY	11/29/2017	Regular	0	15.20	88477
00234	CENTER POINT ENERGY	12/04/2017	Regular	0	3122.24	88484
00255	CITY OF MANKATO	12/04/2017	Regular	0	90075.61	88485
02294	D & K POWDER COATING	12/04/2017	Regular	0	260.00	88486
02275	DEM-CON MATERIALS & RECOVERY	12/04/2017	Regular	0	81.50	88487
00350	DISPLAY SALES, INC.	12/04/2017	Regular	0	384.00	88488
00401	EXPRESS SERVICES, INC.	12/04/2017	Regular	0	1024.48	88489
00432	FLEETPRIDE	12/04/2017	Regular	0	453.72	88490
00447	FREE PRESS	12/04/2017	Regular	0	102.14	88491
00462	G & K SERVICES	12/04/2017	Regular	0	305.23	88492
00463	G & L AUTO SUPPLY, LLC	12/04/2017	Regular	0	8.36	88493
00473	GENERATOR SYSTEM SERVICES, INC.	12/04/2017	Regular	0	30.19	88494
00506	GREATER MANKATO GROWTH, INC.	12/04/2017	Regular	0	175.00	88495
00720	KWIK TRIP, INC.	12/04/2017	Regular	0	17562.57	88496
00746	LAW ENFORCEMENT LABOR SERVICES, INC.	11/21/2017	Regular	0	637.00	88472
00761	LEON'S CUSTOM BACKHOE, INC.	12/04/2017	Regular	0	1160.00	88497
00819	MANKATO FORD, INC.	12/04/2017	Regular	0	303.49	88498
00829	MANKATO PUBLIC SCHOOLS	12/04/2017	Regular	0	215.00	88499
00847	MATHESON TRI-GAS, INC.	12/04/2017	Regular	0	173.68	88500
00874	MENARDS-MANKATO	12/04/2017	Regular	0	719.13	88501
02272	MINNESOTA COUNCIL OF CHURCHES/TAPEST	12/04/2017	Regular	0	3000.00	88502
00900	MINNESOTA DEPARTMENT OF AGRICULTURE	12/04/2017	Regular	0	225.00	88503
00920	MINNESOTA DEPARTMENT OF HEALTH	12/04/2017	Regular	0	8129.00	88504
01018	NCPERS MINNESOTA-UNIT 662400	11/21/2017	Regular	0	176.00	88473
02693	NEUTRAL GROUNDZ	11/27/2017	Regular	0	100.00	88475
01037	NICOLLET COUNTY	12/04/2017	Regular	0	184.96	88505
01099	PET EXPO DISTRIBUTORS	12/04/2017	Regular	0	62.50	88506
01106	PETTY CASH	12/04/2017	Regular	0	103.58	88507
01133	POWERPLAN/RDO EQUIPMENT	12/04/2017	Regular	0	155.11	88508
01136	PRAIRIE RESTORATIONS, INC.	12/04/2017	Regular	0	615.00	88509
01160	QUALITY OVERHEAD DOOR CO, INC	12/04/2017	Regular	0	6093.00	88510
01198	RETROFIT COMPANIES, INC.	12/04/2017	Regular	0	278.01	88511
01402	TIRE ASSOCIATES	12/04/2017	Regular	0	586.07	88512
01419	TRAVERSE DES SIOUX LIBRARY COOPERATIVE	12/04/2017	Regular	0	12.57	88513
01431	TWIN CITY STRIPING	12/04/2017	Regular	0	750.00	88514
01432	TWIN RIVERS COUNCIL FOR THE ARTS	12/04/2017	Regular	0	2000.00	88515
01441	UNITED RENTALS, INC.	12/04/2017	Regular	0	905.03	88516
02728	VAN EMAN HOLDINGS	12/04/2017	Regular	0	1336.00	88517
01474	VETTER STONE COMPANY	12/04/2017	Regular	0	1120.00	88518
01477	VIKING ELECTRIC SUPPLY, INC.	12/04/2017	Regular	0	882.81	88519
01503	WASSMAN PLUMBING & HEATING LLC	12/04/2017	Regular	0	1052.11	88520
02729	WULLSCHLEGER, MEGAN	12/04/2017	Regular	0	1804.37	88521
01552	WW BLACKTOPPING, INC	12/04/2017	Regular	0	981.12	88522
01557	XCEL ENERGY	11/20/2017	Regular	0	2.36	88469
01557	XCEL ENERGY	12/04/2017	Regular	0	20682.19	88523
02730	YOUNGE, RON	12/04/2017	Regular	0	140.73	88525
02499	YWCA MANKATO	12/04/2017	Regular	0	1000.00	88526
01563	ZARNOTH BRUSH WORKS, INC.	12/04/2017	Regular	0	896.00	88527
00182	BOYER TRUCKS	11/29/2017	Bank Draft	0	74.97	DFT0001618
00182	BOYER TRUCKS	11/29/2017	Bank Draft	0	143.61	DFT0001618

00182	BOYER TRUCKS	11/29/2017	Bank Draft	0	402.68	DFT0001618
02058	CONSOLIDATED COMMUNICATIONS	11/20/2017	Bank Draft	0	216.99	DFT0001592
02058	CONSOLIDATED COMMUNICATIONS	11/20/2017	Bank Draft	0	57.14	DFT0001593
02058	CONSOLIDATED COMMUNICATIONS	11/20/2017	Bank Draft	0	160.14	DFT0001594
02058	CONSOLIDATED COMMUNICATIONS	11/20/2017	Bank Draft	0	30.08	DFT0001595
02058	CONSOLIDATED COMMUNICATIONS	11/20/2017	Bank Draft	0	32.25	DFT0001596
00608	INGRAM LIBRARY SERVICES	11/29/2017	Bank Draft	0	3482.58	DFT0001624
00733	LAKES GAS CO #10	11/22/2017	Bank Draft	0	79.80	DFT0001609
00749	LAWSON PRODUCTS, INC	11/29/2017	Bank Draft	0	569.11	DFT0001620
00775	LJP WASTE & RECYCLE, LLC	11/20/2017	Bank Draft	0	340.00	DFT0001591
02179	MES (MUNICIPAL EMERGENCY SERVICES)	11/27/2017	Bank Draft	0	5879.10	DFT0001610
01323	SPS COMPANIES, INC.	11/29/2017	Bank Draft	0	353.03	DFT0001619
01335	STAPLES ADVANTAGE	11/15/2017	Bank Draft	0	412.07	DFT0001589
01335	STAPLES ADVANTAGE	11/20/2017	Bank Draft	0	228.52	DFT0001590
01335	STAPLES ADVANTAGE	11/20/2017	Bank Draft	0	112.92	DFT0001605
01335	STAPLES ADVANTAGE	11/27/2017	Bank Draft	0	274.62	DFT0001611
01377	TELRITE CORPORATION	11/21/2017	Bank Draft	0	228.16	DFT0001606
00016	ADAMS, NICOLE	12/06/2017	EFT	0	37.57	491
00050	ALPHA WIRELESS COMMUNICATIONS	12/06/2017	EFT	0	66.56	492
00105	AUTO VALUE MANKATO	12/06/2017	EFT	0	185.54	493
00216	C & S SUPPLY CO, INC.	12/06/2017	EFT	0	855.20	494
00310	CRYSTEEL TRUCK EQUIPMENT, INC	12/06/2017	EFT	0	230.82	495
00343	DH ATHLETICS LLC	12/06/2017	EFT	0	669.00	496
00439	FORSTER, DANIEL	12/06/2017	EFT	0	12.97	497
00493	GOODWIN, TONY	12/06/2017	EFT	0	575.00	498
00586	HOWE, SANDRA K.	12/06/2017	EFT	0	29.03	499
00776	LLOYD LUMBER CO.	12/06/2017	EFT	0	333.79	500
00910	MINNESOTA VALLEY TESTING LAB, INC.	12/06/2017	EFT	0	83.00	501
00956	MINNESOTA WASTE PROCESSING CO.	12/06/2017	EFT	0	32427.89	502
01009	NAPA AUTO PARTS - MANKATO	12/06/2017	EFT	0	199.99	503
01052	NORTH CENTRAL INTERNATIONAL	12/06/2017	EFT	0	1015.58	504
02005	PANTHEON COMPUTERS	12/06/2017	EFT	0	7762.04	505
01211	RIVER BEND BUSINESS PRODUCTS	12/06/2017	EFT	0	477.73	506
01079	SMC-SOUTHERN MINNESOTA CONSTRUCTION	12/06/2017	EFT	0	3115.69	507
					249206.43	91

## Authorization Signatures

### All Council

The above manual and regular claims lists for 12-4-17 are approved by:

---

MARK DEHEN- MAYOR

---

DIANE NORLAND- COUNCIL MEMBER

---

WILLIAM STEINER- COUNCIL MEMBER

---

ROBERT FREYBERG- COUNCIL MEMBER

---

JAMES WHITLOCK- COUNCIL MEMBER

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

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

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

Donor	Restriction	Amount
Traverse Des Sioux	Library-Events	\$1,375.00
Jo Robbins	Library-Book Donations	\$50.00
Timothy & Elda Nussmeier	Library-Book Donations	\$50.00
		\$1475.00

Adopted by the City Council this 4<sup>th</sup> day of December 2017.

\_\_\_\_\_  
Mayor

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



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item 10C	Department: Finance	Council Meeting Date: 12/4/2017																												
<b>TITLE OF ISSUE:</b> Consider Resolution Declaring Costs to be Assessed for Municipal Charges.																														
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> The City of North Mankato has incurred municipal charges for services rendered. Delinquent notices have been sent to the property address and to the property owner. In addition, a letter has been mailed to the property address and to the property owner notifying them the delinquent balance is the responsibility of the property owner and the balance may be certified to the County Auditor for collection with property taxes due this coming year. Additional documentation is available.																														
<i>If additional space is required, attach a separate sheet</i>																														
<b>REQUESTED COUNCIL ACTION:</b> Adopt Resolution Declaring Costs to be Assessed for Municipal Charges.																														
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Freyberg	_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Norland	_____	_____	Dehen	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ Exhibit A _____ _____ _____ _____		Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aye	Nay																													
_____	_____	Freyberg																												
_____	_____	Whitlock																												
_____	_____	Steiner																												
_____	_____	Norland																												
_____	_____	Dehen																												
Resolution	Ordinance	Contract	Minutes	Map																										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
<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.

RESOLUTION DECLARING COSTS TO BE ASSESSED  
FOR MUNICIPAL CHARGES

WHEREAS, the City of North Mankato has incurred municipal charges for services rendered in accordance with the following information; and

WHEREAS, all such costs are to be assessed against the property affected thereby;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following costs shall be specifically assessed against such property in the amount and terms as specified on Exhibit A of this resolution.

Adopted by the City Council this 4<sup>th</sup> day of December 2017.

---

Mayor

ATTEST:

---

City Clerk

2017 A/R Invoices to be sent to Nicollet County for certification

Letter Date	Name	Mailing address	Property address	City, State, Zip	Inv #	Inv Date	Inv Amt	Date Due	Reason	Parcel Number	Legal Description
4/5/2017	Raice King	400 Valerie Ln	400 Valerie Ln	North Mankato, MN 56003	INV00062	2/15/17	318.75	3/15/17	Curb Box repairs	18.742.0010	LOT 1 SUBDIVISIONCD 18742 SUBDIVISIONNAME REARG PT L127-129, LANGNESS HGT
7/19/2017	Brian Mechler	303 Belgrade Ave	303 Belgrade Ave	North Mankato, MN 56003	INV00215	6/6/17	594.54	6/21/17	Removal & storage of code violation items	18.685.0630	BLOCK 5 LOT W 50' OF N 70' OF LOT 1 SUBDIVISIONCD 18685 SUBDIVISIONNAME ORIGINAL PLAT
9/26/2017	G J Smith Land LLC	10513 182nd Ave NW, Elk River, MN 55330	1921 Lexington Ln	North Mankato, MN 56003	INV00287	7/18/17	125.00	8/18/17	Mowing fees	18.843.0110	BLOCK 2 LOT 4 SUBDIVISIONCD 18843 SUBDIVISIONNAME THE LANDING NORTH PHASE 1
9/26/2017	G J Smith Land LLC	10513 182nd Ave NW, Elk River, MN 55330	1929 Lexington Ln	North Mankato, MN 56003	INV00287	7/18/17	125.00	8/18/17	Mowing fees	18.843.0130	BLOCK 2 LOT 6 SUBDIVISIONCD 18843 SUBDIVISIONNAME THE LANDING NORTH PHASE 1
9/26/2017	G J Smith Land LLC	10513 182nd Ave NW, Elk River, MN 55330	1937 Lexington Ln	North Mankato, MN 56003	INV00287	7/18/17	125.00	8/18/17	Mowing fees	18.843.0150	BLOCK 2 LOT 8 SUBDIVISIONCD 18843 SUBDIVISIONNAME THE LANDING NORTH PHASE 1
9/26/2017	G J Smith Land LLC	10513 182nd Ave NW, Elk River, MN 55330	1946 Sheridan Ct	North Mankato, MN 56003	INV00287	7/18/17	125.00	8/18/17	Mowing fees	18.843.0170	BLOCK 2 LOT 10 SUBDIVISIONCD 18843 SUBDIVISIONNAME THE LANDING NORTH PHASE 1
9/26/2017	J Beal Commercial Group	3 Civic Center Plaza, Ste 210, Mankato, MN 56001	644 Belgrade Ave	North Mankato, MN 56003	INV00292	7/24/17	175.50	8/24/17	Call-out fee	18.643.0020	Block A Lot S 90' OF LOT 1 SubdivisionCd 18643 SubdivisionName GEORGE H MARSH'S ADD
9/26/2017	Eli Nelson	1401 LorRay Dr	10 Arlington Ct	North Mankato, MN 56003	INV00321	8/4/17	125.00	9/4/17	Mowing fees	18.725.0010	BLOCK 1 LOT 1 SUBDIVISIONCD 18725 SUBDIVISIONNAME PRESIDENTIAL ESTATES 4
10/17/2017	Barbara Wiedow	738 Park Ave	738 Park Ave	North Mankato, MN 56003	INV00345	8/23/17	300.00	9/22/17	Curb Box repairs	18.662.0030	LOT 10 SUBDIVISIONCD 18662 SUBDIVISIONNAME NELSEN'S SUB PLAT L1,B2
11/7/2017	Georgia Kirchner	620 W Dwell St, Lake City, MN 55041	732 Wall St	North Mankato, MN 56003	INV00386	9/20/17	250.00	10/20/17	Mowing fees	18.615.0410	LOT W 143' OF E 247' OF LOT C "EX E 104' & EX E 50' OF W 314'" SUBDIVISIONCD 18615 SUBDIVISIONNAME STEPHEN LAMM'S ADD
11/7/2017	Amanda Rettke	402 Monroe Ave	402 Monroe Ave	North Mankato, MN 56003	INV00388	9/20/17	125.00	10/20/17	Mowing fees	18.423.0610	BLOCK 3 LOT 15 SUBDIVISIONCD 18423 SUBDIVISIONNAME AUDITOR'S PLAT #3
11/7/2017	Nora Loera & Mario Hernandez	2237 Fairbanks Dr	2237 Fairbanks Dr	North Mankato, MN 56003	INV00401	9/28/17	300.00	10/26/17	Curb Box repairs	18.172.0180	Block 4 Lot 1 SubdivisionCd 18172 SubdivisionName NORTH GATE NO 2
11/14/2017	Melissa Culhane	506 Sherman St	506 Sherman St	North Mankato, MN 56003	INV00415	10/12/17	2456.43	11/10/17	Curb Box repairs & parts	18.012.4700	SECTION 12 TOWNSHIP 108 RANGE 027 W 1/2 OF N 1/2 OF S 1 AC OF N 2 AC OF W 1/2 OF SE 1/4 OF NW 1/4 OF SE 1/4 ACRES .25

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item # 10D	Dept: City Clerk	Council Meeting Date: 12/5/17																																															
<b>TITLE OF ISSUE:</b> License Renewals for 2018.																																																	
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> Attached is a memo listing the liquor license renewals including on-sale liquor, off-sale liquor, club on-sale liquor, pints-on-premise and off-sale intoxicating (growler). The Police Chief has reviewed these licenses and recommends approval and issuance of the 2018 licenses. All property taxes are current on all liquor license premises. Other licenses to be renewed include soft drink, cigarette, mechanical amusement devices, cabaret, refuse haulers, mobile home park, 3.2 beer off-sale and taxi.																																																	
<i>If additional space is required, attach a separate sheet</i>																																																	
<b>REQUESTED COUNCIL ACTION:</b> Approve license renewals for 2018.																																																	
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Freyberg	_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Norland	_____	_____	Dehen	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input 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> <tr> <td colspan="2" style="text-align: center;">Other (specify) _____</td> <td colspan="3" style="text-align: center;">Memo _____</td> </tr> <tr><td colspan="5"> </td></tr> <tr><td colspan="5"> </td></tr> <tr><td colspan="5"> </td></tr> </table>	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify) _____		Memo _____																	
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# MEMORANDUM

TO: Honorable Mayor and City Council

FROM: April Van Genderen, City Clerk

DATE: December 4, 2017

SUBJECT: Liquor License Renewals

This year the following listing of liquor license applications are presented for renewal. The Police Department recommends approval and issuance of the renewal applications for 2018. I have verified that all property taxes are current on all liquor license premises.

## ON-SALE LIQUOR (\*INCLUDES SUNDAY)

- \*Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue
- \*Circle Inn, Inc., d/b/a Circle Inn Bar, 232 Belgrade Avenue
- \*Big Dog Restaurants, Inc. d/b/a Big Dog Sports Café, 1712 Commerce Drive
- \*O2 LLC, d/b/a Spinners Bar, 301 Belgrade Avenue
- \*Dino's Gourmet Pizzeria, 239 Belgrade Avenue
- \*J.T.S. Enterprise Inc. d/b/a Roadhouse 169, 1006 N. River Drive
- \*Allen Enz, d/b/a American Bar, 503 Belgrade Avenue

## OFF-SALE LIQUOR

- Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue
- Circle Inn, Inc., d/b/a Circle Inn Bar, 232 Belgrade Avenue
- Dembouski, Inc., d/b/a M.G.M. Liquor Warehouse, 1755 Commerce Drive
- BL Worldwide Investments, Inc., d/b/a PJ's Liquor Emporium, 407 1/2 Belgrade Avenue
- Lor Ray Drive Enterprise, d/b/a Range Street Liquor, 1105 Range Street

## CLUB ON-SALE LIQUOR (\*INCLUDES SUNDAY)

- \*American Legion Post 518, 256 Belgrade Avenue

## PINTS-ON-PREMISE AND OFF-SALE INTOXICATING (GROWLER) (\*INCLUDES SUNDAY AND SUNDAY OFF-SALE)

- \*Mankato Brewery, LLC d/b/a Mankato Brewery, 1119 Center Street

## 2018 LICENSE RENEWALS

Included is a list of all licenses to be renewed for 2018. Staff would recommend approval and issuance of all licenses, conditioned upon receipt of appropriate insurance certificates and license fees.

## SOFT DRINK

- American Legion Post 518, 256 Belgrade Avenue
- Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue

Circle Inn, Inc., d/b/a Circle Inn Bar, 232 Belgrade Avenue  
Walgreen, 1705 Commerce Drive  
Dembouski, Inc., d/b/a M.G.M. Liquor Warehouse, 1755 Commerce Drive  
Perkins Restaurant, 1123 Range Street  
BL Worldwide Investments, Inc., d/b/a PJ's Liquor Emporium, 407 Belgrade Avenue  
Croix Oil Company, d/b/a SuperAmerica, 201 Webster Avenue  
Big Dog Restaurants, Inc. d/b/a Big Dog Sports Café, 1712 Commerce Drive  
Sub Line Corporation, d/b/a Subway, 1102 N. River Drive  
Sub Line Corporation, d/b/a Subway, 1750 Commerce Drive  
Taco Johns, 1601 LorRay Drive  
Casey's General Stores, Inc., 1375 Lookout Drive  
Freyberg Management, d/b/a Shell on LorRay, 1711 Commerce Drive  
Duehring Enterprises, d/b/a Culver's, 1680 Commerce Drive  
O2 LLC, d/b/a Spinners Bar, 301 Belgrade Avenue  
Dino's Gourmet Pizzeria, 239 Belgrade Avenue  
Hunan Garden, 408 Belgrade Avenue  
J.T.S. Enterprise Inc. d/b/a Roadhouse 169, 1006 N. River Drive  
Kwik Trip, Inc. d/b/a Kwik Trip #615, 1740 Commerce Drive  
New Great Wall, Inc. d/b/a New Great Wall, 1814 Commerce Drive  
Erbert & Gerbert's Sandwich Shop, 1710 Commerce Drive  
Staples Enterprises, LLC d/b/a Express Way, 238 Belgrade Avenue  
Mankato Brewery, LLC d/b/a Mankato Brewery, 1119 Center Street  
Allen Enz, d/b/a American Bar, 503 Belgrade Avenue  
Lor Ray Drive Enterprise, d/b/a Range Street Liquor, 1105 Range Street

#### CIGARETTE

Dembouski, Inc., d/b/a M.G.M. Liquor Warehouse, 1755 Commerce Drive  
BL Worldwide Investments, Inc., d/b/a PJ's Liquor Emporium, 407 Belgrade Avenue  
Croix Oil Company, d/b/a SuperAmerica, 201 Webster Avenue  
Casey's General Stores, Inc., 1375 Lookout Drive  
Freyberg Management, d/b/a Shell on LorRay, 1711 LorRay Drive  
Walgreen, 1705 Commerce Drive  
Kwik Trip, Inc. d/b/a Kwik Trip #615, 1740 Commerce Drive  
Staples Enterprises, LLC d/b/a Express Way, 238 Belgrade Avenue

#### 3.2 BEER OFF-SALE

Kwik Trip, Inc. d/b/a Kwik Trip #615, 1740 Commerce Drive  
Croix Oil Company, d/b/a SuperAmerica, 201 Webster Avenue

#### MECHANICAL AMUSEMENT DEVICES

Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue  
Circle Inn, Inc., d/b/a Circle Inn Bar, 232 Belgrade Avenue  
Big Dog Restaurants, Inc., d/b/a Big Dog Sports Café, 1712 Commerce Drive  
O2 LLC, d/b/a Spinners Bar, 301 Belgrade Avenue  
J.T.S. Enterprise Inc. d/b/a Roadhouse 169, 1006 N. River Drive

Allen Enz, d/b/a American Bar, 503 Belgrade Avenue

REFUSE HAULERS

Hansen Sanitation, 34426 470<sup>th</sup> Street, Kasota, MN 56050

Waste Management, P.O. Box 336, Mankato, MN 56002

LJP Enterprises, Inc., 31745 410<sup>th</sup> Street, St. Peter, MN 56082

West Central Sanitation, P.O. Box 796, 4089 Abbott Drive, Willmar, MN 56201

MOBILE HOME PARK

Camelot Park of North Mankato, 1935 LorRay Drive

Camelot Park of North Mankato, d/b/a Avalon Park, 2101 Excalibur Road

TAXI

Kato Cab, 711-1/2 N. Riverfront Drive, Mankato, MN 56001

City Cab, LLC, 104 E. Vine Street, Mankato, MN 56001

VINE, 421 E. Hickory Street, Mankato, MN 56001

CABARET (LIVE MUSIC)

O2 LLC, d/b/a Spinners Bar, 301 Belgrade Avenue

American Legion Post 518, 256 Belgrade Avenue

Circle Inn, Inc., d/b/a Circle Inn Bar, 232 Belgrade Avenue

Nakato Bar & Grill, Inc., d/b/a Nakato Bar & Grill, 253 Belgrade Avenue

Allen Enz, d/b/a American Bar, 503 Belgrade Avenue

RESOLUTION NO.

RESOLUTION SETTING COUNCIL MEETING DATES  
FOR YEAR 2018

WHEREAS, the City Council of the City of North Mankato meets on the first and third Monday of each month; and

WHEREAS, since certain federal holidays fall on these appointed meeting dates;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following meetings will be held on the dates listed:

First January meeting-	Tuesday, January 2, 2018
Second January meeting -	Tuesday, January 16, 2018
Second February meeting -	Tuesday, February 20, 2018
First September meeting-	Tuesday, September 4, 2018

Adopted by the City Council this 4<sup>th</sup> day of December 2017.

\_\_\_\_\_  
Mayor

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



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item 12A	Department: Administration	Council Meeting Date: 12/4/2017																																	
<b>TITLE OF ISSUE:</b> Consider Resolution Receiving Feasibility Report and Calling Hearing for Project No. 17-05ABCDEF.																																			
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> On November 6, 2017, a Public Hearing was held to summarize the existing sidewalk and street conditions on the 300 block of Jefferson Avenue, gather public input and seek direction from the City Council. City Council decided on November 20, 2017, to authorize a feasibility study for the Jefferson Avenue Improvement Project. The feasibility study has been prepared and will be presented. Upon receipt of the Feasibility Report the City Council may decide to call the Public Hearing for Project No. ABCDEF.																																			
<i>If additional space is required, attach a separate sheet</i>																																			
<b>REQUESTED COUNCIL ACTION:</b> Adopt Resolution Receiving Feasibility Report and Calling Hearing for Project No. 17-05ABCDEF.																																			
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%; text-align: center;">Aye</td> <td style="width: 10%; text-align: center;">Nay</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</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>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay			_____	_____	Freyberg		_____	_____	Whitlock		_____	_____	Steiner		_____	_____	Norland		_____	_____	Dehen	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ <u>Feasibility Report</u> _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RESOLUTION NO.

RESOLUTION RECEIVING FEASIBILITY REPORT AND CALLING HEARING  
FOR PROJECT NO. 17-05ABCDEF

WHEREAS, pursuant to resolution of the Council adopted November 20, 2017, a feasibility report has been prepared by Bolton & Menk, Inc., with reference to proposed street and surface improvements, sanitary improvements, watermain improvements, and storm sewer improvements on Jefferson Avenue from Cross Street to Range Street, Project No. 17-05ABCDEF; and this report was received by the council on December 4, 2017, and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels

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

1. The council will consider the improvement of such street in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$520,200..
2. A public hearing shall be held on such proposed improvement on the 2nd day of January, 2018, in the council chambers of City Hall at 7:00 p.m. and the clerk shall give mailed and published notice of such hearing and improvement as required by law..

Adopted by the City Council this 4<sup>th</sup> day of December 2017.

---

Mayor

---

City Clerk

NOTICE OF PUBLIC HEARING  
PROJECT NO. 17-05 ABCDEF JEFFERSON AVENUE IMPROVEMENT PROJECT

Notice is hereby given that the City Council of North Mankato will meet in the Council Chambers of the City Hall at 7:00 p.m. on January 2, 2018, to consider the making of Improvement No. 17-05ABCDEF, an improvement on Jefferson Avenue between Range Street and Cross Street, pursuant to Minn. Stat. §429.011 to 429.111. The area proposed to be assessed for such improvement is the 300 block of Jefferson Avenue. The estimated cost of the improvement is \$520,200. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

/s/April Van Genderen  
City Clerk

Published in the Free Press on December 21, and December 28, 2017.



Preliminary Engineering Report

# 2018 Jefferson Avenue Improvement Project

## City Project No. 17-05 ABCDEF

### City of North Mankato, Minnesota

December 2017

**Submitted by:**

Bolton & Menk, Inc.  
1960 Premier Drive  
Mankato, MN 56001  
P: 507-625-4171  
F: 507-625-4177  
BMI No. M18.115246

# Certification

Preliminary Engineering Report

for


2018 Jefferson Avenue Improvement Project  
City Project No. 17-05 ABCDEF

City of North Mankato, Minnesota  
M18.115246

December 2017

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By:

  
Daniel R. Sarff, P.E.  
License No. 17080

Date:

11/29/17

### **Services Provided:**

Civil & Municipal Engineering  
Water & Wastewater Engineering  
Transportation Planning & Engineering  
Structural Engineering  
Aviation Services  
Water Resources Engineering  
Landscape Architecture  
Land Surveying  
Geographic Information System  
Project Funding & Financing

**Bolton-Menk.com**



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## Appendix

- Appendix A – Existing Conditions
- Appendix B – Photos of Existing Street and Sidewalk
- Appendix C – Boulevard Tree Inventory
- Appendix D – Proposed Utility Improvements
- Appendix E – Proposed Street Improvements
- Appendix F – Detailed Cost Estimate

## **I. PROJECT INTRODUCTION**

City staff has recently received a number of complaints regarding the condition of the existing sidewalk on the north side of Jefferson Avenue from Cross Street to Range Street (300 block). On-site observations of the sidewalk condition confirm that much of the sidewalk on both sides of the street within this block is deficient and presents a significant safety hazard to pedestrians using the sidewalk. Since the street and utilities in this block of Jefferson Avenue are over 65 years old, the complete reconstruction of the street and utilities has been included in the City of North Mankato's Capital Improvements Plan for a number of years. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a preliminary engineering report to define the scope and determine the feasibility of the street and utility reconstruction project. The specific objectives of this preliminary engineering report are to:

- 1. Evaluate the need for the project.**
- 2. Determine the necessary improvements.**
- 3. Provide information on the estimated costs for the proposed project.**
- 4. Determine the project schedule.**
- 5. Determine the feasibility of the proposed project.**

The project as proposed would consist of reconstructing the 300 block, or approximately 620 feet, of Jefferson Avenue. Specific items of construction along Jefferson Avenue may consist of:

- 1. Removal of existing pavement, curb and gutter and sidewalk.**
- 2. Removal of selected trees.**
- 3. Removal and replacement of sanitary sewer.**
- 4. Removal and replacement of watermain.**
- 5. Installation of storm sewer.**
- 6. Installation of bituminous pavement with concrete curb and gutter.**
- 7. Installation of concrete sidewalk and driveway aprons.**
- 8. Installation of new boulevard trees.**
- 9. Restoration of all disturbed lawn areas and other miscellaneous items of construction.**



## **II. EXISTING CONDITIONS**

### **A. Sanitary Sewer**

The sanitary sewer along Jefferson Avenue consists of 8-inch pipe which was originally constructed in 1952. As was typical for the construction of sanitary sewers 65 years ago, the pipe material is vitrified clay pipe (VCP) that consisted of relatively short pipe sections without gasketed joints. The existing sanitary sewer flows from west to east (Cross Street to Range Street). The original construction documents show that the pipe was constructed using a less than minimum slope. Public Works staff has indicated that there have been problems with the sanitary sewer backing up in the past which may be due in part to the lack of adequate slope, but also due to the offset joints and the presence of tree roots in the pipe that have been observed while televising the pipe. Calcium deposits are also evident at the existing joints which are an indication of groundwater infiltration. Since the services extending from the sewer main to the residences were installed the same time as the mainline, the service line pipes are expected to be in the same fair to poor condition.

The existing sanitary sewer on Range Street was replaced with plastic pipe in 1993 and an 8-inch polyvinyl chloride PVC plastic sanitary sewer was stubbed out to the west on Jefferson Avenue and connected to the existing 8" clay pipe. The existing sanitary sewer on Jefferson Avenue between Center Street and Cross Street was replaced with PVC pipe in 1995, but records show that the existing manhole in the Jefferson Avenue/Cross Street intersection was not replaced at that time.

The existing sanitary sewer system is shown on Figure 1 in Appendix A.

### **B. Watermain**

The existing water distribution system along Jefferson Avenue, constructed in the early 1950's and consists of 6-inch cast iron watermain. While there have not been a significant problems with breaks and leaks, the 65 year old pipe would generally be considered to be beyond its expected life. Since the services were installed the same time as the mainline, the services are expected to consist of copper or galvanized pipe and are expected to be in the same fair to poor condition.

The existing watermain on Range Street was replaced with plastic pipe in 1993 and a 6-inch PVC watermain was stubbed out to the west on Jefferson Avenue and connected to the existing cast iron pipe. The existing watermain on Jefferson Avenue between Center Street and Cross Street was replaced with PVC in 1995 and connected to the existing 6-inch cast iron pipe on the east side of the Cross Street intersection. Hydrants were installed at the intersections at both ends of the 300 block with the 1993 and 1995 projects.

The existing watermain system is shown on Figure 1 in Appendix A.

### **C. Storm Sewer**

Currently, there is no storm sewer in the 300 block of Jefferson Avenue. The existing street surface slopes from Range Street to Cross Street and surface runoff is collected at existing catch basins at the intersection of Jefferson Avenue and Cross Street. Due to the minimal slope and the movement of the street and curb over the years, there are isolated areas of standing water following rainfall events.

The existing storm water drainage system is shown on Figure 1 in Appendix A.

#### **D. Street and Surface**

Jefferson Avenue was originally constructed approximately 65-years ago. The bituminous pavement, curb and gutter, and concrete driveway aprons are in fair to poor condition. The street has an existing 50 foot right-of-way. The existing street is approximately 30 feet wide with curb and gutter on both sides. The existing sidewalks on both sides of the street are approximately 5 feet wide.

As mentioned previously, on-site observations of the sidewalk condition confirm that much of the sidewalk on both sides of the street within this block is deficient and presents a significant safety hazard to pedestrians using the sidewalk. Most of the deficiencies are due to large trees within the narrow boulevard heaving the sidewalk panels resulting in raised segments of sidewalk, cracked panels, and offset joints. The sidewalk in areas not adjacent to trees also has deficiencies such as cracked panels, settled panels, and offset joints, presumably due to the age of the sidewalk.

The existing street layout is shown on Figure 1 in Appendix A.

Photos of the existing street and sidewalks are provided in Appendix B.

#### **E. Trees**

There are 24 existing boulevard trees along the 300 block of Jefferson Avenue. Many of the trees are very large and in some cases the base of the trunks fills the entire boulevard area. As mentioned previously, many of the existing sidewalk deficiencies are being caused by tree roots. In several cases the roots are also growing over the curb. An inventory of the existing trees is included in Appendix C.

#### **F. Other Utilities**

It is likely that other non-municipal owned utilities are present in the right-of-way. These may include natural gas, electric, telephone and cable TV. The location and extent of existing non-municipal owned utilities will be verified using the Gopher One Call system.

### **III. PROPOSED IMPROVEMENTS**

#### **A. Sanitary Sewer**

Given the age and condition of the sanitary sewer along Jefferson Avenue, it is recommended that new sanitary sewer be installed. The existing sanitary sewer on Jefferson Avenue flows from Cross Street to Range Street. Since the existing sanitary sewer has less than the minimum grade allowed by MPCA for an 8-inch diameter pipe, the new pipe will be constructed with the minimum 0.40% slope to maintain self-cleaning velocities. In order to maintain the required sewer depth to connect the existing service lines, it is anticipated that the new sanitary sewer in the west half of the block will flow to Cross Street, and the existing manhole in the intersection of Jefferson Avenue and Cross Street will be removed and replaced. The new sanitary sewer in the east half of the block will flow to the existing pipe stubbed out with the Range Street reconstruction project in 1993. The new sanitary sewer pipe will consist of 8-inch PVC pipes and the new manholes will be constructed of precast concrete with gasketed joints.

New 4-inch sanitary service pipe will be constructed to the right-of-way line for each residence. It is recommended that the service pipe from the right-of-way line to each home be inspected during construction. If it is determined that the line is deteriorated and is a potential source of infiltration into the city's wastewater collection system, the service line will be condemned and ordered to be replaced at the homeowner's cost.

The proposed sanitary sewer construction is shown on Figure 2 in Appendix D.

#### **B. Watermain**

It is recommended that the existing watermain be replaced with new 6-inch diameter PVC watermain pipe. The 6-inch diameter pipe is recommended since the existing watermain pipe at both ends of the 300 block of Jefferson Avenue is 6-inch PVC. The existing hydrant at Range Street that was replaced in 1993 is considered to be in good condition and will not be replaced with this project. It is anticipated that the existing hydrant at the intersection of Jefferson Avenue and Cross Street that was replaced with the 1995 project will be removed and replaced to facilitate the construction of the new storm sewer, curb and gutter and sidewalk. New valves will be provided at both ends of the project in order to facilitate pressure testing of the new watermain.

New 1-inch plastic water service pipe will be constructed to the right-of-way for each home, and new curb stops will be installed. It is recommended that the service pipe from the right-of-way line to each home be inspected during construction. If it is determined that the line is deteriorated, leaking, or contains lead, the service line will be condemned and ordered replaced at the homeowner's cost.

The proposed watermain construction is shown on Figure 2 in Appendix D.

### C. Storm Sewer

It is recommended that new storm sewer be installed in order to improve on the existing surface drainage for the 300 block of Jefferson Avenue. The proposed storm sewer improvements will consist of the construction of two sets inlets on Jefferson Avenue between Cross Street and Range Street. The new catch basins will connect to new manholes and new storm sewer will flow to the existing storm sewer at the intersection of Jefferson Avenue and Cross Street. It is anticipated that most of the pavement and portion of the existing curb and storm sewer in the Cross Street intersection will be removed with the sanitary sewer construction. As such, the removal and replacement of the existing storm sewer in the Cross Street intersection is also proposed. The storm sewer system will be designed to accommodate a 10-year storm event.

The proposed storm sewer construction is shown on Figure 2 in Appendix D.

### D. Street and Surface Improvements

It is proposed that Jefferson Avenue be reconstructed at the same width as the existing street, 30 feet from face of curb to face of curb. The new street will have a bituminous surface pavement section and the existing curb and gutter, and driveways will also be removed and replaced. The proposed pavement section will conform to the City's standard for residential streets: 4 inches of bituminous base/surfacing, 8 inches of Class 6 aggregate base, 6 inches of select granular borrow, and geotextile fabric or geogrid, all placed on a prepared subgrade. The construction of 4-inch diameter perforated edge drains along the back of the curb on both sides is proposed to provide subsurface drainage for the pavement section.

The existing sidewalks will be replaced with new 5-foot wide sidewalks and the sidewalks will meet Americans with Disabilities Act (ADA) standards for accessibility.

Boulevards will be restored with topsoil and seed in all disturbed areas.

The proposed street and surface improvements are shown on Figure 3 in Appendix E.

### E. Boulevard Trees

Due to the narrow boulevards in this block, the roots of many of the larger existing trees will be damaged during the installation of the curb and gutter, sidewalk and, in some cases, sewer and water services. While it is the City's policy to avoid removing trees whenever possible, it is recommended that some of the trees be removed with the reconstruction project. It is recommended that all existing ash trees be removed due to the threat of ash borer disease. In other cases the removal is recommended due to concerns that construction activities could result in the weakening of the root structure and increase the probability that the tree will fall and damage property. The following summarizes the recommendations as to which trees are to be left in place and which trees are to be removed:

Address	Species	Size	Proposed Action	Comments
923 Range Street	Hackberry	20"	Leave in Place and Protect	
923 Range Street	Hackberry	22"	Leave in Place and Protect	
923 Range Street	Hackberry	30"	Remove	Too large for boulevard
312 Jefferson Avenue	Ash	12"	Remove	Ash tree
314 Jefferson Avenue	Maple	17"	Leave in Place and Protect	
314 Jefferson Avenue	Maple	15"	Leave in Place and Protect	
316 Jefferson Avenue	Maple	22"	Remove	Roots growing over curb

Address	Species	Size	Proposed Action	Comments
316 Jefferson Avenue	Maple	23"	Remove	
330 Jefferson Avenue	Ash	26"	Remove	Ash tree
330 Jefferson Avenue	Ash	20"	Remove	Ash tree
332 Jefferson Avenue	Ash	19"	Remove	Ash tree
332 Jefferson Avenue	Ash	27"	Remove	Ash tree
334 Jefferson Avenue	Basswood	24"	Remove	Unhealthy tree
343 Jefferson Avenue	Maple	11"	Leave in Place and Protect	
335 Jefferson Avenue	Ash	25"	Remove	Ash tree
335 Jefferson Avenue	Ash	10"	Remove	Ash tree
333 Jefferson Avenue	Ash	27"	Remove	Ash tree
333 Jefferson Avenue	Ash	27"	Remove	Ash tree
325 Jefferson Avenue	Ash	23"	Remove	Ash tree
321 Jefferson Avenue	Cherry	5"	Leave in Place and Protect	
319 Jefferson Avenue	Maple	13"	Leave in Place and Protect	
319 Jefferson Avenue	Maple	15"	Leave in Place and Protect	
919 Range Street	Walnut	23"	Leave in Place and Protect	
919 Range Street	Walnut	31"	Leave in Place and Protect	

## F. Other Utilities

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. Design coordination meetings will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocations. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

## **IV. PEDESTRIAN AND BICYCLE ACCOMMODATIONS**

On January 4, 2016, the North Mankato City Council adopted a Complete Streets Policy directing the examination of accommodations for pedestrian and bicycle travel in the preliminary design stage when existing streets are to be reconstructed. Pedestrian accommodations may include sidewalks (one side or both sides) or off-street multi-use trails. Bicycle accommodations may include designated on-street bike lanes, shared driving/bicycle lanes, or off-street multi-use trails.

The 300 block of Jefferson Avenue has existing sidewalks on both sides and as mentioned previously, the sidewalk on both sides will be reconstructed at a width of 5 feet and will meet ADA standards for accessibility. The construction of accessible sidewalks on both sides of the street conforms to the City's Complete Streets guidelines for pedestrian access.

Jefferson Avenue is not one of the City of North Mankato's existing or proposed designated bicycle system routes. Given the narrow width of the right-of-way and the narrow street width with parking on both sides, the addition of on street or off-street bicycle lanes is not considered to be feasible.

## **V. RIGHT-OF-WAY AND EASEMENTS**

Although the project will be designed to limit construction of the proposed improvements to within the existing 50-foot right-of-way, it is inevitable that minor disturbances to private property will occur during construction of sidewalks, driveways and services. Therefore, we recommend that temporary construction easements be obtained along the project frontage to accommodate these minor disturbances. An easement width of 10-feet is recommended.

## **VI. APPROVALS/PERMITS**

Approvals and Permits are required from various agencies for the construction of the project. They include:

- Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension Permit
- Minnesota Pollution Control Agency (MPCA) General Construction Storm Water Permit
- Minnesota Department of Health (MDH) Plan Review

## VII. PROJECT COST ESTIMATE AND FINANCING

The estimated project costs are summarized below.

Item	Estimated Cost
<b>Street</b>	\$277,200
<b>Storm Sewer</b>	\$58,900
<b>Sanitary Sewer Mainline</b>	\$58,000
<b>Sanitary Sewer Services</b>	\$24,200
<b>Watermain Mainline</b>	\$70,900
<b>Water Services</b>	\$31,000
<b>TOTAL</b>	<b>\$520,200</b>

A detailed breakdown of the cost estimate is included in Appendix F.

These cost estimates are based on public construction cost information from other recent projects similar in scope. A contingency factor has been included to compensate for incidental and unforeseen items of work which may not be readily identifiable during the preliminary design stage. The estimated costs of engineering, administration, legal and financing are also included. Since the cost estimates are dependent on the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information and no warranty or guarantee as to the accuracy of construction cost is made. Therefore, financing for this project should be based upon actual competitive bid prices with reasonable contingencies.

It is anticipated that funding for the proposed street and utility improvements would be provided by a combination of special assessments, City utility funds and ad valorem taxes. According to the

City's past practice for calculating assessments, the proposed improvements are assessable to the benefitting properties as follows:

- Street Reconstruction, Sanitary Sewer, Watermain, and Storm Sewer – 40% Assessable, 60% City Cost
- Sanitary Sewer Services– 100% Assessable
- Water Services – 100% Assessable
- Driveway Pavement – 100% Assessable

Street reconstruction, sanitary sewer, and watermain costs are assessed on a front footage basis, and services on a unit basis. Applying these assessment rates to the project costs, results in the following unit costs for the assessable items within the Jefferson Avenue project limits:

- Sanitary Sewer Main Line (40%) – \$1,210/connection
- Watermain Mainline (40%) - \$1,570/connection
- Street & Storm Sewer Reconstruction - (40%) – \$106/foot
- Sanitary Sewer Services (100%) – \$1,260/connection
- Water Services (100%) – \$1,690/connection

The calculated total estimated assessment for the individual properties on Jefferson Avenue range from \$10,400 to \$19,700. The calculated assessment amounts appear to be unreasonably high. In accordance with the assessment policy and past practice, the Council can limit the total assessment for each property at a more reasonable level. The assessment cap used for the 2016 Roe Crest Drive project, was \$8,000. The average assessable length of the lots on Roe Crest Drive (97.5') are larger than the lots on Jefferson Avenue (63.3'), so a lower assessment cap may be considered. With adjustments for lot size and the impacts of inflation on construction costs, it is recommended that the City Council consider an assessment cap of **\$6,000** for this project.

Assessment proceedings (hearings, notices, etc.) for the project would follow the requirements of Chapter 429. Detailed assessment rolls will be prepared once the Preliminary Engineering Report has been approved and a date has been set for the Improvement Hearing. However, preliminary calculations based on the estimated project costs show that assessment amounts for all of the properties proposed to be assessed on the project would reach the proposed assessment cap.



## VIII. PROPOSED PROJECT SCHEDULE

The following is the proposed schedule for the project.

Date	Task
December 4, 2017	Resolution Receiving Report and Calling For Hearing on Improvements
Week of December 18, 2017	Neighborhood Meeting
January 2, 2018	Improvement Hearing
January 2, 2018	Resolution Ordering Improvement and Preparation of Plan and Specifications
February 19, 2018	Resolution Approving Plans and Specifications and Ordering Advertisement for Bids
March 22, 2018	Open Bids
April 2, 2018	Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment
April 2, 2018	Resolution for Hearing on Proposed Assessment
May 7, 2018	Assessment Hearing
May 7, 2018	Resolution Adopting Assessment
May 7, 2018	Resolution Awarding Contract
May 29, 2018	Begin Construction (Approx.)
August 31, 2018	End Construction (Approx.)

## IX. CONCLUSION AND RECOMMENDATIONS

The existing streets, sidewalks and utilities along Jefferson Avenue are deteriorated and in need of repair. If the infrastructure is not replaced, maintenance costs will continue to rise as further deterioration occurs, and the infrastructure will ultimately fail. We recommend proceeding with the improvements outlined in this report. From an engineering standpoint, this project is feasible, cost effective, and necessary, and can best be accomplished by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend that the Council accept this report and call for a hearing on the proposed to solicit further public input on this project.

# Appendix A – Existing Conditions







## Appendix B – Photos of Existing Street and Sidewalk

















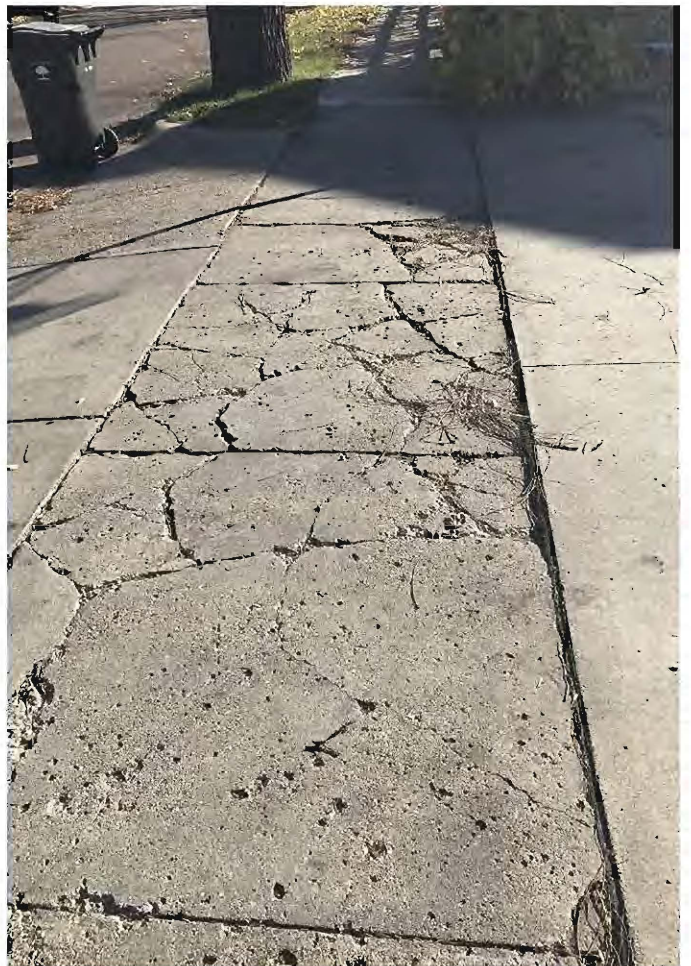
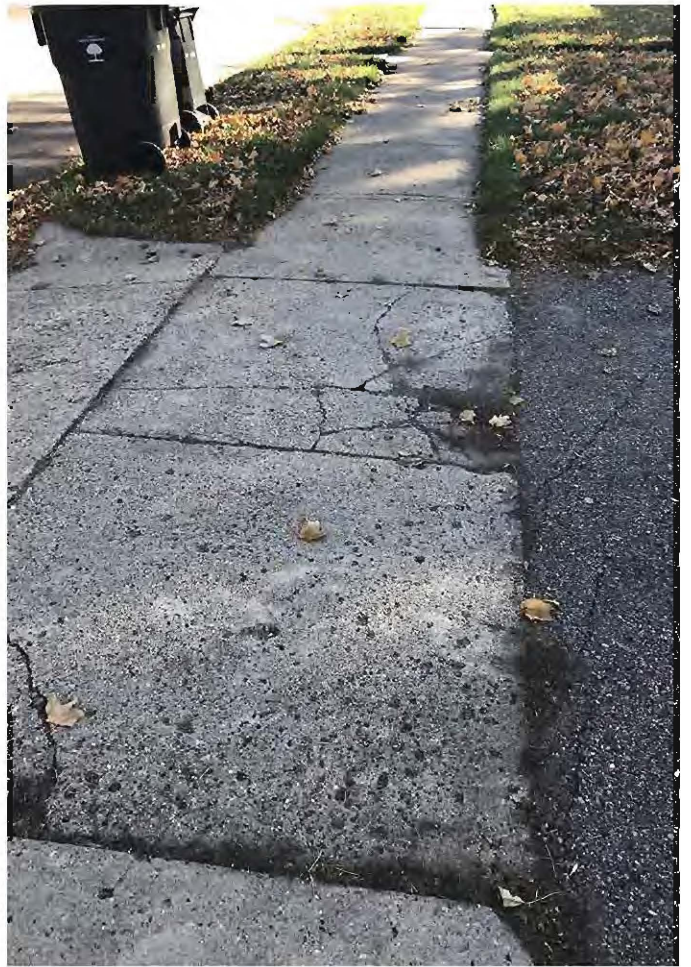




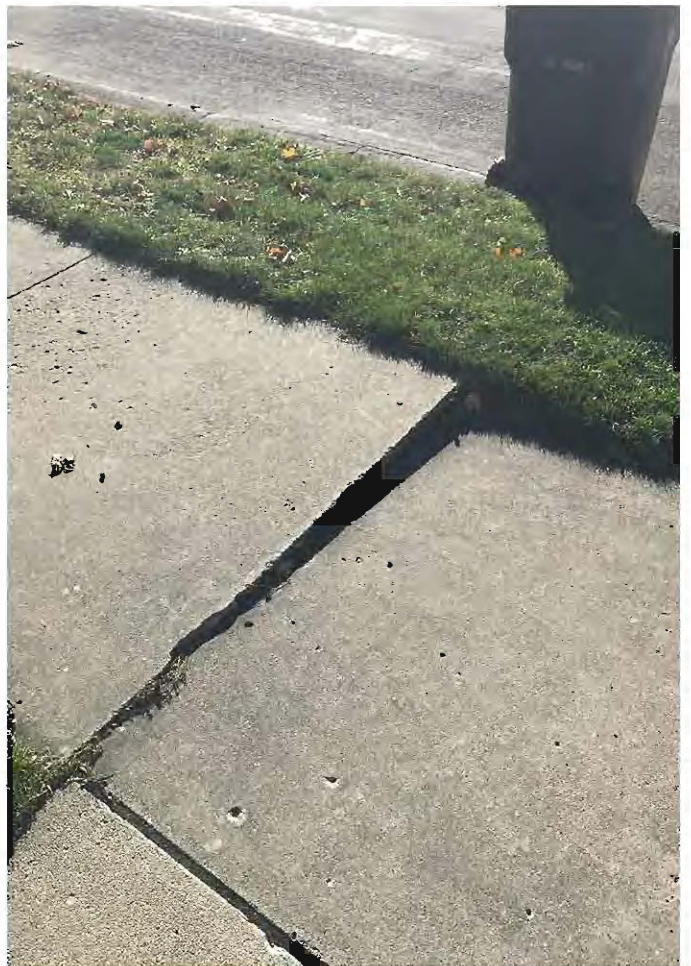
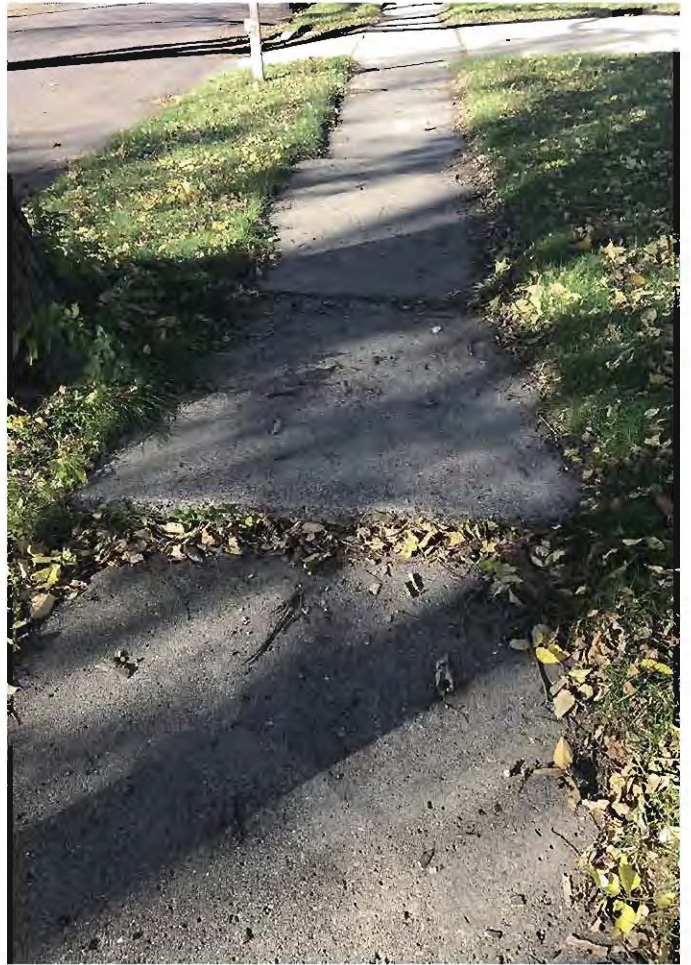




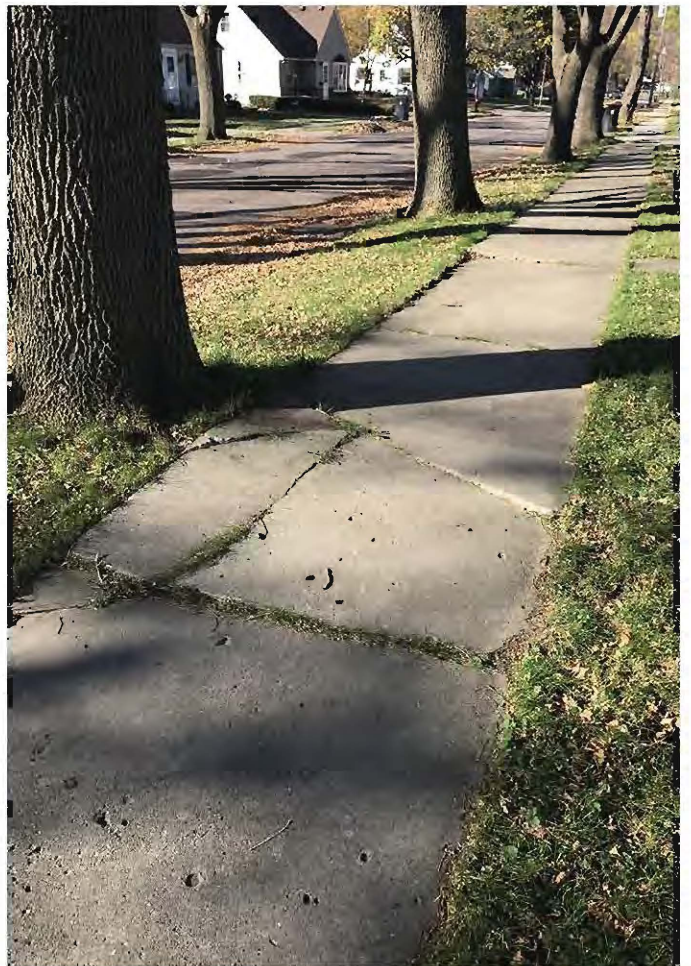
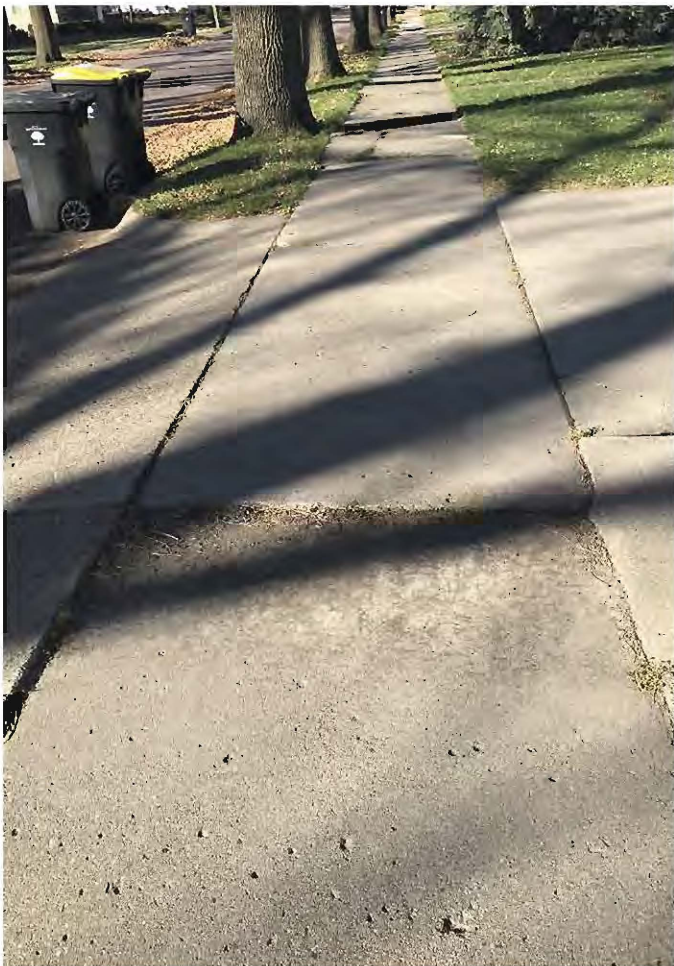
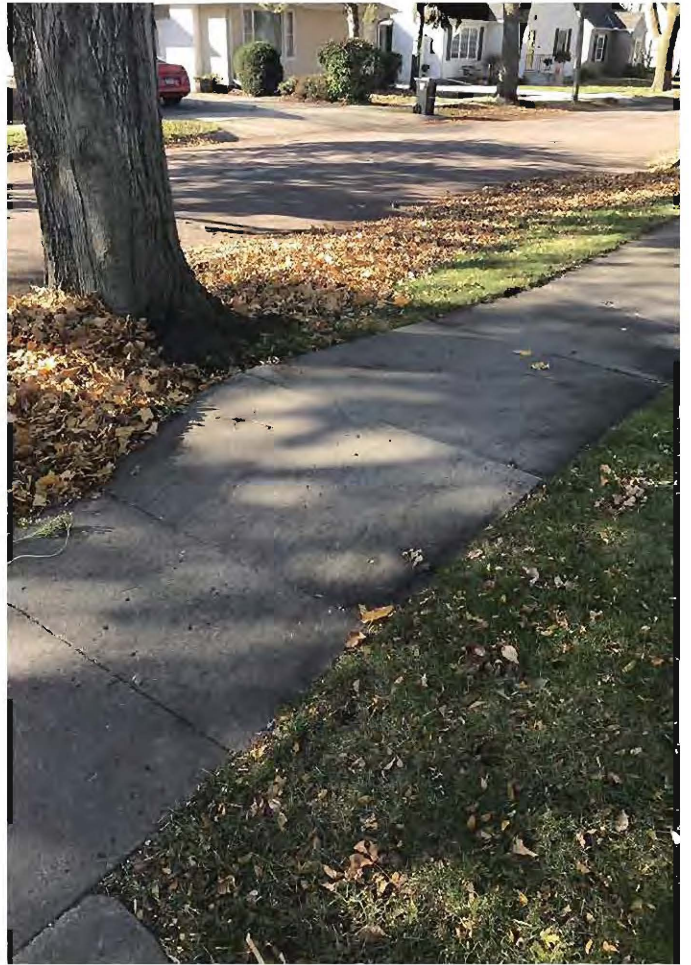




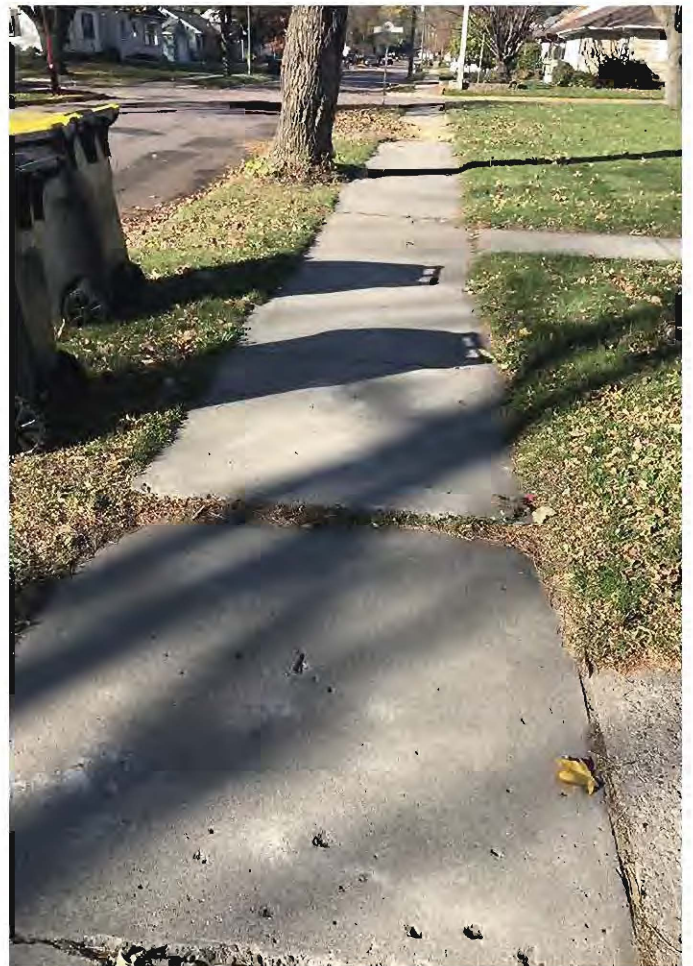
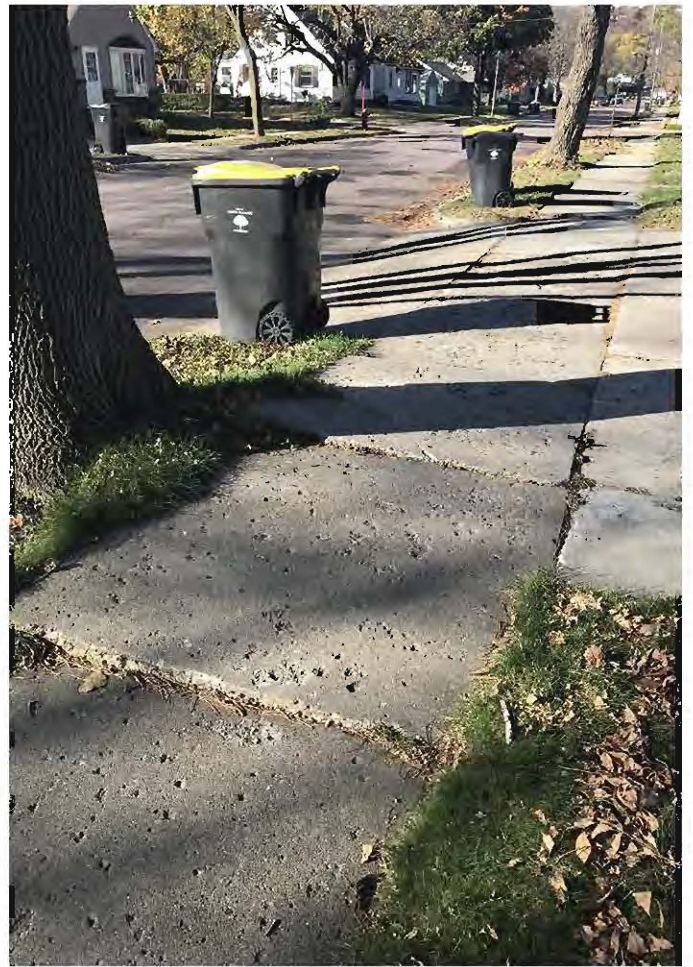
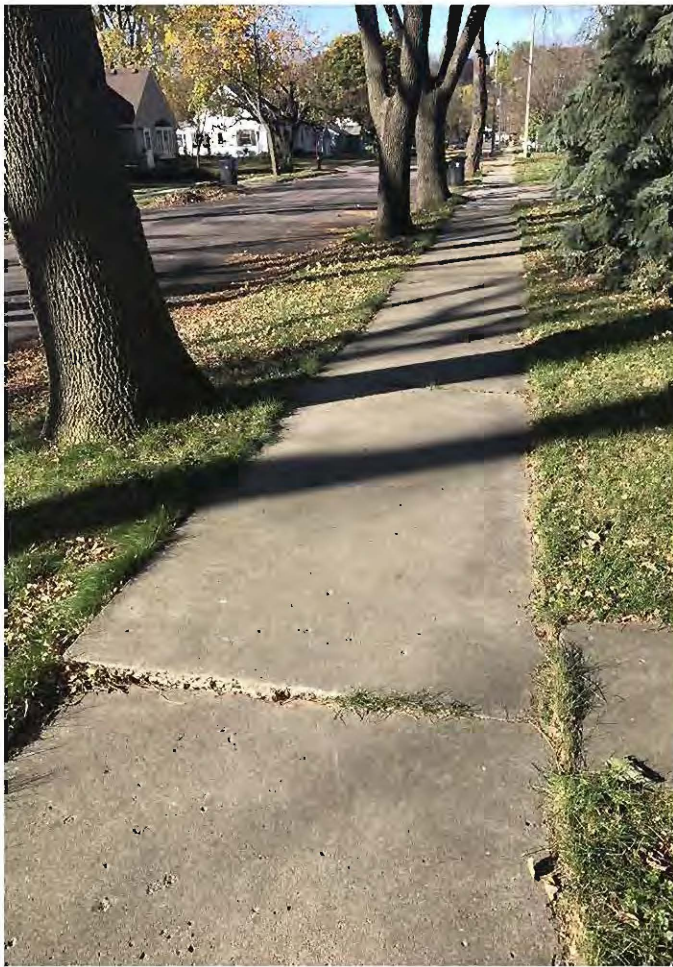


















## Appendix C – Boulevard Tree Inventory





923 Range St – 20" Hackberry



923 Range St – 22" Hackberry



923 Range St – 30" Hackberry



312 Jefferson Ave – 12" Ash





314 Jefferson Ave – 17" Maple



314 Jefferson Ave – 15" Maple



316 Jefferson Ave – 22" Maple



316 Jefferson Ave – 23" Maple





330 Jefferson Ave – 26" Ash



330 Jefferson Ave – 20" Ash



332 Jefferson Ave – 19" Ash



332 Jefferson Ave – 27" Ash





334 Jefferson Ave – 24" Basswood



343 Jefferson Ave – 11" Maple



335 Jefferson Ave – 25" Ash



335 Jefferson Ave – 10" Ash





333 Jefferson Ave – 27" Ash



333 Jefferson Ave – 27" Ash (2)



325 Jefferson Ave – 23" Ash



321 Jefferson Ave – 5" Cherry





319 Jefferson Ave – 13" Maple



319 Jefferson Ave – 15" Maple



919 Range St – 23" Walnut

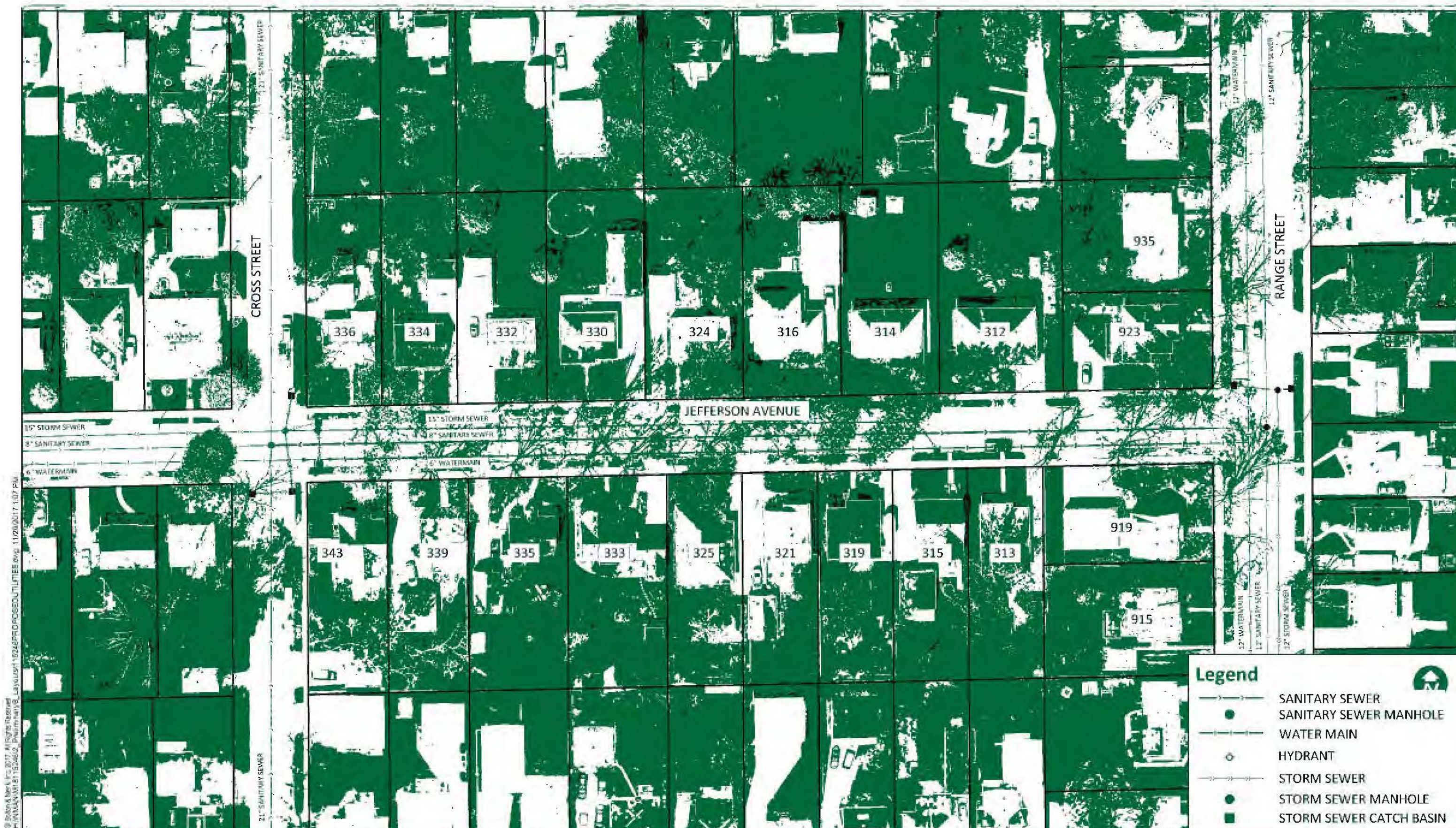


919 Range St – 31" Walnut



## Appendix D – Proposed Utility Improvements







# Appendix E – Proposed Street Improvements







## Appendix F – Detailed Cost Estimate

ENGINEER'S ESTIMATE

JEFFERSON AVENUE - CROSS STREET TO RANGE STREET  
CITY PROJECT NO. 17-01-ABCDEF  
CITY OF NORTH MANKATO, MN  
BMI PROJECT NO. M18.115246

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	TOTAL		SANITARY SEWER		WATERMAIN		SANITARY SEWER SERVICES		WATER SERVICES		STORM SEWER		STREET	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
1	MOBILIZATION	LUMP SUM	\$15,000.00	1	\$15,000.00	0.11	\$1,650.00	0.13	\$1,950.00	0.05	\$750.00	0.06	\$900.00	0.11	\$1,650.00	0.54	\$8,100.00
2	CLEAR & GRUB	TREE	\$750.00	14	\$10,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	14	\$10,500.00
3	REMOVE SANITARY SEWER	LIN FT	\$5.50	620	\$3,410.00	620	\$3,410.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
4	REMOVE STORM SEWER	LIN FT	\$5.00	120	\$600.00		\$0.00		\$0.00		\$0.00		\$0.00	120	\$600.00		\$0.00
5	REMOVE WATER MAIN	LIN FT	\$4.00	580	\$2,320.00		\$0.00	580	\$2,320.00		\$0.00		\$0.00		\$0.00		\$0.00
6	REMOVE CURB & GUTTER	LIN FT	\$2.00	1240	\$2,480.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	1240	\$2,480.00
7	REMOVE CONCRETE WALK	SQ FT	\$1.00	5380	\$5,380.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	5380	\$5,380.00
8	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00	43	\$430.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	43	\$430.00
9	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$2.00	2400	\$4,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	2400	\$4,800.00
10	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$3.00	26	\$78.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	26	\$78.00
11	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$10.00	333	\$3,330.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	333	\$3,330.00
12	REMOVE MANHOLE OR CATCH BASIN	EACH	\$250.00	5	\$1,250.00	2	\$500.00		\$0.00		\$0.00		\$0.00	3	\$750.00		\$0.00
13	COMMON EXCAVATION (P)	CU YD	\$12.00	1516	\$18,192.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	1516	\$18,192.00
14	SUBGRADE EXCAVATION	CU YD	\$12.00	100	\$1,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	100	\$1,200.00
15	STABILIZING AGGREGATE (CV)	CU YD	\$30.00	100	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	100	\$3,000.00
16	GEOGRID	SQ YD	\$2.25	2300	\$5,175.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	2300	\$5,175.00
17	EXPLORATORY EXCAVATION	HOURL	\$250.00	5	\$1,250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	5	\$1,250.00
18	AGGREGATE BASE (CV) CLASS 6 (P)	CU YD	\$30.00	500	\$15,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	500	\$15,000.00
19	SELECT GRANULAR BORROW (CV) (P)	CU YD	\$25.00	375	\$9,375.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	375	\$9,375.00
20	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) 1.5" THICK	SQ YD	\$6.00	2200	\$13,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	2200	\$13,200.00
21	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,B) 2.5" THICK	SQ YD	\$7.50	2200	\$16,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	2200	\$16,500.00
22	BITUMINOUS DRIVEWAY PATCH	SQ YD	\$22.00	26	\$572.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	26	\$572.00
23	4" PERFORATED SUBSURFACE EDGE DRAIN	LIN FT	\$8.00	1240	\$9,920.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	1240	\$9,920.00
24	CONNECT TO EXISTING STORM STRUCTURE	EACH	\$500.00	1	\$500.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$500.00		\$0.00
25	12" STORM SEWER	LIN FT	\$35.00	180	\$6,300.00		\$0.00		\$0.00		\$0.00		\$0.00	180	\$6,300.00		\$0.00
26	15" STORM SEWER	LIN FT	\$37.00	400	\$14,800.00		\$0.00		\$0.00		\$0.00		\$0.00	400	\$14,800.00		\$0.00
27	CONNECT TO EXISTING SANITARY SEWER	EACH	\$500.00	1	\$500.00	1	\$500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
28	8"x4" PVC WYE	EACH	\$160.00	18	\$2,880.00		\$0.00		\$0.00	18	\$2,880.00		\$0.00		\$0.00		\$0.00
29	4" SANITARY SERVICE PIPE	LIN FT	\$25.00	540	\$13,500.00		\$0.00		\$0.00	540	\$13,500.00		\$0.00		\$0.00		\$0.00
30	8" SANITARY SEWER	LIN FT	\$35.00	620	\$21,700.00	620	\$21,700.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
31	SANITARY SEWER TRACING SYSTEM	LUMP SUM	\$3,000.00	1	\$3,000.00	1	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
32	CONSTRUCT INSIDE DROP	LIN FT	\$600.00	3.8	\$2,280.00	3.8	\$2,280.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
33	TEMPORARY WATER SERVICE	LUMP SUM	\$9,800.00	1	\$9,800.00		\$0.00	1	\$9,800.00		\$0.00		\$0.00		\$0.00		\$0.00
34	CONNECT TO EXISTING WATER MAIN	EACH	\$550.00	2	\$1,100.00		\$0.00	2	\$1,100.00		\$0.00		\$0.00		\$0.00		\$0.00
35	6" GATE VALVE & BOX	EACH	\$1,400.00	4	\$5,600.00		\$0.00	4	\$5,600.00		\$0.00		\$0.00		\$0.00		\$0.00
36	HYDRANT	EACH	\$3,600.00	1	\$3,600.00		\$0.00	1	\$3,600.00		\$0.00		\$0.00		\$0.00		\$0.00
37	1" CURB STOP & BOX	EACH	\$250.00	18	\$4,500.00		\$0.00		\$0.00		\$0.00	18	\$4,500.00		\$0.00		\$0.00
38	1" CORPORATION STOP & SADDLE	EACH	\$250.00	18	\$4,500.00		\$0.00		\$0.00		\$0.00	18	\$4,500.00		\$0.00		\$0.00
39	1" WATER SERVICE	LIN FT	\$24.00	500	\$12,000.00		\$0.00		\$0.00		\$0.00	500	\$12,000.00		\$0.00		\$0.00
40	6" WATERMAIN	LIN FT	\$30.00	600	\$18,000.00		\$0.00	600	\$18,000.00		\$0.00		\$0.00		\$0.00		\$0.00
41	4" POLYSTYRENE INSULATION	SQ YD	\$20.00	12	\$240.00		\$0.00	12	\$240.00		\$0.00		\$0.00		\$0.00		\$0.00
42	WATERMAIN FITTINGS	POUND	\$9.00	500	\$4,500.00		\$0.00	500	\$4,500.00		\$0.00		\$0.00		\$0.00		\$0.00
43	WATERMAIN TRACING SYSTEM	LUMP SUM	\$3,000.00	1	\$3,000.00		\$0.00	1	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00
44	CONSTRUCT DRAINAGE STRUCTURE 48-4022	LIN FT	\$230.00	18	\$4,140.00		\$0.00		\$0.00		\$0.00		\$0.00	18	\$4,140.00		\$0.00
45	CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1	LIN FT	\$230.00	30	\$6,900.00		\$0.00		\$0.00		\$0.00		\$0.00	30	\$6,900.00		\$0.00
46	CONSTRUCT CONCRETE SANITARY MANHOLE	LIN FT	\$250.00	25	\$6,250.00	25	\$6,250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
47	STORM CASTING ASSEMBLY - MANHOLE	EACH	\$600.00	3	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00	3	\$1,800.00		\$0.00
48	STORM CASTING ASSEMBLY - CATCH BASIN	EACH	\$700.00	6	\$4,200.00		\$0.00		\$0.00		\$0.00		\$0.00	6	\$4,200.00		\$0.00
49	SANITARY CASTING ASSEMBLY - MANHOLE	EACH	\$830.00	2	\$1,660.00	2	\$1,660.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
50	5" CONCRETE WALK	SQ FT	\$6.75	3550	\$23,962.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	3550	\$23,962.50
51	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	\$13.50	1240	\$16,740.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	1240	\$16,740.00
52	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00	333	\$16,650.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	333	\$16,650.00
53	8" CONCRETE STREET PAVEMENT	SQ YD	\$60.00	43	\$2,580.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	43	\$2,580.00
54	TRUNCATED DOMES	SQ FT	\$54.00	8	\$432.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	8	\$432.00
55	TRAFFIC CONTROL	LUMP SUM	\$2,000.00	1	\$2,000.00	0.11	\$220.00	0.13	\$260.00	0.05	\$100.00	0.06	\$120.00	0.11	\$220.00	0.54	\$1,080.00
56	STORM DRAIN INLET PROTECTION	EACH	\$150.00	9	\$1,350.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	9	\$1,350.00
57	FERTILIZER TYPE 3	POUND	\$1.00	40	\$40.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	40	\$40.00
58	COMMON TOPSOIL BORROW (CV)	CU YD	\$20.00	200	\$4,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	200	\$4,000.00
59	SEEDING	SQ YD	\$0.50	1220	\$610.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	1220	\$610.00
60	SEED MIX 25-151	POUND	\$3.00	45	\$135.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	45	\$135.00
61	HYDRAULIC BONDED FIBER MATRIX	POUND	\$1.20	700	\$840.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	700	\$840.00
	SUBTOTAL				\$369,551.50		\$41,170.00		\$50,370.00		\$17,230.00		\$22,020.00		\$41,860.00		\$196,901.50
	10% CONTINGENCY				\$55,432.73		\$6,175.50		\$7,555.50		\$2,584.50		\$3,303.00		\$6,279.00		\$29,535.23
	TOTAL ESTIMATED CONSTRUCTION COST				\$424,984.23		\$47,345.50		\$57,925.50		\$19,814.50		\$25,323.00		\$48,139.00		\$226,436.73
	DESIGN AND CONSTRUCTION ENGINEERING				\$84,996.85		\$9,469.10		\$11,585.10		\$3,962.90		\$5,064.60		\$9,627.80		\$45,287.35
	SUBTOTAL				\$509,981.07		\$56,814.60		\$69,510.60		\$23,777.40		\$30,387.60		\$57,766.80		\$271,724.07
	BONDING COST (2%)				\$10,199.62		\$1,136.29		\$1,390.21		\$475.55		\$607.75		\$1,155.34		\$5,434.48
	TOTAL ESTIMATED PROJECT COST				\$520,180.69		\$57,950.89		\$70,900.81		\$24,252.95		\$30,995.35		\$58,922.14		\$277,158.55



### **Services Provided:**

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Water & Wastewater Engineering  
Transportation Planning & Engineering  
Structural Engineering  
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Water Resources Engineering  
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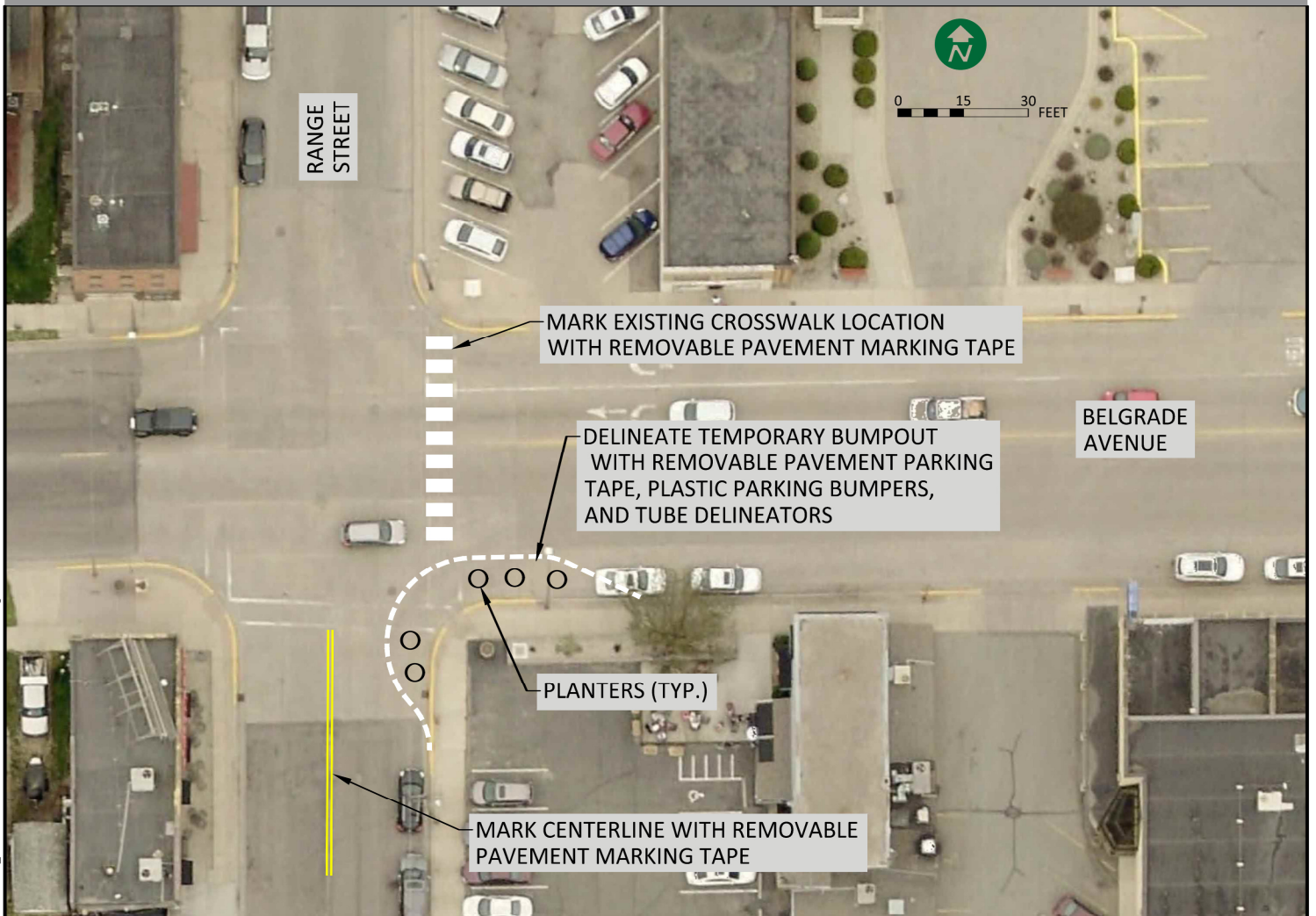
## MEMORANDUM

**Date:** December 1, 2017  
**To:** John Harrenstein, City Administrator  
**From:** Daniel R. Sarff, P.E., City Engineer  
**CC:** Michael Fischer, Community Development Director  
Brad Swanson, Public Works Director  
**Subject:** Belgrade Avenue Test Bumpout

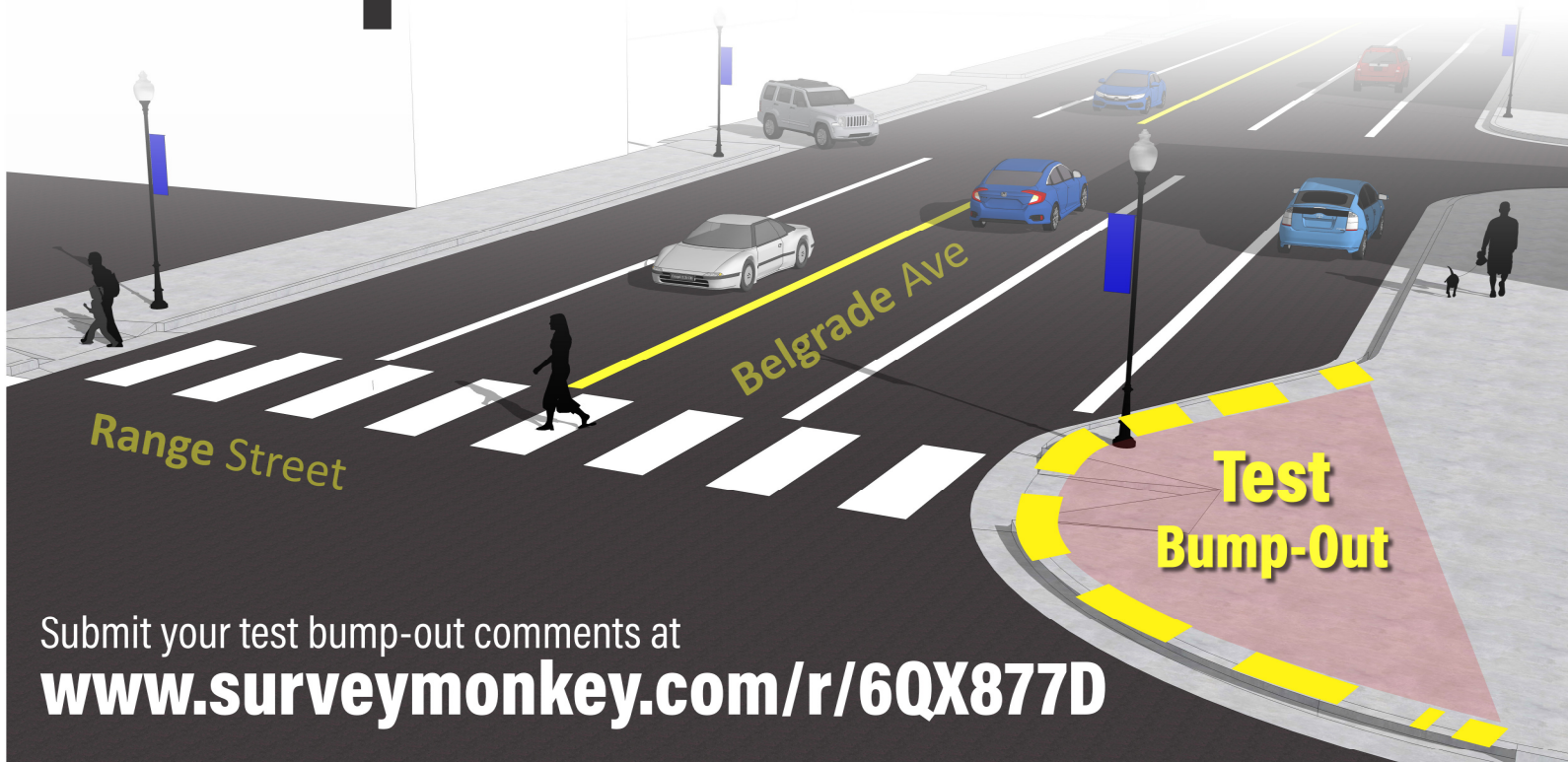
One of the recommendations in the Belgrade Avenue Corridor Study was to construct curb extensions (bumpout) in the southeast corner of the intersection of Belgrade Avenue and Range Street. The bumpout in this location was recommended to improve pedestrian safety by shortening the distance required to cross Belgrade Avenue. In order to test the effectiveness of the bumpout in that location and to gauge public reaction, a temporary test bumpout was constructed. The configuration of the test bumpout is shown on the attached map.

The test bumpout was installed by public works staff on October 20. Signs were also installed with a directions to website that provided additional information on the proposed bumpout along with a short survey to gather the public's opinions regarding the proposed bumpout. A sheet showing the website content and the survey questions is attached, along with a summary of the responses to the survey questions and comments received.

I will be available at the December 4<sup>th</sup> City Council meeting to review this information.



# It's time to talk **Bump-Outs.**



Submit your test bump-out comments at

**[www.surveymonkey.com/r/6QX877D](http://www.surveymonkey.com/r/6QX877D)**



# Belgrade Test Bump-Out

## Website Text

### Background

A common theme expressed during several North Mankato planning studies over the past decade has been the need to improve pedestrian crossings of Belgrade Avenue in downtown. The Belgrade Avenue Corridor Study (completed in July 2017) studied various roadway improvement options in downtown and recommended a bump-out on the south side of Belgrade Avenue at Range Street as an improvement measure.

### What is a bump-out?

A bump-out is a type of curb modification used to extend the sidewalk into the roadway area at an intersection. This reduces the crossing distance and improves sight lines for both pedestrians and motorists. Bump-outs do not encroach into the travel lane but instead occupy the parking lane or the 20-30 feet within an intersection area where parking is not legally allowed.

### Bump-Out Testing—We need your feedback!

The City is testing the proposed bump-out at Belgrade Avenue/Range Street with temporary materials including paint, movable curb delineators, and decorative planters. The purpose of this test is to gather public input before constructing this improvement permanently. The test period will be in place for approximately one month, weather permitting.

We need your feedback! Try out the bump-out both as a pedestrian and in a vehicle and provide feedback on your experience by completing this survey at [www.surveymonkey.com/r/6QX877D](http://www.surveymonkey.com/r/6QX877D)

*Note: Other improvements on Belgrade Avenue such as a mid-block bump-out with pedestrian flasher system and potential future lane changes on Belgrade Avenue were also studied. These improvements may be tested with temporary materials at some point in the future, at the city's discretion.*

## Survey Questions

1. As a driver, did you feel comfortable maneuvering around the bump-out?
  - a. Yes
  - b. No
  - c. Did not experience bump-out as a driver
2. As a pedestrian, did you feel comfortable using the bump-out?
  - a. Yes
  - b. No
  - c. Did not experience
3. Do you feel the installation of a bump-out would enhance pedestrian safety?
  - a. Yes
  - b. No
  - c. Unsure
4. Would you support the addition of a bump-out at Belgrade Ave and Range Street?
  - a. Yes
  - b. No
  - c. No Opinion
5. Please leave any addition comments/concerns below!
  - a. Empty box for comment

## Belgrade Ave Test Bump-Out Survey Results

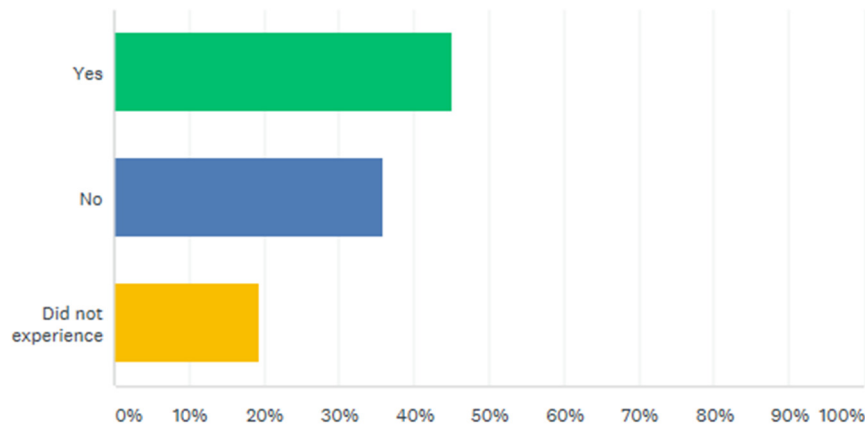
### Q1: As a pedestrian, did you feel comfortable using the bump-out?

151 responses, 4 skipped

**68** said yes (45.03%)

**54** said no (35.76%)

**29** said did not experience (19.21%)



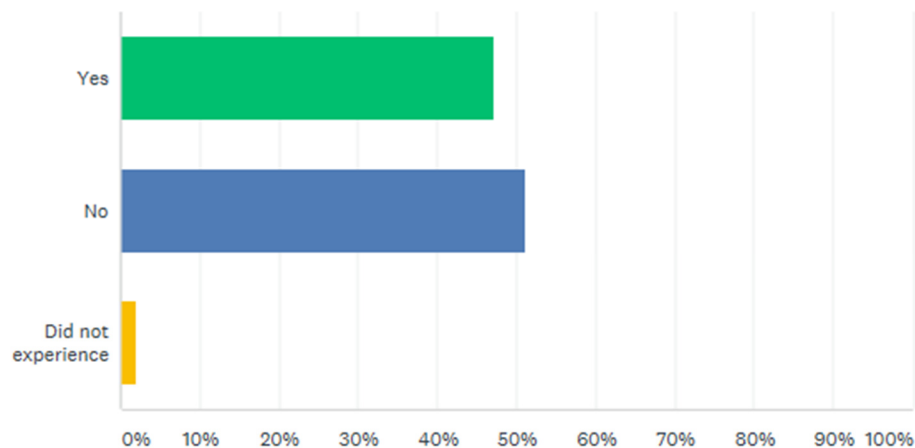
### Q2: As a driver, did you feel comfortable maneuvering around the bump-out?

155 answered, 0 skipped

**73** said yes (47.10%)

**79** said no (50.97%)

**3** said did not experience (1.94%)





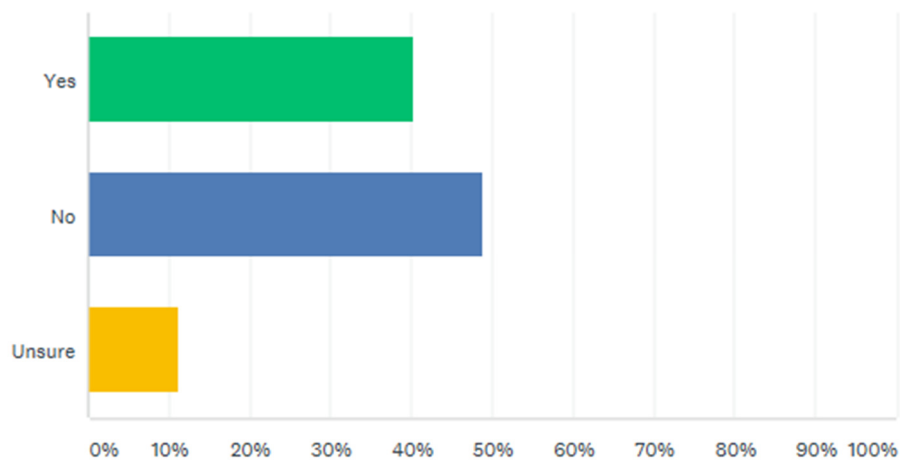
**Q3: Do you feel the installation of a bump-out would enhance pedestrian safety?**

154 answered, 1 skipped

62 said yes (40.26%)

75 said no (48.70%)

17 said unsure (11.04%)



**Q4: Please leave any additional comments/concerns below.**

Top opposing reasons:

- Waste of money
- Snow removal process
- No need—good as it is
- Difficult/confusing for drivers

Top supporting reasons:

- Increased safety
- Enhances the area/visual improvement
- Increases walkability of the area

***Please see attached for all comments.***

Negative	<div><div></div></div>	64.20%	52
Positive	<div><div></div></div>	29.63%	24
Uncategorized	<div><div></div></div>	6.17%	5

## Q4 Please leave any additional comments/concerns below!

Answered: 81 Skipped: 74

#	RESPONSES	DATE
1	They make it harder for delivery drivers to service business district	11/26/2017 7:33 PM
2	Pedestrians just need to pay attention.	11/25/2017 10:53 AM
3	Makes it harder to clear streets and sidewalks of "winter" hazards!!	11/24/2017 12:35 PM
4	I feel its an unnecessary use of funds for very little benefit. It will create issues for snow removal as well. Issues for "not seeing" pedestrians seems to be more of a vehicle blind spot issue along with some pedestrians not taking responsibility for their need to watch for cars and look both ways before crossing.	11/23/2017 9:57 AM
5	Of course pedestrian safety should be considered. What engineer came up with the idea to slow down traffic with a bump out at this intersection!! It is a FOUR WAY STOP SIGN. How much slower do you have to be ?? It's more of a stupid Mankato area driver that is the problem. Ever heard of common curtesy?? That's a big problem here in the mankk	11/23/2017 9:54 AM
6	What I have seen, it just makes things more confusing, complicated and dangerous for both drivers and pedestrians. Not in favor. Leave it as it is.	11/23/2017 9:00 AM
7	Pls no bumpout	11/22/2017 3:28 PM
8	Not necessary.Will make right turn more difficult if placed at all four corners.	11/22/2017 3:07 PM
9	bumpouts in this intersection are a fantastic idea; i lived on that corner for a number of years (above the NaKato), and crossing Belgrade has always been a nightmare as a pedestrian. Furthermore, motorists peel out of that intersection on the regular, so anything that can be done to reduce reckless/inconsiderate driving and make that area more business and pedestrian friendly is a win.	11/22/2017 3:03 PM
10	It's a waste of taxpayers' money and would prohibit cleaning snow off the road.	11/22/2017 12:38 PM
11	Not a fan of them	11/22/2017 12:03 PM
12	Albert Lea has this and it screws up traffic flow causing more problems	11/21/2017 8:52 PM
13	I think you must have better things to spend your money on. I hate the ones in Mankato.	11/21/2017 10:39 AM
14	I think it's in a great area where there is a lot of walking and car traffic. It makes sense and will benefit both.	11/21/2017 6:41 AM
15	I think the intersection is just fine the way it is. people, pedestrian's and motorists, need to pay more attention to what's going on around them instead of their electronic devices. The bump-out being installed is a perfect example as to why a lot of people today are well dumb...it's because nobody HAS to think about anything anymore. Everything is spelt out for them or if it's not spelt out for them it's not there fault something happened to them, but if they didn't look for cars/pedestrian's and something did happen then yeah it's there fault for not being aware of there surroundings. leave it like it is and make people use there minds for a change and make drivers be more aware and making pedestrians look both ways before crossing the street...common sense sorry about the rant but the common sense seems to be lacking a lot in people.	11/21/2017 12:37 AM
16	Are cars jumping the curb and killing pedestrians with regularity? This is asinine!	11/20/2017 11:15 PM
17	At first it was surprising that it was there but it hasn't effected my daily driving and I go past it at least once a day. Since I live on South Ave. I have also gtew up on Range Street in orth Mankato so this area is very familiar to me. I have gotten use to it now. I think it is a good plan and I think it will help with pedestrian safety.	11/20/2017 5:51 PM
18	The bump outs look like a temporary fix, trashy to be honest.	11/20/2017 10:29 AM
19	These make turning corners and snow removal in the winter difficult. As a pedestrian I don't feel any safer with a few extra feet of curb, nor do I feel it makes it easier to cross. The only thing these do it make it more difficult for drivers to maneuver around corners.	11/20/2017 9:40 AM



## Belgrade Ave Test Bump-Out

SurveyMonkey

20	don't do it	11/20/2017 5:37 AM
21	NA	11/20/2017 12:40 AM
22	a much needed addition to downtown	11/19/2017 4:42 PM
23	This is a great improvement!	11/19/2017 4:41 PM
24	Semi's and large trucks will have to encroach into oncoming traffic lanes more than before to clear the turn, test this idea on a busy road in Minneapolis first.	11/19/2017 3:53 PM
25	Has anyone had a problem? Wasting money on this?	11/19/2017 1:58 PM
26	The bump out makes right turning traffic take a longer amount of time to clear the intersection. This could create greater risk for vehicle accidents and pedestrian hazard.	11/19/2017 12:21 PM
27	Love them!	11/19/2017 12:19 PM
28	Puts you in a dangerous area as a pedestrian. Especially for vehicles with trailers	11/19/2017 12:10 PM
29	There are these over on the edge of town and are some of the worst places. It makes it much harder for larger vehicles to turn. I spend most of my time in Minneapolis and there is little to none of these and we are absolutely fine up there. These are super annoying to get around, even with my tiny car and I know my teen driver has problems with them because of drivers education instructing them to pinch the corners and this is not helping.	11/19/2017 11:24 AM
30	Need more of them.	11/19/2017 11:19 AM
31	I think it looks bad. Come up with a nicer looking way to do it	11/19/2017 11:00 AM
32	It takes room away from the street. To me as a driver, it's in the way	11/17/2017 9:30 PM
33	It's an eyesore. Looks like constant construction	11/17/2017 7:28 PM
34	seems ridiculous to me	11/15/2017 9:58 PM
35	waste of money	11/14/2017 3:29 PM
36	I feel bump outs are a great way to encourage walk-ability and slow down traffic.	11/13/2017 11:33 AM
37	wast of time and resources. How many pedestrian on that corridor to warrant a change!?	11/13/2017 10:04 AM
38	You have to make sure people yeild to pedestrians. This won't do that!	11/12/2017 11:57 AM
39	Great, inexpensive solution	11/12/2017 8:38 AM
40	BUMP OUTS MAKE IT VERY HARD TO SEE ONCOMING TRAFFIC/ACCIDENTS HAPPEN. DO NOT INSTALL!!!!!!!!!!!!	11/10/2017 2:28 PM
41	never seen any person with a problem walking across street . just another thing in the way of people driving , who every thinks of this kind of stuff, go back in your office and close the door, or get a job that keeps your mind on better things.	11/10/2017 11:26 AM
42	Let's do all we can to enhance our downtown area in North Mankato!!	11/10/2017 11:14 AM
43	Works well to provide a narrower area for crossing.	11/10/2017 9:50 AM
44	Pedestrians have been using the cross walks for many years without bump-outs. Regular cross-walks are just fine. Installing bump-outs would just add costs to install and maintain around(plowing, sweep, etc). The bump-outs may even become more of a hinderance during events like Blues, Bier, Bumpers on Belgrade.	11/10/2017 9:49 AM
45	That intersection is so busy at time that having pedestrians begin their crossing further into the intersection does make them more visible to drivers.	11/7/2017 4:19 PM
46	By doing it one side you do not get a full-experience of how narrow the road will be. Also how it will effect snow removal yet	11/7/2017 3:24 PM
47	Don't care for them. Waste of time, energy, money. Pain for turning vehicles.	11/7/2017 1:00 PM
48	Complete waste of taxpayer money.	11/7/2017 10:35 AM
49	In my opinion it is more of a nuisance than a safety thing.	11/6/2017 10:46 AM
50	Tough intersection to walk through--I like seeing all these improvments that will benefit the walkability of this area	11/6/2017 8:07 AM

51	will this be sidewalk height?	11/5/2017 8:15 PM
52	waste of money, unneeded	11/5/2017 5:36 PM
53	Doesn't do anything for drivers or pedestrians.	11/4/2017 10:04 PM
54	Most important thing is to keep traffic moving efficiently in the CBD so we don't get congestion. So rule should be a maximum of two bump outs per intersection (one or zero is best choice). And choose the corners that have the least amount of traffic and/or least amount of right hand turns. If straight traffic gets blocked behind right turning traffic that is congestion we do not want. I disagree that pedestrian crossing is a problem in the CBD. And I walk a lot!	11/4/2017 6:15 PM
55	Why screw up a great street. We do not have to do everything Mankato does.	11/4/2017 3:08 PM
56	Snow removal, damage, replacement. There must be other measures that would cost less etc. We have low traffic, car and pedestrians, except for a few times during the day.	11/4/2017 12:38 PM
57	i'm glad the city is worried about pedestrians since the police are not	11/4/2017 8:38 AM
58	great idea - that intersection is dangerous, especially since it is the alcohol/bar area. Folks that are drunk walk out in front of cars without looking. Glad the city is doing something about this corner! I would also suggest to have something done about the Maerican Bar corner when kids are crossing for school. I have no idea why drivers are so impatient waiting for the school crossing guard to safely help kiddos cross the street. Maybe at least signage that is large letting folks know to SLOW DOWN at certain times of the day would be appropriate. Thanks for all you do to make NM awesome!	11/4/2017 5:15 AM
59	Great idea!	11/4/2017 12:10 AM
60	I do not like bump outs! Loss of parking spaces, clean up, extra cost of snow removal, for 1 block of Belgrade ave. Bike lanes for one block of Belgrade ave. Get Real!!! Leave down town alone, until you get more business to move in down there!!	11/3/2017 7:03 PM
61	You are trying to make Belgrade a residential street which it isn't. The way I see it, it is to get the engineers a fatter bonus, , fill the engineering firms pocket and spend the city's money. Granted there is a lot of cars that use Belgrade up range street but not from there on. I walk and drive it ever day I don't have any trouble, I am guessing you don't even live in No. Kato.	11/3/2017 5:23 PM
62	The bump out at Belgrade & Range St. makes an already hard to maneuver & congested intersect even more dangerous for motorist. As a resident who lives on Nicollet Ave., & who utilizes that intersection multiple times on a daily basis as both a pedestrian & motorist, I have found the bump outs to be cumbersome & not helpful in promoting safety. This is especially so when Range St. has both Nakato & Spinners bar patrons parked along either side of the road. These parked vehicles cause the road to narrow and basically become a single lane, causing dangerous situations when traffic needs to pass going both ways. There has been many a time I have had to stop completely in the middle of the road in order to allow oncoming cars on Range St by Nakato to pass through. In addition beer delivery trucks will double park next to Spinners completely blocking one lane of Range St. Again this is a dangerous situation to maneuver with oncoming traffic. In these particular situations the bump outs have even more so decreases the availability of useable road for motorist to use. In my opinion it would be a better use of city funds to address safety issues for pedestrians crossing Belgrade Ave directly and not focus on side road crossing like Range street.	11/3/2017 5:13 PM
63	bump outs are a bad idea, will get damaged by snow plows and cause damage to snow plows costing the tax payer even more, quit wasting tax payers money	11/3/2017 4:33 PM
64	More would be better	11/3/2017 4:16 PM
65	This seems like an inovative idea & makes the area more pedestrian friendly. Thank you.	11/3/2017 3:35 PM
66	Bump-outs are a great way to protect pedestrians from traffic.	11/3/2017 3:34 PM
67	It requires a sudden lane shift which is dangerous.	11/3/2017 3:04 PM
68	I honestly feel like it's a hazard to drivers as it pushes them closer to the center line of oncoming traffic. I don't think downtown gets high pedestrian usage to really warrant the money on this anyways. Drivers are coming to a stop and should be accommodating to pedestrians anyways. If people are using the cross walk where cars are at a complete stop, I don't see the need to spend money on this. Could the statistics of pedestrian usage in this area be shared? What's the reason (other than safety) for this bump out? Have there been any accidents where pedestrians were injured? Please share more info.	11/3/2017 2:41 PM



69	Do some on Commerce Drive.	11/3/2017 2:32 PM
70	There is more of a problem with people jay walking that crossing at the four way stop.	11/3/2017 9:53 AM
71	This would be a great addition. I used to use that intersection 4x a day as a pedestrian and there were countless times when cars came close to hitting me because they weren't looking for people walking. This would improve visibility and also just make a more pleasant crossing for people walking. Having to cross 4 lanes of road rather than 5 makes a big difference in how vulnerable you feel.	10/31/2017 11:52 AM
72	I feel better about having my grandchildren cross the street with this in place	10/31/2017 11:49 AM
73	Why are you doing this?? Has anyone been hit at this intersection?? Is this trying to keep up with big brother across the river??	10/31/2017 8:33 AM
74	this may be one of the dumbest ideas i've ever seen	10/31/2017 1:45 AM
75	Pointless waste of city funds. Never once seen an accident there.	10/30/2017 3:15 PM
76	The problem with pedestrians at that intersection is their blood alcohol level.	10/27/2017 9:46 PM
77	It is a waste of money to install bump out at that intersection when 4 way stop signs are safer and cheaper to maintain. Just think of how much it would cost to have someone dig out around the bump outs after every storm and think of the safty of the city employees while they are digging them out.	10/27/2017 6:14 PM
78	I have 3 little children and I cross Belgrade fairly regularly. This makes it a lot easier to do so.	10/24/2017 8:12 AM
79	its not only aesthetically appealing but also safe for pedestrians.	10/19/2017 2:10 PM
80	As an older lady, I think this is very nice to have. (I'm not as quick as I used to be!)	10/18/2017 1:16 PM
81	Waste of money, use your head when crossing a street, or better yet, have a officer handing out dwi's Friday and Saturday night down there, that's the only time it's difficult to cross.	10/16/2017 10:09 AM