

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 December 19, 2016. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Mayor Dehen, Council Members Steiner, Norland, and Whitlock, City Administrator Harrenstein, Finance Director McCann, Attorney Kennedy, City Planner Fischer, Public Works Director Swanson and City Clerk Van Genderen. Absent: Council Member Freyberg.

Judge Bradley Walker administered the Oath of Office to Mayor Mark Dehen, Council Member James Whitlock, and Council Member Billy Steiner.

#### **Approval of Agenda**

**Council Member Steiner moved, seconded by Council Member Norland, to approve the agenda as presented. Vote on the motion: Steiner, Norland, Whitlock 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 December 19, 2016. Vote on the motion: Steiner, Norland, and Dehen aye; Whitlock abstain. Motion carried.**

**Public Hearing – 7 p.m. Consider Proposed Improvements to the Sidewalk at 638 Belgrade Avenue.** City Planner Fischer appeared before Council and stated that in response to a citizen complaint, City staff identified the sidewalk in front of 638 Belgrade Avenue 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. City staff followed the Sidewalk and Maintenance Policy that state if the improvements have not been made, the “City Council will hold a public hearing regarding the proposed improvement and take action on whether or not the City will complete the improvements and bill the costs of the improvement to the property owner.” With no one appearing before Council the Mayor closed the Public Hearing.

**Public Hearing-7 p.m. Consider Proposed Improvements to the Sidewalk at 538 Page Avenue.** City Planner Fischer indicated the same procedure had been followed as what was presented for the 638 Belgrade Avenue sidewalk. Barb Church, 102 Wheeler Avenue, appeared before Council and requested clarification on how the sidewalk would be fixed in winter. City Planner Fischer indicated the sidewalks would not be fixed until spring. With no one else appearing the Mayor closed the Public Hearing.

**Public Hearing-7 p.m. Consider Comprehensive Plan Amendment No. 5; a Request from the City of North Mankato.** City Planner Fischer reported that City Council took action, in December 2016, amending the required lot size requirements in R1-S Zoning Districts. The City Code has been modified to reflect the new lot size requirements, and Comprehensive Plan amendments must be made. The Planning Commission recommends revision of the Future Lane Use Map showing a new land use called “Low-Density Intermediate Residential.” The map is Exhibit A in the packet. On the map, this new area was guided for an undeveloped area of the City located north of Timm Road between Lor

Ray Drive and Lookout Drive. Future zoning of this area would be limited to R-1S designation. In addition to amending the Future Land Use Map, a new Low-Density Intermediate Residential district would need to be incorporated into the Comprehensive Plan. With no one appearing before Council the Mayor closed the Public Hearing.

### **Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 1-17 Approving Donations/Contributions/Grants.
- C. Res. No. 2-17 Designating Official Newspaper.
- D. Res. No. 3-17 Designating Depositories for the City of North Mankato.
- E. Res. No. 4-17 Setting Mileage Rate for 2017.
- F. Set Public Hearing for 7 p.m. on January 17, 2017, to Consider a Petition for Utility Easement Vacation of Taylor Addition.
- G. Approved Taxi Cab Licenses for VINE Faith in Action.

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

### **Public Comments**

Tom Hagen, 927 Lake Street, stated he believes the City should begin a Historic Preservation Commission and would like to be involved.

Barb Church, 102 Wheeler Avenue, thanked the Zero Waste organization for working with the City to begin organics recycling in North Mankato. Ms. Church thanked the Belgrade Methodist Church for opening their doors to women and children during the winter months. Ms. Church stated she would like brush pick-up reinstated.

Phil Henry, 1300 Noretta Drive, requested clarification on the Bergerson-Caswell, Inc. claim. Public Works Director Swanson stated it was for the rehabilitation of Well No. 6.

### **Business Items**

**Res. No. 5-17 Approving an Amendment to the Comprehensive Plan Figure 3-2: Future Land Use. Council Member Steiner moved, seconded by Council member Norland to adopt Res. No. 5-17 Approving an Amendment to the Comprehensive Plan Figure 3-2: Future Land Use. Vote on the motion: Steiner, Norland, Whitlock and Dehen aye; no nays. Motion carried.**

**Fire Department Annual Report.** Fire Chief Rich Inman and Assistant Fire Chief Dan Giefer appeared before Council and answered questions concerning the 2016 Fire Department Annual Report which was included in the Council packet. Mayor Dehen asked how the new ladder truck and self-contained breathing apparatus (SCBA's) were working. Fire Chief Inman stated the new SCBA's were a welcome addition to the firemen's gear, helping the firefighters stay safe while fighting fires. He indicated the department has been working on ensuring the new ladder truck is properly working as it was a used unit. Fire Chief Inman reported Mankato had contacted North Mankato to be backup while their ladder truck was out of service. He indicated all used equipment was sold and the money reinvested in the fund. Chief Inman stated the Fire Department was able to recruit seven new

volunteer firefighters. The firefighters are still undergoing the extensive training required to serve on the department. Mayor Dehen thanked all of the volunteer firefighters for their service.

**Southern Minnesota Initiative Foundation Presentation.** Vice President of Development Jennifer Nelson presented the Council with information concerning the work of the Southern Minnesota Initiative Foundation. Ms. Nelson stated the foundation continues to grow and learn as it continues to invest in Southern Minnesota. The foundation has been active since 1986 and has leveraged local investments and partnerships supporting Nicollet County by investing \$2.5 million in Nicollet County through grants, loans, and programming for stronger kids, businesses, and communities. She reviewed specific support areas and indicated interest in working with the City of North Mankato.

**Mankato/North Mankato Area Planning Organization Overview and Update.** Executive Director Paul Vogel reviewed the development and organization structure of MAPO, indicating that the City of North Mankato was represented by Council Member Freyberg in the Policy Board and Community Development Director Michael Fischer on the Technical Advisory Committee (TAC). Mr. Vogel reviewed MAPO funding indicating 82% of the budget is funded by the Federal Government with local members contributing \$31,530 in 2016. He reported 44% of the budget is used for staffing and 52% for consulting services and contracts for local studies. Transportation Planner Jake Huebsch reviewed current research and activities conducted by MAPO including intersection control evaluations at Lor Ray Drive and Howard Drive, the North Mankato Complete Streets Plan and the Belgrade Avenue Corridor Study. Mayor Dehen thanked MAPO for coordinating local projects to help the community thrive.

**Belgrade Avenue Corridor Study Update.** Transportation Planner Matt Lassonde reported work continues on both the Belgrade Avenue Master Plan and the Belgrade Avenue Corridor Study. The Belgrade Corridor Study will identify future transportation improvements to increase roadway function and safety for all modes of traffic on Belgrade Avenue. The Belgrade Master Plan is reviewing redevelopment efforts and beautification of Belgrade Avenue. Mr. Lassonde stated the committees would merge the public process at two open house meetings on January 26<sup>th</sup> and 28<sup>th</sup> presenting additional information to Council in March and making recommendations to Council in April. Transportation Planner Lassonde stated the committee continues to encourage comments through a web comment application available on the City Website. Transportation Planner Angie Bersaw said the Belgrade Avenue Corridor Study's goals include the balance of vehicle mobility and property access, safely accommodate all users, support pedestrian and bicycle use, support future land use and redevelopment, provide infrastructure improvements compatible with the environment, and enhance community character and the downtown environment. Ms. Bersaw presented several concepts including a round-a-bout at Lee Boulevard in response to delays getting onto Lee Boulevard from Belgrade Avenue, intersection bump-outs and traffic concepts for the 200 block including a 4-lane and 3-lane option. Administrator Harrenstein stated the ideas presented were preliminary concepts and the committee was excited to present the ideas to the public to gain input. Mayor Dehen said the City would ensure the web comment application is featured in the City E-newsletter.

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

Public Works Director Swanson stated the compost site was open for Christmas tree disposal.

**Mayor and Council Comments**

Council Member Whitlock stated he was excited to represent the City of North Mankato and reported he had a specific interest in renewable energy, the complete streets plan, and workforce housing.

Mayor Dehen stated the next Coffee with the Council would be held at the Mankato Brewery 1119 Center Street, on Saturday, January 7<sup>th</sup> at 10 a.m.

Mayor Dehen reported that Nicollet County is offering free radon testing kits available at 622 Front Street in St. Peter.

Mayor Dehen offered his condolences to the Michele Goettl family. Michele passed away suddenly and will be missed by family and friends. She served for many years as a North Mankato Election Judge.

**Public Comments**

Tom Hagen, 927 Lake Street, appeared before Council and stated he would like the City to conduct a deer hunt. He said the Pond Hockey tournament audio amplification should be monitored.

Phil Henry, 1300 Noretta Drive, appeared before Council and agreed that the City should consider a deer hunt.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned at 8:25 p.m.

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Mayor

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City Clerk

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



|  |                                   |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
|--|-----------------------------------|---|--|---|-------|--------------------------|-----------------|--------------------------|--------------------|--------------------------|--------------|----------|-------|-------|---------|-------|-------|-------|--|--|------------|-----------|----------|---------|-----|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Agenda Item: #7  | Department: City Planner          | Council Meeting Date: 01/17/17                      |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>TITLE OF ISSUE:</b> Public Hearing, 7 pm- Vacate Utility Easements 10 Foot Wide Utility Easement Lying East of and Adjoining the West Line of Taylor Addition.  |                                   |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> As part of the process to vacate utility easements it is necessary to hold a Public Hearing and notify all utility companies. All utility companies have been informed of the request to vacate the 10 Foot Wide Utility Easement Lying East of and Adjoining the West Line of Taylor Addition.  |                                   |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <i>If additional space is required, attach a separate sheet</i>  |                                   |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>REQUESTED COUNCIL ACTION:</b> Public Hearing.   |                                   |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>For Clerk's Use:</b><br><br>Motion By: _____<br>Second By: _____<br><br>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>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>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>Dehen</td> </tr> </table> | Aye                               | Nay   |  | _____   | _____ | Norland                  | _____           | _____                    | Freyberg           | _____                    | _____        | Whitlock | _____ | _____ | Steiner | _____ | _____ | Dehen | <b>SUPPORTING DOCUMENTS ATTACHED</b><br><br><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>Notice of Public Hearing</u><br>_____<br>_____<br>_____<br>_____ |  | Resolution | Ordinance | Contract | Minutes | Map | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Aye  | Nay                               |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Norland   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Freyberg  |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Whitlock  |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Steiner   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Dehen   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| Resolution   | Ordinance                         | Contract  | Minutes                                  | Map   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/>   | <input type="checkbox"/>          | <input type="checkbox"/>                            | <input type="checkbox"/>                 | <input type="checkbox"/>  |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input type="checkbox"/> Workshop</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/> Regular Meeting</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/> Special Meeting</td> </tr> </table>   | <input type="checkbox"/> Workshop | <input checked="" type="checkbox"/> Regular Meeting | <input type="checkbox"/> Special Meeting | <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Refer to: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Table until: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Other: _____</td> </tr> </table> |       | <input type="checkbox"/> | Refer to: _____ | <input type="checkbox"/> | Table until: _____ | <input type="checkbox"/> | Other: _____ |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/> Workshop  |                                   |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input checked="" type="checkbox"/> Regular Meeting  |                                   |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/> Special Meeting   |                                   |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/>   | Refer to: _____                   |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/>   | Table until: _____                |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/>   | Other: _____                      |   |  |   |       |                          |                 |                          |                    |                          |              |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |

NOTICE OF HEARING ON UTILITY EASEMENTS VACATION  
10 FOOT WIDE UTILITY EASEMENT LYING EAST OF AND ADJOINING THE WEST LINE OF  
TAYLOR ADDITION

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Tuesday, January 17, 2017 commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue to consider the vacation of the following utility easements vacation of a 10 foot wide utility easement lying east of and adjoining the west line of Taylor Addition.

All that part of the dedicated 10 foot wide utility easement lying east of and adjoining the west line of Taylor Addition, according to the recorded plat thereof, City of North Mankato, Nicollet County, Minnesota, excepting the South 10 feet and the North 10 feet thereof.

Dated this 3<sup>rd</sup> day of January 2017.

April Van Genderen  
City Clerk  
City of North Mankato, Minnesota



City of North Mankato, MN

## Claims List - Regular

By Vendor Name

Date Range: -

| Vendor Number          | Vendor Name                             | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|------------------------|---|--------------|--------------|-----------------|----------------|--------|
| Bank Code: APBNK-APBNK |   |              |              |                 |                |        |
|                        | **Void**                                | 01/04/2017   | Regular      | 0               | 0              | 86679  |
| 02433                  | ADVANCED AUTO PARTS                     | 01/17/2017   | Regular      | 0               | 282.21         | 86684  |
| 00028                  | AFFORDABLE TOWING OF MANKATO, INC.      | 01/17/2017   | Regular      | 0               | 40.00          | 86685  |
| 00036                  | ALEX AIR APPARATUS, INC.                | 01/17/2017   | Regular      | 0               | 567.25         | 86686  |
| 00050                  | ALPHA WIRELESS COMMUNICATIONS           | 01/17/2017   | Regular      | 0               | 331.12         | 86687  |
| 00063                  | AMERICAN PEST CONTROL                   | 01/17/2017   | Regular      | 0               | 65.00          | 86688  |
| 00093                  | ARNOLD'S OF MANKATO, INC.               | 01/17/2017   | Regular      | 0               | 13.36          | 86689  |
| 00102                  | AUDIO EDITIONS                          | 01/17/2017   | Regular      | 0               | 8.00           | 86690  |
| 00137                  | BENCO ELECTRIC COOPERATIVE              | 01/04/2017   | Regular      | 0               | 27,626.60      | 86678  |
| 00145                  | BETTER HOUSEKEEPING VACUUMS, INC.       | 01/17/2017   | Regular      | 0               | 71.85          | 86691  |
| 00156                  | BLUE EARTH COUNTY FINANCE               | 01/17/2017   | Regular      | 0               | 57.25          | 86692  |
| 00187                  | BRANDT, INC.                            | 01/17/2017   | Regular      | 0               | 17.50          | 86693  |
| 00202                  | BROWN-NICOLLET COMMUNITY HEALTH BOA     | 01/17/2017   | Regular      | 0               | 75.00          | 86694  |
| 00216                  | C & S SUPPLY CO, INC.                   | 01/17/2017   | Regular      | 0               | 161.19         | 86695  |
| 00232                  | CEMSTONE CONCRETE MATERIALS, LLC        | 01/17/2017   | Regular      | 0               | 1,149.06       | 86696  |
| 00258                  | CITY OF MANKATO-WATER BILL              | 01/17/2017   | Regular      | 0               | 22.51          | 86697  |
| 00304                  | CREATIVE AD SOLUTIONS, INC.             | 01/04/2017   | Regular      | 0               | 23.08          | 86680  |
| 00310                  | CRYSTEEL TRUCK EQUIPMENT, INC           | 01/17/2017   | Regular      | 0               | 78.56          | 86698  |
| 00432                  | FLEETPRIDE                              | 01/17/2017   | Regular      | 0               | 20.92          | 86699  |
| 00447                  | FREE PRESS                              | 01/17/2017   | Regular      | 0               | 172.02         | 86700  |
| 00462                  | G & K SERVICES                          | 01/17/2017   | Regular      | 0               | 172.54         | 86701  |
| 00463                  | G & L AUTO SUPPLY, LLC                  | 01/17/2017   | Regular      | 0               | 152.86         | 86702  |
| 00493                  | GOODWIN, TONY                           | 01/17/2017   | Regular      | 0               | 400.00         | 86703  |
| 00494                  | GOPHER STATE ONE-CALL                   | 01/17/2017   | Regular      | 0               | 24.30          | 86704  |
| 00503                  | GREAT AMERICAN BUSINESS PRODUCTS        | 01/17/2017   | Regular      | 0               | 627.20         | 86705  |
| 00506                  | GREATER MANKATO GROWTH, INC.            | 01/17/2017   | Regular      | 0               | 240.00         | 86706  |
| 00544                  | HENDRICKSON, CHRISTOPHER                | 01/17/2017   | Regular      | 0               | 59.97          | 86707  |
| 00608                  | INGRAM LIBRARY SERVICES                 | 01/17/2017   | Regular      | 0               | 294.35         | 86708  |
| 00680                  | J.J. KELLER & ASSOCIATES, INC.          | 01/17/2017   | Regular      | 0               | 805.50         | 86709  |
| 00657                  | JT SERVICES                             | 01/17/2017   | Regular      | 0               | 629.25         | 86710  |
| 00691                  | KENNEDY & KENNEDY LAW OFFICE            | 01/17/2017   | Regular      | 0               | 8,939.76       | 86711  |
| 00776                  | LLOYD LUMBER CO.                        | 01/06/2017   | Regular      | 0               | 144.43         | 86683  |
| 00776                  | LLOYD LUMBER CO.                        | 01/17/2017   | Regular      | 0               | 111.64         | 86712  |
| 00781                  | LOE'S OIL COMPANY                       | 01/17/2017   | Regular      | 0               | 40.00          | 86713  |
| 00796                  | MAC QUEEN EQUIPMENT, INC.               | 01/17/2017   | Regular      | 0               | 234.57         | 86714  |
| 00847                  | MATHESON TRI-GAS, INC.                  | 01/17/2017   | Regular      | 0               | 243.53         | 86715  |
| 00857                  | MC GOWAN WATER CONDITIONING, INC.       | 01/17/2017   | Regular      | 0               | 68.40          | 86716  |
| 00874                  | MENARDS-MANKATO                         | 01/17/2017   | Regular      | 0               | 74.31          | 86717  |
| 02179                  | MES (MUNICIPAL EMERGENCY SERVICES)      | 01/17/2017   | Regular      | 0               | 273.72         | 86718  |
| 00875                  | METRO SALES, INC.                       | 01/17/2017   | Regular      | 0               | 136.00         | 86719  |
| 00889                  | MIDWEST TAPE                            | 01/17/2017   | Regular      | 0               | 381.19         | 86720  |
| 00963                  | MINNESOTA BUREAU OF CRIMINAL APPREHE    | 01/17/2017   | Regular      | 0               | 270.00         | 86721  |
| 00900                  | MINNESOTA DEPARTMENT OF AGRICULTURE     | 01/17/2017   | Regular      | 0               | 20.00          | 86722  |
| 00935                  | MINNESOTA PIPE & EQUIPMENT              | 01/17/2017   | Regular      | 0               | 4,710.34       | 86723  |
| 00908                  | MINNESOTA TRANSPORTATION ALLIANCE, INC  | 01/17/2017   | Regular      | 0               | 495.00         | 86724  |
| 00956                  | MINNESOTA WASTE PROCESSING CO.          | 01/17/2017   | Regular      | 0               | 21,247.21      | 86725  |
| 02515                  | NEBTECH CALIBRATION, INC.               | 01/17/2017   | Regular      | 0               | 177.57         | 86726  |
| 01039                  | NICOLLET COUNTY FINANCE                 | 01/17/2017   | Regular      | 0               | 49.29          | 86727  |
| 01036                  | NICOLLET COUNTY RECORDER/ABSTRACTER     | 01/17/2017   | Regular      | 0               | 46.00          | 86728  |
| 01052                  | NORTH CENTRAL INTERNATIONAL             | 01/17/2017   | Regular      | 0               | 1,617.08       | 86729  |
| 01066                  | NORTHLAND SECURITIES, INC.              | 01/17/2017   | Regular      | 0               | 2,500.00       | 86730  |
| 01083                  | OVERDRIVE, INC.                         | 01/17/2017   | Regular      | 0               | 11,664.28      | 86731  |
| 02005                  | PANTHEON COMPUTERS                      | 01/17/2017   | Regular      | 0               | 6,991.72       | 86732  |
| 01090                  | PARAGON PRINTING, MAILING & SPECIALTIES | 01/17/2017   | Regular      | 0               | 3,170.24       | 86733  |
| 02516                  | PETTIT, MERI                            | 01/17/2017   | Regular      | 0               | 812.50         | 86734  |
| 01106                  | PETTY CASH                              | 01/17/2017   | Regular      | 0               | 74.96          | 86735  |
| 01133                  | POWERPLAN/RDO EQUIPMENT                 | 01/17/2017   | Regular      | 0               | 215.41         | 86736  |
| 01179                  | RED FEATHER PAPER CO.                   | 01/17/2017   | Regular      | 0               | 90.15          | 86737  |
| 01191                  | RELANCE ELECTRIC OF SOUTHERN MINNESOT   | 01/17/2017   | Regular      | 0               | 25.00          | 86738  |
| 01211                  | RIVER BEND BUSINESS PRODUCTS            | 01/17/2017   | Regular      | 0               | 76.00          | 86739  |
| 01263                  | SCHWICKERT'S TECTA AMERICA LLC          | 01/17/2017   | Regular      | 0               | 782.00         | 86740  |
| 01335                  | STAPLES ADVANTAGE                       | 01/17/2017   | Regular      | 0               | 180.06         | 86741  |

|       |                                      |            |            |   |              |            |
|-------|--------------------------------------|------------|------------|---|--------------|------------|
| 01339 | STATE OF MINNESOTA                   | 01/17/2017 | Regular    | 0 | 48.00        | 86742      |
| 01376 | TELEDYNE INSTRUMENTS, INC.           | 01/17/2017 | Regular    | 0 | 229.00       | 86743      |
| 01402 | TIRE ASSOCIATES                      | 01/17/2017 | Regular    | 0 | 727.73       | 86744      |
| 01433 | TYLER TECHNOLOGIES                   | 01/17/2017 | Regular    | 0 | 406.25       | 86745      |
| 01438 | UNIFORMS UNLIMITED INC               | 01/17/2017 | Regular    | 0 | 303.55       | 86746      |
| 01457 | US HIGHWAY 169 CORRIDOR COALITION    | 01/17/2017 | Regular    | 0 | 1,000.00     | 86747      |
| 01477 | VIKING ELECTRIC SUPPLY, INC.         | 01/17/2017 | Regular    | 0 | 1,123.81     | 86748      |
| 01478 | VIKING FIRE & SAFETY LLC             | 01/17/2017 | Regular    | 0 | 38.34        | 86749      |
| 01503 | WASSMAN PLUMBING & HEATING LLC       | 01/17/2017 | Regular    | 0 | 1,365.00     | 86750      |
| 01515 | WELLS FARGO BANK, N.A.               | 01/17/2017 | Regular    | 0 | 1,600.00     | 86751      |
| 01517 | WELLS FARGO CORPORATE TRUST SERVICE  | 01/17/2017 | Regular    | 0 | 1,761,511.26 | 86755      |
| 01523 | WENZEL AUTO ELECTRIC CO              | 01/17/2017 | Regular    | 0 | 42.00        | 86752      |
| 01525 | WEST CENTRAL SANITATION, INC.        | 01/17/2017 | Regular    | 0 | 25,851.44    | 86753      |
| 01544 | WINTER EQUIPMENT CO., INC.           | 01/17/2017 | Regular    | 0 | 3,552.96     | 86754      |
| 00062 | AMERICAN PAYMENT CENTERS             | 01/09/2017 | Bank Draft | 0 | 93.00        | DFT0000825 |
| 00219 | CARDMEMBER SERVICE                   | 01/10/2017 | Bank Draft | 0 | 9,389.46     | DFT0000839 |
| 00241 | CHARTER COMMUNICATIONS               | 01/04/2017 | Bank Draft | 0 | 7.76         | DFT0000814 |
| 00241 | CHARTER COMMUNICATIONS               | 01/04/2017 | Bank Draft | 0 | 30.03        | DFT0000815 |
| 00241 | CHARTER COMMUNICATIONS               | 01/04/2017 | Bank Draft | 0 | 15.49        | DFT0000816 |
| 00241 | CHARTER COMMUNICATIONS               | 01/09/2017 | Bank Draft | 0 | 403.96       | DFT0000826 |
| 02058 | CONSOLIDATED COMMUNICATIONS          | 01/09/2017 | Bank Draft | 0 | 30.53        | DFT0000827 |
| 02058 | CONSOLIDATED COMMUNICATIONS          | 01/09/2017 | Bank Draft | 0 | 42.94        | DFT0000828 |
| 02058 | CONSOLIDATED COMMUNICATIONS          | 01/09/2017 | Bank Draft | 0 | 32.30        | DFT0000829 |
| 02058 | CONSOLIDATED COMMUNICATIONS          | 01/09/2017 | Bank Draft | 0 | 3,138.00     | DFT0000830 |
| 02058 | CONSOLIDATED COMMUNICATIONS          | 01/09/2017 | Bank Draft | 0 | 254.83       | DFT0000831 |
| 02058 | CONSOLIDATED COMMUNICATIONS          | 01/09/2017 | Bank Draft | 0 | 40.54        | DFT0000832 |
| 02058 | CONSOLIDATED COMMUNICATIONS          | 01/09/2017 | Bank Draft | 0 | 37.94        | DFT0000833 |
| 00311 | CULLIGAN WATER CONDITIONING          | 01/09/2017 | Bank Draft | 0 | 40.50        | DFT0000822 |
| 02181 | ETS CORPORATION                      | 01/05/2017 | Bank Draft | 0 | 407.89       | DFT0000821 |
| 00733 | LAKES GAS CO #10                     | 01/09/2017 | Bank Draft | 0 | 79.80        | DFT0000824 |
| 00749 | LAWSON PRODUCTS, INC                 | 01/09/2017 | Bank Draft | 0 | 477.84       | DFT0000834 |
| 00851 | MAYO CLINIC HEALTH SYSTEM - MANKATO  | 01/04/2017 | Bank Draft | 0 | 157.00       | DFT0000812 |
| 00923 | MINNESOTA DEPARTMENT OF LABOR & INDU | 01/10/2017 | Bank Draft | 0 | 100.00       | DFT0000835 |
| 00910 | MINNESOTA VALLEY TESTING LAB, INC.   | 12/30/2016 | Bank Draft | 0 | 165.00       | DFT0000799 |
| 00910 | MINNESOTA VALLEY TESTING LAB, INC.   | 01/04/2017 | Bank Draft | 0 | 59.25        | DFT0000802 |
| 00910 | MINNESOTA VALLEY TESTING LAB, INC.   | 01/11/2017 | Bank Draft | 0 | 25.00        | DFT0000837 |
| 01335 | STAPLES ADVANTAGE                    | 12/28/2016 | Bank Draft | 0 | (15.75)      | DFT0000801 |
| 01335 | STAPLES ADVANTAGE                    | 01/10/2017 | Bank Draft | 0 | 377.51       | DFT0000836 |
| 01470 | VERIZON WIRELESS                     | 01/11/2017 | Bank Draft | 0 | 485.63       | DFT0000840 |
| 02178 | WASTE MANAGEMENT OF WI-MN            | 01/04/2017 | Bank Draft | 0 | 100.73       | DFT0000813 |
| 01525 | WEST CENTRAL SANITATION, INC.        | 01/09/2017 | Bank Draft | 0 | 4,366.75     | DFT0000823 |
|       |                                      |            |            |   | 1,918,194.08 | 102        |

## Authorization Signatures

### All Council

The above manual and regular claims lists for 1-17-17 are approved by:

---

MARK DEHEN- MAYOR

---

DIANE NORLAND- COUNCIL MEMBER

---

WILLIAM STEINER- COUNCIL MEMBER

---

ROBERT FREYBERG- COUNCIL MEMBER

---

JAMES WHITLOCK- COUNCIL MEMBER





City of North Mankato, MN

## Claims List - End of Year

By Vendor Name

Date Range: 1-3-2017

| Vendor Number          | Vendor Name                             | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|------------------------|---|--------------|--------------|-----------------|----------------|--------|
| Bank Code: APBNK-APBNK |   |              |              |                 |                |        |
| 02433                  | ADVANCED AUTO PARTS                     | 01/03/2017   | Regular      | 0               | 11.02          | 86641  |
| 00054                  | AMATEUR SOFTBALL ASSOCIATION            | 01/03/2017   | Regular      | 0               | 1,000.00       | 86642  |
| 00182                  | BOYER TRUCKS                            | 01/03/2017   | Regular      | 0               | 88.99          | 86643  |
| 00216                  | C & S SUPPLY CO, INC.                   | 01/03/2017   | Regular      | 0               | 24.98          | 86644  |
| 00230                  | CCP INDUSTRIES, INC.                    | 01/03/2017   | Regular      | 0               | 136.29         | 86645  |
| 00249                  | CIRCLE INN                              | 01/03/2017   | Regular      | 0               | 12,000.00      | 86646  |
| 00255                  | CITY OF MANKATO                         | 01/03/2017   | Regular      | 0               | 83,000.00      | 86647  |
| 00274                  | COALITION OF GREATER MINNESOTA CITIES   | 01/03/2017   | Regular      | 0               | 27,662.00      | 86648  |
| 00401                  | EXPRESS SERVICES, INC.                  | 01/03/2017   | Regular      | 0               | 449.02         | 86649  |
| 00408                  | FEEDING OUR COMMUNITIES PARTNERS        | 01/03/2017   | Regular      | 0               | 1,500.00       | 86650  |
| 00463                  | G & L AUTO SUPPLY, LLC                  | 01/03/2017   | Regular      | 0               | 27.90          | 86651  |
| 02228                  | GREATER MINNESOTA PARKS & TRAILS        | 01/03/2017   | Regular      | 0               | 225.00         | 86652  |
| 02476                  | HARRISON TRUCK CENTERS                  | 01/03/2017   | Regular      | 0               | 498.95         | 86653  |
| 00534                  | HART'S AUTO SUPPLY                      | 01/03/2017   | Regular      | 0               | 177.00         | 86654  |
| 00570                  | HAZEL L. HOERST                         | 01/03/2017   | Regular      | 0               | 27,000.00      | 86655  |
| 00599                  | ICMA MEMBERSHIP RENEWALS                | 01/03/2017   | Regular      | 0               | 704.00         | 86656  |
| 00608                  | INGRAM LIBRARY SERVICES                 | 01/03/2017   | Regular      | 0               | 152.12         | 86657  |
| 00609                  | INMAN, RICH                             | 01/03/2017   | Regular      | 0               | 516.00         | 86658  |
| 00691                  | KENNEDY & KENNEDY LAW OFFICE            | 01/03/2017   | Regular      | 0               | 8,157.60       | 86659  |
| 02511                  | KROUBETZ LAKESIDE CAMPERS & MOTORS      | 01/03/2017   | Regular      | 0               | 1,100.00       | 86660  |
| 00754                  | LEAGUE OF MINNESOTA CITIES              | 01/03/2017   | Regular      | 0               | 1,100.00       | 86661  |
| 00776                  | LLOYD LUMBER CO.                        | 01/03/2017   | Regular      | 0               | 314.10         | 86662  |
| 00874                  | MENARDS-MANKATO                         | 01/03/2017   | Regular      | 0               | 288.97         | 86663  |
| 00936                  | MINNESOTA POLLUTION CONTROL AGENCY      | 01/03/2017   | Regular      | 0               | 23.00          | 86664  |
| 00904                  | MINNESOTA STATE FIRE CHIEFS ASSOCIATION | 01/03/2017   | Regular      | 0               | 675.00         | 86665  |
| 00905                  | MINNESOTA STATE FIRE DEPT ASSOCIATION   | 01/03/2017   | Regular      | 0               | 346.00         | 86666  |
| 01010                  | NATIONAL INSURANCE SERVICES OF WI, INC. | 01/03/2017   | Regular      | 0               | 1,685.80       | 86667  |
| 01083                  | OVERDRIVE, INC.                         | 01/03/2017   | Regular      | 0               | 105.46         | 86668  |
| 01208                  | RIST, ALBERT J.                         | 01/03/2017   | Regular      | 0               | 27,000.00      | 86669  |
| 01209                  | RIST, JOHN A.                           | 01/03/2017   | Regular      | 0               | 27,000.00      | 86670  |
| 01210                  | RIST, LOREN E.                          | 01/03/2017   | Regular      | 0               | 27,000.00      | 86671  |
| 01211                  | RIVER BEND BUSINESS PRODUCTS            | 01/03/2017   | Regular      | 0               | 1,263.24       | 86672  |
| 01297                  | SOUTH CENTRAL COLLEGE                   | 01/03/2017   | Regular      | 0               | 1,857.94       | 86673  |
| 01432                  | TWIN RIVERS COUNCIL FOR THE ARTS        | 01/03/2017   | Regular      | 0               | 25.00          | 86674  |
| 01432                  | TWIN RIVERS COUNCIL FOR THE ARTS        | 01/03/2017   | Regular      | 0               | 12,000.00      | 86675  |
| 01433                  | TYLER TECHNOLOGIES                      | 01/03/2017   | Regular      | 0               | 11,167.75      | 86676  |
| 01507                  | WAYNE'S AUTO BODY, INC.                 | 01/03/2017   | Regular      | 0               | 114.00         | 86677  |
|                        |   |              |              |                 | 276,397.13     | 37     |

### Authorization Signatures

#### All Council

The above manual and regular claims lists are approved by:

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

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

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

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

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

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   |
|----------------|-------------|----------|
| Darlene Schorn | Parks       | \$100.00 |
|                |             |          |
|                |             |          |
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|                |             |          |
|                |             |          |
|                |             |          |
|                |             | \$100.00 |

Adopted by the City Council this 17<sup>th</sup> day of January 2017.

\_\_\_\_\_  
Mayor

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



1001 Belgrade Avenue  
North Mankato, MN 56003  
507-625-4141 Fax: 507-625-4151  
[www.northmankato.com](http://www.northmankato.com)

Audio Permit \_\_\_\_\_ 2017  
Park Permit \_\_\_\_\_ 2017

## Audio Permit

### About:

An audio permit is required for anyone operating outdoor amplified sound (i.e a loudspeaker, public address system, or sound amplifying equipment). The sound system cannot be operated before 7:00 am or after 10:00 pm.

### Audio Permit Responsibilities:

- An onsite event coordinator must be available by mobile during the event.
- An applicant will provide a schedule of any music or entertainment proposed to occur during the event.
- A beginning and end time must be supplied on the application and the event coordinator must ensure compliance.
- Applicants must comply with City Code Ordinance 90.045 and Minnesota Rules Chapter 7030 which limits noise.
- Noise levels cannot exceed 60 dBA more than 50 percent of the time.

### What happens if there is a noise complaint?

- A North Mankato Patrol Officer will meet with the complainant and evaluate and measure the noise using a decibel reader at the location of the complainant.
- If the noise is found out of compliance the Patrol Officer will contact the onsite event coordinator and the amplified sound must be turned down.
- If the onsite event coordinator does not comply, the event will be immediately terminated and the group will be disbursed.
- Failure to comply will affect future ability to obtain an audio permit.

AMPLIFIED SOUND: ☐ LIVE MUSIC/BAND  
☐ DJ/KARAOKE MACHINE  
☒ OTHER: 967 Van

BEGIN TIME: 7:00am  
END TIME: 5:00pm

LOCATION / SHELTER: #3

ONSITE COORDINATOR:

PRINT NAME: Robin Ford or Larry Wild  
MOBILE NUMBER: 507-381-3379 / 507-340-6486

☒ I, THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AND UNDERSTAND THAT FAILURE TO COMPLY WITH THE AUDIO POLICY MAY TERMINATE THE EVENT AND PREVENT FUTURE ABILITY TO OBTAIN AN AUDIO PERMIT.

SIGNATURE: Robin Ford DATE: 1-3-17

CITY CLERK: \_\_\_\_\_ ☐ DENIED ☐ APPROVED

☐ BOOK ☐ POLICE ☐ ONLINE STAFF INITIALS \_\_\_\_\_

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



|   |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
|---|---|--------------------------------|--------------------------|--------------------------|----------|---------|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Agenda Item #8D   | Department: City Planner  | Council Meeting Date: 01/17/17 |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <b>TITLE OF ISSUE:</b> Consider Resolution Declaring Costs to be Assessed-538 Page Avenue.  |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> In response to a citizen complaint, City staff identified the sidewalk in front of 538 Page Avenue 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 improvement and take action on whether or not the City will complete the improvements and bill the costs of the improvement to the property owner." City Council held a Public Hearing on January 3, 2017. As stated in the Sidewalk and Maintenance Policy half of the costs will be assessed to the property once the work has been completed. |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <i>If additional space is required, attach a separate sheet</i>   |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <b>REQUESTED COUNCIL ACTION:</b> Adopt Resolution Declaring Costs to be Assessed-538 Page Avenue.   |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <b>For Clerk's Use:</b><br><br>Motion By: _____<br>Second By: _____<br><br>Vote Record:      Aye      Nay<br>_____      _____ Norland<br>_____      _____ Freyberg<br>_____      _____ Whitlock<br>_____      _____ Steiner<br>_____      _____ Dehen   | <b>SUPPORTING DOCUMENTS ATTACHED</b><br><br><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) <u>Estimate from Clint Adams Concrete, LLC</u><br>_____<br>_____<br>_____ |                                | Resolution               | Ordinance                | Contract | Minutes | Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Resolution  | Ordinance   | Contract                       | Minutes                  | Map                      |          |         |     |                                     |                          |                          |                          |                          |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/>  | <input type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> |          |         |     |                                     |                          |                          |                          |                          |
| <input type="checkbox"/> Workshop<br><br><input checked="" type="checkbox"/> Regular Meeting<br><br><input type="checkbox"/> Special Meeting  | <input type="checkbox"/> Refer to: _____<br><input type="checkbox"/> Table until: _____<br><input type="checkbox"/> Other: _____  |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |

RESOLUTION NO.

RESOLUTION DECLARING COSTS TO BE ASSESSED  
FOR MUNICIPAL CHARGES

WHEREAS, the City of North Mankato adopted the Sidewalk Installation and Maintenance Policy on July 18, 2016; and

WHEREAS, City staff followed the process set out in Section 2.2 of the Sidewalk Installation and Maintenance Policy which identifies the procedure for correction including; notifying the property owner, allowing time for compliance and holding a public hearing; and

WHEREAS, the property owner has not made the necessary improvements and according to the Sidewalk Installation and Maintenance Policy, the City will coordinate the necessary improvements and bill the associated cost to the property owner.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that upon completion of the work the following costs shall be assessed against such property in the amount specified:

Type: 18203  
Parcel No.: 18.612.0170  
Legal: BLOCK 2 LOT 10 SUBDIVISIONCD 18612 SUBDIVISIONNAME LAKEVIEW  
ADD

Address: 538 Page Avenue

Owners: Vicki Ristau  
538 Page Avenue  
North Mankato, MN 56003

Sidewalk Repair/Replacement: \$812.50  
Total: \$812.50

Adopted by the City Council this 17<sup>th</sup> day of December 2017.

---

Mayor

ATTEST:

---

City Clerk

Clint Adams Concrete LLC  
2316 W Ballantyne Drive  
Madison Lake, MN 56063  
(507)508-2995  
clintadamsconcrete@outlook.com

## ESTIMATE

### ADDRESS

City of North Mankato

ESTIMATE # 1103

DATE 11/21/2016

| ACTIVITY                         | QTY | RATE | AMOUNT   |
|----------------------------------|-----|------|----------|
| Sidewalk<br>538 Page Ave<br>50x5 | 250 | 6.50 | 1,625.00 |
| Sidewalk<br>[REDACTED]<br>50x5   | 250 | 6.50 | 1,625.00 |
| Sidewalk<br>[REDACTED]<br>50x5   | 250 | 6.50 | 1,625.00 |

Please call with any questions!

TOTAL

~~\$4,875.00~~

Accepted By

Accepted Date



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



|  |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
|--|---|--------------------------------|--------------------------|--------------------------|----------|---------|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Agenda Item #8E  | Department: City Planner  | Council Meeting Date: 01/17/17 |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <b>TITLE OF ISSUE: Consider Resolution Declaring Costs to be Assessed-638 Belgrade Avenue.</b>   |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> In response to a citizen complaint, City staff identified the sidewalk in front of 638 Belgrade Avenue 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 improvement and take action on whether or not the City will complete the improvements and bill the costs of the improvement to the property owner." As stated in the Sidewalk and Maintenance Policy half of the costs will be assessed to the property once the work has been completed. |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <i>If additional space is required, attach a separate sheet</i>  |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <b>REQUESTED COUNCIL ACTION: Adopt Resolution Declaring Costs to be Assessed-638 Belgrade Avenue.</b>  |   |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |
| <b>For Clerk's Use:</b><br><br>Motion By: _____<br>Second By: _____<br><br>Vote Record:      Aye      Nay<br>_____      _____ Norland<br>_____      _____ Freyberg<br>_____      _____ Whitlock<br>_____      _____ Steiner<br>_____      _____ Dehen  | <b>SUPPORTING DOCUMENTS ATTACHED</b><br><br><table style="width: 100%; text-align: center;"> <tr> <td>Resolution</td> <td>Ordinance</td> <td>Contract</td> <td>Minutes</td> <td>Map</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Estimate from Clint Adams Concrete, LLC</u><br>_____<br>_____<br>_____ |                                | Resolution               | Ordinance                | Contract | Minutes | Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Resolution   | Ordinance   | Contract                       | Minutes                  | Map                      |          |         |     |                                     |                          |                          |                          |                          |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> |          |         |     |                                     |                          |                          |                          |                          |
| <input type="checkbox"/> Workshop<br><br><input checked="" type="checkbox"/> Regular Meeting<br><br><input type="checkbox"/> Special Meeting   | <input type="checkbox"/> Refer to: _____<br><input type="checkbox"/> Table until: _____<br><input type="checkbox"/> Other: _____  |                                |                          |                          |          |         |     |                                     |                          |                          |                          |                          |

RESOLUTION NO.

RESOLUTION DECLARING COSTS TO BE ASSESSED  
FOR MUNICIPAL CHARGES

WHEREAS, the City of North Mankato adopted the Sidewalk Installation and Maintenance Policy on July 18, 2016; and

WHEREAS, City staff followed the process set out in Section 2.2 of the Sidewalk Installation and Maintenance Policy which identifies the procedure for correction including; notifying the property owner, allowing time for compliance and holding a public hearing; and

WHEREAS, the property owner has not made the necessary improvements and according to the Sidewalk Installation and Maintenance Policy, the City will coordinate the necessary improvements and bill the associated cost to the property owner.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that upon completion of the work the following costs shall be assessed against such property in the amount specified:

Type: 18203  
Parcel No.: 18.643.0040  
Legal: BLOCK A LOT W 44' OF LOT 3 SUBDIVISIONCD 18643 SUBDIVISIONNAME  
GEORGE H MARSH'S ADD

Address: 638 Belgrade Avenue

Owners: Melvyn Sargent  
638 Belgrade Avenue  
North Mankato, MN 56003

Sidewalk Repair/Replacement: \$248.75  
Total: \$248.75

Adopted by the City Council this 17<sup>th</sup> day of January 2017.

---

Mayor

ATTEST:

---

City Clerk



Clint Adams Concrete LLC  
2316 W Ballantyne Drive  
Madison Lake, MN 56063  
(507)508-2995  
clintadamsconcrete@outlook.com

## ESTIMATE

### ADDRESS

City of North Mankato

ESTIMATE # 1106

DATE 11/21/2016

---

| ACTIVITY                                  | QTY | RATE   | AMOUNT |
|---|-----|--------|--------|
| <b>Sidewalk</b><br>638 Belgrade<br>5x10.5 | 53  | 7.50   | 397.50 |
| <b>Other</b><br>Tree Root                 | 1   | 100.00 | 100.00 |

Please call with any questions!

TOTAL

**\$497.50**

Accepted By

Accepted Date

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



|  |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
|--|--|--------------------------------|--------------------------|--------------------------|-------|---------|-------|-------|----------|-------|-------|----------|-------|-------|---------|-------|-------|-------|--|--|------------|-----------|----------|---------|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Agenda Item #8F  | Department: City Planner   | Council Meeting Date: 01/17/17 |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| <b>TITLE OF ISSUE:</b> Consider Adopting Resolution Authorizing the City of North Mankato to Abate the Hazardous Building Located at 732 Wall Street.  |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| <b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> Based on complaints regarding the conditions at 732 Wall Street Staff has implemented the Code Enforcement Policy procedure. No improvements have been made to the property. This issue was brought before Council on July 18, 2016 and Resolution 63-16 was passed, which directed the property owner to either submit a complete building permit that remedies the conditions or obtain a demolition permit to demolish the premise within 30 days. The property owner did not comply and City staff obtained estimates for demolition and rehabilitation of the property. City staff is recommending the demolition of the house. A final letter was sent to the property owner to inform her that Council would meet on January 17, 2017 to consider the demolition of the structure.          |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| <i>If additional space is required, attach a separate sheet</i>  |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| <b>REQUESTED COUNCIL ACTION:</b> Adopt Resolution Resolution Authorizing the City of North Mankato to Abate the Hazardous Building Located at 732 Wall Street.   |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| <b>For Clerk's Use:</b><br><br>Motion By: _____<br>Second By: _____<br><br>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>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>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>Dehen</td> </tr> </table> | Aye  | Nay                            |                          | _____                    | _____ | Norland | _____ | _____ | Freyberg | _____ | _____ | Whitlock | _____ | _____ | Steiner | _____ | _____ | Dehen | <b>SUPPORTING DOCUMENTS ATTACHED</b><br><br><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) <u>Resolution 63-16, letter dated January 3, 2017</u><br><u>Estimates from Swedberg Carpentry, David Pinske and Blue</u><br><u>Earth Environmental Company</u><br>_____<br>_____ |  | Resolution | Ordinance | Contract | Minutes | Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Aye  | Nay  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | Norland                        |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | Freyberg                       |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | Whitlock                       |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | Steiner                        |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | 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<br><br><input checked="" type="checkbox"/> Regular Meeting<br><br><input type="checkbox"/> Special Meeting   | <input type="checkbox"/> Refer to: _____<br><br><input type="checkbox"/> Table until: _____<br><br><input type="checkbox"/> Other: _____ |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                                     |                          |                          |                          |                          |

RESOLUTION NO.

RESOLUTION AUTHORIZING THE CITY OF NORTH MANKATO TO  
ABATE THE HAZARDOUS BUILDING LOCATED AT 732 WALL STREET

WHEREAS, the City of North Mankato adopted Resolution 63-16 on July 18, 2016, which established that the structure located at 732 Wall Street is a hazardous building, as defined in Minnesota Statute Section §463.15; and

WHEREAS, the property owner was served, by first class mail, certified mail and personal service by the Sheriff of Olmsted County, a copy of Resolution 63-16 directing the owner to remedy the condition of the structure by rehabilitating and bringing the building into compliance with building code or demolishing the hazardous structure; and

WHEREAS, Resolution 63-16 allowed the City Administrator and City staff to take such action as may be necessary to enforce the order; and

WHEREAS, the property owner did not abate the nuisance or cure the deficiencies noted in Resolution 63-16; and

WHEREAS, City staff solicited quotes for demolition and rehabilitation:

|                                  | Demolition | Rehabilitation |
|----------------------------------|------------|----------------|
| Blue Earth Environmental Company | \$9,900.00 |                |
| Swedberg Carpentry, Inc.         |            | \$45,410.00    |
| David Pinske Construction        |            | \$31,228.00    |

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA that;

1. North Mankato City Administrator is directed to abate the nuisance by demolishing the hazardous building located at 732 Wall Street, North Mankato, Minnesota with all costs of the demolition and removal of the debris being assessed against the real estate.

Adopted by the City Council this 17<sup>th</sup> day of January 2017.

\_\_\_\_\_  
Mayor

ATTEST:

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

**RESOLUTION NO. 63-16**

**A RESOLUTION OF THE NORTH MANKATO CITY COUNCIL  
IN THE MATTER OF A HAZARDOUS BUILDING  
LOCATED AT 732 WALL STREET, NORTH MANKATO, MINNESOTA 56003  
DESCRIBED AS SET FORTH IN THIS RESOLUTION OWNED BY GEORGIA A.  
KIRCHNER, A SINGLE PERSON.**

**WHEREAS**, Georgia A. Kirchner is the owner of a building located at 732 Wall Street, North Mankato, MN 56003, Minnesota more specifically described as follows:

**The West One Hundred Forty-three (143) feet of the East Two Hundred Forty-seven (247) feet of Lot "C" in S. Lamm's Addition to North Mankato, Nicollet County, Minnesota, according to the map or plat thereof on file and of record in the office of the Register of Deeds within and for Nicollet County, Minnesota.**

**AND WHEREAS**, the City Council of the City of North Mankato has reviewed the report of North Mankato Building Official Dave Knudson attached hereto;

**AND WHEREAS**, the City of Council of the City of North Mankato and the staff of the City of North Mankato have received numerous reports relating to the condition of the described premises, including the infestation of the premises by animals and birds;

**NOW, THEREFORE BE IT RESOLVED**, pursuant to Minnesota Statutes, Section §463.15 to §463.161, the City Council of the City of North Mankato, Minnesota, has duly considered the matter and finds that:

1. An inspection of the interior of the property occurred in February, 2013 by Dave Knudson, Building Official for the City of North Mankato. During that inspection, the following was noted:
  - a. No heat due to the electricity being disconnected.
  - b. No water due to frozen pipes.
  - c. The entire interior of the dwelling had a mold-like growth.
  - d. The exterior of the dwelling was falling into disrepair.

The Building Inspector of the City of North Mankato again viewed the property but without gaining admittance to the interior in July 2016. At that time, it was noted that the conditions referenced in the 2013 inspection had not been remedied, and in addition, there were other exterior issues regarding maintenance of the lawn, holes in roof and garage and shingles, and holes in the building exterior which allow for the entrance of vermin. The building has not been occupied since 2013 to the best information available to the City Inspector.

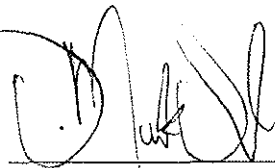
2. The result of the inspections determines that an unsafe and hazardous condition exists in regards to 732 Wall Street, North Mankato, MN.

3. That the structure is in need of major repair and currently causes concern for the life, health, and safety of the public.
4. Correspondence with the owners has not resulted in action to abate the conditions described.
5. The structure is a hazardous building, as defined in Minnesota Statute Section §463.15, and constitutes a fire hazard or hazard to the public safety and health because of inadequate maintenance, dilapidation, physical damage, unsanitary conditions or abandonment.


Based upon said Findings the City Council of the City of North Mankato orders:

1. The Mayor and City Administrator shall cause the Resolution to be served upon the owner at her most recent known address, which is 4434 22<sup>nd</sup> Avenue NW, Rochester, MN 55901. Should it be determined that there is any lienholder against the property, that they shall also receive notice.
2. The Owners or interested parties shall, within twenty (20) days of service, submit a complete application for a building permit together with the appropriate fee, addressing the items set forth in the above findings, and any other conditions which may be discovered which must be corrected to bring the structure into compliance with the building code. Work on rehabilitation must begin within two weeks of issuance of the permit.
3. Alternately, the Owner or interested parties may obtain a demolition permit. Demolition and site cleanup must be completed within thirty (30) days of issuance of the permit.
4. A motion for summary enforcement of this order will be made to the District Court of Nicollet County unless corrective action is taken as provided above, or unless an answer is filed as provided by M.S. Section §436.18.
5. The City Manager and staff shall take such other action as may be necessary to enforce this order.

Adopted this 18<sup>th</sup> day of July, 2016.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City



Michael H. Kennedy  
Christopher M. Kennedy\*

January 3, 2017

Ms. Georgia A. Kirchner  
4434 22 Ave. NW  
Rochester, MN 55901

Via U.S. Mail and Certified Mail

**Re: 732 Wall Street/ Resolution No. 63-16  
Court File No: 52-CV-16-525**

Dear Ms. Kirchner:

The City of North Mankato has reviewed all options regarding the property on Wall Street. The cost to remodel or fix up all of the violations of City and State Code provisions would be more than the value of the real estate. Estimates of such costs from Blue Earth Environmental Company, Swedberg Carpentry, and David Pinske Construction are enclosed. Accordingly, the City has determined that they are going to move forward with demolition of the property. The City Council will be asked for final approval of the demolition at their next meeting on the 17<sup>th</sup> day of January, 2017. You will receive no other notice of the demolition other than this letter. If you have an attorney or legal representative, please have him or her contact me if they have any questions.

Sincerely,

**KENNEDY & KENNEDY**

Michael H. Kennedy  
MHK/emw

Enclosure

Cc: Michael Fischer, John Harrenstein

Blue Earth Environmental Company

200 West Ruby Street  
Mankato, MN 56001  
507 387 6281

# Estimate

| Date      | Estimate # |
|-----------|------------|
| 12/1/2016 | 745        |

|   |
|---|
| Name / Address  |
| City of North Mankato<br>1001 Belgrade Ave.<br>P. O. Box 2055<br>North Mankato, MN 56002-2055 |

| P.O. No. | Terms          |
|----------|----------------|
|          | Due on receipt |

| Description  | Qty | Cost     | Total    |
|--|-----|----------|----------|
| 732 Wall Street, North Mankato, MN - Asbestos and hazards survey. Removal and disposal of the asbestos containing material and hazards. Water and sewer shut off by curb and marked with a 4 X 4 post. Curb cuts to remain for the driveway. Load contents of the house in container for temporary storage. Demolish house and garage and footings. Removal of driveway panels. Backfill with clean fill, black dirt and seed. |     | 9,900.00 | 9,900.00 |

Acceptance of Estimate authorizes Blue Earth Environmental Company to perform work outlined in estimate. Change Orders are needed for additional work.

**Total** \$9,900.00

Signature and Date \_\_\_\_\_

Swedberg Carpentry, Inc

800 South Main Street  
Lake Crystal, MN 56055-2020

Phone #

507-380-3537

# Estimate

Date

Estimate #

12/15/2016

567

Name / Address

City of North Mankato  
Repair house, ON 56003

Project

| Description   | Total        |
|---|--------------|
| Materials include all of the following for the house roof:<br>30 year landmark shingle<br>ice and water guard<br>starter shingles<br>drip edge<br>nails, and plumbing vents<br>felt paper<br>sheeting for damaged areas   | 3,440.00     |
| Labor to shingle house only includes all of the following:<br>tear off old shingles<br>prep roof deck<br>install felt paper and ice and water guard<br>install all new flashing needed<br>install the 30 year shingle   | 3,360.00     |
| Dumpster fee for the project  | 2,800.00     |
| Materials for the garage roof and structure:<br>30 year landmark shingle to match the house<br>felt paper and ice and water guard<br>drip edge, starter shingles, nails, and flashing<br>plywood for the hole roof<br>2x6's for repairing the rafters in garage | 2,760.00     |
| Labor to shingle garage roof includes all the following:<br>tear off old shingles<br>install felt and ice and water guard<br>install drip edge, flashing, and sheeting<br>install new bracing to rafters  | 3,100.00     |
| Thank you for your business.  | <b>Total</b> |



Swedberg Carpentry, Inc

800 South Main Street  
Lake Crystal, MN 56055-2020

|         |              |
|---------|--------------|
| Phone # | 507-380-3537 |
|---------|--------------|

# Estimate

|            |            |
|------------|------------|
| Date       | Estimate # |
| 12/15/2016 | 567        |

| Name / Address                                  |
|---|
| City of North Mankato<br>Repair house. ON 56003 |

|   |              | Project     |
|---|--------------|-------------|
| Description   |              | Total       |
| materials and labor to install one new walk in door for garage  |              | 550.00      |
| Materials and labor to install one overhead door in garage  |              | 1,000.00    |
| Materials and labor to install one 36 inch door in house  |              | 900.00      |
| materials and labor to install a egress rated window in bedroom of house  |              | 800.00      |
| materials and labor to install a new water heater   |              | 800.00      |
| materials and labor to install a small set of kitchen cabinets with a working sink up stairs in kitchen area  |              | 4,200.00    |
| Labor and materials to repair and fix all the walls and flooring on the main level includes all of the following:<br>tear out broken sheetrock in bedroom. reinsulate. sheetrock. mud and tape. and paint all walls white<br>fix and other damaged areas and paint all walls white<br>tear out all carpet and flooring in the house<br>install and floating hardwood floor in the kitchen and the rest of the house can be prepped for carpet. note<br>carpet is not included in this bid |              | 14,500.00   |
| Materials and labor for gutters to be installed on the garage and house   |              | 1,500.00    |
| Exterior paint for the house and garage includes materials and labor  |              | 4,500.00    |
| Note: windows in the house will stay but the entry door and bedroom window will be replaced   |              | 0.00        |
| Materials and labor for a election to move wires. install smoke detectors. and install GFI outlets in kitchen and bathroom areas  |              | 1,200.00    |
| Thank you for your business.  | <b>Total</b> | \$45,410.00 |

**12/27/16**

**REGARDING: Renovation of a house and garage located at 732 Wall Street, North Mankato, MN**

**This estimate for labor, materials, various sub-contractors, dumpsters, etc. is proposed to the City of North Mankato by David Pinske Construction, 2216 Dream Drive West, North Mankato, MN, Minnesota Contractors License #BC002899.**

**NOTE: This proposal/estimate is based on conversations with and instructions given by North Mankato Building Official, Dave Knutson. The contractor reserves the right to re-quote this project if any major additions to the renovation are found to be required prior to commencement of labor.**

**SCOPE OF WORK:**

**To re-side and re-roof detached garage, (new roof sheeting figured, vinyl siding to be applied), close up two side windows and install new vinyl barn sash in one opening, provide and install new garage service door, have new overhead door installed.**

**To re-roof house, (roof sheeting appears to be satisfactory at this time, possible "patching" might be required), repair some siding and fascia on rear of house, provide and install a new front, 36" entry door, to provide and install a new egress window in bedroom, (NOTE: This is the ONLY window replacement called for at this time!!), demo main floor walls and ceilings and install new insulation and drywall, (taping allowance included), to provide and install new kitchen cabinets, countertop and sink and faucet with new water heater also provided.**

**MATERIALS: \$10,578.00**

**PLUMBING: New water heater with stainless steel sink and faucet provided: \$1,585.00**

**NOTE: It is assumed at this time that the other plumbing fixtures and furnace are satisfactory for occupancy. If they are found unsound, we reserve the right to re-quote.**

**OVERHEAD DOOR: Steel , raised panel, non-insulated, installed: \$685.00**

**TAPING AND FINISHING DRYWALL: \$2,200.00**

**PAINTING, INTERIOR AND EXTERIOR: ALLOWANCE, \$4,000.00**

**APPLIANCE RE-CYCLING: \$150.00**

**DUMPSTERS, ALLOWANCE: \$850.00**

**LABOR, "DEMO", AND CARPENTER WORK: \$9,680.00**

**MISC. PROJECT COSTS: \$1,500.00**

**TOTAL OF THE LISTED QUOTES AND ESTIMATES: \$31,228.00**

**NOTE: The electrical service appears to be updated, but however, NO allowance is included for ANY electrical work. It is agreed that ALL utilities shall be in working condition and turned "ON" prior to commencement of ANY demo or labor. Floor coverings and any floor preparation by others. Building permit by the city. Payment of utility costs incurred during renovation shall be the responsibility of others. A payment schedule shall be discussed upon acceptance of this proposal.**

**Thank you for the opportunity to bid this project,**

**Sincerely,**



**David Pinske #507-381-3989**

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



|  |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
|--|--|--------------------------------|--------------------------|--------------------------|-------|---------|-------|-------|----------|-------|-------|----------|-------|-------|---------|-------|-------|-------|--|------------|-----------|----------|---------|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Agenda Item: #10A  | Department: City Planner   | Council Meeting Date: 01/17/17 |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| <b>TITLE OF ISSUE: Consider Resolution Vacating a 10 Foot Wide Utility Easement Lying East of and Adjoining the West Line of Taylor Addition.</b>  |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| <b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> As part of vacating a utility easements 10 Foot Wide Utility Easement Lying East of and Adjoining the West Line of Taylor Addition, it is necessary to set and hold a public hearing to formally vacate existing utility easements. The Public Hearing was held earlier in the evening. All local utility companies have been notified of the proposed vacation of the utility easement and the City has not been informed of any conflicts.   |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
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| <b>REQUESTED COUNCIL ACTION: Adopt Resolution Vacating a 10 Foot Wide Utility Easement Lying East of and Adjoining the West Line of Taylor Addition.</b>   |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
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| Aye  | Nay  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | Norland                        |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | Freyberg                       |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | Whitlock                       |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | Steiner                        |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |
| _____  | _____  | 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<br><br><input checked="" type="checkbox"/> Regular Meeting<br><br><input type="checkbox"/> Special Meeting   | <input type="checkbox"/> Refer to: _____<br><input type="checkbox"/> Table until: _____<br><input type="checkbox"/> Other: _____ |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                                     |                          |                          |                          |                          |

RESOLUTION NO.

RESOLUTION VACATING UTILITY EASEMENT 10 FOOT  
WIDE UTILITY EASEMENT LYING EAST OF AND ADJOINING  
THE WEST LINE OF TAYLOR ADDITION

WHEREAS, a petition has been submitted, executed by 100 percent of the abutting property owners, requesting vacation of street and alley easements and described as follows:

All that part of the dedicated 10 foot wide utility easement lying east of and adjoining the west line of Taylor Addition, according to the recorded plat thereof, City of North Mankato, Nicollet County, Minnesota, excepting the South 10 feet and the North 10 feet thereof.

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

1. Such utility easement is vacated.
2. The City Clerk shall prepare a notice of completion of these proceedings pursuant to statute and shall present the same to the County Auditor and County Recorder.

Adopted by the City Council this 17<sup>th</sup> day of January 2017.

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Mayor

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City Clerk


## PETITION FOR VACATION

The undersigned property owner hereby petitions the City Council of the City of North Mankato, Minnesota, to vacate the following described utility easement:

All that part of the dedicated 10 foot wide utility easement lying east of and adjoining the west line of Taylor Addition, according to the recorded plat thereof, City of North Mankato, Nicollet County, Minnesota, excepting the South 10 feet and the North 10 feet thereof.

Dated this 19 day of December 2016.

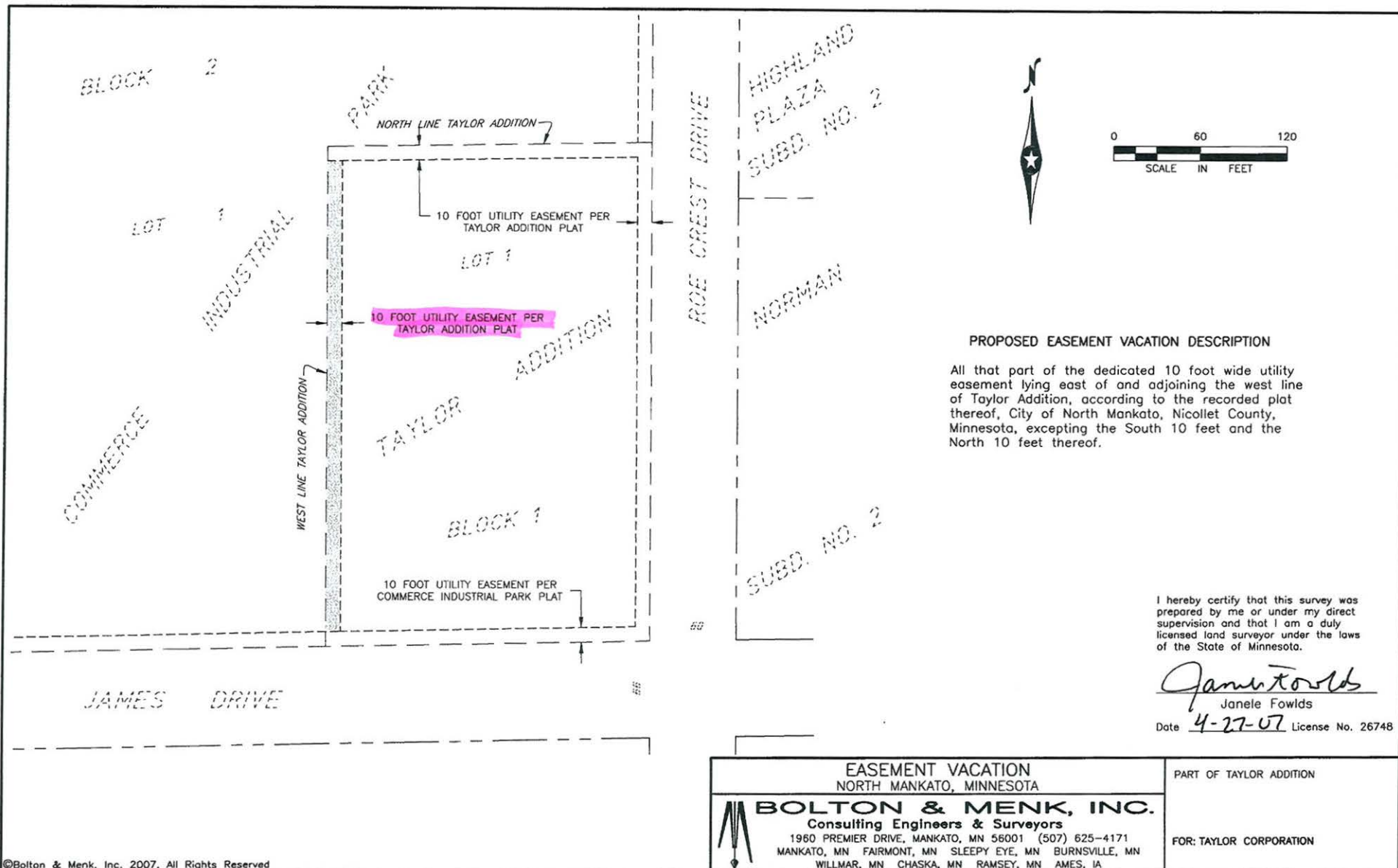
  
Witness

  
Larry Taylor  
Taylor Corporation - Vice President

Received by City Clerk:

12/19/16  
Date

  
City Clerk





# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



|  |                                     |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------------|-------------------------------------|--------------------------|--------------------------|-----------------|---|-------|--------------------------|-----------------|--------------------------|--------------------|--------------------------|--------------|---------|-------|-------|-------|--|--|------------|-----------|----------|---------|-----|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Agenda Item: #10B  | Department: City Planner            | Council Meeting Date: 01/17/17 |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <b>TITLE OF ISSUE:</b> Consider Approving Zoning Application Z-1-17, A Request from United Asset Development Corporation. Consider Adopting Ordinance No. 85 Fourth Series, Rezoning Outlot A, North Gate No. 2 from R-1, One-Family Dwelling to R-1S, One-Family Dwelling, Small Lot.   |                                     |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> Please review the Planning Commission Report. Community Development Director Mike Fischer will review the application and process.   |                                     |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| If additional space is required, attach a separate sheet   |                                     |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <b>REQUESTED COUNCIL ACTION:</b> Adopt Ordinance No. 85 Fourth Series, Rezoning Outlot A, North Gate No. 2 from R-1, One-Family Dwelling to R-1S, One-Family Dwelling, Small Lot.  |                                     |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <b>For Clerk's Use:</b><br><br>Motion By: _____<br>Second By: _____<br><br>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>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>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>Dehen</td> </tr> </table> | Aye                                 | Nay                            |                                     | _____                    | _____                    | Norland         | _____   | _____ | Freyberg                 | _____           | _____                    | Whitlock           | _____                    | _____        | Steiner | _____ | _____ | Dehen | <b>SUPPORTING DOCUMENTS ATTACHED</b><br><br><table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Planning Commission Report</u><br>_____<br>_____<br>_____ |  | Resolution | Ordinance | Contract | Minutes | Map | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Aye  | Nay                                 |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| _____  | _____                               | Norland                        |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| _____  | _____                               | Freyberg                       |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| _____  | _____                               | Whitlock                       |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| _____  | _____                               | Steiner                        |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| _____  | _____                               | Dehen                          |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| Resolution   | Ordinance                           | Contract                       | Minutes                             | Map                      |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Workshop</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Regular Meeting</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Special Meeting</td> </tr> </table>  | <input type="checkbox"/>            | Workshop                       | <input checked="" type="checkbox"/> | Regular Meeting          | <input type="checkbox"/> | Special Meeting | <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Refer to: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Table until: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Other: _____</td> </tr> </table> |       | <input type="checkbox"/> | Refer to: _____ | <input type="checkbox"/> | Table until: _____ | <input type="checkbox"/> | Other: _____ |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <input type="checkbox"/>   | Workshop                            |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <input checked="" type="checkbox"/>  | Regular Meeting                     |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <input type="checkbox"/>   | Special Meeting                     |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <input type="checkbox"/>   | Refer to: _____                     |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <input type="checkbox"/>   | Table until: _____                  |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |
| <input type="checkbox"/>   | Other: _____                        |                                |                                     |                          |                          |                 |   |       |                          |                 |                          |                    |                          |              |         |       |       |       |  |  |            |           |          |         |     |                          |                                     |                          |                          |                          |



ORDINANCE NO. 85, FOURTH SERIES  
AN ORDINANCE OF THE CITY OF NORTH MANAKTO, MINNESOTA  
AMENDING NORTH MANKATO CITY CODE, CHAPTER 156, ENTITLED "ZONING CODE",  
BY CHANGING THE ZONING DISTRICT MAP AND, BY ADOPTING BY REFERENCE NORTH  
MANKATO CITY CODE, CHAPTER 10 AND SECTION 10.99 WHICH,  
AMONG OTHER THINGS, CONTAIN PENALTY PROVISIONS

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

Section 1. North Mankato City Code, Section 156.021, entitled "Zoning District Map," is hereby amended by changing the zoning as follows:

1. To rezone Outlot A, North Gate No. 2 from R-1, One-Family Dwelling to R-1S, One-Family Dwelling, Small Lot.

A. Section 2. North Mankato City Code, Chapter 10, entitled "General Provisions" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 3. After adoption, signing and attestation, this Ordinance shall be published once in the official newspaper of the City and shall be in effect on or after the date following such publication.

Adopted by the Council this 17<sup>th</sup> day of January 2017.

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Mayor

ATTEST:

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City Clerk

Z-1-17

A REQUEST FROM UNITED ASSET DEVELOPMENT  
CORPORATION

## THE CITY OF NORTH MANKATO

SUBJECT: Z-1-17  
APPLICANT: United Asset Development Corporation  
LOCATION: Outlot A, North Gate No.2  
EXISTING ZONING: R-1, One-Family Dwelling  
DATE OF HEARING: January 12, 2017  
DATE OF REPORT: January 4, 2017  
REPORTED BY: Michael Fischer, Community Development Director

### APPLICATION SUBMITTED

Request to rezone Outlot A, North Gate No. 2 from R-1, One-Family Dwelling to R-1S, One-Family Dwelling, Small Lot

### COMMENT

Attached as Exhibit A is a request to rezone Outlot A of North Gate No.2 from R-1 to R-1S. Exhibit B shows the location the property and existing area zoning. In 2014, North Gate, North Gate No.2 (with 2 lot exceptions) including Outlot A were rezoned from R-2, One-and Two Family Dwelling to R-1, One-Family Dwelling to promote the development of single-family dwellings.

As North Gate and North Gate No.2 were originally platted under the R-2 guidelines, lot widths of 60 to 70 feet were platted and developed upon, consistent with the R-2 guidelines at the time of platting. As the vacant land described as Outlot A is zoned R-1, future platting is subject to the following R-1 minimum guidelines stated in the City Code:

Lot Width – 90 feet  
Lot Depth – 100 feet  
Lot Area – 9,000 sq. ft.

At the December 2016 Planning Commission meeting, a recommendation was made to the City Council to amend the Future Land Use Map in the Comprehensive Plan to include a new land use classification called Low Density Intermediate Residential with the location shown on Exhibit C. According to the proposed amendments with the Comprehensive Plan, all future land uses within the Low Density Intermediate Residential area shall be zoned as R-1S, One-

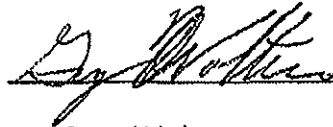
Family Dwelling, Small Lot. The City Council held a public hearing on January 3, 2017 to consider the amendments and subsequently approved the amendments.

RECOMMENDATION

Staff recommends approval of Z-1-17 to allow the opportunity to replat Outlot A, North Gate No. 2 consistent with the first two phases of North Gate development and consistent with the Future Land Use Map

December 19,2016

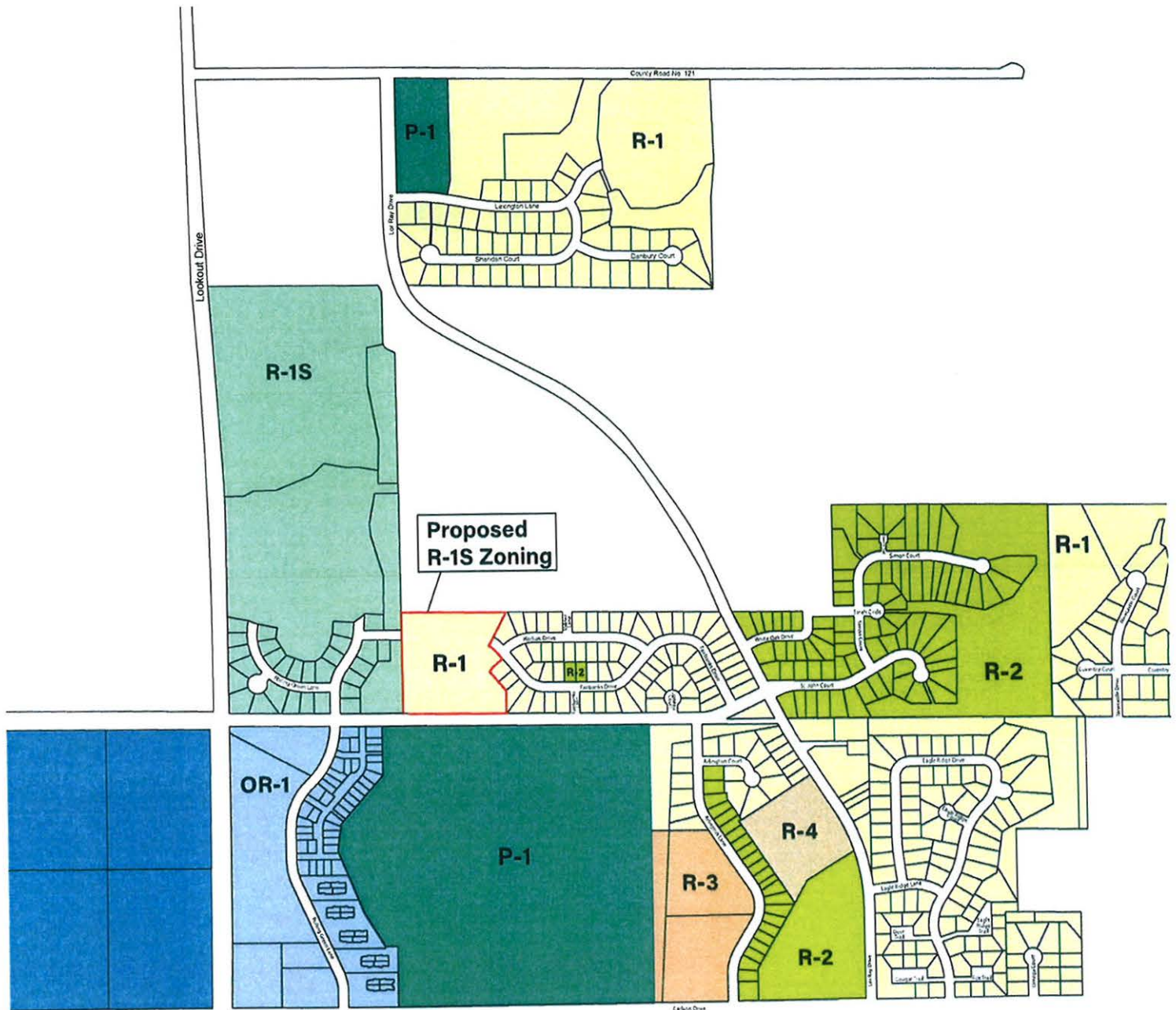
I, Gary Wolters, request to rezone the property described as Outlot A of North Gate No.2 from R-1, one-family Dwelling to R-1S, One-Family Dwelling, Small Lot.



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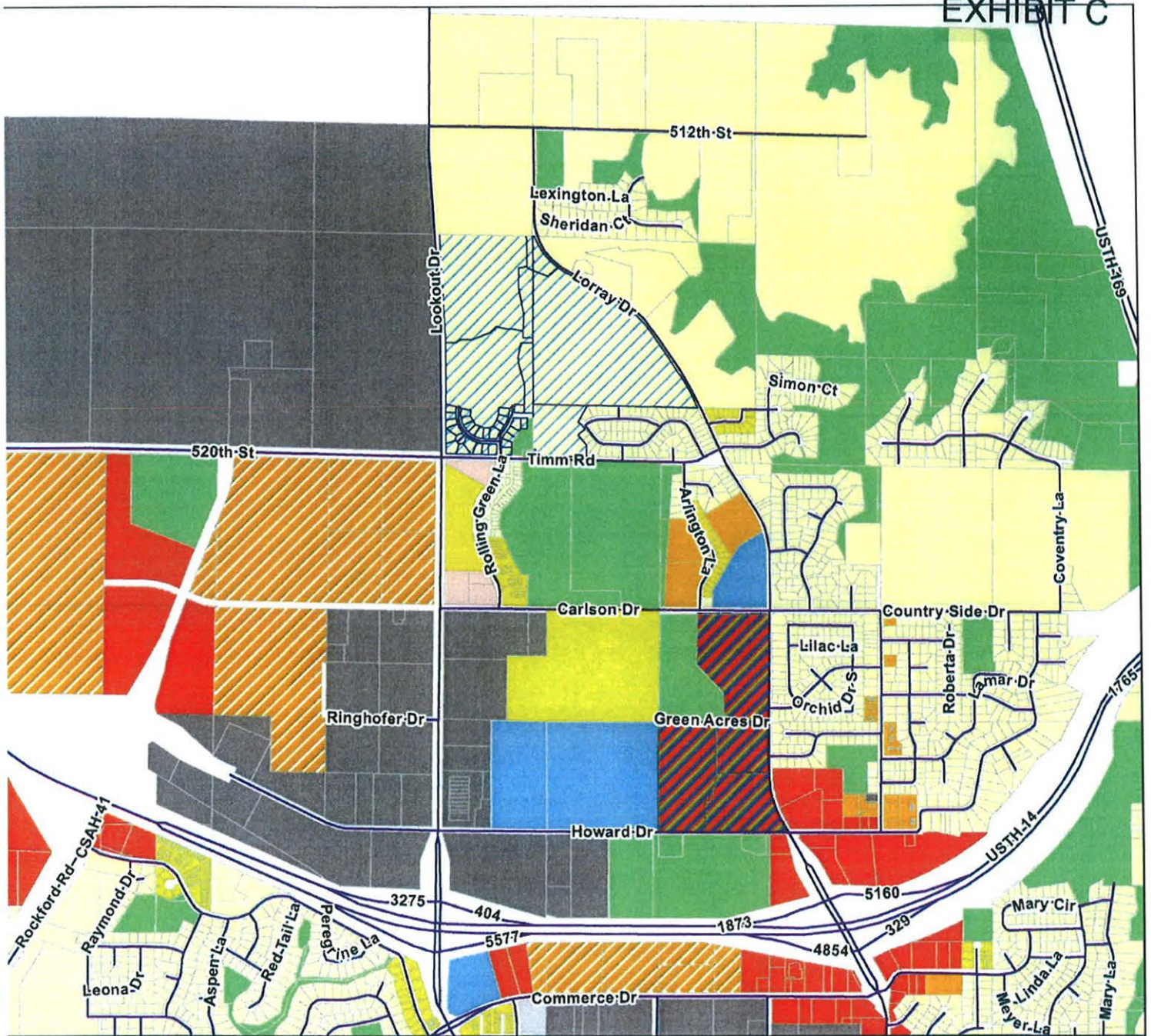
Gary Wolters

# EXHIBIT B



|      |                                |     |                               |
|------|--------------------------------|-----|-------------------------------|
| R-A  | Residential Agricultural       | B-1 | Neighborhood Business         |
| R-1  | One Family Dwelling            | B-2 | Community Business            |
| R-1S | One Family Dwelling, Small Lot | B-3 | General Commercial            |
| R-2  | One and Two Family Dwelling    | I-1 | Planned Industrial            |
| R-3  | Limited Multiple Dwelling      | M-1 | Light Industry                |
| R-3A | Medium Density Residential     | M-2 | Heavy Industry                |
| R-4  | Multiple Dwelling              | TUD | Transitional Unzoned District |
| OR-1 | Office-Residential             | P-1 | Public Use                    |
| CBD  | Central Business District      |     |                               |





### Future Land Use

|  |                                 |  |                                      |
|--|---------------------------------|--|--------------------------------------|
|  | Central Redevelopment District  |  | High Density Residential             |
|  | Central Business District       |  | Medium Density Residential           |
|  | General Commercial              |  | Low Density Residential              |
|  | Neighborhood Commercial         |  | Low Density Intermediate Residential |
|  | Commercial/Industrial Mixed Use |  | Institutional                        |
|  | Heavy Industrial                |  | Open Space/Park                      |
|  | Light Industrial                |  | Right of way                         |



1 inch equals 1,666.67 feet

0 0.175 0.35 0.7 Miles





CITY OF NORTH MANKATO

December 29, 2016

Dear Property Owner:

The City of North Mankato has received a request from United Asset Development Corporation to rezone the undeveloped part of the North Gate Subdivision from R-1, One-Family Dwelling to R-1S, One-Family Dwelling, Small Lot. Attached is a map showing the location of the rezoning request. The rezoning request would accommodate the development of single-family homes on the property as shown on the attached Trails West Estates plat.

This request will be considered by the North Mankato Planning Commission on Thursday, January 12, 2017 and by the City Council on Tuesday, January 17, 2017. Both meetings begin at 7:00 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue.

As a nearby property owner, you have the opportunity to comment on this request. You may send written comments prior to the January 12, 2017 meeting or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer  
Community Development Director

Enc





Hiniker Homes, Inc.  
23059 N Riverfront Drive  
Mankato, MN 56001

Ramon & Maria Pinero  
2245 Fairbanks Drive  
North Mankato, MN 56003

Adam N. Hoscheit  
2240 Fairbanks Drive  
North Mankato, MN 56003

Matthew & Robyn James  
2242 Fairbanks Drive  
North Mankato, MN 56003

Matt & Stephanie Jacobson  
2202 Rolling Green Lane  
North Mankato, MN 56003

Drummer Development, Inc.  
30 Map Drive  
Mankato, MN 56001

Christopher M. & Sara M.  
Schweiss  
2208 Rolling Green Lane  
North Mankato, MN 56003

Aaron D. Devlaeminck  
95 Benson Trail  
North Mankato, MN 56003

Heartland Homes of Mankato  
30 Map Drive  
Mankato, MN 56001

Michael A. & Nanci Lund  
2204 Rolling Green Lane  
North Mankato, MN 56003

Sarah R. Stocker  
87 Benson Trail  
North Mankato, MN 56003

Joshua T. Zimmerman  
84 Juniper Trail  
North Mankato, MN 56003

Silas V. & Mary Born  
2329 Fair Street  
Mankato, MN 56001

Spencer Family Trust  
2246 Kodiak Drive  
North Mankato, MN 56003

Pamela Riquelme-Paredes  
94 Benson Trail  
North Mankato, MN 56003

Allison L. Buns  
83 Benson Trail  
North Mankato, MN 56003

Terence L. & Kayla L. Siegler  
2249 Fairbanks Drive  
North Mankato, MN 56003

Martin D. Mogensen  
2247 Fairbanks Drive  
North Mankato, MN 56003

Nora E. Loera  
2237 Fairbanks Drive  
North Mankato, MN 56003

Nick L. & Sarah F. Shouts  
2239 Fairbanks Drive  
North Mankato, MN 56003

Mathew G. & Naomi Ruyter  
2210 Rolling Green Lane  
North Mankato, MN 56003

Melanie Wruck &  
Roger Skrukrud  
2200 Rolling Green Lane  
North Mankato, MN 56003

Kristin H. Windschitl  
2243 Fairbanks Drive  
North Mankato, MN 56003

Nicholas Stelter  
79 Benson Trail  
North Mankato, MN 56003

Hai N. Hoang  
2241 Fairbanks Drive  
North Mankato, MN 56003

Chad W. & Heather Hoppe  
2243 Kodiak Drive  
North Mankato, MN 56003

Jeremy & Amy Larsen  
2248 Kodiak Drive  
North Mankato, MN 56003

Ann M. Burke  
2948 Canyon Road  
Chaska, MN 55318

Joshua D. Tiesler &  
Heidi K. Rogers  
2207 Rolling Green Lane  
North Mankato, MN 56003

Michael P. & Kari M. Hennager  
2209 Rolling Green Lane  
North Mankato, MN 56003

Z-1-17

Gregory & Kara Pipes  
2240 Kodiak Drive  
North Mankato, MN 56003

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



|   |  |                                |                          |                          |          |         |     |                          |                          |                          |                          |                          |
|---|--|--------------------------------|--------------------------|--------------------------|----------|---------|-----|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Agenda Item: #10C   | Department: City Planner   | Council Meeting Date: 01/17/17 |                          |                          |          |         |     |                          |                          |                          |                          |                          |
| <b>TITLE OF ISSUE: Consider Approving Preliminary and Final Plat of Trail's West Estates, A Request from United Asset Development Corporation.</b>  |  |                                |                          |                          |          |         |     |                          |                          |                          |                          |                          |
| <b>BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the Planning Commission Report. Community Development Director Mike Fischer will review the application and process.</b>  |  |                                |                          |                          |          |         |     |                          |                          |                          |                          |                          |
|   |  |                                |                          |                          |          |         |     |                          |                          |                          |                          |                          |
| <i>If additional space is required, attach a separate sheet</i>   |  |                                |                          |                          |          |         |     |                          |                          |                          |                          |                          |
| <b>REQUESTED COUNCIL ACTION: Approve Preliminary and Final Plat of Trail's West Estates, A Request from United Asset Development Corporation.</b>   |  |                                |                          |                          |          |         |     |                          |                          |                          |                          |                          |
| <b>For Clerk's Use:</b><br><br>Motion By: _____<br>Second By: _____<br><br>Vote Record:      Aye      Nay<br>_____      _____ Norland<br>_____      _____ Freyberg<br>_____      _____ Whitlock<br>_____      _____ Steiner<br>_____      _____ Dehen | <b>SUPPORTING DOCUMENTS ATTACHED</b><br><br><table style="width: 100%; text-align: center;"> <tr> <td>Resolution</td> <td>Ordinance</td> <td>Contract</td> <td>Minutes</td> <td>Map</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Planning Commission Report</u><br>_____<br>_____<br>_____<br>_____ |                                | Resolution               | Ordinance                | Contract | Minutes | Map | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Resolution  | Ordinance  | Contract                       | Minutes                  | Map                      |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/>  | <input type="checkbox"/>   | <input type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/> Workshop<br><br><input checked="" type="checkbox"/> Regular Meeting<br><br><input type="checkbox"/> Special Meeting  | <input type="checkbox"/> Refer to: _____<br><input type="checkbox"/> Table until: _____<br><input type="checkbox"/> Other: _____   |                                |                          |                          |          |         |     |                          |                          |                          |                          |                          |

PRELIMINARY & FINAL PLAT OF TRAIL'S WEST ESTATES

A REQUEST FROM UNITED ASSET DEVELOPMENT  
CORPORATION

## THE CITY OF NORTH MANKATO

SUBJECT: Preliminary & Final Plat of Trail's West Estates  
APPLICANT: United Asset Development Corporation  
LOCATION: Outlot A, North Gate No.2  
EXISTING ZONING: R-1, One-Family Dwelling (proposed R-1S)  
DATE OF HEARING: January 12, 2017  
DATE OF REPORT: January 5, 2107  
REPORTED BY: Michael Fischer, City Planner

### APPLICATION SUBMITTED

Request to replat Outlot A, North Gate No.2

### COMMENT

Attached as Exhibit A is the North Gate No. 2 subdivision which was platted in 2005. The plat consisted of forty-two (42) residential lots and Outlot A reserved for future residential development. As North Gate No. 2 was platted when zoned R-2, the majority of lots widths are 70 feet. In 2014, North Gate, North Gate No. 2 including Outlot A were rezoned from R-2 to R-1. In a separate application, the applicant has requested a rezoning of Outlot A, North Gate No.2 from R-1 to R-1S.

Subject to successful rezoning of the Outlot A to R-1S, attached as Exhibit B is a preliminary plat of Trail's West Estates consisting of thirty (30) residential lots for single-family dwellings including the extension of Fairbanks Drive and additions of Kodiak Court and Anchorage Drive. The final plat of Trail's West Estates is shown on Exhibit C.

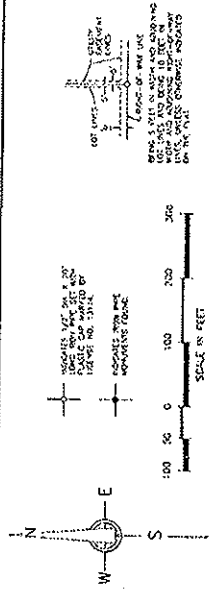
The following are the minimum lot size requirements within the R-1S, One-Family Dwelling, Small Lot district:

Lot width – 60 feet  
Lot depth – 100 feet  
Lot area – 6,000 sq.ft.

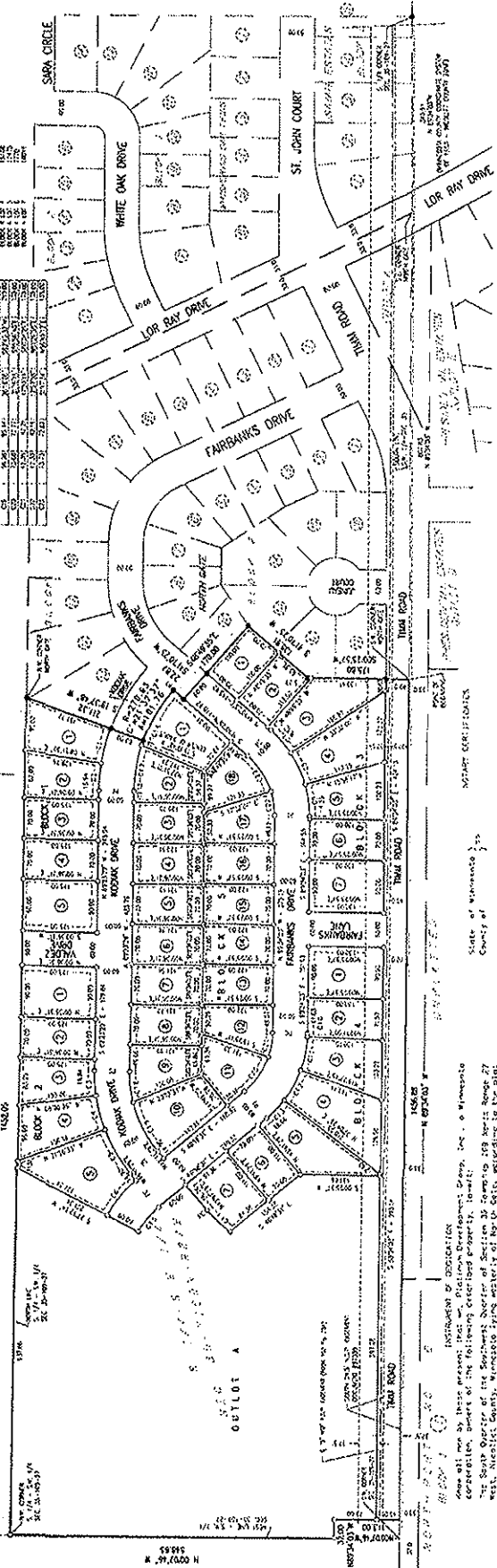
All lots proposed within Trail's West Estates meet and exceed the minimum lots size requirements.

RECOMMENDATION

Staff recommends approval of the Preliminary and Final Plat of Trail's West Estates



| DATE |          | TIME  |       | LOCATION |       | REMARKS |       |
|------|----------|-------|-------|----------|-------|---------|-------|
| 1    | 10/10/19 | 10:00 | 10:30 | 10:00    | 10:30 | 10:00   | 10:30 |
| 2    | 10/10/19 | 10:30 | 11:00 | 10:30    | 11:00 | 10:30   | 11:00 |
| 3    | 10/10/19 | 11:00 | 11:30 | 11:00    | 11:30 | 11:00   | 11:30 |
| 4    | 10/10/19 | 11:30 | 12:00 | 11:30    | 12:00 | 11:30   | 12:00 |
| 5    | 10/10/19 | 12:00 | 12:30 | 12:00    | 12:30 | 12:00   | 12:30 |
| 6    | 10/10/19 | 12:30 | 13:00 | 12:30    | 13:00 | 12:30   | 13:00 |
| 7    | 10/10/19 | 13:00 | 13:30 | 13:00    | 13:30 | 13:00   | 13:30 |
| 8    | 10/10/19 | 13:30 | 14:00 | 13:30    | 14:00 | 13:30   | 14:00 |
| 9    | 10/10/19 | 14:00 | 14:30 | 14:00    | 14:30 | 14:00   | 14:30 |
| 10   | 10/10/19 | 14:30 | 15:00 | 14:30    | 15:00 | 14:30   | 15:00 |
| 11   | 10/10/19 | 15:00 | 15:30 | 15:00    | 15:30 | 15:00   | 15:30 |
| 12   | 10/10/19 | 15:30 | 16:00 | 15:30    | 16:00 | 15:30   | 16:00 |
| 13   | 10/10/19 | 16:00 | 16:30 | 16:00    | 16:30 | 16:00   | 16:30 |
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| 17   | 10/10/19 | 18:00 | 18:30 | 18:00    | 18:30 | 18:00   | 18:30 |
| 18   | 10/10/19 | 18:30 | 19:00 | 18:30    | 19:00 | 18:30   | 19:00 |
| 19   | 10/10/19 | 19:00 | 19:30 | 19:00    | 19:30 | 19:00   | 19:30 |
| 20   | 10/10/19 | 19:30 | 20:00 | 19:30    | 20:00 | 19:30   | 20:00 |
| 21   | 10/10/19 | 20:00 | 20:30 | 20:00    | 20:30 | 20:00   | 20:30 |
| 22   | 10/10/19 | 20:30 | 21:00 | 20:30    | 21:00 | 20:30   | 21:00 |
| 23   | 10/10/19 | 21:00 | 21:30 | 21:00    | 21:30 | 21:00   | 21:30 |
| 24   | 10/10/19 | 21:30 | 22:00 | 21:30    | 22:00 | 21:30   | 22:00 |
| 25   | 10/10/19 | 22:00 | 22:30 | 22:00    | 22:30 | 22:00   | 22:30 |
| 26   | 10/10/19 | 22:30 | 23:00 | 22:30    | 23:00 | 22:30   | 23:00 |
| 27   | 10/10/19 | 23:00 | 23:30 | 23:00    | 23:30 | 23:00   | 23:30 |
| 28   | 10/10/19 | 23:30 | 00:00 | 23:30    | 00:00 | 23:30   | 00:00 |
| 29   | 10/10/19 | 00:00 | 00:30 | 00:00    | 00:30 | 00:00   | 00:30 |
| 30   | 10/10/19 | 00:30 | 01:00 | 00:30    | 01:00 | 00:30   | 01:00 |
| 31   | 10/10/19 | 01:00 | 01:30 | 01:00    | 01:30 | 01:00   | 01:30 |
| 32   | 10/10/19 | 01:30 | 02:00 | 01:30    | 02:00 | 01:30   | 02:00 |
| 33   | 10/10/19 | 02:00 | 02:30 | 02:00    | 02:30 | 02:00   | 02:30 |
| 34   | 10/10/19 | 02:30 | 03:00 | 02:30    | 03:00 | 02:30   | 03:00 |
| 35   | 10/10/19 | 03:00 | 03:30 | 03:00    | 03:30 | 03:00   | 03:30 |
| 36   | 10/10/19 | 03:30 | 04:00 | 03:30    | 04:00 | 03:30   | 04:00 |
| 37   | 10/10/19 | 04:00 | 04:30 | 04:00    | 04:30 | 04:00   | 04:30 |
| 38   | 10/10/19 | 04:30 | 05:00 | 04:30    | 05:00 | 04:30   | 05:00 |
| 39   | 10/10/19 | 05:00 | 05:30 | 05:00    | 05:30 | 05:00   | 05:30 |
| 40   | 10/10/19 | 05:30 | 06:00 | 05:30    | 06:00 | 05:30   | 06:00 |
| 41   | 10/10/19 | 06:00 | 06:30 | 06:00    | 06:30 | 06:00   | 06:30 |
| 42   | 10/10/19 | 06:30 | 07:00 | 06:30    | 07:00 | 06:30   | 07:00 |
| 43   | 10/10/19 | 07:00 | 07:30 | 0        |       |         |       |



I, Richard E. Norton, a licensed attorney in the State of Minnesota, do hereby certify that I have no financial interest or other personal interest in the above described person, represent all beneficial interests in the land represented by this plan.

\_\_\_\_\_  
RICHARD E. NORTON, Licensed Attorney

COUNTY RECORDER

I hereby certify that there are no delinquent taxes and/or delinquent special assessments due that this transfer has been entered on the land described herein on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
County Auditor

COUNTY RECORDER

I hereby certify that the current year's taxes have been paid this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
County Treasurer

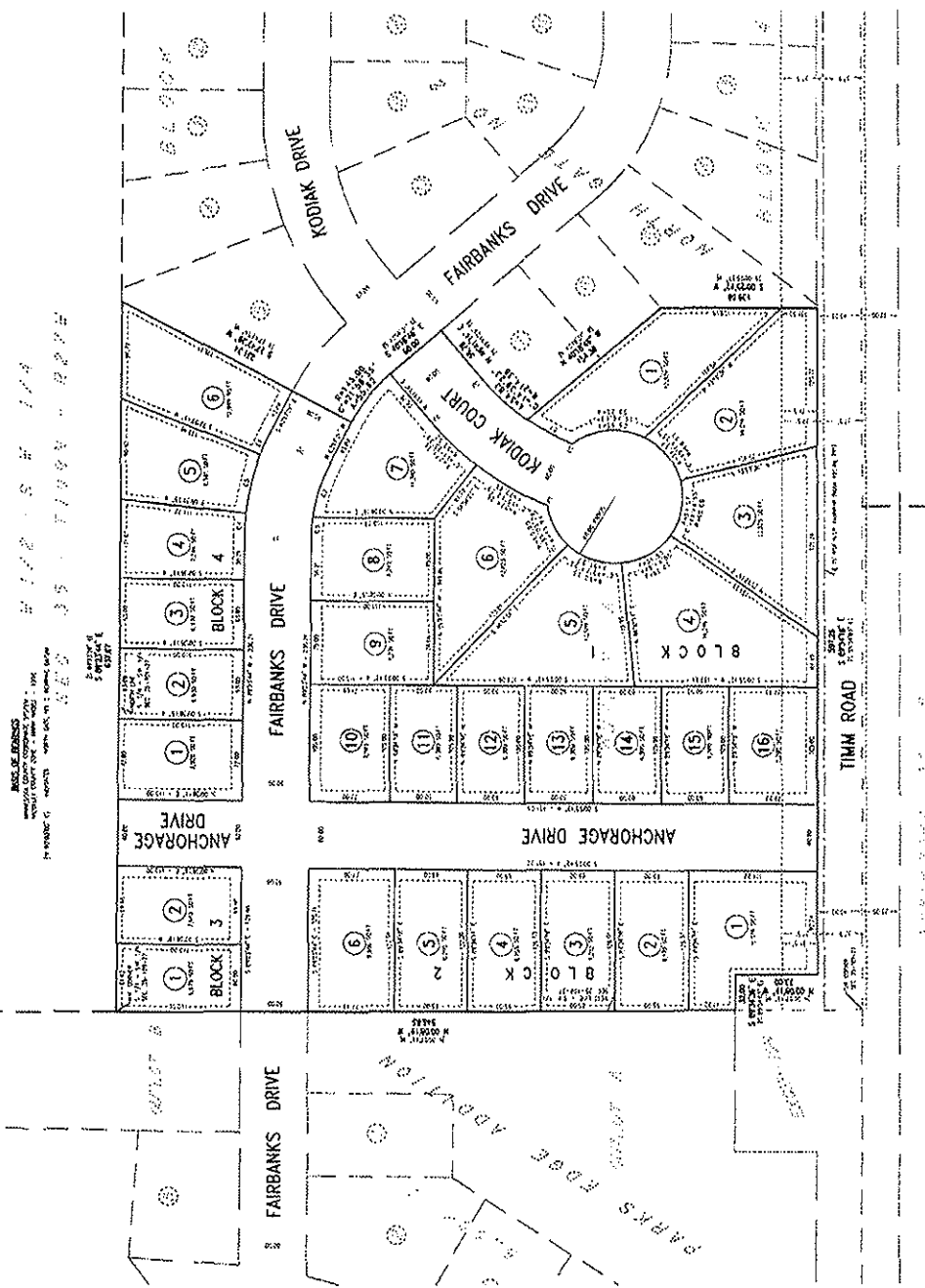
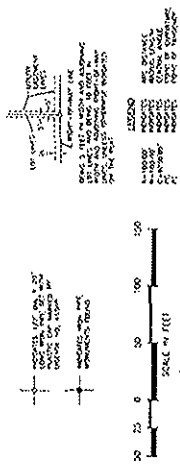
COUNTY RECORDER

I hereby certify that this instrument was filed in my office as recorder on this, the \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_, Minn., and that it was duly recorded on \_\_\_\_\_.

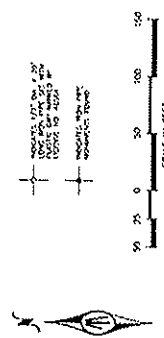
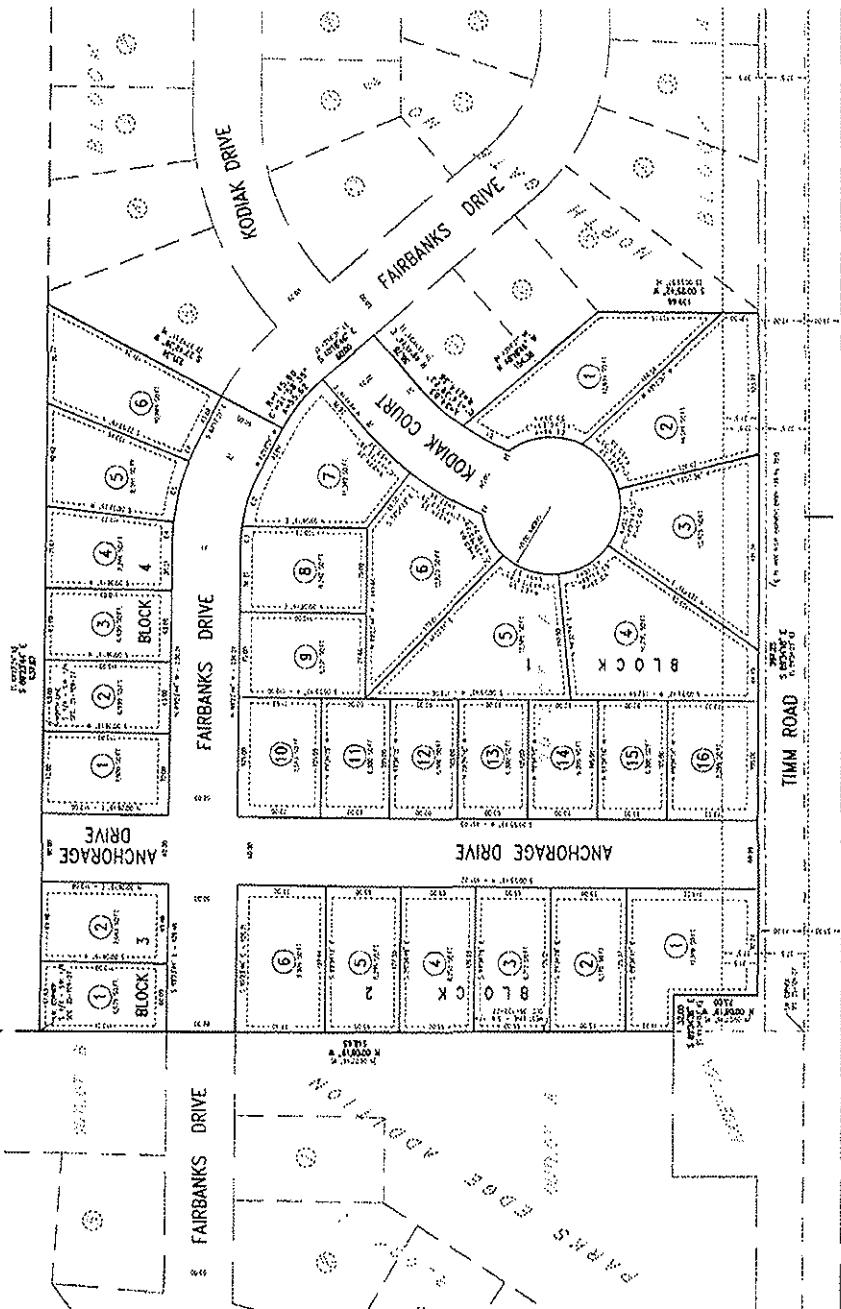
\_\_\_\_\_  
County Recorder

[illegible][illegible]

**TRAIL'S WEST ESTATES**  
CITY OF NORTH MANKATO  
NICOLLET COUNTY, MINNESOTA

[illegible][illegible]



[illegible][illegible][illegible][illegible][illegible]

On this the 10th day of January 1917, before me, Notary Public in and for said County, appeared Vincent W. Fiquers, and being duly sworn did say that he had executed the foregoing instrument

[illegible]

1. Joe & Gen. Clement Attorney, State of Nevada, no weekly salary, but two quarters as indicated above, regional all quarterly interest in the state subcommittee, etc.

[illegible][illegible]

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



|  |                                   |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
|--|-----------------------------------|---|--|---|-------|------------------------------------|-------|---------------------------------------|----------|---------------------------------|-------|----------|-------|-------|---------|-------|-------|-------|--|--|------------|-----------|----------|---------|-----|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Agenda Item: #10D  | Department: City Planner          | Council Meeting Date: 01/17/17                      |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>TITLE OF ISSUE:</b> Consider Approving Preliminary and Final Plat of Taylor Second Addition, A Request from Taylor Corporation.   |                                   |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> Please review the Planning Commission Report. Community Development Director Mike Fischer will review the application and process.   |                                   |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <i>If additional space is required, attach a separate sheet</i>  |                                   |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>REQUESTED COUNCIL ACTION:</b> Approve Preliminary and Final Plat of Taylor Second Addition, A Request from Taylor Corporation.  |                                   |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>For Clerk's Use:</b><br><br>Motion By: _____<br>Second By: _____<br><br>Vote Record: <table style="margin-left: 40px;"> <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>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>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>Dehen</td> </tr> </table> | Aye                               | Nay   |  | _____   | _____ | Norland                            | _____ | _____                                 | Freyberg | _____                           | _____ | Whitlock | _____ | _____ | Steiner | _____ | _____ | Dehen | <b>SUPPORTING DOCUMENTS ATTACHED</b><br><br><table style="width: 100%;"> <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>Planning Commission Report</u><br>_____<br>_____<br>_____<br>_____ |  | Resolution | Ordinance | Contract | Minutes | Map | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Aye  | Nay                               |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Norland   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Freyberg  |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Whitlock  |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Steiner   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____                             | Dehen   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| Resolution   | Ordinance                         | Contract  | Minutes                                  | Map   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/>   | <input type="checkbox"/>          | <input type="checkbox"/>                            | <input type="checkbox"/>                 | <input type="checkbox"/>  |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Workshop</td> </tr> <tr> <td><input checked="" type="checkbox"/> Regular Meeting</td> </tr> <tr> <td><input type="checkbox"/> Special Meeting</td> </tr> </table>   | <input type="checkbox"/> Workshop | <input checked="" type="checkbox"/> Regular Meeting | <input type="checkbox"/> Special Meeting | <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Refer to:</td> <td>_____</td> </tr> <tr> <td><input type="checkbox"/> Table until:</td> <td>_____</td> </tr> <tr> <td><input type="checkbox"/> Other:</td> <td>_____</td> </tr> </table> |       | <input type="checkbox"/> Refer to: | _____ | <input type="checkbox"/> Table until: | _____    | <input type="checkbox"/> Other: | _____ |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/> Workshop  |                                   |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input checked="" type="checkbox"/> Regular Meeting  |                                   |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/> Special Meeting   |                                   |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/> Refer to:   | _____                             |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/> Table until:  | _____                             |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/> Other:  | _____                             |   |  |   |       |                                    |       |                                       |          |                                 |       |          |       |       |         |       |       |       |  |  |            |           |          |         |     |                          |                          |                          |                          |                          |

PRELIMINARY & FINAL PLAT OF TAYLOR SECOND ADDITION

A REQUEST FROM TAYLOR CORPORATION

## THE CITY OF NORTH MANKATO

SUBJECT: Taylor Second Addition

APPLICANT: Taylor Corporation

LOCATION: Lot 1, Block 1, Commerce Industrial Park & Lot 1,  
Block 1, Taylor Addition

EXISTING ZONING: M-2, Heavy Industrial

DATE OF HEARING: January 12, 2017

DATE OF REPORT: January 4, 2017

REPORTED BY: Michael Fischer, City Planner

### APPLICATION SUBMITTED

Request to replat Lot 1, Block 1, Commerce Industrial Park & Lot 1, Block 1, Taylor Addition

### COMMENT

The applicant is requesting to replat property within Commerce Industrial Park and Taylor Addition to create additional parking for the Taylor Corporation Administration Building located at the corner of Roe Crest Drive and James Drive. Currently, the Administration building is located on Lot 1, Block 1, of Taylor Addition and has 53 off-street parking spaces. Based on the size and use of the building, 111 parking spaces are required. Therefore, the applicant is requesting to relocate the west lot line of Taylor Addition 128 feet to the west into an existing parking lot owned by the applicant as shown on Exhibit A. The result would be the addition of 135 off-street parking spaces for a total of 188 on Lot 1, Block 1, of the proposed Taylor Second Addition shown on Exhibit B. As part of the process, the applicant will create and record a permanent access and parking agreement which will allow the free movement of traffic throughout the entire parking area.

As there are other Taylor Corporation businesses in the immediate area, it is necessary to consider the overall parking conditions resulting from the proposed replatting. The parking requirements for the Carlson Craft building and Golden Heart Day Care are based on employment. According to the applicant, there are 361 peak employees at Carlson Craft and 35 at Golden Heart. After the proposed replatting there are 560 off-street parking spaces for these two businesses.

Due to the fact there is an existing 10 foot wide utility easement along the lot line to be relocated, the applicant has submitted a formal request to vacate the easement. This request will be considered by the City Council on January 17, 2017.

RECOMMENDATION

Staff recommends approval of the Preliminary & Final Plat of Taylor Second Addition contingent on:

1. The applicant records a permanent access and parking agreement
2. Successful vacation of the utility easement







# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



|  |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
|--|--|--------------------------------|--------------------------|--------------------------|-------|---------|-------|-------|----------|-------|-------|----------|-------|-------|---------|-------|-------|-------|--|------------|-----------|----------|---------|-----|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Agenda Item: #10E  | Department: City Planner   | Council Meeting Date: 01/17/17 |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>TITLE OF ISSUE:</b> Consider Approving Preliminary and Final Plat of North Port No. 19, A Request from the North Mankato Port Authority.  |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> Please review the Planning Commission Report. Community Development Director Mike Fischer will review the application and process.   |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
|  |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <i>If additional space is required, attach a separate sheet</i>  |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <b>REQUESTED COUNCIL ACTION:</b> Approve Preliminary and Final Plat of North Port No. 19, A Request from the North Mankato Port Authority.   |  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
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| Aye  | Nay  |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____  | Norland                        |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____  | Freyberg                       |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____  | Whitlock                       |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____  | Steiner                        |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| _____  | _____  | Dehen                          |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| Resolution   | Ordinance  | Contract                       | Minutes                  | Map                      |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |
| <input type="checkbox"/> Workshop<br><br><input checked="" type="checkbox"/> Regular Meeting<br><br><input type="checkbox"/> Special Meeting   | <input type="checkbox"/> Refer to: _____<br><br><input type="checkbox"/> Table until: _____<br><br><input type="checkbox"/> Other: _____ |                                |                          |                          |       |         |       |       |          |       |       |          |       |       |         |       |       |       |  |            |           |          |         |     |                          |                          |                          |                          |                          |



PRELIMINARY & FINAL PLAT OF NORTH PORT NO. 19

A REQUEST FROM THE NORTH MANKATO PORT AUTHORITY

## THE CITY OF NORTH MANKATO

SUBJECT: Preliminary & Final Plat of North Port No. 19  
APPLICANT: North Mankato Port Authority  
LOCATION: Part of Outlot A, Northport No.17  
EXISTING ZONING: M-2. Heavy industrial  
DATE OF HEARING: January 12, 2017  
DATE OF REPORT: December 22, 2016  
REPORTED BY: Michael Fischer, City Planner

### APPLICATION SUBMITTED

Request to replat part of Outlot A, Northport No. 17

### COMMENT

The Port Authority has recently sold 2.04 acres of vacant property along Howard Drive West to O'Brien Properties Holding Company, LLC (Building Fasteners) for future construction of a new 16,000 sq. ft. industrial building. The property is currently within part of Outlot A of Northport No. 17 shown on Exhibit A. To create a specific lot for Building Fasteners, it is necessary to replat Outlot A of Northport No.17. As proposed, the replatted property would become Lot 1, Block 1, Northport No.19 as shown on the preliminary plat as Exhibit B. The Final Plat is shown on Exhibit C.

It is expected that Building Fasteners will begin construction of their new building in spring of 2018.

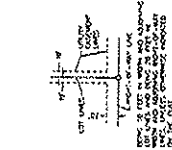
### RECOMMENDATION

Staff recommends approval of the Preliminary and Final Plat of Northport No. 19

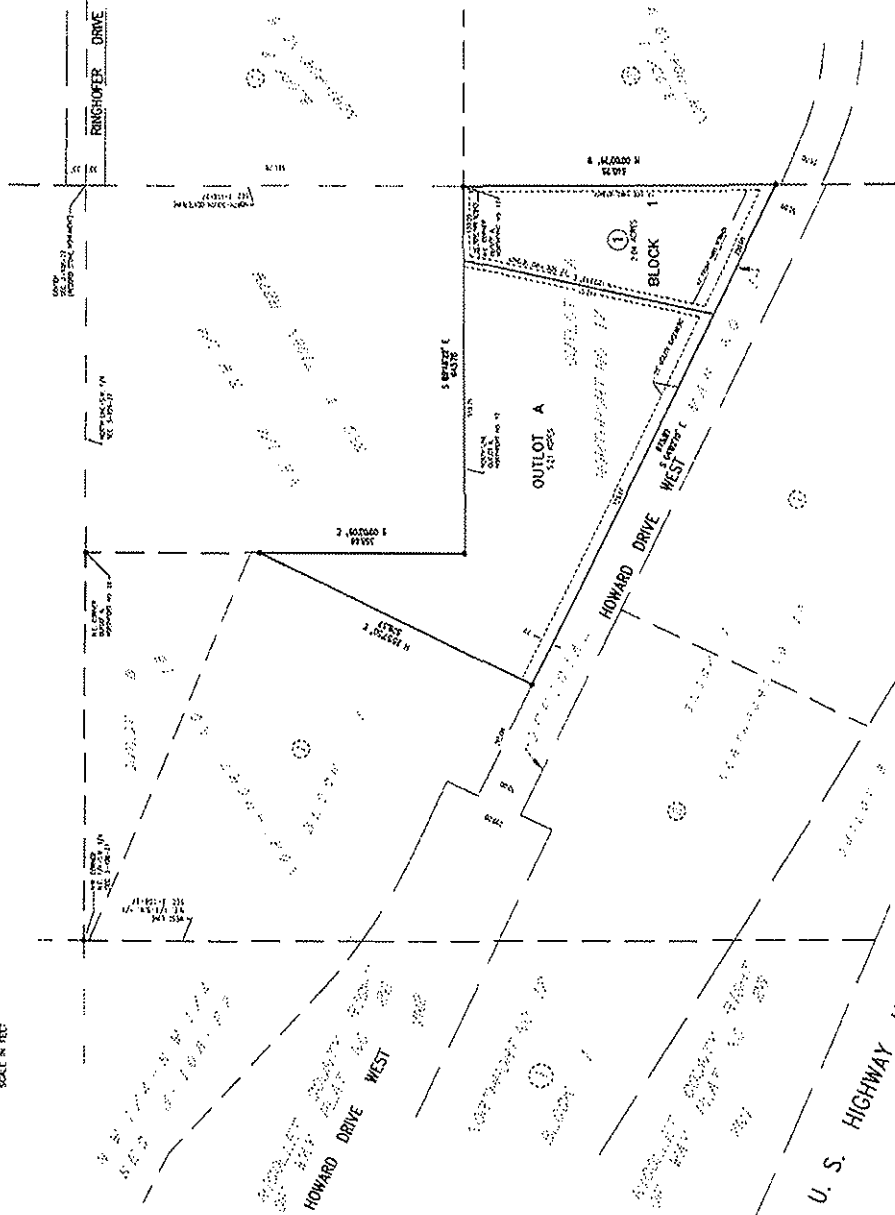


## NORTHPORT NO. 19

CITY OF NORTH MANKATO  
NICOLLET COUNTY, MINNESOTA



0 50 100 150 200 250 300



PROPERTY ZONED M-2

REVIEW AND APPROVAL OF THE  
CITY ENGINEER AND THE  
CITY BOARD OF COMMISSIONERS  
IS HEREBY CERTIFIED THAT THE  
PLAT IS IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE  
MINNESOTA PLAT ACT  
AND THE CITY OF NORTH MANKATO  
PLAT ACT.

SUBJECT PROPERTY  
CONTAINS 7.25 ACRES

PRELIMINARY PLAT  
NORTH MANKATO, MINNESOTA

**BOLTON & MENK**

REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF MINNESOTA  
NO. 10000





December 30, 2016

John Harenstein  
City of North Mankato  
PO Box 2055  
Mankato, MN 56002

Dear John

**Thank you for your membership in the Minnesota Transportation Alliance!** Your membership is what makes our work successful by providing the resources we need to make a difference in the funding available for transportation around the state at all jurisdictional levels.

The Transportation Alliance is the one organization that brings everyone - public and private sector, metro and rural, highway and transit - together to focus on transportation needs and funding.

As we prepare for the coming year, we see great opportunities for transportation funding. Thanks to our continued efforts to keep transportation a top issue, legislative leaders have said they will deal with the unfinished business from 2016 – namely: **Transportation Funding, Capital Bonding and a Tax reform bill.**

**At the federal level, infrastructure funding has emerged as a top priority on a bipartisan basis.** The Transportation Alliance will be advocating for increased investments in Minnesota's transportation infrastructure which could be funded through a federal tax reform bill.

As always, we will continue to provide you – as a member of the Alliance - with updates on all of the action in both St. Paul and Washington, D.C. as well as a voice in shaping transportation policy in Minnesota.

You will have an opportunity to hear directly from lawmakers at the Alliance **Transportation Day at the Capitol, Washington, D.C. Fly-In** and **regional meetings** with local legislators throughout the state. The Alliance allows you to join with colleagues and advocates from all sectors of transportation as we make the case for needed funding increases.

The Transportation Alliance also leads media and public relations campaigns through *Progress In Motion* that reach thousands of Minnesotans through **paid advertising, social media and news stories.** We are able to mobilize advocates at key times to make sure legislators are hearing from folks back home about the importance of transportation in their districts.

Since 1893

In addition to a transportation funding bill, the Alliance will once again work with legislators to get bills introduced funding both the **Local Bridge Program** and **Local Road Improvement Program** as well the **Local Road Wetland Replacement Program** in the Capital Bonding bill.

***With your continued membership, the Transportation Alliance will build on these successful efforts and make 2017 an important year for transportation funding in Minnesota!***

We're here for you, so please contact us if you need any information or assistance we can provide.

Sincerely,

A handwritten signature in blue ink that reads "Margaret Donahoe". The signature is fluid and cursive, with the first name "Margaret" and last name "Donahoe" clearly distinguishable.

Margaret Donahoe  
Executive Director

Thanks for your membership

A long, horizontal, curved blue line that starts under the word "membership" and extends to the right, ending under the word "Thanks". It has a slight upward curve in the middle, resembling a wide smile or a decorative underline.





*Join Us -*

*and see the Newly Restored Capitol Building*

## *Transportation Day at the Capitol*

*February 16, 2017*



**REGISTER TODAY:**

**[www.transportationalliance.com](http://www.transportationalliance.com)**

**The 2017 Legislative Session Top Priorities:**

- Transportation Funding
- Tax Reform
- Capital Bonding Bill

***Join your colleagues from around the state and help us  
get a long-term transportation funding bill passed!***

This is your opportunity to hear from Key Lawmakers as well as meeting directly with your legislators. **We make it easy!** We will make appointments for you and provide all the information you need.

**With Your Participation - We Can Get It Done in 2017!**





CITY OF NORTH MANKATO

OFFICE OF THE MAYOR

## PROCLAMATION

*WHEREAS, all children in North Mankato should have access to the highest-quality education possible; and*

*WHEREAS, North Mankato recognizes the important role that an effective education plays in preparing all students in North Mankato to be successful adults; and*

*WHEREAS, quality education is crucial to the economic vitality of North Mankato; and*

*WHEREAS, North Mankato is home to a variety of high-quality public and nonpublic schools from which parents can choose for their children, in addition to families who educate their children in the home; and*

*WHEREAS, educational variety not only helps to diversify our economy but also enhances the vibrancy of our community; and*

*WHEREAS, North Mankato has many high-quality teaching professionals in all types of school settings who are committed to educating our children; and*

*WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools, and organizations to raise awareness of the need for effective educational options;*


*NOW THEREFORE I, Mark Dehen, Mayor of North Mankato, proclaim January 22-28, 2017 as:*

### NORTH MANKATO SCHOOL CHOICE WEEK

*And I call this observance to the attention of all of our citizens.*

*Dated this 17<sup>th</sup> day of January 2017.*



  
Mark Dehen, Mayor  
City of North Mankato



## 2017 ANNUAL MEMBERSHIP MEETING

*Owatonna Arts Center*  
*540 West Hills Circle, Owatonna, MN 55060*  
*Thursday, January 12, 2017*  
*9:00 a.m. – 11:00 a.m.*

### AGENDA

- 9:00 a.m.     **Welcome & Introductions**  
Bob Beussman, U.S. Highway 14 Partnership President/Mayor of New Ulm
- 9:10 a.m.     **Update on Highway 14 Projects**
- MnDOT District 7 (North Mankato-Nicollet, New Ulm intersection): Greg Ous
  - MnDOT District 6 (Owatonna-Dodge Center): Jeff Vlaminck
- 9:45 a.m.     **Federal Strategy** guidance from federal delegation and discussion
- 10:00 a.m.     **Business Meeting**
- Approval of minutes from 2016 Legislative Wrap-Up Meeting
  - Treasurer's Report
  - Review of 2016 Budget and Approval of 2017 Budget
  - Authorization for President to Execute 2017 Contract with Flaherty & Hood, P.A.
  - Election of Officers
    - Proposed Slate: Karen Foreman, Mankato City Councilor for President
    - Kevin Raney, Owatonna City Councilor for Vice President
    - Pat Hentges, Mankato City Manager for Treasurer
  - Proposal to move annual and budgeting meeting to July or August, beginning 2017
- 10:30 a.m.     **Legislative Strategy**  
Carolyn Jackson, Flaherty & Hood, P.A.
- Session Outlook
  - Review and Approval of 2017 Legislative Policy Positions
- 10:45 a.m.     **Other Business**
- 11:00 a.m.     **Adjourn**

U.S. Highway 14 Partnership  
2016 Summer Meeting  
Owatonna Arts Center  
540 West Hills Circle, Owatonna, MN 55060  
Wednesday, July 27, 2016  
9:00 a.m. – 11:00 a.m.

Draft Meeting Minutes

President Bob Beussman called the meeting to order at 9:00 a.m. Attendees introduced themselves.

President Beussman made introductory remarks, expressing our disappointment that no transportation bill was passed in the regular 2016 legislative session.

Federal Update

Congressman Tim Walz presented an update on the new FAST Act federal transportation funding package. He encouraged the Partnership to work with MnDOT to apply for

Business meeting

Members approved the minutes of the 2016 annual meeting. Carolyn Jackson gave an update on membership: The U.S. Highway 14 Partnership had 42 affiliate members and 22 local government members in 2016. She also presented on behalf of Treasurer Pat Hentges that the Partnership had net assets of \$56,394 and net revenues to date for 2016 of \$53,979.

MnDOT District 7 Project Update

MnDOT District 7 director of planning Lisa Bigham presented an update of the progress being made on the western end of Highway 14. She reported on the construction from North Mankato to Nicollet, stating that MnDOT expects that portion to be completed in November, 2016. She also gave an update on the process MnDOT used to select a plan for the bridge over the Minnesota River in New Ulm. Through public input, they have decided to build a two lane bridge into New Ulm and use remaining funds to fix the intersection between Highway 14 and Highway 15 just outside New Ulm. This will limit the disruption due to construction as well as remedy the dangerous intersection.

She gave an update on the Eagle Lake safety improvements which they expect to be completed in October, 2016. Then she profiled the remaining portion of the expansion project: New Ulm to Nicollet. The 12 mile project includes the north bypass of Courtland. Cost estimates are \$45 to \$85 million for construction, \$15 million for right of way acquisition, and \$9 to \$17 million for engineering. This section of the highway is currently scheduled for resurfacing in 2021 if no additional funding comes to complete the expansion.

MnDOT District 6 Project Update

MnDOT District 6 assistant district engineer Greg Paulson presented an update on the eastern side of Highway 14. Construction of the Segment 1 between Owatonna and Dodge Center (a 2.5 mile section east of Owatonna) was completed October, 2015. Governor Dayton and Commissioner Zelle joined local leaders for an official opening ceremony.

Then he outlined the progress so far on parts 2 and 3 of the Owatonna to Dodge Center expansion. \$8.8 million has been received from Corridors of Commerce, and \$18.5 million is still needed. For Segment 2, all offers (20) have been made to property owners, and all 3 relocations have been acquired. For Segment 3, 5 of 9 relocations have been acquired, 2 additional relocations are being processed but offers haven't been given, and 50 additional property owners will be affected through partial acquisition.

Engineer Paulson then gave an update on the I-35/Highway 14 bridge replacement project. It is one of four bridges being replaced in the Owatonna I-35 corridor. The Highway 14 bridge construction will begin in May, 2017, and all four bridges should be completed by fall, 2018.

#### Legislative Review and Outlook for Special Session

Carolyn Jackson then reviewed the 2016 legislative session. She walked through a timeline of transportation actions taken in the short 2016 regular session. The presentation included a chart of the Partnership positions and where the House, Senate and Governor positions were at the beginning of the session. She outlined the various positions forwarded during the session, including a grand compromise from Governor Dayton. None of these positions passed. During the very last minutes of the session, the bonding bill came out with cash for Corridors of Commerce. \$199.5 million cash for Corridors of Commerce. Both incomplete sections of Highway 14 were included; however, there were errors in the wording of the project. MnDOT criticized this appropriation as "earmarking" and there was confusion as to the actual effect of the language passed. Carolyn concluded the review with specific questions for members to ask legislative candidates during the 2016 campaign: 1. Would you support new revenue, including gas tax and tab fee increases for highways, if Hwy 14 expansion is funded? 2. If metro funding for metro transit is necessary for Hwy 14 funding to pass, would you support it? And 3. Will you press leadership to include cash for Corridors of Commerce in any transportation bill?

#### Remarks by State Legislators

All U.S. Highway 14 Legislators were invited to address the Partnership. Rep. John Petersburg, Rep. Clark Johnson, Rep. Jack Considine, Rep. Brian Daniels, Sen. Vicki Jensen, Sen. Carla Nelson, and Sen. David Senjem attended. They all answered the question, "What can we do to reach bi-partisan agreement on funding U.S. Highway 14?" The responses centered on process reform to avoid the last minute mistakes of 2016 and finding ways to fund our highway system sufficiently to include U.S. Highway 14.

#### Strategy

President Beussman then encouraged members to meet with their legislative candidates and attend candidate forums during the election to raise awareness of the need for transportation funding and specifically funding to complete U.S. Highway 14 from New Ulm to Rochester.

#### Other Business/Adjourn

There being no other business, President Beussman adjourned the meeting at 11:05 a.m.

Respectfully submitted,

FLAHERTY & HOOD, P.A.

Carolyn Jackson  
Senior Lobbyist

Highway 14 Partnership Fund  
Program Revenues and Expenditures  
Period Ended December 31, 2016

| <u>Account</u>                         | <u>Amount</u>          |
|--|------------------------|
| Revenues:                              |                        |
| Governmental Member Assessments        | \$ 56,600              |
| Miscellaneous Revenue                  | \$ -                   |
| Private Member Assessments             | \$ 18,825              |
| Total Revenues                         | <u>\$ 75,425</u>       |
| Expenditures:                          |                        |
| Contractual Payments                   |                        |
| Flaherty & Hood Pymts                  | - \$ 73,615            |
| Highway 14 Partnership Web Site Costs  | - \$ -                 |
| Membership - Transportation Alliance   | - \$ 385               |
| Total Expenditures                     | <u>\$ 74,000</u>       |
| Net Revenues Over (Under) Expenditures | <u><u>\$ 1,425</u></u> |

Highway 14 Partnership Fund  
Balance Sheet  
December 31, 2016

| <u>Account</u>                   | <u>Amount</u>    |
|----------------------------------|------------------|
| Assets:                          |                  |
| Cash & Investments               | \$ 33,065        |
| Total Assets:                    | <u>\$ 33,065</u> |
| Liabilities:                     |                  |
| Deferred Revenue                 | \$ 21,225        |
| Due To Other Funds               | \$ -             |
| Total Liabilities:               | <u>\$ 21,225</u> |
| Fund Balance:                    |                  |
| Fund Balance                     | \$ 11,840        |
| Total Fund Balance               | <u>\$ 11,840</u> |
| Total Liabilities & Fund Balance | <u>\$ 33,065</u> |





## 2017 PROPOSED BUDGET

| <b>ANTICIPATED REVENUES</b>   |                 |
|---|-----------------|
| Local Government Memberships  | \$58,000        |
| Affiliate Memberships   | \$17,000        |
| <b>TOTAL REVENUES:</b>  | <b>\$75,000</b> |
| <b>ANTICIPATED EXPENDITURES</b>   |                 |
| <b>STATE AND FEDERAL ADVOCACY</b>   | <b>\$45,000</b> |
| <i>Lobby state legislators, Governor, and members of Congress; lobby legislative, administrative, and Congressional staff; develop legislation; monitor transportation legislation; research and analysis; meet with MnDOT representatives; coordinate recommendations for Corridors of Commerce program funding; draft correspondence; prepare lobbying materials and handouts; related expenses</i> |                 |
| <b>GENERAL MEMBERSHIP</b>   | <b>\$15,000</b> |
| <i>Annual full membership meeting; steering committee meetings; affiliate recruitment; communications with members and affiliates; related expenses including printing, postage, and telephone; membership in MN Transportation Alliance</i>  |                 |
| <b>MEDIA COMMUNICATIONS</b>   | <b>\$15,000</b> |
| <i>Prepare press releases, news stories, and guest columns; editorial board visits; communicate with public, MnDOT and legislators; website and social media updates; related expenses</i>  |                 |
| <b>TOTAL EXPENDITURES:</b>  | <b>\$75,000</b> |

AT NO ADDITIONAL CHARGE, the Highway 14 Partnership receives the following services:

The CITY OF OWATONNA and STEELE COUNTY provide meeting rooms and facilities;

The CITY OF MANKATO provides in-kind professional staff support, accounting services, and meeting rooms;

FLAHERTY & HOOD, P.A. provides no charge secretarial support and assessment billing services.





## 201~~7~~<sup>6</sup> Legislative Policy Positions

**MISSION:** The U.S. Highway 14 Partnership supports the completion of a consistent four-lane corridor on U.S. Highway 14 from Rochester to New Ulm.

### STATE POLICY POSITIONS

1. The Partnership opposes any delay or defunding of projects that have been identified for completion:
  - Highway 14 Minnesota River Bridge in New Ulm to be replaced in 2018.
2. The Partnership supports the dedication of the 2017-18 funds previously identified for the North Mankato to Nicollet expansion projects (approximately \$19 million) for use on other Highway 14 improvements now that this project has been accelerated to 2015-16 and will be funded through the Corridors of Commerce program.
3. The Partnership will work to secure state funding for the projects that are currently unplanned and un/underfunded:
  - The remaining phases of the Owatonna to Dodge Center Highway 14 four-lane expansion: 54<sup>th</sup> Ave to County Road 16 (phase 2) and County Road 16 to Highway 56 (phase 3).
    - i. Funding for Phase 2 right-of-way acquisition was provided through the Corridors of Commerce program in 2014.
  - The Highway 14 four-lane expansion from New Ulm to (west) Nicollet.
  - The development of a draft Environmental Impact Statement for the TH14/TH169 interchange.
  - The two-lane upgrade of Highway 14 west of New Ulm. MnDOT should study the expansion of Highway 14 west of New Ulm.
4. Recognizing that Highway 14 projects are strong candidates under program criteria, the Partnership supports the continued and ongoing funding of the Corridors of Commerce program. The goals of this program are to build highway capacity by removing bottlenecks, improve the movement of freight, and remove barriers to commerce. Projects are selected and awarded by MnDOT on a competitive basis. Given the billions of dollars of unmet need for highway expansion projects throughout the state in addition to Highway 14, the Partnership supports at least \$200 million in annual program funding. While the Partnership supports the use of Trunk

Highway bonds, the program should also receive an annual appropriation for non-bondable project needs, such as right-of-way acquisition, environmental work, and design.

5. The Partnership will support measures to generate additional revenue for transportation projects, including, but not limited to:
  - a. Appropriation of trunk highway bonds;
  - b. Gas tax increase, including indexing;
  - c. Increase in Motor Vehicles Sales Tax;
  - d. Increase in motor vehicle registration taxes;
  - e. ~~Statutory dedication of general sales tax to transportation;~~
  - ef. A gross receipts tax on motor fuels;
  - g. ~~Statutory dedication of leased vehicle sales tax to transportation purposes;~~
  - h. ~~Statutory dedication of the vehicle rental tax to transportation purposes;~~
6. The Partnership supports the inclusion of language that specifically directs resources towards Highway 14 in transportation finance legislation.
7. The Partnership supports the statutory allocation of the MVST constitutional amendment, with a 60% dedication to highways, 36% dedication to metro-area transit, and 4% dedication to Greater Minnesota transit. The Partnership opposes any legislative effort to reduce the percentage of funding dedicated to the Highway User Tax Distribution Fund.
8. The Partnership supports state research and study of alternative measures to fund transportation projects including value capture fees, tolling, congestion pricing, mileage fees, and weight fees.
9. Public-private partnerships between MnDOT and private interests should not replace or downgrade programmed highway expansion projects or other meritorious highway expansion projects like those on Highway 14.
10. The Partnership encourages Highway 14 corridor legislators to secure positions on the Senate Transportation and Public Safety Budget Division and House Transportation Finance Committee
11. The Partnership requests MnDOT to create a National Highway Freight Network in accordance with the federal FAST Act surface transportation funding program. The Partnership further requests MnDOT to designate U.S. Highway 14 as a critical rural freight corridor and to apply for federal funding to support the expansion of U.S. Highway 14 to four lanes between New Ulm and Rochester.

## FEDERAL POLICY POSITIONS

1. Any new federal funds directed to Highway 14 are meant to supplement current funding and do not act as replacement of state funding.

2. The Partnership encourages Congressional members representing the Highway 14 corridor to secure positions on the House Transportation & Infrastructure Committee or the Senate Environment and Public Works Committee.

| ~~Adopted at the 2016 Annual Meeting, January 7, 2016~~Proposed for the 2017 Annual Meeting, January 12, 2017





## What is the "Corridors of Commerce" program?

Corridors of Commerce, Minn. Stat. 161.088, is a highway expansion funding program established in 2013. In order to be eligible for Corridors of Commerce funding, projects must either expand capacity or improve freight movement.

The 2013 Legislature issued trunk highway bonds to fund Corridors of Commerce, and the 2014 Legislature added trunk highway cash to the program. The Minnesota Department of Transportation awarded Corridors of Commerce funding to projects statewide in 2013, 2014 and 2015. However, the program is currently unfunded.

## U.S. Highway 14 Partnership's Corridors of Commerce Funding Proposal

As a pooled funding program, Corridors of Commerce needs cash funding in addition to any trunk highway bond funding. For 2017, we propose the following:

- \$50 million/year cash from the General Fund in every year the state runs a budget surplus
- \$300 million one-time trunk highway bonding

### How the surplus funding works:

The Minnesota Management and Budget office delivers a revenue and spending forecast every February. If revenues exceed spending, one-third of that excess is paid into the state's reserve fund. Under our bill, the next \$50 million of that excess would be paid into the Corridors of Commerce account with MnDOT. The remaining excess would be considered the General Fund surplus.

### Using numbers from the FY 2016-2017 General Fund November Forecast as an example:

| MN General Fund                             | (\$ in millions) |
|---|------------------|
| Beginning Balance                           | \$2,103          |
| Revenues                                    | \$42,382         |
| Spending                                    | \$41,502         |
| Cash & Budget Reserves                      | \$1,947          |
| Stadium Reserve                             | \$24             |
| Forecast Balance                            | \$1,012          |
| 33% to Budget Reserve                       | \$334            |
| <b>Up to \$50M to Corridors of Commerce</b> | <b>\$50</b>      |
| Budgetary Balance ("Surplus")               | \$638            |

# Projects already funded through Corridors of Commerce



Maps from MN Department of Transportation, [mndot.gov/corridorsofcommerce](http://mndot.gov/corridorsofcommerce)