

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 February 5, 2018. 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 Freyberg, City Administrator Harrenstein, Finance Director McCann, Attorney Kennedy, Community Development Director Fischer, and City Clerk Van Genderen. Absent: Council Member Whitlock and Public Works Director Swanson.

Approval of Agenda

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

Approval of Council and Open Forum Meeting Minutes

Council Member Norland moved, seconded by Council Member Freyberg, to approve the minutes of the Council and Open Forum meeting of January 16, 2018. Vote on the motion: Steiner, Norland, Freyberg, and Dehen aye; no nays. Motion carried.

Proclamation

Mayor Dehen read the following proclamation into the record.

WHEREAS, the health and well-being of our children is of paramount importance; and

WHEREAS, each year in the United States, more than 40,000 babies are born with a congenital heart defect; and

WHEREAS, the medical community has identified congenital heart defects as the leading cause of birth defect-related deaths; and

WHEREAS, it is crucial that parents, pediatricians, and all those in the health profession have greater awareness of the potential for congenital heart defects among newborns and children; and

WHEREAS, Congenital Heart Defect Awareness Week provides the opportunity for families and patients affected by these conditions to share their experiences and knowledge with the public, so that we all may be made more aware of how this defect affects all our lives.

NOW, THEREFORE, I, Mark Dehen, Mayor of the City of North Mankato, Minnesota, do hereby proclaim February 7-14, 2018, to be

Congenital Heart Defect Awareness Week

in the City of North Mankato, and encourage all North Mankato residents to join me in this special observance.

Dated this 5th day of February 2018.

Mayor Dehen read the following proclamation into the record.

WHEREAS, March is St. Jude Month and a celebration of philanthropy where people give whatever they are able to give; and

WHEREAS, March is St. Jude Month where citizens of North Mankato work together to share commitments, and rally in the fight to support the St. Jude Children's Research Hospital mission of finding cures, saving children; and

WHEREAS, it is fitting and proper that March is St. Jude Month that will realize and recognize the tremendous impact of philanthropy, volunteerism and community service in the City of North Mankato; and

WHEREAS, March is St. Jude Month and creates an opportunity to encourage all citizens to serve others throughout this month and during other times during the year; and

WHEREAS, March is St. Jude Month and our regions understanding of the compassion of St. Jude Children's Research Hospitals commitment to families who will never receive a bill for their St. Jude treatment, travel, housing or food-because all a family should worry about is helping their child live; and

WHEREAS, March is St. Jude Month fundraises for the global resource known as St. Jude Children's Research Hospital that is completely focused on childhood cancer and other life-threatening diseases in children, including kids' right in our community.

NOW, THEREFORE, I, Mark Dehen, Mayor of the City of North Mankato, Minnesota, do hereby proclaim March 2018, to be

March is St. Jude Month

in the City of North Mankato, and encourage all North Mankato residents to join me in this special observance.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 11-18 Approving Donations/Contributions/Grants.
- C. Set Spring Clean-up for April 16-20 for the Valley and April 23-27 for the Hilltop.
- D. Consider Setting Water Main Flushing for April 2-6 for the Valley and April 2-20 for the Hilltop.
- E. Res. No. 12-18 Waiving Waiting Period for Exemption for Lawful Gambling License for Holy Rosary Church.
- F. Res. No. 13-18 Designating the Polling Places for 2018.
- G. Consider Dance Conservatory of Southern Minnesota Parade Permit for Tulips & Tutu 5K Run from 10:00 a.m. to 1:00 p.m. on April 28, 2018, at Benson Park.
- H. Approved Renewal of 3.2% On Sale License Liquor License for 2018 for Caswell Park, 1875 Howard Drive W.
- I. Set Public Hearing for 7 p.m. on February 20, 2018, to Consider a Petition for Vacation of Utility Easements in Benson West.
- J. Approved Park and Audio Permit for True Value Company Picnic on August 4, 2018, from 9:00 a.m. to 5:00 p.m. at Spring Lake Park.
- K. Approved Purchase of Shop Work Truck for \$66,529.77.
- L. Res. No. 14-18 Closing and Transferring City Funds.
- M. Set a Public Hearing for 7 p.m. on February 20, 2018, to Consider a Petition for Vacation Utility Easements in Nature View Subdivision.

N. Set a Public Hearing for 7 p.m. on February 20, 2018, to Consider a Petition for a Vacation of a Portion of Marie Lane Right of Way in the City of North Mankato.

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

Public Comments Concerning Business Items on the Agenda

Barb Church, 102 Wheeler Avenue, appeared before Council and stated while she did not support Tobacco 21, if Council passed the Ordinance, the Council should provide assistance for those 18-21 who are already smokers, work with the local school district, have consequences for both retailers and buyers, and lobby the State.

Kim Spears, 916 South Avenue, appeared before Council and stated he did not agree with Tobacco 21 and encouraged the Council not to pass the Ordinance.

Lucy Lowry, 2263 Northridge Drive, appeared before Council and requested clarification on the bill that was introduced at the State. Mayor Dehen responded that the bill would be brought back for the complete hearing process in 2019.

Phil Henry, 1300 Noretta Drive, appeared before Council and stated he did not like the idea of banning something that was currently legal and encouraged the Council not to pass Tobacco 21.

Michael Pham, 644 Maple Lane, Mankato, appeared before Council and stated he worked for E-Cig Crib and stated he wanted to continue to see underage smoking decrease. He stated if the Ordinance passed, the 18-21-year-olds would go to other towns to obtain nicotine products, and there may be the emergence of a black market for nicotine. He encouraged Council not to pass Tobacco 21. He provided letters and a signed petition to Council.

Bruce Keckhafer, 148 Creekside Drive, Mankato appeared before Council and encouraged Council to help him keep his store open by not adopting Tobacco 21.

Josh Ramaker, 1551 Nottingham Drive, appeared before Council and stated he believed that when bars went smoke-free businesses were not harmed and people appreciated the change. He indicated he did not believe changing the legal age to purchase tobacco would stop underage smoking. He encouraged Council to pass Tobacco 21.

Jeremy Kolars, 2116 Eagle Ridge Drive, stated he respected the concerns of businesses, but he believes health is paramount and encouraged the Council to pass Tobacco 21.

Kelly McIntee, 2120 Arlington Trail, appeared before Council and stated she believed there was community support for Tobacco 21 and indicated she thought the Ordinance would create a barrier for 15 to 17 years to obtain nicotine products. She encouraged Council to pass Tobacco 21.

Susan Sent, an Independent Vapor Retailers representative, appeared before Council and reported she believed vaping provides a form of cessation critical to helping smokers quit smoking. She encouraged Council not to pass Tobacco 21.

With no one else appearing Mayor Dehen closed the Public Comments.

Business Items

Ordinance No. 93 Fourth Series, An Ordinance of the City of North Mankato, Minnesota, Amending North Mankato City Code, Chapter 110, Entitled “General Business Regulations.” Tobacco 21.

City Administrator Harrenstein read the following statement into record provided by Council Member James Whitlock.

Greetings, I will not be able to attend tonight’s North Mankato City Council Meeting, nor will I be able to cast my vote on the City’s legislation, T-21. I have received numerous letters concerning this

subject from Jeremy Kolars, Josh Ramaker, and Ramona Beiswanger just to mention a few of the citizens that have reached out to me. The citizens that voiced support for T-21 are very passionate about this ordinance either from past experiences with tobacco in their families or for protection of their children.

My journey with smoking began in my early teens with the usual neighborhood children, experimenting with cigarettes, “It can’t be that bad, my father smokes,” were some of the rationale used by us to be “big shots.” Cigarettes were acquired by stealing from family or getting someone older to purchase for us. My addiction lasted until 2003 when I made a very conscious attempt to stop smoking. I kicked the habit, which was one of the hardest things I have ever done in my life.

The gang that I grew up with that experimented with smoking, out of the five guys, there are only two of us alive today. Ray Templin, died of throat cancer, Mike Pasek died of heart failure, Dave Leitzig died of throat cancer, Mike Dorn who still smokes today and me, and I have throat cancer and today February 5, 2018, I start Oncology Radiation and Chemo in Rochester for the next seven weeks. I don’t know what the future holds for me, but by passing this legislation T-21 today, for the children of North Mankato, we have done our best to protect our children from the producers and advertisers of smokeable products.

If I could be present tonight, you would hear this, Whitlock, yes...

Submitted, North Mankato City Council James Whitlock

Council Member Steiner reported he does not smoke, and he hates smoking and has buried three friends from smoking-related deaths, but he does not believe in legislating morality. He stated 18-21-year-olds would get cigarettes and this should be a State, not a local issue. Mr. Steiner indicated that if 18-year-olds can serve in the military, they should be able to choose if they smoke. He reported he would vote against the Ordinance.

Council Member Norland stated she would support the Ordinance for the health and well being of the children.

Mayor Dehen stated he believed this Ordinance was about the health of the children in our Community. He said he appreciates the information on using nicotine related products for cessation, but thinks creating a barrier to obtaining nicotine products as a form of prevention is better.

Council Member Norland moved, seconded by Council Member Freyberg to adopt Ordinance No. 93 Fourth Series, An Ordinance of the City of North Mankato, Minnesota, Amending North Mankato City Code, Chapter 110, Entitled “General Business Regulations.” Tobacco 21. Vote on the motion: Norland, Freyberg, and Dehen aye; Steiner nay. Motion carried. Mayor Dehen stated the Ordinance implementation date would be coordinated with Mankato if Mankato passed a similar Ordinance.

Receive Information from Excel Energy concerning the Huntley Wilmarth 345 KV Transmission Line.

Trisha Rosenfeld, Manager, Community Relations and Economic Development, Xcel and Tim Carlsgaard, Communications and Public Outreach, Xcel, appeared before Council and updated the Council on the proposed Huntley Wilmarth 345 KV Transmission Line. Ms. Rosenfeld reviewed the study area and proposed routes for the line. She stated the target in-service date for the project is the end of 2021. Ms. Rosenfeld updated the Council that the Certificate of Need Application on January 17, 2018, along with the Route Permit Application on January 22, 2018, was filed with the Minnesota Public Utilities Commission. In the Certificate of Need proceeding, the Commission determines whether the project is needed and the appropriate size, type and timing for the project. The Route Permit process examines potential effects of various routes, considers input from affected parties and seeks to identify and approve the route that meets the project need and minimizes impacts on people

and the environment. Ms. Rosenfeld informed the Council that if the Commission determines that the project is needed, the Commission then determines the route for the proposed project. There will be several opportunities for stakeholder and public input in both of these proceedings. Mr. Carlsgaard stated there would be opportunities to come forward to speak about the routes. Ms. Rosenfeld indicated information would be updated on their website and a copy is held at the North Mankato Taylor Library. Mr. Carlsgaard reported the State, with previous projects, has created a routing task force and they are considering building one for this project. Attorney Kennedy stated Xcel has indicated they do not put forth a preferred route, but the cost is included in the information. Mr. Carlsgaard reported the certificate of need includes cost estimates but the State also looks at environmental impact.

City Administrator and Staff Comments

City Administrator Harrenstein congratulated the Anthony Ford Committee on the successful pond hockey event held at Spring Lake Park.

City Administrator Harrenstein reported MnDOT, North Mankato and Mankato will host an Open House on February 21, 2018, from 4:00 to 6:00 pm at 2151 Bassett Drive, Mankato that will discuss the 2018 Levee Construction Project. The project would raise the grade on Hwy 169 north of Hwy 14 to an elevation above Base Flood Elevation to function as a levee and meet the 100-year base flood elevation eliminating areas of Mankato and lower North Mankato from being designated as flood prone.

Mayor and Council Comments

Mayor Dehen noted Coffee with the Council would be held on February 17, 2018, at 10:00 am at the NaKato.

There being no further business, on a motion by Council Member Steiner, seconded by Council Member Norland, the meeting adjourned at 7:52 p.m.

Mayor

City Clerk

Pursuant to due call and notice thereof, a Council Open Forum of the North Mankato City Council was held in the Municipal Building Council Chambers on February 5, 2018. Mayor Dehen called the meeting to order at 7:56 p.m. The following were present for roll call: Mayor Dehen, Council Members Steiner, Norland, and Freyberg, and City Clerk Van Genderen. Absent: Council Member Whitlock.

Open Forum

Mayor Dehen welcomed the citizens to the Open Forum and noted the forum would be limited to 15 minutes and each speaker to 3-minutes.

Tom Hagen, 927 Lake Street, appeared before Council and stated he believed the deer population needs to be controlled and the Council and staff have not been receptive to his concerns. He said he wanted staff to tell him when the deer count would occur, the results of the deer count, and he wanted staff to visit his property to view the damage.

Lucy Lowry, 2263 Northridge Drive, appeared before Council and stated she was curious why the administration did not stay for the Open Forum. Mayor Dehen stated City Clerk Van Genderen remained to record the meeting and if followup were necessary staff would be directed. Ms. Lowry asked for clarification on why North Mankato was waiting for Mankato to pass a similar ordinance before implementing Tobacco 21. Mayor Dehen stated it was a community-wide issue and when they first started talking about Tobacco 21, in June or July of 2017, Council had stated they would not proceed without Mankato having a similar Ordinance.

David Viehweg, 515 Nicollet Avenue, appeared before Council and stated he would like to limit the number of vehicles from one household that can be parked on the street. He indicated it was frustrating to have vehicles parking in front of his house that was not his own.

Tim Eggersdorfer, 519 Nicollet Avenue, appeared before Council and stated it was frustrating and difficult when vehicles park in front of the access to sidewalks going to houses. He requested information be included in the utility bill stuffer about not blocking sidewalks.

Mayor Dehen closed the Open Forum at 8:09 p.m.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #7	Department: Community Dev.	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Public Hearing, Consider a Petition for Vacation of Utility Easements in Benson West.

BACKGROUND AND SUPPLEMENTAL INFORMATION: On February 5, 2018, a petition for vacation of utility easements in Benson West was submitted to the City Council. As part of the process to vacate utility easements it is necessary to hold a Public Hearing and notify all utility companies. Attached please find a response from CenterPoint Energy. No other utility companies submitted written responses.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Public Hearing.

Motion By: _____ Second By: _____ Vote Record: Aye Nay _____ _____ Norland _____ _____ Freyberg _____ _____ Whitlock _____ _____ Steiner _____ _____ Dehen	<p style="text-align: center;">SUPPORTING DOCUMENTS ATTACHED</p> <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>Public Hearing Notice, Petition,</u> <u>Utility Company Response</u> _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<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 <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: _____
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NOTICE OF HEARING ON UTILITY EASEMENTS VACATION
IN BENSON WEST

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Tuesday, February 20, 2018, commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue to consider the vacation of nine utility easements in Benson West.

A complete description of the nine utility easements is available at the North Mankato City Hall, 1001 Belgrade Avenue or call 507-625-4141.

Dated this 5th day of February 2018.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

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

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

The printed _____ notice _____ which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Thursday, the 8 day of February, 2018, and was thereafter printed and published on every Thursday to and including Thursday, the 8 day of February, 2018; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxy

4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$32.25.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue Earth County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

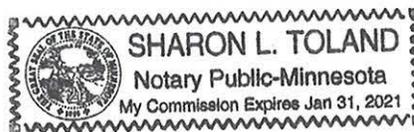
By: Steve Jameson
Steve Jameson, Publisher

Subscribed and sworn to before me on this 8 day of February, 2018.

Sharon L. Toland
Notary Public

February 8, 2018
NOTICE OF HEARING ON UTILITY EASEMENTS
VACATION IN BENSON WEST
NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Tuesday, February 20, 2018, commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue to consider the vacation of nine utility easements in Benson West.
A complete description of the nine utility easements is available at the North Mankato City Hall, 1001 Belgrade Avenue or call 507-625-4141.
Dated this 5th day of February 2018.

April Van Genderen
City Clerk
City of North Mankato, Minnesota



PETITION FOR VACATION

The undersigned property owners hereby petition the City Council of the City of North Mankato, Minnesota, to vacate the following described utility easements:

The 10.00 foot wide utility easement located between Lots 2 and 3, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 2 and 3.

The 10.00 foot wide utility easement located between Lots 4 and 5, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 4 and 5.

The 10.00 foot wide utility easement located between Lots 5 and 6, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 5 and 6.

The 10.00 foot wide utility easement located between Lots 6 and 7, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 6 and 7.

The 10.00 foot wide utility easement located between Lots 7 and 8, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 7 and 8.

The 10.00 foot wide utility easement located between Lots 8 and 9, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 8 and 9.

The 10.00 foot wide utility easement located between Lots 9 and 10, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 9 and 10.

The 10.00 foot wide utility easement located between Lots 11 and 12, Block 2, Benson West, EXCEPTING therefrom the northerly 10.00 feet and the southerly 5.00 feet of said Lots 11 and 12.

The 10.00 foot wide utility easement located between Lots 12 and 13, Block 2, Benson West, EXCEPTING therefrom the northerly 10.00 feet and the southerly 5.00 feet of said Lots 12 and 13.

Dated this 25th day of January 2018.



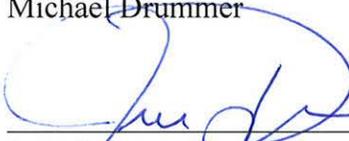
Witness



Witness



Michael Drummer



Julie Drummer

Received by City Clerk:

1/25/18
Date

Asst. J. Van Zand
City Clerk



700 West Linden Avenue
PO Box 1165
Minneapolis, MN 55440-1165

February 8, 2018

April Van Genderen
City Clerk
1001 Belgrade Avenue, P.O. Box 2055
North Mankato, MN 56002-2053
507-625-4141
aprilv@northmankato.com

RE: Vacation of Nine Utility Easements in the Benson West Development.

Dear Ms. Genderen:

CenterPoint Energy has no objection or issues related to the Vacation of Nine Utility Easements in the Benson West Development.

Thank you for the advance notice. If you have any questions, please feel free to call me at 612-321-5381.

Respectfully,
CENTERPOINT ENERGY

A handwritten signature in blue ink that reads "Chuck Mayers".

Chuck Mayers, **SRWA**
Right of Way Agent III
charle.mayers@centerPointenergy.com

pc: Susan Sargent, C&M Supervisor, CenterPoint Energy
Patrick J. Oberle, C&M Advance Foreperson, CenterPoint Energy
Amir Fazlovic, Area Engineer, CenterPoint Energy
Andrew Balgobin, Administrative Engineer



CITY OF NORTH MANKATO

February 2, 2018

Rick Pyzick
CenterPoint Energy
2400 N. Riverfront Drive
Mankato, MN 56001

Dear Rick Pyzick,

Attached is a map and the legal description showing the location of nine utility easements in the Benson West development.

The North Mankato City Council will be holding a public hearing on the above vacations on Tuesday, February 20, 2018. Please review the utility vacation. I would appreciate hearing from you prior to February 20th concerning this vacation.

Thank you for your prompt attention to this matter. If you have any questions, please feel free to contact myself or Mike Fischer, Community Development Director, at 507-625-4141.

Sincerely,
THE CITY OF NORTH MANKATO



April Van Genderen
City Clerk

Enclosures



1001 Belgrade Avenue, P.O. Box 2055 • North Mankato, MN 56002-2055 • Telephone 507-625-4141
An Equal Opportunity - Affirmative Action Employer



20% Post-Consumer Waste

PETITION FOR VACATION

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The 10.00 foot wide utility easement located between Lots 2 and 3, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 2 and 3.

The 10.00 foot wide utility easement located between Lots 4 and 5, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 4 and 5.

The 10.00 foot wide utility easement located between Lots 5 and 6, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 5 and 6.

The 10.00 foot wide utility easement located between Lots 6 and 7, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 6 and 7.

The 10.00 foot wide utility easement located between Lots 7 and 8, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 7 and 8.

The 10.00 foot wide utility easement located between Lots 8 and 9, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 8 and 9.

The 10.00 foot wide utility easement located between Lots 9 and 10, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 9 and 10.

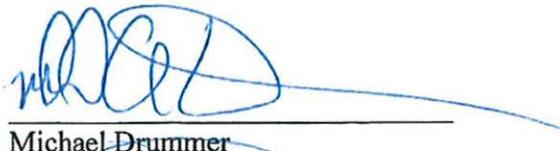
The 10.00 foot wide utility easement located between Lots 11 and 12, Block 2, Benson West, EXCEPTING therefrom the northerly 10.00 feet and the southerly 5.00 feet of said Lots 11 and 12.

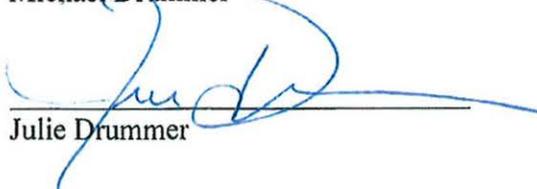
The 10.00 foot wide utility easement located between Lots 12 and 13, Block 2, Benson West, EXCEPTING therefrom the northerly 10.00 feet and the southerly 5.00 feet of said Lots 12 and 13.

Dated this 25th day of January 2018.


Witness


Witness

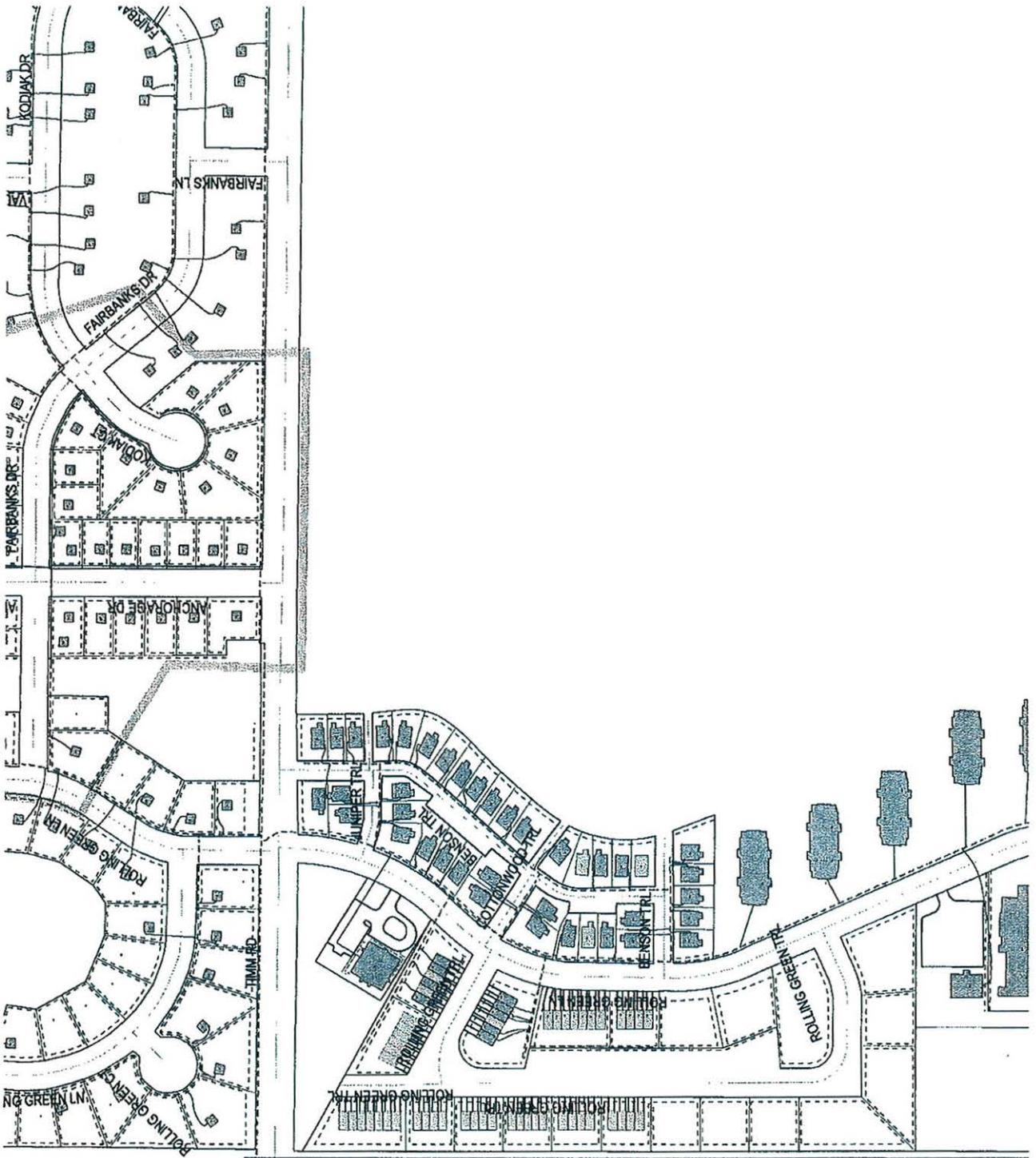

Michael Drummer


Julie Drummer

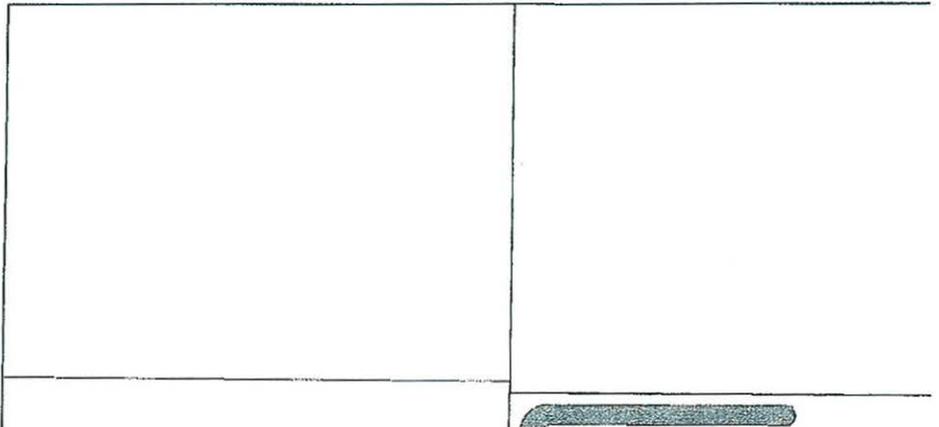
Received by City Clerk:

1/25/18
Date

April P. Van Zandt
City Clerk



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CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #8	Department: Community Dev.	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Public Hearing, Consider a Petition for Vacation of Utility Easements in Nature View Subdivision.

BACKGROUND AND SUPPLEMENTAL INFORMATION: On February 5, 2018, a petition for vacation of utility easements in Nature View Subdivision was submitted to the City Council. As part of the process to vacate utility easements it is necessary to hold a Public Hearing and notify all utility companies. Attached please find a response from CenterPoint Energy. No other utility companies submitted written responses.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Public Hearing.

Motion By: _____ Second By: _____ Vote Record: Aye Nay _____ _____ Norland _____ _____ Freyberg _____ _____ Whitlock _____ _____ Steiner _____ _____ Dehen	SUPPORTING DOCUMENTS ATTACHED Resolution Ordinance Contract Minutes Map <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Other (specify) <u>Public Hearing Notice, Petition,</u> <u>Utility Company Response</u> _____ _____ _____
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<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: _____
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NOTICE OF HEARING ON UTILITY EASEMENTS VACATION
IN NATURE VIEW SUBDIVISION

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Tuesday, February 20, 2018 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 located in the Nature View Subdivision.

The 10.00 foot wide utility easement located on the south line of Lot 1 and 2, and the access easement across the northeasterly corner of Lot 1, all in Block One, Nature View Subdivision.

Dated this 5th day of February 2018.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

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

The printed _____ notice _____ which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Thursday, the 8 day of February, 2018, and was thereafter printed and published on every Thursday to and including Thursday, the 8 day of February, 2018; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$32.25.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue Earth County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

By: [Signature]
Steve Jameson, Publisher

Subscribed and sworn to before me on this 8 day
of February, 2018.

[Signature]
Notary Public

February 8, 2018
**NOTICE OF HEARING ON UTILITY EASEMENTS VACATION
IN NATURE VIEW SUBDIVISION**
NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Tuesday, February 20, 2018 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 located in the Nature View Subdivision.
The 10.00 foot wide utility easement located on the south line of Lot 1 and 2, and the access easement across the northeasterly corner of Lot 1, all in Block One, Nature View Subdivision.
Dated this 5th day of February 2018.
April Van Genderen
City Clerk
City of North Mankato, Minnesota



PETITION FOR VACATION

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

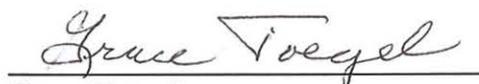
The 10.00 foot wide utility easement located on the south line of Lot 1 and 2, and the access easement across the northeasterly corner of Lot 1, all in Block One, Nature View Subdivision.

Dated this 30 day of January 2018.


Witness


Roy Toegel


Witness

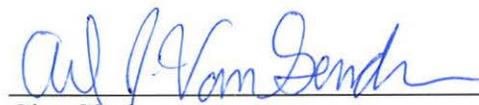

Grace Toegel

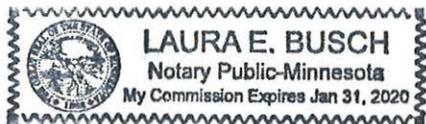

Witness


Donald Duane Erickson

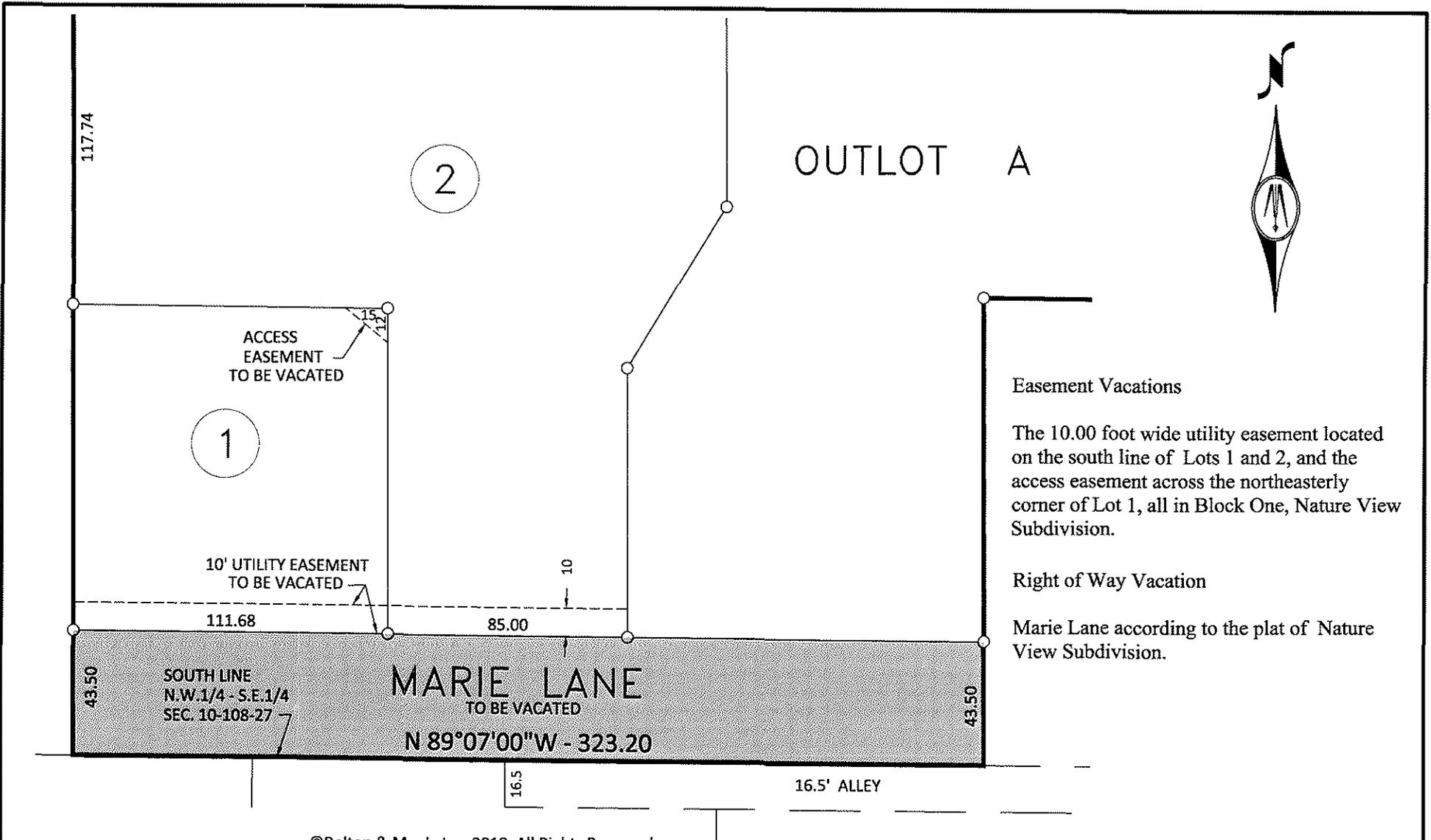
Received by City Clerk:

2-1-18
Date


City Clerk



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Easement Vacations

The 10.00 foot wide utility easement located on the south line of Lots 1 and 2, and the access easement across the northeasterly corner of Lot 1, all in Block One, Nature View Subdivision.

Right of Way Vacation

Marie Lane according to the plat of Nature View Subdivision.

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<p>VACATION EXHIBIT NORTH MANKATO, MINNESOTA</p>		<p>LOTS 1 & 2, BLOCK ONE, NATURE VIEW SUBDIVISION</p>
 <p>BOLTON & MENK</p>	<p>1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>	<p>FOR: MONTAG DEVELOPMENT</p>



700 West Linden Avenue
PO Box 1165
Minneapolis, MN 55440-1165

February 8, 2018

April Van Genderen
City Clerk
1001 Belgrade Avenue, P.O. Box 2055
North Mankato, MN 56002-2053
507-625-4141
aprilv@northmankato.com

RE: Vacation of 10' foot wide Utility Easement South line of Lots 1 & 2, Block one, Nature View Subdivision.

Dear Ms. Genderen:

CenterPoint Energy has no objection or issues related to the Vacation of 10' foot wide Utility Easement South line of Lots 1 & 2, Block one, Nature View Subdivision.

Thank you for the advance notice. If you have any questions, please feel free to call me at 612-321-5381.

Respectfully,
CENTERPOINT ENERGY

A handwritten signature in blue ink that reads "Chuck Mayers".

Chuck Mayers, **SRWA**
Right of Way Agent III
charle.mayers@centerPointenergy.com

pc: Susan Sargent, C&M Supervisor, CenterPoint Energy
Patrick J. Oberle, C&M Advance Foreperson, CenterPoint Energy
Amir Fazlovic, Area Engineer, CenterPoint Energy
Andrew Balgobin, Administrative Engineer



February 2, 2018

Rick Pyzick
CenterPoint Energy
2400 N. Riverfront Drive
Mankato, MN 56001

Dear Rick,

Attached is a map and the legal description showing the location of a utility easement in the Nature View Subdivision.

The North Mankato City Council will be holding a public hearing on the above vacations on Tuesday, February 20, 2018. Please review the utility vacation. I would appreciate hearing from you prior to February 20th concerning this vacation.

Thank you for your prompt attention to this matter. If you have any questions, please feel free to contact myself or Mike Fischer, Community Development Director, at 507-625-4141.

Sincerely,
CITY OF NORTH MANKATO

April Van Genderen
City Clerk

Enclosure



NOTICE OF HEARING ON UTILITY EASEMENTS VACATION
IN NATURE VIEW SUBDIVISION

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Tuesday, February 20, 2018 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 located in the Nature View Subdivision.

The 10.00 foot wide utility easement located on the south line of Lot 1 and 2, and the access easement across the northeasterly corner of Lot 1, all in Block One, Nature View Subdivision.

Dated this 5th day of February 2018.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

PETITION FOR VACATION

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

The 10.00 foot wide utility easement located on the south line of Lot 1 and 2, and the access easement across the northeasterly corner of Lot 1, all in Block One, Nature View Subdivision.

Dated this 30 day of January 2018.

Laura E. Busch
Witness

Roy Toegel
Roy Toegel

Laura E. Busch
Witness

Grace Toegel
Grace Toegel

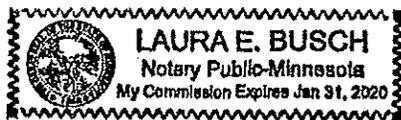
[Signature]
Witness

Donald D. Erickson
Donald Duane Erickson

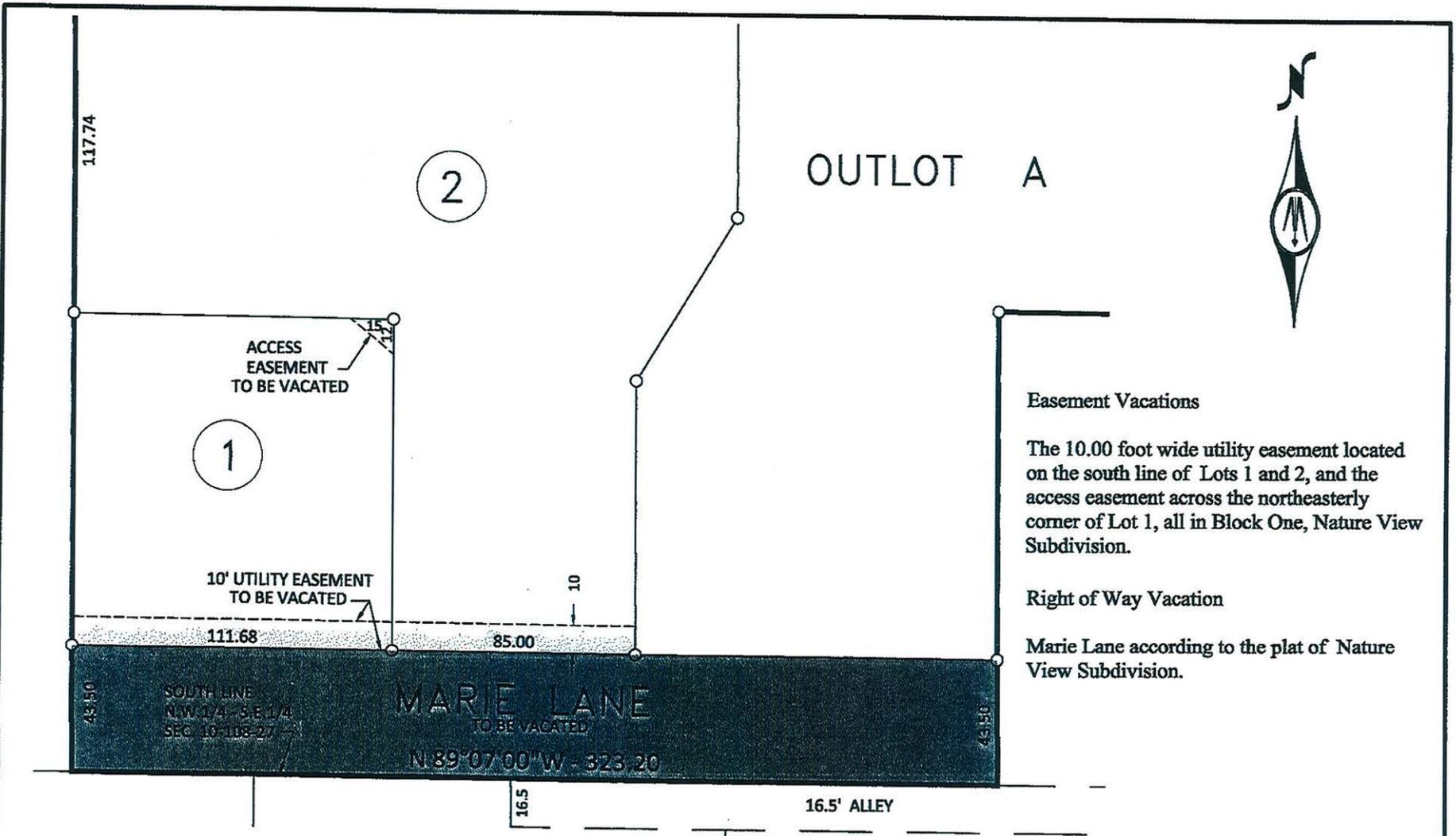
Received by City Clerk:

2-1-18
Date

[Signature]
City Clerk



H:\MONTM_P\W36114370\CAD\C3D\114370 V EASE_EXH.dwg 1/25/2018 9:58 AM



Easement Vacations

The 10.00 foot wide utility easement located on the south line of Lots 1 and 2, and the access easement across the northeasterly corner of Lot 1, all in Block One, Nature View Subdivision.

Right of Way Vacation

Marie Lane according to the plat of Nature View Subdivision.

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<p>VACATION EXHIBIT NORTH MANKATO, MINNESOTA</p>		<p>LOTS 1 & 2, BLOCK ONE, NATURE VIEW SUBDIVISION</p> <p>FOR: MONTAG DEVELOPMENT</p>
 <p>BOLTON & MENK</p>	<p>1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>	

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #9	Department: Community Dev.	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Public Hearing, Consider a Petition for Vacation of a Portion of Marie Lane Right of Way.

BACKGROUND AND SUPPLEMENTAL INFORMATION: On February 5, 2018, a petition for vacation of a portion of Marie Lane Right of Way was submitted to the City Council. As part of the process to vacate the right of way it is necessary to hold a Public Hearing.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Public Hearing.

Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 20px;"> <tr> <td style="width: 100px;"></td> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Norland</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Freyberg</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Whitlock</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Steiner</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>Dehen</td> </tr> </table>		Aye	Nay		_____	_____	_____	Norland	_____	_____	_____	Freyberg	_____	_____	_____	Whitlock	_____	_____	_____	Steiner	_____	_____	_____	Dehen	<p style="text-align: center;">SUPPORTING DOCUMENTS ATTACHED</p> <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>Public Hearing Notice, Petition,</u> _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>				
	Aye	Nay																																	
_____	_____	_____	Norland																																
_____	_____	_____	Freyberg																																
_____	_____	_____	Whitlock																																
_____	_____	_____	Steiner																																
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Resolution	Ordinance	Contract	Minutes	Map																															
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																															

<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting	<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____
--	--

NOTICE OF HEARING ON VACATION OF A PORTION OF MARIE LANE RIGHT
OF WAY IN THE CITY OF NORTH MANKATO

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Tuesday, February 20, 2018 commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue to consider the vacation of a portion of Marie Lane Right of Way in the City of North Mankato.

Marie Lane according to the plat of Nature View Subdivision.

Dated this 5th day of February 2018.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

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

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

The printed _____ notice _____ which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Thursday, the 8 day of February, 2018, and was thereafter printed and published on every Thursday to and including Thursday, the 8 day of February, 2018; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

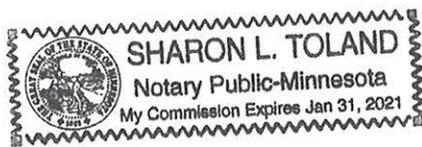
4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$21.50.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue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

FURTHER YOUR AFFIANT SAITH NOT.

By: [Signature]
Steve Jameson, Publisher

Subscribed and sworn to before me on this 8 day of February, 2018.

[Signature]
Notary Public



February 8, 2018
NOTICE OF HEARING ON VACATION OF A PORTION OF MARIE LANE RIGHT OF WAY IN THE CITY OF NORTH MANKATO
 NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Tuesday, February 20, 2018 commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue to consider the vacation of a portion of Marie Lane Right of Way in the City of North Mankato. Marie Lane according to the plat of Nature View Subdivision. Dated this 5th day of February 2018.
 April Van Genderen
 City Clerk
 City of North Mankato, Minnesota

PETITION FOR VACATION OF A PORTION OF MARIE LANE RIGHT OF WAY IN THE CITY OF NORTH
MANKATO,

COUNTY OF NICOLLET, MINNESOTA

TO: THE CITY COUNCIL OF NORTH MANKATO, MINNESOTA

The undersigned, a majority of the property owners as set forth opposite their respective names,
abutting on a portion of Marie Lane Right of Way, respectfully petition the city council to vacate the
aforesaid portion of Marie Lane Right of Way:

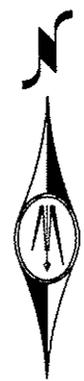
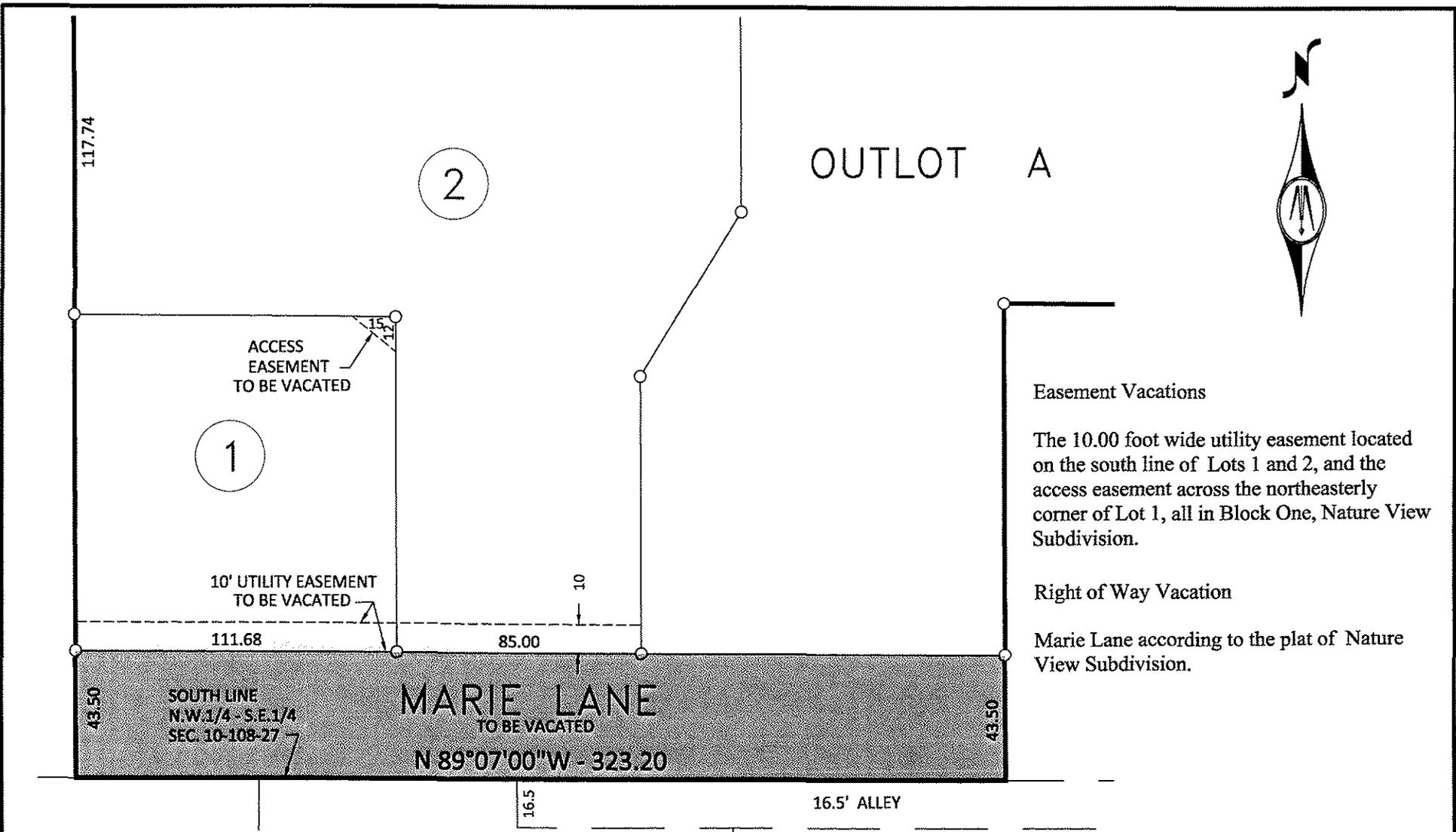
Marie Lane according to the plat of Nature View Subdivision

Print Name	Signature	Address or Description of Property
<u>Grace Toegel</u>	<u>Grace Toegel</u>	612 Marie Lane
<u>Roy TOEGEL</u>	<u>Roy Toegel</u>	612 Marie Lane
<u>Donald M. Erickson</u>	<u>Donald Duane Erickson</u>	610 Marie Lane
<u>Mike Fischer</u>	<u>Mike Fischer</u>	Outlot A, Nature View Subdivision

Received on the 1st day of February, 2018

[Signature]
Signature of City Clerk

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Easement Vacations

The 10.00 foot wide utility easement located on the south line of Lots 1 and 2, and the access easement across the northeasterly corner of Lot 1, all in Block One, Nature View Subdivision.

Right of Way Vacation

Marie Lane according to the plat of Nature View Subdivision.

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<p>VACATION EXHIBIT NORTH MANKATO, MINNESOTA</p>		<p>LOTS 1 & 2, BLOCK ONE, NATURE VIEW SUBDIVISION</p> <p>FOR: MONTAG DEVELOPMENT</p>
<p>BOLTON & MENK</p>	<p>1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>	



City of North Mankato, MN

Claims List - Regular

By Vendor Name

Date Range: 2-20-18

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00106	AUTOMATIC SYSTEMS CO.	02/20/2018	Regular	0	1,129.70	88822
00110	B & H PETROLEUM EQUIPMENT COMPANY	02/20/2018	Regular	0	2,036.00	88823
00137	BENCO ELECTRIC COOPERATIVE	02/07/2018	Regular	0	80.00	88813
00221	CARGILL, INC.	02/20/2018	Regular	0	9,985.76	88824
00234	CENTER POINT ENERGY	02/20/2018	Regular	0	11.75	88825
00322	DALCO	02/20/2018	Regular	0	243.63	88826
02275	DEM-CON MATERIALS & RECOVERY	02/20/2018	Regular	0	568.24	88827
00401	EXPRESS SERVICES, INC.	02/20/2018	Regular	0	932.80	88828
00404	FASTENAL COMPANY	02/20/2018	Regular	0	53.32	88829
00432	FLEETPRIDE	02/20/2018	Regular	0	645.67	88830
00447	FREE PRESS	02/20/2018	Regular	0	1,035.00	88831
00462	G & K SERVICES	02/20/2018	Regular	0	245.70	88832
00508	GREEN TECH RECYCLING, LLC	02/20/2018	Regular	0	77.00	88833
00690	KENNEDY & GRAVEN CHARTERED	02/20/2018	Regular	0	1,016.80	88834
00731	LAGER'S OF MANKATO, INC.	02/20/2018	Regular	0	128.92	88835
00746	LAW ENFORCEMENT LABOR SERVICES, INC.	02/14/2018	Regular	0	637.00	88819
00772	LITTLE FALLS MACHINE, INC.	02/20/2018	Regular	0	405.96	88836
00797	MAC TOOLS DISTRIBUTOR	02/20/2018	Regular	0	199.99	88837
00812	MANKATO BEARING COMPANY	02/20/2018	Regular	0	238.51	88838
00819	MANKATO FORD, INC.	02/20/2018	Regular	0	684.89	88839
00832	MANKATO TENT & AWNING CO.	02/20/2018	Regular	0	12.50	88840
00847	MATHESON TRI-GAS, INC.	02/20/2018	Regular	0	255.26	88841
01341	MINNESOTA DEPARTMENT OF PUBLIC SAFETY	02/20/2018	Regular	0	325.00	88842
00966	MINNESOTA PUBLIC FACILITIES AUTHORITY	02/07/2018	Regular	0	44,169.80	88814
00950	MINNESOTA STATE UNIVERSITY-MANKATO	02/20/2018	Regular	0	896.23	88843
01018	NCBERS MINNESOTA-UNIT 662400	02/14/2018	Regular	0	160.00	88820
01037	NICOLLET COUNTY	02/12/2018	Regular	0	1.65	88816
02704	NIELSEN CONCRETE	02/20/2018	Regular	0	19,560.00	88844
01106	PETTY CASH	02/20/2018	Regular	0	26.97	88845
01133	POWERPLAN/RDO EQUIPMENT	02/20/2018	Regular	0	96.15	88846
01285	SIRSIDYNIX	02/20/2018	Regular	0	31,266.38	88847
02755	SMITH & LOVELESS, INC.	02/20/2018	Regular	0	999.50	88848
01297	SOUTH CENTRAL COLLEGE	02/20/2018	Regular	0	1,985.83	88849
01335	STAPLES ADVANTAGE	02/20/2018	Regular	0	316.80	88850
02756	TAPCO	02/20/2018	Regular	0	1,499.08	88851
01380	TEXAS REFINERY CORP.	02/20/2018	Regular	0	2,015.75	88852
01402	TIRE ASSOCIATES	02/20/2018	Regular	0	18.50	88853
01409	TOPPERS PLUS, INC.	02/20/2018	Regular	0	469.75	88854
01525	WEST CENTRAL SANITATION, INC.	02/20/2018	Regular	0	27,058.69	88855
01557	XCEL ENERGY	02/20/2018	Regular	0	598.41	88856
02754	ASCAP	02/07/2018	Bank Draft	0	341.00	DFT0001784
00101	AT&T MOBILITY	02/14/2018	Bank Draft	0	26.78	DFT0001815
00241	CHARTER COMMUNICATIONS	02/07/2018	Bank Draft	0	496.84	DFT0001785
00258	CITY OF MANKATO-WATER BILL	02/07/2018	Bank Draft	0	22.10	DFT0001781
02058	CONSOLIDATED COMMUNICATIONS	02/07/2018	Bank Draft	0	3,157.16	DFT0001786
02058	CONSOLIDATED COMMUNICATIONS	02/08/2018	Bank Draft	0	30.92	DFT0001796
02058	CONSOLIDATED COMMUNICATIONS	02/08/2018	Bank Draft	0	259.41	DFT0001797
02058	CONSOLIDATED COMMUNICATIONS	02/08/2018	Bank Draft	0	30.92	DFT0001798
02058	CONSOLIDATED COMMUNICATIONS	02/08/2018	Bank Draft	0	42.94	DFT0001799
02058	CONSOLIDATED COMMUNICATIONS	02/08/2018	Bank Draft	0	40.04	DFT0001800
02058	CONSOLIDATED COMMUNICATIONS	02/08/2018	Bank Draft	0	40.93	DFT0001801
00311	CULLIGAN WATER CONDITIONING	02/07/2018	Bank Draft	0	13.50	DFT0001789
00311	CULLIGAN WATER CONDITIONING	02/07/2018	Bank Draft	0	33.75	DFT0001790
02168	GAMESTOP	02/08/2018	Bank Draft	0	21.55	DFT0001802
00608	INGRAM LIBRARY SERVICES	02/14/2018	Bank Draft	0	813.28	DFT0001817
00733	LAKES GAS CO #10	01/05/2018	Bank Draft	0	79.80	DFT0001778
00733	LAKES GAS CO #10	02/15/2018	Bank Draft	0	182.20	DFT0001818

00775	LJP WASTE & RECYCLE, LLC	02/07/2018	Bank Draft	0	340.00	DFT0001782
00857	MC GOWAN WATER CONDITIONING, INC.	02/07/2018	Bank Draft	0	103.08	DFT0001787
00857	MC GOWAN WATER CONDITIONING, INC.	02/07/2018	Bank Draft	0	34.20	DFT0001788
01335	STAPLES ADVANTAGE	02/02/2018	Bank Draft	0	69.95	DFT0001775
01338	STATE CHEMICAL SOLUTIONS	02/07/2018	Bank Draft	0	473.51	DFT0001791
01470	VERIZON WIRELESS	02/12/2018	Bank Draft	0	825.89	DFT0001806
01470	VERIZON WIRELESS	02/14/2018	Bank Draft	0	30.14	DFT0001816
02178	WASTE MANAGEMENT OF WI-MN	02/07/2018	Bank Draft	0	113.31	DFT0001783
00105	AUTO VALUE MANKATO	02/22/2018	EFT	0	917.08	630
00216	C & S SUPPLY CO, INC.	02/22/2018	EFT	0	221.03	631
02706	CORE & MAIN LP	02/22/2018	EFT	0	565.56	632
00463	G & L AUTO SUPPLY, LLC	02/22/2018	EFT	0	565.00	633
00482	GMS INDUSTRIAL SUPPLIES, INC.	02/22/2018	EFT	0	149.54	634
00493	GOODWIN, TONY	02/22/2018	EFT	0	150.00	635
00538	HAWKINS, INC.	02/22/2018	EFT	0	3,521.13	636
02114	HYDRO KLEAN	02/22/2018	EFT	0	6,374.22	637
00680	J.J. KELLER & ASSOCIATES, INC.	02/22/2018	EFT	0	939.00	638
00691	KENNEDY & KENNEDY LAW OFFICE	02/22/2018	EFT	0	9,077.65	639
00776	LLOYD LUMBER CO.	02/22/2018	EFT	0	59.91	640
00796	MACQUEEN EQUIPMENT, INC.	02/22/2018	EFT	0	2,239.30	641
00825	MANKATO MOTOR COMPANY	02/22/2018	EFT	0	68.56	642
00872	MEI TOTAL ELEVATOR SOLUTIONS	02/22/2018	EFT	0	959.55	643
00874	MENARDS-MANKATO	02/22/2018	EFT	0	10.92	644
00889	MIDWEST TAPE/HOOPLA	02/22/2018	EFT	0	927.01	645
00902	MINNESOTA IRON & METAL CO	02/22/2018	EFT	0	61.20	646
00910	MINNESOTA VALLEY TESTING LAB, INC.	02/22/2018	EFT	0	252.00	647
00956	MINNESOTA WASTE PROCESSING CO.	02/22/2018	EFT	0	20,977.58	648
00997	MTI DISTRIBUTING CO	02/22/2018	EFT	0	505.91	649
01036	NICOLLET COUNTY RECORDER/ABSTRACTER	02/22/2018	EFT	0	46.00	650
01052	NORTH CENTRAL INTERNATIONAL	02/22/2018	EFT	0	29.13	651
01064	NORTHERN STATES SUPPLY, INC.	02/22/2018	EFT	0	18.60	652
02005	PANTHEON COMPUTERS	02/22/2018	EFT	0	244.98	653
01099	PET EXPO DISTRIBUTORS	02/22/2018	EFT	0	50.00	654
02281	REINDERS	02/22/2018	EFT	0	3,459.02	655
01211	RIVER BEND BUSINESS PRODUCTS	02/22/2018	EFT	0	294.03	656
02182	RYAN, JESSICA	02/22/2018	EFT	0	108.35	657
01281	SIGN PRO	02/22/2018	EFT	0	14.00	658
01429	TURFWERKS	02/22/2018	EFT	0	1,856.00	659
02536	USAQUATICS, INC.	02/22/2018	EFT	0	520.64	660
01477	VIKING ELECTRIC SUPPLY, INC.	02/22/2018	EFT	0	1,579.41	661
01478	VIKING FIRE & SAFETY LLC	02/22/2018	EFT	0	316.65	662
01568	ZIEGLER, INC.	02/22/2018	EFT	0	310.00	663
					217,101.05	99

Authorization Signatures

All Council

The above manual and regular claims lists for 2-20-18 are approved by:

MARK DEHEN- MAYOR

DIANE NORLAND- COUNCIL MEMBER

WILLIAM STEINER- COUNCIL MEMBER

ROBERT FREYBERG- COUNCIL MEMBER

JAMES WHITLOCK- COUNCIL MEMBER



1001 Belgrade Ave., PO Box 2055
North Mankato, MN 56003
507-625-4141 Fax: 507-625-4252
www.northmankato.com

For Office Use Only	
APPROVED _____	
DENIED _____	
<input type="checkbox"/> PARK USE	<input type="checkbox"/> AUDIO USE

Application For PARADE PERMIT

REQUIRED INFORMATION:

- Application for Parade Permit
- Map of Parade Route
- \$35 Application Fee

Thirty (30) days inadvance of the parade date.

Name of Applicant <i>BOB OLSON</i>	Address <i>326 MORNO AVE</i>	Phone <i>388-7576</i>	Email
---------------------------------------	---------------------------------	--------------------------	-------

Sponsoring Organization Name <i>A.B.A.T.E. OF MN.</i>			Address <i>SAME</i>	Phone <i>SAME</i>
--	--	--	------------------------	----------------------

Contact during event <i>SAME</i>	Phone <i>CELL 514-4862</i>
-------------------------------------	-------------------------------

Event Location <i>VETS BRIDGE TO SPRING LAKE PARK</i>	Date <i>5-12-18</i>	From Time <i>12:15</i>	To <i>12:45</i>
--	------------------------	---------------------------	--------------------

Occasion for Parade
AWARENESS MONTH

Parade Description / Composition
MOTORCYCLES

Estimated Number of Participants: *up to 300*

As duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

<i>ROBERT D. OLSON</i> Applicant	<i>2-12-18</i> Date
-------------------------------------	------------------------

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

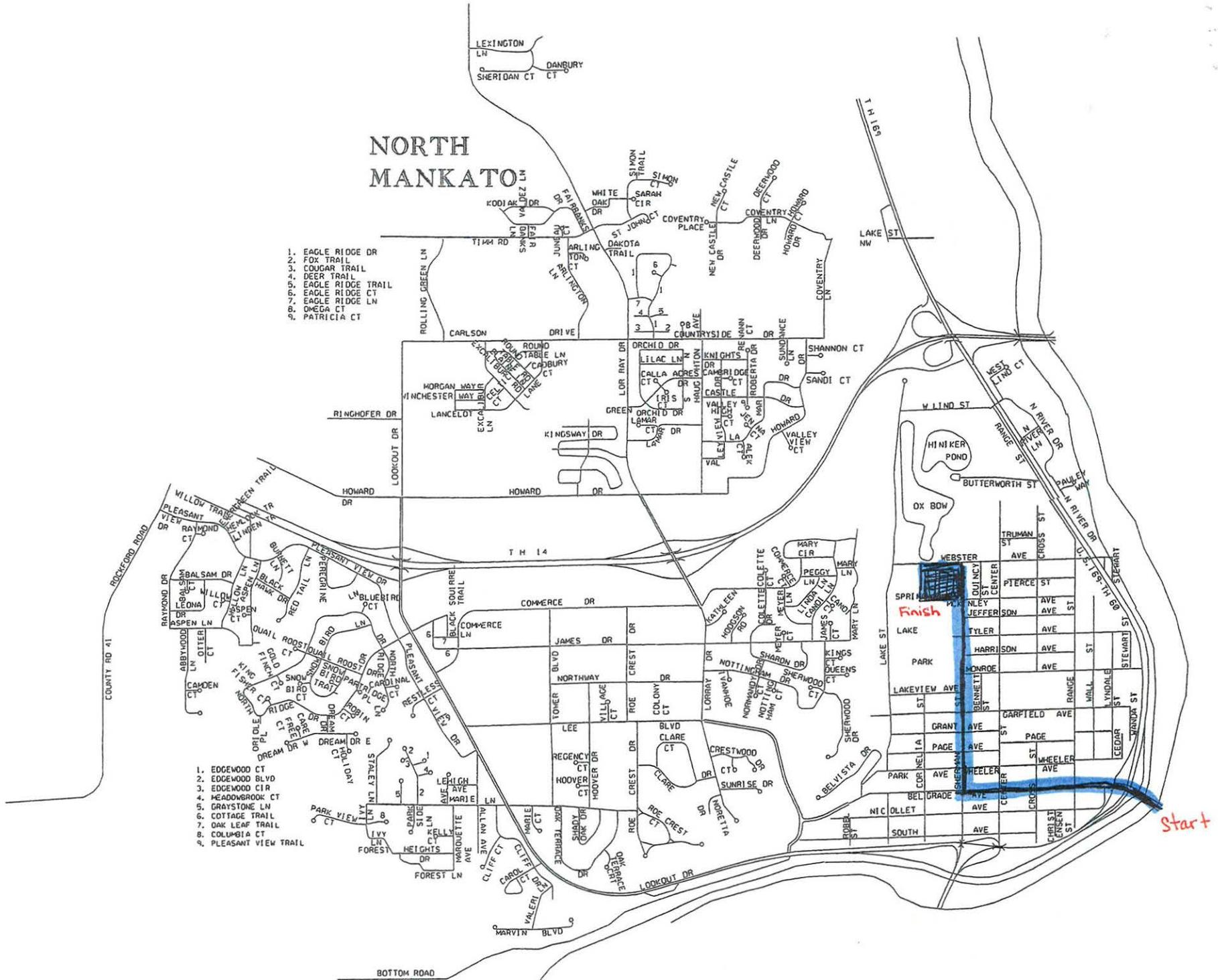
<i>[Signature]</i> #701 Chief of Police	<i>02-12-18</i> Date
--	-------------------------

Caswell Sports Director	Date
-------------------------	------

NORTH MANKATO

1. EAGLE RIDGE DR
2. FOX TRAIL
3. COUGAR TRAIL
4. DEER TRAIL
5. EAGLE RIDGE TRAIL
6. EAGLE RIDGE CT
7. EAGLE RIDGE LN
8. OMEGA CT
9. PATRICIA CT

1. EDGEWOOD CT
2. EDGEWOOD BLVD
3. EDGEWOOD CIR
4. MEADOWBROOK CT
5. GRAYSTONE LN
6. COTTAGE TRAIL
7. OAK LEAF TRAIL
8. COLUMBIA CT
9. PLEASANT VIEW TRAIL



Start

Finish

RESOLUTION NO.

RESOLUTION WAIVING WAITING PERIOD
FOR EXEMPTION FROM LAWFUL GAMBLING LICENSE FOR
FEEDING OUR COMMUNITIES PARTNERS

WHEREAS, Feeding Our Communities Partners has made application for exemption from a charitable gambling license to conduct a raffle on June 14, 2018 at 2120 Howard Dr. West, Suites F&G within the City of North Mankato, Minnesota, which application was received by the City on February 9, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the City waives the mandatory waiting period concerning the issuance of an exemption from lawful gambling license concerning the above-identified organization.

Adopted by the City Council this 19th day of February 2018.

Mayor

ATTEST:

City Clerk

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Feeding Our Communities Partners Previous Gambling Permit Number: _____

Minnesota Tax ID Number, if any: 1793617 Federal Employer ID Number (FEIN), if any: 27-2374187

Mailing Address: PO Box 5275

City: Mankato State: MN Zip: 56002-527 County: Blue Earth

Name of Chief Executive Officer (CEO): Sheri Sander-Silva

CEO Daytime Phone: 507-381-4348 CEO Email: sheri@feedingourcommunitiespartners.org
(permit will be emailed to this email address unless otherwise indicated below)

Email permit to (if other than the CEO): _____

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

Fraternal Religious Veterans Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:
(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

A current calendar year Certificate of Good Standing
Don't have a copy? Obtain this certificate from:
MN Secretary of State, Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103
Secretary of State website, phone numbers:
www.sos.state.mn.us
651-296-2803, or toll free 1-877-551-6767

IRS income tax exemption (501(c)) letter in your organization's name
Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.

IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)
If your organization falls under a parent organization, attach copies of both of the following:
1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Feeding Our Communities Partners

Physical Address (do not use P.O. box): 2120 Howard Dr. West, Suites F&G

Check one:

City: North Mankato Zip: 56003 County: Nicollet

Township: _____ Zip: _____ County: _____

Date(s) of activity (for raffles, indicate the date of the drawing): _____

Check each type of gambling activity that your organization will conduct:

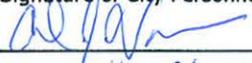
Bingo Paddlewheels Pull-Tabs Tipboards

Raffle (total value of raffle prizes awarded for the calendar year, including this raffle: \$1,500.00)

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to www.mn.gov/gcb and click on **Distributors** under the **List of Licensees** tab, or call 651-539-1900.

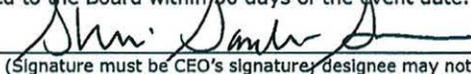
LG220 Application for Exempt Permit

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGMENT (required before submitting application to the Minnesota Gambling Control Board)

<p style="text-align: center;">CITY APPROVAL for a gambling premises located within city limits</p> <p><input checked="" type="checkbox"/> The application is acknowledged with no waiting period.</p> <p><input type="checkbox"/> The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).</p> <p><input type="checkbox"/> The application is denied.</p> <p>Print City Name: <u>City of North Mankato</u></p> <p>Signature of City Personnel: <u></u></p> <p>Title: <u>City Clerk</u> Date: <u>2-12-18</u></p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;"> <p>The city or county must sign before submitting application to the Gambling Control Board.</p> </div>	<p style="text-align: center;">COUNTY APPROVAL for a gambling premises located in a township</p> <p><input type="checkbox"/> The application is acknowledged with no waiting period.</p> <p><input type="checkbox"/> The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.</p> <p><input type="checkbox"/> The application is denied.</p> <p>Print County Name: _____</p> <p>Signature of County Personnel: _____</p> <p>Title: _____ Date: _____</p> <p>TOWNSHIP (if required by the county) On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.213.)</p> <p>Print Township Name: _____</p> <p>Signature of Township Officer: _____</p> <p>Title: _____ Date: _____</p>
--	---

CHIEF EXECUTIVE OFFICER'S SIGNATURE (required)

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature:  Date: 2/9/18
(Signature must be CEO's signature; designee may not sign)

Print Name: Sheri Sander-Silva

REQUIREMENTS	MAIL APPLICATION AND ATTACHMENTS
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Complete a separate application for:

- all gambling conducted on two or more consecutive days; or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

Financial report to be completed within 30 days after the gambling activity is done:
A financial report form will be mailed with your permit. Complete and return the financial report form to the Gambling Control Board.

Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

Mail application with:

a copy of your proof of nonprofit status; and

application fee (non-refundable). If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**. Make check payable to **State of Minnesota**.

To: Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions?
Call the Licensing Section of the Gambling Control Board at 651-539-1900.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **NOV 03 2010**

FEEDING OUR COMMUNITIES PARTNERS
PO BOX 5275
MANKATO, MN 56002-5275

Employer Identification Number:
27-2374187
DLN:
17053285322030
Contact Person: DEL TRIMBLE ID# 31309
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
March 30, 2010
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)



Minnesota Department of Public Safety
 Alcohol and Gambling Enforcement Division
 445 Minnesota Street, Suite 222, St. Paul, MN 55101
 651-201-7500 Fax 651-297-5259 TTY 651-282-6555
**APPLICATION AND PERMIT FOR A 1 DAY
 TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization <i>Vista Prairie at Monarch Meadows</i>		Date organized <i>2016</i>	Tax exempt number <i>41-1970657</i>
Address <i>2135 Lor Ray Dr.</i>		City <i>North Mankato</i>	State <i>MN</i>
		Zip Code <i>56003</i>	
Name of person making application <i>Diann Ward</i>		Business phone <i>507-386-2541</i>	Home phone <i>-</i>
Date(s) of event <i>April 26, 2018</i>	Type of organization <input type="checkbox"/> Club <input type="checkbox"/> Charitable <input type="checkbox"/> Religious <input checked="" type="checkbox"/> Other non-profit		
Organization officer's name <i>Jim Bettendorf</i>	City <i>Brooklyn Park</i>	State <i>MN</i>	Zip Code <i>55428</i>
Organization officer's name	City	State <i>MN</i>	Zip Code
Organization officer's name	City	State <i>MN</i>	Zip Code
Organization officer's name	City	State <i>MN</i>	Zip Code

Location where permit will be used. If an outdoor area, describe.

Dining Room

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City or County approving the license <i>200,00</i>	Date Approved
Fee Amount	Permit Date
Date Fee Paid	City or County E-mail Address
	City or County Phone Number

Signature City Clerk or County Official

Approved Director Alcohol and Gambling Enforcement

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10F	Department: Fire Dept.	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Consider Resolution Setting Firefighter's Relief Association Retirement Benefits and Establishing Funding Limitations.

BACKGROUND AND SUPPLEMENTAL INFORMATION: The North Mankato Firefighter's Relief Association is requesting an increase the retirement benefit per year of service from \$3,000 to \$3,500. The current rate was set in 2008. The Relief Association has available funds to cover the increase without increasing City contribution.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Setting Firefighter's Relief Association Retirement Benefits and Establishing Funding Limitations.

Motion By: _____ Second By: _____ Vote Record: Aye Nay _____ _____ Norland _____ _____ Freyberg _____ _____ Whitlock _____ _____ Steiner _____ _____ Dehen	<p style="text-align: center;">SUPPORTING DOCUMENTS ATTACHED</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 5px;">Resolution</td> <td style="text-align: center; padding: 5px;">Ordinance</td> <td style="text-align: center; padding: 5px;">Contract</td> <td style="text-align: center; padding: 5px;">Minutes</td> <td style="text-align: center; padding: 5px;">Map</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____	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 <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting	<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____
--	--

RESOLUTION NO.

RESOLUTION SETTING FIREFIGHTER'S RELIEF ASSOCIATION
RETIREMENT BENEFITS AND ESTABLISHING FUNDING LIMITATIONS

WHEREAS, the North Mankato City Council has reviewed the status of Firefighter's Relief benefits; and

WHEREAS, existing circumstances indicate that a benefit adjustment is in order.

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

That the retirement benefit be set at \$3,500 per year of service effective June 1, 2018; and

That no increase in the retirement benefit shall require a municipal contribution by tax levy in excess of \$1.00 per capita based on the most recent census population or official State Demographer's population estimate; and

That no increase in the retirement benefit shall cause the funding ration of the retirement fund to fall below 90%; and

That all subsequent requests for benefit adjustments shall be submitted pursuant to the criteria established by this resolution.

Adopted by the City Council this ____ day of _____ 2018.

Mayor

City Clerk

RESOLUTION NO. 65-08

RESOLUTION SETTING FIREFIGHTER'S RELIEF
ASSOCIATION RETIREMENT BENEFITS
AND ESTABLISHING FUNDING LIMITATIONS

WHEREAS, the North Mankato City Council has reviewed the status of Firefighter's Relief benefits; and

WHEREAS, existing circumstances indicate that a benefit adjustment is in order;

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

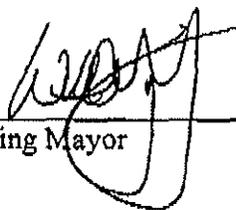
That the retirement benefit be set at \$3,000 per year of service effective June 1, 2008; and

That no increase in the retirement benefit shall require a municipal contribution by tax levy in excess of \$1 per capita based on the most recent census population or official State Demographer's population estimate; and

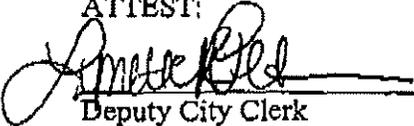
That no increase in the retirement benefit shall cause the funding ratio of the retirement fund to fall below 90%; and

That all subsequent requests for benefit adjustments shall be submitted pursuant to the criteria established by this resolution.

Adopted by the City Council this 5th day of May 2008.



Acting Mayor

ATTEST:


Deputy City Clerk

NOTICE OF PUBLIC HEARING TO
AMEND CITY CODE, 155.50 (B)
RAVINE DEDICATION

Notice is hereby given that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Monday, March 5, 2018 at 7 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider amending the City Code Chapter 155.50, Ravine Dedication.

Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, MN 56003.

Dated this 20th day of February 2018.

April Van Genderen
City Clerk
City of North Mankato

ORDINANCE NO. 100, FOURTH SERIES

**AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA,
AMENDING NORTH MANKATO CITY CODE, TITLE XV LAND USAGE
CHAPTER 155.50 (B) RAVINE DEDICATION**

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

Section 1. Sections of North Mankato City Code, Title XV, Land Usage, Chapter 155
Subdivision Regulations are hereby amended as follows:

§ 155.50 PUBLIC SITES AND OPEN SPACES

(B) Ravine Dedication. The subdivider shall dedicate to the city that portion of all
hillsides, ravines and slopes of bluff lands below the ravine breakline as determined by the
Building Official or record an easement approved by the City for the conservation and
preservation of the terrain and vegetation.

Section 2. North Mankato City Code, Chapter 155, entitled Subdivision Regulations 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 City Council this 5th day of March 2018.

Mayor

ATTEST:

City Clerk

AMENDMENT TO CITY CODE SECTION 155.50(B) RAVINE
DEDICATION

THE CITY OF NORTH MANKATO

SUBJECT: City Code Amendment
APPLICANT: City of North Mankato
LOCATION: City Wide
EXISTING ZONING: NA
DATE OF HEARING: January 11, 2018
DATE OF REPORT: January 3, 2018
REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to amend City Code Section 155.50 (B) Ravine Dedication

COMMENT

In December of 2017, staff presented a request to consider a City Code amendment regarding ravine dedication. In summary, the current regulation is as follows:

(B) *Ravine dedication.* The subdivider shall dedicate to the city that portion of all hillsides, ravines and slopes of bluff lands below the ravine breakline as determined by the Building Official.

At the December meeting, staff had summarized that a developer was concerned with this regulation as it allegedly affected ravine property appraisals and presented an ordinance change providing an option to use conservation easements to allow the private ownership of ravine property. The Planning Commission held considerable discussion and voted to table the issue to allow staff to present more information.

Attached as Exhibit A are three (3) examples of easements used by other Minnesota Cities to address private ownership of ravine property.

At the December Planning Commission meeting there was also discussion regarding City access to ravines for maintenance purposes. Attached as Exhibit B are three (3) examples of North Mankato plats which provide access from public roads into ravines.

Regarding the Nature View Subdivision No. 2 which was recently considered by the Planning Commission, attached as Exhibit C is an example of how a conservation easement would be used in that subdivision. Access to the ravine property would be provided on the north side of the Marie Lane extension on land owned by the City.

There are currently many residential property owners who have ownership of ravine property adjacent to their homes without having any type of conservation easement recorded with the property. Therefore, any costs associated with improvement or maintenance of the ravine may be the responsibility of the property owner.

Attached as Exhibit D is a proposed amendment to Section 155.50 (B)

Exhibit E is a letter from the Nicollet County Assessor regarding the valuation of ravine lots.

RECOMMENDATION

As staff believes protection of ravines can be achieved by the use of conservation easements, approval of the amendment is recommended.

CONSERVATION EASEMENT

THIS INSTRUMENT is made by _____ and _____, husband and wife, Grantors, in favor of the City of Shakopee (“City”), a Minnesota municipal corporation.

Recitals

A. Grantors are the fee owners of property (“the Property”) located in Scott County, Minnesota and legally described as follows:

[Insert Legal]

B. Grantor desires to grant to the City an easement, according to the terms and conditions contained herein.

Terms of Easement

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the City the following easement:

A perpetual, non-exclusive easement for conservation purposes over, under, across and through that part of the Property described as follows:

[insert legal description of easement area]

(the “Easement Area”).

2. Scope of Easement. Grantor, for itself, its successors and assigns, declares and agrees that the following prohibitions shall continue in perpetuity in the Easement Area:

- a. Constructing, installing or maintaining anything made by man.
 - b. Cutting or removing trees or other vegetation. Notwithstanding the foregoing, trimming trees and vegetation to maintain their health, removing dead or diseased trees and vegetation and removing selected trees and vegetation to allow sunlight to penetrate to limited parts of the Easement Area, or to remove invasive plants such as buckthorn may be permitted, but only when approved by the City.
 - c. Excavating or filling within the Easement Area.
 - d. Applying chemicals for destruction or retardation of vegetation, unless first approved by the City.
 - e. Depositing of waste or debris.
 - f. Applying herbicides, pesticides and insecticides.
 - g. Applying fertilizers.
 - h. Conducting activities detrimental to the preservation of the scenic beauty, vegetation and wildlife in the Easement Area.
 - i. Removing, damaging, destroying or defacing any monuments or markers placed to delineate the Easement Area.
 - j. Plastic, concrete, metal and painted materials may not be used to stabilize the creek bed or bank. Only natural vegetation or rock may be used for such purposes.
3. Grantor, for itself, its successors and assigns, grants to the City the affirmative right, but not the obligation, to do the following in the Easement Area:
- a. Enhance the slope, trees, vegetation and natural habitat at no cost to the Grantor.
 - b. Enter upon the Easement Area at any time to enforce compliance with the terms of this Conservation Easement.
 - c. Take such other action as the City deems necessary or advisable in its sole discretion to enforce compliance with the terms of this Conservation Easement.
 - d. Install and maintain monuments or markers delineating the Easement Area.
4. Warranty of Title. The Grantor warrants that it is the owner of the Property as described above and has the right, title and capacity to convey to the City the Conservation Easement herein.

CONSERVATION/SCENIC EASEMENT

THIS EASEMENT AGREEMENT is made this ____ day of _____, 2016, by and between _____, a Minnesota _____, hereinafter referred to as "Grantor," and the CITY OF _____, a Minnesota municipal corporation, hereinafter referred to as "City";

WHEREAS, Grantor is the fee owner of land located in Hennepin County, Minnesota, more fully described in Exhibit A, attached hereto and made a part hereof, and said land hereinafter referred to as "the Property"; and,

WHEREAS, Grantor has marketable title to the Property, free and clear of all liens, mortgage, and encumbrances, except:

WHEREAS, Grantor and City wish to enter into an agreement which will grant to City a conservancy/scenic easement for conservation and preservation of the terrain and vegetation, and to prohibit certain destructive acts thereon, over that portion of the Property as described in Exhibit B, hereinafter referred to as the "Easement Area, attached hereto;

NOW, THEREFORE, in consideration of the premises contained herein, it is agreed by the parties as follows:

1. Grantor hereby conveys to City and its successors and assigns a conservation and scenic easement in, under, on, and over the Easement Area and City hereby accepts such conveyance.
2. The following terms and conditions shall apply to the Easement Area:
 - A. The Easement Area shall be preserved predominantly in its natural condition. No trees, shrubs, or other vegetation shall be planted or removed from the Easement Area without the prior written consent of the City. The City will consider removal of noxious weeds, as defined by Minnesota Statutes Sections 18.76-18.88, upon submission and approval of a Vegetation Management Plan. No vegetation cutting, fertilizer application or placement of turfgrass, such as Kentucky bluegrass, shall occur within the Easement Area.
 - B. No building, road, sign, billboard, utility, or other structure shall be placed in the Easement Area without the prior written consent of City.
 - C. No trash, waste, or other offensive material, soil, or landfill shall be placed upon or within the Easement Area without the prior written consent of the City.

- D. No change in the general topography of the Easement Area landscape, including, but not limited, to excavation, dredging, movement, and removal or placement of soil, shall be allowed within the Easement Area without the prior written consent of the City.
3. With respect to the Easement Area, Grantor represents and warrants as follows:
- A. That Grantor has marketable title free and clear of all liens, encumbrances and mortgages.
 - B. That Grantor has not used, employed, deposited, stored, disposed of, placed or otherwise allowed to come in or on the Easement Area, any hazardous substance, hazardous waste, pollutant, or contaminant, including, but not limited to, those defined in or pursuant to 42 U.S.C. § 9601, et. seq., or Minn. Stat., Sec. 115B.01, et. seq. (such substances, wastes, pollutants, and contaminants hereafter referred to as "Hazardous Substances");
 - C. That Grantor has not allowed any other person to use, employ, deposit, store, dispose of, place or otherwise have, in or on the Easement Area, any Hazardous Substances;
 - D. That no previous owner, operator or possessor of the easement area, deposited, stored, disposed of, placed, or otherwise allowed in or on the Easement Area any Hazardous Substances;

Grantor agrees to indemnify, defend and hold harmless City, against any and all loss, costs, damage and expense, including reasonable attorney's fees and costs that City incurs because of the breach of any of the above representations or warranties and/or resulting from or due to the inaccuracy or falsity of any representation or warranty herein.

4. Grantor agrees to permanently demarcate the location of the boundary of the conservation easement on each lot property line or corner with permanent four-foot tall posts. A 2 ½ by 6 inch sign or decal reading "Scenic/Conservation Easement Boundary, City of Eden Prairie", will be affixed to the top of the post.
5. Grantor agrees to maintain the Easement Area subject to the provisions stated herein.
6. The duration of this easement is perpetual and shall bind and inure to the benefit of the parties, their successors, and assigns.
7. Nothing contained herein shall impair any right of City now held or hereafter acquired to construct or maintain public utilities in or on the Easement Area.

8. Provisions of this Easement shall be binding upon and enforceable against the Property and the Grantor, their successors and assigns of the Property.

IN WITNESS WHEREOF, the parties to this Agreement have caused these presents to be executed as of the day and year aforesaid.

GRANTOR

CITY OF _____

By

Its Acting Mayor

By

Its City Manager

STATE OF MINNESOTA)

)ss.

COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____ and _____, respectively the Mayor and the City Manager of the City of _____, a Minnesota municipal corporation, on behalf of said corporation.

STATE OF MINNESOTA)

)ss.

COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, the _____, a Minnesota _____, on behalf of the corporation.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

CONSERVATION OPEN SPACE EASEMENT

THIS EASEMENT AGREEMENT, made this 6th day of December, 2005, by and between M.W. Johnson Construction, Inc., a Minnesota corporation, hereinafter referred to as "Grantor," and the City of Mankato, hereinafter referred to as "Grantee";

WHEREAS, Grantor is the fee owner of land located in Blue Earth County, Minnesota, more fully described in Exhibit A, attached hereto and made a part hereof, and said land hereinafter referred to as "the Property"; and,

WHEREAS, Grantor has marketable title to the Property, free and clear of all liens, mortgages, and encumbrances; and

WHEREAS, Grantor has platted the Property into a subdivision entitled Wings Over White Oak Second Addition; and

WHEREAS, Grantor and Grantee wish to enter into an agreement which will grant to Grantee a conservation open space easement for conservation and preservation of terrain and vegetation, and to prohibit certain destructive acts thereon, over that portion of the Property as described in Exhibit B, attached hereto (the "Easement Area");

NOW, THEREFORE, in consideration of the premises contained herein, it is agreed by the parties as follows:

1. Grantor hereby grants to Grantee and its successors and assigns a conservation scenic easement in, under, on, and over the Easement Area, and Grantee hereby accepts such easement.
2. The following terms and conditions shall apply to the Easement Area:
 - A. The Easement Area shall be preserved in its natural condition. No trees, shrubs, or other vegetation shall be planted upon the Easement Area and no trees, shrubs, or other vegetation shall be removed from the easement area without the prior written consent of the Grantee, except that the Easement Area shall be kept free of noxious weeds.
 - B. The Grantee may, in the Grantee's sole discretion, direct the Grantor, its Successors and Assigns on

any particular lot, to remove any dead, or dangerous or diseased tree(s) from the Easement Area of that particular lot. The Grantor, its Successors and Assigns on any particular lot, shall be responsible for all costs and expenses to remove any dead, dangerous or diseased tree(s) from the Easement Area of that particular lot.

- C. No building, road, impervious surface, sign, billboard, fence, utility, or other man-made structure shall be placed in the Easement Area without the prior written consent of the Grantee.
- D. No trash, waste, or other offensive material, soil, or landfill shall be placed upon or within the Easement Area without the prior written consent of the Grantee.
- E. No change in the general topography of the Easement Area landscape, including, but not limited to excavation, dredging, movement, or removal of soil, shall be allowed without the prior written consent of the Grantee.
- F. The duration of the easement is perpetual.
- G. With respect to the Easement Area, Grantor represents and warrants as follows:
 - 1) That Grantor has not used, employed, deposited, stored, disposed of, placed or otherwise allowed to come in or on the Easement Area, any hazardous substance, hazardous waste, pollutant, or contaminant, including, but not limited to, those defined in or pursuant to 42 U.S.C. Sec. 9601, et. seq., or Minn. Stat., 115B.01, et. seq. (such substances, wastes, pollutants, and contaminants hereafter referred to as "Hazardous Substances");
 - 2) That to the best of Grantor's knowledge, Grantor has not allowed any other person to use, employ, deposit, store, dispose of, place or otherwise have, in or on the Easement Area, any Hazardous Substances;

- 3) That to the best of Grantor's knowledge, no previous owner, operator or possessor of the Easement Area, deposited, stored, disposed of, placed, or otherwise allowed in or on the Easement Area any Hazardous Substances;
3. Grantor agrees to indemnify and hold harmless Grantee, against any an all loss, costs, damage and expense, including reasonable attorneys' fees and costs, resulting from or due to the release or threatened release of Hazardous Substances which were, or have been used, employed, deposited, stored, disposed of, placed, or otherwise located or allowed to be located, in or on the Easement Area by Grantor, its employees, agents, contractors or representatives.
 4. Grantor agrees to maintain the Easement Area subject to the provisions stated herein.
 5. This easement shall bind and inure to the benefit of the parties, their successors, and assigns.
 6. Nothing contained herein shall impair any right of Grantee now held or hereafter acquired to construct or maintain public utilities in, on, under, over, or through the Easement Area.

IN WITNESS WHEREOF, the parties to this Agreement have caused these presents to be executed as of the day and year aforesaid.

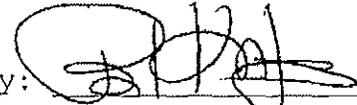
Grantor

Grantee

M.W. Johnson Construction, Inc.
A Minnesota Corporation

City of Mankato

By: 

By: 

Its: V.P. Carl

Its: City Manager

EXHIBIT A

Wings Over White Oak Second Addition, Blue Earth County,
Minnesota

EXHIBIT B

A tree conservation easement over and on, all that part of Lot 1 of Block 1, WINGS OVER WHITE OAK SECOND ADDITION, on file and of record with the County Recorder, City of Mankato, Blue Earth County, Minnesota, said easement described as follows:

Commencing at the northwest corner of Lot 1 of Block 1, WINGS OVER WHITE OAK SECOND ADDITION; thence North 89 degrees 02 minutes 51 seconds East, (bearing based on Wings Over White Oak Second Addition) on the north line of Lot 1 of Block 1, a distance of 25.00 feet; thence South 00 degrees 57 minutes 09 seconds East, 10.00 feet to the point of beginning; thence North 89 degrees 02 minutes 51 seconds East, 53.11 feet; thence South 03 degrees 48 minutes 48 seconds West, 195.95 feet; thence South 14 degrees 29 minutes 00 seconds West, 64.53 feet; thence North 05 degrees 58 minutes 08 seconds West, 73.17 feet; thence North 18 degrees 01 minutes 30 seconds East, 89.34 feet; thence North 17 degrees 22 minutes 31 seconds West, 43.25 feet; thence North 69 degrees 19 minutes 22 seconds West, 32.36 feet; thence North 00 degrees 57 minutes 09 seconds West, 46.69 feet to the point of beginning.

and

A tree conservation easement over and on, all that part of Lot 1 of Block 1, WINGS OVER WHITE OAK SECOND ADDITION, on file and of record with the County Recorder, City of Mankato, Blue Earth County, Minnesota, said easement described as follows:

Commencing at the northwest corner of Lot 1 of Block 1, WINGS OVER WHITE OAK SECOND ADDITION; thence North 89 degrees 02 minutes 51 seconds East, (bearing based on WINGS OVER WHITE OAK SECOND ADDITION) on the north line of Lot 1 of Block 1, a distance of 297.20 feet; thence South 03 degrees 48 minutes 48 seconds West, 10.03 feet to the point of beginning; thence North 89 degrees 02 minutes 51 seconds East, 143.34 feet; thence South 45 degrees 54 minutes 39 seconds West, 138.26 feet; thence South 34 degrees 42 minutes 46 seconds West, 97.66 feet; thence North 03 degrees 48 minutes 48 seconds East, 174.48 feet to the point of beginning.

and

A tree conservation easement over and on, all that part of Outlot E, WINGS OVER WHITE OAK SECOND ADDITION, on file and of record with the County Recorder, City of Mankato, Blue Earth

County, Minnesota, said easement described as follows:

Commencing at the northwest corner of Outlot E; thence North 89 degrees 02 minutes 51 seconds East (bearing based on WINGS OVER WHITE OAK SECOND ADDITION) on the north line of Outlot E, a distance of 25.00 feet to the point of beginning; thence continuing North 89 degrees 02 minutes 51 seconds East on said north line, a distance of 49.92 feet; thence South 86 degrees 00 minutes 03 seconds East on said north line, a distance of 10.29 feet; thence South 14 degrees 41 minutes 50 seconds West, 1.02 feet; thence South 07 degrees 09 minutes 03 seconds East, 49.94 feet; thence North 86 degrees 00 minutes 03 seconds West, 17.59 feet; thence South 89 degrees 02 minutes 51 seconds West, 47.76 feet; thence North 00 degrees 57 minutes 09 seconds West, 50.00 feet to the point of beginning.

and

A tree conservation easement over and on, all that part of Outlot E, and Lot 1 and Lot 2 of Block 6, WINGS OVER WHITE OAK SECOND ADDITION, on file and of record with the County Recorder, City of Mankato, Blue Earth County, Minnesota, said easement described as follows:

Commencing at the southeast corner of Lot 2 of Block 6; thence North 11 degrees 49 minutes 28 seconds West (bearing based on WINGS OVER WHITE OAK SECOND ADDITION) on the east line of Lot 2, a distance of 10.00 feet to the point of beginning; thence South 78 degrees 10 minutes 32 seconds West, 41.97 feet; thence southwesterly 8.03 feet on a 685.00 radius curve to the left, having a central angle of 00 degrees 40 minutes 17 seconds; thence North 11 degrees 49 minutes 28 seconds West, not tangent to previous curve, a distance of 92.28 feet; thence North 35 degrees 15 minutes 40 seconds West, 87.35 feet; thence North 65 degrees 51 minutes 53 seconds West, 89.42 feet; thence North 46 degrees 20 minutes 47 seconds West, 97.08 feet; thence North 38 degrees 16 minutes 58 seconds West, 187.12 feet; thence North 86 degrees 00 minutes 03 seconds West, 52.76 feet; thence North 07 degrees 09 minutes 03 seconds West, 50.06 feet; thence North 14 degrees 41 minutes 50 seconds East, 0.90 feet to the north line of Outlot E; thence South 86 degrees 00 minutes 03 seconds East on said north line, a distance of 84.38 feet; thence South 38 degrees 16 minutes 58 seconds East on said north line, a distance of 205.71 feet; thence South 46 degrees 20 minutes 47 seconds East on said north line, a distance of 84.96 feet; thence South 65 degrees 51 minutes 53 seconds East on said north line, a distance of 94.50 feet to the northeast corner of Lot 1

of Block 6; thence South 35 degrees 15 minutes 40 seconds East on the northeasterly line of Lot 1 and Lot 2, a distance of 111.40 feet; thence South 11 degrees 49 minutes 28 seconds East on the east line of Lot 2, a distance of 102.61 feet to the point of beginning.

and

A tree conservation easement over and on, all that part of Outlot E and Lot 1, Lot 2, and Lot 3 of Block 5, WINGS OVER WHITE OAK SECOND ADDITION, on file and of record with the County Recorder, City of Mankato, Blue Earth County, Minnesota; said easement described as follows:

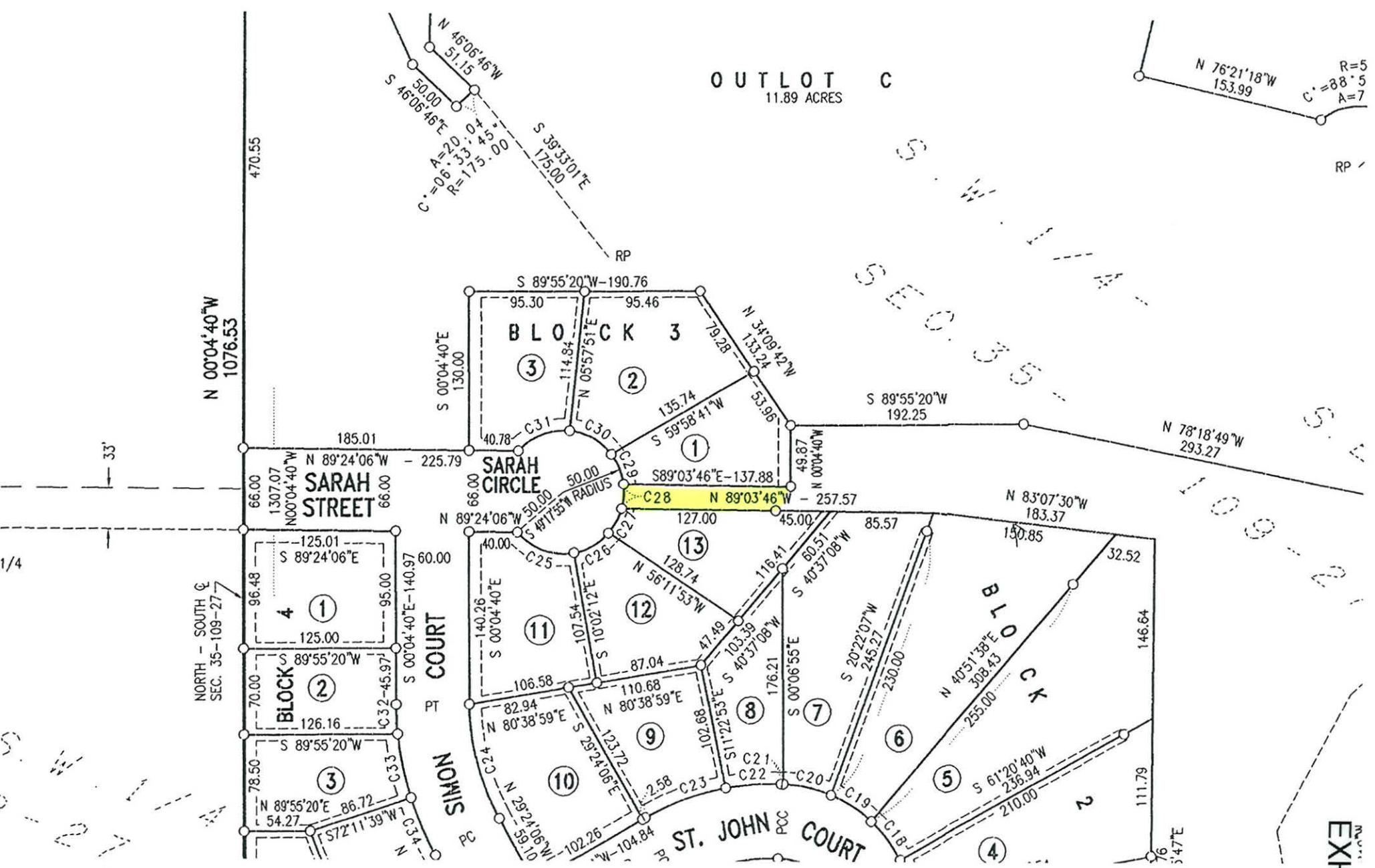
Commencing at the southwest corner of Lot 1 of Block 5; thence North 00 degrees 57 minutes 09 seconds West (bearing based on WINGS OVER WHITE OAK SECOND ADDITION) on the west line of Lot 1 of Block 5, a distance of 100.20 feet; thence South 87 degrees 21 minutes 02 seconds East, 25.05 feet to the point of beginning; thence North 00 degrees 57 minutes 09 seconds West, 138.43 feet; thence South 83 degrees 11 minutes 49 seconds East, 167.91 feet; thence South 53 degrees 35 minutes 16 seconds East, 77.20 feet; thence South 59 degrees 13 minutes 16 seconds West, 93.51 feet; thence southwesterly 97.52 feet on a 195.00 foot radius curve to the right, having a central angle of 28 degrees 39 minutes 17 seconds; thence North 87 degrees 21 minutes 02 seconds West, not tangent to previous curve, a distance of 53.72 feet to the point of beginning.

and

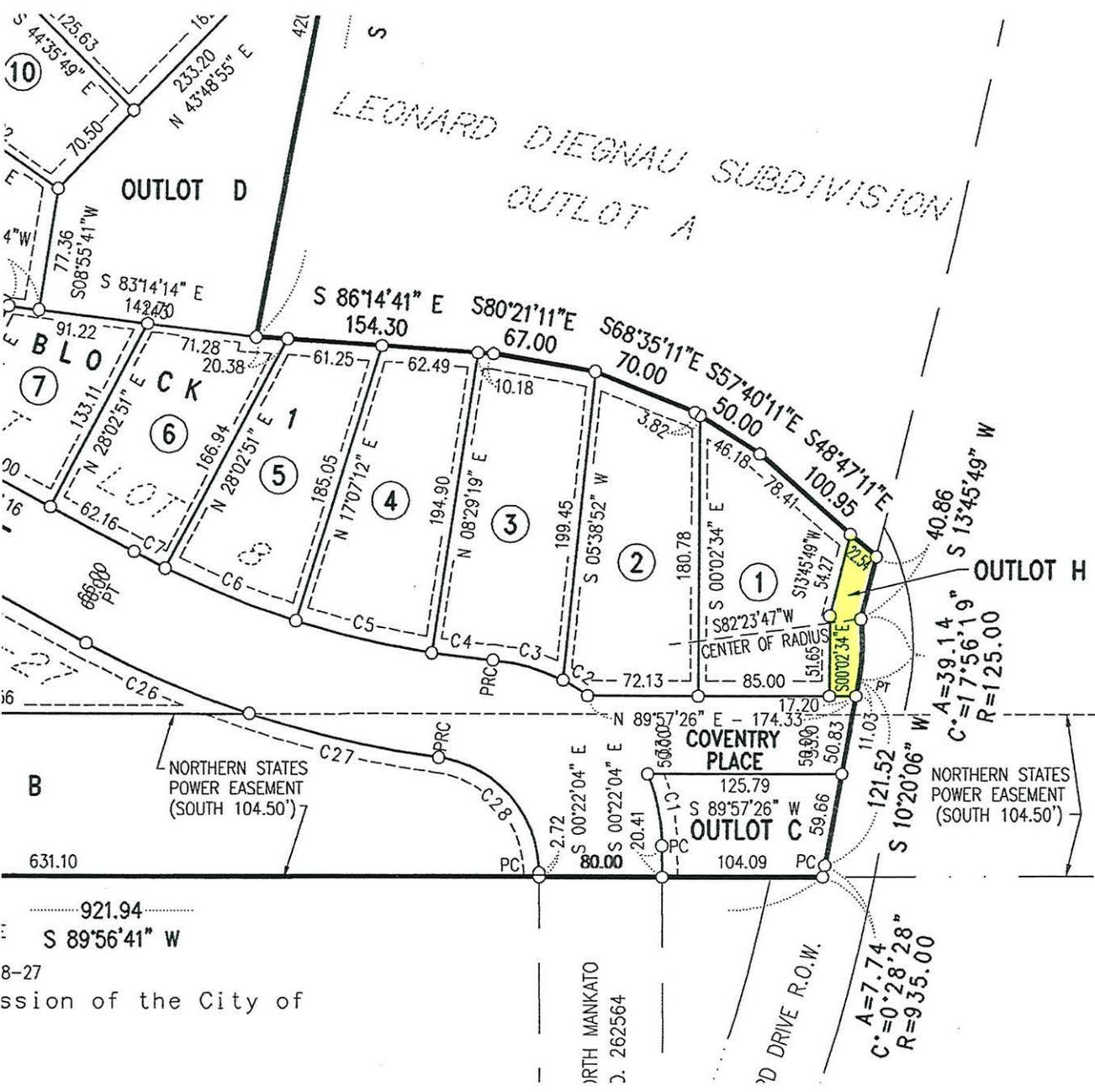
A tree conservation easement over and on, all that part of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 7 of Block 4, and Outlot F, Outlot G, and Outlot H, WINGS OVER WHITE OAK SECOND ADDITION, on file and of record with the County Recorder, City of Mankato, Blue Earth County, Minnesota, said easement described as follows:

Commencing at the southwest corner Outlot G; thence North 89 degrees 59 minutes 04 seconds East (bearing based on WINGS OVER WHITE OAK SECOND ADDITION) on the south line of Outlot G, a distance of 25.00 feet to the point of beginning; thence North 00 degrees 57 minutes 09 seconds West, 352.35 feet; thence North 85 degrees 08 minutes 04 seconds East, 55.16 feet; thence northeasterly 226.26 feet, not tangent to previous line, on a 445.00 foot radius curve to the left, having a central angle of 29 degrees 07 minutes 54 seconds, and a 223.83 foot chord that

bears North 73 degrees 47 minutes 13 seconds East; thence North 59 degrees 13 minutes 16 seconds East, 96.28 feet; thence northeasterly 191.21 feet on a 525.00 foot radius curve to the right, having a central angle of 20 degrees 52 minutes 03 seconds; thence North 44 degrees 24 minutes 24 seconds East, not tangent to previous curve, 46.12 feet; thence North 27 degrees 37 minutes 15 seconds East, a distance of 69.06 feet to the west line of Lot 6 of Block 4; thence South 11 degrees 49 minutes 28 seconds East on said west line, a distance of 39.35 feet to the northeast corner of Lot 7 of Block 4; thence South 85 degrees 38 minutes 26 seconds East on north line of Lot 7, a distance of 27.21 feet; thence South 27 degrees 37 minutes 15 seconds West, 199.10 feet; thence South 78 degrees 33 minutes 23 seconds West, 89.53 feet; thence South 54 degrees 37 minutes 19 seconds West, 103.33 feet; thence South 12 degrees 43 minutes 00 seconds West, 69.72 feet; thence South 47 degrees 41 minutes 17 seconds West, 30.62 feet; thence South 00 degrees 00 minutes 56 seconds East, 170.71 feet; thence North 89 degrees 59 minutes 04 seconds East, 321.41 feet to the west line of Outlot I; thence South 00 degrees 00 minutes 56 seconds East on said west line, a distance of 75.00 feet to the south line of Outlot H; thence South 89 degrees 59 minutes 04 seconds West on the south line of Outlot G and Outlot H, a distance of 521.31 feet to the point of beginning.



PLAT
EXHIBIT B



State of Minnesota)
 County of Nicollet)^{ss}

On this the ___ day of _____
 personally appeared Paul R. Seykora an
 named in the foregoing instrument and

SURVEY

I, Bradley C. Evans, Licensed Land Sur
 surveyed and platted the property desc
 representation of the survey; that all
 foot; that all monuments have been cor
 are correctly designated on the plat;
 public highways to be designated other

On this the ___ day of _____
 appeared Bradley C. Evans, and being d

COL

I hereby certify that there are no deli
 transfer has been entered on the land d

COUN

8-27
 ssion of the City of

IRTH MANKATO
 J. 262564

D DRIVE R.O.W.

A=7.74
 C=0°28'28"
 R=9355.00

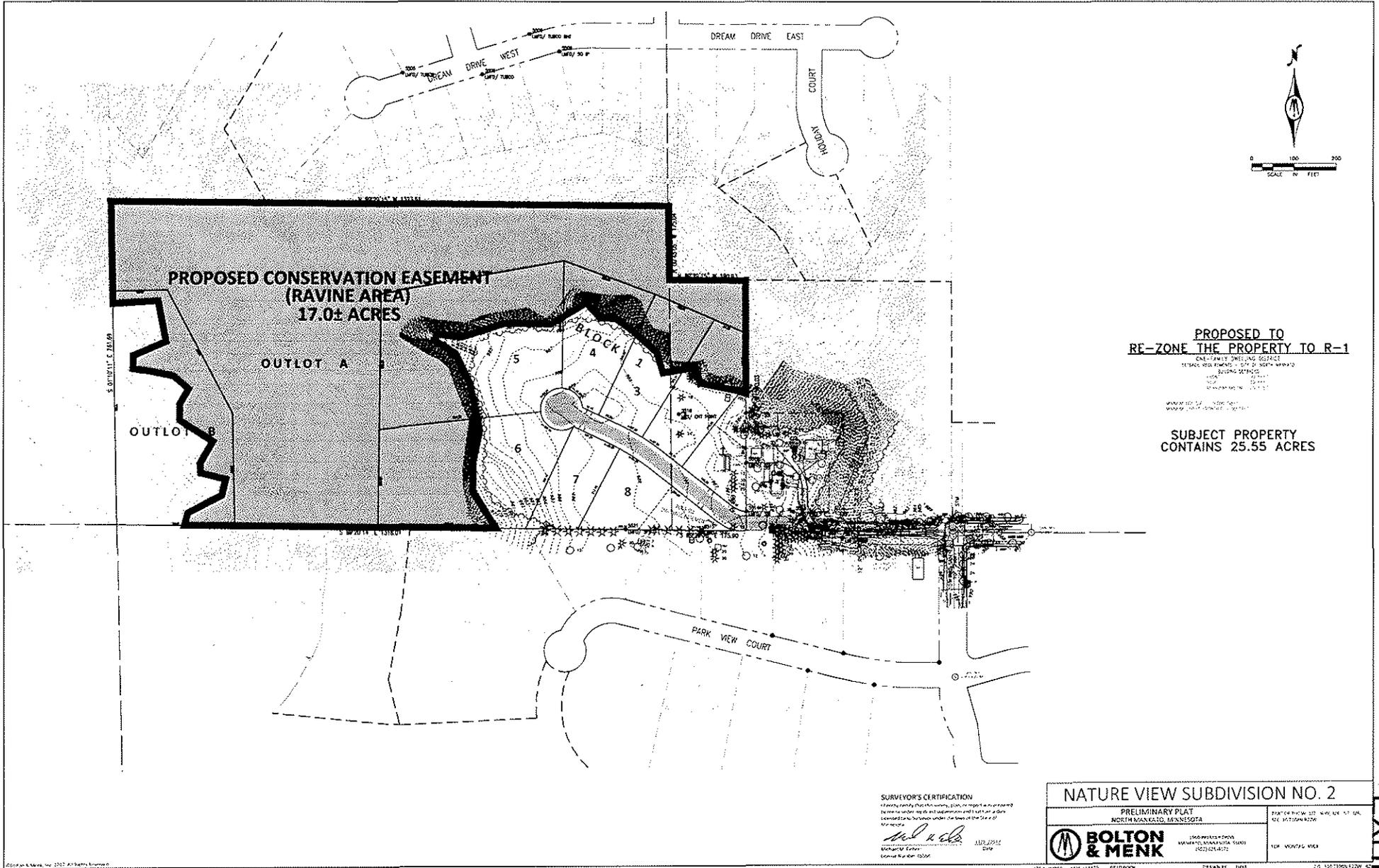
NORTHERN STATES
 POWER EASEMENT
 (SOUTH 104.50')

COVENTRY
 PLACE
 125.79
 S 89°57'26" W
 104.09

NORTHERN STATES
 POWER EASEMENT
 (SOUTH 104.50')

631.10

921.94
 S 89°56'41" W



**PROPOSED CONSERVATION EASEMENT
(RAVINE AREA)
17.0± ACRES**

OUTLOT A

OUTLOT B

BLOCK 1

PARK VIEW COURT

DREAM DRIVE EAST

DREAM DRIVE WEST

BIRCH COURT

**PROPOSED TO
RE-ZONE THE PROPERTY TO R-1**

ONE-FAMILY DWELLING DISTRICT
TERMINAL DISTRICT - CITY OF NORTH MANKATO
ZONING ORDINANCE
SECTION 15.01
ARTICLE 15.01

**SUBJECT PROPERTY
CONTAINS 25.55 ACRES**

SURVEYOR'S CERTIFICATION
I, the undersigned, being a duly licensed and sworn surveyor, do hereby certify that the foregoing plat, as shown on the attached sheets, was prepared by me or under my direct supervision and that the same is true and correct in accordance with the laws of the State of Minnesota.
[Signature]
JUL 22 2014
Bolton & Menk
60000 1st Ave S
55108

NATURE VIEW SUBDIVISION NO. 2	
PRELIMINARY PLAT NORTH MANKATO, MINNESOTA	STATE OF MINN. DIST. NO. 104, SEC. 17, 18L R2E 107.00N R12W
BOLTON & MENK	1500 WOODS DRIVE NORTH MANKATO, MINN. 55108 (507) 425-4172

EXHIBIT C

(B) *Ravine dedication.* The subdivider shall dedicate to the city that portion of all hillsides, ravines and slopes of bluff lands below the ravine breakline as determined by the Building Official or record an easement approved by the City for the conservation and preservation of the terrain and vegetation.

**Property & Public
Services Department****PROPERTY ASSESSMENT**

Serving Citizens Since 1853

*Lorna Sandvik, Assessor**"Providing efficient services with innovation and accountability."*

December 26, 2017

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

Re: Ravine Lot Values

Dear Mike:

In response to your inquiry regarding current assessment practices for valuing ravine lots in North Mankato, most ravine lots are valued based on their size. Land area is considered a "ravine lot" if it is part of or adjacent to a ravine (no matter who owns the ravine). Under current valuation methods, land area that is all "top ground" adjacent to a ravine owned by the city is valued at the same rate as land area that extends into a privately owned ravine.

For example:

- Owner A owns a 15,000 sf lot that is all "top ground" adjacent to a ravine owned by the city.
- Owner B owns a 15,000 sf lot that is partially "top ground" and partially ravine area that he owns.

Assuming both lots were located in similar neighborhoods, both lots would have the same assessed value.

If you have additional questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads 'Lorna Sandvik'. The signature is fluid and cursive, with the first name 'Lorna' being more prominent than the last name 'Sandvik'.

Lorna Sandvik
Nicollet County Assessor

Michael Fischer

From: Lorna Sandvik <Lorna.Sandvik@co.nicollet.mn.us>
Sent: Monday, January 08, 2018 12:19 PM
To: Michael Fischer
Subject: RE: Ravine Property

Hi Mike,

Yes—due to the lot size (60,000 sf as opposed to 15,000 sf) Owner C's lot would be valued higher than Owner A or Owner B. Most ravine lots are valued based on the total land area owned regardless of the topography (assuming the lot has adequate building space). Does that clarify?

Lorna Sandvik

Nicollet County Assessor
501 S. Minnesota Ave.
St. Peter, MN 56082
507-934-7067

From: Michael Fischer [mailto:michaelf@northmankato.com]
Sent: Monday, January 08, 2018 11:49 AM
To: Lorna Sandvik
Subject: RE: Ravine Property

Thanks Lorna,

Question:

If Owner "C" owns a 60,000 sq.ft. lot that has 15,000 sq.ft. of top ground and the rest is ravine, would this lot not be valued more than both owner "A" and "B"?

Thanks,

Mike Fischer
Community Development Director
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003
507-625-4141
michaelf@northmankato.com

From: Lorna Sandvik [mailto:Lorna.Sandvik@co.nicollet.mn.us]
Sent: Tuesday, December 26, 2017 8:22 AM
To: Michael Fischer <michaelf@northmankato.com>
Subject: RE: Ravine Property

Hi Mike,
See attached. If you have additional questions, let me know.



1001 Belgrade Ave., PO Box 2055
 North Mankato, MN 56003
 507-625-4141 Fax: 507-625-4252
 www.northmankato.com

For Office Use Only

APPROVED _____

DENIED _____

PARK USE AUDIO USE

Application For PARADE PERMIT

REQUIRED INFORMATION:

- Application for Parade Permit
- Map of Parade Route
- \$35 Application Fee

Thirty (30) days in advance of the parade date.

Name of Applicant <i>Katie Heintz</i>	Address <i>1001 Belgrade Ave.</i>	Phone <i>345-5120</i>	Email <i>kheintzenmlibrsky.org</i>
Sponsoring Organization Name <i>BOB / Taylor Library</i>		Address <i>1001 Belgrade Ave.</i>	Phone <i>507 345-5120</i>
Contact during event <i>Katie Heintz / Jenny Bobholz</i>		Phone <i>507 3270627</i>	
Event Location <i>Taylor Library / Belgrade Ave.</i>	Date <i>MAY 19TH</i>	From Time <i>8:30</i>	To <i>9:45am</i>
Occasion for Parade <i>BOOKIN ON Belgrade Neaply 5K Family Fun Run & Walk</i>			
Parade Description / Composition <i>Families running / walking</i>			
Estimated Number of Participants: <i>200</i>			

As duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Katie Heintz _____ *2/14/18*
 Applicant Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

[Signature] #701 _____ *02-14-18*
 Chief of Police Date

 Caswell Sports Director Date



1001 Belgrade Avenue
 North Mankato, MN 56003
 507-625-4141 Fax: 507-625-4151
www.northmankato.com

Audio Permit _____ 2018
 Park Permit _____ 2018

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). All Audio Permits must be approved by the Council. The sound system cannot be operated before 7:00 am or after 10:00 pm. There is a \$25 fee.

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: _____

DATE OF EVENT: July 12th, 19th & 26th
 BEGIN TIME: 5pm
 END TIME: 7pm

LOCATION / SHELTER:

Storytime Park / BANDstand

EVENT NAME:

Music in the Park

ONSITE COORDINATOR:

PRINT NAME:

Katie Heintz

MOBILE NUMBER:

507 327 0627

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:

[Signature]

DATE:

02/14/18

POLICE CHIEF:

[Signature] # 001

CITY CLERK:

DENIED APPROVED

BOOK POLICE ONLINE \$25.00 FEE

STAFF INITIALS _____

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10J	Department: Public Works	Council Meeting Date: 2/20/18
------------------	--------------------------	-------------------------------

TITLE OF ISSUE: Consider Purchasing Tandem Dump Truck Equipped with Plow and Sander for \$248,840.

BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of the equipment replacement plan staff included the purchase of a tandem dump truck in the Capital Facilities and Equipment Replacement Fund.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve the Purchase of the Tandem Dump Truck for \$248,840.

Motion By: _____
 Second By: _____

Vote Record:

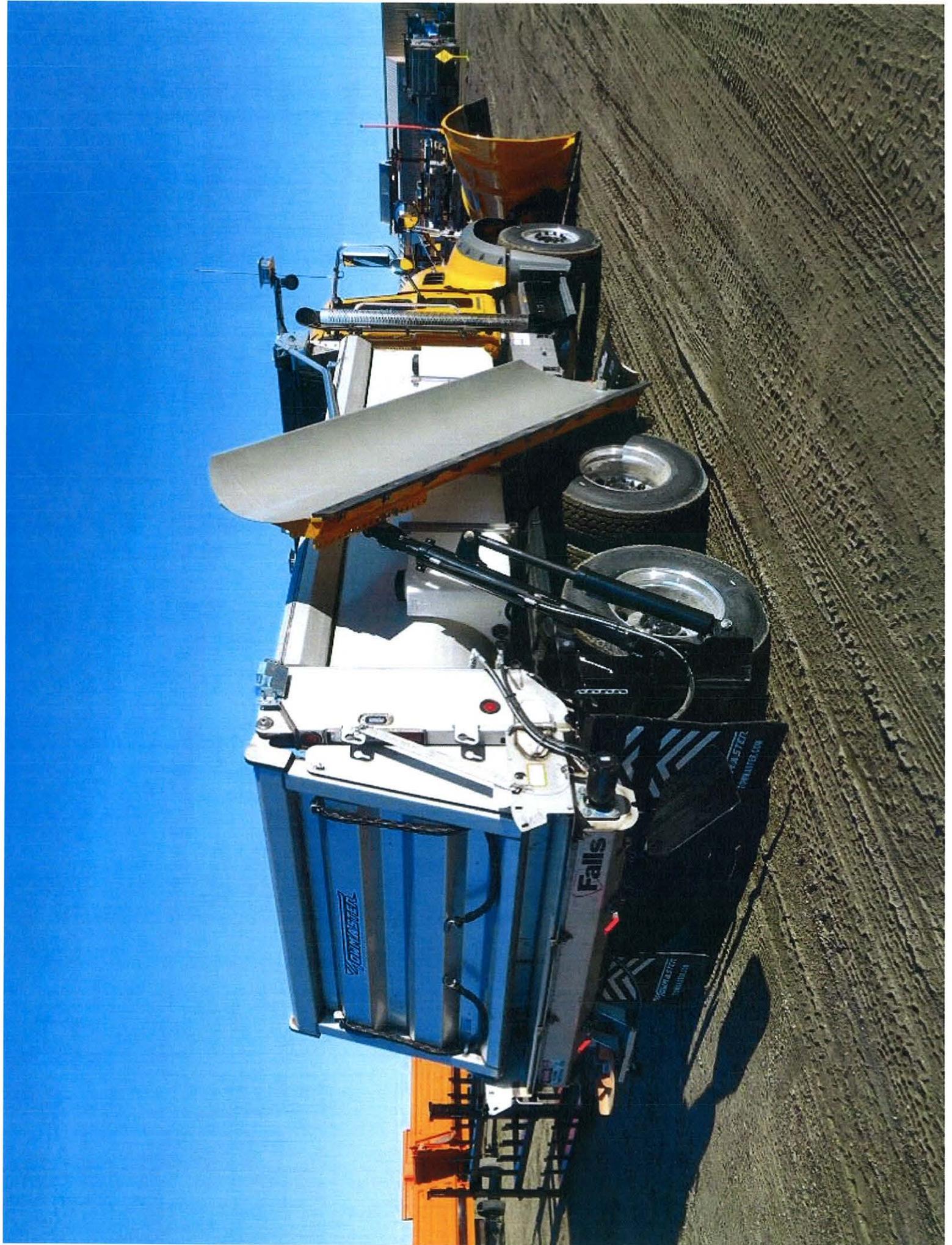
	Aye	Nay	
	_____	_____	Norland
	_____	_____	Freyberg
	_____	_____	Whitlock
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

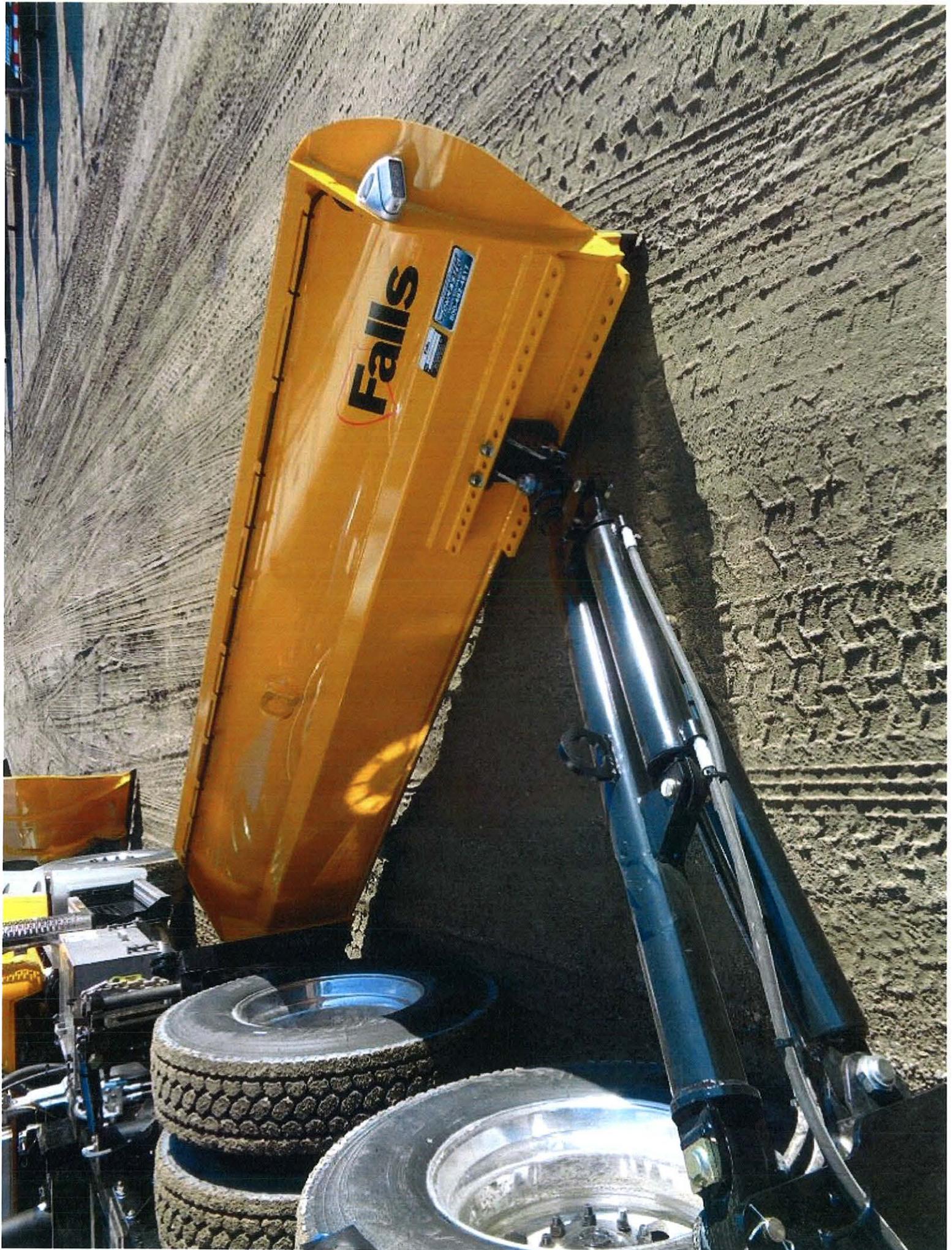
Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Equipment information</u>				

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

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

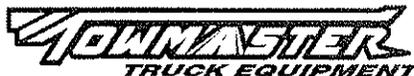












TOWMASTER, 61381 US HWY 12, LITCHFIELD, MN 55355
 PH: 320-693-7900 FX: 320-693-7921 TF: 800-462-4517
 TOWMASTERTRUCK.COM

Reference No.
 QT 23539

**** QUOTATION ****

Ship To:	Cust:	2997	Phone:	Bill To:	Phone:
NORTH MANKATO, CITY OF			NORTH MANKATO, CITY OF		
1139 CENTER ST			1001 BELGRADE AVE PO BOX 2055		
NORTH MANKATO MN 56002 USA			NORTH MANKATO MN 56002 USA		

ATTN: CORY KANSTRUP

PO#	Salesman	Terms	Created	Last Revised	Appx Comp
	TIN ERIKSSON	NET 30 DAYS	3/31/15	3/31/15	0/00/00

Order Comments: STAINLESS STEEL
 ELLIPTICAL
 DUMP BODY, STAINLESS
 STEEL
 V-BOX W/PRE-WET ONLY
 CONFIGURATION

Build Instructions F.O.B. LITCHFIELD, MN -OR- CUSTOMER LOCATION W/FUEL CHARGES ONLY

Other Instructions **STATE OF MN CONTRACT #126502 - - VALID THRU 3/31/2018**

Qty	Part No.	Description	Price Ea.	Net Amt.
1	9900140	- Body 14'6" EDGE-RS/CS-56-46-46 - - 56" 7ga Stainless Front w/CS hoist doghouse, 46" 7ga Stainless radius sides (no pockets), 46" 7ga Stainless w/Hardox 450 face Tailgate, 1/4" Hardox-450 Floor, 8" I-Beam Longsills, Air-trip ready linkage, Underside Black	\$14,636.00	\$14,636.00
1	9901701	- Installation of Dump Body to hoist	\$1,366.00	\$1,366.00
1	9900145	- Body acc'y TMTE Air trip kit, w/solenoid valve,	\$257.00	\$257.00
1	9901702	- Installation of air operated tailgate latch kit, with solenoid valve in hydraulic valve enclosure.	\$259.00	\$259.00
1	9900147	- Body acc Box Vibrator - Cougar model DC3200	\$695.00	\$695.00
1	9901703	- Installation of Box Vibrator, with solenoid located in hydraulic valve enclosure.	\$302.00	\$302.00
1	9900156	- Cabshield, 1/2 type Stationary Free-Standing style, w/plain STAINLESS STEEL canopy, Hot-Dipped Galvanized tubing construction support stand, Slotted Center Viewing Window, (2) shovel holders, & reservoir mounts, Installed.	\$2,214.00	\$2,214.00
1	9900207	- Ladder Flip-A-Way Access ladder (STAINLESS STEEL) Including Grab Handle above, and Interior Step, ea, Installed	\$432.00	\$432.00

-- Continued --

Accepted by	Date	Price:
		Total Discounts:
		Net Cost:
		Freight
		Total:



TOWMASTER, 61381 US HWY 12, LITCHFIELD, MN 55355
 PH: 320-693-7900 FX: 320-693-7921 TF: 800-462-4517
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Reference No.
 QT 23539

**** QUOTATION ****

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NORTH MANKATO, CITY OF			NORTH MANKATO, CITY OF		
1139 CENTER ST			1001 BELGRADE AVE PO BOX 2055		
NORTH MANKATO MN 56002 USA			NORTH MANKATO MN 56002 USA		

ATTN: CORY KANSTRUP

EO#	Salesman	Terms	Created	Last Revised	App. Comp.
	TIM BRUNSON	NET 30 DAYS	7/21/12	7/21/12	9/85/01

Serial No.

**NOTE: LH REAR LOCATION

1 9904246	- Light Warning TMTE1SS-3 PKG: (2) STAINLESS STEEL 23H 3-light LED Micro-Edge, (2) 5M-400 Super-LED, (2) Side TIRE LED, (2) 400 Max B-T-T LED, & (2) 400 LED BU Lights, in Stainless M Housings, (1) TIRE LED Wing light, and (2) 4" LED work lights Installed		\$4,159.00	\$4,159.00
1 9900244	- Light Mirror w/ ROM plow light pkg INSTALLED		\$660.00	\$660.00
1 9900267	- Fender set Minimizer M400, for Tandem Axle, black Poly. Installed		\$1,138.00	\$1,138.00
1 1991014	- Minimizer PKFRTL2E Floor Mat Set for Freightliner		\$112.00	\$112.00
1 9905144	- Tarp Shur-Co Arm-Matic electric tarp SGL & TDM w/ tarp, STD motor, Front Roller, Rear Air Lock Kit, Installed		\$2,880.00	\$2,880.00
1 9904690	- Camera System, NORTECH 9100 HCS, w/9100-1 color 7" LCD video display, mount, & (3) video inputs, 9100-2HC 120 degree night vision CCD weather-proof HEATED camera, 9100-4 65' waterproof harness, & wireless Remote.		\$257.00	\$257.00
1 9904691	- INSTALLATION of Single camera system **NOTE: FOR REAR WING VIEWING. WIRED AS DEFAULT CAMERA		\$258.00	\$258.00
1 9904692	- Camera System option, NORTECH 9100-2HC 120 degree night vision CCD weather-proof HEATED camera, only		\$109.00	\$109.00
1 9904693	- Camera System option, NORTECH 9100-4 Harness, 65' Waterproof		\$28.00	\$28.00
1 9904694	- INSTALLATION of extra Camera, & Harness		\$86.00	\$86.00

*** Continued ***

Price:

Total Discounts:

Net Cost:

Freight

Total:

Accepted by

Date



TOWMASTER, 61381 US HWY 12, LITCHFIELD, MN 55355
 PH: 320-693-7900 FX: 320-693-7921 TF: 800-462-4517
 TOWMASTERTRUCK.COM

Reference No.
 QT 23539

**** QUOTATION ****

Ship To:	Cust:	2997	Phone:	Bill To:	Phone:
NORTH MANKATO, CITY OF			NORTH MANKATO, CITY OF		
1139 CENTER ST			1001 BELGRADE AVE PO BOX 2055		
NORTH MANKATO			NORTH MANKATO		
		MN 56002	USA	MN 56002 USA	

ATTN: CORY KANSTRUP

PO#	Salesman	Terms	Created	Last Revised	Appx Comp
	TIM ERICKSON	NET 30 DAYS	2/07/18	2/07/18	0/00/00

Serial No.

****NOTE: LOCATED AT LH REAR CORNER POST IN PROTECTIVE COVER, WITH WIRING TO QUE UP ON REVERSE SIGNAL.**

1	9905501 - PreCise ARC Sensor Kit #1125402, Wired (No Display), for use w/existing RW Display or 6100 Display (Includes M8 cable)		\$612.00	\$612.00
1	9905502 - PreCise ARC Sensor Mount #1126929, only		\$35.00	\$35.00
1	9905401 - INSTALLATION only, PreCise ARC system		\$235.00	\$235.00
1	9900317 - Hoist Towmaster/MAILHOT CS130-5.5-3 DOUBLE ACTING		\$2,982.00	\$2,982.00
1	9901711 - Installation of Telescopic DOUBLE acting hoist		\$1,281.00	\$1,281.00
1	9900311 - Hoist TMTE 48" Stabilizer		\$1,079.00	\$1,079.00
1	9902503 - Installation of TMTE Stabilizer & Safety Props		\$387.00	\$387.00
1	9902924 - Scraper FALLS IB-10A 1" MB, w/single lift cylinder W/12" bolt-on extension (11' total), LESS CUTTING EDGES		\$6,226.00	\$6,226.00
1	9901705 - Installation of underbody fixed angle scraper w/single lift cylinder		\$2,010.00	\$2,010.00
1	9904232 - Scraper FORCE Up Charge Electric pressure transmitter to read on LCD screen installed		\$427.00	\$427.00
1	9900351 - Scraper FORCE reverse/Auto-Lift system, ADD-A-FOLD valve, installed		\$466.00	\$466.00
1	9902951 - Wing Falls RHSDL10A-HYDPB-TRPEDG Primed LESS CUTTING EDGES		\$10,133.00	\$10,133.00
1	9900388 - Installation Falls SDL Series Wing - w/Bulkhead Couplers		\$3,804.00	\$3,804.00

-- Continued --

Price:

Total Discounts:

Net Cost:

Freight

Total:

Accepted by

Date



TOWMASTER, 61381 US HWY 12, LITCHFIELD, MN 55355
 PH: 320-693-7900 FX: 320-693-7921 TF: 800-462-4517
 TOWMASTERTRUCK.COM

Reference No.
 QT 23539

**** QUOTATION ****

Ship To:	Cust:	2997	Phone:	Bill To:	Phone:
NORTH MANKATO, CITY OF			NORTH MANKATO, CITY OF		
1139 CENTER ST			1001 BELGRADE AVE PO BOX 2035		
NORTH MANKATO MN 56002 USA			NORTH MANKATO MN 56002 USA		

ATTN: CORY KANSTROP

PO#	Salesman	Terms	Created	Last Revised	Appx Comp
	TIN EXPENSE	NET 30 DAYS	1/27/18	1/27/18	9/00/00
Serial No					

1	9901431	- Wing Falls RL (REAR LIFT) up charge SDH WING		\$391.00	\$391.00
1	9904688	- Wing Falls POST-LESS Toe Lift in lieu of Std Front post/slide system			
1	9900476	- Wing Falls Safety Yellow - Paint Wing Moldboard		\$278.00	\$278.00
1	9900555	- Plow Hitch Falls 44XB2/STD/STD/SA/SPR-RET/HITCH		\$2,743.00	\$2,743.00
1	9900589	- Installation Falls Plow Hitch - 40 Series 3Line/STDBLKHND		\$1,595.00	\$1,595.00
1	9903059	- Plow Falls PR1243/TRP-EDG/NOSH/D/PRI-EL/10GA LESS CUTTING EDGES		\$6,945.00	\$6,945.00
1	9900625	- Plow Push Unit Falls 24/44 Series Std		\$800.00	\$800.00
1	9900637	- Plow Falls High Visibility Marker Set		\$87.00	\$87.00
1	9900639	- Plow Falls Rubber Belt Deflector Kit - Installed		\$306.00	\$306.00
1	9900641	- Plow Falls Parking Stand - Screw Adj Style		\$273.00	\$273.00
1	9900678	- Plow Falls Safety Yellow Paint, Rev Plow, w/Installation		\$369.00	\$369.00
1	9900757	- Hitch TMPE Heavy Duty plate assembly,		\$306.00	\$306.00
1	9901716	- Hitch Installation of Pup Hitch (weld in style)		\$687.00	\$687.00
**NOTE: HITCH PLATE FACE TO BE LOCATED: IN REFERENCE TO REAR TIRE FACE.					
1	9900764	- Hitch PREMIER 2300 Air Cushion Pintle, installed		\$721.00	\$721.00

*** Continued ***

Price:

Total Discounts:

Net Cost:

Freight

Total:

Accepted by

Date



TOWMASTER, 61381 US HWY 12, LITCHFIELD, MN 55355
 PH: 320-693-7900 FX: 320-693-7921 TF: 800-462-4517
 TOWMASTERTRUCK.COM

Reference No.
 QT 23539

** QUOTATION **

Ship To:	Cust:	2997	Phone:	Bill To:	Phone:
NORTH MANKATO, CITY OF			NORTH MANKATO, CITY OF		
1139 CENTER ST			1001 BELGRADE AVE PO BOX 2055		
NORTH MANKATO MN 56002 USA			NORTH MANKATO MN 56002 USA		

ATTN: CORY KANSTRUP

PO#	Salesman	Terms	Created	Last Revised	Appx Comp
	JOY SWENSON	NET 30 DAYS	07/01/04	07/07/04	7/00/04
Serial No					

1	9900956	- Hitch Chip Spreader hitch bar		\$575.00	\$575.00
1	9903207	- Sander Swenson AUGER STYLE EVA100-14-54 STAINLESS STEEL V-Box Complete		\$17,598.00	\$17,598.00
1	9903213	- Sander Swenson UP CHARGE SINGLE AUGER TO DUAL AUGER		\$1,300.00	\$1,300.00
1	9904204	- Sander Swenson SS 2-200 GAL V-BOX TANK OPTIONS		\$2,316.00	\$2,316.00
1	9904996	- Sander Swenson HYDRAULIC SPRAY SYSTEM FOR V-BOX TANKS **NOTE: THIS IS THE DRIVE SYSTEM FOR THE PRE-WET PUMP APPLICATOR		\$3,464.00	\$3,464.00
1	9904208	- Sander Swenson 2 V-BOX TANK SYSTEM FACTORY INSTALLED		\$368.00	\$368.00
1	9901732	- Sander Install V-Box (as Slide-In) into Dump Body		\$1,208.00	\$1,208.00
1	9900852	- Valve System, Force Add-A-Fold MCV-ISO Valve 10 Functions , INSTALLED **NOTE: BOX HOIST, PLOW LIFT, PLOW ANGLE, WING TOE, WING HEEL, WING PUSH-BAR, SCAPER LIFT, AUGERS, SPINNER, & PRE-WET.		\$11,963.00	\$11,963.00
1	9902497	- Control System Force ULTRA-4-6100 Commander control, Installed		\$10,504.00	\$10,504.00
1	9904955	- Control Add-on Force 6100 Pre-wet Feedback Sensor Harness only (Electric or Hyd)		\$322.00	\$322.00
1	9900874	- Filter Force IN-TANK mounted filter installed		\$446.00	\$446.00
1	9900882	- Reservoir TMTE Cabshield mt (stainless steel) w/intank filter provision, installed		\$2,155.00	\$2,155.00

*** Continued ***

Price:

Total Discounts:

Net Cost:

Freight

Total:

Accepted by

Date



TOWMASTER, 613BT US HWY 12, LITCHFIELD, MN 55355
 PH: 320-693-7900 FX: 320-693-7921 TF: 800-462-4517
 TOWMASTERTRUCK.COM

Reference No.
 QT 23539

**** QUOTATION ****

Ship To:	Cust:	2997	Phone:	Bill To:	Phone:
NORTH MANKATO, CITY OF			NORTH MANKATO, CITY OF		
1139 CENTER ST			1601 BELGRADE AVE PO BOX 2055		
NORTH MANKATO			MN 56002	USA	
NORTH MANKATO			MN 56002	USA	

ATTN: CORY KANSTRUP

RO#	Salesman	Terms	Created	Last Revised	App. Comp
	TIM ERICKSON	NET 30 DAYS	4/22/14	7/27/14	8/26/14
Serial No.					

1 9900891 - Pump Force TXV92 (5.6 ci), for Allison Trans HOT SHIFT, w/ ELBCT SHUT DOWN installed	\$5,827.00	\$5,827.00
1 9900871 - Switch FMTE BODY UP Installed (electric controls only)	\$182.00	\$182.00
1 9900884 - Sensor Force Low oil indicator system, SLIM-LINE AND CABSHIELD MOUNTED w/light mounted in cab, installed	\$215.00	\$215.00
1 9905014 - Hydraulic Valve Hose Guard installed (STAINLESS STEEL PAN UNDER VALVE ASSEMBLY)	\$363.00	\$363.00
1 WARRANTY - TOWMASTER EXCLUSIVE WARRANTY: 5 yr Steel/Stainless Steel Body Structure; 5 yr Whelen LED Light Systems; 3 yr Palfinger Hoists; 4 yr Swaploader Hoists; 2 yr Hyd, Snow Equip, Tale Hoists, and all other items.		

Price: \$133,832.00

Total Discounts:
 Net Cost: \$133,832.00

Freight

Total: \$133,832.00

Accepted by _____ Date _____



PURCHASE AGREEMENT

11152 Courthouse Boulevard, Inver Grove Heights, MN 55077

18950 Eldorado Street N.E., Blaine, MN 55449

14600 South Frontage Road, Billings, MT 59101

13615 Ulm North Frontage Road, Great Falls, MT 59404

15561 Expressway, Missoula, MT 59808

14801 Harbor Drive, Sioux City, IA 51111

12901 W 60th Street N, Sioux Falls, SD 57107



PLEASE ENTER MY ORDER FOR NEW USED ORDER OUT IN STOCK

Stock No.	Year	Manufacturer	Model	Serial Number	Engine Serial Number	Sale Price
	2019	Freightliner	119SD SBA			\$107,869.00

Additional Items or Conditions:

DELIVERY INFORMATION		VEHICLE PRICE	
DELIVER TO:		Vehicle Price	\$ 107,869.00
APPROXIMATE DELIVERY DATE:		Federal Excise Tax	\$
TRADE-IN INFORMATION		Sales Tax	\$ 7011.46
YEAR:	MAKE:	Total Price	\$ 114,880.46
MODEL:	S/N:	License & Doc Fees	\$ 128.00
LIEN HOLDER INFORMATION		Trade Allowance	\$
LIEN HOLDER:		Payoff Amount	\$
ADDRESS:		Net Trade	\$
CITY:	ST:	Cash With Order	\$
PAY OFF AMOUNT: \$	AS OF:	Balance Due With Delivery	\$ 115,008.46

EXCEPT FOR NEW VEHICLE WARRANTIES FROM THE MANUFACTURER, THIS VEHICLE IS BEING SOLD ON AN "AS IS" BASIS AND THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THE GOODS IS WITH THE BUYER. THIS VEHICLE IS BEING SOLD WITH NO EXPRESS WARRANTY OR IMPLIED WARRANTY OF MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

IMPORTANT: THIS IS A BINDING CONTRACT AND YOU MAY LOSE ANY DEPOSITS IF YOU DO NOT PERFORM ACCORDING TO ITS TERMS.

Customer Signature: _____

The front and back of this CONTRACT comprise the entire CONTRACT affecting the purchase. The DEALER will not recognize any verbal agreement, or any other agreement or understanding of any nature. You certify that no credit has been extended by the DEALER for the purchase of this motor VEHICLE. You certify that you are 18 years of age or older, and acknowledge receiving this contract.

SALESPERSON: Paul Zeller DATE: 2-19-18

PURCHASER
PRINT NAME: City of North Mankato
ACCEPTED BY: Corey Knutson

NOTICE OF SALESPERSON'S LIMITED AUTHORITY. This contract is not valid unless signed and approved by Sales Manager or Officer of Dealership.

CORPORATE TITLE: fleet PHONE: 567-625-4601
ADDRESS: 1001 Belgrade Ave
CITY: North Mankato STATE: MN ZIP: 56002

APPROVED BY: _____

VENDOR INSTRUCTIONS

Print Date & Time 2/14/2018 17:01

Tandem Axle Cab & Chassis

VENDOR NAME ISTATE TRUCK CENTER

YEAR, MAKE AND MODEL 2019 FREIGHTLINER 114SD

WB	195"	
CA	129"	
AF	63"	
Rear Ratio	4.63	
Cab Color w/liner	School Bus Yellow N6460EA	
Color	Aluminum polished	
Note	City of North Mankato	
		Grand Total \$ 107,869.00

Manufacturer Order Code	Spec #	Description	Qty	Price	Subtotal
	1.0	Price for Base Unit:	1	\$ 72,314.00	\$ 72,314.00
	2.0	FRAME OPTIONS			
549-002	2.1	Front frame extension	1	\$ 262.00	\$ 262.00
MC	2.3	Deduct for no front bumper	1	\$ (153.00)	\$ (153.00)
	2.34	2,592,000 RBM			
546-102		7/16X3-9/16X11-1/8 INCH STEEL FRAME			
	2.36	(11.11MMX282.6MM/0.437X11.13 INCH) 120KSI 190" TO 221" WB	1	\$ 531.00	\$ 531.00
546-102	2.40	REAR FRAME OVERHANG TO 70" TO 95" ADD	1	\$ 153.00	\$ 153.00
547-034					
	2.49	PARTIAL INNER FRAME REINFORCEMENT AT FRONT SUSPENSION	1	\$ 497.00	\$ 497.00
551-001		HUCK-SPIN ROUND COLLAR CHASSIS FASTENERS SUSPENSIONS ONLY	1	STD	
	2.88				
	3.0	FRONT AXLE/SUSPENSION/BRAKE/OPTION			
400-1AC		MFS-20-133A 20,000# FL1 71.0 INCH KPI/3.74 INCH DROP SINGLE FRONT AXLE	1	\$ 1,903.00	\$ 1,903.00
	3.25				
402-030		MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	1	\$ 26.00	\$ 26.00
	3.37				
427-001	3.48	FRONT BRAKE DUST SHIELDS	1	\$ 55.00	\$ 55.00
405-031		HALDEX AUTOMATIC FRONT SLACK ADJUSTERS WITH STAINLESS STEEL CLEVIS PINS	1	\$ 32.00	\$ 32.00
	3.54				
534-003	3.61	4 QUART POWER STEERING RESERVOIR	1	\$ 25.00	\$ 25.00
533-001	3.62	OIL/AIR POWER STEERING COOLER	1	\$ 152.00	\$ 152.00
40T-002	3.64	SYNTHETIC 75W-90 FRONT AXLE LUBE	1	\$ 7.00	\$ 7.00
620-025	3.76	20,000# TAPERLEAF FRONT SUSPENSION	1	\$ 792.00	\$ 792.00
418-060	3.82	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS	1	\$ 60.00	\$ 60.00
	4.0	4.0 TANDEM REAR AXLE/SUSPENSION/BRAKE/OPTIONS			
425-002	4.12	Rear brake dust shield	1	\$ 62.00	\$ 62.00
420-1K4	4.15	MT-40-14XP 40,000# R-SERIES TANDEM REAR AXLE	1	\$ 118.00	\$ 118.00
421-999	4.31	MERITOR REAR AXLE RATIO	1	\$ 77.00	\$ 77.00
		IRON REAR AXLE CARRIER WITH OPTIONAL HEAVY DUTY AXLE HOUSING	1	\$ 81.00	\$ 81.00
424-003	4.32				
		MXL 176T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES UP TO 205" WHEELBASE	1	\$ 10.00	\$ 10.00
388-074	4.39				

AMENDMENT #1 FOR 2019 MODELS TA

VENDOR INSTRUCTIONS

Manufacturer Order Code	Spec #	Description	Qty	Price	Subtotal
388-073	4.64	MXL 177 MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES	1	\$ 25.00	\$ 25.00
452-006	4.72	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES	1	\$ 648.00	\$ 648.00
423-019	4.84	MERITOR 16.5X8.62 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	1	\$ 175.00	\$ 175.00
425-002	4.105	REAR BRAKE DUST SHIELDS	1	\$ 61.00	\$ 61.00
426-183	4.113	BENDIX EVERSURE LONGSTROKE 2-DRIVE AXLES SPRING PARKING CHAMBERS	1	\$ 16.00	\$ 16.00
428-031	4.122	HALDEX AUTOMATIC REAR SLACK ADJUSTERS WITH STAINLESS STEEL CLEVIS PINS	1	\$ 53.00	\$ 53.00
41T-002	4.123	SYNTHETIC 75W-90 REAR AXLE LUBE	1	\$ 103.00	\$ 103.00
450-060	4.125	CONMET PRESET PLUS PREMIUM IRON REAR HUBS	1	\$ 133.00	\$ 133.00
622-1A0	4.140	TUFTRAC 40,000# REAR SPRING SUSPENSION	1	\$ 1,634.00	\$ 1,634.00
621-059	4.163	TUFTRAC HIGH RIDE HEIGHT	1	\$ 118.00	\$ 118.00
439-002	4.198	REAR SHOCK ABSORBERS - TWO AXLES (TANDEM) TUFTRAC SUSPENSIONS	1	\$ 110.00	\$ 110.00
	6.0	TIRES/RIMS OPTIONS:			
093-2CC	6.76	MICHELIN XZU-S2 315/80R22.5 20 PLY RADIAL FRONT TIRES	1	\$785.00	\$ 785.00
094-0GP	6.132	MICHELIN XDN2 11R22.5 16 PLY RADIAL REAR TIRES	1	\$1,057.00	\$ 1,057.00
502-356	6.220	ALCOA ULTRA ONE 89U64X 22.5X9.00 10-HUB PILOT 5.99 INSET ALUMINUM FRONT WHEELS	1	\$219.00	\$ 219.00
505-1EF	6.255	ALCOA LVL ONE 88367X 22.5X8.25 10-HUB PILOT ALUMINUM DISC REAR WHEELS	1	\$714.00	\$ 714.00
524-022	6.303	POLISHED DISC SIDE FRONT WHEELS WITH DURA-BRIGHT FINISH	1	\$118.00	\$ 118.00
525-023	6.312	POLISHED OUTER (DISHED SIDE) REAR WHEELS WITH OUTER ONLY DURA-BRIGHT FINISH	1	\$280.00	\$ 280.00
498-011	6.1	Nylon wafers or wheel guards on all wheels (10 ea)	1	\$ 56.00	\$ 56.00
	7.0	BRAKE SYSTEM OPTIONS:			
490-101	7.7	WABCO 4S/4M ABS WITH TRACTION CONTROL	1	\$ 97.00	\$ 97.00
483-004	7.19	WABCO OIL COALESCING FILTER FOR AIR DRYER	1	\$ 13.00	\$ 13.00
607-001	7.38	CLEAR FRAME RAILS - ALL OPTIONS	1	\$ 33.00	\$ 33.00
477-024	7.47	BW DV-2 AUTO DRAIN VALVE WITH HEATER ON ALL TANK(S)	1	\$ 124.00	\$ 124.00
	8.0	ENGINE/EXHAUST AND FUEL TANKS OPTIONS:			
'101-2X7'	8.6	DETROIT DD13 12.8L 410 HP @ 1625 RPM, 1900 GOV RPM, 1650 LB/FT @ 975 RPM	1	\$ 6,506.00	\$ 6,506.00
'016-1C2'	8.28	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	1	\$ 419.00	\$ 419.00
204-154	8.91	80 GALLON/302 LITER ALUMINUM FUEL TANK - LH	1	\$ 115.00	\$ 115.00
218-001	8.121	23 INCH DIAMETER FUEL TANK(S)	1	\$ 26.00	\$ 26.00
215-007	8.126	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH POLISHED STAINLESS STEEL BANDS	1	\$ 202.00	\$ 202.00
	9.0	ENGINE RELATED OPTIONS:			
'124-1E1'	9.37	DR 12V 200 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE	1	\$ 61.00	\$ 61.00
014-108	9.57	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON HIGH CAPACITY AIR CLEANER WITH SAFETY ELEMENT AND INSIDE/OUTSIDE AIR WITH ALUMINUM #1 FOR 2019 MODELS TA	1	\$ 312.00	\$ 312.00

VENDOR INSTRUCTIONS

Manufacturer Order Code	Spec #	Description	Qty	Price	Subtotal
'23Z-002'	9.94	NON-POLISHED ALUMINUM DIESEL EXHAUST FLUID TANK COVER	1	\$ 82.00	\$ 82.00
242-001	9.98	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD	1	\$ 30.00	\$ 30.00
'138-041'	9.122	PHILLIPS-TEMRO 1500 WATT/115 VOLT BLOCK HEATER WITH THERMOSTAT	1	\$ 127.00	\$ 127.00
	10.0	TRANSMISSION OPTIONS:			
'342-1M3'	10.36	ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	1	\$ 10,562.00	\$ 10,562.00
84D-020	10.45	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 3	1	\$ 51.00	\$ 51.00
84E-999	10.50	S1-8 PERFORMANCE AND ECONOMY PRIMARY SHIFT SCHEDULES, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY	1	\$ 51.00	\$ 51.00
84F-999	10.51	S1-8 PERFORMANCE AND ECONOMY SECONDARY SHIFT SCHEDULES, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY	1	\$ 51.00	\$ 51.00
84G-999	10.52	PRIMARY SHIFT SPEED SELECTED FOR PERFORMANCE	1	\$ 51.00	\$ 51.00
84L-010	10.53	DISABLE - LOAD BASED SHIFT SCHEDULE, DISABLE - VEHICLE ACCELERATION CONTROL	1	\$ 51.00	\$ 51.00
353-022	10.59	VEHICLE INTERFACE WIRING CONNECTOR WITH OUT BLUNT CUTS, AT BACK OF CAB	1	\$ 56.00	\$ 56.00
34C-001	10.69	ELECTRONIC TRANSMISSION CUSTOMER ACCESS CONNECTOR FIREWALL MOUNTED	1	\$ 39.00	\$ 39.00
	11.0	ELECTRICAL OPTIONS:			
'290-1CD'	11.30	BATTERY BOX WITH ALUMINUM COVER MOUNTED SHORT SIDE TO RAIL	1	\$ 128.00	\$ 128.00
'282-042'	11.33	LH BATTERY BOX MOUNTED AS FAR AFT AS POSSIBLE, NO GREATER THAN 60 INCHES BACK OF CAB	1	\$ 137.00	\$ 137.00
'293-058'	11.38	POSITIVE LOAD DISCONNECT WITH CAB MOUNTED CONTROL SWITCH MOUNTED OUTBOARD DRIVER SEAT	1	\$ 126.00	\$ 126.00
81Y-001	11.47	PRE-TRIP LAMP INSPECTION, ALL OUTPUTS FLASH, WITH SMART SWITCH	1	\$ 6.00	\$ 6.00
35M-001	11.48	SMARTPLEX HUB MODULE WITH OVERHEAD SWITCH MOUNTING, DRIVER SIDE ONLY (6 SWITCH SLOTS)	1	\$ 777.00	\$ 777.00
44R-000	11.57	1 ON/OFF LATCHING SMARTPLEX SWITCH	4	\$ 7.00	\$ 28.00
44S-000	11.58	1 ON/OFF MOMENTARY SMARTPLEX SWITCH	1	\$ 6.00	\$ 6.00
44U-000	11.60	1 ON/OFF/ON MOMENTARY SMARTPLEX SWITCH	1	\$ 6.00	\$ 6.00
	12.0	CAB EXTERIOR OPTIONS:			
744-1BM	12.5	Heated mirrors per Spec 12.5	1	\$ 83.00	\$ 83.00
744-1BC	12.6	Remote control for dual mirrors	1	\$ 173.00	\$ 173.00
829-1A2	12.8	Severe duty aluminum cab option	1	STD	
980-SE7	12.9	Dupont Highway orange paint or equal	1	\$ -	\$ -
754-017	12.21	Front fender extensions (Set back front axle)	1	\$ 44.00	\$ 44.00
705-012	12.34	CAB ROOF REINFORCEMENTS FOR ROOF MOUNTED COMPONENTS	1	\$ 27.00	\$ 27.00
667-037	12.37	SHORT FENDER WITH MUDFLAP	1	\$ 68.00	\$ 68.00
678-018	12.39	LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT	1	\$ 38.00	\$ 38.00
644-006	12.43	FIBERGLASS HOOD WITH ACCESS HATCHES	1	\$ 309.00	\$ 309.00
645-002	12.46	BRIGHT FINISH RADIATOR SHELL/HOOD BEZEL	1	\$ 117.00	\$ 117.00

AMENDMENT #1 FOR 2019 MODELS TA

VENDOR INSTRUCTIONS

Manufacturer Order Code	Spec #	Description	Qty	Price	Subtotal
646-042	12.41	STATIONARY BLACK GRILLE WITH BRIGHT ACCENTS	1	\$ 35.00	\$ 35.00
65X-003	12.42	CHROME HOOD MOUNTED AIR INTAKE GRILLE	1	\$ 8.00	\$ 8.00
690-016	12.46	CAB FLOOR, TOE BOARD AND FIREWALL HEAT SHIELD	1	\$ 92.00	\$ 92.00
727-1AF	12.51	SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK	1	\$ 32.00	\$ 32.00
726-002	12.54	DUAL ELECTRIC HORNS	1	\$ 5.00	\$ 5.00
657-1CV	12.56	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME WITH (4) KEYS	1	\$ 9.00	\$ 9.00
302-047	12.63	LED AERODYNAMIC MARKER LIGHTS	1	\$ 19.00	\$ 19.00
311-012	12.65	DAYTIME RUNNING LIGHTS - LOW BEAM ONLY	1	\$ 11.00	\$ 11.00
294-017	12.75	INTEGRAL STOP/TAIL/BACKUP LIGHTS WITH 7 EXTRA FEET OF WIRE MOUNTED AT END OF FRAME	1	\$ 9.00	\$ 9.00
743-204	12.92	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS	1	\$ -	\$ -
74B-1B4	12.99	RH AND LH 8 INCH HEATED STAINLESS STEEL FENDER MOUNTED CONVEX MIRRORS WITH TRIPOD BRACKETS	1	\$ 185.00	\$ 185.00
677-054	12.101	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN DIAMOND PLATE COVER	1	\$ 22.00	\$ 22.00
663-029	12.109	1-PIECE TINTED CURVED BONDED WINDSHIELD WITH HEATED WIPER BLADE PARK AREAS	1	\$ 343.00	\$ 343.00
	13.0	CAB INTERIOR OPTIONS:			
746-114	13.6	O.E.M factory installed, AM/FM	1	\$ 143.00	\$ 143.00
		PREMIUM HIGH BACK AIR SUSPENSION DRIVER SEAT WITH 3 CHAMBER AIR LUMBAR, INTEGRATED CUSHION EXTENSION, FORWARD AND REAR CUSHION TILT, ADJUSTABLE SHOCK ABSORBER	1	\$ 208.00	\$ 208.00
756-1D9	13.26		1	\$ 208.00	\$ 208.00
758-022	13.75	BLACK MORDURA CLOTH DRIVER SEAT COVER	1	\$ 13.00	\$ 13.00
761-023	13.83	BLACK MORDURA CLOTH PASSENGER SEAT COVER	1	\$ 13.00	\$ 13.00
759-005	13.41	DUAL DRIVER AND PASSENGER SEAT ARMRESTS	1	\$ 72.00	\$ 72.00
860-004	13.46	SMART SWITCH EXPANSION MODULE	1	\$ 122.00	\$ 122.00
739-034	13.47	PREMIUM INSULATION	1	\$ 99.00	\$ 99.00
324-011	13.48	DOMED DOME ACTIVATED LH AND RH, DUAL READING LIGHTS, FORWARD CAB ROOF.	1	\$ 33.00	\$ 33.00
748-001	11.16	Power source terminal-2 stud type-mounted on firewall or inside cab with ground to frame rail and to starter, with 6 gauge wire.	1	\$ 10.00	\$ 10.00
284-045	13.193	(2) 12 VOLT POWER RECEPTACLES MOUNTED IN DASH	1	\$ 9.00	\$ 9.00
720-003	13.62	5 LB. FIRE EXTINGUISHER	1	\$ 34.00	\$ 34.00
701-008	13.64	STANDARD HVAC DUCTING WITH SNOW SHIELD FOR FRESH AIR INTAKE	1	\$ 13.00	\$ 13.00
170-045	13.67	STANDARD HEATER PLUMBING WITH BALL SHUTOFF VALVES AT SUPPLY LINES ONLY	1	\$ 21.00	\$ 21.00
722-002	13.68	TRIANGULAR REFLECTORS WITHOUT FLARES	1	\$ 13.00	\$ 13.00
532-002	13.92	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN	1	\$ 251.00	\$ 251.00
732-003	13.94	WOODGRAIN DRIVER INSTRUMENT PANEL	1	\$ 34.00	\$ 34.00
734-003	13.95	WOODGRAIN CENTER INSTRUMENT PANEL	1	\$ 31.00	\$ 31.00
838-001	13.98	(1) SINGLE BRAKE APPLICATION AIR GAUGE	1	\$ 30.00	\$ 30.00
198-003	13.100	DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS	1	\$ 18.00	\$ 18.00
721-003	13.103	PRECO 1040 87 DB TO 112 DB AUTOMATIC SELF-ADJUSTING BACKUP ALARM	1	\$ 41.00	\$ 41.00
866-009	13.125	DUAL REAR AXLE TEMPERATURE GAUGES WITH SENSOR SHIELD	1	\$ 51.00	\$ 51.00
854-001	13.126	ENGINE OIL TEMPERATURE GAUGE	1	\$ 15.00	\$ 15.00

AMENDMENT #1 FOR 2019 MODELS TA

VENDOR INSTRUCTIONS

Manufacturer Order Code	Spec #	Description	Qty	Price	Subtotal
372-051	13.134	CUSTOMER FURNISHED AND INSTALLED PTC CONTROLS	1	\$ -	\$ -
879-001	13.147	OVERHEAD INSTRUMENT PANEL	1	\$ 49.00	\$ 49.00
660-025	13.177	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY PROGRAMMED TO SLOWEST SPEED WITH PARK BRAKE SET	1	\$ 11.00	\$ 11.00
304-039	13.180	MARKER LIGHT SWITCH INTEGRAL WITH HEADLIGHT SWITCH AND DUAL CONNECTORS AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LIGHTS, LOW BEAMS OFF WITH HIGH BEAMS	1	\$ 97.00	\$ 97.00
882-021	13.185	TWO VALVE PARKING BRAKE SYSTEM WITH DASH VALVE CONTROL AUTONEUTRAL AND WARNING INDICATOR	1	\$ 21.00	\$ 21.00
	14.0	MN/DOT OPTIONS:			
	14.1	Additional warranty coverage per spec 12.9 For Prebuild and Pilot meets See RFP special Terms and conditions			
		TOWING: 1 YEAR/UNLIMITED MILES/KM EXTENDED TOWING COVERAGE \$550 CAP FEX APPLIES	1	\$ 200.00	\$ 200.00
WAG-010	14.5				
998-001	14.10	CORPORATE PDI CENTER IN-SERVICE INSPECTION	1	\$115.00	\$ 115.00
RMS-000	14.13	RAW MATERIALS SURCHARGE FOR 2019 MODEL YEAR TRUCKS	1	\$250.00	\$ 250.00
	15.0	TRAILER TOW OPTIONS:			
019-001	15.1	Trailer tow package extended to rear of frame	1	\$ 628.00	\$ 628.00
		Vehicle speed sensor with speed signal at fuse panel for sander			
817-008	11.18	ground speed control system.	1	\$ 13.00	\$ 13.00

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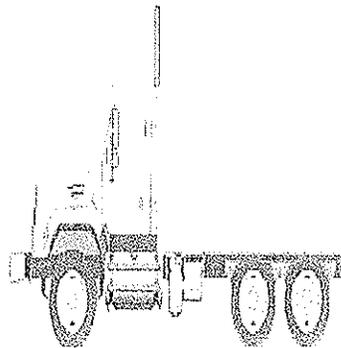
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A proposal for
STATE OF MINNESOTA

Prepared by
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Paul Zeidler

Feb 07, 2018

Freightliner 114SD



Components shown may not reflect all spec'd options and are not to scale



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S P E C I F I C A T I O N P R O P O S A L

Data Code	Description	Weight Front	Weight Rear
Price Level			
PRL-17D	SD PRL-17D (EFF:11/14/17)		
Data Version			
DRL-006	SPECPRO21 DATA RELEASE VER 006		
Interior Convenience/Driver Retention Package			
N 055-002	INTERIOR CONVENIENCE PACKAGE		
Vehicle Configuration			
001-177	1145D CONVENTIONAL CHASSIS	7,969	6,576
004-219	2019 MODEL YEAR SPECIFIED		
002-004	SET BACK AXLE - TRUCK	480	-480
019-001	TRAILER TOWING PROVISION AT END OF FRAME FOR TRUCK	10	10
003-001	LH PRIMARY STEERING LOCATION		
General Service			
AA1-003	TRUCK/TRAILER CONFIGURATION		
AA6-001	DOMICILED. USA 50 STATES (INCLUDING CALIFORNIA AND CARB OPT-IN STATES)		
A85-010	UTILITY/REPAIR/MAINTENANCE SERVICE		
A84-1UT	UTILITY BUSINESS SEGMENT		
AA4-010	DIRT/SAND/ROCK COMMODITY		
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS		
AB1-008	MAXIMUM 8% EXPECTED GRADE		
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE		
995-1AE	FREIGHTLINER LEVEL II WARRANTY		
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 18000.0 lbs		
A66-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 40000.0 lbs		



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Data Code	Description	Weight Front	Weight Rear
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 58000.0 lbs		
A70-99D	EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs		
Truck Service			
AA3-018	FRONT PLOW/END DUMP BODY		
AF3-1J1	ASPEN EQUIPMENT		
Tractor Service			
AA2-005	FLATBED TRAILER		
AH6-001	SINGLE (1) TRAILER		
Engine			
101-2X7	DETROIT DD13 12.8L 410 HP @ 1625 RPM. 1900 GOV RPM. 1650 LB/FT @ 975 RPM		
Electronic Parameters			
79A-065	65 MPH ROAD SPEED LIMIT		
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT		
79G-006	5 MINUTES IDLE SHUTDOWN WITH CLUTCH AND SERVICE BRAKE OVERRIDE		
79K-012	PTO MODE ENGINE RPM LIMIT - 1500 RPM		
79M-002	PTO MODE BRAKE OVERRIDE - SERVICE BRAKE APPLIED OR PARK BRAKE NOT APPLIED		
79T-001	PTO MODE RPM INCREMENT - 25 RPM		
79W-001	ONE REMOTE PTO SPEED		
79X-005	REMOTE PTO SPEED 1 SETTING - 900 RPM		
80D-001	SOFT CRUISE CONTROL ENABLED		
80G-001	PTO MINIMUM RPM - 600		
Engine Equipment			
99C-017	2016 ONBOARD DIAGNOSTICS/2016 EPA/CARB/FINAL GHG17 CONFIGURATION		
99D-011	2006 CARB EMISSION CERTIFICATION - CLEAN IDLE (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD CORNER OF DRIVER DOOR)		
13E-001	STANDARD OIL PAN		
105-001	ENGINE MOUNTED OIL CHECK AND FILL		
014-108	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER WITH SAFETY ELEMENT AND INSIDE/OUTSIDE AIR WITH SNOW DOOR	10	



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Data Code	Description	Weight Front	Weight Rear
124-1E1	DR 12V 200 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE		
292-071	(3) ALLIANCE MODEL 1231, GROUP 31, 12 VOLT MAINTENANCE FREE 3375 CCA THREADED STUD BATTERIES		
280-1CD	BATTERY BOX WITH ALUMINUM COVER MOUNTED SHORT SIDE TO RAIL	15	
281-001	STANDARD BATTERY JUMPERS		
282-042	LH BATTERY BOX MOUNTED AS FAR AFT AS POSSIBLE, NO GREATER THAN 60 INCHES BACK OF CAB		
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN		
289-001	NON-POLISHED BATTERY BOX COVER		
293-058	POSITIVE LOAD DISCONNECT WITH CAB MOUNTED CONTROL SWITCH MOUNTED OUTBOARD DRIVER SEAT	6	
107-044	BW MODEL BA-921 19.0 CFM SINGLE CYLINDER AIR COMPRESSOR WITH SAFETY VALVE		
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM		
128-002	JACOBS COMPRESSION BRAKE		
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	30	25
26F-002	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND DASH MOUNTED REGENERATION REQUEST SWITCH		
239-038	11 FOOT 06 INCH (138 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT		
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP		
23U-002	13 GALLON DIESEL EXHAUST FLUID TANK		
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL		
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING		
23Z-002	NON-POLISHED ALUMINUM DIESEL EXHAUST FLUID TANK COVER	15	5
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION		
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP		



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Data Code	Description	Weight Front	Weight Rear
242-001	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD		
273-036	BORG WARNER (KYSOR) REAR AIR ON/OFF ENGINE FAN CLUTCH		
276-001	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED		
110-068	DDC SUPPLIED ENGINE MOUNTED FUEL FILTER/FUEL WATER SEPARATOR WITH WATER-IN-FUEL INDICATOR		
118-001	FULL FLOW OIL FILTER		
266-057	1500 SQUARE INCH ALUMINUM RADIATOR		
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT		
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT		
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES		
270-023	HDEP FIXED RATIO COOLANT PUMP AND RADIATOR DRAIN VALVE		
138-041	PHILLIPS-TEMRO 1500 WATT/115 VOLT BLOCK HEATER WITH THERMOSTAT	4	
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR		
155-075	mitsubishi 12V MOD 3.175-DP60 STARTER WITH INTEGRATED MAGNETIC SWITCH		
Transmission			
342-1M3	ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	260	100
Transmission Equipment			
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV		
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES		
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
84D-020	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 3, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		



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Data Code	Description	Weight Front	Weight Rear
84E-013	S1 PERFORMANCE PRIMARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
84F-012	S1 PERFORMANCE SECONDARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
84G-005	1500 RPM PRIMARY MODE SHIFT SPEED		
84H-005	1500 RPM SECONDARY MODE SHIFT SPEED		
84L-010	DISABLE - LOAD BASED SHIFT SCHEDULE. DISABLE - VEHICLE ACCELERATION CONTROL		
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES		
353-022	VEHICLE INTERFACE WIRING CONNECTOR WITHOUT BLUNT CUTS, AT BACK OF CAB		
34C-001	ELECTRONIC TRANSMISSION CUSTOMER ACCESS CONNECTOR FIREWALL MOUNTED		
362-035	CUSTOMER INSTALLED CHELSEA 277 SERIES PTO		
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION		
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN		
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED		
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013		
370-011	WATER TO OIL TRANSMISSION COOLER, FRAME MOUNTED		
346-003	TRANSMISSION OIL - CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK		
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)		

Front Axle and Equipment

400-1AC	MFS-20-133A 20,000# FL1 71.0 INCH KPI/3.74 INCH DROP SINGLE FRONT AXLE	260	
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	10	
403-002	NON-ASBESTOS FRONT BRAKE LINING		
419-023	CONMET CAST IRON FRONT BRAKE DRUMS		
427-001	FRONT BRAKE DUST SHIELDS	5	
409-006	FRONT OIL SEALS		
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL		



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	Data Code	Description	Weight Front	Weight Rear
	416-022	STANDARD SPINDLE NUTS FOR ALL AXLES		
N	405-031	HALDEX AUTOMATIC FRONT SLACK ADJUSTERS WITH STAINLESS STEEL CLEVIS PINS		
	406-001	STANDARD KING PIN BUSHINGS		
	536-055	TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR	130	
	539-003	POWER STEERING PUMP		
	534-003	4 QUART POWER STEERING RESERVOIR		
	533-001	OIL/AIR POWER STEERING COOLER		
	40T-002	SYNTHETIC 75W-90 FRONT AXLE LUBE		
Front Suspension				
	620-025	20,000# TAPERLEAF FRONT SUSPENSION	200	
	619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION		
	410-001	FRONT SHOCK ABSORBERS		
Rear Axle and Equipment				
	420-1K4	MT-40-14XP 40,000# R-SERIES TANDEM REAR AXLE		-30
	421-463	4.63 REAR AXLE RATIO		
	424-003	IRON REAR AXLE CARRIER WITH OPTIONAL HEAVY DUTY AXLE HOUSING		40
	386-074	MXL 176T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES	5	
	385-073	MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES		
	452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES		30
	878-023	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD- REAR AND REAR-REAR AXLE VALVE		
	87A-001	BLINKING LAMP WITH EACH INTERAXLE LOCK SWITCH. INTERAXLE UNLOCK DEFAULT WITH IGNITION OFF		
	87B-004	BLINKING LAMP WITH EACH MODE SWITCH, DIFFERENTIAL UNLOCK WITH IGNITION OFF, ACTIVE <5 MPH		
	423-019	MERITOR 16.5X8.62 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES		
	433-002	NON-ASBESTOS REAR BRAKE LINING		
	434-011	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S)		

*5 Required for
this spec*



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Data Code	Description	Weight Front	Weight Rear
451-023	CONMET CAST IRON REAR BRAKE DRUMS		
425-002	REAR BRAKE DUST SHIELDS		10
440-006	REAR OIL SEALS		
426-1B3	BENDIX EVERSURE LONGSTROKE 2-DRIVE AXLES SPRING PARKING CHAMBERS		
428-031	HALDEX AUTOMATIC REAR SLACK ADJUSTERS WITH STAINLESS STEEL CLEVIS PINS		
41T-002	SYNTHETIC 75W-90 REAR AXLE LUBE		
42T-001	STANDARD REAR AXLE BREATHER(S)		
Rear Suspension			
622-1A0	TUFTRAC 40,000# REAR SPRING SUSPENSION		360
621-059	TUFTRAC HIGH RIDE HEIGHT		20
431-003	AXLE CLAMPING GROUP		
624-009	54 INCH AXLE SPACING		
623-006	FORE/AFT AND TRANSVERSE CONTROL RODS		
439-002	REAR SHOCK ABSORBERS - TWO AXLES (TANDEM)		40
Brake System			
490-101	WABCO 4S/4M ABS WITH TRACTION CONTROL		
871-001	REINFORCED NYLON FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES		
904-001	FIBER BRAID PARKING BRAKE HOSE		
412-001	STANDARD BRAKE SYSTEM VALVES		
460-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM		
413-002	STD U.S. FRONT BRAKE VALVE		
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE		
480-083	WABCO SS-1200 PLUS AIR DRYER WITH INTEGRAL AIR GOVERNOR AND HEATER		
483-004	WABCO OIL COALESCING FILTER FOR AIR DRYER		
479-015	AIR DRYER FRAME MOUNTED		
460-1AE	STEEL AIR TANKS MOUNTED FOR MAX GROUND CLEARANCE, (BELLY PLOW - AA3-073)		
607-001	CLEAR FRAME RAILS FROM BACK OF CAB TO FRONT REAR SUSPENSION BRACKET, BOTH RAILS OUTBOARD		
477-024	BW DV-2 AUTO DRAIN VALVE WITH HEATER ON ALL TANK(S)		

Trailer Connections



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Data Code	Description	Weight Front	Weight Rear
914-001	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS		
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION		
297-001	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME		
335-004	UPGRADED CHASSIS MULTIPLEXING UNIT		
Wheelbase & Frame			
545-495	4950MM (195 INCH) WHEELBASE		
546-102	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI	330	130
547-034	PARTIAL INNER FRAME REINFORCEMENT AT FRONT SUSPENSION	180	
548-803	BODY COMPANY INSTALLED ADDITIONAL FRONT FRAME REINFORCEMENT FOR SNOW PLOW		
552-030	1600MM (63 INCH) REAR FRAME OVERHANG		
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH		
549-002	24 INCH INTEGRAL FRONT FRAME EXTENSION	140	-20
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 129.45 in		
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 129.45 in		
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 327.61		
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 129.45 in		
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 25.77 in		
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 82.42 in		
553-001	SQUARE END OF FRAME		
550-001	FRONT CLOSING CROSSMEMBER		
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER		
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)		
572-001	STANDARD REARMOST CROSSMEMBER		
565-002	HEAVY DUTY SUSPENSION CROSSMEMBER		30
Chassis Equipment			
556-997	OMIT FRONT BUMPER, CUSTOMER INSTALLED SPECIAL BUMPER, DOES NOT COMPLY WITH FMCSR 393.203	-100	
558-999	CUSTOM TOW DEVICE		



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Data Code	Description	Weight Front	Weight Rear
551-001	HUCK-SPIN ROUND COLLAR CHASSIS FASTENERS SUSPENSIONS ONLY		
Fuel Tanks			
204-154	80 GALLON/302 LITER ALUMINUM FUEL TANK - LH	10	
218-001	23 INCH DIAMETER FUEL TANK(S)		
215-007	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH POLISHED STAINLESS STEEL BANDS		
212-007	FUEL TANK(S) FORWARD		
664-001	PLAIN STEP FINISH		
205-001	FUEL TANK CAP(S)		
216-020	EQUIFLO INBOARD FUEL SYSTEM		
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE		
Tires			
093-2CC	MICHELIN XZLJ-S2 315/80R22.5 20 PLY RADIAL FRONT TIRES	100	
094-0GP	MICHELIN XDN2 11R22.5 16 PLY RADIAL REAR TIRES		160
Hubs			
418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS		
460-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS		
Wheels			
502-356	ALCOA ULTRA ONE 89064X 22.5X9.00 10-HUB PILOT 5.99 INSET ALUMINUM FRONT WHEELS	-26	
505-1EF	ALCOA LVL ONE 88367X 22.5X8.25 10-HUB PILOT ALUMINUM DISC REAR WHEELS		-200
524-022	POLISHED DISC SIDE FRONT WHEELS WITH DURA-BRIGHT FINISH		
525-023	POLISHED OUTER (DISHED SIDE) REAR WHEELS WITH OUTER ONLY DURA-BRIGHT FINISH		
498-011	NYLON WHEEL GUARDS FRONT AND REAR ALL INTERFACES		
Cab Exterior			
829-1A2	114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB		
650-008	AIR CAB MOUNTING		



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Data Code	Description	Weight Front	Weight Rear
705-012	CAB ROOF REINFORCEMENTS FOR ROOF MOUNTED COMPONENTS	2	
648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE		
667-037	SHORT FENDER WITH MUDFLAP		
754-017	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS	10	
678-010	LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT		
645-002	BRIGHT FINISH RADIATOR SHELL/HOOD BEZEL		
646-042	STATIONARY BLACK GRILLE WITH BRIGHT ACCENTS		
65X-003	CHROME HOOD MOUNTED AIR INTAKE GRILLE		
644-006	FIBERGLASS HOOD WITH ACCESS HATCHES	10	
690-016	CAB FLOOR, TOE BOARD AND FIREWALL HEAT SHIELD	5	
727-1AF	SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK		
726-002	DUAL ELECTRIC HORNS		
726-001	SINGLE HORN SHIELD		
657-1CV	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME WITH (4) KEYS		
575-001	REAR LICENSE PLATE MOUNT END OF FRAME		
312-067	HALOGEN COMPOSITE HEADLAMPS WITH BRIGHT BEZELS		
302-047	LED AERODYNAMIC MARKER LIGHTS		
311-012	DAYTIME RUNNING LIGHTS - LOW BEAM ONLY		
294-017	INTEGRAL STOP/TAIL/BACKUP LIGHTS WITH 7 EXTRA FEET OF WIRE MOUNTED AT END OF FRAME		
306-015	STANDARD FRONT TURN SIGNAL LAMPS		
744-1BC	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LH AND RH REMOTE		
797-001	DOOR MOUNTED MIRRORS		
796-001	102 INCH EQUIPMENT WIDTH		
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS		
74B-1B4	RH AND LH 8 INCH HEATED STAINLESS STEEL FENDER MOUNTED CONVEX MIRRORS WITH TRIPOD BRACKETS	12	
729-001	STANDARD SIDE/REAR REFLECTORS		



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Data Code	Description	Weight Front	Weight Rear
677-054	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN DIAMOND PLATE COVER		
768-043	63X14 INCH TINTED REAR WINDOW		
661-003	TINTED DOOR GLASS LH AND RH WITH TINTED NON-OPERATING WING WINDOWS		
654-003	MANUAL DOOR WINDOW REGULATORS		
663-029	1-PIECE TINTED CURVED BONDED WINDSHIELD WITH HEATED WIPER BLADE PARK AREAS		
659-021	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED, WITH REMOTE FILL		
Cab Interior			
707-1AK	OPAL GRAY VINYL INTERIOR		
706-016	MOLDED DOOR PANEL WITH UPPER VINYL INSERTS		
708-016	MOLDED DOOR PANEL WITH UPPER VINYL INSERTS		
772-006	BLACK MATS WITH SINGLE INSULATION		
785-004	DASH MOUNTED ASH TRAY(S) WITHOUT LIGHTER		
691-998	NO FORWARD ROOF MOUNTED CONSOLE		
696-012	CENTER STORAGE CONSOLE MOUNTED ON BACKWALL	20	
742-007	(2) CUP HOLDERS LH AND RH DASH		
680-007	GRAY/CHARCOAL WING DASH		
860-004	SMART SWITCH EXPANSION MODULE		
720-003	5 LB. FIRE EXTINGUISHER	10	
709-002	HEATER, DEFROSTER AND AIR CONDITIONER		
701-006	STANDARD HVAC DUCTING WITH SNOW SHIELD FOR FRESH AIR INTAKE		
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH		
170-045	STANDARD HEATER PLUMBING WITH BALL SHUTOFF VALVES AT SUPPLY LINES ONLY		
130-033	DENSO HEAVY DUTY AIR CONDITIONER COMPRESSOR		
709-002	BINARY CONTROL, R-134A		
739-034	PREMIUM INSULATION		
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES		
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM		



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Data Code	Description	Weight Front	Weight Rear
324-011	DOME DOOR ACTIVATED LH AND RH, DUAL READING LIGHTS, FORWARD CAB ROOF		
655-001	CAB DOOR LATCHES WITH MANUAL DOOR LOCKS		
254-023	(1) 12 VOLT POWER SUPPLY IN DASH		
722-002	TRIANGULAR REFLECTORS WITHOUT FLARES	10	
756-1D9	PREMIUM HIGH BACK AIR SUSPENSION DRIVER SEAT WITH 3 CHAMBER AIR LUMBAR, INTEGRATED CUSHION EXTENSION, FORWARD AND REAR CUSHION TILT, ADJUSTABLE SHOCK ABSORBER	70	
760-1DC	BASIC HIGH BACK NON SUSPENSION PASSENGER SEAT		
759-005	DUAL DRIVER AND PASSENGER SEAT ARMRESTS	8	
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS		
758-022	BLACK MORDURA CLOTH DRIVER SEAT COVER		
761-023	BLACK MORDURA CLOTH PASSENGER SEAT COVER		
763-101	BLACK SEAT BELTS		
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN	10	
540-015	4-SPOKE 18 INCH (450MM) STEERING WHEEL		
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS		

Instruments & Controls

732-003	WOODGRAIN DRIVER INSTRUMENT PANEL		
734-003	WOODGRAIN CENTER INSTRUMENT PANEL		
870-001	BLACK GAUGE BEZELS		
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM		
838-001	(1) SINGLE BRAKE APPLICATION AIR GAUGE		
840-002	2 INCH PRIMARY AND SECONDARY AIR PRESSURE GAUGES		
198-003	DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS		
721-003	PRECO 1040 87 DB TO 112 DB AUTOMATIC SELF-ADJUSTING BACKUP ALARM		3
149-017	ELECTRONIC CRUISE CONTROL WITH SWITCHES ON AUXILIARY GAUGE PANEL (B DASH PANEL)		



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Data Code	Description	Weight Front	Weight Rear
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY		
811-042	ICU3S, 132X48 DISPLAY WITH DIAGNOSTICS, 28 LED WARNING LAMPS AND DATA LINKED		
160-036	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH		
844-001	2 INCH ELECTRIC FUEL GAUGE		
845-011	FUEL FILTER RESTRICTION INDICATOR		
148-086	EMISSIONS LIMITED IDLE ADJUST		
866-009	DUAL REAR AXLE TEMPERATURE GAUGES WITH SENSOR SHIELD		
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE		
854-001	ENGINE OIL TEMPERATURE GAUGE		
864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE		
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY		
372-051	CUSTOMER FURNISHED AND INSTALLED PTO CONTROLS		
862-002	ELECTRIC ENGINE OIL PRESSURE GAUGE		
679-001	OVERHEAD INSTRUMENT PANEL		
36M-001	SMARTPLEX HUB MODULE WITH OVERHEAD SWITCH MOUNTING, DRIVER SIDE ONLY (6 SWITCH SLOTS)	44	
746-114	AM/FM/WB WORLD TUNER RADIO WITH AUXILIARY INPUT, J1939	10	
747-001	DASH MOUNTED RADIO		
750-002	(2) RADIO SPEAKERS IN CAB		
753-001	AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF		
748-001	POWER AND GROUND STUDS IN/UNDER DASH		
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER		
817-006	STANDARD VEHICLE SPEED SENSOR WITH ADDITIONAL SIGNAL FOR CUSTOMER USE LOCATED BETWEEN DRIVER AND PASSENGER SEATS		
812-001	ELECTRONIC 3600 RPM TACHOMETER		
813-164	VT-HU CONNECTIVITY PLATFORM HARDWARE		



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Data Code	Description	Weight Front	Weight Rear
8D1-002	2 YEARS DETROIT CONNECT BASE PACKAGE (VIRTUAL TECHNICIAN, DETROIT CONNECT PORTAL ACCESS) FOR VT-HU CONNECTIVITY PLATFORM		
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP		
81Y-001	PRE-TRIP LAMP INSPECTION, ALL OUTPUTS FLASH, WITH SMART SWITCH		
44R-004	4 ON/OFF LATCHING SMARTPLEX SWITCHES		
44S-001	1 ON/OFF MOMENTARY SMARTPLEX SWITCH		
44U-001	1 ON/OFF/MOMENTARY SMARTPLEX SWITCH		
482-001	8W TRACTOR PROTECTION VALVE		
883-001	TRAILER HAND CONTROL BRAKE VALVE		
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY		
680-025	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY PROGRAMMED TO SLOWEST SPEED WITH PARK BRAKE SET		
304-039	MARKER LIGHT SWITCH INTEGRAL WITH HEADLIGHT SWITCH AND DUAL CONNECTORS AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LIGHTS, LOW BEAMS OFF WITH HIGH BEAMS		
882-021	TWO VALVE PARKING BRAKE SYSTEM WITH DASH VALVE CONTROL, AUTONEUTRAL AND WARNING INDICATOR		
299-013	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, WASHER/WIPER AND HAZARD IN HANDLE		
298-039	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH HAZARD LAMPS OVERRIDING STOP LAMPS		
Design			
065-000	PAINT: ONE SOLID COLOR		
Color			
989-2RD	CAB COLOR A: N6460EA SCHOOL BUS YELLOW ELITE SS		
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT		
963-003	STANDARD E COAT/UNDERCOATING		
Certification / Compliance			
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS		



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Data Code	Description	Weight Front	Weight Rear
Secondary Factory Options			
998-001	CORPORATE PDI CENTER IN-SERVICE ONLY		
Sales Programs			
	NO SALES PROGRAMS HAVE BEEN SELECTED		

TOTAL VEHICLE SUMMARY

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight	10264 lbs	6814 lbs	17078 lbs
Total Weight	10264 lbs	6814 lbs	17078 lbs

Extended Warranty

WAG-010 TOWING: 1 YEAR/UNLIMITED MILES/KM EXTENDED TOWING
 COVERAGE \$550 CAP FEX APPLIES

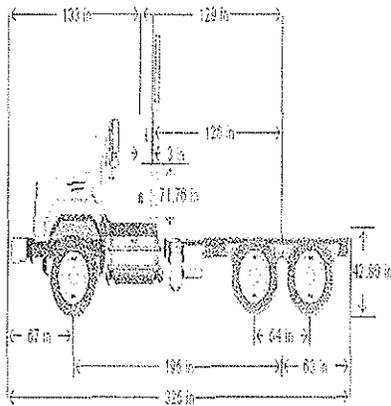
(+) Weights shown are estimates only.
 If weight is critical, contact Customer Application Engineering.



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D I M E N S I O N S



VEHICLE SPECIFICATIONS SUMMARY - DIMENSIONS

Model..... 114SD
 Wheelbase (545)..... 4950MM (195 INCH) WHEELBASE
 Rear Frame Overhang (552)..... 1600MM (63 INCH) REAR FRAME OVERHANG
 Fifth Wheel (578)..... NO FIFTH WHEEL
 Mounting Location (577)..... NO FIFTH WHEEL LOCATION
 Maximum Forward Position (in)..... 0
 Maximum Rearward Position (in)..... 0
 Amount of Slide Travel (in)..... 0
 Slide Increment (in)..... 0
 Desired Slide Position (in)..... 0
 Cab Size (829)..... 114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
 Sleeper (882)..... NO SLEEPER BOX/SLEEPER/CAB
 Exhaust System (010)..... RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B PILLAR MOUNTED VERTICAL TAILPIPE

TABLE SUMMARY - DIMENSIONS



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Bumper to Back of Cab - BEC	102.9
Bumper to Centerline of Front Axle (BF)	67.3
Min. Cab to Bumper Clearance (CB)	3.0
Back of Cab to Centerline of Rear Axle (CR)	129.4
Effective Back of Cab to Centerline of Rear Axle (Effective CR)	126.4
Back of Cab Protrusions (Exhaust/Intake) (CP)	0.0
Back of Cab Protrusions (Side Exhaust/Tank Top) (CP)	0.0
Back of Cab Protrusions (CNG Tank)	0.0
Back of Cab Clearance (CL)	3.0
Back of Cab to End of Frame	102.4
Cab Height (CH)	71.6
Wheelbase (WB)	105.0
Frame Overhang (OH)	63.0
Overall Length (OL)	200.3
Rear Axle Spacing	84.0
Unladen Frame Height at Centerline of Rear Axle	42.9

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12A	Department: Community Dev.	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Consider Ordinance No. 99, Fourth Series An Ordinance of the City of North Mankato, Minnesota Annexing 25.55 Acres Owned by Roy and Grace Toegel.

BACKGROUND AND SUPPLEMENTAL INFORMATION: On November 15, 2017 the City received a request to annex 25.55 acres from Roy and Grace Toegel. The City Council accepted the petition of annexation on November 20, 2017. According Minnesota Statutes §414.033 Subdivision 2(3), Permitting Annexation by Ordinance the City must serve upon the Township Board and residents abutting the land 30-days notice that the City will conduct a Public Hearing. The City served the notices certified mail and held the Public Hearing on January 2, 2018. The City may now adopt an Ordinance of Annexation and submit the request to the Office of Administrative Hearings for approval.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Ordinance No. 99, Fourth Series An Ordinance of the City of North Mankato, Minnesota Annexing 25.55 Acres Owned by Roy and Grace Toegel.

Motion By: _____ Second By: _____ Vote Record: Aye Nay _____ _____ Norland _____ _____ Freyberg _____ _____ Whitlock _____ _____ Steiner _____ _____ Dehen	SUPPORTING DOCUMENTS ATTACHED <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) _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution	Ordinance	Contract	Minutes	Map							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							

<input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Special Meeting	<input type="checkbox"/> Refer to: _____ <input type="checkbox"/> Table until: _____ <input type="checkbox"/> Other: _____
--	--

ORDINANCE NO. 99, FOURTH SERIES

**AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA ANNEXING
LAND LOCATED IN BELGRADE TOWNSHIP, NICOLLET COUNTY, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033 SUBDIVISION 2(3),
PERMITTING ANNEXATION BY ORDINANCE**

WHEREAS, a petition signed by all the property owners, requesting that property legally described in Exhibit A be annexed to the City of North Mankato Minnesota, was duly presented to the Council of the City of North Mankato on the 20th day of November 2017; and

WHEREAS, said property is unincorporated and abuts the City of North Mankato on its West boundary; is less than 120 acres; is not presently served by public sewer facilities or public sewer facilities are not otherwise available; and

WHEREAS, said property is not located within a flood plain or shoreland area; and

WHEREAS, said property is currently farmland and ravine property and annexation is requested to facilitate the extension of city services for the residential development of the property; and

WHEREAS, the City of North Mankato held a public hearing pursuant to Minnesota Statutes § 414.033 Subd. 2b, on January 2, 2018, following thirty (30) days written notice by certified mail to the Township of Belgrade and to all landowners within and contiguous to the area legally described in Exhibit A, to be annexed; and

WHEREAS, provisions of Minnesota Statutes § 414.033 Subd. 13 are not applicable in that there will be no change in the electric utility service provider resulting from the annexation of the territory to the municipality.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH MANKATO
HEREBY ORDAINS AS FOLLOWS:**

1. The City Council hereby determines that the property as hereinafter described abuts the city limits and is or is about to become urban or suburban in nature in that residential use is being proposed for said property the construction of which requires or will need city services, including public sewer facilities.
2. None of the property is now included within the limits of any city, or in any area that has already been designated for orderly annexation pursuant to Minnesota Statute § 414.0325.
3. The corporate limits of the City of North Mankato, Minnesota, are hereby extended to include the following described property, said land abutting the City of North Mankato and being 120 acres or less in area, and is not presently served by public sewer facilities or public sewer facilities are not otherwise available, and the City having received a petition for annexation from all the property owners of the land, to wit:

That part of the Northeast Quarter of the Southwest Quarter of Section 10 and that part of the West Half of the Northwest Quarter of the Southeast Quarter of Section 10, all in Township 108 North Range 27 West, Nicollet County, Minnesota described as:

29 minutes 15 seconds West, (Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 - 1996), along the southerly line of Outlot C of North Ridge Estates, according to the plat thereof on file and of record with the Nicollet County Recorder, 180.93 feet to the most southerly southwest corner of said Outlot C; thence North 00 degrees 45 minutes 05 seconds West, along the southerly line of said Outlot C, a distance of 175.04 feet; thence North 89 degrees 29 minutes 15 seconds West, along the southerly line of said Outlot C, a distance of 1323.51 feet to the point of intersection with the west line of the Northeast Quarter of the Southwest Quarter of said Section 10; thence South 01 degrees 10 minutes 11 seconds East, along said west line, 761.69 feet to the southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 10; thence South 89 degrees 20 minutes 14 seconds East, along the south line of the Northeast Quarter of the Southwest Quarter of said Section 10, a distance of 1318.01 feet to the southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 10; thence South 89 degrees 26 minutes 18 seconds East, along the south line of the Northwest Quarter of the Southeast Quarter of said Section 10, a distance of 175.90 feet to the point of intersection with the west line of Nature View Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 00 degrees 15 minutes 37 seconds West, along said west line and along the west line of said Forsberg's Subdivision No. 4, a distance of 590.03 feet to the point of beginning. Containing 25.55 acres.

The above described property consists of a total of 25.55 acres, more or less. Copies of the corporate boundary map showing the property to be annexed and its relationship to the corporate boundaries and all appropriate plat maps are attached hereto in Exhibit B.

4. That the population of the area legally described herein and hereby annexed is 0.
5. The City of North Mankato pursuant to Minnesota Statutes §414.036, and in accordance with the reimbursement agreement (Exhibit C) that with respect to the property taxes payable on the area legally described herein, hereby annexed, shall make a cash payment to Belgrade Township of \$1,635.40 and shall not receive any further property tax income from the land commencing with the tax year 2017.
6. That pursuant to Minnesota Statutes § 414.036 with respect to any special assessments assigned by the Town to the annexed property and any portion of debt incurred by the Town prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, for the area legally described there are no special assessments or debt incurred by the Town on the subject are for which reimbursement is required.
7. That the City Clerk of the City of North Mankato is hereby authorized and directed to file a copy of this Ordinance with the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, the Minnesota Secretary of State, the Nicollet County Auditor, and the Belgrade Township Clerk.
8. That this Ordinance shall be in full force and effect and final upon the date this Ordinance is approved by the Office of Administrative Hearings.

PASSED AND ADOPTED by the City Council of the City of North Mankato, Minnesota, this 20th day of February 2018.

Mayor

ATTEST:

City Clerk

(City Seal)

EXHIBIT A

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

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

TO: Council of the City of North Mankato, Minnesota

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

It is hereby requested by:

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

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

The area proposed for annexation is described as follows:

That part of the Northeast Quarter of the Southwest Quarter of Section 10 and that part of the West Half of the Northwest Quarter of the Southeast Quarter of Section 10, all in Township 108 North Range 27 West, Nicollet County, Minnesota, described as:

Beginning at the northwesterly corner of Outlot A of Forsberg's Subdivision No. 4, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 89 degrees 29 minutes 15 seconds West, (Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 - 1996), along the southerly line of Outlot C of North Ridge Estates, according to the plat thereof on file and of record with the Nicollet County Recorder, 180.93 feet to the most southerly southwest corner of said Outlot C; thence North 00 degrees 45 minutes 05 seconds West, along the southerly line of said Outlot C, a distance of 175.04 feet; thence North 89 degrees 29 minutes 15 seconds West, along the southerly line of said Outlot C, a distance of 1323.51 feet to the point of intersection with the west line of the Northeast Quarter of the Southwest Quarter of said Section 10; thence South 01 degrees 10 minutes 11 seconds East, along said west line, 761.69 feet to the southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 10; thence South 89 degrees 20 minutes 14 seconds East, along the south line of the Northeast Quarter of the Southwest Quarter of said Section 10, a distance of 1318.01 feet to the southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 10; thence South 89 degrees 26 minutes 18 seconds East, along the south line of the Northwest Quarter of the Southeast Quarter of said Section 10, a distance of 175.90 feet to the point of intersection with the west line of Nature View Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 00 degrees 15

minutes 37 seconds West, along said west line and along the west line of said Forsberg's Subdivision No. 4, a distance of 590.03 feet to the point of beginning. Containing 25.55 acres.

1. There is 1 property owner (husband & wife) in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner - the number of parcels owned by a petitioner is not counted.)
2. The land abuts the municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available.

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

3. Said property is unincorporated, abuts on the city's N S E W (circle one) boundary(ies), and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is 25.55 acres.
5. The reason for the requested annexation is to accommodate residential development.

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

Dated: 11/15/17

Signatures: Roy E. Toegel
Grace M. Toegel

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

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

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

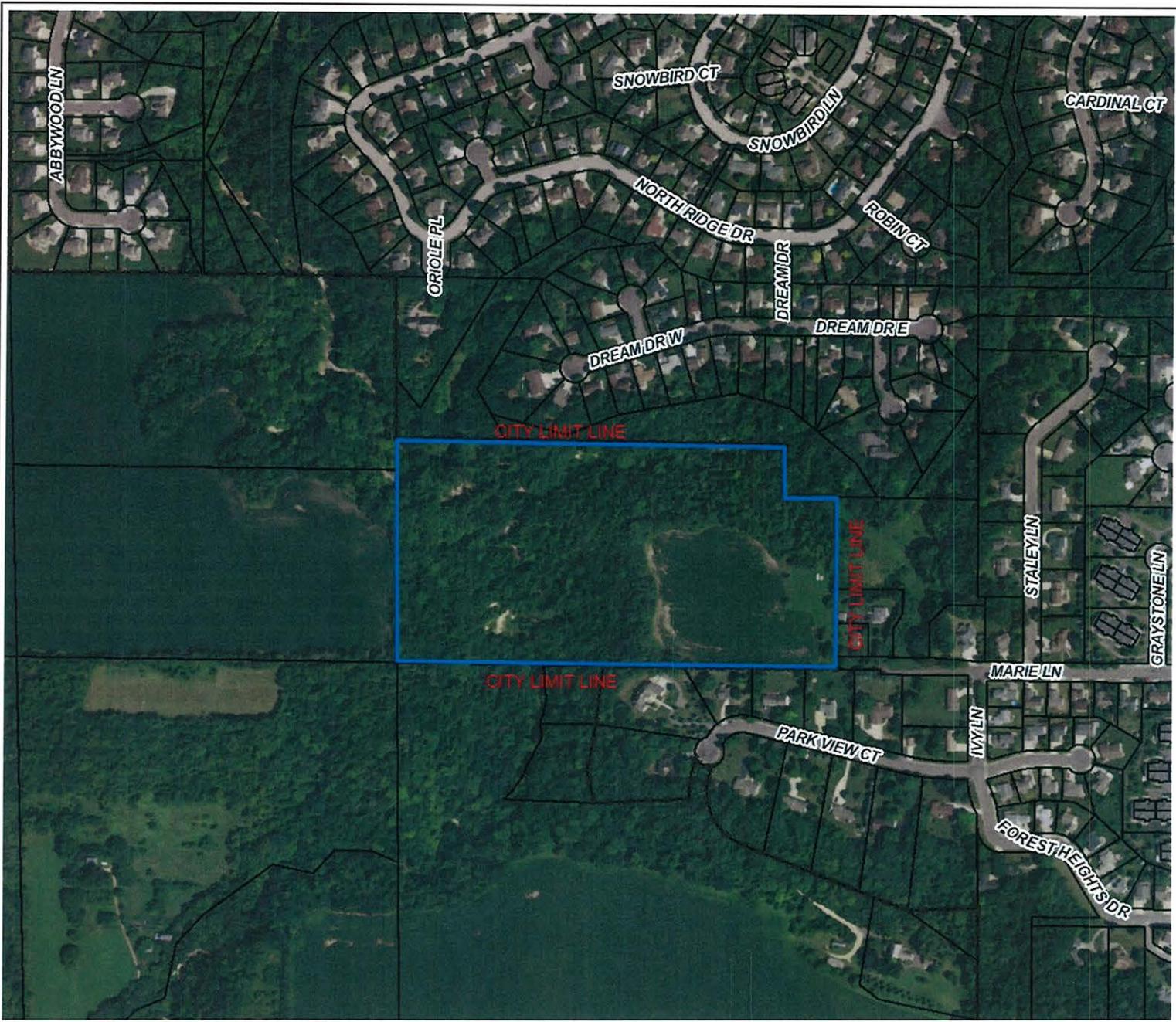
NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 13, at least 30 days before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), the petitioner must be notified by the municipality that the cost of electric utility service to the petitioner may change if the land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

Municipal Boundary Adjustment Unit Contacts

Star Holman star.holman@state.mn.us 651-361-7909

Katie Lin katie.lin@state.mn.us 651-361-7911

(June 2011)



Legend

-  City Limits
-  Medians
-  Roadways
-  Parcels (5-24-2016)
-  Lakes & Ponds
-  Minnesota River



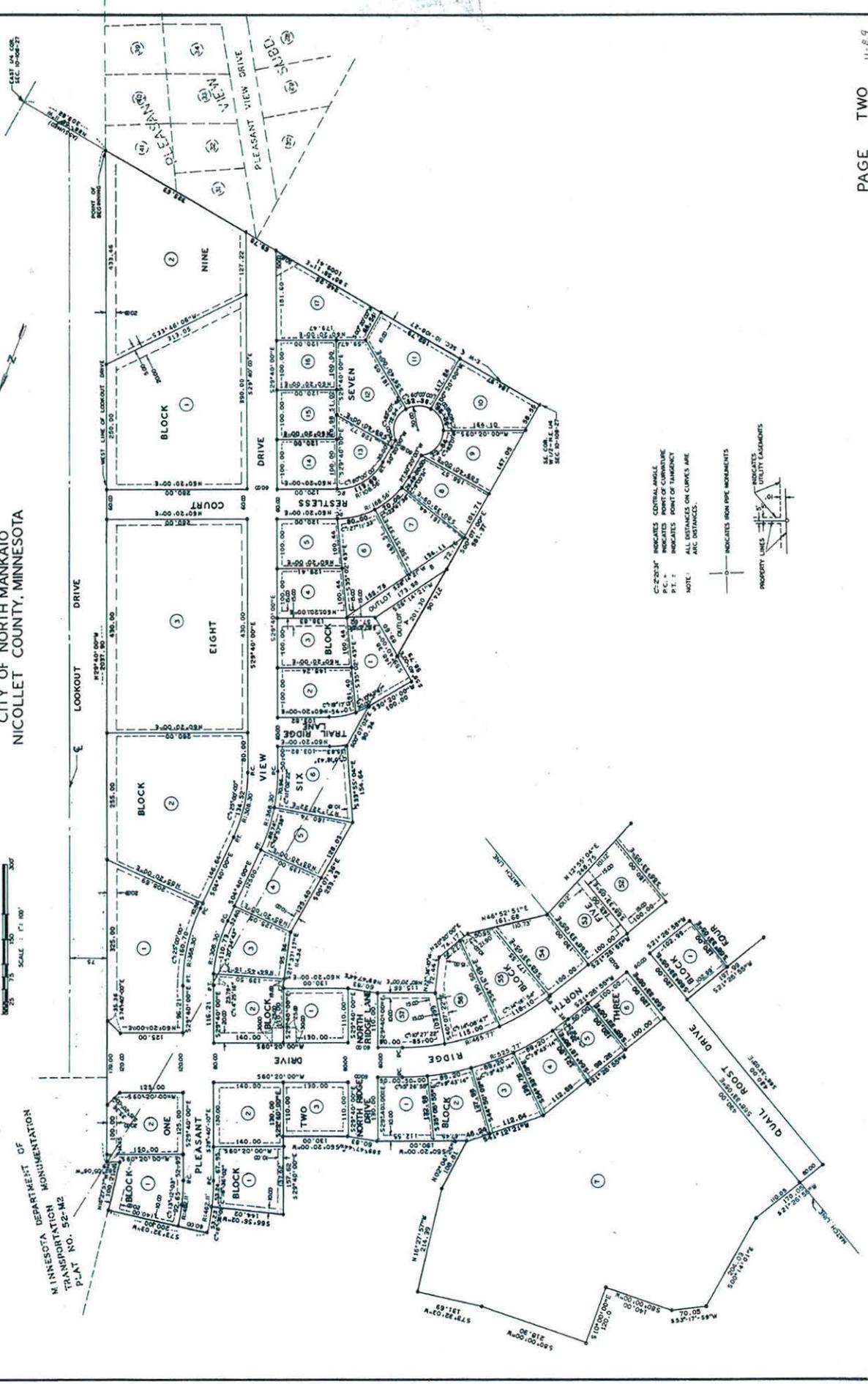
Disclaimer:
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference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



NORTH RIDGE ESTATES CITY OF NORTH MANKATO NICOLLET COUNTY, MINNESOTA

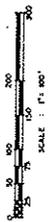


MINNESOTA DEPARTMENT OF
TRANSPORTATION MONUMENTATION
PLAT NO. 52-M2



- ∠ - INDICATES CENTRAL ANGLE
- P.C. - INDICATES POINT OF CURVATURE
- P.T. - INDICATES POINT OF TANGENCY
- NOTE: ALL DISTANCES ON CURVES ARE ARC DISTANCES.
- - INDICATES IRON PIPE MONUMENTS
- - INDICATES UTILITY EASEMENTS

NORTH RIDGE ESTATES
 CITY OF NORTH MANKATO
 NICOLLET COUNTY, MINNESOTA

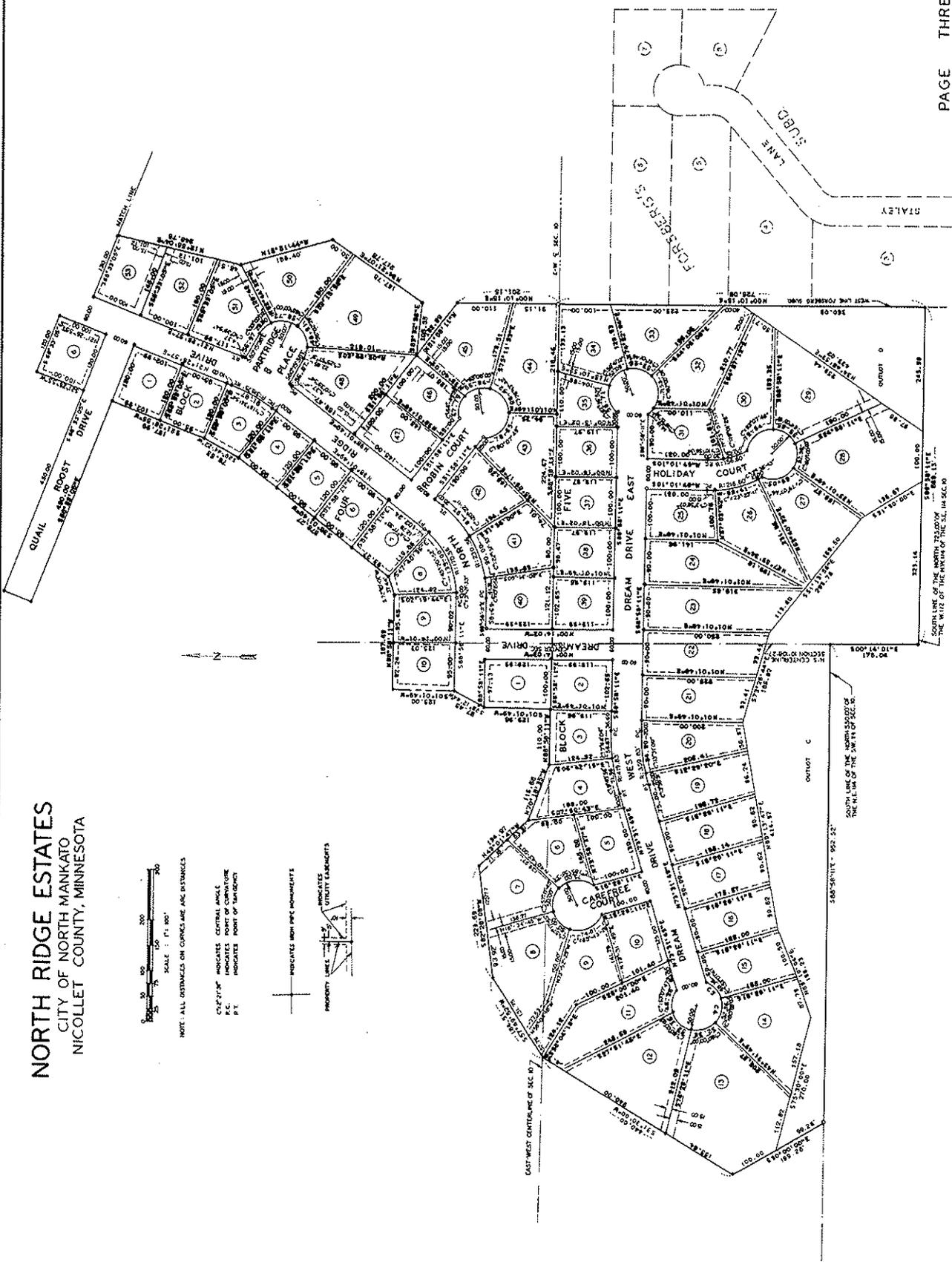
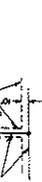


NOTE: ALL DISTANCES ON CORNERS ARE DISTANCES

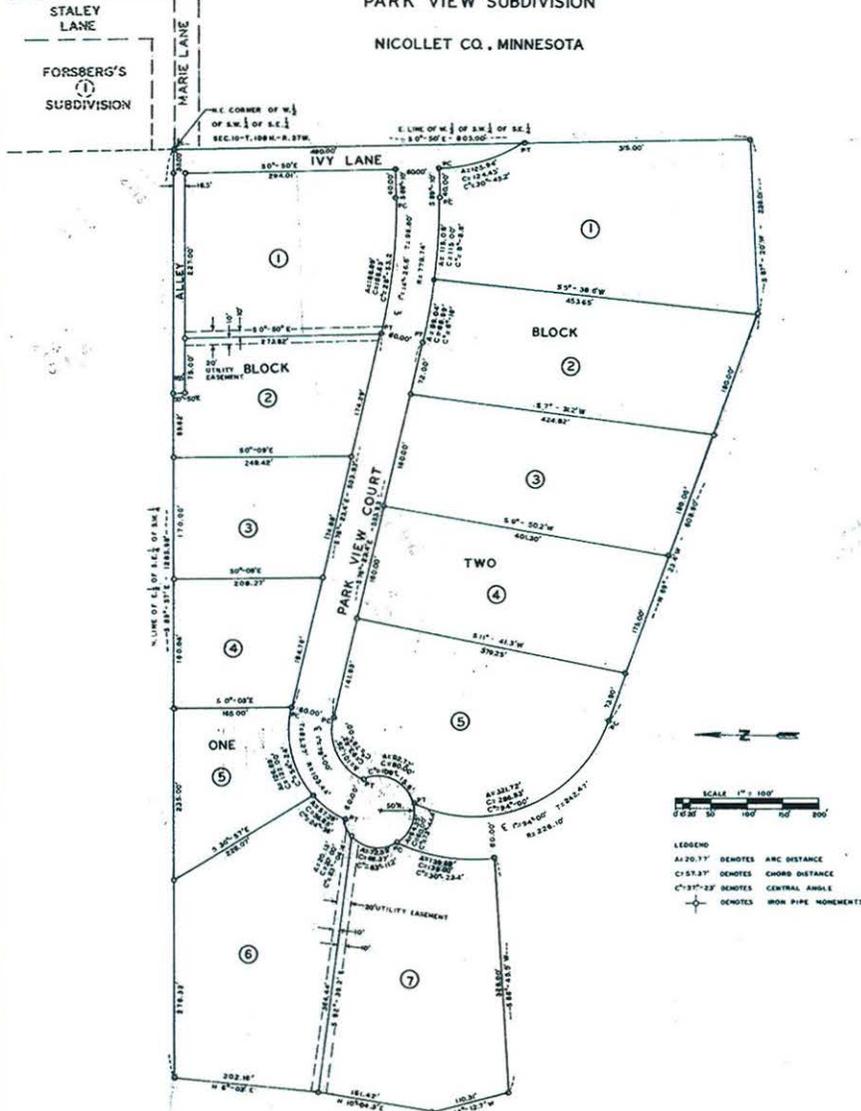
CENTRAL ANGLE INDICATES CENTRAL ANGLE
 P.C. INDICATES POINT OF CURVATURE
 P.T. INDICATES POINT OF TANGENCY

INDICATES BENCH MARK INDICATEMENTS

INDICATES PROPERTY LINES



PARK VIEW SUBDIVISION
NICOLLET CO., MINNESOTA



INSTRUMENT OF DEDICATION

Know all men by these presents, that we, Edward F. Schmall and Dorothy C. Schmall, husband and wife, and Ruth A. Scheurer and Andrew C. Scheurer, her husband, owners of the following described property, to wit:

All that part of the West Half of the Southwest Quarter of the Southeast Quarter and all that part of the East Half of the Southeast Quarter of the Southwest Quarter, all in Section 10, Township 105 North, Range 27 West, described as follows:

Beginning at the Northeast Corner of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 10, the same being the Southwest Corner of Forseberg's Subdivision, Nicollet County, Minnesota, thence South 0°-50' East (assumed bearing) along the East Edge of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 10, 805.00 feet; thence South 87°-20' West, 239.01 feet; thence North 69°-23.4' West, 608.90 feet to the point of curvature of a circular curve to the right (I=94°-00'; R=196.10 feet); thence along said curve an arc distance of 321.72 feet, to the point of tangency of said curve, the same being a point of intersection of a circular curve to the right (I=73°-44.4'; R=50.00 feet) the bearing of the tangent to said curve at the point of intersection is South 77°-44.4' West, thence along said curve an arc distance of 64.35 feet, to a point of intersection with a circular curve to the left, (I=30°-23.4'; R=256.10 feet) the bearing of the tangent to said curve at the point of intersection is South 24°-36.6' West; thence along said curve an arc distance of 139.68 feet; thence South 86°-45.5' West, 326.00 feet; thence North 14°-12.7' West, 110.31 feet; thence North 10°-04.3' East, 161.42 feet; thence North 6°-03' East, 202.16 feet to a point on the North line of the East Half of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 89°-57' East along said North line and the North line of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 10, 1285.96 feet to the point of beginning.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area PARK VIEW SUBDIVISION and that we dedicate to the public use, the streets and alley shown thereon and that the easements shown thereon shall be for the construction and maintenance of utilities.

WITNESS:

SIGNED:

NOTARY'S CERTIFICATE

State of Minnesota) as
County of Nicollet) ss
On this the _____ day of _____, 1969, before me, a Notary Public in and for said County, personally appeared the above named Edward F. Schmall and Dorothy C. Schmall, husband and wife, and Ruth A. Scheurer and Andrew C. Scheurer, her husband, known by me to be the persons who did execute the above instrument and who did acknowledge the same to be their free act and deed.

SURVEYOR'S CERTIFICATE

I, Martin C. Menk, Jr., Registered Land Surveyor, State of Minnesota, do hereby certify that this survey and plat was made at the request of the owners of the property platted, that all measurements are correct as shown thereon, that monuments have been set as indicated for the guidance of future surveys, and that there are no marshlands or public highways within the platted area except as shown thereon.

Reg. No. 3602

On this the _____ day of _____, 1969, before me a Notary Public in and for said County, appeared Martin C. Menk, Jr. who being duly sworn did say that he has executed the foregoing instrument.

APPROVAL

Approved by the Belgrade Town Board on this the _____ day of _____, 1969.

APPROVAL

Approved by the Nicollet County Planning Commission on this the _____ day of _____, 1969.

APPROVAL

Approved by the County Board of Nicollet County, Minnesota, on this the _____ day of _____, 1969.

COUNTY AUDITOR
NICOLLET COUNTY, MINNESOTA

I hereby certify that the taxes on the land described herein are paid and transfer entered this _____ day of _____, 1969.

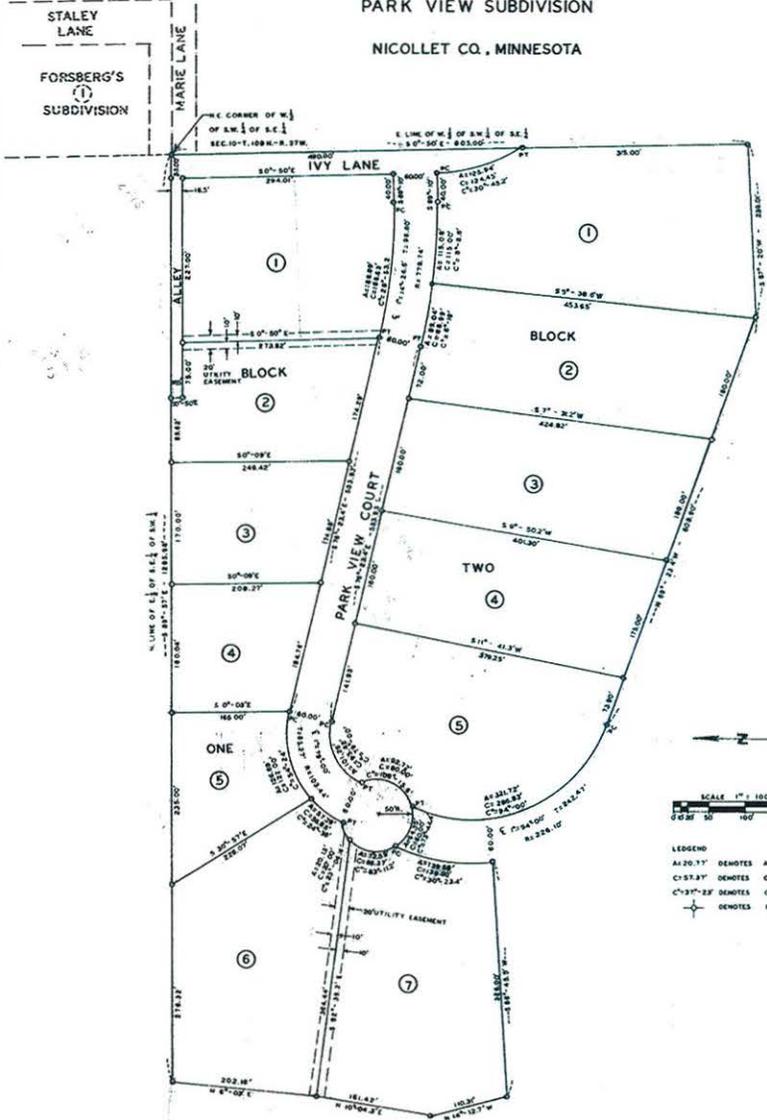
County Auditor
Nicollet County, Minnesota

REGISTER OF DEEDS
NICOLLET COUNTY, MINNESOTA

I hereby certify that this instrument was filed in my office for record on this the _____ day of _____, 1969, at _____ o'clock _____ M. and that it was duly recorded on page _____ of book _____ of _____.

Register of Deeds
Nicollet County, Minnesota

PARK VIEW SUBDIVISION
NICOLLET CO., MINNESOTA



INSTRUMENT OF DEDICATION

Know all men by these presents, that we, Edward F. Schmoll and Dorothy C. Schmoll, husband and wife, and Ruth A. Scheurer and Andrew C. Scheurer, her husband, owners of the following described property, to wit:

All that part of the West Half of the Southwest Quarter of the Southeast Quarter and all that part of the East Half of the Southeast Quarter of the Southwest Quarter, all in Section 10, Township 10S North, Range 27 West, described as follows:

Beginning at the Northeast Corner of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 10, the same being the Southwest Corner of Forsberg's Subdivision, Nicollet County, Minnesota, thence South 0°-50' East (assumed bearing) along the East line of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 10, 805.00 feet; thence South 87°-20' West, 239.01 feet; thence North 69°-23.4' West, 608.90 feet to the point of tangency of a circular curve to the right (I=94°-00'; R=196.10 feet); thence along said curve an arc distance of 321.72 feet, to the point of tangency of said curve, the same being a point of intersection of a circular curve to the right (I=73°-44.4'; R=50.00 feet) the bearing of the tangent to said curve at the point of intersection is South 77°-44.4' West, thence along said curve an arc distance of 64.35 feet, to a point of intersection with a circular curve to the left, (I=30°-23.4'; R=256.10 feet) the bearing of the tangent to said curve at the point of intersection is South 24°-36.6' West; thence along said curve an arc distance of 139.68 feet; thence South 86°-45.5' West, 326.00 feet; thence North 14°-12.7' West, 110.31 feet; thence North 10°-04.3' East, 161.42 feet; thence North 6°-03' East, 202.16 feet to a point on the North line of the East Half of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 89°-57' East along said North line and the North line of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 10, 1285.98 feet to the point of beginning.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area PARK VIEW SUBDIVISION and that we dedicate to the public use, the streets and alley shown thereon and that the easements shown thereon shall be for the construction and maintenance of utilities.

WITNESS:

SIGNED:

NOTARY'S CERTIFICATE

State of Minnesota) ss
County of Nicollet) On this the _____ day of _____, 1969, before me, a Notary Public in and for said County, personally appeared the above named Edward F. Schmoll and Dorothy C. Schmoll, husband and wife, and Ruth A. Scheurer and Andrew C. Scheurer, her husband, known by me to be the persons who did execute the above instrument and who did acknowledge the same to be their free act and deed.

SURVEYOR'S CERTIFICATE

I, Martin C. Menk, Jr., Registered Land Surveyor, State of Minnesota, do hereby certify that this survey and plat was made at the request of the owners of the property platted, that all measurements are correct as shown thereon, that monuments have been set as indicated for the guidance of future surveys, and that there are no marshlands or public highways within the platted area except as shown thereon.

Reg. No. 3602

On this the _____ day of _____, 1969, before me a Notary Public in and for said County, appeared Martin C. Menk, Jr. who being duly sworn did say that he has executed the foregoing instrument.

APPROVAL

Approved by the Belgrade Town Board on this the _____ day of _____, 1969.

APPROVAL

Approved by the Nicollet County Planning Commission on this the _____ day of _____, 1969.

APPROVAL

Approved by the County Board of Nicollet County, Minnesota, on this the _____ day of _____, 1969.

COUNTY AUDITOR
NICOLLET COUNTY, MINNESOTA

I hereby certify that the taxes on the land described herein are paid and transfer entered this _____ day of _____, 1969.

County Auditor
Nicollet County, Minnesota

REGISTER OF DEEDS
NICOLLET COUNTY, MINNESOTA

I hereby certify that this instrument was filed in my office for record on this the _____ day of _____, 1969, at _____ o'clock _____ M. and that it was duly recorded on page _____ of book _____ of _____.

Register of Deeds
Nicollet County, Minnesota

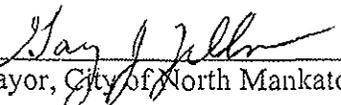
EXHIBIT C

ANNEXATION REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF NORTH MANKATO AND BELGRADE TOWNSHIP

Pursuant to Minn. Stat. Sec. 414.036:

Unless otherwise agreed to by the annexing municipality and the affected town, when an order or other approval under this chapter annexes part of a town to a municipality the order or other approval must provide a reimbursement from the municipality to the town for all or part of the taxable property annexed as part of the order. The reimbursement shall be completed in substantially equal payments over not less than two nor more than eight years from the time of annexation. The municipality must reimburse the township for all special assessments assigned by the townships to the annexed property and any portion of debt incurred by the town prior to the annexation and attributable to the property to be annexed but for which no special assessments are outstanding, in substantially equal payments over a period of not less than two or no more than eight years.

In accordance with this State Statute, the City of North Mankato will reimburse Belgrade Township an annual amount based on the property taxes collected by Belgrade Township in the last year it collected taxes on any land valued over \$50,000 which the City of North Mankato annexes into its City limits. There will be no reimbursement for land valued under \$50,000 which the City annexes. Any reimbursement shall be paid for a period of five years. The City reserves the right to pre-pay at any time.



Mayor, City of North Mankato



Belgrade Township Supervisor

1-16-07

Date

1-9-2007

Date

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12B	Department: Administration	Council Meeting Date: 2/20/18
------------------	----------------------------	-------------------------------

TITLE OF ISSUE: Consider Approving Developer's Agreement for Privately Financed Improvements for Nature View Subdivision No. 2 & Publically Financed Improvements for the Extension of Marie Lane.

BACKGROUND AND SUPPLEMENTAL INFORMATION: City Administrator Harrenstein will provide information concerning the agreement.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve Developer's Agreement for Privately Financed Improvements for Nature View Subdivision No. 2 & Publically Financed Improvements for the Extension of Marie Lane.

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Norland
_____	_____	_____	Freyberg
_____	_____	_____	Whitlock
_____	_____	_____	Steiner
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

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

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

**CITY OF NORTH MANKATO
NICOLLET COUNTY, MINNESOTA**

**DEVELOPER'S AGREEMENT FOR
PRIVATELY FINANCED IMPROVEMENTS FOR NATURE VIEW SUBDIVISION NO.
2 & PUBLICALLY FINANCED IMPROVEMENTS FOR THE EXTENSION OF MARIE
LANE**

THIS AGREEMENT, made and entered into this _____ day of _____, 2018, by and between the City of North Mankato, a municipal corporation, in the State of Minnesota, hereafter called "City", and, Nature View Subdivision of North Mankato, LLC., hereafter called the "Developer." The Developer has asked the City to approve a plat legally described in Exhibit "A1", Exhibit "A2" and Exhibit "A3" attached hereto and complete certain public improvements related to the plat.

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

A. Developer's Responsibilities

1. The City has been petitioned by the Developer for permission to privately construct the improvements shown on Exhibit "B" attached hereto to be paid for by the Developer.
2. The following plans shall be delivered to the City by the Developer:
 - A. Final Plat
 - B. Engineering Plans and Specifications for Public and Private Improvements described in Exhibit "B" and paragraph 5.

If the plans vary from the written terms of this Agreement, the written terms of this Agreement shall control. All the foregoing plans will be prepared by and will be delivered to the City with the signature of a Minnesota licensed engineer and/or surveyor.

3. The Developer shall privately finance all improvements more fully described in Exhibit "B".
4. The Developer shall install or ensure installation at their sole cost and expense and in accordance with all state, federal and local rules, regulations, ordinances and laws the following:
 - A. Site Grading Improvements
 - B. Surveying and Staking
 - C. Street Improvements – Excavation/Grading, Aggregate Base, Geotextile Fabric, Perforated Edge Drains, Curb & Gutter, Bituminous Base and Bituminous Wearing Course

- D. Sanitary Sewer Improvements
- E. Watermain Improvements
- F. Stormwater Drainage
- G. Storm Water Management Improvements
- H. Temporary and Permanent Erosion Control Improvements
- I. Setting of Lot and Block Monuments
- J. Gas, Telephone, Cable TV and Electrical Utilities
- K. Street Lights
- L. Traffic Control Signage

5. Unless extended in writing by the City, the Developer shall complete all improvements shown on Exhibit "B" within nine months from the date of this Agreement and shall cause the sale of 10 lots (Zoning Classification R-1) in the subdivision and the purchases to be completed within four years from the date of this Agreement. The bituminous wearing course of the Street Improvements shall be completed one year following the bituminous base improvements, or when the Developer is directed to complete the wearing course by the City, whichever occurs first.
6. Until completion of the Improvements described on Exhibit "B", with the exception of the bituminous wearing course, the Developer shall be solely responsible for maintenance and repair of the Street Improvements, including but not limited to snow and ice removal, cleaning of roadway, and storm sewer catch basins. In the event the Developer fails to perform this necessary work within 24 hours of notification from the City, the City may perform all necessary services and bill the Developer for all costs to the City. No building permits will be issued to the Developer if payment for services is not paid to the City within 10 days.
7. The Developer hereby grants the City, its agents, employees, officers and contractors under the Construction Contract a license to enter the platted property to perform all work and inspections deemed appropriate by the City during the installation of improvements done privately by the Developer under the Developer's Agreement. The license shall expire after all improvements to be installed pursuant to this Agreement have been installed and accepted by the City.
8. Upon completion and acceptance of all work and construction required by this Agreement, the improvements described in Paragraph 4 under C,D,E,F,K, and L lying within public easements and/or right-of-ways (the "Public Improvements") shall become City property without further notice or action.
9. The Developer shall promptly clean dirt and debris from streets, curb and gutter and perform all other erosion and sediment control work as required by the MPCA NPDES Construction Stormwater Permit and Stormwater Pollution Prevention Plan (SWPPP) prior to the improvements being dedicated to the City at the completion of the Public Improvements.
10. All costs associated with the Nature View Subdivision No. 2 including City Engineer, City Attorney, permit fees and any other city costs outlined in this Agreement shall be

paid by the Developer within 30 days of receiving an invoice from the City.

The Developer will be required, upon execution of this Agreement, to furnish the City with a cash deposit, certified check or Irrevocable Letter of Credit equal to the City's liability exposure, which is determined to be one hundred ten percent (110%) of the cost of the improvements described in Exhibit "B" and paragraph 5.

If the Developer provides the City with a cash deposit, the City agrees to pay interest monthly on such deposit at the rate of interest the City earns on the investment of such funds.

If the Developer provides a letter of credit, the form of the letter of credit shall be subject to the approval of the City. The letter of credit shall be for a term ending when the improvements described on Exhibit "B" are completed and accepted.

11. The Developer shall warranty all work to be free of all defects in workmanship and materials for a period of two years extending from the date of acceptance of the Public Improvements by the City of North Mankato.
12. The Developer shall be responsible for all costs associated with construction inspections and engineering review for the Public Improvements and private improvements directly impacting existing public improvements as performed by City Staff or by the City Engineer. City of North Mankato staff time will be billed at the labor rate effective January 1st 2018. This rate is subject to change annually January 1st.
13. Construction Staking – The Developer will provide all for staking for Public Improvements described in Exhibit "B".
14. The Developer shall pay for all costs incurred by it and the City in conjunction with the development of the plat, included without limiting the generality thereof, legal, planning, engineering, inspection expenses, permits in connection with approval and acceptance of the plat, the preparation of this Agreement, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat.
15. The Developer shall hold the City and its officers, agents and employees harmless from claims made by itself and third parties for damages sustained or costs incurred resulting in plat approval or supervision or obligation that the City has undertaken pursuant to this Agreement. The Developer shall indemnify the City and its officers, agents and employees for all costs, damages or expenses which the City may pay or incur in consequence of such claims, including attorney's fees. The Developer shall reimburse the City for costs incurred in the enforcement of this Agreement, including engineering, attorney's fees and costs of litigation. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat or any part of it.
16. In the event of default by the Developer as to any of the work related to the Public Improvements to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by

the City, provided the Developer is first given the notice of work in default, not less than 48 hours in advance. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part and withhold the issuance of any building permit or occupancy permit.

17. The Developer represents to the City that the plat complies with all city, county, state and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. City staff and consulting engineers shall diligently work to review compliance with the above mentioned laws and regulations. If the City determines that the plat does not comply, the City may, at its discretion and upon written notification to the Developer, refuse to allow construction or development work in the plat area until the Developer do comply. Upon the City's demand, the Developer immediately shall cease work until there is compliance.
18. Third parties shall have no recourse against the City under this Agreement. Breach of the terms of this Agreement by the Developer shall be grounds for denial of building permits or Certificate of Occupancy Permit. If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this agreement.
19. The Developer shall place iron monuments at all lot and block corners and at all other angle points on boundary lines. If iron monuments are disturbed, they shall be replaced at the Developers expense before the lot is sold.
20. The Developer agrees to maintain, at all times an access road suitable for use by emergency, police and fire department equipment. The adequacy of such road shall be solely determined by the City. Furthermore, such access road shall be located no more than 150 feet from any structure built within the Subdivision.
21. The Public Improvements must meet the Standard Construction Specifications and Details of the City of North Mankato.
22. The Developer shall be responsible for obtaining the necessary permits including: MPCA Sanitary Sewer Extension Permit, Minnesota Department of Health Plan Review Permit, Minnesota Pollution Control Agency, NPDES Construction Stormwater Permit and any other permits necessary to construct the project.
23. Developer will sign Conservation Easement identified as Exhibit "D" to this agreement upon City's approval of final plat.

B. City's Responsibilities

1. The Developer and owners, Roy & Grace Toegel, have requested the City to construct an extension of Marie Lane to the development as shown on Exhibit "C" attached hereto to be financed by City and completed within nine months of signing this agreement and receiving a cash deposit or letter of credit for one hundred and ten percent (110%) of the cost of the improvements described in Exhibit "B" and paragraph 5. If the Developer

fails to construct improvements identified in Exhibit "B" within nine months of signing the Agreement, the City shall have no obligation to construct the improvements shown on Exhibit "C". If the Developer completes the improvements shown on Exhibit "B" of this agreement, but fails to sell all 10 lots of the subdivision within four years of signing this agreement, the costs of the City's improvements identified on Exhibit "C" shall be divided by the number of remaining unsold lots and (Remaining unsold lots = 10 - number of sold lots) may be placed as assessments on the remaining unsold lots of the subdivision.

2. The City may at its discretion establish a tax abatement area to repay itself for the costs associated with the improvements shown on Exhibit "C" and the Developer agrees to not contest the establishment of such an area to finance the improvements identified on Exhibit "C".
3. City will adopt revisions to City Code identified in Exhibit "E" to this agreement

C. Building Permits

1. The City agrees that building permits may be issued upon approval of the Final Plat by the City Council at which time all required Financial Security as set forth in Paragraph A.8 of this agreement shall be in place with the City.
2. The Developer further agrees that City Sewer, Water, Storm Sewer, and Aggregate Base Construction of the Streets and temporary street signs, will be completed prior to issuance of the final certificate of occupancy for any of the lots within the subdivision.
3. Any stormwater ponds must be satisfactorily built in accordance with the approved plans prior to the issuance of the final certificate of occupancy for any of the lots within the subdivision.
4. The City agrees that Certificates of Occupancy will be granted when gas, electric, and telephone service are provided to the development and all other requirements have been met by the Developer.
5. If building permits are issued prior to the completion and acceptance of the improvements described in Section A and Exhibit "B" of this Agreement, the Developer assumes all liability and cost resulting in delays in completion of such improvements and damage to such improvements caused by the City, Developer, its contractors, subcontractors, material men, employees, agents or third parties. No construction of a building and/or structure may be initiated prior to obtaining a City building permit.

D. Recording and Release

1. The Developer agrees that the terms of this Developer Agreement shall be a covenant on any and all property included in the Subdivision. The Developer agrees that the City shall have the right to record a copy of this Developer Agreement with the Nicollet County

Recorder to give notice to future purchasers and Developers.

E. General Provisions

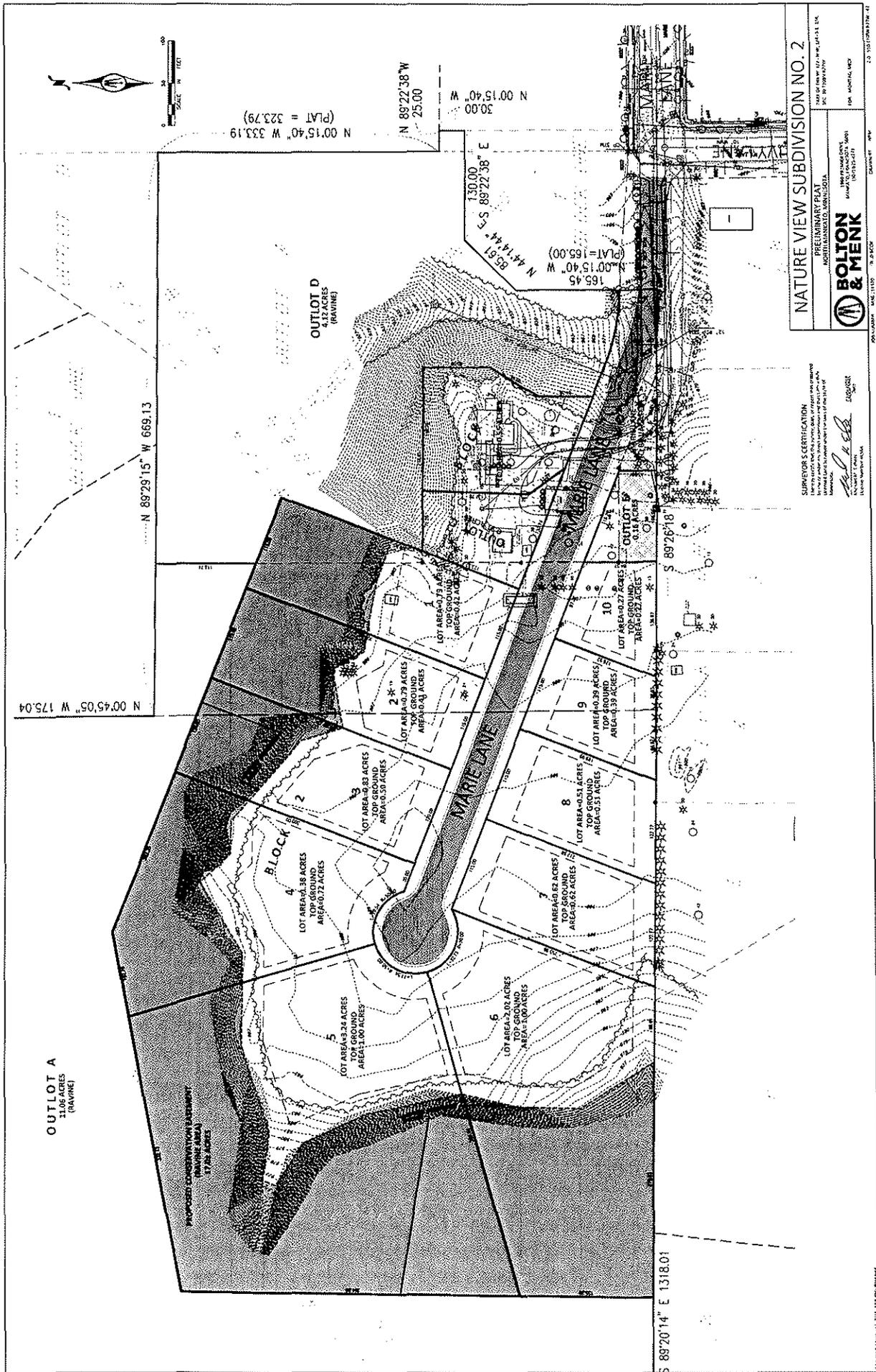
1. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall constitute a waiver or release.
2. This Agreement shall run with the land and may be recorded against the title to the property. After the Developer has completed the work required of them under this Agreement, at the Developer's request the City will execute and deliver to the Developer a release from this Agreement.
3. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, expressed or implied, now or hereafter arising available to the City, a law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other rights, power or remedy.
4. The Developer shall require any contractor to maintain liability and personal injury insurance with limits of liability of not less than \$1,000,000.00 per person and \$2,000,000 in the aggregate. The City must be named as additional insured under such policy. The contractor must also maintain the adequate worker's compensation insurance and property insurance. The term of the insurance shall be renewable until the construction is complete.
5. In the event that the Developer chooses to re-plat the property, change the layout of the proposed street and utilities, or convert the street and utilities to private ownership, and the City agrees to such changes, the City will grant a release from this agreement. Prior to such release, the City will require a new or amended Developers Agreement to be signed by the Developer.
6. All disputes associated with this Agreement, shall be submitted to District Court in Nicollet County, Minnesota. Minnesota law shall apply to all disputes.
7. Required notices to the Developer shall be in writing and shall be either hand delivered to the Developer, its employees or agents or mailed to the Developer by registered mail at the following address:

Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by registered mail in care of the City Administrator at the following address:

City of North Mankato
P.O. Box 2055
North Mankato, MN 56003
Attn: City Administrator

EXHIBITS "A1", "A2" AND "A3"

Preliminary and Final Plats – Nature View Subdivision No. 2



1:25,000
 DATE: 11/15/2019
 PROJECT: NATURE VIEW SUBDIVISION NO. 2
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 11/15/2019
 PROJECT: NATURE VIEW SUBDIVISION NO. 2

NATURE VIEW SUBDIVISION NO. 2
 PRELIMINARY PLAT
 MIDDLEBURY, VERMONT

BOLTON & MENK
 REGISTERED PROFESSIONAL ENGINEERS
 VERMONT LICENSE NO. 10073 AND 10074
 VERMONT LICENSE NO. 10073 AND 10074
 DATE: 11/15/2019

SURVEYOR'S CERTIFICATION
 I, the undersigned, being a duly licensed Surveyor in the State of Vermont, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office, and that the same conforms to the requirements of the laws of the State of Vermont.
 [Signature]
 DATE: 11/15/2019

EXHIBIT "A1" - PRELIMINARY PLAT FOR NATURE VIEW SUBDIVISION NO. 2

EXHIBIT "B"

**Description and Estimated Cost for Public Improvements within Nature View Subdivision
No. 2**

**BOLTON & MENK****PRELIMINARY COST ESTIMATE****PUBLIC IMPROVEMENTS WITHIN NATURE VIEW SUBDIVISION NO. 2**

NORTH MANKATO, MN

2/15/2018

ITEM NO.	ITEM	MONTAG QTY	UNIT	UNIT PRICE	Montag TOTAL
SITE					
1	MOBILIZATION	1	LS	\$7,500.00	\$7,500.00
2	COMMON EXCAVATION - STREET	2049	CY	\$5.00	\$10,243.06
3	COMMON EXCAVATION - POND	1000	CY	\$5.00	\$5,000.00
4	SUBGRADE EXCAVATION	100	CY	\$10.00	\$1,000.00
5	STABILIZING AGGREGATE	100	CY	\$28.00	\$2,800.00
6	AGGREGATE BASE CLASS 3 (6") (CV,P)	410	CY	\$12.00	\$4,916.67
7	AGGREGATE BASE CLASS 5 (8") (CV,P)	546	CY	\$28.00	\$15,296.30
8	GEOTEXTILE FABRIC	2458	SY	\$1.00	\$2,458.33
9	BITUMINOUS NON WEAR COURSE (2.5")	2078	SY	\$8.50	\$17,665.83
10	BITUMINOUS WEAR COURSE (1.5")	2078	SY	\$5.50	\$11,430.83
11	S418 CONCRETE CURB & GUTTER	1100	LF	\$12.00	\$13,200.00
12	6" PERFORATED PVC PIPE DRAIN	1100	LF	\$8.00	\$8,800.00
13	6" PVC CLEANOUT	2	EA	\$150.00	\$300.00
14	SEED, FERTILIZE & MULCH (25-151)	3611	SY	\$1.75	\$6,319.44
15	STABILIZED CONSTRUCTION EXIT/ENTRANCE	1	LS	\$800.00	\$800.00
16	EROSION & SEDIMENT CONTROL	1	LS	\$5,500.00	\$5,500.00

SUBTOTAL: \$113,230.46**CONTINGENCIES (10%): \$11,769.54****TOTAL ESTIMATED STREET & SITE CONSTRUCTION COST: \$125,000.00****STORM SEWER**

17	CONNECT TO EXISTING STORM SEWER	1	EA	\$750.00	\$750.00
18	CONSTRUCT DRAINAGE MANHOLE, DES POND SKIMMER	1	EA	\$2,500.00	\$2,500.00
19	CATCH BASIN OR MANHOLE	25	LF	\$300.00	\$7,500.00
20	STORM SEWER CASTING ASSEMBLY	5	EA	\$650.00	\$3,250.00
21	12" PIPE SEWER	36	LF	\$30.00	\$1,080.00
22	15" PIPE SEWER	36	LF	\$35.00	\$1,260.00
23	24" PIPE SEWER	60	LF	\$55.00	\$3,300.00
24	24" APRON	2	EA	\$2,000.00	\$4,000.00
25	RIP RAP, CL 3	50	CY	\$65.00	\$3,250.00

SUBTOTAL: \$26,890.00**CONTINGENCIES (10%): \$3,110.00****TOTAL ESTIMATED STORM SEWER CONSTRUCTION COST: \$30,000.00****SANITARY SEWER**

26	CONNECT TO EXISTING SANITARY SEWER	1	EA	\$1,250.00	\$1,250.00
27	CONSTRUCT SANITARY SEWER MANHOLE	24	LF	\$350.00	\$8,400.00
28	SANITARY SEWER CASTING ASSEMBLY	2	EA	\$600.00	\$1,200.00
29	8" SEWER PIPE	495	LF	\$35.00	\$17,325.00
30	6" SEWER PIPE	400	LF	\$30.00	\$12,000.00
31	8"X6" WYE	10	EA	\$350.00	\$3,500.00
32	SANITARY SEWER TRACING SYSTEM	1	LS		

SUBTOTAL: \$43,675.00**CONTINGENCIES (10%): \$4,325.00****TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST: \$48,000.00**

**BOLTON & MENK**

PRELIMINARY COST ESTIMATE
PUBLIC IMPROVEMENTS WITHIN NATURE VIEW SUBDIVISION NO. 2
 NORTH MANKATO, MN

2/15/2018

ITEM NO.	ITEM	MONTAG QTY	UNIT	UNIT PRICE	Montag TOTAL
WATERMAIN					
33	CONNECT TO EXISTING WATERMAIN	1	EA	\$750.00	\$750.00
34	6" GATE VALVE AND BOX	3	EA	\$1,400.00	\$4,200.00
35	HYDRANT	2	EA	\$4,500.00	\$9,000.00
36	6" WATERMAIN	530	LF	\$30.00	\$15,900.00
37	1" CURB STOP	10	EA	\$350.00	\$3,500.00
38	1" CORP STOP	10	EA	\$350.00	\$3,500.00
39	1" WATER SERVICE PIPE	400	LF	\$18.00	\$7,200.00
40	WATERMAIN FITTINGS	121	LBS	\$10.00	\$1,210.00
41	WATERMAIN TRACING SYSTEM	1	LS	\$2,500.00	\$2,500.00
SUBTOTAL:					\$47,760.00
CONTINGENCIES (10%):					\$5,240.00
TOTAL ESTIMATED WATERMAIN CONSTRUCTION COST:					\$53,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$256,000.00

ACTUAL COSTS WILL BE BASED ON QUOTES FOR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS WITHIN THE SUBDIVISION OBTAINED BY THE DEVELOPER

EXHIBIT "C"

Description and Estimated Cost of Improvements for the Marie Lane Extension

ENGINEER'S ESTIMATE

MARIE LANE EXTENSION - IVY LANE TO WEST
 CITY PROJECT NO. 17-06-ABCDE
 CITY OF NORTH MANKATO, MINNESOTA
 BMI PROJECT NO. M18.115345

ITEM NO.	ITEM	UNIT	UNIT PRICE	TOTAL	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT
1	MOBILIZATION	LUMP SUM	\$5,000.00	1	\$5,000.00
2	CLEAR & GRUB	TREE	\$300.00	12	\$3,600.00
3	REMOVE SANITARY SEWER	LIN FT	\$5.50	40	\$220.00
4	REMOVE STORM SEWER	LIN FT	\$5.00	120	\$600.00
5	REMOVE WATER MAIN HYDRANT	EACH	\$350.00	1	\$350.00
6	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$2.00	600	\$1,200.00
7	COMMON EXCAVATION (P)	CU YD	\$12.00	1400	\$16,800.00
8	COMMON BORROW	CU YD	\$15.00	1500	\$22,500.00
9	SUBGRADE EXCAVATION	CU YD	\$12.00	100	\$1,200.00
10	STABILIZING AGGREGATE (CV)	CU YD	\$30.00	100	\$3,000.00
11	GEOTEXTILE FABRIC	SQ YD	\$1.00	2100	\$2,100.00
12	EXPLORATORY EXCAVATION	HOUR	\$250.00	5	\$1,250.00
13	AGGREGATE BASE (CV) CLASS 6 (P)	CU YD	\$30.00	480	\$14,400.00
14	SELECT GRANULAR BORROW (CV) (P)	CU YD	\$25.00	450	\$11,250.00
15	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) 1.5" THICK	SQ YD	\$6.00	1800	\$10,800.00
16	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,B) 2.5" THICK	SQ YD	\$7.50	1800	\$13,500.00
17	BITUMINOUS DRIVEWAY PATCH	SQ YD	\$22.00	50	\$1,100.00
18	4" PERFORATED SUBSURFACE EDGE DRAIN	LIN FT	\$8.00	950	\$7,600.00
19	CONNECT TO EXISTING STORM STRUCTURE	EACH	\$500.00	1	\$500.00
20	12" STORM SEWER	LIN FT	\$35.00	50	\$1,750.00
21	CONNECT TO EXISTING SANITARY SEWER	EACH	\$500.00	1	\$500.00
22	8"X6" PVC WYE	EACH	\$160.00	1	\$160.00
23	6" SANITARY SERVICE PIPE	LIN FT	\$25.00	40	\$1,000.00
24	8" SANITARY SEWER	LIN FT	\$35.00	215	\$7,525.00
25	SANITARY SEWER TRACING SYSTEM	LUMP SUM	\$500.00	1	\$500.00
26	TEMPORARY WATER SERVICE	LUMP SUM	\$500.00	1	\$500.00
27	CONNECT TO EXISTING WATER MAIN	EACH	\$550.00	1	\$550.00
28	6" GATE VALVE & BOX	EACH	\$1,400.00	2	\$2,800.00
29	HYDRANT	EACH	\$3,600.00	1	\$3,600.00
30	1" CURB STOP & BOX	EACH	\$250.00	1	\$250.00
31	1" CORPORATION STOP & SADDLE	EACH	\$250.00	1	\$250.00
32	1" WATER SERVICE	LIN FT	\$24.00	40	\$960.00
33	6" WATERMAIN	LIN FT	\$30.00	236	\$7,080.00
34	4" POLYSTYRENE INSULATION	SQ YD	\$20.00	15	\$300.00
35	WATERMAIN FITTINGS	POUND	\$9.00	121	\$1,089.00
36	WATERMAIN TRACING SYSTEM	LUMP SUM	\$750.00	1	\$750.00
37	CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1	LIN FT	\$230.00	8	\$1,840.00
38	CONSTRUCT CONCRETE SANITARY MANHOLE	LIN FT	\$250.00	12	\$3,000.00

ENGINEER'S ESTIMATE

MARIE LANE EXTENSION - IVY LANE TO WEST
 CITY PROJECT NO. 17-06-ABCDE
 CITY OF NORTH MANKATO, MINNESOTA
 BMI PROJECT NO. M18.115345

ITEM NO.	ITEM	UNIT	UNIT PRICE	TOTAL	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT
39	STORM CASTING ASSEMBLY - CATCH BASIN	EACH	\$700.00	3	\$2,100.00
40	SANITARY CASTING ASSEMBLY - MANHOLE	EACH	\$830.00	1	\$830.00
41	CONCRETE CURB & GUTTER DESIGN S418	LIN FT	\$13.50	990	\$13,365.00
42	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00	15	\$750.00
43	TRAFFIC CONTROL	LUMP SUM	\$500.00	1	\$500.00
44	STORM DRAIN INLET PROTECTION	EACH	\$150.00	3	\$450.00
45	FERTILIZER TYPE 3	POUND	\$1.00	42	\$42.00
46	COMMON TOPSOIL BORROW (CV)	CU YD	\$20.00	210	\$4,200.00
47	SEEDING	SQ YD	\$0.50	1300	\$650.00
48	SEED MIX 25-151	POUND	\$3.00	48	\$144.00
49	HYDRAULIC BONDED FIBER MATRIX	POUND	\$1.20	746	\$895.20
	SUBTOTAL				\$175,300.20
	CONTINGENCY				\$26,199.80
	TOTAL ESTIMATED CONSTRUCTION COST				\$201,500.00
	DESIGN AND CONSTRUCTION ENGINEERING				\$40,400.00
	TOTAL ESTIMATED PROJECT COST				\$241,900.00

ACTUAL COSTS WILL BE BASED ON BIDS FOR THE CONSTRUCTION OF STREET AND UTILITY IMPROVEMENTS OBTAINED BY THE CITY OF NORTH MANKATO

EXHIBIT "D"

Conservation Easement

CONSERVATION EASEMENT

THIS INSTRUMENT is made by Nature View Subdivision of North Mankato, LLC (“Grantor”), in favor of the City of North Mankato (“City”), a Minnesota municipal corporation.

Recitals

A. Grantors are the fee owners of property (“the Property”) located in Nicollet County, Minnesota and legally described as follows:

Nature View Subdivision No. 2

B. Grantor desires to grant to the City an easement, according to the terms and conditions contained herein.

Terms of Easement

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the City the following easement:

A perpetual, non-exclusive easement for conservation purposes over, under, across and through that part of the Property described as follows:

That part of Lots 1, 2, 3, 4, 5 and 6, Block 2, Nature View Subdivision No. 2, according to the plat thereof on file and of record with the Nicollet County Recorder, described as:
Beginning at the northeasterly corner of said Lot 1; thence North 68 degrees 50 minutes 18 seconds West, (Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 - 1996), along the northerly line of said Lots 1, 2, 3, and 4, a distance of 553.35 feet; thence South 79 degrees 16 minutes 22 seconds West, along the northerly line of said Lots 4 and 5, a distance

of 435.12 feet to the northwesterly corner of said Lot 5; thence South 00 degrees 39 minutes 46 seconds West, along the westerly line of said Lots 5 and 6, a distance of 550.00 feet to the southwesterly corner of said Lot 6; thence South 89 degrees 20 minutes 14 seconds East, along the southerly line of said Lot 6, a distance of 279.93 feet; thence North 32 degrees 34 minutes 25 seconds West, a distance of 102.72 feet; thence North 01 degrees 09 minutes 44 seconds East, a distance of 70.70 feet; thence North 13 degrees 00 minutes 46 seconds East, a distance of 70.53 feet; thence North 11 degrees 55 minutes 37 seconds West, a distance of 116.36 feet; thence North 25 degrees 40 minutes 38 seconds West, a distance of 79.69 feet; thence North 58 degrees 05 minutes 25 seconds West, a distance of 58.97 feet; thence North 21 degrees 53 minutes 02 seconds East, a distance of 15.76 feet; thence South 82 degrees 22 minutes 25 seconds East, a distance of 57.53 feet; thence North 72 degrees 37 minutes 59 seconds East, a distance of 108.65 feet; thence South 89 degrees 06 minutes 43 seconds East, a distance of 108.91 feet; thence North 59 degrees 05 minutes 21 seconds East, a distance of 97.85 feet; thence South 42 degrees 52 minutes 32 seconds East, a distance of 49.58 feet; thence South 88 degrees 41 minutes 30 seconds East, a distance of 38.94 feet; thence South 49 degrees 47 minutes 38 seconds East, a distance of 124.62 feet; thence South 17 degrees 51 minutes 33 seconds East, a distance of 51.07 feet; thence North 80 degrees 12 minutes 47 seconds East, a distance of 70.36 feet; thence South 29 degrees 43 minutes 16 seconds East, a distance of 42.06 feet; thence South 79 degrees 15 minutes 07 seconds East, a distance of 85.74 feet; thence South 70 degrees 07 minutes 08 seconds East, a distance of 52.70 feet to a point on the easterly line of said Lot 1; thence North 21 degrees 09 minutes 42 seconds East, along said easterly line, a distance of 137.67 feet to the point of beginning . Containing 5.02 acres.

2. Scope of Easement. Grantor, for itself, its successors and assigns, declares and agrees that the following prohibitions shall continue in perpetuity in the Easement Area:

- a. Constructing, installing or maintaining anything made by man.
- b. Cutting or removing trees or other vegetation. Notwithstanding the foregoing, trimming trees and vegetation to maintain their health, removing dead or diseased trees and vegetation and removing selected trees and vegetation to allow sunlight to penetrate to limited parts of the Easement Area, or to remove invasive plants such as buckthorn may be permitted, but only when approved by the City.
- c. Excavating or filling within the Easement Area.
- d. Applying chemicals for destruction or retardation of vegetation, unless first approved by the City.
- e. Depositing of waste or debris.
- f. Applying herbicides, pesticides and insecticides.
- g. Applying fertilizers.

- h. Conducting activities detrimental to the preservation of the scenic beauty, vegetation and wildlife in the Easement Area.
 - i. Removing, damaging, destroying or defacing any monuments or markers placed to delineate the Easement Area.
3. Grantor, for itself, its successors and assigns, grants to the City the affirmative right, but not the obligation, to do the following in the Easement Area:
- a. Enhance the slope, trees, vegetation and natural habitat at no cost to the Grantor.
 - b. Enter upon the Easement Area at any time to enforce compliance with the terms of this Conservation Easement.
 - c. Take such other action as the City deems necessary or advisable in its sole discretion to enforce compliance with the terms of this Conservation Easement.
 - d. Install and maintain monuments or markers delineating the Easement Area.
 - e. Create recreational trails accessible to the public and/or utility service roads
4. Warranty of Title. The Grantor warrants that it is the owner of the Property as described above and has the right, title and capacity to convey to the City the Conservation Easement herein.
5. Environmental Matters. The City shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorney's fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the Easement Area or Property prior to the date of this instrument.
6. Binding Effect; Enforceability. The terms and conditions of this instrument shall run with the land and be binding on the Grantor, and Grantor's heirs, successors and assigns. This Conservation Easement is enforceable by the City of North Mankato acting through its City Council.

STATE DEED TAX DUE HEREON: NONE

Dated this 15th day of February, 2018.

GRANTOR

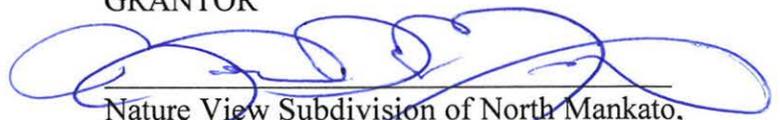

Nature View Subdivision of North Mankato,
LLC

EXHIBIT "E"

Proposed Changes to City Ordinance Relative to Ravine Dedication

(B) *Ravine dedication.* The subdivider shall dedicate to the city that portion of all hillsides, ravines and slopes of bluff lands below the ravine breakline as determined by the Building Official or record an easement approved by the City for the conservation and preservation of the terrain and vegetation.

CITY OF NORTH MANKATO

(SEAL)

By _____ Mayor

By _____ City Administrator

NATURE VIEW SUBDIVISION OF NORTH MANKATO, LLC

President: [Signature]
Other: _____

STATE OF MINNESOTA

COUNTY OF NICOLLET

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, Mayor and by _____, City Administrator of North Mankato, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority of the City Council.

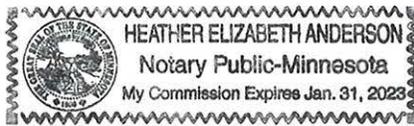
Notary Public

STATE OF MINNESOTA

COUNTY OF BLUE EARTH

The foregoing instrument was acknowledged before me this 15th day of February, 2018, by Mick Montag, President, Nature View Subdivision of North Mankato, LLC of North Mankato Minnesota.

[Signature]
Notary Public



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12C	Department: Community Dev.	Council Meeting Date: 2/20/18
------------------	----------------------------	-------------------------------

TITLE OF ISSUE: Consider Approving Nature View Subdivision No. 2 Preliminary & Final Plat: A Request from Roy & Grace Toegel/Duane Erickson/Mick Montag.

BACKGROUND AND SUPPLEMENTAL INFORMATION: The North Mankato Planning Commission reviewed and approved the proposed Preliminary & Final Plat request. Please review Community Development Director Fischer's Report.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve Nature View Subdivision No. 2 Preliminary & Final Plat: A Request from Roy & Grace Toegel/Duane Erickson/Mick Montag.

Motion By: _____		
Second By: _____		
Vote Record:	Aye	Nay
_____	_____	Norland
_____	_____	Freyberg
_____	_____	Whitlock
_____	_____	Steiner
_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

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

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

NATURE VIEW SUBDIVISION NO. 2
PRELIMINARY & FINAL PLAT
A REQUEST FROM ROY & GRACE TOEGEL/DUANE ERICKSON/MICK
MONTAG

THE CITY OF NORTH MANKATO

SUBJECT: Preliminary & Final Plat of Nature View Subdivision No. 2

APPLICANT: Roy & Grace Toegel/Donald Erickson/Mick Montag

LOCATION: Part of Section 10/Nature View Subdivision

EXISTING ZONING: R-2/AG

DATE OF HEARING: February 8, 2018

DATE OF REPORT: January 31, 2018

REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to replat part of Section 10 and Nature View Subdivision

COMMENT

In December of 2017, Roy & Grace Toegel and Mick Montag submitted a request to consider a Preliminary Plat of Nature View Subdivision No. 2 as shown on Exhibit A. Since that time, significant changes have been made whereby the applicants are resubmitting the preliminary plat along with a final plat of Nature View Subdivision No. 2. In summary, Roy & Grace Toegel have entered into a purchase agreement with Donald Erickson to purchase his home addressed as 610 Marie Lane and demolish it. As a result, the preliminary plat has been considerably modified as shown on Exhibit B. Specifically:

1. The alignment of Marie Lane has changed
2. There are now 10 lots versus 8 lots
3. Nature View Subdivision needs to be replatted (Exhibit C)
4. Outlot C is shown as the storm water holding pond area

While the preliminary plat submitted in December of 2017 addressed property which was being annexed into the City limits, the applicants are now proposing to replat their properties within Nature View Subdivision. As part of the replatting process, the applicants have made a formal request to vacate certain utility easements and Marie Lane right-of-way.

In January of 2018, the Planning Commission recommended approval of an amendment regarding the process for ravine dedication. In summary, developers would have the option to either dedicate ravine property to the City or

place a conservation easement over the ravine property. The City Council is expected to consider the amendment on February 20, 2018. Attached as Exhibit D is a proposed conservation easement to be recorded with the subdivision by the applicants.

The Final Plat of Nature View Subdivision No. 2 is shown on Exhibit E and includes several outlots for the following purposes:

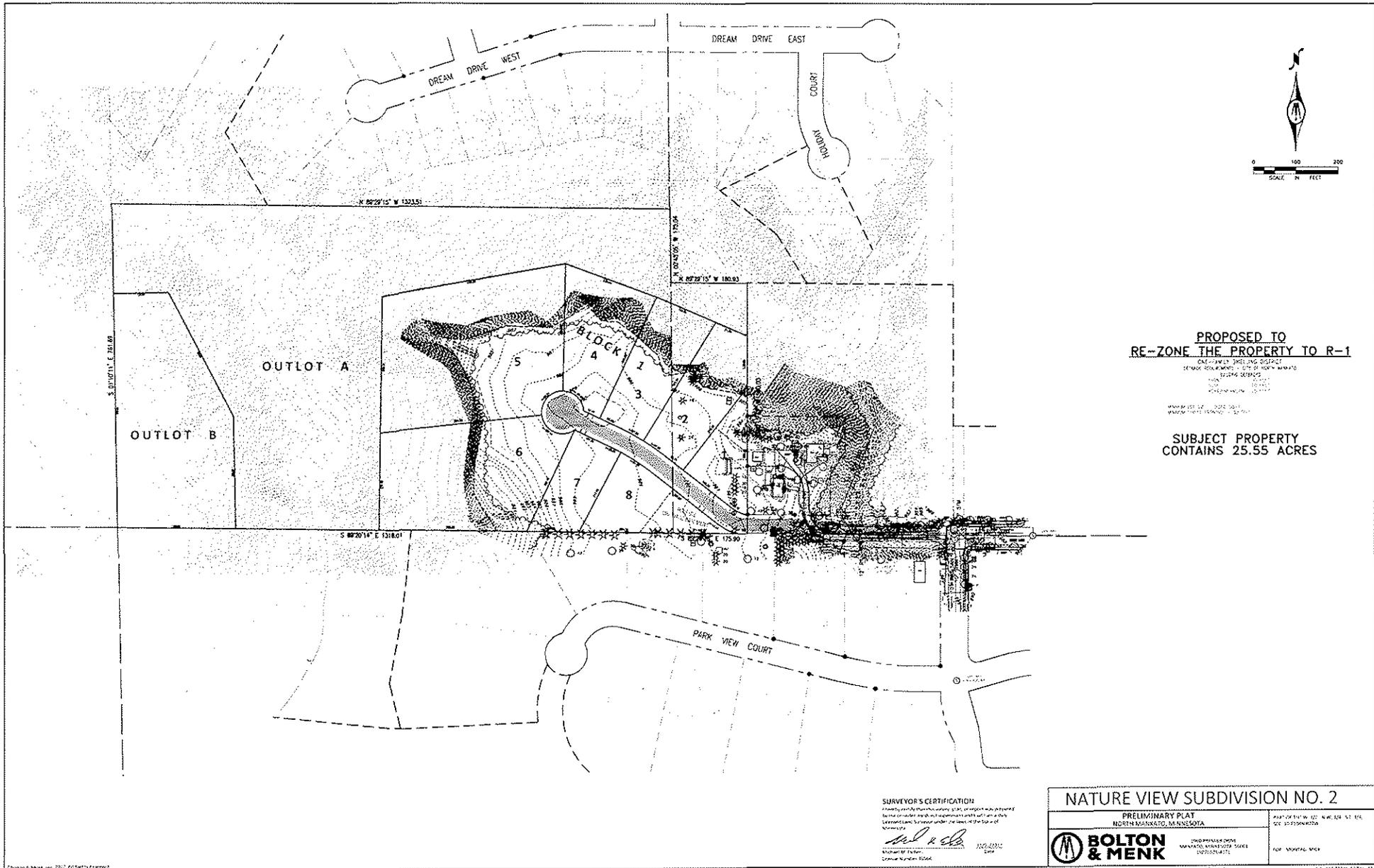
- Outlot A – Dedicated to the City as ravine property
- Outlot B – Retained by the applicants for future residential development
- Outlot C – Location of required storm water holding pond
- Outlot D – Ravine property owned by the City
- Outlot E - Owned by the City

An aerial rendering of the subdivision is shown on Exhibit F.

RECOMMENDATION

Staff recommends approval of the Preliminary & Final Plat of Nature View Subdivision No. 2 subject to:

1. Successful annexation
2. The recording of the conservation easement by the applicants
3. The approval of the developers agreement by the City Council

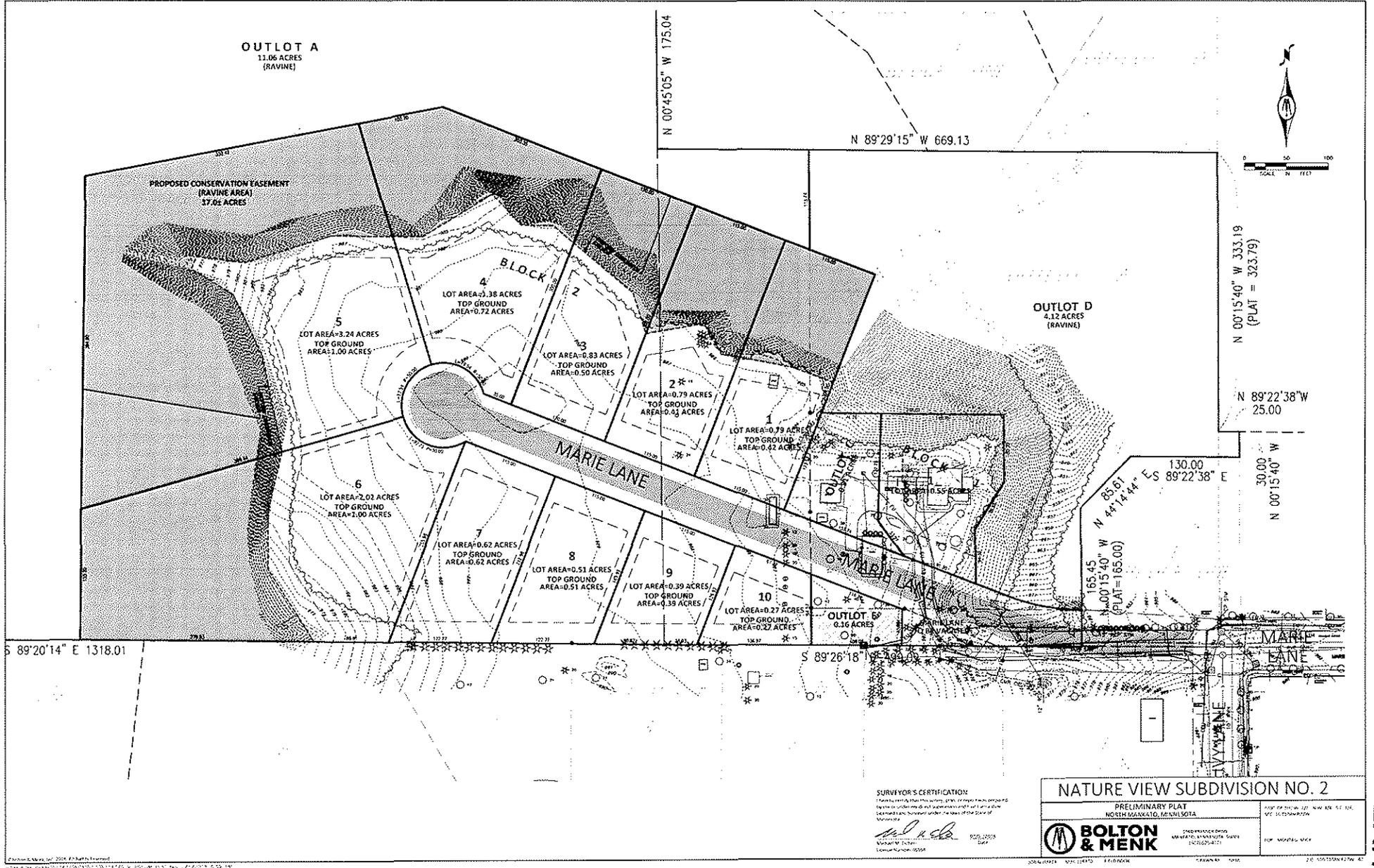


**PROPOSED TO
RE-ZONE THE PROPERTY TO R-1**
 ONE-FAMILY DWELLING DISTRICT
 TOWNSHIP 50N, RANGE 12E, SECTION 35E, T84N, R12E, S35E
 SUBJECT PROPERTY CONTAINS 25.55 ACRES

SURVEYOR'S CERTIFICATION:
 I hereby certify that the survey shown on this plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.
 John R. Menk 12/12/2011
 License Number 15566

NATURE VIEW SUBDIVISION NO. 2	
PRELIMINARY PLAT NORTH MANKATO, MINNESOTA	PLAT OF 314' W. 122' N.W. 35E, S3E, 35E, SEC. 35, T84N, R12E
BOLTON & MENK LAND SURVEYORS 1200 PINE STREET NORTH MANKATO, MN 56004	FOR VERTICAL WORK

EXHIBIT A



SURVEYOR'S CERTIFICATION
 I hereby certify that this survey, plan, or map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.
[Signature]
 DATE: 10/20/2018
 SURVEYOR: [Name]

NATURE VIEW SUBDIVISION NO. 2

PRELIMINARY PLAT
 NORTH MANKATO, MINNESOTA

BOLTON & MENK

2400 HANCOCK DRIVE
 MANKATO, MN 56008
 (507) 251-2121

DATE OF THIS PLAT: 10/20/2018
 SEE 16/25/2018/2728

FOR MORE INFO

EXHIBIT B

CONSERVATION EASEMENT

THIS INSTRUMENT is made by Michael D. Montag, Grantor, in favor of the City of North Mankato ("City"), a Minnesota municipal corporation.

Recitals

A. Grantors are the fee owners of property ("the Property") located in Nicollet County, Minnesota and legally described as follows:

Nature View Subdivision No. 2

B. Grantor desires to grant to the City an easement, according to the terms and conditions contained herein.

Terms of Easement

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the City the following easement:

A perpetual, non-exclusive easement for conservation purposes over, under, across and through that part of the Property described as follows:

That part of Lots 1, 2, 3, 4, 5 and 6, Block 2, Nature View Subdivision No. 2, according to the plat thereof on file and of record with the Nicollet County Recorder, described as:

Beginning at the northeasterly corner of said Lot 1; thence North 68 degrees 50 minutes 18 seconds West, (Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 - 1996), along the northerly line of said Lots 1, 2, 3, and 4, a distance of 553.35 feet; thence South 79 degrees 16 minutes 22 seconds West, along the northerly line of said Lots 4 and 5, a distance

of 435.12 feet to the northwesterly corner of said Lot 5; thence South 00 degrees 39 minutes 46 seconds West, along the westerly line of said Lots 5 and 6, a distance of 550.00 feet to the southwesterly corner of said Lot 6; thence South 89 degrees 20 minutes 14 seconds East, along the southerly line of said Lot 6, a distance of 279.93 feet; thence North 32 degrees 34 minutes 25 seconds West, a distance of 102.72 feet; thence North 01 degrees 09 minutes 44 seconds East, a distance of 70.70 feet; thence North 13 degrees 00 minutes 46 seconds East, a distance of 70.53 feet; thence North 11 degrees 55 minutes 37 seconds West, a distance of 116.36 feet; thence North 25 degrees 40 minutes 38 seconds West, a distance of 79.69 feet; thence North 58 degrees 05 minutes 25 seconds West, a distance of 58.97 feet; thence North 21 degrees 53 minutes 02 seconds East, a distance of 15.76 feet; thence South 82 degrees 22 minutes 25 seconds East, a distance of 57.53 feet; thence North 72 degrees 37 minutes 59 seconds East, a distance of 108.65 feet; thence South 89 degrees 06 minutes 43 seconds East, a distance of 108.91 feet; thence North 59 degrees 05 minutes 21 seconds East, a distance of 97.85 feet; thence South 42 degrees 52 minutes 32 seconds East, a distance of 49.58 feet; thence South 88 degrees 41 minutes 30 seconds East, a distance of 38.94 feet; thence South 49 degrees 47 minutes 38 seconds East, a distance of 124.62 feet; thence South 17 degrees 51 minutes 33 seconds East, a distance of 51.07 feet; thence North 80 degrees 12 minutes 47 seconds East, a distance of 70.36 feet; thence South 29 degrees 43 minutes 16 seconds East, a distance of 42.06 feet; thence South 79 degrees 15 minutes 07 seconds East, a distance of 85.74 feet; thence South 70 degrees 07 minutes 08 seconds East, a distance of 52.70 feet to a point on the easterly line of said Lot 1; thence North 21 degrees 09 minutes 42 seconds East, along said easterly line, a distance of 137.67 feet to the point of beginning . Containing 5.02 acres.

2. Scope of Easement. Grantor, for itself, its successors and assigns, declares and agrees that the following prohibitions shall continue in perpetuity in the Easement Area:

- a. Constructing, installing or maintaining anything made by man.
- b. Cutting or removing trees or other vegetation. Notwithstanding the foregoing, trimming trees and vegetation to maintain their health, removing dead or diseased trees and vegetation and removing selected trees and vegetation to allow sunlight to penetrate to limited parts of the Easement Area, or to remove invasive plants such as buckthorn may be permitted, but only when approved by the City.
- c. Excavating or filling within the Easement Area.
- d. Applying chemicals for destruction or retardation of vegetation, unless first approved by the City.
- e. Depositing of waste or debris.
- f. Applying herbicides, pesticides and insecticides.
- g. Applying fertilizers.

- h. Conducting activities detrimental to the preservation of the scenic beauty, vegetation and wildlife in the Easement Area.
 - i. Removing, damaging, destroying or defacing any monuments or markers placed to delineate the Easement Area.
3. Grantor, for itself, its successors and assigns, grants to the City the affirmative right, but not the obligation, to do the following in the Easement Area:
- a. Enhance the slope, trees, vegetation and natural habitat at no cost to the Grantor.
 - b. Enter upon the Easement Area at any time to enforce compliance with the terms of this Conservation Easement.
 - c. Take such other action as the City deems necessary or advisable in its sole discretion to enforce compliance with the terms of this Conservation Easement.
 - d. Install and maintain monuments or markers delineating the Easement Area.
 - e. Create recreational trails accessible to the public and/or utility service roads
4. Warranty of Title. The Grantor warrants that it is the owner of the Property as described above and has the right, title and capacity to convey to the City the Conservation Easement herein.
5. Environmental Matters. The City shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorney's fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the Easement Area or Property prior to the date of this instrument.
6. Binding Effect; Enforceability. The terms and conditions of this instrument shall run with the land and be binding on the Grantor, and Grantor's heirs, successors and assigns. This Conservation Easement is enforceable by the City of North Mankato acting through its City Council.

STATE DEED TAX DUE HEREON: NONE

Dated this _____ day of _____, 2018.

GRANTOR

Michael D, Montag

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Michael D. Montag, Grantor.

Notary Public

NOTARY STAMP OR SEAL

OFFICIAL PLAT COPY

NATURE VIEW SUBDIVISION NO. 2

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Oak Terrace Assisted Living of North Mankato, LLC, a Minnesota limited liability company, fee owners of the following described property to wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 10 and that part of the West Half of the Northeast Quarter of the Southeast Quarter of Section 10, all in Township 10S North Range 27 West, Nicollet County, Minnesota, described as:

Beginning at the northeasterly corner of Outlot A of Farberg's Subdivision No. 4, according to the plat thereof on file and of record with the Nicollet County Recorder, thence North 89 degrees 20 minutes 10 seconds East, a distance of 132.51 feet to the point of intersection with the plat thereof on file and of record with the Nicollet County Recorder, 180.93 feet to the point of intersection with the southerly line of said Outlot C, thence North 00 degrees 45 minutes 05 seconds West, along the southerly line of said Outlot C, a distance of 175.04 feet, thence North 89 degrees 20 minutes 15 seconds East, along the southerly line of said Outlot C, a distance of 132.51 feet to the point of intersection with the west line of the Northeast Quarter of the Southeast Quarter of said Section 10, thence South 02 degrees 10 minutes 11 seconds East, along said east-west line, 261.69 feet to the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 10, thence South 89 degrees 20 minutes 14 seconds East, along the south line of the Northeast Quarter of the Southeast Quarter of said Section 10, a distance of 1318.01 feet to the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 10, thence South 89 degrees 20 minutes 18 seconds East, along the south line of the Northeast Quarter of the Southeast Quarter of said Section 10, a distance of 375.20 feet to the point of intersection with the west line of Nature View Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder, thence North 00 degrees 15 minutes 37 seconds West, along said west line and along the west line of said Farberg's Subdivision No. 4, a distance of 390.03 feet to the point of beginning. Containing 29.35 acres.

And know all men by these presents that we, Roy C. Toegel and Grace M. Toegel, husband and wife, fee owners of the following described property to wit:

Lots 1 and 2, Block One, Nature View Subdivision, and vacated Marie Lane lying coincident with and easterly of said Lots 1 and 2, according to the plat thereof on file and of record with the Nicollet County Recorder. Containing 1.46 acres.

And know all men by these presents that we, City of North Mankato, a municipal corporation, fee owners of the following described property to wit:

Outlot A, Farberg's Subdivision No. 4, and vacated Marie Lane lying coincident with and easterly of said Outlot A, according to the plat thereof on file and of record with the Nicollet County Recorder. Containing 4.35 acres.

do hereby declare that we have ceased the above described property to be surveyed and platted and managed pursuant to the provisions of the Minnesota Subdivision Act, and that we dedicate to the public use the public ways and easements shown hereon.

Dated this _____ day of _____, 2018 by Michael D. Montop, manager of Oak Terrace Assisted Living of North Mankato, LLC.

Michael D. Montop

Dated this _____ day of _____, 2018 by Roy C. Toegel and Grace M. Toegel, husband and wife, fee owners.

Roy C. Toegel

Grace M. Toegel

Dated this _____ day of _____, 2018 by Mark Dehan, Mayor and April Van Gendern, City Clerk, of City of North Mankato, a municipal corporation.

Mark Dehan, Mayor

April Van Gendern, City Clerk

NOTARY CERTIFICATE

On this the _____ day of _____, 2018, before me a Notary Public within and for said County, personally appeared Michael D. Montop, who being duly sworn, did say that he is the manager of Oak Terrace Assisted Living of North Mankato, LLC, the Minnesota limited liability company, the company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its Board of Governors, and said Michael D. Montop acknowledged said instrument to be the free act and deed of said company.

Notary Public

On this the _____ day of _____, 2018, before me a Notary Public within and for said County, personally appeared Roy C. Toegel and Grace M. Toegel, husband and wife, known to me to be the persons named in the foregoing instrument and who did acknowledge said instrument to be their act and deed.

Notary Public

On this the _____ day of _____, 2018, before me a Notary Public within and for said County, personally appeared Mark Dehan and April Van Gendern, who being duly sworn, did say that they are the Mayor and Clerk of the City of North Mankato, the municipal corporation named in the foregoing instrument, and that said instrument was signed in behalf of said municipal corporation by authority of its Board of Governors, and said Mark Dehan and April Van Gendern acknowledged said instrument to be the free act and deed of said municipal corporation.

Notary Public

PROPERTY AND PUBLIC SERVICES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____, 2018.

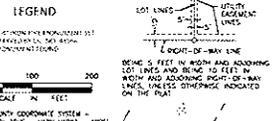
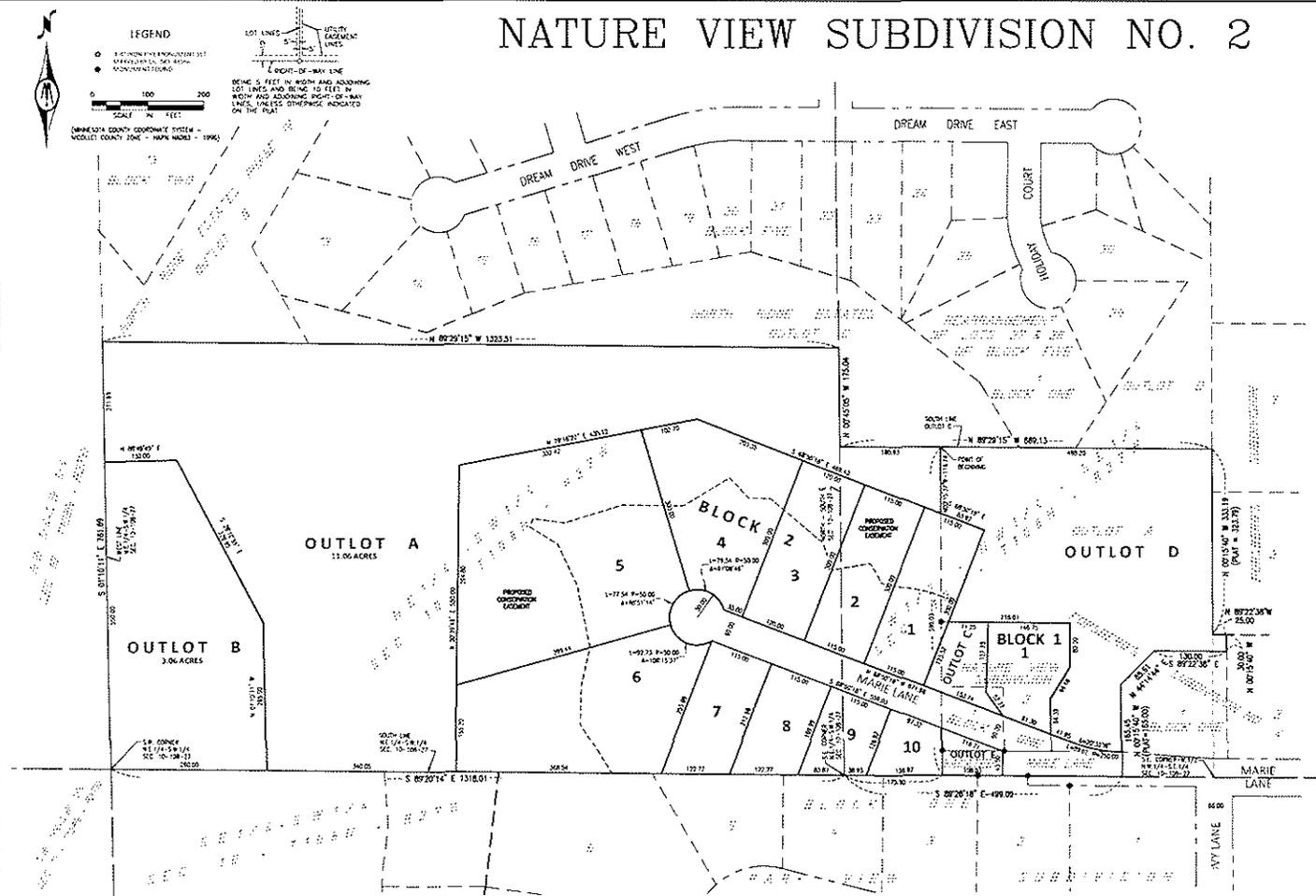
Property and Public Services

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the _____ day of _____, 2018, at _____ o'clock _____ M., and that it was duly recorded on _____ sheet, number _____ of _____.

County Recorder

SEE SHEET 2 OF 2 FOR LOT DIMENSIONS SHEET 1 OF 2 THIS PLAT PREPARED BY NOLSON & BAUME, INC.



MINNESOTA COUNTY COORDINATE SYSTEM - NICOLLET COUNTY ZONE - NAD83 NAD83 - 1996

SURVEYOR'S CERTIFICATE I, Michael W. Eichers, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat or directly supervised the preparation of this plat of NATURE VIEW SUBDIVISION NO. 2, that this plat is a correct representation of the boundary survey, that all metes and bounds are correctly delineated on this plat, that all monuments indicated on this plat have been, or will be, correctly set, that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 500.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat, and all public ways are shown and labeled on this plat. Dated this _____ day of _____, 2018.

Michael W. Eichers, Licensed Land Surveyor, Minnesota License No. 45564

On this the _____ day of _____, 2018, before me a Notary Public in and for said County, appeared Michael W. Eichers, and being duly sworn, did say that he has executed the foregoing instrument.

Robert Paul Smith, Notary Public, Notary Public-Minnesota, My Commission Expires Jan. 31, 2023

Be it known that on this the _____ day of _____, 2018, the Planning Commission of the City of North Mankato did duly review this plat of NATURE VIEW SUBDIVISION NO. 2.

Chairman Secretary

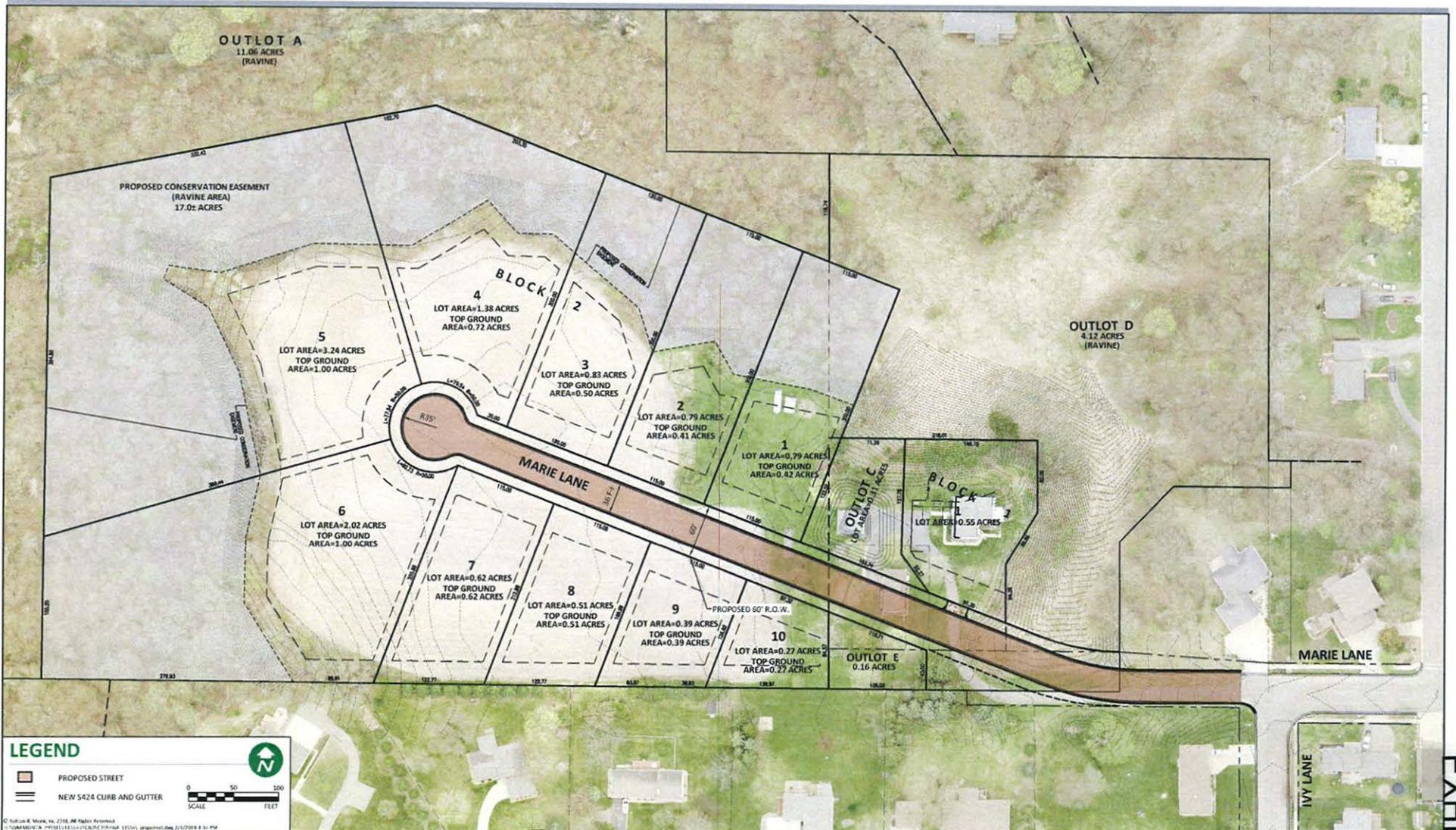
Be it known that on this the _____ day of _____, 2018, the City Council of the City of North Mankato did duly approve this plat of NATURE VIEW SUBDIVISION NO. 2.

Mayor Clerk

I, Richard C. Nelson, Licensed Attorney, State of Minnesota, do hereby certify that the names as indicated herein, represent all ownership interest in the land encompassed by this plat.

Richard C. Nelson, Licensed Attorney

EXHIBIT E



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12D	Department: City Engineer	Council Meeting Date: 2/20/18
------------------	---------------------------	-------------------------------

TITLE OF ISSUE: Consider Adopting Resolution Receiving Feasibility Report and Calling Hearing for Project No. 17-06 ABCDE Marie Lane Extension Project.

BACKGROUND AND SUPPLEMENTAL INFORMATION: The preliminary plat was approved by the Planning Commission at the February 10th and was presented to Council earlier in the evening. In conjunction with the proposed subdivision, the developer has requested that the City make street and utility improvements on Marie Lane from the intersection of Ivy Street to the east line of the proposed subdivision. The City Council has authorized the preparation of a preliminary engineering report to define the scope and feasibility of the improvement. Attached please find the feasibility report.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Receiving Feasibility Report and Calling Hearing for Project No. 17-06 ABCDE Marie Lane Extension Project.

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Freyberg
	_____	_____	Whitlock
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Report</u>				

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

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

RESOLUTION NO.

RESOLUTION RECEIVING FEASIBILITY REPORT AND CALLING HEARING
FOR PROJECT NO. 17-06 ABCDE MARIE LANE EXTENSION PROJECT

WHEREAS, pursuant to resolution of the Council adopted December 18, 2017, a feasibility report has been prepared by Bolton & Menk, Inc., with reference to proposed street and surface improvements, sanitary improvements, watermain improvements, and storm sewer improvements on Marie Lane from Ivy Lane to a point approximately 450 feet west of Ivy Lane, Project No. 17-06 ABCDE; and this report was received by the council on February 20, 2018, and

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

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, AS FOLLOWS:

1. The council will consider the improvement of such street in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$241,900.
2. A public hearing shall be held on such proposed improvement on the 5th day of March, 2018, in the council chambers of City Hall at 7:00 p.m. and the clerk shall give mailed and published notice of such hearing and improvement as required by law.

Adopted by the City Council this 20th day of February 2018.

Mayor

ATTEST:

City Clerk



Memorandum

To: John Harrenstein, City Administrator
From: Kevin McCann, Finance Director
Subject: Nature View Subdivision No. 2 Special Assessments
Date: February 15, 2018
Cc:

The Proposed Reconstruction and extension of Marie Lake will require the reconstruction of approximately 265 feet of the street previously installed in 1988 and will extend the roadway another 211 feet to the boundary of the proposed Nature View Subdivision No. 2. There are six parcels and four abutting property owners to the reconstructed and extension area (Attachments). Three parcels are owned by the City of North Mankato. Two parcels will have no increased value as a result of the project because they already have street access on Marie Lane or Parkview Court. The parcel at 612 Marie Lane will receive benefit from portions of the street reconstruction and extension and an estimated assessment amount has been prepared by the City Engineer in the attachment.

Special Assessment Calculation - 612 Marie Lane

Total Cost of Street Extension		\$65,800
North Half Assessed to 612 Marie Lane:		\$32,900
Calculated Assessment		\$32,900

Assessment Cap Calculation:

Roe Crest Assessment Cap		\$8,000
--------------------------	--	---------

Adjustment for Lot Size

Roe Crest Average Lot Frontage (ft)	97.5	
612 Marie Lane Lot Frontage (ft)	91.3	
Adjustment Factor for Lot Size	0.94	
Assessment Cap Adjusted for Lot Size		\$7,520

Adjustment for Lot Size

Construction Cost Index (Roe Crest)	11987.1	
Construction Cost Index (December 2017)	12984.3	
Adjustment Factor for Construction Cost Index	1.08	
Assessment Cap Adjusted for Lot Size and Construction Cost Index		\$8,121.60

Adjusted Assessment Cap		\$8,100.00
--------------------------------	--	-------------------

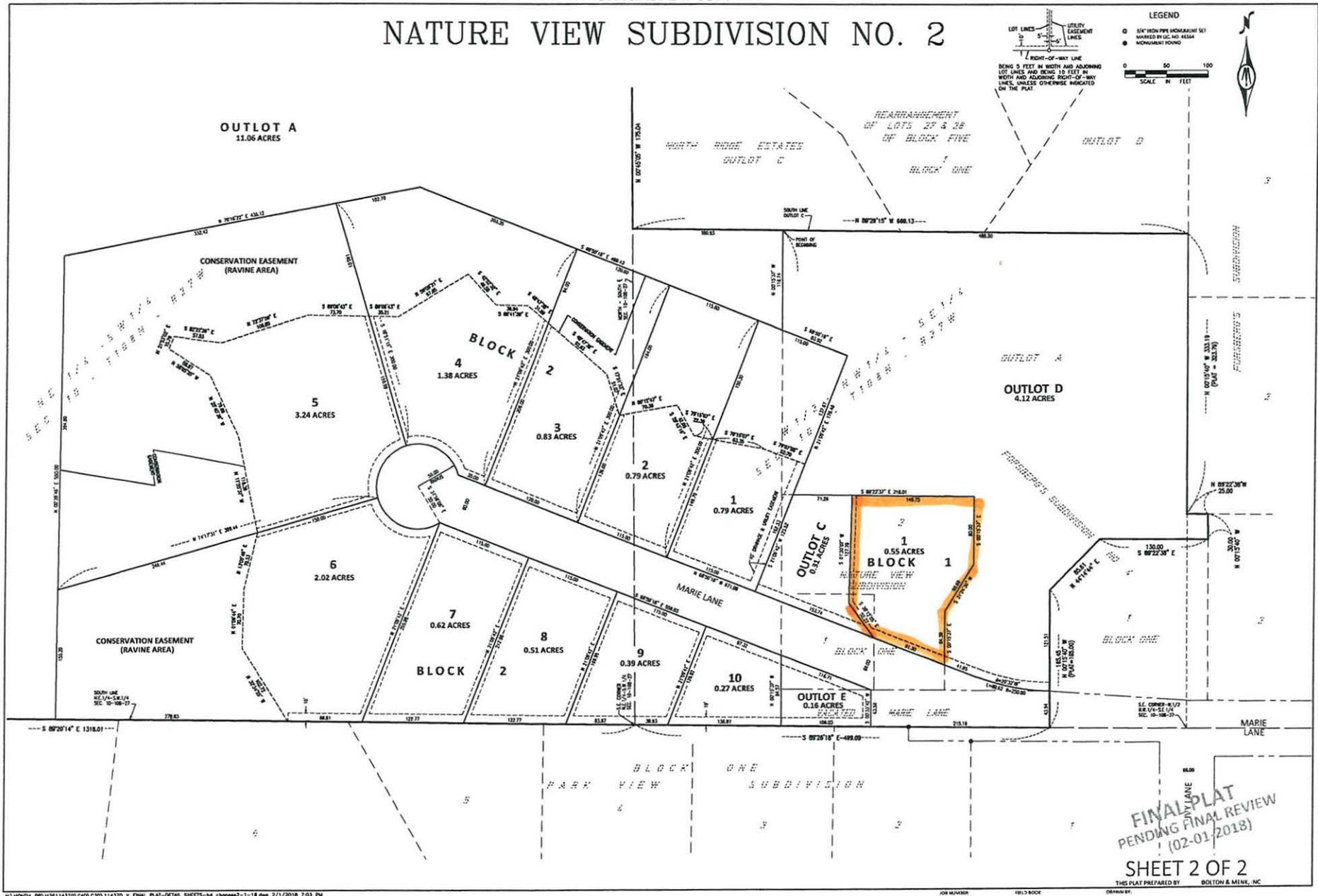
NATURE VIEW SUBDIVISION NO. 2

LEGEND

- SIX INCH PER MONUMENT KEY MARKED P.C. NO. 4534 MONUMENT FOUND

0 50 100
SCALE IN FEET

LOT LINES
UTILITY EASEMENT LINES
RIGHT-OF-WAY LINE
BEING 5 FEET IN WIDTH AND ADJOINING LEFT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT



FINAL PLAT
PENDING FINAL REVIEW
(02-01-2018)
SHEET 2 OF 2
THIS PLAT PREPARED BY BOLTON & MENS, INC.

H:\WORKING_FILES\381143701\CAD\CAD\1143701_FINAL_PLAT-DETAIL_SHEETS-04 (changed)-1-18.dwg 2/1/2018 7:03 PM

JOB NUMBER: 1810 ROCK DRAWN BY:

EXHIBIT "A3" - FINAL PLAT FOR NATURE VIEW SUBDIVISION NO. 2 (SHEET 2 OF 2)



Real People. Real Solutions.



Preliminary Engineering Report

2018 Marie Lane Reconstruction/Extension Project

City Project No. 17-06 ABCDE

City of North Mankato, Minnesota

Submitted by:

Bolton & Menk, Inc.

1960 Premier Drive

Mankato, MN 56001

P: 507-625-4171

F: 507-625-4177

BMI No. M18.115345

Certification

Preliminary Engineering Report

for

2018 Marie Lane Reconstruction/Extension Project
City Project No. PROJECT NO. 17-06 ABCDE

City of North Mankato, Minnesota
M18.11534546

January 2018

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

By:



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

Date:

February 12, 2018

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Appendix

- Appendix A – Approved and Proposed Preliminary Plats
- Appendix B – Existing Conditions
- Appendix C – Proposed Utility Improvements
- Appendix D – Proposed Street Improvements
- Appendix E – Detailed Cost Estimate

I. PROJECT INTRODUCTION

A preliminary plat for a single family residential development, Nature View Subdivision No. 2, was submitted to the North Mankato Planning Commission at their February 10, 2018 regular meeting. The proposed subdivision is located approximately 450 feet west of the intersection of Marie Lane and Ivy lane and just north of Park View Subdivision. The preliminary plat, as submitted to the Planning Commission, and its location is shown on Figure No. 1 in Appendix A.

The preliminary plat was approved by the Planning Commission at the February 10th meeting and is on the agenda for approval by the City Council at their February 20, 2018 meeting. In conjunction with the proposed subdivision, the developer has requested that the City make street and utility improvements on Marie Lane from the intersection of Ivy Street to the east line of the proposed subdivision. A portion of the proposed street and utility improvements would be located within existing right of way of Marie Lane and a portion of the proposed improvements would be located within new right of way that would be dedicated to the City with the final plat.

The City Council has authorized the preparation of a preliminary engineering report to define the scope and determine the feasibility of the proposed street and utility improvements on Marie Lane between Ivy Lane and the proposed Nature View Subdivision No. 2 project. The specific objectives of this preliminary engineering report are to:

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

II. EXISTING CONDITIONS

A. Sanitary Sewer, Watermain, Storm Sewer, and Street

The sanitary sewer on Marie Lane west of Ivy Lane consists of 10-inch pipe which constructed in 1986 and ends approximately 300 feet west of Ivy Lane. According to record drawings, the pipe material is polyvinyl chloride (PVC) plastic pipe and existing manholes are precast concrete with gasketed joints. Due to the depth of the existing sanitary sewer at Ivy lane and the existing grades on Marie Lane, portions of the existing sewer are very shallow and the shallow segments were insulated when they were originally constructed. According to Public Works staff, the sanitary sewer system is in good condition and there have been no problems with sewer backups or freezing.

The existing water distribution system on Marie Lane west of Ivy Lane was constructed in 1986 and consists of 6-inch diameter ductile iron pipe, and is in good condition. As with the sanitary sewer, the existing watermain ends approximately 300 feet west of Ivy Lane.

The existing storm sewer system was also constructed in 1986 and consists of reinforced concrete storm sewer pipe ranging in size from 12 inches to 18 inches in diameter, along with various catch basins and manholes. The storm sewer system collects storm water runoff from portions of Marie Lane, Ivy Lane, Staley Lane, Parkview Court, as well as adjacent rear lot drainage systems. Originally, the storm sewer discharged into the ravine head just north of Marie Lane, but was extended to the bottom of the ravine in a project constructed in 1998. The existing storm sewer system is in good condition.

The existing street on Marie Lane east of Ivy Lane is a 44-foot wide bituminous street with curb and gutter and sidewalk on both sides. West of Ivy Lane, the existing street narrows to a

16-foot wide bituminous surface with no curb and gutter or driveway. The existing bituminous street surface was constructed in 1988 and is in good condition.

The existing sanitary sewer, watermain, storm sewer and street system is shown on Figure 2 in Appendix B.

B. Other Utilities

Other non-municipal owned utilities are present in the right-of-way. These may include natural gas, electric, telephone and cable TV. The approximately location of known non-municipal owned utilities are shown on Figure 3 in Appendix B, but will also be verified using the Gopher One Call system.

III. PROPOSED IMPROVEMENTS

A. Right of Way

As can be seen in Figure No. 1, the proposed development would include the dedication of a 60-foot wide right of way to the City along the proposed alignment of the Marie Lane extension.

B. Sanitary Sewer, Watermain, and Storm Sewer

The existing sanitary sewer, watermain and storm sewer systems within the existing Marie Lane reconstruction area are in good condition and do not require replacement. The existing sanitary sewer and watermain end approximately 150 feet east of the proposed subdivision, so new sanitary sewer and watermain will need to be constructed in that segment. The new sanitary sewer pipe will consist of 8-inch PVC pipes and the new manholes will be constructed of precast concrete with gasketed joints. Since the existing watermain pipe is 6 inches in diameter, it is proposed that the new watermain consist of 6-inch PVC pipe. New valves will be provided at both ends of the project in order to facilitate pressure testing and the hydrant at the end of the existing watermain will be replaced with a new hydrant.

The proposed storm sewer improvements will consist of the construction of two inlets in the low area on Marie Lane between Ivy Lane and the Proposed subdivision. The new catch basins will connect to the existing storm sewer system that discharges through the ravine. The storm sewer system will be designed to accommodate a 10-year storm event.

The proposed sanitary sewer, watermain, and storm sewer construction is shown on Figure 3 in Appendix C.

C. Street and Surface Improvements

It is proposed that the street improvements for the reconstruction/extension of Marie Lane to the proposed subdivision be designed and constructed in accordance with new subdivision standards. A 36-foot wide bituminous street with curb and gutter on both sides is proposed. A concrete driveway apron will be provided for the existing property on the north side of Marie Lane.

The proposed pavement section will conform to the City's standard for residential streets: 4 inches of bituminous base/surfacing, 8 inches of Class 6 aggregate base, 6 inches of select granular borrow, and geotextile fabric or geogrid, all placed on a prepared subgrade. The construction of 4-inch diameter perforated edge drains along the back of the curb on both sides is proposed to provide subsurface drainage for the pavement section.

The area where the proposed street alignment crosses the upper portion of the ravine will need to be filled. The fill section will include a 5-foot wide flat "bench" with a 4:1 slope to existing grade beyond the bench. The toe of the slope will extend up to 60 feet from the north curb line in maximum fill area.

This segment of Marie Lane will provide access to approximately only 11 properties, and the City's Sidewalk Plan does not show sidewalk extending into this development area. Therefore, the construction of new sidewalk is not proposed.

Existing turf areas adjacent to the new street construction Boulevards will be restored with topsoil and seed in all disturbed areas.

The proposed street and surface improvements are shown on Figure 4 in Appendix D.

D. Other Utilities

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

IV. PEDESTRIAN AND BICYCLE ACCOMMODATIONS

On January 4, 2016, the North Mankato City Council adopted a Complete Streets Policy directing the examination of accommodations for pedestrian and bicycle travel in the preliminary design stage when existing streets are to be reconstructed. Pedestrian accommodations may include sidewalks (one side or both sides) or off-street multi-use trails. Bicycle accommodations may include designated on-street bike lanes, shared driving/bicycle lanes, or off-street multi-use trails. As previously stated, the City's Sidewalk Plan does not show sidewalk extending into this development area. Therefore, the construction of new sidewalk is not proposed.

This segment of Marie Lane is not one of the City of North Mankato's existing or proposed designated bicycle system routes. Since it is not through street minimal bicycle traffic is anticipated, so the addition of on street or off-street bicycle lanes are not recommended.

V. RIGHT-OF-WAY AND EASEMENTS

Right of way exists in the area along the westerly extension of Marie Lane between Ivy Lane and the proposed subdivision, although the width of the right of way is not uniform. The right of way width is approximately 50 feet at Ivy Lane, but narrows to approximately 44 feet at the west end, adjacent to the proposed subdivision.

As can be seen in Figure No. 2, the proposed development would include the dedication of a 60-foot wide right of way to the City along the proposed alignment of the Marie Lane extension. It is anticipated that the proposed street and utility improvements can be constructed within the existing and proposed right of way or within utility easements established during the platting process.

VI. APPROVALS/PERMITS

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

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

VII. PROJECT COST ESTIMATE AND FINANCING

The estimated project costs are summarized below.

Item	Estimated Cost
Street	\$183,800
Storm Sewer	\$10,700
Sanitary Sewer	\$20,300
Watermain	\$27,000
TOTAL	\$241,800

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

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

It is anticipated that funding for the proposed street and utility improvements would be provided by a combination of different sources. Such funding sources may include: direct payment by the developer; special assessments to the developer and/or to other adjacent properties; tax abatement; utility fund reserves; and general fund reserves. Proposed project financing will be discussed in a separate memo from the City Administrator to the City Council.

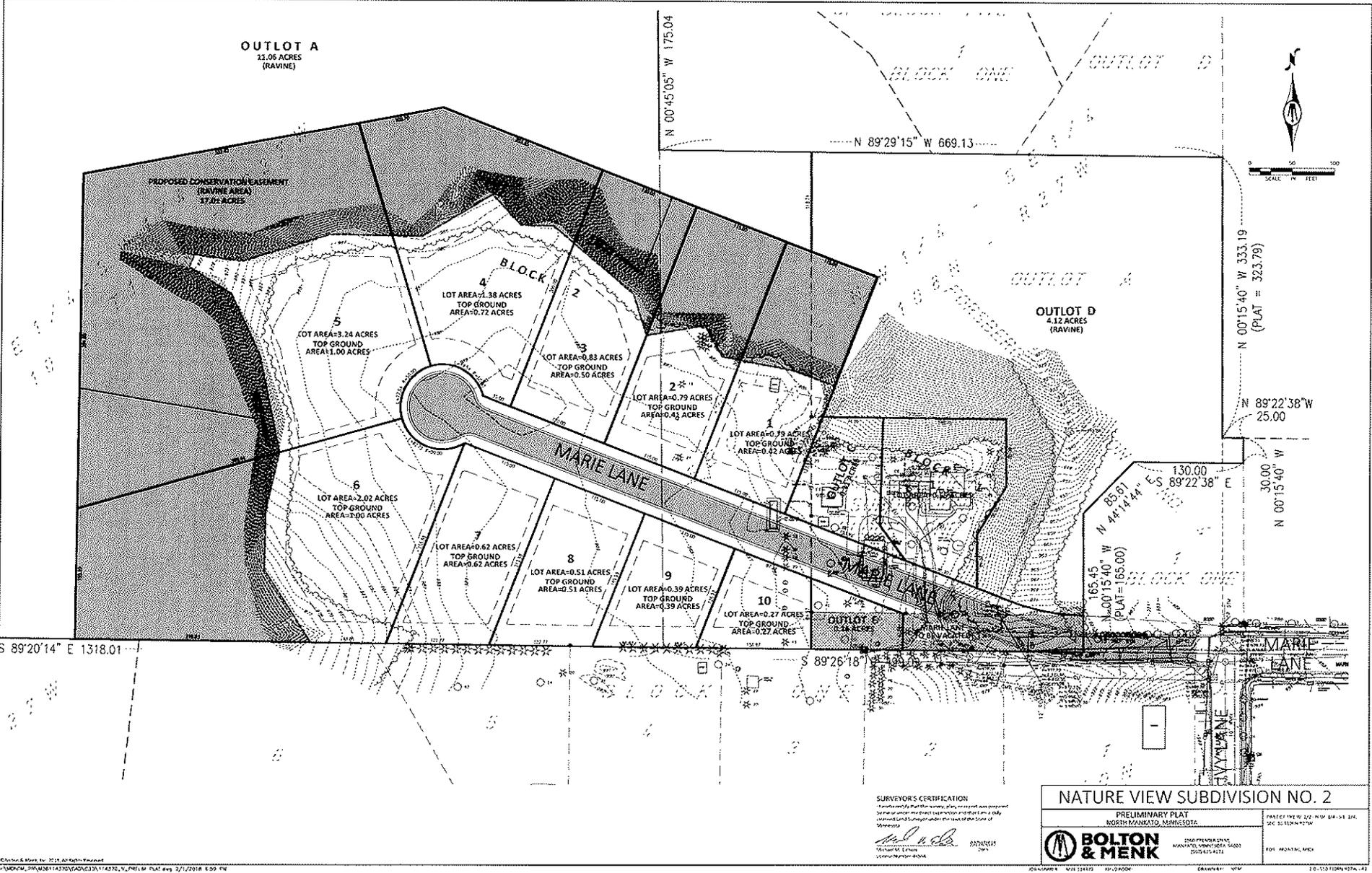
VIII. PROPOSED PROJECT SCHEDULE

The project schedule will be dependent on funding mechanisms utilized for the project and the developers proposed schedule for the subdivision. Once the project financing and other issues have been finalized, a project schedule will be established.

IX. CONCLUSION AND RECOMMENDATIONS

From an engineering standpoint, this project is feasible, cost effective, and necessary, and can best be accomplished by letting competitive bids for the work.

Appendix A – Approved Preliminary Plats



OUTLOT A
21.06 ACRES
(RAVINE)

PROPOSED CONSERVATION EASEMENT
(RAVINE AREA)
17.21 ACRES

BLOCK 2

LOT AREA=1.38 ACRES
TOP GROUND AREA=0.72 ACRES

LOT AREA=3.24 ACRES
TOP GROUND AREA=1.00 ACRES

LOT AREA=0.83 ACRES
TOP GROUND AREA=0.50 ACRES

LOT AREA=0.79 ACRES
TOP GROUND AREA=0.42 ACRES

LOT AREA=0.79 ACRES
TOP GROUND AREA=0.42 ACRES

LOT AREA=2.02 ACRES
TOP GROUND AREA=1.00 ACRES

LOT AREA=0.62 ACRES
TOP GROUND AREA=0.62 ACRES

LOT AREA=0.51 ACRES
TOP GROUND AREA=0.51 ACRES

LOT AREA=0.39 ACRES
TOP GROUND AREA=0.39 ACRES

LOT AREA=0.27 ACRES
TOP GROUND AREA=0.27 ACRES

OUTLOT D
4.12 ACRES
(RAVINE)

NATURE VIEW SUBDIVISION NO. 2

PRELIMINARY PLAT
NORTH HANKATO, MINNESOTA



PREPARED BY:
BOLTON & MENK
REGISTERED PROFESSIONAL SURVEYORS
MINNESOTA LICENSE NO. 10000

PROJECT NO. 222, NEW 244-51-214,
SEC. 30, T18N42W

FOR MEASUREMENT

SURVEYOR'S CERTIFICATION
I, the undersigned, being a duly licensed and sworn Professional Surveyor in the State of Minnesota, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

Michael M. Erbes
Michael M. Erbes
Professional Surveyor

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N:\WORK\2018\2018011432\NATUREVIEW_PRELIM PLAT.dwg 2/1/2018 8:59 PM

FIGURE NO. 1 - APPROVED PRELIMINARY PLAT

Appendix B – Existing Conditions

MARIE LANE STREET EXTENSION
CITY OF NORTH MANKATO

FIGURE 2 - EXISTING CONDITIONS
FEBRUARY 13, 2018



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H:\MANN18115345\CAD\C3D\Figures\FIGR_115345_EXCONDITONS.dwg 2/13/2018 7:00 AM

Legend

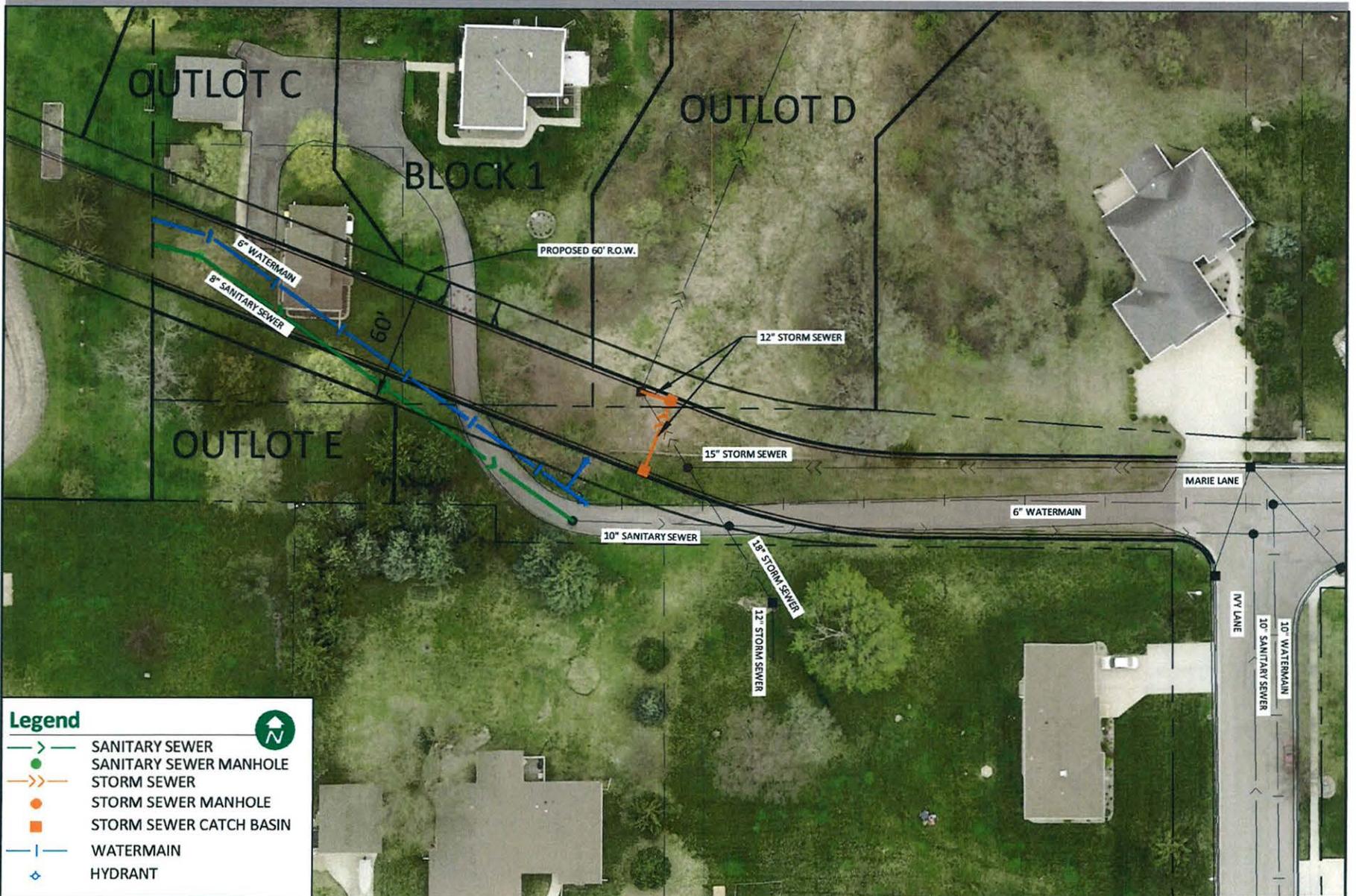
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- WATERMAIN
- HYDRANT



Appendix C – Proposed Utility Improvements

MARIE LANE STREET EXTENSION
CITY OF NORTH MANKATO

FIGURE 3 - PROPOSED UTILITIES
FEBRUARY 13, 2018



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Legend

-  SANITARY SEWER
-  SANITARY SEWER MANHOLE
-  STORM SEWER
-  STORM SEWER MANHOLE
-  STORM SEWER CATCH BASIN
-  WATERMAIN
-  HYDRANT

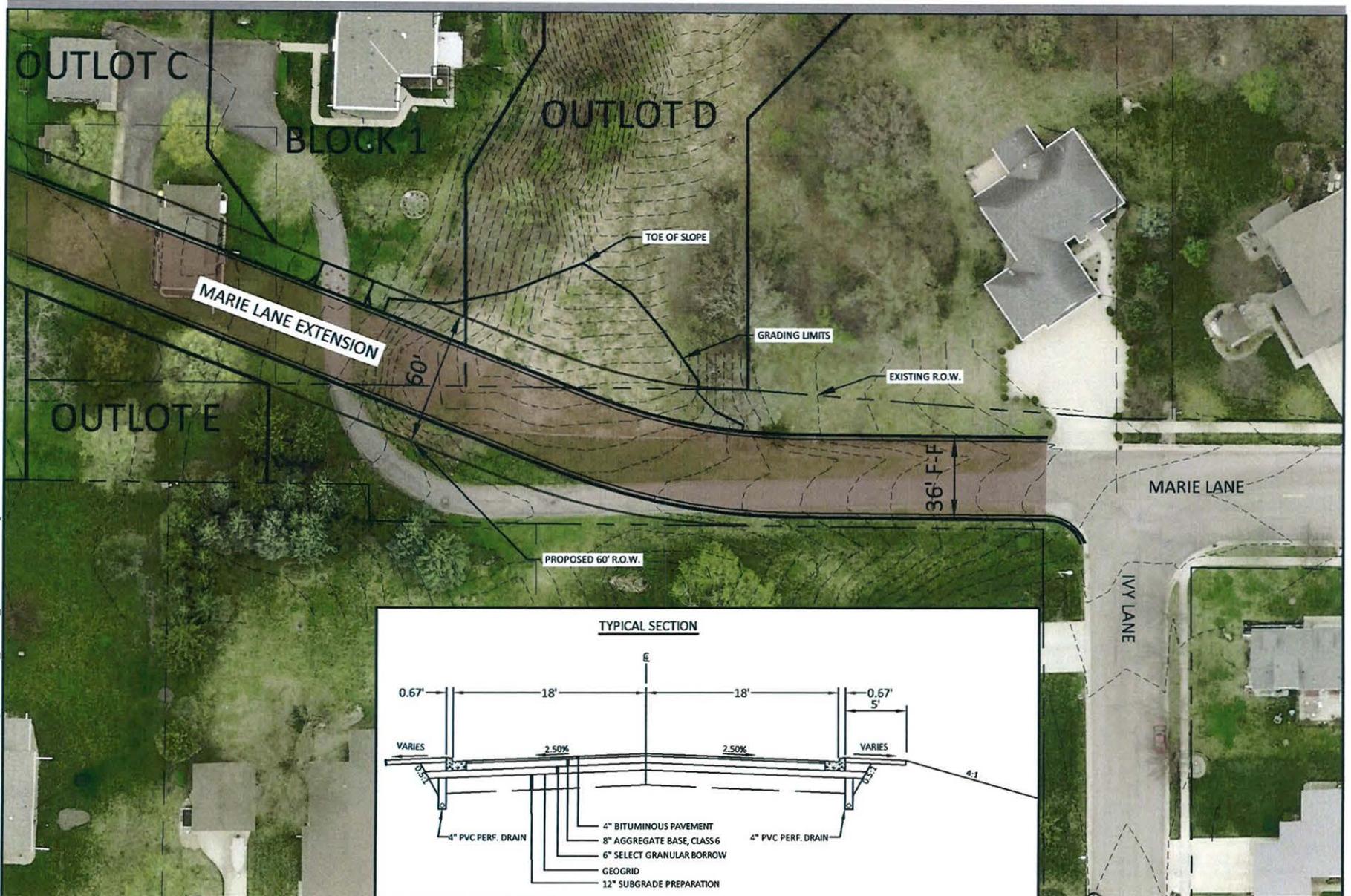
Appendix D – Proposed Street Improvements

MARIE LANE STREET EXTENSION

FIGURE 4 - PROPOSED STREET EXTENSION

CITY OF NORTH MANKATO

FEBRUARY 13, 2018



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Appendix E – Detailed Cost Estimate

ENGINEER'S ESTIMATE

MARIE LANE EXTENSION - IVY LANE TO WEST
 CITY PROJECT NO. 17-06-ABCDE
 CITY OF NORTH MANKATO, MINNESOTA
 BMI PROJECT NO. M18.115345

ITEM NO.	ITEM	UNIT	UNIT PRICE	TOTAL		STREET AND SURFACE		STORM SEWER		SANITARY SEWER		WATERMAIN	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT								
1	MOBILIZATION	LUMP SUM	\$5,000.00	1	\$5,000.00	0.75	\$3,750.00	0.05	\$250.00	0.09	\$450.00	0.11	\$550.00
2	CLEAR & GRUB	TREE	\$300.00	12	\$3,600.00	12	\$3,600.00						
3	REMOVE SANITARY SEWER	LIN FT	\$5.50	40	\$220.00					40	\$220.00		
4	REMOVE STORM SEWER	LIN FT	\$5.00	120	\$600.00			120	\$600.00				
5	REMOVE WATER MAIN HYDRANT	EACH	\$350.00	1	\$350.00							1	\$350.00
6	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$2.00	600	\$1,200.00	600	\$1,200.00						
7	COMMON EXCAVATION (P)	CU YD	\$12.00	1400	\$16,800.00	1400	\$16,800.00						
8	COMMON BORROW	CU YD	\$15.00	1500	\$22,500.00	1500	\$22,500.00						
9	SUBGRADE EXCAVATION	CU YD	\$12.00	100	\$1,200.00	100	\$1,200.00						
10	STABILIZING AGGREGATE (CV)	CU YD	\$30.00	100	\$3,000.00	100	\$3,000.00						
11	GEOTEXTILE FABRIC	SQ YD	\$1.00	2100	\$2,100.00	2100	\$2,100.00						
12	EXPLORATORY EXCAVATION	HOUR	\$250.00	5	\$1,250.00			1	\$250.00	2	\$500.00	2	\$500.00
13	AGGREGATE BASE (CV) CLASS 6 (P)	CU YD	\$30.00	480	\$14,400.00	480	\$14,400.00						
14	SELECT GRANULAR BORROW (CV) (P)	CU YD	\$25.00	450	\$11,250.00	450	\$11,250.00						
15	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) 1.5" THICK	SQ YD	\$6.00	1800	\$10,800.00	1800	\$10,800.00						
16	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,B) 2.5" THICK	SQ YD	\$7.50	1800	\$13,500.00	1800	\$13,500.00						
17	BITUMINOUS DRIVEWAY PATCH	SQ YD	\$22.00	50	\$1,100.00	50	\$1,100.00						
18	4" PERFORATED SUBSURFACE EDGE DRAIN	LIN FT	\$8.00	950	\$7,600.00	950	\$7,600.00						
19	CONNECT TO EXISTING STORM STRUCTURE	EACH	\$500.00	1	\$500.00			1	\$500.00				
20	12" STORM SEWER	LIN FT	\$35.00	50	\$1,750.00			50	\$1,750.00				
21	CONNECT TO EXISTING SANITARY SEWER	EACH	\$500.00	1	\$500.00					1	\$500.00		
22	8"X6" PVC WYE	EACH	\$160.00	1	\$160.00					1	\$160.00		
23	6" SANITARY SERVICE PIPE	LIN FT	\$25.00	40	\$1,000.00					40	\$1,000.00		
24	8" SANITARY SEWER	LIN FT	\$35.00	215	\$7,525.00					215	\$7,525.00		
25	SANITARY SEWER TRACING SYSTEM	LUMP SUM	\$500.00	1	\$500.00					1	\$500.00		
26	TEMPORARY WATER SERVICE	LUMP SUM	\$500.00	1	\$500.00							1	\$500.00
27	CONNECT TO EXISTING WATER MAIN	EACH	\$550.00	1	\$550.00							1	\$550.00
28	6" GATE VALVE & BOX	EACH	\$1,400.00	2	\$2,800.00							2	\$2,800.00
29	HYDRANT	EACH	\$3,600.00	1	\$3,600.00							1	\$3,600.00
30	1" CURB STOP & BOX	EACH	\$250.00	1	\$250.00							1	\$250.00
31	1" CORPORATION STOP & SADDLE	EACH	\$250.00	1	\$250.00							1	\$250.00
32	1" WATER SERVICE	LIN FT	\$24.00	40	\$960.00							40	\$960.00
33	6" WATERMAIN	LIN FT	\$30.00	236	\$7,080.00							236	\$7,080.00
34	4" POLYSTYRENE INSULATION	SQ YD	\$20.00	15	\$300.00							15	\$300.00
35	WATERMAIN FITTINGS	POUND	\$9.00	121	\$1,089.00							121	\$1,089.00
36	WATERMAIN TRACING SYSTEM	LUMP SUM	\$750.00	1	\$750.00							1	\$750.00

ENGINEER'S ESTIMATE

MARIE LANE EXTENSION - IVY LANE TO WEST
 CITY PROJECT NO. 17-06-ABCDE
 CITY OF NORTH MANKATO, MINNESOTA
 BMI PROJECT NO. M18.115345

ITEM NO.	ITEM	UNIT	UNIT PRICE	TOTAL		STREET AND SURFACE		STORM SEWER		SANITARY SEWER		WATERMAIN	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT								
37	CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1	LIN FT	\$230.00	8	\$1,840.00			8	\$1,840.00				
38	CONSTRUCT CONCRETE SANITARY MANHOLE	LIN FT	\$250.00	12	\$3,000.00					12	\$3,000.00		
39	STORM CASTING ASSEMBLY - CATCH BASIN	EACH	\$700.00	3	\$2,100.00			3	\$2,100.00				
40	SANITARY CASTING ASSEMBLY - MANHOLE	EACH	\$830.00	1	\$830.00					1	\$830.00		
41	CONCRETE CURB & GUTTER DESIGN S418	LIN FT	\$13.50	990	\$13,365.00	990	\$13,365.00						
42	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00	15	\$750.00	15	\$750.00						
43	TRAFFIC CONTROL	LUMP SUM	\$500.00	1	\$500.00	0.75	\$375.00	0.05	\$25.00	0.09	\$45.00	0.11	\$55.00
44	STORM DRAIN INLET PROTECTION	EACH	\$150.00	3	\$450.00			3	\$450.00				
45	FERTILIZER TYPE 3	POUND	\$1.00	42	\$42.00	42	\$42.00						
46	COMMON TOPSOIL BORROW (CV)	CU YD	\$20.00	210	\$4,200.00	210	\$4,200.00						
47	SEEDING	SQ YD	\$0.50	1300	\$650.00	1300	\$650.00						
48	SEED MIX 25-151	POUND	\$3.00	48	\$144.00	48	\$144.00						
49	HYDRAULIC BONDED FIBER MATRIX	POUND	\$1.20	746	\$895.20	746	\$895.20						
	SUBTOTAL				\$175,300.20		\$133,221.20		\$7,765.00		\$14,730.00		\$19,584.00
	CONTINGENCY				\$26,199.80		\$19,978.80		\$1,135.00		\$2,170.00		\$2,916.00
	TOTAL ESTIMATED CONSTRUCTION COST				\$201,500.00		\$153,200.00		\$8,900.00		\$16,900.00		\$22,500.00
	DESIGN AND CONSTRUCTION ENGINEERING				\$40,400.00		\$30,600.00		\$1,800.00		\$3,400.00		\$4,500.00
	TOTAL ESTIMATED PROJECT COST				\$241,900.00		\$183,800.00		\$10,700.00		\$20,300.00		\$27,000.00

Services Provided:

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

Bolton-Menk.com



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12E	Department: Community Dev.	Council Meeting Date: 2/20/18
------------------	----------------------------	-------------------------------

TITLE OF ISSUE: Consider Resolution Vacating Utility Easements in Nature View Subdivision.

BACKGROUND AND SUPPLEMENTAL INFORMATION: On February 5, 2018, a petition for vacation of utility easements in Nature View Subdivision was submitted to the City Council. As part of the process to vacate utility easements a Public Hearing was held.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Vacating Utility Easements in Nature View Subdivision.

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Norland
_____	_____	_____	Freyberg
_____	_____	_____	Whitlock
_____	_____	_____	Steiner
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Petition</u>				

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

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

RESOLUTION NO.

RESOLUTION VACATING UTILITY EASEMENTS IN
IN NATURE VIEW SUBDIVISION

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

The 10.00 foot wide utility easement located on the south line of Lot 1 and 2, and the access easement across the northeasterly corner of Lot 1, all in Block One, Nature View Subdivision.

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 20th day of February 2018.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12F	Department: Community Dev.	Council Meeting Date: 2/20/18
------------------	----------------------------	-------------------------------

TITLE OF ISSUE: Consider Resolution Vacating a Portion of Marie Lane Right of Way in the City of North Mankato.

BACKGROUND AND SUPPLEMENTAL INFORMATION: On February 5, 2018, a petition for vacation of a portion of Marie Lane Right of Way was submitted to the City Council, a public hearing was held. Council may now decide to vacate a portion of Marie Lane Right of Way.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Vacating a Portion of Marie Lane Right of Way in the City of North Mankato.

Motion By: _____		
Second By: _____		
Vote Record:	Aye	Nay
_____	_____	Norland
_____	_____	Freyberg
_____	_____	Whitlock
_____	_____	Steiner
_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

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

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

RESOLUTION NO.

RESOLUTION VACATING A PORTION OF
MARIE LANE RIGHT OF WAY

WHEREAS, a petition has been submitted, executed by 100 percent of the abutting property owners, requesting vacation of a portion of Marie Lane right of way and described as follows:

Marie Lane according to the plat of Nature View Subdivision.

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 20th day of February 2018.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12G	Department: Community Dev.	Council Meeting Date: 2/20/18
------------------	----------------------------	-------------------------------

TITLE OF ISSUE: Consider Resolution Vacating Utility Easements in Benson West.

BACKGROUND AND SUPPLEMENTAL INFORMATION: On February 5, 2018, a petition for vacation of utility easements in Nature View Subdivision was submitted to the City Council. As part of the process to vacate utility easements a Public Hearing was held.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Vacating Utility Easements in Benson West.

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Norland
_____	_____	_____	Freyberg
_____	_____	_____	Whitlock
_____	_____	_____	Steiner
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Petition</u>				

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

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

RESOLUTION NO.

RESOLUTION VACATING UTILITY EASEMENTS IN
BENSON WEST

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

The 10.00 foot wide utility easement located between Lots 2 and 3, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 2 and 3.

The 10.00 foot wide utility easement located between Lots 4 and 5, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 4 and 5.

The 10.00 foot wide utility easement located between Lots 5 and 6, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 5 and 6.

The 10.00 foot wide utility easement located between Lots 6 and 7, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 6 and 7.

The 10.00 foot wide utility easement located between Lots 7 and 8, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 7 and 8.

The 10.00 foot wide utility easement located between Lots 8 and 9, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 8 and 9.

The 10.00 foot wide utility easement located between Lots 9 and 10, Block 2, Benson West, EXCEPTING therefrom the easterly 10.00 feet and the westerly 15.00 feet of said Lots 9 and 10.

The 10.00 foot wide utility easement located between Lots 11 and 12, Block 2, Benson West, EXCEPTING therefrom the northerly 10.00 feet and the southerly 5.00 feet of said Lots 11 and 12.

The 10.00 foot wide utility easement located between Lots 12 and 13, Block 2, Benson West, EXCEPTING therefrom the northerly 10.00 feet and the southerly 5.00 feet of said Lots 12 and 13.

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 20th day of February 2018.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12H	Department: Community Dev.	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Consider Approving Benson West No. 2 Preliminary & Final Plat: A Request from Michael and Julie Drummer.

BACKGROUND AND SUPPLEMENTAL INFORMATION: The North Mankato Planning Commission reviewed and approved the proposed Preliminary & Final Plat request. Please review Community Development Director Fischer's Report.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve Benson West No. 2 Preliminary & Final Plat: A Request from Michael and Julie Drummer.

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Freyberg
	_____	_____	Whitlock
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

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

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

BENSON WEST NO. 2
A REQUEST FROM MICHAEL & JULIE DRUMMER

THE CITY OF NORTH MANKATO

SUBJECT: Preliminary & Final Plat of Benson West No. 2
APPLICANT: Michael & Julie Drummer
LOCATION: Benson West
EXISTING ZONING: OR-1, Office Residential
DATE OF HEARING: February 8, 2018
DATE OF REPORT: January 31, 2018
REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to replat Lots 2 through 13, Block 2 Benson West.

COMMENT

In 2013, the applicants received final platting approval of Benson West as shown on Exhibit A to accommodate the development of single-family attached townhome dwellings. To date, six (6) townhome buildings have been constructed or are under construction. As proposed, the applicants are requesting to replat the majority of the lots platted in Benson West, to accommodate single-family attached townhomes with more units per building. Specifically, Lots 2 through 13, Block 2, of Benson West. Exhibit B shows the future buildings on the replatted lots including three (3) buildings on Benson West lots not subject to replatting.

As part of the replatting process, it is necessary to vacate a number of existing utility easements created on the Benson West plat. The location of the easements to be vacated are shown on Exhibit C. The applicants have petitioned the City Council to formally vacate the easements and that process is underway.

The proposed Final Plat of Benson West No. 2 is shown on Exhibit D. According to the OR-1 City Code regulations, the following is applicable:

Minimum Lot Size - 10,000 sq. ft.
Minimum Lot Frontage – 100 feet
Maximum Ground Coverage (per lot) – 60%

Minimum Setbacks

Front Yard- 30 feet

Side Yard – 10 feet

Rear Yard – 25 feet

Off-Street Parking – 2 spaces Lots 2 per dwelling unit

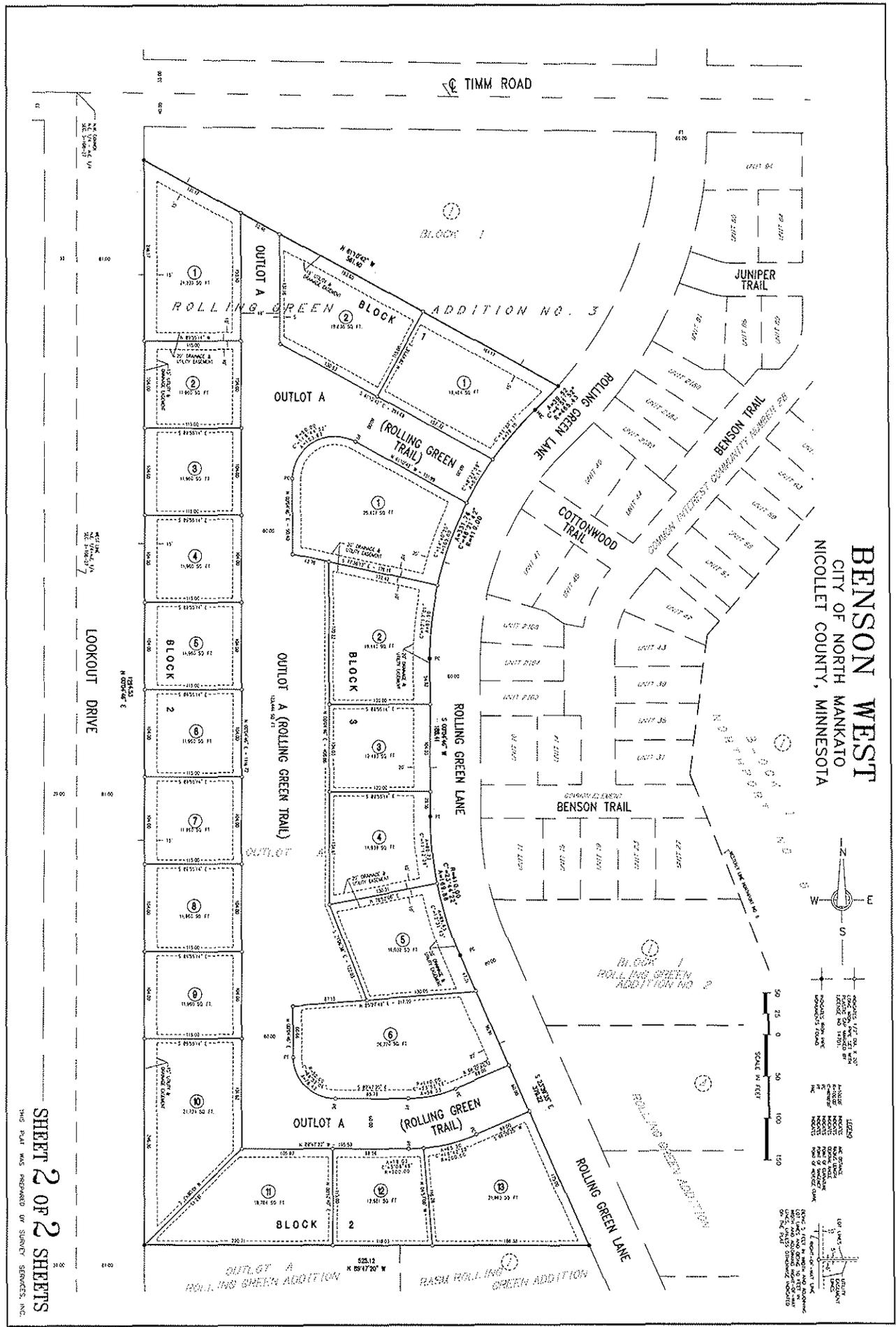
Maximum Building Height – 45 feet

As proposed, all lots within Benson West No. 2 meet all City Code platting regulations.

RECOMMENDATION

Staff recommends approval of the Preliminary and Final Plat of Benson West No.

2



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #121	Department: City Administrator	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Consider Adopting Resolution Approving Plans and Specifications and Ordering Advertisement for Bids Project No. 17-05 ABCDEF Jefferson Avenue Improvement.

BACKGROUND AND SUPPLEMENTAL INFORMATION: On January 2, 2018 the North Mankato City Council approved the preparation of plans and specifications for Project No. 17-05 ABCDEF Jefferson Avenue Improvement. Please review City Engineer Sarff's report.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Approving Plans and Specifications and Ordering Advertisement for Bids Project No. 17-05 ABCDEF Jefferson Avenue Improvement.

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Norland
_____	_____	_____	Freyberg
_____	_____	_____	Whitlock
_____	_____	_____	Steiner
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
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Other (specify) <u>Report</u>				

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

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



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MEMORANDUM

Date: February 15, 2018
To: John Harrenstein, City Administrator
From: Daniel R. Sarff, P.E., City Engineer *DS*
CC: Brad Swanson, Public Works Director
Subject: Jefferson Avenue Improvements
City Project No. 17-05 ABCDEF
BMI Project No. M18.115246

Plans and specifications have been prepared for the Jefferson Avenue Improvement Project. The proposed improvements are essentially the same as that presented with the Preliminary Engineering Report. The following is a brief summary of the project details:

Project Location: Jefferson Avenue between Cross Street and Range Street (300 block)

Existing Conditions:

- Sanitary Sewer, Watermain, Storm Sewer:
 - Sanitary Sewer and watermain over 65 years old
 - No existing storm sewer
 - All in need of replacement
- Street and Surface:
 - Existing street constructed over 65 years ago
 - Existing 29- to 30-foot wide bituminous (blacktop) street with curb and gutter both sides –parking allowed on both sides
 - Bituminous pavement and curb pavement in fair to poor condition
 - Existing 5-foot wide sidewalk on both sides – poor condition

Proposed Improvements:

- Sanitary Sewer, Watermain, Storm Sewer:
 - Replace existing clay sanitary sewer with new plastic pipe and new manholes
 - Replace existing cast iron watermain with new plastic pipe; replace valves/fittings
 - Replace existing sanitary sewer and water services within right-of-way
 - Construct new storm sewer system
- Street and Surface:
 - Reconstruct existing street with new bituminous pavement and curb and gutter
 - Proposed width – 29 to 30 feet from face of curb to face of curb (same as existing)
 - Continue to allow parking on both sides
 - New 5-foot wide sidewalk on both sides (same as existing) and
 - New concrete driveway aprons
 - Residential street bituminous pavement section
 - Perforated subsurface drains on both sides of street
 - Restore all disturbed residential turf areas with seed

Trees:

- 24 existing boulevard trees
- Many trees are very large and in some cases the base of the trunks fills the entire boulevard area
- Many of the existing sidewalk deficiencies are being caused by tree roots
- 8 existing trees to remain in place and protected
- 16 existing trees to be removed:
 - 10 ash trees
 - 4 unhealthy trees
 - 2 trees too large for boulevard

Estimated Costs:

• Street and Surface	\$273,300
• Storm Sewer System	\$55,300
• Sanitary Sewer System	\$89,700
• Watermain System	\$99,400
• TOTAL	\$517,700

Recommended Action: Adopt resolution approving plans and specifications and ordering advertisement for bids. Copy of resolution is included in Council Packet.

RESOLUTION NO.

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING
ADVERTISEMENT FOR BIDS
PROJECT NO. 17-05 ABCDEF JEFFERSON AVENUE IMPROVEMENT

WHEREAS, pursuant to a resolution of the City Council adopted the 2nd day of January, 2018, the City Engineer has prepared plans and specifications for Project No. 17-05 ABCDEF Jefferson Avenue Improvement and has presented such plans and specifications to the council for approval.

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

1. Such plans and specifications, a copy of which is on file in the City Clerk's office and made a part hereof, are hereby approved.
2. The city clerk shall prepare and cause to be inserted in the official paper and on Quest Construction Data Network, an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for not less than three weeks, shall specify the work to be done, shall state that bids will be received by the clerk until 11:00 a.m. on March 22, 2018, at which time they will be publicly opened in the Council Chambers of the City Hall by the City Clerk and the City Engineer
3. The bids will then be tabulated, and will be considered by the City Council at their regular meeting at 7:00 p.m. on May 7, 2018, in the Council Chambers of the City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility.
4. No bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the clerk for five (5) percent of the amount of such bid.

Adopted by the City Council this 20th day of February 2018.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12J	Department: Community Dev.	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Consider Request to Amend Ordinance No. 214.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the report provided by Community Development Director Fischer.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve the Planning Commission's Recommendation.

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Norland
_____	_____	_____	Freyberg
_____	_____	_____	Whitlock
_____	_____	_____	Steiner
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

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

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

REQUEST TO AMEND ORDINANCE NO. 214
A REQUEST FROM ANDREW ATWOOD

THE CITY OF NORTH MANKATO

SUBJECT: Amendment to Ordinance No. 214, Third Series
APPLICANT: Andrew Atwood
LOCATION: -
EXISTING ZONING: -
DATE OF HEARING: February 8, 2018
DATE OF REPORT: January 31, 2018
REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to amend Ordinance No. 214

COMMENT

In December of 2017, the applicant requested to rezone the property addressed as 1253/1255 Lake Street from an R-1 to an R-3 zoning district for the purposes of allowing more than 2 unrelated persons to occupy each unit. That request was denied by both the Planning Commission and City Council. Now, the applicant is requesting an amendment to Ordinance No. 214, Subd. 12, which regulates occupancies in R-1 and R-2 zoning districts. Attached as Exhibit A is Ordinance No. 214 and Exhibit B is the applicants request to amend the ordinance. In summary, Ordinance No. 214 states that no more than 2 unrelated persons can reside together in single and two-family dwellings in R-1 and R-2 zoning districts. As requested by the applicant, residential occupancies of single and two-family dwellings in R-1 and R-2 districts shall be limited to two (2) unrelated persons per bedroom provided off-street parking requirements are met.

In 2002, the Planning Commission and City Council determined that it is necessary to create an ordinance to regulate occupancies in R-1 and R-2 zoning districts. As a result, Ordinance No. 214 was adopted based on the following findings by the Planning Commission and City Council:

1. The proposed ordinance conforms to the goals and implementation strategy of the City's Land Use and Strategic Plan
2. The City needs to protect the interests of low to medium density neighborhoods from high occupancy rental properties

3. State Statute enables municipalities to effectuate land use plans through zoning ordinances
4. State Statute permits zoning ordinances to regulate the use of land, including the density and distribution of population
5. The purpose of the ordinance amendment is to protect the public's health, safety and welfare by preserving low to medium density neighborhoods

In 2016, the City Council appointed a Rental Density Advisory Group to provide feedback to the City Council on the effectiveness of the implemented rental density limits to ensure the best living environment possible for both homeowners and renters. As part of that process, the advisory group reviewed the entire rental code to ensure regulations provide for the best living environment for both homeowners and renters. The advisory group did not make any recommendations for changes to occupancy regulations.

RECOMMENDATION

Staff recommends denial of the ordinance amendment

ORDINANCE NO. 214, THIRD SERIES

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA,
AMENDING NORTH MANKATO CITY CODE, CHAPTER 11,
ENTITLED "LAND USE REGULATION (ZONING)"

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

WHEREAS, zoning ordinances are designed for the purpose of promoting the public health, safety, and general welfare; and

WHEREAS, from time to time it is in the best interest of the community to amend the zoning ordinance for the purpose of promoting the public health, safety, and general welfare; and

WHEREAS, it is necessary to create an ordinance to regulate occupancies in the R-1, One-Family Dwelling, and R-2, One- and Two-Family Dwelling Districts; and

WHEREAS, the Planning Commission has reviewed the proposed amendment at their April 11, 2002 meeting and recommended adoption by the City Council; and

WHEREAS, based on the Planning Commission's recommendation, minutes, and the presentation made to the City Council at the time of the public hearing on this ordinance, the City Council hereby finds and determines that:

1. The proposed ordinance conforms to the goals and implementation strategy of the City's Land Use Plan and Strategic Plan.
2. The City needs to protect the interests of low to medium density neighborhoods from high occupancy rental properties.
3. State Statute enables municipalities to effectuate land use plans through zoning ordinances.
4. State Statute permits zoning ordinances to regulate the use of land, including the density and distribution of population.
5. The purpose of the ordinance amendment is to protect the public's health, safety and welfare by preserving low to medium density neighborhoods.

NOW, THEREFORE, BE IT ORDAINED by the North Mankato City Council that Chapter 11 of the North Mankato City Code is amended in the following manner:

Subd. 36 **Subpart A. Family.** An individual or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than five (5) unrelated persons, living together as single housekeeping unit within a dwelling unit as distinguished from individuals or a group occupying a hotel, motel, club, lodge, sorority, fraternity, or dormitory.

Subpart B. Family-Traditional. A traditional family means one or more persons related by blood or marriage residing in a single dwelling unit.

Subpart C. Family-Functional. A functional family means a collective group of unrelated persons residing in a single dwelling unit, limited to not more than two adult persons, together with their traditional family members of any age.

Subd. 88. Unrelated Individuals. Two or more individuals who are not related by blood, marriage, or adoption. For the purposes of this Chapter, "related by blood" shall mean whole or half relation between a common ancestor or descendant, husband, wife, son, daughter, father, mother, brother, sister, uncle, aunt, niece, nephew, stepchildren, legally adopted children, grandmother, grandfather, state assigned foster children, first cousin, or any combination of the above persons.

PART II RESIDENTIAL DISTRICTS

Section 11.08 General Requirements

Subd. 11. State Licensed Residential Facility. State licensed residential facilities are allowed in all residential districts pursuant to Minnesota State Statutes, as amended from time to time. The regulation of Residential Occupancies contained in this Section shall not apply to a State Licensed Residential Facility.

Subd. 12. Residential Occupancies.

- A. Residential occupancies of single and two family dwellings in the R-1 and R-2 Districts shall be limited to Family-Functional and Family-Traditional as defined by this Chapter. A Family-Traditional or Family-Functional may have one additional person residing with them for non-rental purposes or for the purposes of providing a housekeeping or personal service for the resident(s) therein.

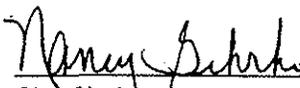
After adoption, signing and attestation, this Ordinance shall be published once in the official newspaper of the City and shall become effective on or after the date following such publication in accordance with law.

Adopted this 15th day of April 2002.



Acting Mayor

ATTEST:



City Clerk

Published in the Mankato Free Press this 19th day of April 2002.

Michael Fischer

From: Michael Fischer <michaelf@northmankato.com>
Sent: Tuesday, January 30, 2018 3:57 PM
To: 'Michael Fischer'
Subject: FW: Lake St. Zoning

Michael,

I formally request to amend Ordinance 214, Third Series, Subdivision 12, Residential Occupancies. I request the language be changed to: Residential Occupancies of single and 2 family dwellings in the R-1 and R-2 districts shall be limited to - Two unrelated persons per bedroom, provided Off-street parking requirements defined in Document "Redlined Rental Property Licensing Code PDF", Chapter 151, Section 151.14 Titled Off-Street Parking are met.

Reason for this change is to uphold the civil duties of anti-discrimination against marital/familial status and not discriminate against those who choose to rent.

Thank you,

Drew Atwood

E-MAIL CONFIDENTIALITY NOTICE:

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CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12K	Department: Finance	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: 2019-2028 CIP Planning Discussion.

BACKGROUND AND SUPPLEMENTAL INFORMATION: City staff will review identified CIP projects so the Council can provide direction for the 2019-2028 CIP.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Discuss Lookout Drive Pedestrian Trail.

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Norland
_____	_____	_____	Freyberg
_____	_____	_____	Whitlock
_____	_____	_____	Steiner
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

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

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



To: John Harrenstein, City Administrator
From: Kevin McCann, Finance Director
Date: February 12, 2018
Re: 2019-2028 CIP Planning Discussion

Overview

This memo serves as the beginning of the 2019-2028 CIP Planning Process. Starting with this memo, at each council meeting there will be a brief presentation of currently identified CIP projects allowing the council to give direction for the 2019-2028 CIP. The goal is to have an additional discussion regarding identified CIP projects that may have received little review in the past. As we discuss projects, the focus will be on identified projects that do not have designated funding. The first project for consideration is:

Lookout Dr. Pedestrian Trail

Lookout Dr. is a scenic road with a partial trail, but a large portion overlooking the river remains incomplete. Finishing this trail was identified as one of the top projects during the North Kato Ideas Questionnaire. In addition, walkers, runners, and bikers utilize the trail to move between Upper & Lower North Mankato.

Infographic titled 'NORTH KATO IDEAS QUESTIONNAIRE' showing 910 responses, 21% return rate, and 180 ideas. It lists 10 most popular projects and includes two donut charts showing ranked #1 and most #0-5 projects.

Scope of Work

The project involves a combination of right-of-way trail, a pedestrian bridge, grading, and other work along the south side of Lookout Dr., from Carol Court to Lee Boulevard and completing missing sections of trail from Carol Court to North Ridge Dr.

Project Estimates

- Carol Court to Lee Boulevard ---- \$ 3,200,000
• Carol Court to North Ridge Dr. --- \$ 250,000
• TOTAL ----- \$ 3,450,000

Consideration

With the City's current outstanding debt and debt service schedule, the city has allocated an estimated \$2.00 million per year for General Obligation Borrowing. Because this project amount is greater than the estimated yearly annual borrowing amount, other funding sources will need to be identified to complete the project. Staff will examine state and federal funding sources for consideration.

Since this project does not currently have any funding source identified, the project is currently at the end of the 2018-2027 CIP. Staff recommends this project remain on the CIP but be listed as unfunded until additional funding sources can be identified.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12L	Department: Public Works	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Receive Parks and Amenities Presentation.

BACKGROUND AND SUPPLEMENTAL INFORMATION: As a part of the City's ongoing efforts to engage the public the Parks Department will hold two Parks & Amenities Open Houses. The first was held on Thursday, February 15th from 5:30-6:30, the next open house will be held on February 21st from 5:30-6:30 at the North Mankato Police Annex. City staff reviewed the history of North Mankato Parks and Green Spaces, the current maintenance, work and projects, and future Park development. Public Works Director Swanson and Park Superintendent Rader will present the open house information.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Receive Parks and Amenities Presentation.

Motion By: _____ Second By: _____ Vote Record: Aye Nay _____ _____ Norland _____ _____ Freyberg _____ _____ Whitlock _____ _____ Steiner _____ _____ Dehen	SUPPORTING DOCUMENTS ATTACHED Resolution Ordinance Contract Minutes Map <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Other (specify) <u>Presentation</u> _____ _____ _____
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<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: _____
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PARKS & AMENITIES

Presented by Brad Swanson, Public Works Director

Duane Rader, Parks Superintendent





City of North Mankato

Incorporated in 1898



Past



Tanley Baseball Field – 1930s

Tanley Baseball Field was built on the corner of Monroe and Center Street. In 1940, the Ringling Brothers Circus performed in North Mankato at Tanley Field ballpark where Monroe Elementary School is now located. An all-time attendance for Ringling Brothers was set as 17,000 people viewed the circus in the afternoon and another 10,000 saw it at night.



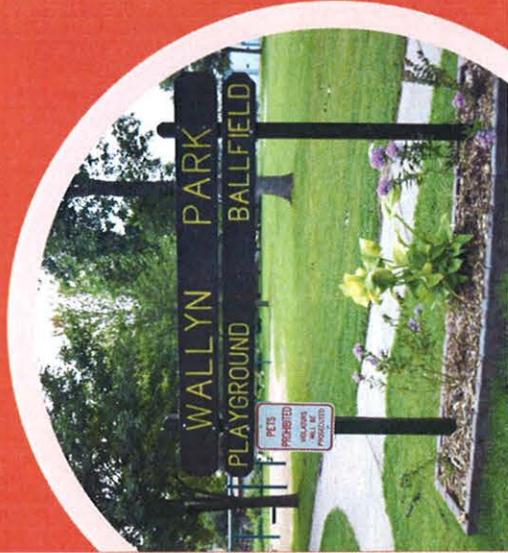
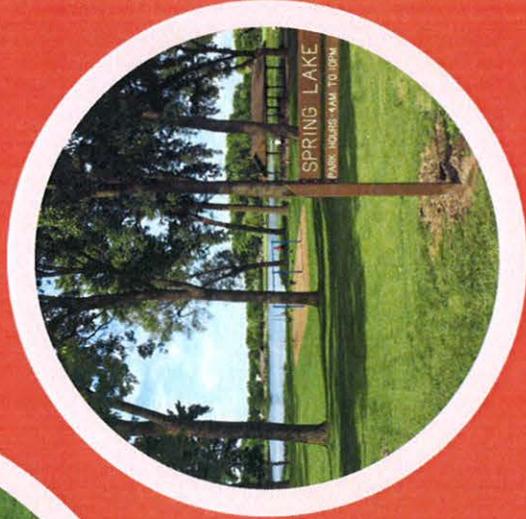
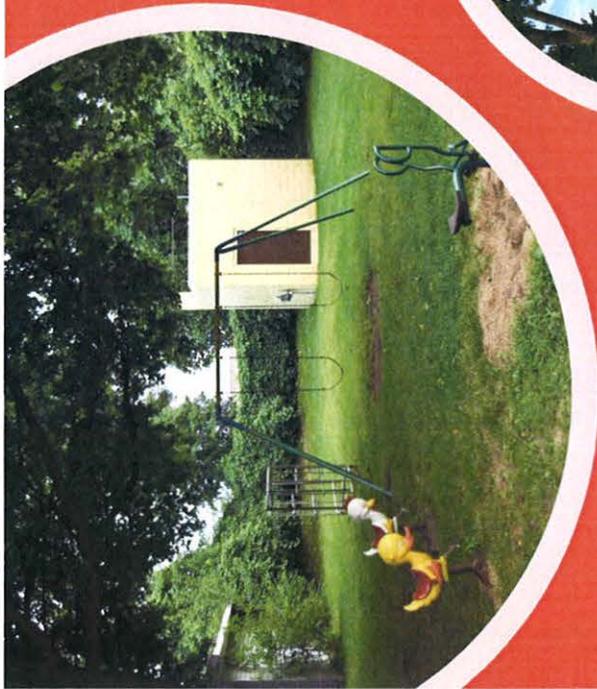


1930s

Wheeler Park

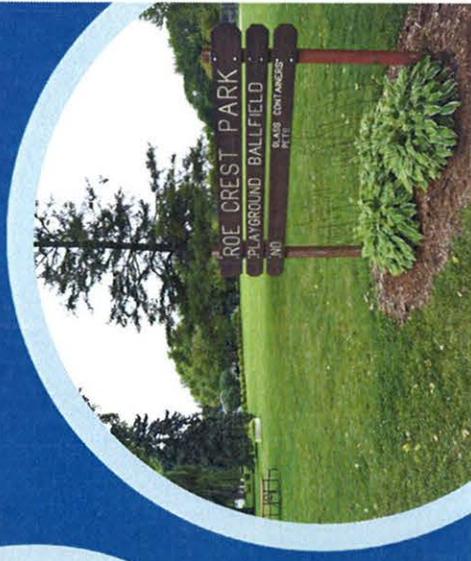
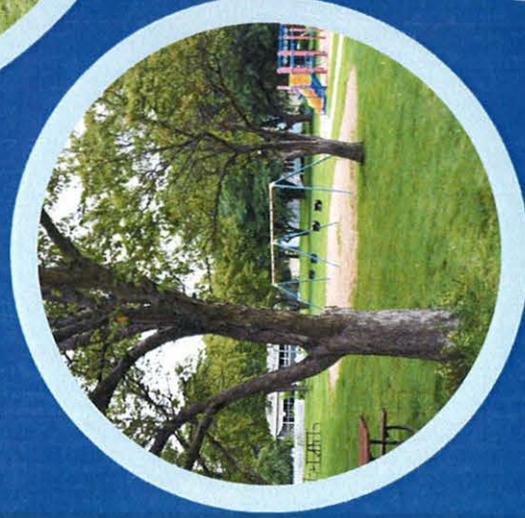
1940s

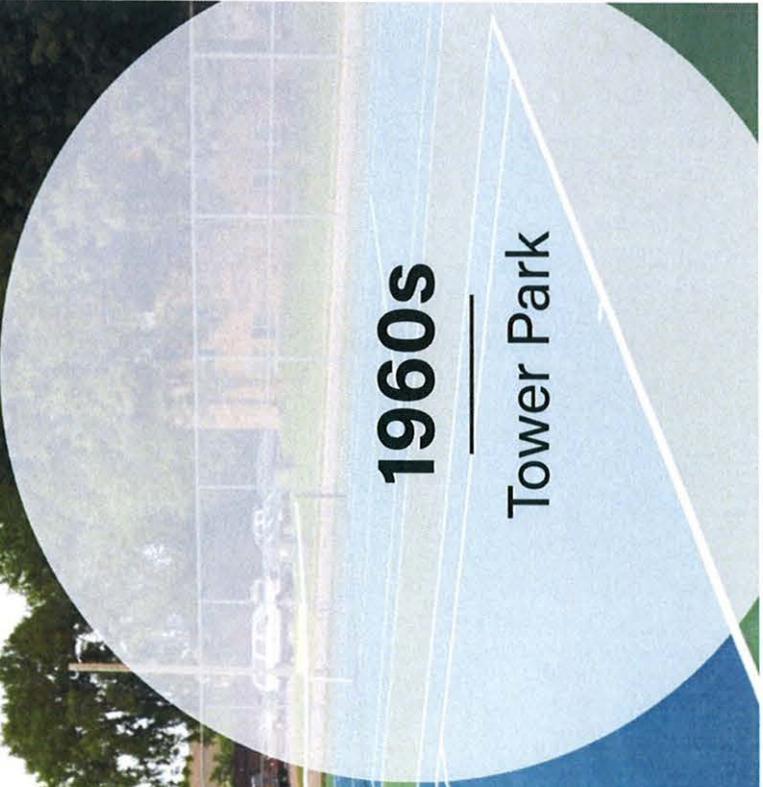
- Wallyn Park - 1946
- South Avenue Playlot - 1947
- Spring Lake Park - 1949



1950s

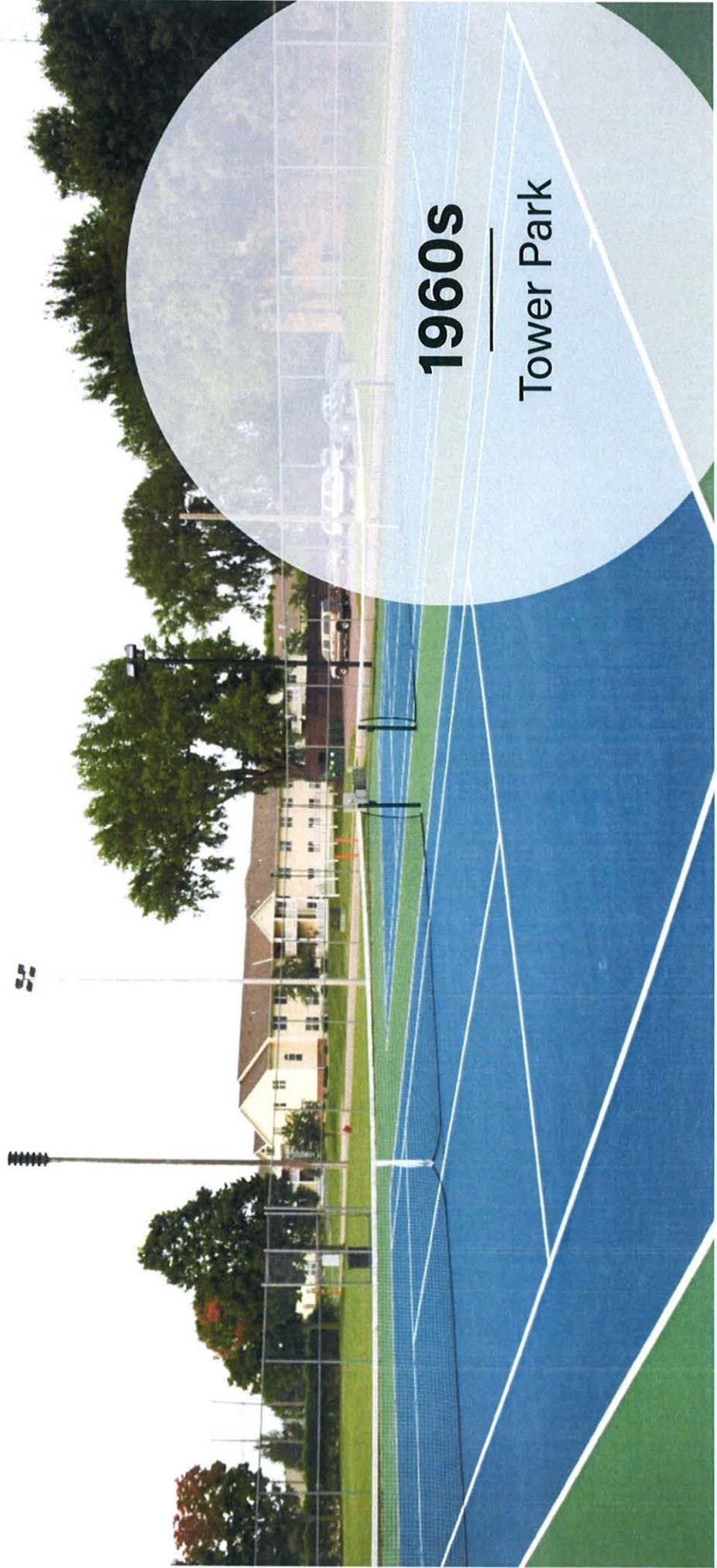
- Roe Crest Park - 1959
- Langness Park - 1959





1960s

Tower Park



1970s

- Forest Heights Park - 1973
- King Arthur Park - 1974
- North Ridge Park - 1978



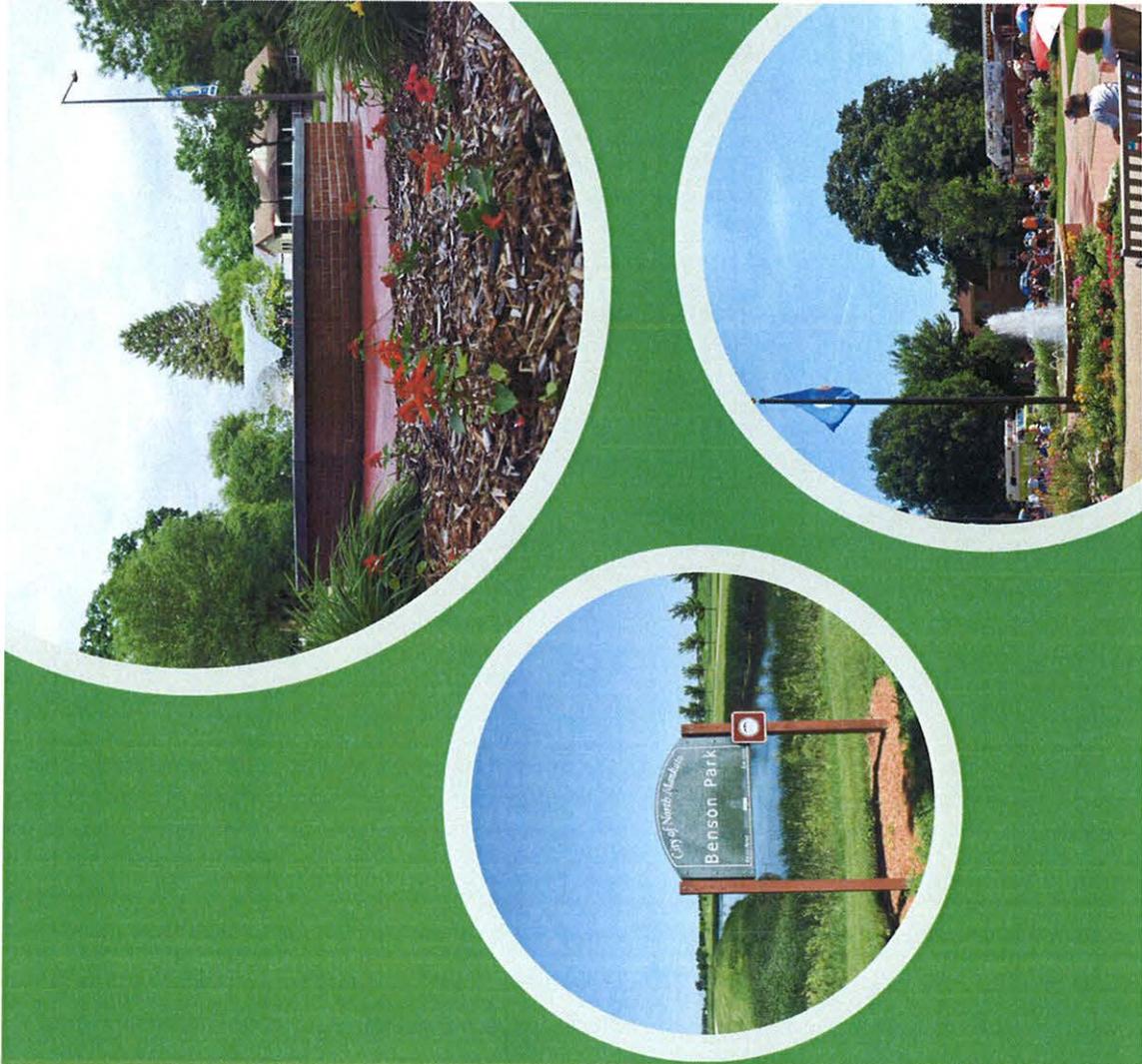
1980s

- Bluff Park - 1980
- Walter S. Farm Park - 1984
- Caswell Park - 1985
- Riverview Park - 1985



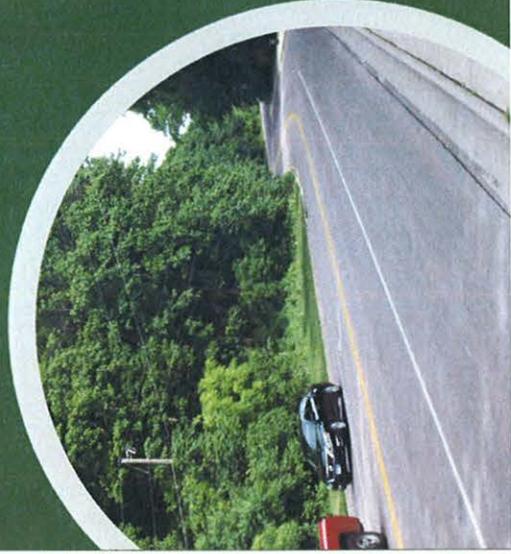
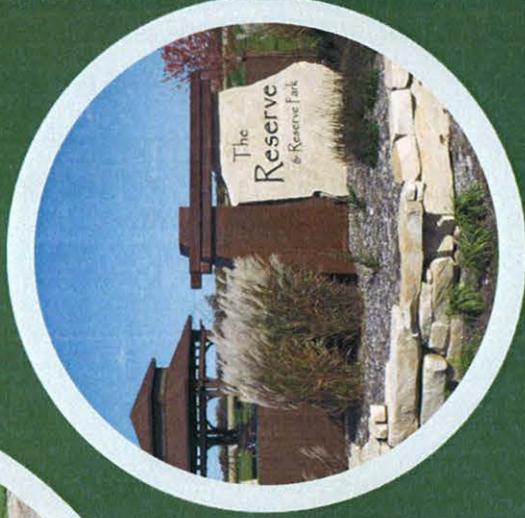
1990s

- Benson Park - 1997
- Centennial Park - 1998



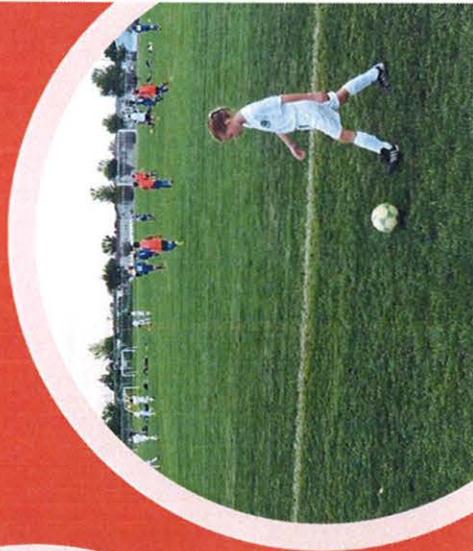
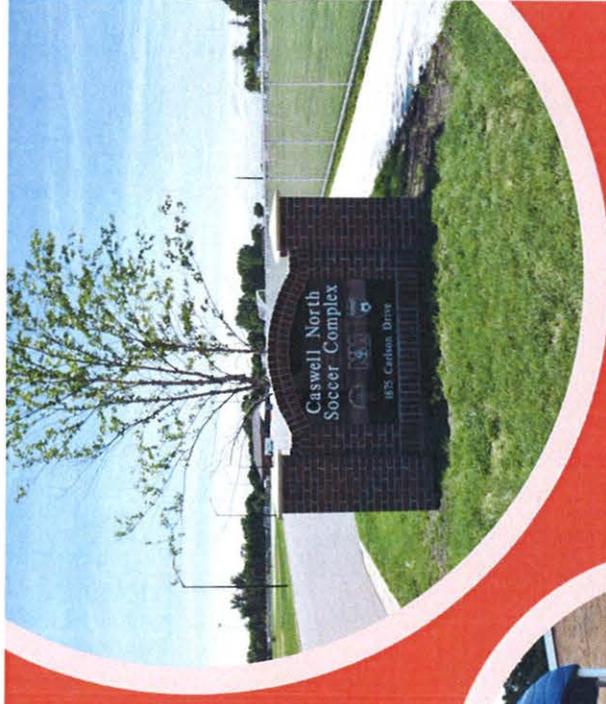
2000s

- Pleasant View Park - 2001
- Lee Boulevard Rest Area - 2004
- Reserve Park - 2007



2010s

- Storybook Park – 2010
- Caswell Park North - 2013



North Mankato Parks Master Plan

- The purpose of this document is to serve as the plan that advances a commitment to parks and outdoor recreation in North Mankato.
- This plan serves as an organizing document and platform for future park development that combines portions of the work completed by North Mankato Parks and Open Spaces Committee (2007-2010) and the present capital needs of the park system.
- This plan intends to communicate to the citizens of North Mankato the City's planned maintenance and infrastructure expenditures for the park system to advance the shared vision of what the park system will become.



2015 Parks Master Plan

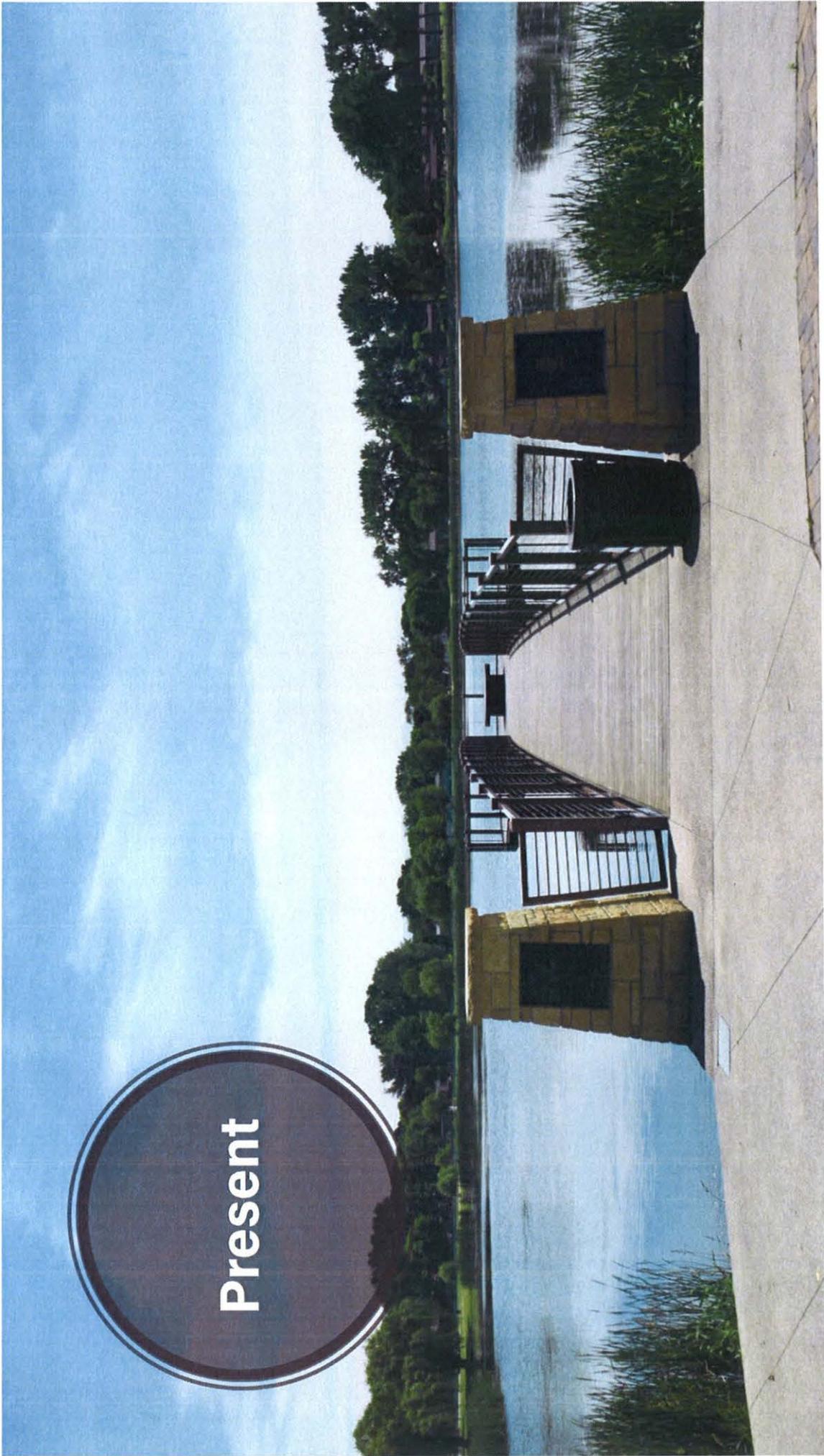
The City of North Mankato



Greenspace Conservation Management Plan

- Wetland Directive: Typical maintenance includes burning, mowing and spraying noxious weeds. The Benson Park wetland will be spot sprayed as needed and burned every 3-5 years.
- Scenic Overlook Directive: Trees along scenic bluffs shall be maintained or removed to provide optimum aesthetics.





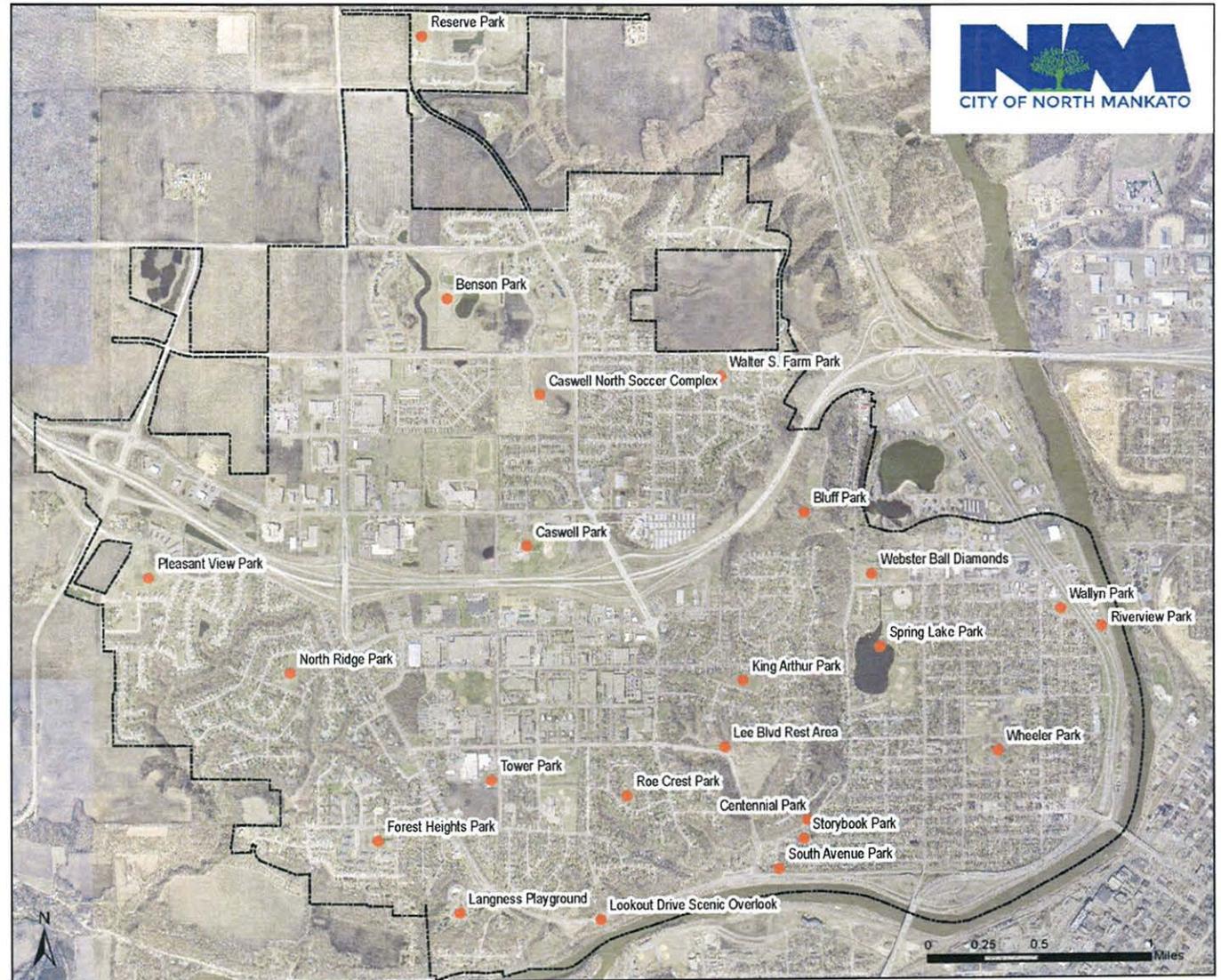
Present

Parks Department Employees

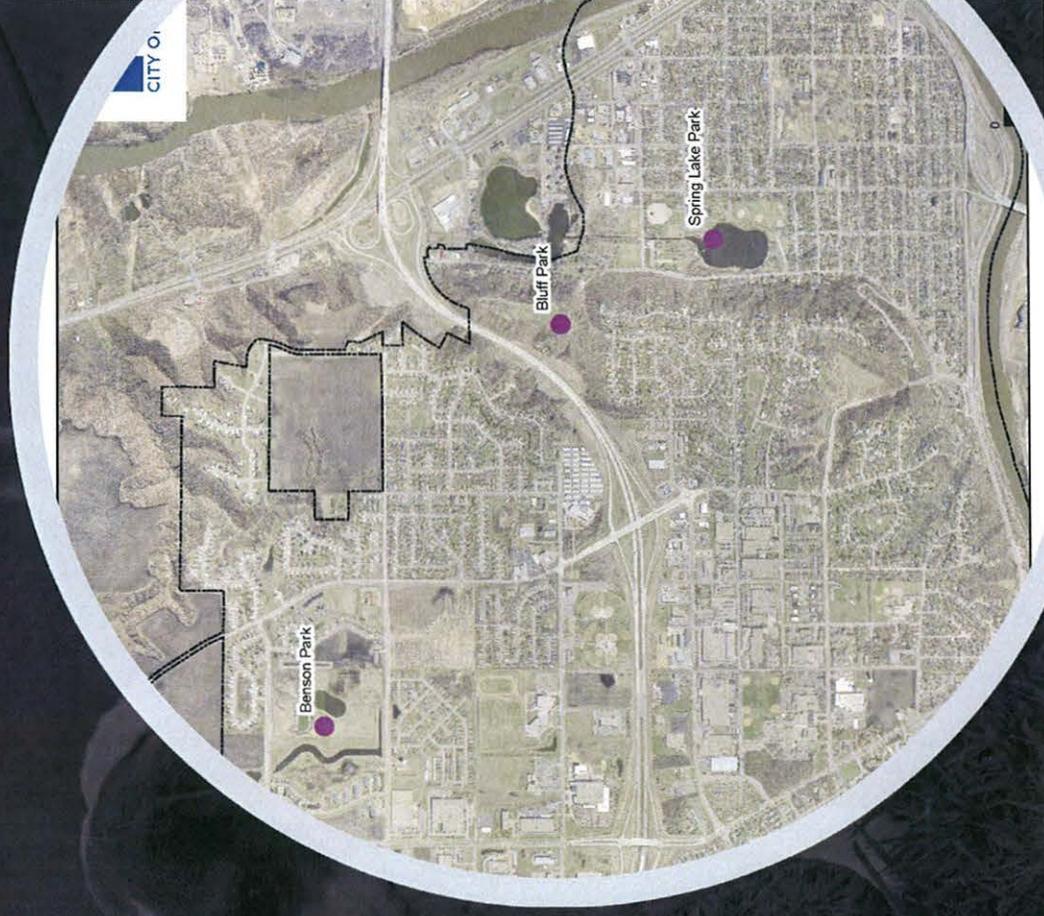
- Duane Rader – Park Superintendent
- Jason Lobitz – Park Foreman
- Phil Tostenson – Caswell Park Coordinator
- Roger Coyour – Park Maintenance and Caswell park Operations
- Dan Boswell – Park Maintenance
- Matt Wills – Park Maintenance
- Eric Hanson – Park Maintenance



**The City
maintains over
250 acres of
parks and
greenspace.**

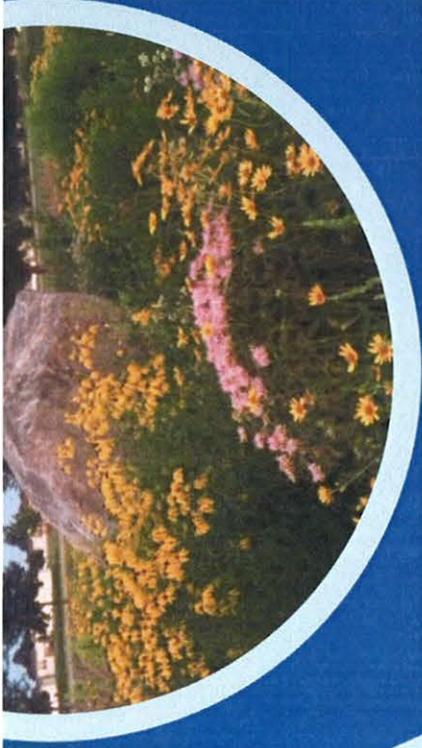


- 21 Parks
- 3 Dog Friendly Parks





**7 Miles
of Trails**



2 Prairies: Benson Park Bluff Park



Park Features

- 14 Structures
- 19 Playground Areas
- 20 Baseball Fields
- 9 Volleyball Courts
- 4 Tennis Court Sites, 8 Tennis Courts
- 12 Soccer Fields
- 9 Basketball Courts
- 6 Skating Rinks
- 5 Restrooms



Park Department Responsibilities

- Mowing and Trimming
- Park Shelter Reservations
- Trail and Sidewalk Snow Removal
- Trail and Sidewalk Sweeping
- Spraying
- Flowers and Planters
- Buckthorn Management
- Noxious Weed Management
- Skating Rink Maintenance
- Boulevard Trees (Removal and Trimming)
- Prairie Maintenance



Festivals

- Fun Days
- Anthony Ford Pond Hockey
- North Star Bike Festival
- Softball Tournaments
- Movies in the Park
- Business on Belgrade Events
- North Mankato Triathlon
- Rip Roar Triathlon
- Art Splash
- Music in the Park





Provide Greenspace to Local Groups

- Mankato United Soccer
- Somali Soccer Group
- Mankato Lacrosse
- Mankato Rugby
- MAGFA
- YMCA Youth Athletics
- YWCA Girls on the Run

Organization Involvement

- North Mankato Greenspace
- Master Gardeners
- DNR
- Mayors Monarch Pledge
- Sentence to Serve
- Boy Scouts
- Citizen Volunteers



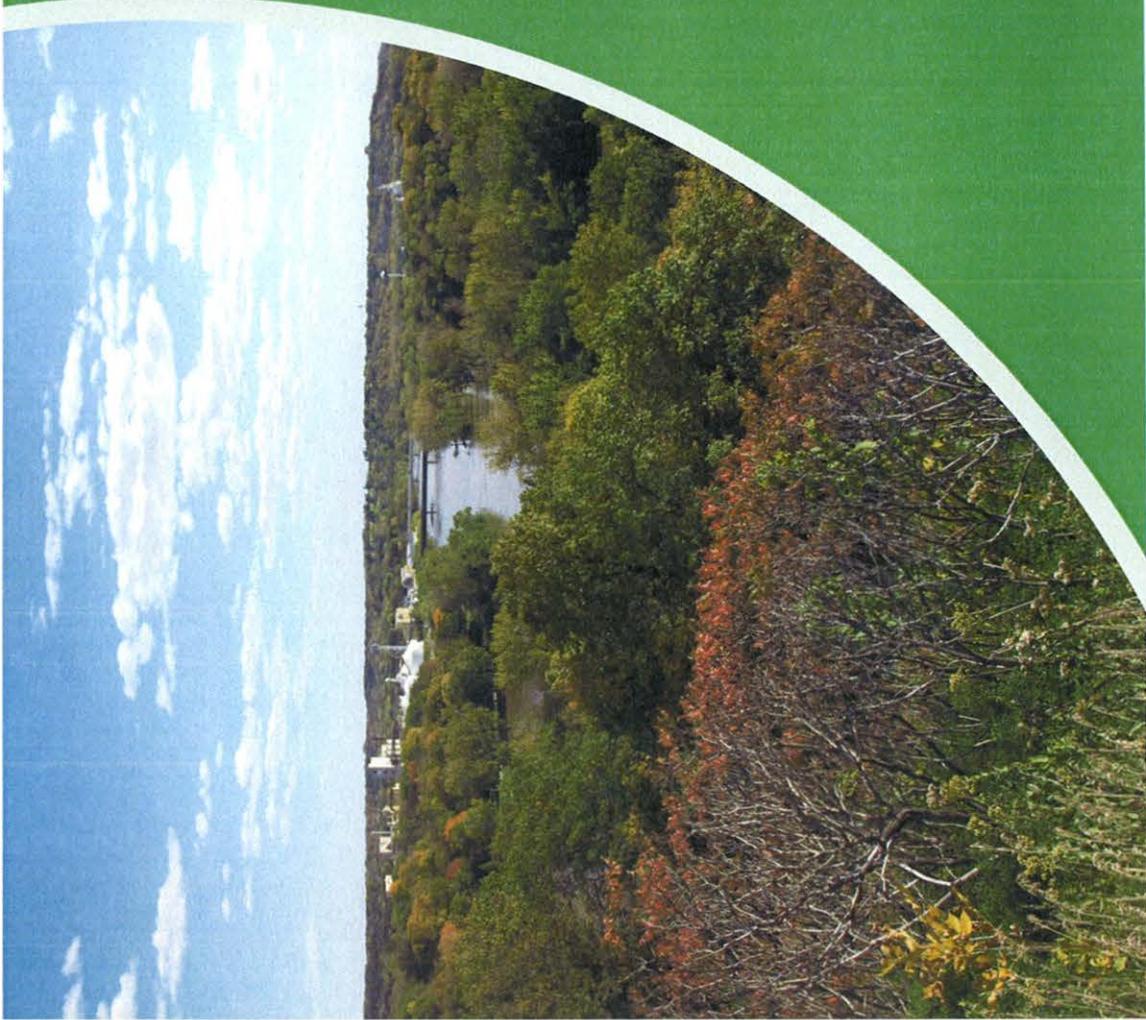
NATIONAL
WILDLIFE
FEDERATION®

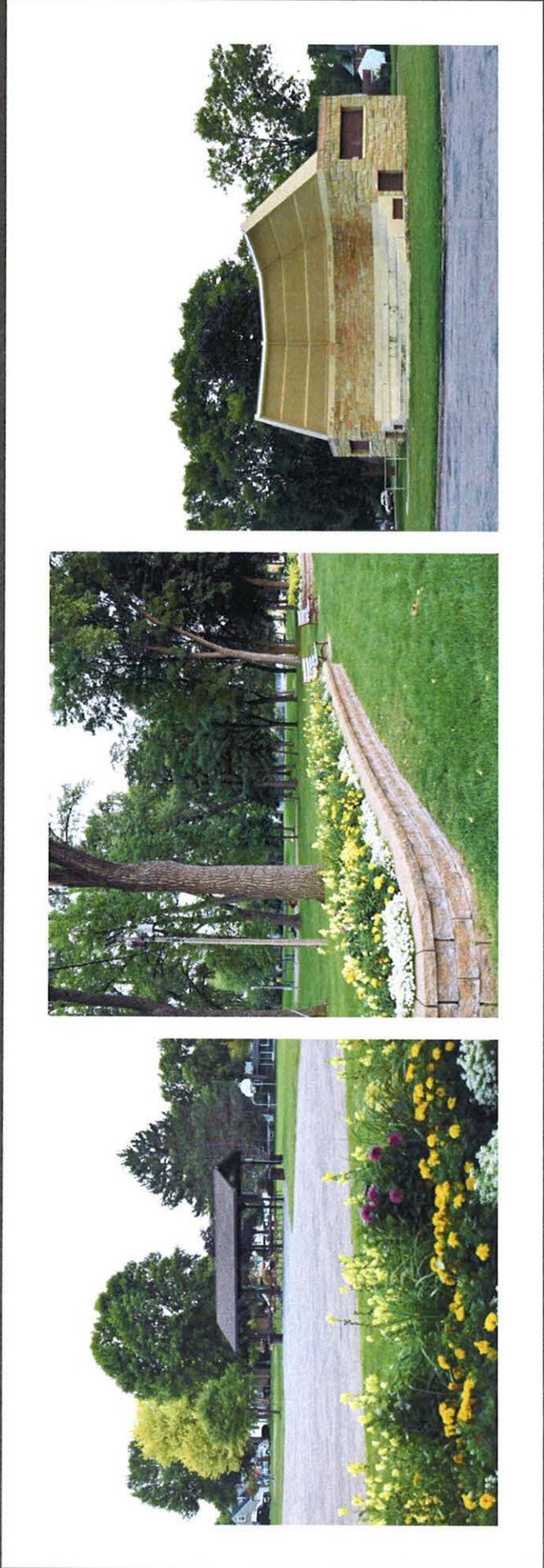


BOY SCOUTS OF AMERICA®

mn
DEPARTMENT OF
NATURAL RESOURCES

Future





Wheeler Park Comprehensive Plan

Benson Park Facilities





A *Indonesian Play*



B *Indonesian Play*



C *Indonesian Play*



D *Indonesian Play*



E *Indonesian Play*



F *Indonesian Play*



G *Indonesian Play*



H *Indonesian Play*



I *Indonesian Play*



J *Indonesian Play*



K *Indonesian Play*



L *Indonesian Play*



M *Indonesian Play*



N *Indonesian Play*



O *Indonesian Play*



P *Indonesian Play*



Q *Indonesian Play*



R *Indonesian Play*



S *Indonesian Play*



T *Indonesian Play*



U *Indonesian Play*



V *Indonesian Play*



W *Indonesian Play*



X *Indonesian Play*



Y *Indonesian Play*



Z *Indonesian Play*



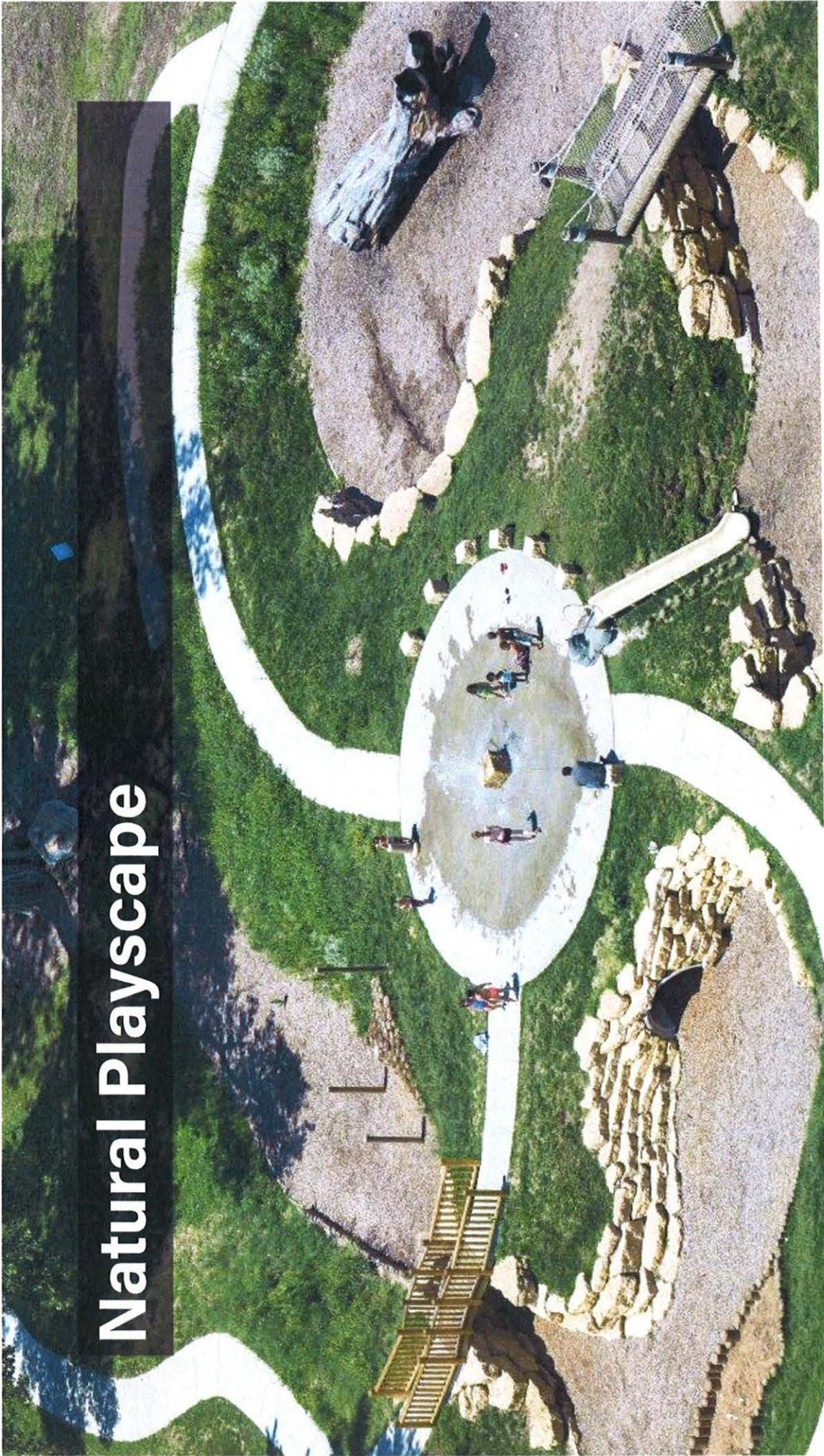


Playground Equipment

- Replace Structure in Northridge Park
- Add Structure in Walter S. Farm Park
- Natural Playscape



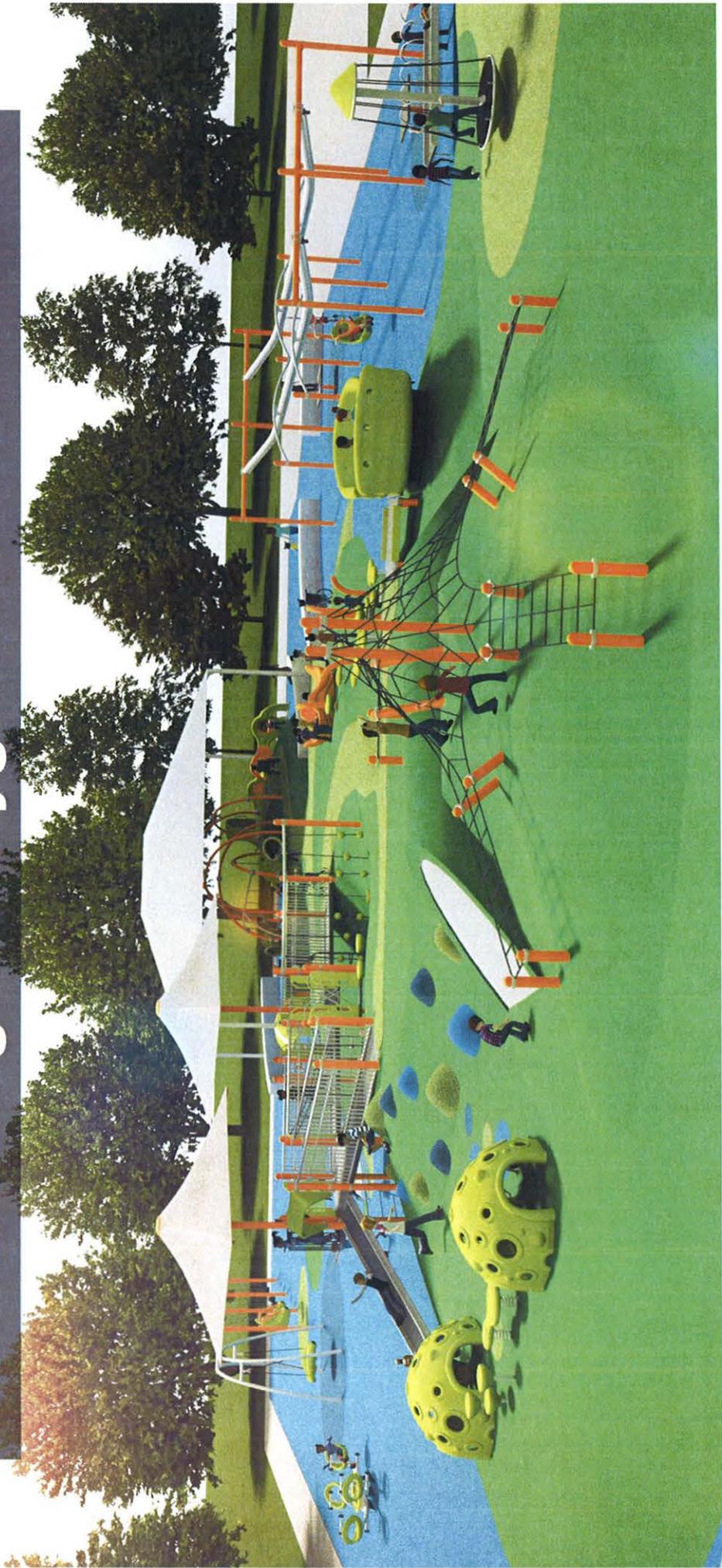
Natural Playscape

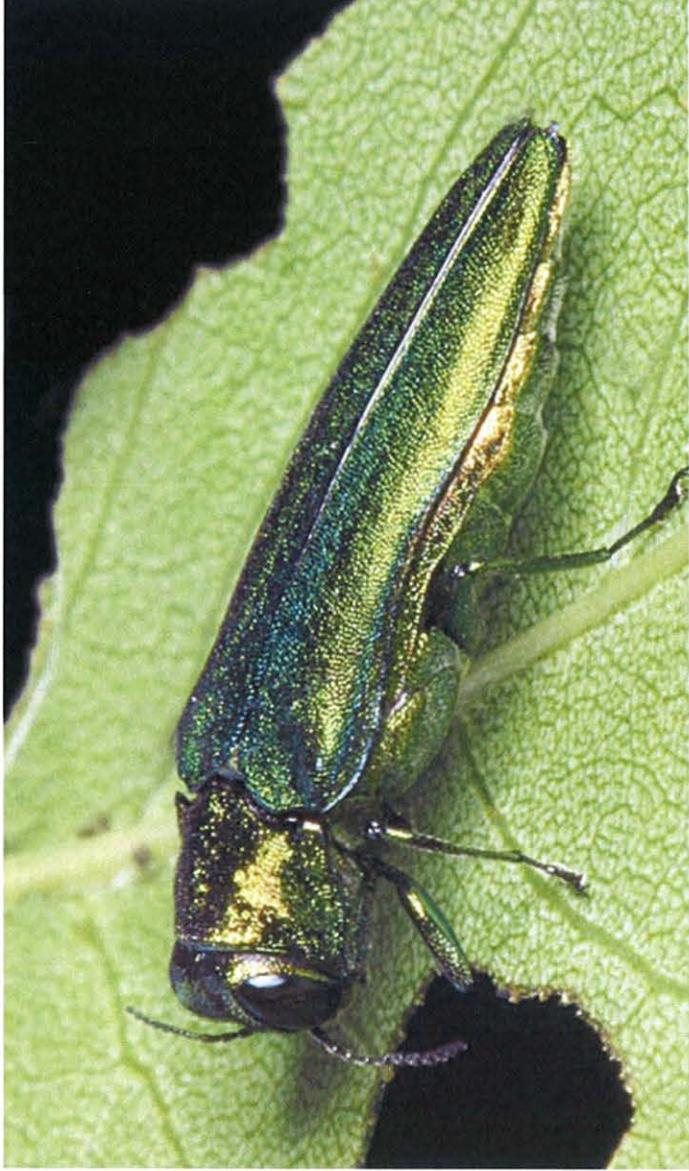


Spring Lake Park Restroom



Miracle League Playground





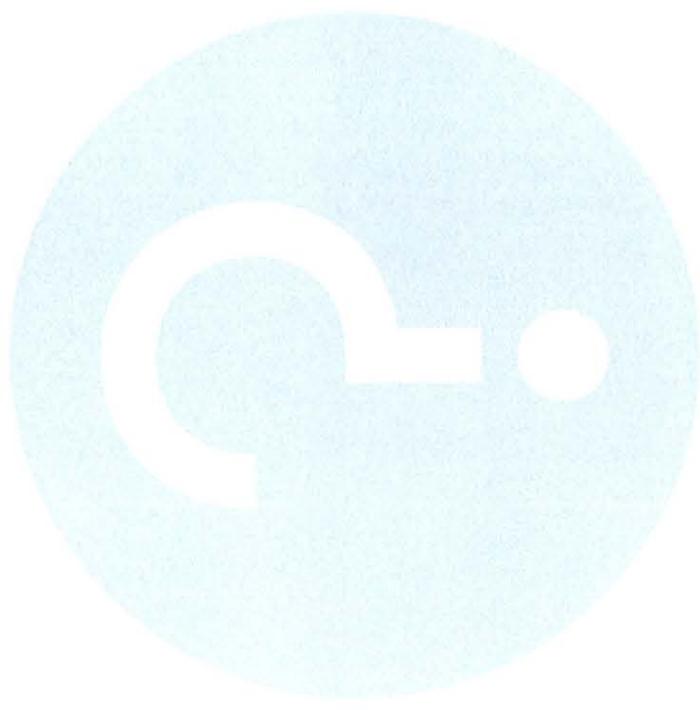
Emerald Ash Borer Management

- Emerald ash borer (EAB) is an invasive forest insect from Asia responsible for the deaths of millions of ash trees throughout the eastern half of the U.S. and southeastern Canada. EAB infests and kills weak and healthy ash trees alike, and all species of ash native to North America are vulnerable to EAB attack. With nearly 1 billion ash trees in the state, the spread of EAB will have a serious impact in Minnesota.
- North Mankato has begun a proactive effort to manage the damage of this invasive species.

Closing Remarks



Questions?



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12M	Department: Public Works	Council Meeting Date: 2/20/18
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TITLE OF ISSUE: Mankato Zero Waste Grant Update.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Mankato Zero Waste will provide a grant update.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Receive Mankato Zero Waste Grant Update.

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Freyberg
	_____	_____	Whitlock
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Grant Information</u>				

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

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

USES and BENEFITS of COMPOSTING



1. Compost allows plants to grow healthier, stronger and bigger. Plants that are composted can survive better in our changing climate with its increased periods of drought interspersed with heavy downpours.



2. Compost keeps the soil from eroding and polluting rivers and lakes. It prevents erosion because: It absorbs more water to keep soil from running off; it causes vegetation to grow faster and thicker so soil is not lost to run off; it makes the soil less compact so water is absorbed.



3. Compost addresses the pressing issue of our time – eroded cropland.

During the last 40 years nearly 1/3 of the world's cropland has been abandoned because of soil erosion and degradation. Agricultural scientists are alarmed by the 99 million acres of cropland (2 billion tons of top soil a year) that is eroded and question our future ability to grow food on infertile land devoid of top soil. 3 billion tons of compost is needed to replace ½ inch of top soil.



4. Compost removes carbon dioxide from the air and stores it as organic matter in the ground.

Carbon storage in the soil lessens the climate change effects of carbon release. CO₂ absorbed by grasses through photosynthesis is stored in the roots and soil. Each blade of grass or leaf is like a tiny vacuum sucking carbon out of the air. The bigger the plants and plant roots, the more carbon is stored.

*In 2008 Marin California ranchers started a carbon project. They spread ½ inch of compost on their grassland soil. Today 90 % of that material remains on the surface acting as a slow release fertilizer and building soil organic matter. And the underlying soil has gained a metric ton more of carbon than the areas nearby that were left alone. The study suggests that a single application of compost could lead to significant carbon storage for up to 30 years. If true, spreading compost on 23 million acres of California range land every three decades could offset all carbon emissions from all commercial and residential use. (Source - USDA Natural Resources Conservation Service and Marin agricultural land trust)



5. Compost eliminates or lowers the need for fossil fuel based pesticides and herbicides. That helps keep pollutants from running into the rivers and lakes.

6. Scientists can produce compost with specially made microorganisms to consume and digest specific contaminants in soil or water and then turn them into humus, carbon dioxide and other harmless nutrients. Such engineered

compost can neutralize contaminants in the soil such as petroleum products, chlorinated and nonchlorinated hydrocarbons, wood preservatives, solvents, heavy metals, pesticides and explosives.

7. Composting keeps food waste out of the landfill. According to the EPA, we throw away more than 25% of the food we prepare which amounts to 96 billion pounds of food waste a year. This includes uneaten food and food preparation scraps. Fifty per cent of waste in schools is compostable.

8. Composting lessens methane production in landfills. Organic waste in landfill breaks down through anaerobic conditions, burying the waste, taking the oxygen away and creating methane (25 times more potent than carbon dioxide in its global warming strength).

According to the EPA, only about 5 % of food scraps generated each year in the U.S. is converted to compost. The rest wastes away in landfills and decomposes in an oxygen-free environment to produce methane.

9. Composting lowers the mess and cost of trash disposal. Organic waste is the heaviest and most expensive part of trash. Recycling organics can reduce the amount of trash by 30 to 40 %.

***We do not inherit the
earth from our
ancestors***



***We BORROW it
from our
CHILDREN!!!***

-Haida Proverb

Minnesota Communities with Organics Recycling Programs

Organized Collection Cities:

Collect Organics Alone:

- [Minneapolis](#)

Collect Organics with Yard Waste:

- [St. Louis Park](#) [Hutchinson](#)

Co-Collect Organics with Blue Bag Organics Program:

- [Medicine Lake](#)
- [Medina](#)
- [Maple Plain](#)
- [Loretto](#)
- [St. Bonifacius](#)
- [Watertown](#)
- [Wayzata](#)

“Places that deploy food-scrap recycling programs are located all over the country, not just in well-off coastal areas with popular environmental movements.” (Peter Dizikes, MIT News)

Open Hauling Cities - collection varies by hauler selected

- [Bloomington](#)
- [Chanhassen](#)
- [Chaksa](#)
- [Eden Prairie](#)
- [Edina](#)
- [Minnetonka](#)
- [Orono](#)
- [Shorewood](#)
- [Western Lake Superior Sanitary District](#) (commercial)

Drop-off Programs:

- [Western Lake Superior Sanitary District](#)
- [Carver County](#)
- [Mankato](#) (North Mankato and Lake Crystal)
- [Minneapolis](#)
- [Ramsey County](#)
- [Coon Rapids](#)
- [Columbia Heights](#)
- [Anoka County](#)
- [Lino Lakes](#)
- [Spring Lake Park](#)

Project Work Plan

Grantee: City of Mankato

Project Title: South Central Composting

Goal Statement: The goal of this project is to increase composting of household organics in three cities in south central Minnesota.

Project Evaluation Plan and Outcomes: Four drop-off sites will be established and operated - one each in North Mankato and Lake Crystal and two in Mankato, with the city of Mankato serving as the overall Project's Grantee. By the end of the grant period, it is anticipated that there will be 510 households participating, diverting more than 112.36 tons of compostable material from landfills – resulting in greenhouse gas reductions. Haulers will measure and report each dumpster pick-up and Minnesota Waste Processing Center (MWPC) will weigh refuse pick-up to measure the reduction. Participant sign-ups will indicate if we have reached our goal of participating households. A major thrust of the grant is to share educational and promotional resources, encourage more cities to increase organics collection for composting, and leave behind an online record of the most effective promotions and educational information.

Task 1 of 5: Collection/Hauling Services

Subtask 1a: Hauling, measuring and recording for Grant period.

Timeframe: October 2016 – June 2018

Title of Person(s) Responsible: (contracting with haulers)

Estimated Funds: Grant: ~~\$19,627~~ \$14,627 Match: \$0 Total: ~~\$19,627~~ \$14,627

(Breakout by City participant: North Mankato (NM)= \$3,770; Mankato (M)= \$7,841; Lake Crystal (LC) = \$3,016)

Subtask 1b: Locks for dumpster.

Timeframe: October 2016 – January 2017

Title of Person(s) Responsible: Lake Crystal Administrator

Estimated Funds: Grant: \$250 Match: \$0 Total: \$250

(Breakout by City participant: NM = \$0; M = \$0; LC = \$250)

Total: \$14,877.00

Task 1 Total: Grant: ~~\$19,627~~ \$14,627 + \$250.00 Match: \$0 Total: ~~\$19,627~~ \$14,627 + \$250.00 = \$14,877

1 Year Interim Expenditures: Grant: NM \$1,057.67; M \$3,126.15; LC \$1,686.10; Match: NM \$0; M \$0; LC \$0

1 Year Total Expenditures: Grant: \$5,869.92 + \$250.00 (locks) = \$6,119.92 Match: \$0

Date: Oct. 15, 2017 Progress Update/ Lessons Learned: North Mankato's dumpster was the right size at 2 yards but has now become too small and consistently filled. It will have to be upsized. Sibley's dumpster is too big at 4 yards because Waste Management delivered the wrong size. It will probably become filled as time goes on. The Kiwanis light show now being displayed during the Christmas holiday limits access to the Sibley dumpster because that road is closed from 3:00 p.m. every day. So, Sibley dumpster weights are down for now. Public Works dumpster is the right size at 3 yards.

CR 8814 EA 1874

Task 2 of 5: Education and Promotion

Subtask 2a: Supervise at site and promote events.

Timeframe: October 2016 – June 2018

Title of Person(s) Responsible: Volunteers (from the 3 cities)

Estimated Funds: Grant: \$0 Match: ~~\$6,160~~ \$7,252 Total: ~~\$6,160~~ \$7,252

(Breakout by City participant: NM = \$1,050; M = \$4,902 (\$3,810); LC = \$1,300)

1 Year Interim Expenditures: Grant: NM \$0; M \$0; LC \$0

Match In-Kind: NM \$620; M \$4,902 (\$5,150); LC

\$1,240

1 Year Total Expenditures: Grant: \$0 Match: \$6,762 (\$7,010)

Subtask 2b: In-kind Marketing and Promotion.

Timeframe: October 2016 – June 2018

Title of Person(s) Responsible: North Mankato Public Works Director/City Staff, Mankato Graphic Designer and Public Information Manager, Lake Crystal Volunteer Coordinator/Volunteers

Estimated Funds: Grant: \$0 Match: \$1,902 Total: \$1,902

(Breakout by City participant: NM = \$168; M = \$934; LC = \$800)

1 Year Interim Expenditures: Grant: NM \$0; M \$0; LC \$0

Match In-Kind: NM \$168; M \$934 (\$1,964); LC \$800

1 Year Total Expenditures: Grant: \$0 Match: \$1,902 (\$2,848)

Subtask 2c: Cost of Signs, Promotion Materials and Advertising

Timeframe: October 2016 – June 2018

Title of Person(s) Responsible: North Mankato Public Works Director/City Staff, Mankato Project Manager (not a city employee) and city staff, Lake Crystal Business Office employee

Estimated Funds: Grant: ~~\$12,914~~ \$17,914 Match: \$1,150 Total: ~~\$14,064~~ \$19,064

(Breakout by City participant: NM = \$2,184; M = \$15,940; LC = \$940)

1 Year Interim Expenditures: Grant: NM \$0; M \$10,635.91 LC \$403

Match: NM \$0; M \$674.69; LC \$762

1 Year Total Expenditures: Grant: \$11,038.91 Match: \$1,150 (\$1,436.69)

Mankato grant costs included: \$4,795.91 for printing; \$3,662.56 for postage; \$18.33 for starter kit bags; \$297.21 for event bins; \$76.49 for event bin lids; \$203.33 for parade fee; \$568.75 for brochure design; \$63.33 for supplies; \$45.00 for costumes, banners; \$715 for block leader signs; \$190 for banners.

Subtask 2d: Will sign up participants; assemble starter kits; field questions; implement marketing plan; coordinate volunteers; coordinate speaking engagements and events tables; initiate additional promotions; will provide training and assistance in social media and outreach (Region Nine); handling inquiries and starter kits (Mankato 311 staff).

Timeframe: October 2016 – June 2018

Title of Person(s) Responsible: Mankato Project Manager (not a city employee), Region Nine
Communications Specialist, Mankato 311 staff

Estimated Funds: Grant: \$10,585 Match: \$493 Total: \$11,078

(Breakout by City participant: NM = \$0; M = \$11,078; LC = \$0)

1 Year Interim Expenditures: Grant: NM \$0; M \$4,054; LC \$0

Match: NM \$0; M \$348; LC \$0

1 Year Total Expenditures: Grant: \$4,054 Match \$348

Task 2 Total: Grant: ~~\$23,499~~ \$28,499 Match: ~~\$9,705~~ \$10,797 Total: ~~\$33,204~~ \$39,296

1 Year Interim Task 2 Total Expenditures: Grant: \$15,093 Match: \$10,162 (\$11,642.69) Total: \$25,255 (\$26,735.60)

Date: Oct. 15, 2017 Progress Update/Lessons Learned: The most expensive use of grant money went to the business reply mailing we did to residents of Mankato. It was also the most effective method we used to increase organics recycling sign-ups. We added a mailing in Lake Crystal and utility inserts in North Mankato. We have had very good, enthusiastic volunteer participation. Volunteers made all the difference in reaching out to educate people at Night to Unite and city clean-up events. We also had many people volunteer to be block captains and have signs in their yards to advertise the program. Our matching in-kind volunteer hours reflect this strong participation. City staff helped make a video on how to get started in organics recycling for the city website. This video and information on the city sign-up page plus our Mankato Zero Waste website have both been a valuable resource to educate residents. We have learned the value of doing continual outreach and education in the form of presentations at schools, churches and service clubs in all three cities. Tabling at community events is also valuable for increasing awareness of the program.

We met with Brown County and St. Peter representatives about starting organics in their communities and answered inquiries from other cities.

Task 3 of 5: Administrative Duties

Subtask 3a: Program Coordinating, overall project supervision; interval grant disbursements to participating cities.

Timeframe: October 2016 – June 2018

Title of Person(s) Responsible: North Mankato Public Works Director, Mankato Public Utilities
Director/Project Coordinator, City of Mankato Finance staff

Estimated Funds: Grant: \$0 Match: ~~\$3,847~~ \$2,755 Total: ~~\$3,847~~ \$2,755

(Breakout by City participant: NM = \$336 (\$1,428); M = \$2,419; LC = \$0)

1 Year Interim Expenditures: Grant: NM \$0; M \$0; LC \$0 Total: \$0

Match: NM \$104; M \$674; LC \$0 Total: \$778

Date: Oct. 15, 2017 Progress Update/Lessons Learned: Coordinating the work to educate, research and manage the organics recycling has been very time consuming. Betty Winkworth, Sue Hytjan and Jane Dow, with the help of other volunteers, have been putting in many hours. We are hoping that when the grant period is finished, the city will want to continue this program at some level that will involve

creating a city position to manage the program. We are wondering if the position might be a part time or shared one with some other responsibilities.

Task 4 of 5: Evaluating

Subtask 4a: Gathering data from haulers, MWPC and participant sign-up; calculate carbon emissions.

Timeframe: October 2016 – June 2018

Title of Person(s) Responsible: North Mankato Public Works Director/Project Manager, Mankato Project Manager (not a City employee), Lake Crystal Administrator, Professor Emeritus

Estimated Funds: Grant: \$0 Match: \$308 Total: \$308

(Breakout by City participant: NM = \$84; M \$104 (\$40 + \$64); LC = \$120;)

1 Year Interim Expenditures: Grant: NM \$0; M \$0; LC \$0

Match: NM \$42; M \$52; LC \$60 Total: \$154

Progress Update/Lessons Learned: We exceeded our projections, signing up more than double what we projected for the first year.

Date: Nov. 6, 2017 Members: North Mankato 81, Mankato 494, Lake Crystal 70 Total: 645

Pounds collected: North Mankato: 22,490.75 pounds or 11.24 tons, 4.5 metric tons of carbon dioxide equivalent Mankato: 56,320.70 pounds or 28.16 tons, 11.3 mtCO2e

Lake Crystal: 7,875 pounds or 3.94 tons, 1.6 mtCO2e

Total: 86,686.45 pounds or 43.34 tons, 17.3 mtCO2e

While Waste Management assured us they could weigh the volume during pick-up, in reality, they do not. Consequently, we have had a volunteer check each dumpster to record the number of yards before pick-up. We have determined an estimate of 315 pounds per yard. Our original estimate was diverting 112 tons of organics in 2 years. While our one year total result of 43.34 tons surpasses our original one year estimate of 34.87 tons, our weights should be higher for the total number of people we signed up. However, our monthly weight estimates have grown in the last 2 quarters by about 1000 pounds a month for 3 of the 4 sites. So the weights are increasing as more people use the dumpsters. If that increase continues, we should be able to meet the goal.

Task 5 of 5: Reporting

Subtask 5a: Will submit interim report within one year of execution of the grant agreement or at 50% completion of the project, whichever occurs first; submit a final report one month prior to the end of the grant agreement or at 100% completion of the project, whichever occurs first.

Timeframe: October 2016 – June 2018

Title of Person(s) Responsible: North Mankato Public Works Director, Mankato Public Utilities Director/Project Coordinator, Lake Crystal Administrator

Estimated Funds: Grant: \$0 Match: \$604 Total: \$604

(Breakout by City participant: NM = \$168; M = \$316; LC = \$120)

1 Year Interim Expenditures: Grant: NM \$0; M \$0; LC \$0

Match: NM \$84; M \$158; LC \$60 Total: \$302

Date: Oct.15, 2017 Progress Update/Lessons Learned: Education and presence at community events are vital to increase awareness and exposure to organics recycling. That takes someone managing the project to coordinate educational opportunities, do ongoing workshops and presentations as well as research in organics recycling. We are hoping that effort continues after the grant period is over. At the request of the

city, we have developed a survey asking Mankato residents their feedback on what they would like to see in the future for organics recycling. We hope this will give us and the city some help in planning what direction to take organics recycling. We would like to have a plan in place and someone designated to manage this effort by the end of the grant period.

Total Tasks 1-5:	Grant: \$43,376	Match: \$14,464	Total: \$57,840
Year 1 Interim Expenditure Totals Tasks 1-5: Grant: \$21,212.83 Match: \$11,340.93 Total: \$32,553.76			

Background

A Mankato city location for an organics recycling pilot program at 221 Lamm Street enabled Mankato Zero Waste and the city of Mankato to open an organics drop-off site in June of 2015. Full Circle Organics provided carts and hauling for a 3 hour period on Saturday mornings and the site was staffed by volunteers. This one-year service cost \$25 for a household and was available to any area resident, regardless of city. The service began with 25 subscribers. One year later the number of users grew to 80 with 20 North Mankato residents included.

At the end of the one year, Mankato and North Mankato each requested a dumpster from Waste Management to continue organics recycling as a free city service. Mankato Zero Waste volunteers continued to sign-up users and promote the service with the assistance of staff in each city.

Mid-October of 2016 funds were available for Mankato, North Mankato and Lake Crystal through a Minnesota Pollution Control Agency grant completed by Mankato Zero Waste with the city of Mankato as grantee. In North Mankato the grant has covered the hauling costs for a 2 yard dumpster that is available during daylight hours at it's Recycling Center at 600 Webster Avenue. For the last 16 months it has also covered the promotion and education efforts of Mankato Zero Waste volunteers and Program Manager, Jane Dow with Public Works Director, Brad Swanson, as NM administrator.

Early in the grant MZW decided that it was most efficient to produce promotional materials and outreach for all 3 cities and help as needed. We established a Mankato Zero Waste informational website, a Facebook page and a secure group email that can reach Mankato and North Mankato users separately with updates and tips. At the end of year one of our grant users in the 3 cities reached 576, with 81 North Mankato users. Our composting facility expanded and is now MFS Compost. Area awareness has also benefited from the composting that goes on in all District 77 lunchrooms, the dining hall at MSUM, ECHO Food Shelf and a number of composting businesses in the area.

Specific North Mankato Promotions:

- Starter kits and handouts, Taylor library display
- Sign-up and information table at Fall Clean-ups, 2016 and 2017
- Table at Wheeler Park after Fun Days Parade 2016
- Parade Entry of Walking veggies and fruits, Fun Days 2017
- Training for Block Leaders and Nite to Unite Volunteers, Aug. 2017
- Yard signs for North Mankato Block Leaders
- Informational Utility Bill inserts for North Mankato residents, November 2017



Basic results from first year grant report covering Oct. 15, 2016 to Oct. 14, 2017

Signed up users: North Mankato, 81 ; surpassing predicted end of project goal of 60

Note: There are currently 749 users in the 3 cities and 94 in North Mankato.

Tonnage collected: 11.24 tons ; surpassing predicted 5.52 tons end of first year goal

First year cost of hauling with 2 yd. dumpster: \$1,057.67 (paid by grant)

One concern: North Mankato's 2 yd. dumpster is overflowing each week. Brad Swanson has notified Terri Schrader at Waste Management that a larger dumpster is needed but she has not responded and a change has not occurred. There is ample money in the grant to cover this change in size.

Complete first year of grant report as submitted to the MPCA is attached to this report. Grant monies will end June 30, 2018 with end of grant. That will be 20.5 months of program instead of the 24 months anticipated in our original budget.

The Future

For the next 4 and a half months MZW intends to make another push for sign-ups that will cover all 3 cities drawing from the remaining money in the MPCA grant. We will work with Brad Swanson, the city council and your new North Mankato MZW Volunteer Organizer, Kathleen Felt in determining what that might include. Successful programs elsewhere have a staff person experienced in organics recycling and a promotion budget.

If North Mankato commits to continuing or expanding its organics recycling program we can use the remaining \$13,400 grant money designated for promotion and education in a number of useful ways. We can get city-specific brochures designed and printed, print up and assemble starter kits that can cover the rest of the year, pay for a North Mankato oriented video for your website, perhaps purchase event bins, compostable bags, brochure holders for businesses or other items that the city might see as useful. We cannot use the grant money for costs incurred after the grant ends, June 30, 2018.

Updates for Mankato and Lake Crystal programs:

Lake Crystal is pleased with its organics recycling dumpster and will be approached about continuing the service.

Mankato city council is considering the results of a resident survey and the following 3 proposals for the future: continuation of the drop-off dumpster program, a pilot-program with curbside pick-up of organics or initiation of a city-wide curbside pick-up of organics. The council is also considering the addition of a city employee with training and experience in organics recycling.

2017 End-of-Year Planning and Zoning Report

NORTH MANKATO ZONING HISTORY

ZONING - 2017

Address/Legal Description	Applicant	Application Number	Planning Comm.		City Council		Applications/ Conditions
			MO/YR	Action	MO/YR.	Action	
Outlot A, North Gate No. 2	United Asset Development Co	Z-1-17	Jan-17	Approval	Jan-17	Approval	Zone as R-1S
Northport No. 20	Timm Farms/Port Authority	Z-2-17	May-17	Approval	May-17	Approval	Zone as M-2
Part of Section 35-109-27	Hiniker Homes	Z-3-17	Aug-17	Approval	Aug-17	Approval	Zone as R-1S
Part of Section 10-108-27	Roy & Grace Toegel/Mick Mo	Z-4-17	Dec-17	Approval	Dec-17	Approval	Zone as R-1
CIC No. 23	Andrew Atwood	Z-5-17	Dec-17	Denial	Dec-17	Denial	Rezone from R-1 to R-3

NORTH MANKATO ZONING HISTORY

VARIANCES

2017

Address	Applicant	Application Number	Planning Comm.		City Council		Applications/ Conditions
			MO/YR	Action	MO/YR	Action	
2040 Commerce Drive	Commerce Drive Dental	V-1-17	Apr-17	Denial	Apr-17	Denial	Increase maximum amount of sign sq. footage

NORTH MANKATO ZONING HISTORY

CONDITIONAL USE PERMITS

2017

Address	Applicant	Application Number	Planning Comm.		City Council		Applications/ Conditions
			MO/YR	Action	MO/YR	Action	
1610 Lor Ray Drive	Cottage Propertiesof	CU-1-17	May-17	Approval	May-17	Approval	<ol style="list-style-type: none"> 1. The use of the buildings shall be for assisted living memory care 2. The applicant deed Outlot A of Birchwood Cottages to the City as ravine property 3. The applicant provides an easement for a pedestrian trail along the north side of the property 4. The applicant removes the southernmost existing curb cut into the property 5. The proposed southerly driveway be designated an exit only with appropriate signage and that the southerly driveway is limited to right turns only onto Lor Ray Drive leaving the development with appropriate signage 6. Buildings 1 and 2 are permitted for construction and Building 3 would require a PUD amendment

NORTH MANKATO ZONING HISTORY

**PLATTING
2017**

Legal Description	Application	Applicant	Zoning District	Planning Comm.		City Council		Subdivision Name
				MO/YR.	Action	MO/YR.	Action	
Outlot A, North Gate No.2	Preliminary & Final Plat	United Asset Development	R-1	Jan-17	Approval	Jan-17	Approval	Trails West Estates
Lot 1, Block 1, Taylor Addition	Preliminary & Final Plat	Taylor Corporation	M-2	Jan-17	Approval	Jan-17	Approval	Taylor Second Addition
Outlot A, Northport No.17	Preliminary & Final Plat	North Mankato Port Authority	M-2	Jan-17	Approval	Jan-17	Approval	Northport No. 19
Part of Section 11-108-27	Preliminary Plat	Cottage Properties of Mar	R-3A	May-17	Approval	May-17	Approval	Birchwood Cottages
Part of Section 3-108-27	Preliminary & Final Plat	North Mankato Port Authority	M-2	May-17	Approval	May-17	Approval	Northport No. 20
Part of Section 11-108-27	Final Plat	Cottage Properties of Mar	R-3A	Jun-17	Approval	Jun-17	Approval	Birchwood Cottages
Outlot B, The Landing North	Preliminary & Final Plat	KWS	R-1	Aug-17	Approval	Aug-17	Approval	The Landing North Phase 2
Part of Section 35-109-27	Preliminary Plat	Hiniker Homes	R-1S	Aug-17	Approval	Aug-17	Approval	North Gate No.3
Part of Section 35-109-27	Final Plat	Hiniker Homes	R-1S	Sep-17	Approval	Sep-17	Approval	North Gate No. 3
Part of Section 10-108-27	Preliminary Plat	Roy & Grace Toegel/Mick	R-1	Dec-17	Approval	Dec-17	Approval	Nature View Subdivision No. 2

Issued Building Permits - Year to Date Report

	<u>Single Family</u>	<u>Duplex</u>	<u>Twin Homes</u>	<u>Townhome Condos</u>	<u>Apt./ Asst. Living</u>	<u>Garages</u>	<u>Industry Commercial</u>	<u>Other</u>	<u>Residential Remodel</u>	<u>Totals</u>
2017										
Number of Permits	19	0	0	6	3	0	84	21	1035	1,168
Number of Units	19	0	0	35	32	0	0	0	0	86
Dollar Value	\$5,036,280	\$0	\$0	\$5,749,970	\$3,078,733	\$0	\$9,556,049	\$25,500	\$5,237,219	\$28,683,751
Revenue	\$44,392.31	\$0.00	\$0.00	\$49,420.66	\$27,056.19	\$0.00	\$94,725.53	\$1,072.06	\$126,340.38	\$343,007.13
2016										
Number of Permits	21	0	0	0	2	0	75	22	984	1,104
Number of Units	21	0	0	0	8	0	0	0	0	29
Dollar Value	\$6,085,130	\$0	\$0	\$0	\$40,000	\$0	\$6,572,787	\$13,800	\$4,795,952	\$17,507,669
Revenue	\$51,602.28	\$0.00	\$0.00	\$0.00	\$726.76	\$0.00	\$85,121.76	\$884.99	\$128,314.89	\$266,650.68
2015										
Number of Permits	41	0	0	5	3	2	45	25	825	946
Number of Units	41	0	0	19	12	0	0	0	0	72
Dollar Value	\$9,800,910	\$0	\$0	\$3,665,000	\$1,020,000	\$34,400	\$8,944,511	\$895,255	\$5,537,629	\$29,897,705
Revenue	\$86,883.85	\$0.00	\$0.00	\$29,143.47	\$8,254.59	\$696.96	\$84,172.44	\$7,649.13	\$121,107.59	\$337,908.03
2014										
Number of Permits	32	4	0	0	4	3	44	36	793	916
Number of Units	32	8	0	0	16	0	0	0	0	56
Dollar Value	\$8,014,300	\$1,151,000	\$0	\$0	\$1,360,000	\$55,000	\$2,896,617	\$1,144,375	\$4,281,941	\$18,903,233
Revenue	\$70,290.22	\$9,654.18	\$0.00	\$0.00	\$11,006.12	\$1,114.89	\$33,955.34	\$12,931.48	\$101,167.52	\$240,119.75
2013										
Number of Permits	31	4	2	0	2	4	51	29	857	980
Number of Units	31	8	2	0	17	0	0	0	0	58
Dollar Value	\$7,941,940	\$1,151,000	\$375,550	\$0	\$1,358,000	\$68,800	\$4,674,207	\$1,187,222	\$5,263,890	\$22,020,609
2012										
Number of Permits	35	0	0	4	2	10	50	53	1420	1,574
Number of Units	35	0	0	4	8	0	0	0	0	47
Dollar Value	\$7,895,390	\$0	\$0	\$793,800	\$680,000	\$122,400	\$3,107,724	\$3,244,168	\$11,665,332	\$27,508,814