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 August 5, 2019. 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: Council Members Whitlock, Steiner, Norland, and Oachs, Mayor Dehen, City Administrator Harrenstein, City Attorney Kennedy, Finance Director McCann, and City Clerk Van Genderen. Absent: Community Development Director Fischer, and Public Works Director Host.

Approval of Agenda

Council Member Norland moved, seconded by Council Member Steiner, to set a Public Hearing to allow comment on the status of the Judson Bottom Road. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Approval of Council Meeting Minutes July 15, 2019

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of July 15, 2019. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes July 22, 2019

Council Member Norland moved, seconded by Council Member Whitlock, to approve the minutes of the Council Work Session meeting of July 22, 2019. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Judson Bottom Road

City Administrator Harrenstein opened the Judson Bottom Road Comments by noting the road has been closed for a few months due to rock slides, presumably caused by the rain. He noted the rock slides have been larger than usual and there is continued concern about the cliff. City staff intends to collect public feedback, the City Attorney will provide a written opinion to the Council and Administrator related to liability associated with opening the road, staff will contract for an assessment of the remaining bluff to determine if any proactive measures are needed for immediate safety threats and present those findings to the City Council, and following these measures provide recommendation to the Council in the next 4 to 6 weeks.

Mayor Dehen opened the podium to individuals who spoke about Judson Bottom Road.

Linda Johnson, 40816 Judson Bottom Road, appeared before Council and reported she would like the road open, but if the road will not be reopened to vehicle traffic is should not be opened to bike or pedestrian traffic.

Andy Johnson, 53804 Rockford Road, requested clarification on if this was a liability or maintenance issue. Mayor Dehen noted the safety of residents is the number one priority.

Craig Smith, 41296 Judson Bottom Road, appeared before Council and stated the road is the quickest route to the emergency room, and he would like to see the road open to ensure emergency access.

Jo Robbins, 467 Marvin Boulevard, appeared before Council and reported the increased traffic on Marvin Boulevard and Valerie Lane was an issue as those roads were not designed for the amount of traffic they are receiving with Judson Bottom Road closed.

Michael Sponberg, 40415 Judson Bottom Road, requested additional information on what staff would like to learn with the private contractor who will be assessing the cliff.

Karen Moritz, 487 Marvin Boulevard, appeared before Council and requested Council consider the pressure that is being placed on Valerie Lane which is not designed for heavy traffic.

Andrew Goettlicher, 39160 Judson Bottom Road, appeared before Council and stated he would like the road opened as it is the fastest emergency response route. He also noted it is an important route when it snows.

Ruth Craig, 414 Park Lane, appeared before Council and noted the road was an emergency route and she would like additional communication from the City concerning the use of the road.

Juelee Johnson, 40299 Judson Bottom Road, appeared before Council and requested the Council reopen Judson Bottom Road and suggested possible ways to stabilize the cliff.

Corey Mueller, 39516 Judson Bottom Road, appeared before Council and stated he believed the City had reallocated money designated for Judson Bottom Road and spent if on Rockford Road. He believes it is time the City invested in the road.

With no one else appearing before Council, Mayor Dehen closed this portion of the meeting.

Consent Agenda

Council Member Oachs requested Item #8J be removed from the Consent Agenda for discussion at the end of the business items. Council Member Steiner moved, seconded by Council Member Norland, to approve the Consent Agenda with Item #8J removed for consideration in the Business Items.

- A. Bills and Appropriations.
- B. Res. No. 56-19 Approving Donations/Contributions/Grants.
- C. Res. No. 57-19 Approving Consent Assessment Agreement-1722 Candi Lane.
- D. Res. No. 58-19 Approving Consent Assessment Agreement-1637 Nottingham Drive
- E. Approved Audio and Large Group Park Permit for RSLS Church Service and Potluck at Spring Lake Park Shelter #2 on August 18, 2019, from 8:00 a.m. to 1:00 p.m.
- F. Approved Audio Permit for Sherwood Drive Neighborhood Picnic on August 17, 2019, from 4:30 p.m. to 9:00 p.m.
- G. Approved Audio Permit for St. Paul's Lutheran Fall Festival at 304 Monroe Avenue on September 13, 2019, from 5:00 p.m. to 8:00 p.m.
- H. Res. No. 59-19 of the City of North Mankato Adoption of the Nicollet County All-Hazard Mitigation Plan.
- I. Set a Public Hearing for August 19, 2019, at 7:00 p.m. to consider the Abatement of the Property Located at 1730 Howard Drive.
- J. Consider Setting a Public Hearing on August 19, 2019, at 7:00 p.m. to consider Amending City Code Title XV: Land Usage, Chapter 154 Sign Regulations.

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

Public Comments Concerning Business Items on the Agenda None.

Business Items

Accept the Preliminary & Final Plat of the Landing North Phase 4: A Request from KWS, LLC.

City Administrator Harrenstein reviewed the request from KWS. He noted KWS, LLC began The Landing North Phase 1, also known as the Reserve, in 2007. Today KWS, LLC would like to replat Outlot D and create 23 lots for future single-family residential development which will include the extension of Lexington Lane and the addition of Sunset Court. All lots meet or exceed the City Code requirements. Council Member Steiner moved, seconded by Council Member Norland to Accept the Preliminary and Final Plat of the Landing North Phase 4: A Request from KWS, LLC. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Approve the Developer Agreement for Privately Financed Improvements for the Landing North Phase 4.

City Administrator Harrenstein reported the agreement was discussed at the previous work session. He noted the agreement includes the City constructing a deep sewer that is necessary to continue developments to the North and East of the current development. The estimated cost for the deep sewer is \$200,000 and will be financed through the sewer capital. The plan is to complete the deep sewer this year and move the completion of the Carol Court main lift station improvements in 2020. The deep sewer will service future developments.

Finance Director McCann appeared before Council and reported the agreement is the fourth development agreement with KWS, LLC and the language remains fairly standard. The developer will install all utility, roads, sidewalks, streetlights, and will reimburse the City for engineering costs. The developer has requested the City complete the deep sanitary sewer, improve LorRay Drive, continue to maintain the stormwater ponds and fountains until 2023, and complete the final lift within two years. He noted the City staff is comfortable with the language.

Council Member Norland moved, seconded by Council Member Steiner to Approve the Developer Agreement for Privately Financed Improvements for the Landing North Phase 4. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Consider Approving the Memorandum of Understanding between the City of North Mankato and Profinium, Inc.

Finance Director McCann reported the loan program is a rehabilitation program that will offer loans from \$10,000 to \$75,000 for owner-occupied single-family homes built before 1995 with an Estimated Market Value under \$200,000. The loan terms would include an interest rate between 4.99% and 5.29% amortized over ten years. Types of improvements allowed include siding, roofing, windows, bathroom and kitchen remodels, and heating and cooling units. Profinium will work with qualified applicants throughout the loan application process. The City would provide marketing and inspection services. Council Member Steiner moved, seconded by Council Member Norland to Approve the Memorandum of Understanding between the City of North Mankato and

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

Res. No. 60-19 Approving Amendment No. 1 to Mn/DOT Contract No. 1033832 Appointing Mn/DOT as the City's Agent in Accepting Federal Aid Funds in Conjunction with the 2019 Commerce Drive Improvement Project.

City Engineer Sarff appeared before Council and reported the City Council approved MnDOT Agreement No. 1033832 which appointed MnDOT as the City's agent to accept federal funds for the Commerce Drive project on behalf of the City in order to secure the federal funds in advance of the years that the funds are designated. Since the original agreement was executed, MnDOT shifted federal funds to certain projects in several project years. As a result, the City is receiving some of the funds in the current year (FY 2019), and fewer funds will be advanced from future fiscal years. Council Member Steiner moved, seconded by Council Member Norland to Adopt Res. No. 60-19 Approving Amendment No. 1 to Mn/DOT Contract No. 1033832 Appointing Mn/DOT as the City's Agent in Accepting Federal Aid Funds in Conjunction with the 2019 Commerce Drive Improvement Project. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Set Public Hearing on August 19, 2019, at 7:00 p.m. to consider Amending City Code Title XV: Land Usage, Chapter 154 Sign Regulations.

Council Member Oachs requested a definition for non-commercial institutional use be incorporated into the sign ordinance definitions. City Administrator Harrenstein reported staff would include the language in the ordinance. Discussion was held that the language presented to the Planning Commission that included signs only having black and white be changed because white is the brightest LED color. City Administrator Harrenstein reported the suggested changes would be incorporated into the ordinance that will be presented to Council on August 19, 2019. Council Member Norland moved, seconded by Council Member Steiner to Set Public Hearing on August 19, 2019, at 7:00 p.m. to consider Amending City Code Title XV: Land Usage, Chapter 154 Sign Regulations. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Open Forum

Gary Wolters, 1177 Range Street, appeared before Council and discussed the location of the mailbox tree at Trails West Estates. He also requested assistance in having a fence moved to allow him to develop property in Lower North Mankato.

Jason Bennett, 137 Pebble Creek, Mankato, will be moving to 46 Prairie Court, North Mankato, appeared before Council and requested the City consider working with Mn/DOT to improve Lor Ray Drive and potentially build sidewalks to allow children to bike or walk to school. He also requested the City consider a walking path around the Reserve pond/park as he has a child in a wheelchair and it would be beneficial if she could wheel around the park.

Nancy Evans, 705 Grant Avenue, appeared before Council and spoke about her rental house and concerns about the rental transfer process during a contract for deed.

Tom Hagen, 927 Lake Street, appeared before Council and expressed concerns about the proposed Belgrade Rooftop Bar and Bank redevelopment and reported a preservation committee should be allowed to review development plans.

Phil Henry, 1300 Noretta Drive, appeared before Council and noted musk thistle could be found in Bluff Park and thanked Council for listening to him. He noted he did not believe that Frandsen Bank should receive a TIF.

Brandon Schnepf, 1730 Howard Drive, appeared before Council and reported he was trying to alleviate the issues at his property at 1730 Howard Drive, which will be the topic of an abatement hearing at the August 19, 2019, City Council Meeting. Attorney Kennedy reported he should speak with Community Development Director Fischer and prepare a plan of action to present at the Public Hearing.

Barb Church, 102 Wheeler Avenue, appeared before Council and requested the City continue organics recycling if possible and not to be too concerned with cost.

City Administrator and Staff Comments

City Administrator Harrenstein reported the Spring Lake Swim Facility had a successful opening on July 31, 2019, and thanked the Council for working to make it happen. He also thanked Public Works Director Host, Bolton and Menk Engineer Herman Dharmaraja and Global Specialties for their efforts to open the pool.

City Administrator Harrenstein reported Xcel confirmed that the Huntley Wilmarth line would not impede City development.

City Administrator Harrenstein stated the City is working to make LorRay Drive a State Aid Route similar to Lookout Drive and improve pedestrian access.

City Administrator Harrenstein reported he was not sure what the recommendations from the engineer would be concerning the assessment of the bluff. He was not aware that the City reallocated money from Judson Bottom Road to Rockford Road. Mayor Dehen commented he believes it was Nicollet County that reallocated the money.

City Administrator Harrenstein reported the requested TIF for the Belgrade development would proceed through the Port Authority TIF Process. He noted there were development guidelines that Community Development Director Fischer would review before the plans would be approved. He stated this is why the City should not pursue a preservation committee because a potential development would go to a different city if the archaic bureaucratic process of a preservation committee would be followed.

City Administrator Harrenstein reported resident Phil Henry was the longest of the public commenters and wished him well on his move.

Finance Director McCann reported the 2020 Budget would be discussed soon.

City Attorney Kennedy noted the City should have discretionary immunity if Council opens Judson Bottom Road as a minimum maintenance road and someone is injured on the road.

Mayor and Council Comments

Council Member Oachs reported the pool is beautiful and thanked those who donated free season passes for those in need. She thanked all in attendance who spoke about Judson Bottom Road and thanked Phil Henry for his comments.

Council Member Norland wished Phil Henry well in Arizona.

Council Member Whitlock thanked those who donated to the swim passes. He wondered if Safe Routes to School could be considered for LorRay Drive and wished Phil Henry well.

Council Member Steiner wished Phil Henry well and thanked Attorney Kennedy for his comments concerning Judson Bottom Road and indicated he would like it open.

Mayor Dehen thanked the staff for their work on the pool and Blues on Belgrade stating both are great assets to the community. He noted Coffee with the Council would occur at 10:00 am on Saturday, August 10, 2019, at the Pool House Community Room.

	•	on by Council Mo was adjourned.	ember Norland, sec	conded by Council Mem	iber
William C	ounon wiceting	was adjourned.			
			Mayor		
City Clerk		<u> </u>			

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held at the Police Annex at 1001 Belgrade Avenue on August 12, 2019. Mayor Dehen called the meeting to order at 12:45 p.m. The following were present for roll call: Mayor Dehen, Council Members Oachs, Whitlock, Steiner, Norland, and Mayor Dehen, City Administrator Harrenstein, Community Development Director Fischer, Finance Director McCann, City Engineer Sarff, and City Clerk Van Genderen.

Discuss 2020-2024 Capital Improvement Projects

City Administrator Harrenstein reported the CIP is informed by the Strategic Plan and a discussion of the Strategic Plan will be reviewed later in the meeting. As the City moves into the Budget season, a review of the CIP and Strategic Plan will help the Council identify items to include in the Budget and help determine the Tax Levy. He reported a Debt Study was conducted in 2013 which led to the repayment schedule of 3.16 million dollars being paid back from the Debt Service Fund to the General Fund, the Water Fund, and the Sewer Fund. The repayment schedule was laid out in Resolution No. 62-13. The General Fund will be paid back in 2021, and the Water and Sewer Funds final payment will be in 2023. Working within these constraints and remaining resources in an effort to maintain a tax rate based on new growth and growth in the tax base, staff recommended \$1.5 million in annual borrowing; this increased to \$2 million in 2016. With normal annual borrowing amortized for 15 years, this amounts to an average of \$30 million in outstanding debt each year (not including utility, TIF, or sales tax debt). In order to catch up on deferred maintenance from the recession, large set-asides were made for capital facilities and equipment purchases. Several plans have been created that also require large set-asides of cash including the Pavement Management Plan and the Parks Plan, along with additional plans being considered such as the Sidewalk Master Plan, Safe Routes to School Plan, Public Art Plan, and the Belgrade Master Plan. If, or when a recession hits, the Council will need to look at reducing capital spending. The City has also increased water and sewer rates which have allowed for cash replacement of equipment. Items to consider in the future includes technology, facilities master plan, continued neighborhood maintenance with sidewalks and streets and ravine repair and maintenance. The Sales Tax was extended by voters in 2016 and authorized by the Legislature in 2018. At this time the City Council has requested 10.5 million dollars in bonding appropriation for recreational improvements at Caswell.

Mayor Dehen suggested the following items for consideration in the 2020 CIP.

- 1. Belgrade Avenue. Which includes lighting and pedestrian walkability improvements.
- 2. Harrison Avenue. Harrison Avenue is the next in President's row for reconstruction consideration.
- 3. Safe Routes to School with a trail from Benson Park to Dakota Meadows and a review of the crossing at Howard Drive.
- 4. Bluff Park Overlook-possibly consider the retaining wall at Mary Lane and the Bluff to Lake Street trail.
- 5. Ravine Maintenance.

Finance Director McCann reported discussion would include the Caswell Park Indoor Recreation Center and Caswell Park improvements, the Public Works Building and continued maintenance and repairs to the ravines.

Mayor Dehen noted several Benson Park improvements would be completed in 2019, so the City can focus on Bluff Park in 2020 and turn attention to the Public Works building in 2021. He also noted the positive response to the Spring Lake Swim Facility and that while the City should focus on streets and services, there should be a balance with fun. He noted the maximum tax levy needs to be set by the end of September but can be reduced when the final levy is passed in December. He noted

North Mankato had reduced the tax levy by 4% in the last five years and the Council wants to remain mindful and be good stewards of our citizens' tax money. Mayor Dehen concluded by noting the comments presented would help provide a broad overview of the upcoming budget discussion.

Strategic Plan Review

City Administrator Harrenstein reported the Strategic Plan action steps were created by Department Heads in 2015 and adopted by City Council. The action steps are above and beyond routine Department duties, and the document helps plan where the City is going. He briefly reviewed the current plan, noting that many of the items are either in the works or completed. Mayor Dehen suggested City staff prepare a proposal identifying areas of concern or interest and present those ideas to the Council. The Council can review those ideas and respond to the action steps which will help inform the 2021 budget.

	Mayor Denen closed the Council work Session at 1:15 p.m.
	Mayor
City C	lerk

The Free Press THE LAND

P.O. Box 3287, Mankato, MN 56002 phone: (507) 344-6314, fax: (507) 625-1149 www.mankatofreepress.com

Affidavit of Publication

STATE OF MINNESOTA, COUNTY OF BLUE EARTH, SS.

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 Affidavil, 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 the following dates: 08/09/19, 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: abcdefghijklmnopgrsluvwxyz

4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: 26.57.

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.

Public Notice
August 9, 2019
NOTICE OF PUBLIC HEARING
TO AMEND NORTH MANKATO
CITY CODE
NOTICE IS HEREBY GIVEN
that the City Council of the City of
North Mankato, Minnesata, will
meet in the Council Chambers of
the Municipal Building, 1001 Belgrade Avenue, North Mankato,
Minnesata, at 7 p.m. on the 19th
day of August 2019, to hold a public hearing to consider abatement
procedures against the property
located at 1730 Howard Drive,
North Mankato, MN. Such persons as desire to be heard with
reference to the abatement of
public nuisance will be heard at
this meeting.

this meeting. Dated this 5th day of August 2019. April Van Genderen City Clerk

City of North Mankato, MN

FURTHER YOUR AFFIANT SAITH NOT.

Steve Jameson, Publisher

Sworn to and subscribed before me, this day 08/09/2019





August 6, 2019

Mr. Brandon Schnepf 33045 State Hwy 99 St. Peter, MN 56082

via certified mail

RE: Public Hearing Notification

Dear Mr. Schnepf:

Enclosed please find a Public Hearing Notice that will be published in the Mankato Free Press a minimum of 10 days before the Public Hearing. The Public Hearing is concerning the abatement of the violations at the property you own at 1730 Howard Drive, North Mankato. The Public Hearing will occur on August 19, 2019, at 7:00 p.m. in the Council Chambers located at City Hall, 1001 Belgrade Avenue. We encourage you to attend the Public Hearing. If you have any question, please contact Community Development Director Mike Fischer.

Sincerely,

THE CITY OF NORTH MANKATO

April Van Genderen

City Clerk

Enclosures

Cc

Mike Fischer, Community Development Director Mike Kennedy, City Attorney





NOTICE OF PUBLIC HEARING TO AMEND NORTH MANKATO CITY CODE

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, at 7 p.m. on the 19th day of August 2019, to hold a public hearing to consider abatement procedures against the property located at 1730 Howard Drive, North Mankato, MN. Such persons as desire to be heard with reference to the abatement of public nuisance will be heard at this meeting.

Dated this 5th day of August 2019.

April Van Genderen City Clerk City of North Mankato, Minnesota



OFFICE OF CITY ATTORNEY

July 30, 2019

MICHAEL H. KENNEDY CHRISTOPHER M. KENNEDY

REPLY TO: 99 NAVAHO AVENUE, SUITE 104 MANKATO, MN 56001 TELEPHONE: 507-345-4582 FAX: 507-345-1010

Ms. April Van Genderen
City Clerk
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003
(Via email: aprilv@northmankato.com)

Re: City of North Mankato v. Brandon Schnepf

Dear April:

I am enclosing materials that should be put in the council packet. They include a letter of July 16, 2019 from my office to Brandon Schnepf as well as notices from Mike Fischer to Mr. Schnepf to correct violations. The notices are dated 5/8/2019 and 6/11/2019 and include a number of pictures. Whether you wish to have the pictures included in the handout materials is up to you. At the Council meeting on the 5th of August we will be requesting that a hearing be set and that Mr. Schnepf be notified of a hearing time and place. If you have any questions let me know.

Sincerely,

KENNEDY & KENNEDY

Michael H. Kennedy MHK/mck (19-3654)

Enclosure

Cc: Michael Fischer







CITY OF NORTH MANKATO

OFFICE OF CITY ATTORNEY

July 16, 2019

Mr. Brandon Schnepf 33045 State Hwy 99 St. Peter, MN 56082

via mail and certified mail

MICHAEL H, KENNEDY CHRISTOPHER M, KENNEDY

REPLY TO:
99 NAVAHO AVENUE, SUITE 104
MANKATO, MN 56001
TELEPHONE: 507-345-4582
FAX: 507-345-1010



Dear Mr. Schnepf:

You are listed as the owner of property at 1730 Howard Drive North Mankato, Minnesota. You have previously been served with 2 notices from the City of North Mankato, one on May 8, 2019 and the other on June 11, 2019. I am enclosing copies of those notices as to spell out the corrective actions you are required to take. There are also pictures that are attached showing some of the deficiencies. According to City staff you have not taken necessary steps to correct these violations so the matter will be brought before the North Mankato City Council at their regular bi-monthly meeting on the 5th day of August, 2019 commencing at 7:00 p.m. At that time I will request the City Council adopt City Code Provision 92.23. We will ask the Court to authorize moving forward against this as a nuisance property.

The City of North Mankato wants to work with you in this matter, but up to this point you have not shown willingness to do so leaving us with no choice but to seek enforcement. If you wish to come up with a plan to correct these deficiencies I would ask that you contact:

Mr. Michael Fischer Community Development Director City of North Mankato 1001 Belgrade Avenue North Mankato, MN 56003

Sincerely,

KENNEDY & KENNEDY

Michael H. Kennedy MHK/mck (19-3654)

Enclosure

Cc: Michael Fischer







City of North Mankato, MN

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

OFFICIAL NOTICE TO CORRECT VIOLATIONS

Case Number:

GV-000097-2019

Staff Contact: Michael Fischer

Notice Date:

06/11/2019

Staff Email:

michaelf@northmankato.com

Subject Property: 1730 HOWARD DR

Owner:

Brandon Schnepf

N MANKATO, MN 56003

Occupant:

Pursuant to the provisions of the City of North Mankato, you are hereby notified to correct the following violations:

Violation: 92.21 (A)-Building Maintenance and Appearance - Building Maintenance and Appearance

Buildings, fences and other structures that have been so poorly maintained that their physical condition and appearance detract from the surrounding neighborhood are declared to be public nuisances because they (a) are unsightly, (b) decrease adjoining landowners and occupants' enjoyment of their property and neighborhood, and (c) adversely affect property values and neighborhood patterns.

- (B) Standards. A building, fence or other structure is a public nuisance if it does not comply with the following requirements:
 - (1) No part of any exterior surface may have deterioration, holes, breaks, gaps, loose or rotting boards or timbers.
- (2) Every exterior surface that has had a surface finish such as paint applied must be maintained to avoid noticeable deterioration of the finish. No wall or other exterior surface may have peeling, cracked, chipped or otherwise deteriorated surface finish on more than 20% of:
 - (a) Any 1 wall or other flat surface; or
 - (b) All door and window moldings, eaves, gutters, and similar projections on any 1 side or surface.
- (3) No glass, including windows and exterior light fixtures, may be broken or cracked, and no screens may be torn or separated from moldings...
- (4) Exterior doors and shutters must be hung properly and have an operable mechanism to keep them securely shut or in place.
- (5) Cornices, moldings, lintels, sills, bay or dormer windows and similar projections must be kept in good repair and free from cracks and defects that make them hazardous or unsightly.
- (6) Roof surfaces must be tight and have no defects that admit water. All roof drainage systems must be secured and hung properly.
- (7) Chimneys, antennae, air vents, and other similar projections must be structurally sound and in good repair. These projections must be secured properly, where applicable, to an exterior wall or exterior roof.
 - (8) Foundations must be structurally sound and in good repair.

Corrective Action: 1. Renovate or remove sign and pier 2. Repaint the building 3. Replace building facia 4. Address rusted overhead doors 5. Address tree growing from roof 6. Exterior block is in poor condition-needs review by structural engineer. Repeat/recurring code violations on the same property within 12 months are subject to expedited legal action

Compliance Date: 6/25/19

Thank you for your attention to this issue and please feel free to contact me at 625-4141 should you have questions.



City of North Mankato, MN

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

OFFICIAL NOTICE TO CORRECT VIOLATIONS

Case Number:

GV-000097-2019

Staff Contact: Michael Fischer

Notice Date:

05/08/2019

Staff Email:

michaelf@northmankato.com

Subject Property: 1730 HOWARD DR

N MANKATO, MN 56003

Owner:

Brandon Schnepf

Occupant:

Pursuant to the provisions of the City of North Mankato, you are hereby notified to correct the following violations:

Violation: 92.21 (A)-Building Maintenance and Appearance - Building Maintenance and Appearance

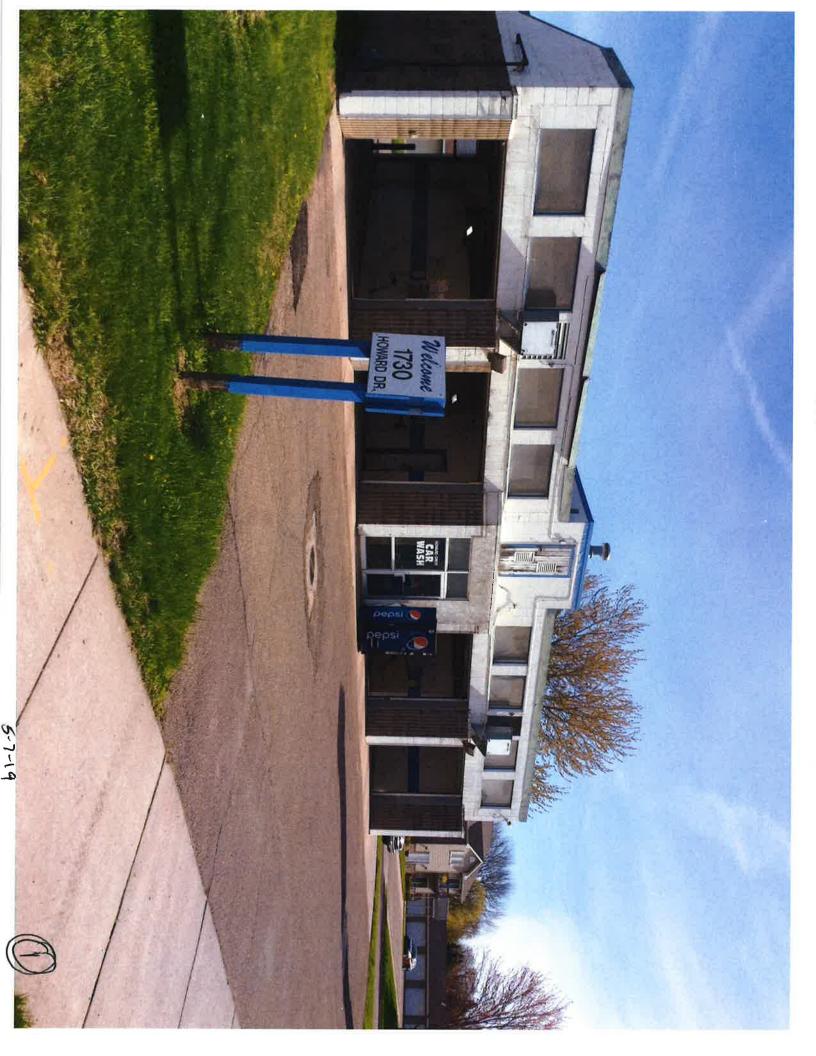
Buildings, fences and other structures that have been so poorly maintained that their physical condition and appearance detract from the surrounding neighborhood are declared to be public nuisances because they (a) are unsightly, (b) decrease adjoining landowners and occupants' enjoyment of their property and neighborhood, and (c) adversely affect property values and neighborhood patterns.

- (B) Standards. A building, fence or other structure is a public nuisance if it does not comply with the following requirements:
 - (1) No part of any exterior surface may have deterioration, holes, breaks, gaps, loose or rotting boards or timbers.
- (2) Every exterior surface that has had a surface finish such as paint applied must be maintained to avoid noticeable deterioration of the finish. No wall or other exterior surface may have peeling, cracked, chipped or otherwise deteriorated surface finish on more than 20% of:
 - (a) Any 1 wall or other flat surface; or
 - (b) All door and window moldings, eaves, gutters, and similar projections on any 1 side or surface.
- (3) No glass, including windows and exterior light fixtures, may be broken or cracked, and no screens may be torn or separated from moldings.
- (4) Exterior doors and shutters must be hung properly and have an operable mechanism to keep them securely shut
- (5) Cornices, moldings, lintels, sills, bay or dormer windows and similar projections must be kept in good repair and free from cracks and defects that make them hazardous or unsightly.
- (6) Roof surfaces must be tight and have no defects that admit water. All roof drainage systems must be secured and
- (7) Chimneys, antennae, air vents, and other similar projections must be structurally sound and in good repair. These projections must be secured properly, where applicable, to an exterior wall or exterior roof.
 - (8) Foundations must be structurally sound and in good repair.

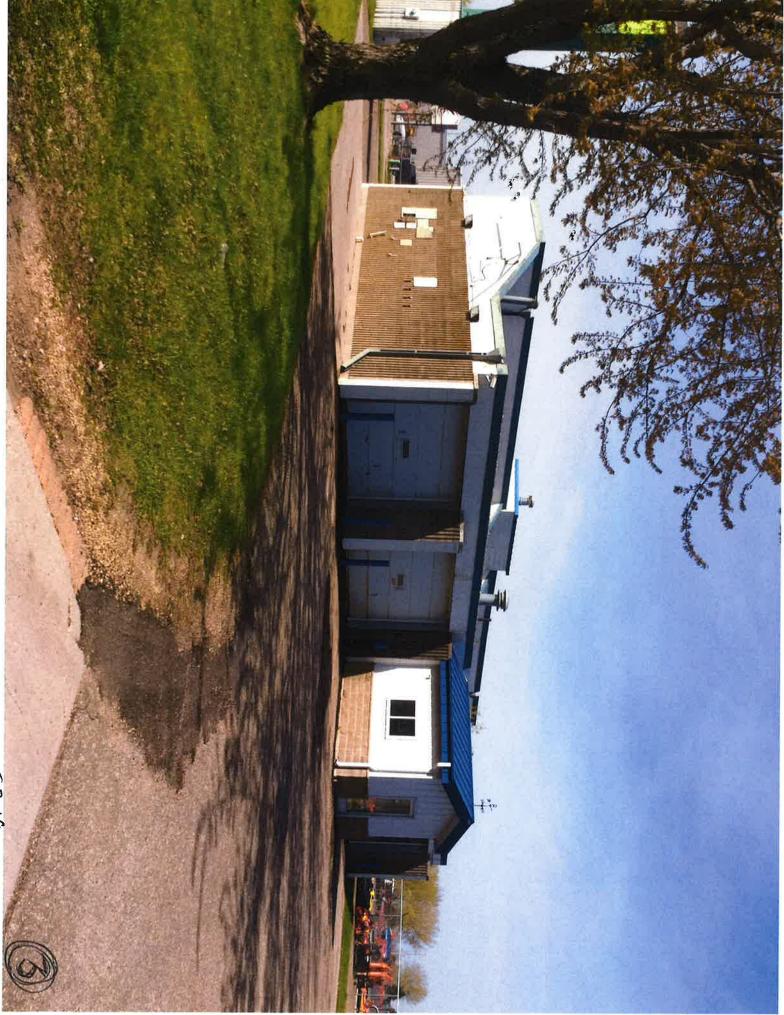
Corrective Action: 1. Renovate or remove sign and pier 2. Repaint the building 3. Replace building facia 4. Address rusted overhead doors 5. Address tree growing from roof 6. Exterior block is in poor condition-needs review by structural engineer

Compliance Date: 6/10/19

Thank you for your attention to this issue and please feel free to contact me at 625-4141 should you have questions.







5-7-19



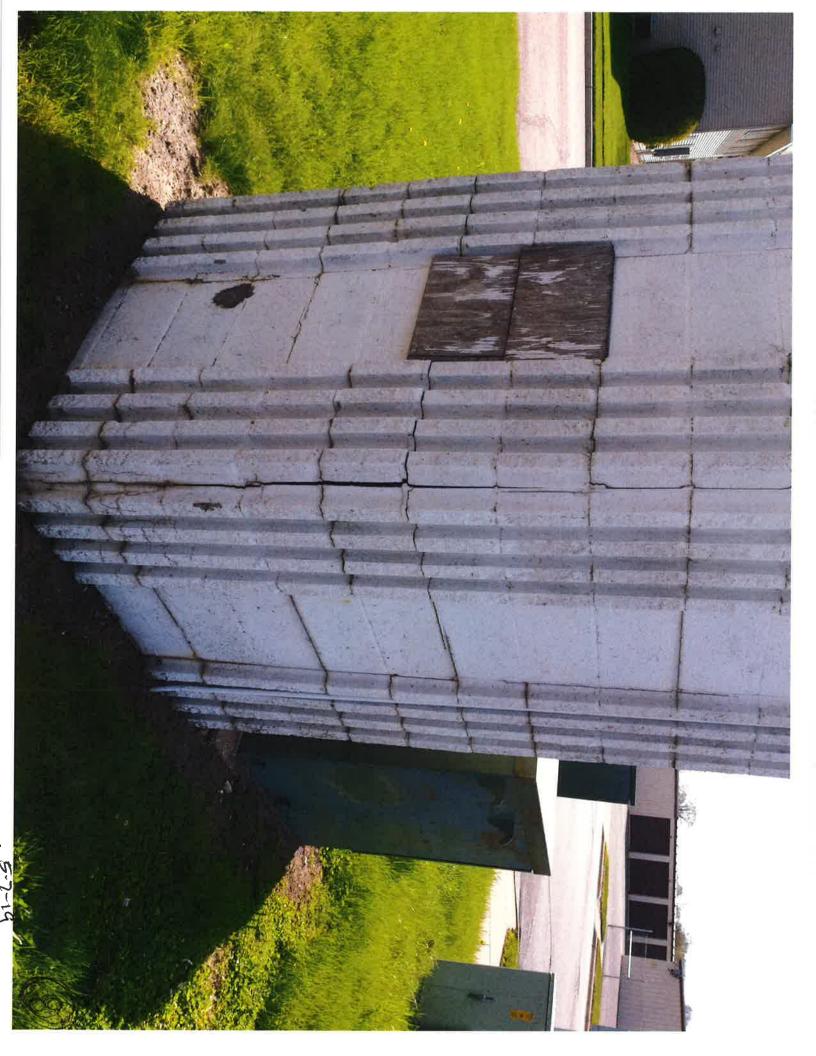


51-2-15



37-19





□§ 92.23 ABATEMENT.

- (A) *Notice*. Written notice of violation; notice of the time, date, place and subject of any hearing before the City Council; notice of City Council order; and notice of motion for summary enforcement hearing shall be given as set forth in this section.
- (1) Notice of violation. Written notice of violation shall be served by a peace officer or designated person on the owner of record or occupant of the premises either in person or by certified or registered mail. If the premises is not occupied, the owner of record is unknown, or the owner of record or occupant refuses to accept notice of violation, notice of violation shall be served by posting it on the premises.
- (2) Notice of City Council hearing. Written notice of any City Council hearing to determine or abate a nuisance shall be served on the owner of record and occupant of the premises either in person or by certified or registered mail. If the premises is not occupied, the owner of record is unknown, or the owner of record or occupant refuses to accept notice of the City Council hearing, notice of City Council hearing shall be served by posting it on the premises.
- (3) Notice of City Council order. Except for those cases determined by the city to require summary enforcement, written notice of any City Council order shall be made as provided in M.S. § 463.17 (Hazardous and Substandard Building Act), as it may be amended from time to time.
- (4) Notice of motion for summary enforcement. Written notice of any motion for summary enforcement shall be made as provided for in M.S. § 463.17 (Hazardous and Substandard Building Act), as it may be amended from time to time.
- (B) *Procedure*. Whenever a peace officer or designated person determines that a public nuisance is being maintained or exists on the premises in the city, the officer or person designated shall notify in writing the owner of record or occupant of the premises of such fact and order that the nuisance be terminated or abated. The notice of violation shall specify the steps to be taken to abate the nuisance and the time within which the nuisance is to be abated. If the notice of violation is not complied with within the time specified, the officer or designated person shall report that fact forthwith to the City Council. Thereafter, the City Council may, after notice to the owner or occupant and an opportunity to be heard, determine that the condition identified in the notice of violation is a nuisance and further order that if the nuisance is not abated within the time prescribed by the City Council, the city may seek injunctive relief by serving a copy of the City Council order and notice of motion for summary enforcement or obtain an administrative search and seizure warrant and abate the nuisance.
- (C) Emergency procedure; summary enforcement. In cases of emergency, where delay in abatement required to complete the notice and procedure requirements set forth in divisions (A) and (B) of this section will permit a continuing nuisance to unreasonably endanger public health safety or welfare, the City Council may order summary enforcement and abate the nuisance. To proceed with summary enforcement, the officer or designated person shall determine that a public nuisance exists or is being maintained on premises in the city and that delay in abatement of the nuisance will unreasonably endanger public health, safety or welfare. The officer or designated person shall notify in writing the occupant or owner of the premises of the nature of the nuisance and of the city's intention to seek summary enforcement and the time and place of the City Council meeting to consider the question of summary enforcement. The City Council shall determine whether or not the condition identified in the notice to the owner or occupant is a nuisance, whether public health, safety or welfare will be unreasonably endangered by delay in abatement required to complete the procedure set forth in division (A) of this section, and may

order that the nuisance be immediately terminated or abated. If the nuisance is not immediately terminated or abated, the City Council may order summary enforcement and abate the nuisance.

(D) *Immediate abatement*. Nothing in this section shall prevent the city, without notice or other process, from immediately abating any condition which poses an imminent and serious hazard to human life or safety.

Penalty, see § <u>92.99</u>

№ 92.24 RECOVERY OF COST.

- (A) Personal liability. The owner of premises on which a nuisance has been abated by the city shall be personally liable for the cost to the city of the abatement, including administrative costs. As soon as the work has been completed and the cost determined, the City Clerk or other official shall prepare a bill for the cost and mail it to the owner. Thereupon the amount shall be immediately due and payable at the office of the City Clerk.
- (B) Assessment. After notice and hearing as provided in M.S. § 429.061, as it may be amended from time to time, if the nuisance is a public health or safety hazard on private property, the accumulation of snow and ice on public sidewalks, the growth of weeds on private property or outside the traveled portion of streets, or unsound or insect-infected trees, the City Clerk shall, on or before September 1 next following abatement of the nuisance, list the total unpaid charges along with all other charges as well as other charges for current services to be assessed under M.S. § 429.101 against each separate lot or parcel to which the charges are attributable. The City Council may then spread the charges against the property under that statute and other pertinent statutes for certification to the County Auditor and collection along with current taxes the following year or in annual installments, not exceeding ten, as the City Council may determine in each case.

Penalty, see § <u>92.99</u>

The Free Press THE LAND

P.O. Box 3287, Mankato, MN 56002 phone: (507) 344-6314, fax: (507) 625-1149 www.mankatofreepress.com

Affidavit of Publication

STATE OF MINNESOTA, COUNTY OF BLUE EARTH, ss.

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.

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 the following dates: 08/09/19, 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: abcdelghijklmnopgrstuvwxyz

4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to \$331A.06, is as follows: 32.85.

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.

Public Notice

Public Notice
August 9, 2019
NOTICE OF PUBLIC HEARING
TO AMEND NORTH MANKATO
CITY CODE
NOTICE IS HEREBY GIVEN
that the City Council of the City of
North Mankato, Minnesota, will
meet in the Council Chambers of
the Municipal Building, 1001 Belgrade Avenue, North Mankato,
Minnesota, at 7 p.m. on the 19th
day of August 2019, to hold a public hearing to consider amending
City Code Title XV: Land Usage,
Chapter 154 Sign Regulations reloted to the non-commercial institutional use of dynamic signs
in residential zoning districts.
Proposed language and additional information may be obtained
at the City Clerk's office or by

al information may be obtained at the City Clerk's office or by colling 625-4141.

Such persons as desire to be heard concerning the proposed amendment to the City Code will be heard at this meeting.

Dated this 5th day of August 2019.

April Van Genderen. April Van Genderen City Clerk

City of North Mankato, MN

FURTHER YOUR AFFIANT SAITH NOT,

Steve Jameson, Publisher

Sworn to and subscribed before me, this day 08/09/2019

Notary Public



№§ 154.01 LEGISLATIVE INTENT.

This chapter is enacted to promote the comprehensive and uniform standards relating to signs.

(Ord. 90, passed 9-21-1987)

№§ 154.02 OBJECTIVES.

It shall be the intent of the provisions of this chapter to achieve the following objectives:

- (A) To establish standards which would permit businesses in the city a reasonable and equitable opportunity to identify themselves;
- (B) To preserve and promote civic beauty and not allow signs which would detract from this objective because of unusual size, shape, height, location, condition, cluttering, or illumination;
 - (C) To insure that signs in the city shall not create a safety hazard;
- (D) To preserve and protect the value of land and buildings and to preserve and protect landscapes.

(Ord. 90, passed 9-21-1987)

§ 154.03 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACCESSORY SIGN. A sign which is necessary for the use of the property, contains no advertising information, does not exceed 6 square feet in area, and is used for matters pertaining to directions, parking, emergencies, and matters of a similar nature. Examples include but are not limited to identification and informational signs.

BANDED AREA. That portion of a building generally located along the front which is constructed for purposes of attaching building signs in a consistent and coordinated manner.

BANNER. A temporary sign attached to and not projecting more than 18 inches from the exterior wall of a building.

BENCH SIGN. A sign attached to or part of a sitting bench.

BUILDING SIGN. A business sign attached to any face of a building.

BUSINESS SIGN. An exterior sign attached to any face of a building which identifies the business or profession conducted on the premises. This sign pertains to the major functions or the name of the business and the trade names of primary products or goods manufactured or sold on the premises.

CANOPY SIGN. A sign printed on a fabric hood or cover which projects from the wall of a building and may or may not be retracted, folded, or collapsed against the face of the building.

CHANGEABLE COPY. A sign or portion of a sign with separate inset letters and/or symbols which can easily be removed and are periodically changed.

CONSTRUCTION/DEVELOPMENT SIGN. A sign used temporarily at the construction site identifying the developer, contractor, and/or builder.

DOUBLE FACED SIGN. A sign displaying identical information on opposite sides with the angle between the 2 sides no greater than 30 degrees.

DYNAMIC DISPLAY. Any characteristics of a sign that appear to have movement or that appear to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving, flashing, blinking or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input, "digital ink" or any other method or technology that allows the sign face to present a series of images or displays.

FLASHING SIGN. Any illuminated sign on which the artificial light is not stationary, constant in intensity, or constant in color at all times when the sign is in use. A sign providing public service information such as time, temperature, or similar information shall not be considered a flashing sign.

GRADE OF ELEVATION. The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the sign and 10 feet from the sign.

GROUND SIGN. A free-standing sign erected upon or supported by the ground and not attached to any building.

IDENTIFICATION SIGN. A sign which bears the name and/or address of the occupant of the building.

ILLUMINATED SIGN. Any sign which has characters, letters, figures, design, or outline illuminated by electric lights or illuminous tubes as part of the sign proper.

INFORMATIONAL/DIRECTIONAL SIGN. A sign erected upon private property to provide locational directions or building functions and is attached to the building. These signs may indicate parking areas, wash bays, drive-up windows, and the like.

JOINT IDENTIFICATION SIGN. A sign which identifies the name of a commercial or industrial complex consisting of 2 or more separate businesses. The sign may include a listing of businesses.

MARQUEE SIGN. A permanent structure not made of cloth fabric that projects over the entrance to a building and is often equipped with a sign board.

MENU BOARD. A sign listing drive-up food items in conjunction with a restaurant.

MONUMENT SIGN. A ground sign intended to permanently identify by name a residential development.

MOVING DEVICE. A device which moves or rotates to attract attention for advertising purposes.

MULTI-OCCUPANCY BUILDING. A building designed to be occupied by 2 or more separate businesses.

NON-COMMERCIAL PUBLIC USE. Properties owned by the City of North Mankato, religious organizations, or public or private schools not created with the intent to earn a profit-.-

OFF-PREMISES ADVERTISING SIGN. A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than on the premises.

PENNANT. A small flag used for decorative purposes or to attract attention.

POLITICAL CAMPAIGN SIGN. A sign posted by a bonafide candidate for political office or by a person or group promoting a political issue or political candidate.

PORTABLE SIGN. A sign so designed as to be movable from one location to another and not permanently attached to the ground or to any immobile structure. A portable sign may consist of a mobile structure such as a semi truck trailer or other device whose primary function during a specific time period is to serve as a sign.

PROMOTIONAL SIGN. A temporary sign which shall not exist for more than 30 days which promotes civic events or promotions, limited to city celebrations, firemen's functions and special school events.

PYLON SIGN. A ground sign erected upon a single post or posts that converge at a common base with the posts not more than 15 feet apart with the display portion mounted on top thereof. Clearance between the ground and bottom of the sign must be at least 12 feet.

REAL ESTATE SIGN. A sign intended to aid with the sale, rental, or lease of real property.

ROOF LINE. That line at which an exterior wall surface of a building departs from the vertical plane.

REVOLVING SIGN. A sign which rotates at a constant rate of revolutions per minute.

SIGN. A name, identification, description, display, illustration, structure, or device which is fixed to or painted or represented directly or indirectly upon a building or other outdoor surface or piece of land which directs the attention to an object, product, place, activity, person, institution, organization, or business.

SIGN HEIGHT. The vertical distance measured from the grade elevation to the highest point of the sign.

SIGN SETBACK. The shortest distance between a property or public right-of-way line and the surface of a sign.

TEMPORARY SIGN. Any sign which is erected for a limited time and/or special purpose, including but not limited to banners, portable, and movable signs.

(Ord. 90, passed 9-21-1987; Am. Ord. 17, 4th Series, passed 1-17-2008)

§ 154.04 GENERAL REGULATIONS.

- (A) Access. No sign shall be erected or maintained so as to prevent or deter ingress or egress from any door, window, or fire escape. Signs shall not be attached to stand pipes, fire escapes, or fences.
 - (B) Building signs location.
- (1) In multi-tenant buildings, building signs shall be within the banded area. Where a banded area does not exist, a City Building Official shall determine an appropriate location.
- (2) In flat-roofed buildings or hip-roofed buildings, the building sign shall not be above the front outside wall unless located within the banded area.
- (3) Building signs shall be located along any side considered to be the front of the building, or in the alternative, along a side where the site directly abuts a public street.
 - (4) Roof signs are prohibited.
 - (5) Building signs may project up to 18 inches to accommodate mounting.
- (C) Compliance with ordinance. No sign shall be erected, installed, constructed, or painted in the city except in compliance with this chapter.
- (D) *Double faced signs*. Signs less than 30 degrees shall be considered as 1 sign. When the sign is constructed so that the faces are not back-to-back, the angle shall not exceed 30 degrees. If the angle is greater than 30 degrees, the total area of the full sign shall be added together when calculating the area of the sign.
- (E) *Enforcing officer*. The City Building Official, Inspector, or any other city employee duly appointed by the City Administrator shall be the enforcing officer for this chapter.
- (F) Interference. No sign shall be hazardous or unsafe, block the efficient movement of traffic, or use words which might be construed as traffic controls such as stop, caution, or warning. No sign nor guys shall interfere with utility equipment.

(G) Maintenance.

(1) All signs shall be maintained in good condition and areas around them kept free from debris, tall bushes, high weeds, and from anything else which would be a nuisance. In addition, all parts and supports shall be properly painted. Any sign or structure which has rotted, unsafe, deteriorated, defaced or otherwise altered shall be repainted, repaired or replaced by the licensee, owner, or agent of the owner upon written notice by the city.

- (2) All business signs shall be removed from the building and property by the owner of such property within 30 days after the business or use is terminated. Framework that conforms to the ordinance and is expected to be used for a future business sign may be permitted to remain.
- (3) All signs shall contain current information. Outdated signs or signs with outdated information shall be removed by the owner. The entire surrounding area shall be cleared of all debris and unsightly projections and protrusions.
- (H) Preventing adverse effect on adjacent property. Exposed backs of all signs and the sign structure must be painted a neutral color and otherwise maintained so as not to have an adverse effect on the adjacent property.
- (I) *Projecting signs*. Except as otherwise provided, no projecting signs shall extend more than 18 inches from the face of a building over a public right-of-way. Exceptions include canopy signs and certain signs in the Central Business District.
- (J) Right-of-way. Except as permitted in the Central Business District, no sign shall be placed in the public right-of-way, attached to rocks, trees, utility poles, or fences. Signs located over public right-of-way or public or private accesses shall be a minimum of 8 feet above grade level.
 - (K) *Temporary signs*. The display of temporary signs is subject to the following:
- (1) The display of any temporary sign shall be limited to 1 continuous 30-day period in any 4- month period.
- (2) Not more than 3 temporary sign permits may be issued per year for any individual business.
 - (3) Temporary signs are limited to 24 square feet in size.
- (4) The location of freestanding temporary signs is subject to setback regulations. No temporary sign is permitted in any public right-of-way.
 - (5) A temporary sign permit is good for 30 calendar days from date of issuance.
 - (6) At any time no more than 1 temporary sign shall be displayed per business.

(Ord. 90, passed 9-21-1987; Am. Ord. 30, 4th Series, passed 1-4-2010; Am. Ord. 63, 4th Series, passed 1-5-2015)

₿§ 154.05 PROHIBITED SIGNS.

The following signs shall be prohibited:

- (A) All off-premises advertising signs including billboards;
- (B) Fence signs;
- (C) Flashing signs;
- (D) Signs which interfere with traffic signs, signals or devices;

- (E) Marquee signs;
- (F) Painting directly on exterior walls, except for public art murals approved by the city;
- (G) Paper, cardboard, or similar signs, notices, or flyers pasted, tacked, or otherwise attached to the exterior wall of any building, utility poles or traffic signs;
- (H) Permanent or temporary signs overhanging the public right-of-way or boundary of adjacent property, except traffic signs erected by the city, county, or state;
 - (I) Revolving beacons and sequential flashers;
 - (J) Revolving signs;
 - (K) Roof signs;
- (L) Where a business is located over more than 1 parcel or lot, the business shall not be entitled to additional signs nor a multiplicity of square footage of signage by virtue thereof;
 - (M) Lighted signs in residential zoning districts, except churches or schools;
- (N) Signs or advertising painted or attached to vehicles parked on a property not intended to be moved for a period of 48 hours or more;
 - (O) Dynamic display signs over 125 square feet;
- (P) Dynamic display signs in residential zoning districts; and
 - (Q) Dynamic display off-premises signs.

(Ord. 90, passed 9-21-1987; Am. Ord. 8, 4th series, passed 1-16-2007; Am. Ord. 17, 4th series, passed 1-17-2008; Am. Ord. 109, 4th series, passed 9-17-2018)

№§ 154.06 PERMITTED SIGNS.

If they conform to and meet the general regulations contained in this chapter, the following signs may be erected or maintained as shown for each zoning district or land use when specified.

- (A) General. The following signs shall require a permit:
 - (1) Building, pylon, ground signs.
 - (2) Menu boards.
 - (3) Temporary signs.
 - (4) Monument signs.
 - (5) Identification signs.
 - (6) Joint identification signs.
 - (7) Canopy signs.

- (8) General business signs.
- (9) Replacement signs.
- (B) Building, pylon, ground signs.
 - (1) Building signs. Refer to the requirements in each zoning district.
- (2) *Pylon signs*. The single side of any pylon sign in any zoning district shall not exceed the maximum size requirements within each zoning district, including changeable copy board. Clearance of a pylon sign must be a minimum of 12 feet. The maximum height of a pylon sign is 30 feet. Where an abutting state or federal highway is more than 5 feet above the average grade of the commercial property, the pylon sign may be increased in height by an amount equal to the difference between the average grade of the commercial property in the vicinity of the sign and the average grade of the highway in the vicinity of the sign. The applicant is responsible for providing necessary elevation data at the time of permit application.
- (3) Ground signs. Maximum height permitted is as follows. Eight feet if in the required setback area for structures in the zoning district.
- (4) Maximum number and square footage. Where building, pylon, or ground signs are permitted under this chapter, the maximum square footage permitted shall not be interpreted to permit a multiplicity of signs within the maximum square footage. Where a business occupies more than 1 zoning lot, the maximum number of signs permitted shall not be interpreted to permit a multiplicity of signs or multiplicity of signs within the maximum square footage.
 - (C) Menu boards. Menu boards shall be permitted under the following conditions.
- (1) A maximum of 2 menu boards shall be permitted with a restaurant providing drive-up window service.
 - (2) A menu board shall be a maximum of 36 square feet in area.
- (D) *Temporary signs*. Changeable copy signs designed to be temporary are limited to 24 square feet in size.
- (E) *Monument signs*. A monument sign intended to permanently identify a residential development shall be permitted under the following conditions:
- (1) There shall be an entity established to the satisfaction of the city, such as a homeowner's association, which shall clearly be responsible for the perpetual maintenance of the monument sign and its environs with corresponding powers to raise maintenance capital; or
- (2) In the alternative, there shall be a \$1,000 fee paid to the city and a ground easement surrounding the monument sign granted to the city in order that the city may remove the monument sign and its environs if it is not maintained or if it otherwise becomes necessary to remove the sign.
 - (3) A monument sign shall not exceed 50 square feet in area.

- (4) Monument signs shall be a minimum of 50 feet from any existing or future residence.
- (5) The city, at the discretion of the City Council, may deny a permit for a monument sign where it is determined that the monument sign may create an undue burden upon the city by virtue of its size, location, building materials, or potential need for maintenance.
 - (F) Identification signs.
 - (1) Ground signs and building signs are permitted.
- (2) Maximum height 6 feet, if in the required setback area for structures in that zoning district.
 - (3) Maximum square footage: 32.
- (G) Joint identification signs. Area identification signs shall be located in the following manner.
 - (1) The signs must be located on the property of the complex it is identifying.
- (2) The sign must be located along a public street frontage but not in the public right-of-way.
- (3) The sign must be located a minimum of 50 feet from any other identification sign or pylon sign.
 - (4) No more than one area identification sign is permitted for a particular complex.
- (5) Business identification signs may be used to list the businesses within the complex but are limited to 6 square feet each.
 - (H) Canopy signs.
 - (1) Each canopy may contain one sign per business.
- (2) The square footage of a sign on a canopy shall be calculated by measuring the area included in the smallest rectangle that can be made to circumscribe any message, figure or symbol. Where the messages, figures, or symbols involve any configuration that cannot be readily circumscribed by a single rectangle, then the sign area shall be calculated as the sum of the fewest number of connecting rectangles that can be made to circumscribe the same.
- (3) Where the building abuts the public sidewalk, then canopy signs may extend into the right-of-way up to within 2 feet of the curb or to the curb side of such sidewalk, whichever is closer to the building.
 - (4) Minimum clearance: 8 feet.

(Ord. 90, passed 9-21-1987)

₿§ 154.07 SIGN PERMIT APPLICATION.

The application for a sign permit shall be made upon forms provided by the city and shall state or have attached to them the following information:

- (A) Name, address and telephone number of the applicant and owner of the sign;
- (B) A site plan describing the location of the property, existing buildings and locations of all proposed signs including setbacks;
- (C) A scaled drawing of the sign to include dimensions and square footage calculations;
- (D) A site plan describing the position of the sign or other advertising structures in relation to nearby buildings or structures if requested by the City Building Official;
 - (E) A blueprint or ink drawing of the plans and specifications of the sign;
- (F) A copy of stress sheets and calculations showing the structure as designed or dead load and wind velocity in the amount required by this chapter and all other provisions of this code and ordinances of the city, if requested by the City Building Official;
 - (G) Name of person erecting the structure;
 - (H) Such other information as the city may require.

(Ord. 90, passed 9-21-1987)

№§ 154.08 FEES.

Permit fees for signs shall be as follows.

- (A) Business signs. For each sign permitted there shall be an initial fee as specified in § 150.04 of the City Code.
- (B) Failure to obtain a permit. A double fee will be charged if a sign is erected without first obtaining a permit for such sign.

(Ord. 90, passed 9-21-1987)

№§ 154.09 GENERAL SIGN REGULATIONS.

For R-A, R-1, R-1S, R-2, R-3 and R-4 Residential Zoning Districts:

- (A) Permitted signs.
 - (1) Monument sign.
 - (2) Ground sign.
 - (3) Building sign.
- (4) Dynamic display signs. For non-commercial institutional uses, a single dynamic display sign per lot is permitted so long as such sign conforms to the size and setback regulations of this Section and the following conditions:

- (A) Sign image shall change no more than one time every three hours
- (B) The sign shall be turned off 1-hour after sunset each night through 1-hour before sunrise the following day
 - (C) Luminance levels shall not exceed 6,000 nits during the daytime hours
- (D) The sign manufacturer shall submit certification at the time of Sign Permit issuance that the sign has the mechanical capabilities to control luminance at the level noted in C above. In no instance shall the sign have the mechanical capabilities to exceed 6,000 nits.
 - (B) Minimum setbacks.
 - (1) Monument sign; 10 feet.
 - (2) Ground sign; 10 feet.
 - (C) Maximum square footage.
 - (1) Monument sign; 50 square feet.
 - (2) Building sign; 50 square feet.
 - (3) Ground sign; 50 square feet.
 - (D) Maximum number of signs. Maximum of 1 sign permitted.

№§ 154.10 B-1, NEIGHBORHOOD BUSINESS DISTRICT.

- (A) Permitted signs.
 - (1) Building sign.
 - (2) Ground sign.
 - (3) Menu boards
 - (4) Temporary sign.
 - (5) Monument sign.
 - (6) Identification sign.
 - (7) Joint identification sign.
 - (8) General business sign.
 - (9) Canopy sign.
- (B) Minimum setbacks.
 - (1) Ground sign; 10 feet.
 - (2) Temporary sign; 10 feet.

- (3) Monument sign; 10 feet.
- (4) Identification sign; 10 feet.
- (5) Joint identification sign; 10 feet.
- (6) General business sign; 10 feet.
- (C) Maximum square footage.
 - (1) Single occupant; 40 square feet.
 - (2) Multi-occupant:
 - (a) 40 square feet per business; or
 - (b) 60 square feet for ground signs.
- (D) Maximum number of signs.
 - (1) Single occupant:
 - (a) 1 ground sign; and
 - (b) 1 business sign.
 - (2) Multi-occupant;
 - (a) 1 ground sign per building; or
 - (b) 1 business sign per occupant.

₽§ 154.11 B-2, COMMUNITY BUSINESS DISTRICTS.

- (A) Permitted signs.
 - (1) Building sign.
 - (2) Ground sign.
 - (3) Pylon sign.
 - (4) Menu boards.
 - (5) Temporary sign.
 - (6) Monument sign.
 - (7) Identification sign.
 - (8) Joint identification sign.
 - (9) General business sign.
 - (10) Canopy sign.
- (B) Minimum setbacks.
 - (1) Ground sign; 10 feet.

- (2) Temporary sign; 10 feet.
- (3) Monument sign; 10 feet.
- (4) Identification sign; 10 feet.
- (5) Joint identification sign; 10 feet.
- (6) General business sign; 10 feet.
- (7) Pylon sign: 5 feet.
- (C) Maximum square footage.
 - (1) Single occupant; 125 square feet.
 - (2) Multi-occupant:
 - (a) 40 square feet per business; or
 - (b) 110 square feet per ground or pylon sign.
- (D) Maximum number of signs.
 - (1) Single occupant:
 - (a) 2 business signs; and either
 - (b) I pylon or 1 ground sign.
 - (2) Multi-occupant:
 - (a) 2 business signs per business; and either
 - (b) 1 pylon sign or 1 ground sign.

(Am. Ord. 8, 4th Series, passed 1-16-2007)

§ 154.12 B-3, GENERAL COMMERCIAL.

- (A) Permitted signs.
 - (1) Building sign.
 - (2) Ground sign.
 - (3) Pylon sign.
 - (4) Menu boards.
 - (5) Temporary sign.
 - (6) Monument sign.
 - (7) Identification sign.
 - (8) Joint identification sign.
 - (9) General business sign.

- (10) Canopy sign.
- (B) Minimum setbacks.
 - (1) Ground sign: I0 feet.
 - (2) Temporary sign: 10 feet.
 - (3) Monument sign: 10 feet.
 - (4) Identification sign: 10 feet.
 - (5) Joint identification sign: 10 feet.
 - (6) General business sign: 10 feet.
 - (7) Pylon sign: 5 feet.
- (C) Maximum square footage.
 - (1) Single occupant: 150 square feet.
 - (2) Multi-occupant under 20,000 square feet:
 - (a) 60 square feet per business.
 - (b) 110 square feet for ground or pylon signs.
 - (3) Multi-occupant over 20,000 square feet:
 - (a) 60 square feet per business.
 - (b) 260 square feet for ground or pylon signs.
- (D) Maximum number of signs.
 - (1) Single occupant.
 - (a) Two business signs; and either;
 - (b) One ground or one pylon sign;
 - (c) A business may use one ground and one pylon sign subject to:
- 1. Business is immediately adjacent to two public roadways one of which is a U.S. Trunk Highway;
 - 2. The pylon sign shall be adjacent to the U.S. Trunk Highway;
 - 3. The pylon sign is not within 200 feet of another pylon sign;
 - 4. The lot size of the business shall not be less than one acre;
 - (2) Multi-occupant under 20,000 square feet:
 - (a) Two business signs per occupant; and either;
 - (b) One ground or one pylon sign; or

- (c) A business may use one ground and one pylon sign subject to:
- 1. Business is immediately adjacent to two public roadways one of which is a U.S. Trunk Highway;
 - 2. The pylon sign shall be adjacent to the U.S. Trunk Highway;
 - 3. The pylon sign is not within 200 feet of another pylon sign; and
 - 4. The lot size of the business shall not be less than one acre.

(Am. Ord. 63, 4th series, passed 1-5-2015; Am. Ord. 91, 4th series, passed 6-5-2017) \$ 154.13 CENTRAL BUSINESS DISTRICT.

- (A) Permitted signs.
 - (1) Building sign.
 - (2) Ground sign.
 - (3) Pylon sign.
 - (4) Menu boards.
 - (5) Temporary sign.
 - (6) Monument sign.
 - (7) Identification sign.
 - (8) Joint identification sign.
 - (9) General business sign.
 - (10) Canopy sign.
- (B) Minimum setbacks.
 - (1) Ground sign; 10 feet.
 - (2) Temporary sign; 10 feet.
 - (3) Monument sign; 10 feet.
 - (4) Identification sign; 10 feet.
 - (5) Joint identification sign; 10 feet.
 - (6) General business sign; 10 feet.
 - (7) Pylon sign: 5 feet.
- (C) Maximum square footage.
 - (1) Single occupant: 100 square feet.
 - (2) Multi-occupant: 125 square feet.

- (D) Maximum number of signs.
 - (1) Single occupant.
 - (a) 1 business sign; and either
 - (b) 1 ground or 1 pylon sign.
 - (2) Multi-occupant.
 - (a) 1 business sign per occupant; and either
 - (b) 1 ground or 1 pylon sign.
- (E) Overhanging signs.
- (1) General business signs are permitted to encroach upon the public right-of-way a maximum of 4 feet when the front of the building abuts a property line.
 - (2) Overhang signs must be attached to the front of the building.
 - (3) Maximum height is 16 feet. Minimum clearance is 12 feet.
 - (F) Temporary sandwich board signs.
 - (1) Permitted in the 200, 300, 400 and 500 blocks of Belgrade Avenue.
- (2) The total square footage per sign shall not exceed 12 square feet or 6 square feet per side.
 - (3) One sign permitted per business.
 - (4) Signs shall be only placed in front of the location the sign serves.
- (5) Signs shall be used during the hours of operation of the business the sign serves.

(Am. Ord. 8, 4th Series, passed 1-16-2007; Am. Ord. 19, 4th Series, passed 7-7-2008; Am. Ord. 21, 4th Series, passed 1-20-2009)

§ 154.14 OR-1, OFFICE/RESIDENTIAL DISTRICT.

- (A) Permitted signs.
 - (1) Building sign.
 - (2) Ground sign.
 - (3) Temporary sign.
 - (4) Monument sign.
 - (5) Identification sign.
 - (6) Joint identification sign.
 - (7) General business sign.

- (8) Canopy sign.
- (B) Minimum setbacks.
- (1) Ground sign: 5 feet from front property line or 16.5 feet from the curb line, whichever is greater.
- (2) Temporary sign: 5 feet from front property line or 16.5 feet from the curb line, whichever is greater.
- (3) Monument sign: 5 feet from front property line or 16.5 feet from the curb line, whichever is greater.
- (4) Identification sign: 5 feet from front property line or 16.5 feet from the curb line, whichever is greater.
- (5) Joint identification sign: 5 feet from front property line or 16.5 feet from the curb line, whichever is greater.
- (6) General business sign: 5 feet from front property line or 16.5 feet from the curb line, whichever is greater.
 - (7) The minimum side yard setback for any ground sign shall be 10 feet.
 - (C) Maximum square footage.
 - (1) Single occupant: 80 square feet.
 - (2) Multi-occupant: 80 square feet plus an additional 20 square feet per occupant.
 - (3) Ground signs are limited to a size of 50 square feet.
 - (D) Maximum number of signs.
 - (1) Single occupant.
 - (a) 1 business sign; and
 - (b) 1 ground sign.
 - (2) Multi-occupant.
 - (a) 1 business sign per occupant; and
 - (b) 1 ground sign.

- (A) Permitted signs.
 - (1) Building sign.
 - (2) Ground sign.
 - (3) Menu boards.
 - (4) Temporary sign.

- (5) Monument sign.
- (6) Identification sign.
- (7) Joint identification sign.
- (8) General business sign.
- (9) Canopy sign.
- (10) Pylon sign.
- (B) Minimum setbacks.
 - (1) Ground sign: 10 feet.
 - (2) Temporary sign: 10 feet.
 - (3) Monument sign: 10 feet.
 - (4) Identification sign: 10 feet.
 - (5) Joint identification sign: 10 feet.
 - (6) General business sign: 10 feet.
 - (7) Pylon sign: 5 feet.
- (C) Maximum square footage.
- (1) Buildings under 25,000 square feet are permitted 200 square feet of total signage.
- (2) Buildings 25,001 to 200,000 square feet are permitted 400 square feet of total signage.
- (3) Buildings over 200,000 square feet are permitted 600 square feet of total signage.
 - (4) No freestanding or building sign shall exceed 150 square feet in size.
 - (D) Maximum number of signs.
 - (1) Single occupant building.
- (a) 2 business signs; and either 1 ground or 1 pylon sign permitted on lots with 1 street frontage.
 - (b) Lots with 2 street frontages are permitted the use of 1 ground or 1 pylon sign.
 - (2) Multi-occupant building.
- (a) 2 business signs per occupant; and either 1 ground or 1 pylon sign permitted on lots with 1 street frontage.
- (b) Lots with 2 street frontages are permitted the use of 1 ground and 1 pylon sign.

(Am. Ord. 19, 4th series, passed 7-7-2008; Am. Ord. 21, 4th series, passed 1-20-2009; Am. Ord. 30, 4th series, passed 1-4-2010; Am. Ord. 63, 4th series, passed 1-5-2015; Am. Ord. 92, 4th series, 6-5-2017)

§ 154.16 SIGNS NOT REQUIRING A PERMIT.

The following signs do not require a permit or payment of fees but must conform to the accompanying standards.

- (A) Construction/development signs.
- (1) One temporary construction sign shall be permitted on each property in any zoning district during construction.
- (2) One temporary development sign shall be permitted for each platted subdivision.
- (3) Construction signs shall only be permitted during construction or remodeling, and shall be removed before the building is occupied, or after remodeling has been completed.
- (4) In residential districts or districts abutting a residential zone, construction/development signs shall be located at least 50 feet from any existing dwelling unit and must conform to the standard residential setback requirements for that zone.
- (5) In residential districts, development signs shall be removed when the subdivision is 75% sold out or the structure is 75% rented or sold.
- (6) Where more than one builder is involved in a residential subdivision, there shall be only one sign as described above which may list the builders for the subdivision.
- (7) Construction signs are limited to 32 square feet maximum and development signs are limited to 80 square feet maximum.
 - (B) City, county, state, or federal signs.
 - (C) Garage sales.
- (1) Signs advertising garage sales shall be limited to a maximum of 3 days for each sale. There shall be no more than 3 sales each calendar year for a household and signs shall not exceed 2 square feet in area.
- (2) Garage sale signs are prohibited in public right-of-ways, on utility poles, trees, street signs traffic signs, and the like.
 - (D) Home occupation signs. Limited to 2 square feet.
- (E) *Identification sign*. Limited to no more than 6 square feet. These signs may be used as business listings on joint identification signs. These identification signs shall not be used in computing the maximum permitted sign area for a business.
- (F) Identification signs rear entrance. Rear entrance identification signs not exceeding 6 square feet in copy area shall be permitted as building signs located

adjacent to the rear entrance to an individual business in order to identify the location for deliveries. These identification signs shall not be considered in computing the maximum permitted sign area for a business.

- (G) Informational/directional signs.
- (1) Up to 5 on-site directional signs per site, shall be permitted in any commercial or industrial district for the purpose of directing vehicular or pedestrian traffic in a safe and convenient manner as follows:

Zoning District	Maximum Size
B-1, B-2, B-3, OR-1 and CBD	6 sq. ft.
I-1, M-1 and M-2	Buildings over 25,000 sq. ft 10 sq. ft. Building under 25,000 sq. ft 6 sq. ft.

- (2) Informational signs attached to a building shall be permitted in order to locate building functions such as a car wash bay, drive-up window, or to indicate additional parking. Signs may indicate store hours and the like.
- (3) Informational signs shall meet the building sign requirements for maximum height and shall be in addition to any other business signs permitted by this chapter.
 - (H) Real estate sign.
- (1) One temporary sign advertising buildings or land for rent or for sale shall be permitted in the front yard, side yard subject to setback requirements, or window of such building. The sign shall be removed within 10 days after the property is rented or the closing of the sale. Real estate signs of any kind shall not be located in the public right-of-way.
 - (2) In Residential Districts, signs shall not exceed 6 square feet in area.
- (3) In all industrial and commercial districts, real estate signs no larger than 20 square feet are permitted.
 - (I) Political campaign sign.
- (1) Signs are limited to 4.5 square feet in residential districts and 18 square feet in commercial and industrial districts.
- (2) Each sign must contain the name and address of persons responsible for the sign and that person is responsible for its removal.
- (3) These signs shall remain for no longer than 45 days prior to and 10 days after the election for which they were intended.
- (4) All signs shall be confined to private property and shall not be attached to trees, utility poles, rocks, the exterior of buildings or within any public street right-of-way.

- (J) Promotional sign. Signs for civic events.
- (K) *Trespass signs*. Trespass signs and signs of a similar, restrictive nature may be permitted on private property but not to exceed 2 square feet in area.
 - (L) Summary. The following is a summary of signs not requiring a permit.

SIGNS NOT REQUIRING A PERMIT

		Тур	e o	f Sign	
Sign Type	Ground	Build	ing	Maximum Square Footage	
Construction		1		32	
Development		1		80 sq. ft.	
Garage sales		1		2 sq. ft.	
Home occupat	ion		1	2 sq. ft.	
Identification - Rear entranc Area identifi listings	e		1	6 sq. ft. 6 sq. ft.	
Informational/	directional	5,	k	See division (G)(1)	
Political		1	1	Residential districts - 4.5 sq. ft., a	ill others 18 sq. ft.
Real estate		1 or	1	R-1, R-2, R-3, & R-4 platted for s sq. ft. R-3, R-4 not platted or deve homes, all commercial, industrial districts - 20 sq. ft.	eloped for single family
Trespass		1	1	2 sq. ft.	

^{*}Combined total for ground and building

(Ord. 90, passed 9-21-1987; Am. Ord. 34, 4th Series, passed 1-18-2011; Am. Ord. 43, 4th Series, passed 1-17-2012)

₽§ 154.17 VARIANCES.

- (A) *Authorized*. To provide reasonable flexibility in the sign regulations, the City Council may approve a variance or a sign not otherwise permitted by these regulations where such exception would not be inconsistent with the legislative intent and objectives of this chapter.
 - (B) Procedure.

- (1) Application for a variance shall be made following the process outlined in § 156.055.
- (2) Conditions for granting a variance shall be made following the standards outlined in § 156.085.
- (C) Fee. All requests for variances shall be made in writing to the city on the form provided by the city and the request shall include a fee as determined by the Council. All information required when applying for a sign permit as outlined in § 154.06 shall be required before the request for a variance is considered by the City Council.

(Ord. 90, passed 9-21-1987)

🧏 § 154.18 NONCONFORMING SIGNS; CONTINUATION OF EXISTING SIGNS.

Existing signs, other than temporary signs, may be kept as and where they were then located effective the date of adoption of this chapter, even though they may not conform to these regulations. These signs may continue to exist except in the following conditions:

- (A) No nonconforming sign shall be reconstructed after total destruction or partial destruction exceeding 50% of its replacement value.
- (B) When a business sign is removed for any reason, then any subsequent signs, including the removed sign, must conform to this chapter.

(Ord. 90, passed 9-21-1987)

№ § 154.98 VIOLATIONS.

If an authorized agent of the city finds any sign in violation of the terms of this chapter, such violations shall be punishable as a misdemeanor.

- (A) Criminal.
 - (1) Violators will be notified by first class mail of the violation.
 - (2) Violators will be allowed 10 business days to conform to this chapter.
- (3) If after 10 days the sign is still in violation, the City Attorney shall begin formal legal proceedings.
- (B) Civil. The city reserves the right to pursue any civil remedy authorized by law. In pursuing such civil remedy, the cost incurred by the city attributable to such procedure, including staff time and attorney's fees shall be chargeable to the violator.

(Ord. 90, passed 9-21-1987)

Claims List - Regular By Vendor Name



City of North Mankato, MN

Date Range: 8-19-19

Vendor Number Bank Code: APBNK-Al	Vendor Name PBNK	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00416	1st LINE/LEEWES VENTURES LLC	08/19/2019	Regular	0	1,024.10	91478
00009	A-1 KEY CITY LOCKSMITHS, INC	08/19/2019	Regular	0	300.00	91479
00072	ANCOM COMMUNICATIONS	08/19/2019	Regular	0		91480
00113	BAKER & TAYLOR	08/19/2019	Regular	0	27.98	91481
02169	BLUE LINE SHARPENING & SALES	08/19/2019	Regular	0	195.00	91482
00179	BOUND TREE MEDICAL LLC	08/19/2019	Regular	0	348.98	91483
03102	BREEDLOVE, TISHA	08/05/2019	Regular	0	36.00	91465
03110	BSN SPORTS	08/19/2019	Regular	0		91484
03107	CIAROCHI, BRIAN	08/19/2019	Regular	0	103.79	91485
02757	CINTAS	08/19/2019	Regular	0	227.85	91486
03112	CITY OF LAKE CRYSTAL	08/19/2019	Regular	0	148.39	91487
00255	CITY OF MANKATO	08/19/2019	Regular	0	109,914.09	91488
03105	CLIFF VIESSMAN, INC	08/19/2019	Regular	0	650.00	91489
03111	COLE PAPERS INC	08/19/2019	Regular	0	140.34	
00353	DITTRICH MECHANICAL & FABRICATION	08/19/2019	Regular	0		91490 91491
00364	DRUMMER'S GARDEN CENTER & FLORAL	08/19/2019	Regular	0		
00380	ELECTRIC PUMP, INC.		_		3,946.35	91492
02237	'	08/19/2019 08/19/2019	Regular	0	4,886.24	91493
03101	EMERGENCY RESPONSE SOLUTIONS		Regular	0	2,341.03	91494
00404	EVENSON CONCRETE SYSTEMS, INC	08/02/2019	Regular			91463
00409	FASTENAL COMPANY	08/19/2019	Regular	0		91495
00413	FERGUSON ENTERPRISES, INC	08/19/2019	Regular	0		91496
	FIRE SAFETY USA, INC.	08/19/2019	Regular	0	168.45	91497
00447	FREE PRESS	08/19/2019	Regular	0	160.20	91498
02891	GLOBAL SPECIALTY CONTRACTORS, INC.	08/19/2019	Regular	0	· ·	91499
00496	GOVERNMENT FINANCE OFFICERS ASSOCIATION		Regular	0		91500
00873	HENRY G. MEIGS LLC	08/19/2019	Regular	0	57,326.79	91501
00595	HY-VEE, INC.	08/19/2019	Regular	0	843.85	91502
02917	JENNINGS, STROUSS & SALMON, P.L.C.	08/19/2019	Regular	0	9,000.00	91503
00639	KIBBLE EQUIPMENT LLC	08/19/2019	Regular	0	1,212.80	91504
03103	LAGER'S INC	08/06/2019	Regular	0	339.59	91467
00731	LAGER'S OF MANKATO, INC.	08/06/2019	Regular	0		91468
00746	LAW ENFORCEMENT LABOR SERVICES, INC.	08/14/2019	Regular	0	612.00	91475
00724	LEAGUE OF MINNESOTA CITIES INSURANCE TP		Regular	0		91506
00754	LEAGUE OF MINNESOTA CITIES	08/19/2019	Regular	0	50.00	91505
02110	MAKING FACES MANKATO	08/19/2019	Regular	0		91507
01471	MANKATO CIVIC CENTER	08/12/2019	Regular	0	23,058.62	91469
02643	MANKATO DOWNTOWN KIWANIS	08/19/2019	Regular	0	170.00	91508
00847	MATHESON TRI-GAS, INC.	08/19/2019	Regular	0		91509
03022	MINNESOTA PAVING & MATERIALS	08/19/2019	Regular	0	703.20	
00942	MINNESOTA SECTION, AWWA	08/13/2019	Regular	0	290.00	
00996	MT BALLOONS	08/19/2019	Regular	0		91511
01037	NICOLLET COUNTY	08/19/2019	Regular	0	21,461.62	91512
01053	NORTH KATO SUPPLY, LLC	08/19/2019	Regular	0		91513
03020	NUTRIEN AG SOLUTIONS, INC.	08/19/2019	Regular	0	271.94	91514
02245	ONSITE	08/19/2019	Regular	0.		91515
01084	OVERHEAD DOOR CO. OF MANKATO, INC.	08/19/2019	Regular	0	200.92	91516
01106	PETTY CASH	08/19/2019	Regular	0		91517
01107	PINE PRODUCTS, INC.	08/19/2019	Regular	0	·	91518
01133	POWERPLAN/RDO EQUIPMENT	08/19/2019	Regular	0		91519
02769	PRESENCE MAKER INC.	08/19/2019	Regular	0		91520
01166	RADIO MANKATO	08/19/2019	Regular	0	400.00	91521
02801	REHNELT EXCAVATING LLC	08/12/2019	Regular	0	98,777.44	91470
02801	REHNELT EXCAVATING LLC	08/19/2019	Regular	0		91522
03113	REINER MASONRY, INC	08/19/2019	Regular	0	800.00	91523
01190	REINHART FOODSERVICE LLC	08/19/2019	Regular	0		91524
03108		08/19/2019	Regular	0		91525
03104	ROIGER, BEN	08/12/2019	Regular	0	290.00	91471

01385	SANCO EQUIPMENT, LLC	08/19/2019	Regular	0	80 25	91526
01248	SCHMIDT SIDING & WINDOW, INC.	08/19/2019	Regular	o	108.98	91527
02819	SETTER & ASSOCIATES LLC	08/19/2019	Regular	0	4,250.00	
01352	STREICHER'S, INC	08/19/2019	Regular	0	170.99	91529
02955	THOMAS, KRISTEN	08/02/2019	Regular	0	225.45	91464
01402	TIRE ASSOCIATES	08/19/2019	Regular	0	4,516.04	91530
01409	TOPPERS & TRAILERS PLUS	08/19/2019	Regular	0	28.97	
01431	TWIN CITY STRIPING	08/19/2019	Regular	0	1,500.00	91532
02041 02833	ULINE	08/19/2019	Regular	0	786.74	91533
02261	VALLEY ASPHALT PRODUCTS, INC. VENMILL INDUSTRIES	08/19/2019 08/19/2019	Regular Regular	0	2,393.82	91534 91535
02282	WARD EINESS STRATEGIES	08/19/2019	Regular	0	128.68 2,000.00	
01525	WEST CENTRAL SANITATION, INC.	08/19/2019	Regular	0	27,841.77	
02924	WHITEWATER WEST INDUSTRIES LTD	08/19/2019	Regular	0	29,400.00	91538
01562	ZAHL EQUIPMENT SERVICE, INC.	08/19/2019	Regular	0	62.80	91539
00101	AT&T MOBILITY	08/14/2019	Bank Draft	0	28.91	DFT0003325
00241	CHARTER COMMUNICATIONS	08/11/2019	Bank Draft	0	259.33	DFT0003313
00311	CULLIGAN WATER CONDITIONING	08/02/2019	Bank Draft	0	34.75	DFT0003301
00311	CULLIGAN WATER CONDITIONING	08/02/2019	Bank Draft	0	27.80	DFT0003301
00321	DAKOTA COUNTY TECHNICAL COLLEGE	08/02/2019	Bank Draft	0	500.00	DFT0003296
02750	DPS MEDIA	08/11/2019	Bank Draft	0	178.47	DFT0003310
00608 00733	INGRAM LIBRARY SERVICES LAKES GAS CO #10	08/15/2019 08/02/2019	Bank Draft Bank Draft	0	1,236.63	DFT0003329
00733	LAKES GAS CO #10	08/02/2019	Bank Draft	0	299.40 158.00	DFT0003297 DFT0003309
00923	MINNESOTA DEPARTMENT OF LABOR & INDUS		Bank Draft	0	12.00	DFT0003309
01320	SPRING TOUCH LAWN SPECIALIST	08/02/2019	Bank Draft	0	5,500.00	DFT0003308
01335	STAPLES ADVANTAGE	07/31/2019	Bank Draft	0	153.13	DFT0003294
01335	STAPLES ADVANTAGE	08/02/2019	Bank Draft	0	238.90	DFT0003295
01335	STAPLES ADVANTAGE	08/06/2019	Bank Draft	0	213.56	DFT0003307
01335	STAPLES ADVANTAGE	08/12/2019	Bank Draft	0	165.02	DFT0003324
01470	VERIZON WIRELESS	08/02/2019	Bank Draft	0	782.55	DFT0003300
01470	VERIZON WIRELESS	08/14/2019	Bank Draft	0	30.36	DFT0003326
02178	WASTE MANAGEMENT OF WI-MN	08/11/2019	Bank Draft	0	329.35	DFT0003311
01525	WEST CENTRAL SANITATION, INC.	08/11/2019	Bank Draft	0	4,260.73	DFT0003312
00551 00028	A.H. HERMEL COMPANY	08/21/2019 08/21/2019	EFT EFT	0	5,013.94	2060
00039	AFFORDABLE TOWING OF MANKATO, INC. ALL AMERICAN TOWING	08/21/2019	EFT	0	100.00 270.00	2061 2062
00058	AMERICAN ENGINEERING TESTING, INC.	08/21/2019	EFT	0	18,436.25	2063
00105	AUTO VALUE MANKATO	08/21/2019	EFT	0	94.02	2064
00106	AUTOMATIC SYSTEMS CO.	08/21/2019	EFT	0	1,717.30	2065
00174	BOLTON & MENK, INC.	08/21/2019	EFT	0	5,577.50	2066
00176	BORDER STATES ELECTRIC SUPPLY	08/21/2019	EFT	0	1,181.25	2067
00216	C & S SUPPLY CO, INC.	08/21/2019	EFT	0	608.94	2068
00310	CRYSTEEL TRUCK EQUIPMENT, INC	08/21/2019	EFT	0	80.00	2069
00322	DALCO	08/21/2019	EFT	0	265.68	2070
02275 00343	DEM-CON MATERIALS & RECOVERY	08/21/2019	EFT	0	5,813.41	2071
03076	DH ATHLETICS LLC FREYBERG MANAGEMENT	08/21/2019 08/21/2019	EFT EFT	0	2,106.06	2072
00453	FREYBERG PETROLEUM SALES, INC.	08/21/2019	EFT	0	101.22 14,871.70	2073 2074
00463	G & L AUTO SUPPLY, LLC	08/21/2019	EFT	0	577.05	2075
00469	GANGELHOFF, BRIAN	08/21/2019	EFT	0	159.96	2076
01098	GILLETTE GROUP/PEPSI-COLA	08/21/2019	EFT	0	4,469.73	2077
00482	GMS INDUSTRIAL SUPPLIES, INC.	08/21/2019	EFT	0	50.72	2078
02560	GOLD MEDAL	08/21/2019	EFT	0	3,648.79	2079
00494	GOPHER STATE ONE-CALL	08/21/2019	EFT	0	518.40	2080
00538	HAWKINS, INC.	08/21/2019	EFT	0	4,644.40	2081
00680	J.J. KELLER & ASSOCIATES, INC.	08/21/2019	EFT	0	696.50	2082
02941 00632		08/13/2019	EFT	0	4,020.07	2059
00691		08/21/2019 08/21/2019	EFT EFT	0	999.53	2083 2084
00743		08/21/2019	EFT	0	8,927.85 19.02	2084
00776	LLOYD LUMBER CO.	08/21/2019	EFT	0	1,451.69	2086
02575	LOCHER BROS, INC.	08/21/2019	EFT	0	5,175.10	2087
00796		08/21/2019	EFT	0	1,840.00	2088
00874		08/21/2019	EFT	0	625.82	2089
00889	•	08/21/2019	EFT	0	1,297.73	2090
00910	MINNESOTA VALLEY TESTING LAB, INC.	08/21/2019	EFT	0	41.50	2091

00956	MINNESOTA WASTE PROCESSING CO.	08/21/2019	EFT	0	28,761.86	2092
00997	MTI DISTRIBUTING CO	08/21/2019	EFT	0	3,040.10	2093
01052	NORTH CENTRAL INTERNATIONAL	08/21/2019	EFT	0	782.81	2094
02005	PANTHEON COMPUTERS	08/21/2019	EFT	0	1,079.00	2095
01090	PARAGON PRINTING, MAILING & SPECIALTIES	08/21/2019	EFT	0	2,992.76	2096
01179	RED FEATHER PAPER CO.	08/21/2019	EFT	0	2,812.47	2097
02281	REINDERS	08/21/2019	EFT	0	2,751.34	2098
02747	RENT-N-SAVE	08/21/2019	EFT	0	1,958.54	2099
01211	RIVER BEND BUSINESS PRODUCTS	08/21/2019	EFT	0	691.15	2100
02182	RYAN, JESSICA	08/21/2019	EFT	0	45.70	2101
01281	SIGN PRO	08/21/2019	EFT	0	3,912.00	2102
01323	SPS COMPANIES, INC.	08/21/2019	EFT	0	48.21	2103
01380	TEXAS REFINERY CORP.	08/21/2019	EFT	0	1,034.00	2104
02510	TORDSEN, MIKEAL	08/21/2019	EFT	0	161.80	2105
01419	TRAVERSE DES SIOUX LIBRARY COOPERATIVE	08/21/2019	EFT	0	400.00	2106
01552	WW BLACKTOPPING, INC	08/21/2019	EFT	0	4,620.70	2107
02181	ETS CORPORATION	08/02/2019	Bank Draft	0	2,201.71	DFT0003304
02003	MINNESOTA DEPT OF REVENUE	08/07/2019	Bank Draft	0	499.61	DFT0003305
02003	MINNESOTA DEPT OF REVENUE	08/11/2019	Bank Draft	0	13,541.00	DFT0003314
02003	MINNESOTA DEPT OF REVENUE	08/14/2019	Bank Draft	0	7,710.61	DFT0003321
03029	OPEN EDGE	08/02/2019	Bank Draft	0	47.16	DFT0003306
02766	SPROUT SOCIAL	08/07/2019	Bank Draft	0	99.00	DFT0003303
01477	VIKING ELECTRIC SUPPLY, INC.	08/11/2019	Bank Draft	0	315.60	DFT0003315
01477	VIKING ELECTRIC SUPPLY, INC.	08/14/2019	Bank Draft	0	776.81	DFT0003328
01557	XCEL ENERGY	08/14/2019	Bank Draft	0	233.10	DFT0003327
					1,078,365.04	149

Authorization Signatures

All Council

	All Couliell
The above manual and regular claims lists for 8-19	9-19 are approved by:
MARK DEHEN- MAYOR	ε
	.51
DIANE NORLAND- COUNCIL MEMBER	
WILLIAM STEINER- COUNCIL MEMBER	
	s.
SANDRA OACHS- COUNCIL MEMBER	

JAMES WHITLOCK- COUNCIL MEMBER

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

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

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

Donor	Restriction	Amount
Jo Robbins	Donation-Library	\$ 300.00
TOTAL		\$300.00

Adopted by the City Council this 19th day of August 2019.

	Mayor	
City Clerk	 ,	

RESOLUTION APPROVING CONSENT ASSESSMENT AGREEMENT

WHEREAS, the City of North Mankato has, at the property owner's request, paid for certain improvements that will benefit such property, specifically repair/replacement of water line for the following described real estate:

1550 Nottingham Drive PIN #18.809.0410 Block 3 Lot 26 Subdivision Sunrise Acres No. 6 Cost: \$2,933.00

WHEREAS, the property owner desires that the cost of the sewer line be made as a special assessment against the property; and

WHEREAS, the property owner has executed a consent assessment agreement;

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

That the attached consent assessment agreement is approved and that the City Clerk is directed to forward a certified copy of this resolution along with a copy of the consent assessment agreement to the Nicollet County Auditor.

Adopted by the City Council this 19th day of August 2019.

	Mayor
ATTEST:	
City Clerk	

CONSENT ASSESSMENT AGREEMENT

This Agreement is made between the City of North Mankato (City) and Shawn Stewart (Owner) and Heather Stewart (Owner).

The parties are guided in reaching this agreement by the following facts:

1. Owner's property is described as follows:

1550 Nottingham Lane PIN #18.809.0410

Block 3 Lot 26 Subdivision SUNRISE ACRES NO. 6

- 2. Owner replaced the water line.
- 3. Owner desires to waive all of the procedures mandated by Chapter 429 of Minnesota Statutes and to consent to the imposition of an assessment directly upon the described property.
- 4. City is willing to pay for the repair in consideration for the owner's consent to the assessment.

The parties therefore make the following agreement:

1. As a result of the improvement, a special assessment shall be filed against owner's land in the amount of \$2,933.00. The assessment shall be payable in equal installments extending over a period of three (3) years and bear interest at the rate of 7.00% per annum from the date of this agreement. The City may transmit notice of this assessment to the County Auditor.

Adopted this _____ day of Aug ____2019.

Ву:	
lts:	
hawh Property O	Maxy Johnson
Property O	wner



Invoice

Heiser Massey, Inc.
1865 Pleasenives Dr.
North Marketo, MN 5000
Leve 345-6162

Shawn Stewart - 8-1-19.

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STREET DESIGN

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E light the second are, we have the right to properly with applied the remaining in the impressed description of the complete of the impressed with a particular and the description of the impressed with a particular particular and the description of the complete and the description of the impressed with particular particular and the description of the complete and the description of the

THE	800	00
- magazin		
	•	



305 W Quarry Spring St Kasota, MN 56050 PH: (507) 931-6699 Fax: (507) 931-6709

8-5-19 20-7010-003-H Invoice

Date	Invoice #
6/2/2019	2403

Bill To	
Shawn Stewart	
1550 Knottingham Lane	
Mankato, MN 56001	

Ship To	0	

	P.O. No.		Term	3	Rep	Ship	Via		Project	
			Due on re	ceipt		6/2/2019				
Quantity	Item		Date		Desc	ription	Price E	ach	Amount	
7	Mini-Excavator	5/24	/2019	Fix Wat	erline			123.00	861.0	
7	Labor	5/24	/2019	John				65.00	455.0	
7	Labor	5/24	4/2019 Joey			5/24/2019			65.00	455.0
2	Foreman	5/24	/24/2019 Supervisor				75.00			
2	01	5/24	/24/2019 1" compression couplers				78.00	156.0		
2	01	5/24	/2019	copper /	ft.			4.00	8.0	
1	01	5/24	/2019	stand pi	pe top			48.00	48.0	
								4		
		1								

Total \$2,133.00

RESOLUTION WAIVING WAITING PERIOD FOR EXEMPTION FROM LAWFUL GAMBLING LICENSE FOR HOLY ROSARY CHURCH

WHEREAS, Holy Rosary Church has made application for exemption from a charitable gambling license to conduct a raffle and bingo on November 3, 2019 at Holy Rosary Church within the City of North Mankato, Minnesota, which application was received by the City on August 6, 2019.

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 August 2019.

	Mayor	
ATTEST:		

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

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.

the state of the s						
ORGANIZATION INFORMATION						
Organization Previous Gambling Previous Gambling Permit Number: X-03302-18-026						
Minnesota Tax ID Number, if any: 8373253 Federal Employer ID Number (FEIN), if any: 41-0713877						
Mailing Address: 525 Grant Ave						
City: North Mankato State: MN Zip: 56003 County: Nicollet						
Name of Chief Executive Officer (CEO): Father Paul van de Crommert						
CEO Daytime Phone: 507-3878-6501 CEO Email: jimth@hickorytech.net (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 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): Holy Rosary School Physical Address (do not use P.O. box): 546 Grant Ave						
Check one:						
City: North Mankato, MN Zip: 56003 County: Nicollet						
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						
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 <i>Distributors</i> under the <i>List of Licensees</i> tab, or call 651-539-1900.						

LG220 Application for Exempt Permit

the Minnesota Gambling Control Board)	NI (required before submitting application to			
CITY APPROVAL for a gambling premises located within city limits	COUNTY APPROVAL for a gambling premises located in a township			
The application is acknowledged with no waiting period.	The application is acknowledged with no waiting period.			
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). The application is denied.	The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days. The application is denied.			
Print City Name: North Mankato	Print County Name:			
Signature of City Personnel:	Signature of County Personnel:			
Title: C. ty (C L Date: 8-14-19	Title: Date:			
The city or county must sign before	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.)			
submitting application to the Gambling Control Board.	Print Township Name:			
	Signature of Township Officer:			
	Title: Date:			
CHIEF EXECUTIVE OFFICER'S SIGNATURE (requ				
The information provided in this application is complete and accurate report will be completed and returned to the Board within 30 days. Chief Executive Officer's Signature: (Signature must be CEO's signature)	or the event date			
Print Name: Father Paul van Crommert				
REQUIREMENTS	MAIL APPLICATION AND ATTACHMENTS			
Complete a separate application for:	Mail application with:			
 all gambling conducted on two or more consecutive days; or all gambling conducted on one day. 	a copy of your proof of nonprofit status; and application fee (non-refundable). If the application is			
Only one application is required if one or more raffle drawings are conducted on the same day.	postmarked or received 30 days or more before the event, the application fee is \$100 ; otherwise the fee is \$150 .			
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.	Make check payable to State of Minnesota . To: Minnesota Gambling Control Board 1711 West County Road B, Suite 300 South Roseville, MN 55113			
Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).	Questions? Call the Licensing Section of the Gambling Control Board at 651-539-1900.			
Data privacy notice: The information requested application. Your organization	zation's name and ment of Public Safety; Attorney General;			

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 Depart-

ment 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.



PARK PERMIT

1001 Belgrade Ave North Mankato, MN 56003 507-625-4141 www.northmankato.com

Permit #: 732019 Start Time: <u>NOC</u> Date: Hy 28 19 Stop Time: 10	PM Fee: \$ 100.00
Event Name: Bridges Community Sch Name: Bridges Community S	Take Shelter #2 Wheeler Park Indoor Shelter OU BUCK TO WHOOD # of People 500
City: North Mantato Phone: (51) 469 - 5976 Email: bridges	advisor Committee @ annil com
Use of Tents (or anything requiring staking) No Notes: No Notes:	☐ Yes * If Yes, Please contact Gopher State One Call 800-252-1166 one week prior to event.
	sit and \$30 keg permit) Catering* (must contact City Hall)
Audio (requires audio permit) No Allowed	☐ Yes * If Yes, Please fill out Audio Permit.
 Personal grills Keg beer provided a permit is obtained Fishing/ice fishing on Ladybug Lake and Spring Lake only Pets in Benson Park, Bluff Park and Spring Lake Park provided they are on a 6' leash Canoes and kayaks on Ladybug Lake and Spring Lake (children under 12 must be accompanied by an adult and wear a life preserver) Hog roasts provided they are on a hard-surfaced lot 	 Prohibited Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Parks Department. Pets (allowed in Benson Park, Spring Lake Park and Bluff Park only) Glass containers Campfires / Bonfires / Fire Rings Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices Dunk Tanks Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices must end at 10 PM
	eservation fee is non-refundable. If prior approval is not es and causes disruption of utility services, I agree to be
I, the undersigned, have received the Audio Permit Insinstructions may terminate the event and prevent futu	structions and understand that failure to comply with the audio are ability to obtain an audio permit.
SIGNED: Applicant	Date
□ APPROVED □ DENIED	and the second s
REFER TO COUNCIL City Clerk	Date
Receipt # POOI94847BookOnline	ParkPolice Staff Initials



PARK PERMIT

1001 Belgrade Ave North Mankato, MN 56003 507-625-4141 www.northmankato.com

Permit #: 81 -2019 Start Time: 4 Date: 9-18-19 Stop Time: 8	PM Fee: \$100.00 And
Shelter: Spring Lake Shelter #1 □ Spring I	_ake Shelter #2
Event Name: South Point Financial (16	dit Union # of People 100
Name: <u>Thane wirmes</u>	
Address: 1800 Commerce W.	
city: 41. Man Kato	State: <u>MN</u> Zip <u>56003</u>
Phone: 607) 333 - 5029 Email: Shave	. Wilmes@ Sauthpoint Sinancial, con
Use of Tents (or anything requiring staking) *Bounce House requires waiver Notes:	Yes * If Yes, Please contact Gopher State One Call 800-252-1166 one week prior to event.
Alcoholic Beverages (wine & beer only) No Please specify: Cans Keg * (\$300 refundable depo	☐ Yes psit and \$30 keg permit) Catering* (must contact City Hall)
Audio (requires audio permit)	Yes * If Yes, Please fill out Audio Permit.
Allowed	Prohibited
 Personal grills Keg beer provided a permit is obtained Fishing/ice fishing on Ladybug Lake and Spring Lake only Pets in Benson Park, Bluff Park and Spring Lake Park provided they are on a 6' leash Canoes and kayaks on Ladybug Lake and Spring Lake (children under 12 must be accompanied by an adult and wear a life preserver) Hog roasts provided they are on a hard-surfaced lot 	 Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Parks Department. Pets (allowed in Benson Park, Spring Lake Park and Bluff Park only) Glass containers Campfires / Bonfires / Fire Rings Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices Dunk Tanks Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices must end at 10 PM
	reservation fee is non-refundable. If prior approval is not tees and causes disruption of utility services, I agree to be
I, the undersigned, have received the Audio Permit In instructions may terminate the event and prevent future.	structions and understand that failure to comply with the audio are ability to obtain an audio permit.
SIGNED: Applicant	\$-1219 Date
□ APPROVED □ DENIED	
REFER TO COUNCIL City Clerk	Date
Receipt # RO0195894 X Book Online	ParkPolice Staff Initials

Staff Initials



1001 Belgrade Avenue North Mankato, MN 56003 507-625-4141 Fax: 507-625-4151

Audio Permit _	81 A -	_ 2019
Park Permit	81 =	_2019

www.northmankato.com

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.

- Tallare to comp	pry will affect i	ature ability to obtain	an addio perime	
AMPLIFIED SOUND:	Second Co.	MUSIC/BAND ARAOKE MACHINE ER:	DATE OF EV BEGIN TIME END TIME:	
LOCATION / SHELTER:	SLP #	E		
EVENT NAME: Sow	thPoint	Financial	Credit Un	ion
ONSITE COORDINATOR:	: PRIN	r NAME: <u>Shane</u>	Lisime S	
	MOB	ILE NUMBER: <u>5</u> 67	- 370- 933	>
I, THE UNDERSIGNED COMPLY WITH THE AUD AN AUDIO PERMIT.				T FUTURE ABILITY TO OBTAIN
CITY CLERK:		***************************************	□ D	ENIED 🗖 APPROVED
☐ BOOK ☐ POLICE	ONLINE	⊠ \$25.00 FEE R €	0 195894	STAFF INTIALS



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

For Office Use Only					
APP	ROVED				
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 inadvance of the parade date.

Name of Applicant	Address	Phone		Email		
Brian Yingst	1920 Lee 19vd	507~	389-7391	brian. Vin	ast@sw	Hacentra
Sponsoring Organization	N. Mulaulo MN	56003		1		
Name	Address	150	Phone			
SCC Fitness Center	1920 Lee Blud	N. Manlato	507-	389-73	w	
Contact during eyent		Phone				
Soin Ingth		30	7262	1616		
Event Location)	Date	Fro	m Time To	О	
Spring Lake &	are	9/19/19	5	om 7	on	
Occasion for Parade Studen	- Fitness Ca	enter S	K.	i i	1	
Parade Description / Composition						
SCC Student 5k						
Estimated Number of Participants:	40-50					
Estimated Number of Participants:						
As duly authorized representative for a permit to parade in the City ledge, the above is an accurate at this permit and subject to the proparade participants and the order	of North Mankato, Minn and true description of the evisions and conditions wh	esota. I hereby cer parade. I agree to entire may be necess	tify that, to texecute the p	the best of my loarade according	know- ng to	
		7	10/19			
Applicant		Date	12/1	-		
Pursuant to Section 70.21 of the applicant organization. This per of North Mankato and only for	mit shall be valid only un	der the conditions	ize a parade recommend	permit for the ed by the City		
m Sulle	<u>'</u>	8/1/	19	No p	place as	ssistane
Chief of Police		Date			270.000	-/// 6
Caswell Sports Director		Date				



1001 Belgrade Avenue North Mankato, MN 56003 507-625-4141 Fax: 507-625-4151

www.northmankato.com

Audio Permit	2019
Park Permit	2019

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.

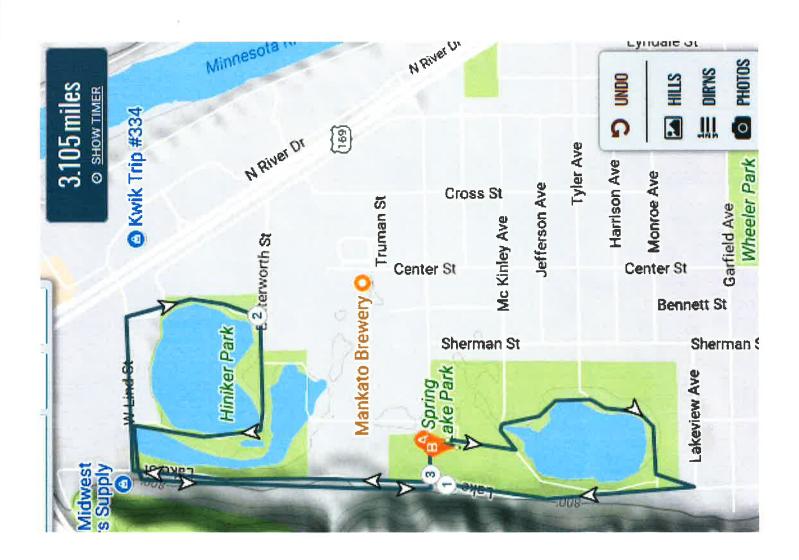
Audio Permit Responsibilities:

- 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: 9 19 19 BEGIN TIME: 50M END TIME: 70M				
LOCATION / SHELTER:	Her I	•				
EVENT NAME: SCC 3	Κ					
ONSITE COORDINATOR:	PRINT NAME: Boian	Ymast				
7	MOBILE NUMBER:SU	7-262-1616				
MI, 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		<i>i</i> 1				
SIGNATURE:		DATE: 7/18/19				
CITY CLERK:		DENIED APPROVED				
BOOK SOLICE DO	NLINE \$25.00 FEE	STAFF INTIALS				



CITY OF NORTH MANKATO REQUEST FOR COUNCIL ACTION



Agenda Item #12A	Department: Finance	Council Meeting Date: 8/19/19
TITLE OF ISSUE: Consider Adopting Obligation Bonds, Series 2019A.	Resolution Providing for the C	ompetitive Negotiated Sale of General
issued in an amount of \$2,880,00.		ance of General Obligation bonds will be If additional space is required, attach a separate sheet he Competitive Negotiated Sale of General
Motion By: Second By: Vote Record: Aye Steiner Norland Oachs Whitlock Dehen	Resolution Ordina X Other (specify) Agreement	ING DOCUMENTS ATTACHED nce Contract Minutes Map Notice of Sale, Finance Plan, Service
Workshop X Regular Meeting Special Meeting	Refe	e until:

EXTRACT OF MINUTES OF A MEETING OF THE CITY COUNCIL CITY OF NORTH MANKATO, MINNESOTA

HELD: August 19, 2019

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of North Mankato, Nicollet County, Minnesota, was duly held at the City Hall on August 19, 2019, at 7:00 P.M. for the purpose in part of providing for the competitive sale of \$2,880,000 General Obligation Bonds, Series 2019A.

The following members were present:

and the following were a	bsent:
Member	introduced the following resolution and moved its adoption:
	RESOLUTION NO

RESOLUTION PROVIDING FOR THE COMPETITIVE SALE OF GENERAL OBLIGATION BONDS, SERIES 2019A

- A. WHEREAS, the City Council of the City of North Mankato, Minnesota (the "City"), has determined that it is necessary and expedient to issue General Obligation Bonds, Series 2019A (the "Bonds") to finance various improvement projects in the City; and
- B. WHEREAS, the City has retained Northland Securities, Inc., in Minneapolis, Minnesota ("Northland"), as its independent municipal advisor and is therefore authorized to sell the Bonds by competitive sale in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9); and
- C. WHEREAS, the City has retained Briggs and Morgan, Professional Association, in Minneapolis, Minnesota, as its bond counsel for purposes of this financing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Mankato, Minnesota, as follows:

- 1. <u>Authorization</u>. The City Council hereby authorizes Northland to solicit bids for the competitive sale of the Bonds.
- 2. <u>Meeting; Proposal Opening</u>. The City Council shall meet at the time and place specified in the Notice of Sale, in substantially the form attached hereto as Exhibit A, for the purpose of considering sealed proposals for and awarding the sale of the Bonds. The Administrator, or designee, shall open proposals at the time and place specified in the Notice of Sale.

- 3. <u>Notice of Sale</u>. The terms and conditions of the Bonds and the negotiation thereof are in substantially in the form set forth in the Notice of Sale attached hereto as Exhibit A and hereby approved and made a part hereof.
- 4. <u>Official Statement</u>. In connection with the competitive sale of the Bonds, the Administrator and other officers or employees of the City are hereby authorized to cooperate with Northland and participate in the preparation of an official statement for the Bonds, and to execute and deliver it on behalf of the City upon its completion.

The motion	for the adopti	on of the for	egoing resolu	ition was d	luly seconded by	y member
	and, after full	discussion t	hereof and up	on a vote l	being taken ther	eon, the
following voted in	favor thereof:					

and the following voted against the same:

Whereupon the resolution was declared duly passed and adopted.

STATE OF MINNESOTA COUNTY OF NICOLLET CITY OF NORTH MANKATO

I, the undersigned, being the duly qualified and acting Clerk of the City of North Mankato, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council duly called and held on the date therein indicated, insofar as such minutes relate to the City's \$2,880,000 General Obligation Bonds, Series 2019A.

WITNESS my hand on August 19, 2019.

Clerk		

EXHIBIT A

NOTICE OF SALE

\$2,880,000* GENERAL OBLIGATION BONDS, SERIES 2019A

CITY OF NORTH MANKATO, MINNESOTA (Book-Entry Only)

NOTICE IS HEREBY GIVEN that these Bonds will be offered for sale according to the following terms:

TIME AND PLACE:

Proposals (also referred to herein as "bids") will be opened by the City's Administrator, or designee, on Monday, October 7, 2019, at 10:30 A.M., CT, at the offices of Northland Securities, Inc. (the City's "Municipal Advisor"), 150 South 5th Street, Suite 3300, Minneapolis, Minnesota 55402. Consideration of the Proposals for award of the sale will be by the City Council at its meeting at the City Offices beginning Monday, October 7, 2019 at 7:00 P.M., CT.

SUBMISSION OF PROPOSALS

Proposals may be:

- a) submitted to the office of Northland Securities, Inc.,
- b) faxed to Northland Securities, Inc. at 612-851-5918,
- c) for proposals submitted prior to the sale, the final price and coupon rates may be submitted to Northland Securities, Inc. by telephone at 612-851-5900 or 612-851-5915, or
- d) submitted electronically.

Notice is hereby given that electronic proposals will be received via PARITY[™], or its successor, in the manner described below, until 10:30 A.M., CT, on Monday, October 7, 2019. Proposals may be submitted electronically via PARITY[™] or its successor, pursuant to this Notice until 10:30 A.M., CT, but no Proposal will be received after the time for receiving Proposals specified above. To the extent any instructions or directions set forth in PARITY[™], or its successor, conflict with this Notice, the terms of this Notice shall control. For further information about PARITY[™], or its successor, potential bidders may contact Northland Securities, Inc. or i-Deal[®] at 1359 Broadway, 2nd floor, New York, NY 10018, telephone 212-849-5021.

Neither the City nor Northland Securities, Inc. assumes any liability if there is a malfunction of PARITY[™] or its successor. All bidders are advised that each Proposal shall be deemed to constitute a contract between the bidder and the City to purchase the Bonds regardless of the manner in which the Proposal is submitted.

BOOK-ENTRY SYSTEM

The Bonds will be issued by means of a book-entry system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds.

^{*} The City reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of \$5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread.

Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the City through U.S. Bank National Association, St. Paul, Minnesota (the "Paying Agent/Registrar"), to DTC, or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The successful bidder, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC. The City will pay reasonable and customary charges for the services of the Paying Agent/Registrar.

DATE OF ORIGINAL ISSUE OF BONDS

Date of Delivery (Estimated to be October 30, 2019)

AUTHORITY/PURPOSE/SECURITY

The Bonds are being issued pursuant to Minnesota Statutes, Chapters 429, 444, and 475. Proceeds will be used to finance street and utility improvements. The Bonds are payable from special assessments against benefitted properties, ad valorem taxes, net revenues of the City's sewer and storm water utilities and additionally secured by ad valorem taxes on all taxable property within the City. The full faith and credit of the City is pledged to their payment and the City has validly obligated itself to levy ad valorem taxes in the event of any deficiency in the debt service account established for this issue.

INTEREST PAYMENTS

Interest is due semiannually on each February 1 and August 1, commencing February 1, 2020, to registered owners of the Bonds appearing of record in the Bond Register as of the close of business on the fifteenth day (whether or not a business day) of the calendar month preceding such interest payment date.

MATURITIES

Principal is due annually on February 1, inclusive, in each of the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2020	\$205,000	2025	\$180,000	2030	\$195,000
2021	175,000	2026	185,000	2031	200,000
2022	175,000	2027	190,000	2032	205,000
2023	180,000	2028	190,000	2033	210,000
2024	180,000	2029	195,000	2034	215,000

Proposals for the Bonds may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above.

INTEREST RATES

All rates must be in integral multiples of 1/20th or 1/8th of 1%. *Rates must be in level or ascending order*. All Bonds of the same maturity must bear a single uniform rate from date of issue to maturity.

ESTABLISHMENT OF ISSUE PRICE (HOLD-THE-OFFERING-PRICE RULE MAY APPLY – BIDS NOT CANCELLABLE)

The winning bidder shall assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and Bond Counsel. All actions to be taken by the City under this Notice of Sale to establish the issue price of the Bonds may be taken on behalf of the City by the City's Municipal Advisor and any notice or report to be provided to the City may be provided to the City's Municipal Advisor.

The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the "competitive sale requirements") because:

- (1) the City shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the City anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Bonds, as specified in the bid.

In the event that the competitive sale requirements are not satisfied, the City shall promptly so advise the winning bidder. The City may then determine to treat the initial offering price to the public as of the award date of the Bonds as the issue price of each maturity by imposing on the winning bidder the Hold-the-Offering-Price Rule as described in the following paragraph (the "Hold-the-Offering-Price Rule"). Bids will <u>not</u> be subject to cancellation in the event that the City determines to apply the Hold-the-Offering-Price Rule to the Bonds. Bidders should prepare their bids on the assumption that the Bonds will be subject to the Hold-the-Offering-Price Rule in order to establish the issue price of the Bonds.

By submitting a bid, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the "Initial Offering Price"), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the Hold-the-Offering Price Rule shall apply to any person at a price that is higher than the Initial Offering Price to the public during the period starting on the award date for the Bonds and ending on the <u>earlier</u> of the following:

- (1) the close of the fifth (5th) business day after the award date; or
- (2) the date on which the underwriters have sold at least 10% of a maturity of the Bonds to the public at a price that is no higher than the Initial Offering Price to the public (the "10% Test"), at which time only that particular maturity will no longer be subject to the Hold-the-Offering-Price Rule.

The City acknowledges that, in making the representation set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the Hold-the-Offering-Price Rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the Hold-the-Offering-Price Rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the Hold-the-Offering-Price Rule, as set forth in the retail distribution agreement and the related pricing wires. The City further

acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the Hold-the-Offering-Price Rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the Hold-the-Offering-Price Rule as applicable to the Bonds.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires.

Notes: Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

- (1) "public" means any person other than an underwriter or a related party,
- (2) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public).
- (3) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation or another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and
- (4) "sale date" means the date that the Bonds are awarded by the City to the winning bidder.

ADJUSTMENTS TO PRINCIPAL AMOUNT AFTER PROPOSALS

The City reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of \$5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread. Such adjustments shall be made promptly after the sale and prior to the award of Proposals by the City and shall be at the sole discretion of the City. The successful bidder may not withdraw or modify its Proposal once submitted to the City for any reason, including post-sale adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

OPTIONAL REDEMPTION

Bonds maturing on February 1, 2028 through 2034 are subject to redemption and prepayment at the option of the City on February 1, 2027 and any date thereafter, at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and principal amounts within each maturity to be redeemed shall be determined by the City and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar.

CUSIP NUMBERS

If the Bonds qualify for assignment of CUSIP numbers such numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the successful bidder thereof to accept delivery of and pay for the Bonds in accordance with terms of the purchase contract. The CUSIP Service Bureau charge for the assignment of CUSIP identification numbers shall be paid by the successful bidder.

DELIVERY

Delivery of the Bonds will be within forty days after award, subject to an approving legal opinion by Briggs and Morgan, Professional Association, Bond Counsel. The legal opinion will be paid by the City and delivery will be anywhere in the continental United States without cost to the successful bidder at DTC.

TYPE OF PROPOSAL

Proposals of not less than \$2,851,200 (99.00%) and accrued interest on the principal sum of \$2,880,000 must be filed with the undersigned prior to the time of sale. Proposals must be unconditional except as to legality. Proposals for the Bonds should be delivered to Northland Securities, Inc. and addressed to:

John Harrenstein, City Administrator 1001 Belgrade Avenue North Mankato, Minnesota 56002

A good faith deposit (the "Deposit") in the amount of \$57,600 in the form of a federal wire transfer (payable to the order of the City) is only required from the apparent winning bidder, and must be received within two hours after the time stated for the receipt of Proposals. The apparent winning bidder will receive notification of the wire instructions from the Municipal Advisor promptly after the sale. If the Deposit is not received from the apparent winning bidder in the time allotted, the City may choose to reject their Proposal and then proceed to offer the Bonds to the next lowest bidder based on the terms of their original proposal, so long as said bidder wires funds for the Deposit amount within two hours of said offer.

The City will retain the Deposit of the successful bidder, the amount of which will be deducted at settlement and no interest will accrue to the successful bidder. In the event the successful bidder fails to comply with the accepted Proposal, said amount will be retained by the City. No Proposal can be withdrawn after the time set for receiving Proposals unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded on the basis of the lowest interest rate to be determined on a true interest cost (TIC) basis. The City's computation of the interest rate of each Proposal, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The City will reserve the right to: (i) waive non-substantive informalities of any Proposal or of matters relating to the receipt of Proposals and award of the Bonds, (ii) reject all Proposals without cause, and (iii) reject any Proposal which the City determines to have failed to comply with the terms herein.

INFORMATION FROM SUCCESSFUL BIDDER

The successful bidder will be required to provide, in a timely manner, certain information relating to the initial offering price of the Bonds necessary to compute the yield on the Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended.

OFFICIAL STATEMENT

By awarding the Bonds to any underwriter or underwriting syndicate submitting a Proposal therefor, the City agrees that, no more than seven business days after the date of such award, it shall provide to the senior managing underwriter of the syndicate to which the Bonds are awarded, the Final Official Statement in an electronic format as prescribed by the Municipal Securities Rulemaking Board (MSRB).

FULL CONTINUING DISCLOSURE UNDERTAKING

The City will covenant in the resolution awarding the sale of the Bonds and in a Continuing Disclosure Undertaking to provide, or cause to be provided, annual financial information, including audited financial statements of the City, and notices of certain material events, as required by SEC Rule 15c2-12.

BANK QUALIFICATION

The City will designate the Bonds as qualified tax-exempt obligations for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

BOND INSURANCE AT UNDERWRITER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the successful bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the successful bidder of the Bonds. Any increase in the costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the successful bidder, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that rating fee. Any other rating agency fees shall be the responsibility of the successful bidder. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the successful bidder shall not constitute cause for failure or refusal by the successful bidder to accept delivery on the Bonds.

The City reserves the right to reject any and all Proposals, to waive informalities and to adjourn the sale.

Dated: August 19, 2019

BY ORDER OF THE NORTH MANKATO CITY COUNCIL

/s/ John Harrenstein City Administrator

Additional information may be obtained from: Northland Securities, Inc. 150 South 5th Street, Suite 3300 Minneapolis, Minnesota 55402 Telephone No.: 612-851-5900

EXHIBIT A – FORM OF ISSUE PRICE CERTIFICATES

(COMPETITVE SALE SATISFIED)

	(80)	MI EIII VE SAILL S		
•	The undersigned, on best as set forth below with of the City of North Man	respect to the sale	of the General Obligation	(the "Underwriter"), on Bonds, Series 2019A
1.	Reasonably Expected In	nitial Offering Price		
Expected Offe formulating it	As of the Sale Date, the Underwriter are the prices are the prices bid to purchase the Bone Underwriter to purchase	ces listed in Sched es for the Maturities des. Attached as Sc	ule A (the "Expected es of the Bonds used	by the Underwriter in
(b) bid.	The Underwriter was no	ot given the opportu	unity to review other bio	ds prior to submitting its
(c)	The bid submitted by the	ne Underwriter cons	tituted a firm offer to p	urchase the Bonds.
2.	Defined Terms.			
(a) maturity dates separate Matu	, or Bonds with the sam			s. Bonds with different est rates, are treated as
party" for pur	"Public" means any per orporation) other than an coses of this certificate ge on ownership, directly or	Underwriter or a rel enerally means any	ated party to an Underv	
(c) of a Maturity	"Sale Date" means the soft the Bonds. The Sale D	•	_	ct in writing for the sale
the Bonds to t with a person Public (includ	"Underwriter" means (a the lead underwriter to the Public, and (ii) any perdescribed in clause (i) of the Bonds to the Public	form an underwriting rson that agrees pure this paragraph to pure group or a party to	ng syndicate) to particips suant to a written contra articipate in the initial	act directly or indirectly sale of the Bonds to the
certificate reprinted 148 of the Intundersigned uncertain of the interest the federal income for federal income federal i	epresentations set forth in resents the Underwriter's ernal Revenue Code of 1 inderstands that the foregrepresentations set forth in come tax rules affecting in connection with render teral income tax purposes, income tax advice that it in	interpretation of an 1986, as amended, a coing information we note the Nonarbitrage the Bonds, and by ring its opinion that the preparation of the second se	y laws, including special and the Treasury Regularly Regularly be relied upon by the Certificate and with respect Briggs and Morgan, Pathe interest on the Bond the Internal Revenue Se	fically Sections 103 and lations thereunder. The le Issuer with respect to pect to compliance with rofessional Association, is is excluded from gross rvice Form 8038-G, and
Dated	, 2	019.		

(ISSUE PRICE CERTIFICATE – HOLD-THE-OFFERING-PRICE RULE APPLIES)

The undersigned, on behalf of(the "Underwriter"), on behalf of itself, hereby certifies as set forth below with respect to the sale and issuance of General Obligation Bonds, Series 2019A (the "Bonds") of the City of North Mankato, Minnesota (the "Issuer"). 1. Initial Offering Price of the Bonds.
(a) The Underwriter offered each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.
(b) As set forth in the Notice of Sale, the Underwriter has agreed in writing that, (i) for each Maturity of the Bonds, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.
2. <u>Defined Terms</u> .
(a) "Holding Period" means, for each Maturity of the Bonds, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (), or (ii) the date on which the Underwriter has sold at least 10% of such Maturity of the Bonds to the Public at prices that are no higher than the Initial Offering Price for such Maturity.
(b) "Maturity" means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.
(c) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.
(d) "Sale Date" means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is, 2019.
(e) "Underwriter" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Representative's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The

Public (including a member of a selling group or a party to a retail distribution agreement participating in

the initial sale of the Bonds to the Public).

undersigned understands that the foregoing information will be relied upon by the Issuer with respect to
certain of the representations set forth in the Nonarbitrage Certificate and with respect to compliance with
the federal income tax rules affecting the Bonds, and by Briggs and Morgan, Professional Association,
Bond Counsel, in connection with rendering its opinion that the interest on the Bonds is excluded from
gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-
G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated:	, 2019

Finance Plan

City of North Mankato, Minnesota

\$2,880,000 General Obligation Bonds, Series 2019A

August 19, 2019



150 South 5th Street, Suite 3300 Minneapolis, MN 55402 612-851-5900 800-851-2920

www.northlandsecurities.com

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Executive Summary

The following is a summary of the recommended terms for the issuance of \$2,880,000 General Obligation Bonds, Series 2019A (the "Bonds" or "2019A Bonds"). Additional information on the proposed finance plan and issuing process can be found after the Executive Summary, in the Issue Overview and Attachment 4 – Related Considerations.

Purpose Proceeds from the Bonds will be used to fund street and utility

improvements.

Security The Bonds will be a General Obligation of the City. The City

will pledge for payment of the Bonds:

• Special assessments collected from benefitted properties.

• Property tax levies.

• Net revenues of the City's Sewer, and Storm Water utilities.

Repayment Term The Bonds will mature annually each February 1 in the years

2020 - 2034. Interest on the Bonds will be payable on February 1, 2020 and semiannually thereafter on each August 1 and

February 1.

Estimated Interest Rate Average coupon: 1.86%

True interest cost (TIC): 1.99%

Prepayment OptionBonds maturing on and after February 1, 2028 will be subject to

redemption on February 1, 2027 and any day thereafter at a

price of par plus accrued interest.

Rating A rating will be requested from Standard and Poor's (S&P). The

City's general obligation debt is currently rated "AA" by S&P.

Page 1

Tax Status The Bonds will be tax-exempt, bank qualified obligations.

Risk FactorsThere are certain risks associated with all debt. Risk factors

related to the Bonds are discussed in Attachment 6.

Type of Bond Sale Public Sale - Competitive Bids

Proposals Received Monday, October 7, 2019 @ 10:30 A.M.

Council Consideration Monday, October 7, 2019 @ 7:00 P.M.

Northland Securities, Inc.

Issue Overview

Purpose

Proceeds from the Bonds will be used to fund street and utility improvements. The Bonds have been sized based on City staff estimates of construction projects. The table below contains the sources and uses of funds for the bond issue. The Improvement Portion includes Deposit to Project Construction Fund for Tyler Avenue (\$590,000) and Commerce Drive (\$900,000) for a combined total of \$1,490,000. The Utility Portion includes Deposit for North Ridge Ravine (\$800,000), Deep Sewer (\$279,000), and Carol Ct. Force Main (\$230,000) for a combined total of \$1,309,000.

	Improvement	Utility	Issue
	Portion*	Portion**	Summary
			_
Sources Of Funds			
Par Amount of Bonds	\$1,535,000.00	\$1,340,000.00	\$2,875,000.00
Planned Issuer Equity contribution	116,416.13	-	116,416.13
Total Sources	\$1,651,416.13	\$1,340,000.00	\$2,991,416.13
Uses Of Funds			
Deposit to Project Construction Fund	1,490,000.00	1,309,000.00	2,799,000.00
Deposit to Debt Service Fund	116,416.13	-	116,416.13
Costs of Issuance	24,738.85	21,596.15	46,335.00
Total Underwriter's Discount (1.000%)	15,350.00	13,400.00	28,750.00
Rounding Amount	4,911.15	(3,996.15)	915.00
Total Uses	\$1,651,416.13	\$1,340,000.00	\$2,991,416.13

^{*} Commerce Drive, Tyler Avenue

Authority

The Bonds will be issued pursuant to the authority of Minnesota Statutes, Chapters 475, 444 and 429.

Structure

The Bonds have been structured to result in relatively level annual debt service payments over the 15-year life of the Bonds. At closing, the City will deposit an amount equal to the principal and interest payment on February 1, 2020 on the Improvement portion of the Bonds, which is currently estimated to be \$116,416.13.

The proposed structure for the bond issue and preliminary debt service projections are illustrated in Attachment 1.

Security and Source of Repayment

The Bonds will be general obligations of the City. The finance plan relies on the following assumptions for the revenues used to pay debt service, as provided by City staff:

• Special Assessments. The City is expected to levy special assessments against benefited properties in the amount of \$546,247 (Engineer's estimate as of August, 7, 2019 for the Improvement Portion of the Bonds). The assessments will be payable over 15 years, with an interest rate of 2% over the average coupon on the Bonds (currently assumed to be 3.75%), and structured for level annual payments of principal and interest. The assessments will be levied in 2019 for initial payment in 2020. The table in Attachment 3 shows the estimated flow of funds for the Improvement Portion, including the 5% overlevy.

^{**} The Landing North Carol Court Force Main, North Ridge Ravine Improvements

- <u>Utility Revenues</u>. Net revenues of the City's sewer, and storm water utilities will be pledged for payment of the Utility Portion of the Bonds. The City will covenant to institute sewer, and storm water rates and charges that are sufficient to produce net revenues equal to at least 105% of the debt service requirements on those portions of the Bonds. In the event there is a deficiency in the amount of net revenues available for payment of debt service, the City may levy taxes to cover the insufficiency, but only on a temporary basis until rates are adjusted.
- Property Taxes. The remaining revenues needed to pay debt service on the Improvement Portion of the Bonds are expected to come from property tax levies. The initial projections show an annual tax levy, averaging \$71,189 annually, is needed, which includes the statutory requirement of 105% of debt service, after accounting for assessments contributions. The levy will be adjusted annually based on actual special assessment collections, and additional monies in the debt service fund. The initial tax levy will be made in 2019 for taxes payable in 2020.

Plan Rationale

The Finance Plan recommended in this report is based on a variety of factors and information provided by the City related to the financed projects and City objectives, Northland's knowledge of the City and our experience in working with similar cities and projects. The issuance of General Obligation Bonds provides the best means of achieving the City's objectives and cost-effective financing. The City has successfully issued and managed this type of debt for previous projects.

Issuing Process

Northland will receive bids from underwriters to purchase the Bonds on Monday, October 7, 2019 at 10:30 AM. Market conditions and the marketability of the Bonds support issuance through a competitive sale. This process has been chosen as it is intended to produce the lowest combination of interest expense and underwriting expense on the date and time set to receive bids. The calendar of events for the issuing process can be found in Attachment 5.

Municipal Advisor: Northland Securities, Inc., Minneapolis, Minnesota

Bond Counsel: Briggs & Morgan, P.A., Minneapolis, Minnesota

Paying Agent: U.S. Bank, N.A., St. Paul, Minnesota

Attachment 1 - Preliminary Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/30/2019	-	-	-	-	-
02/01/2020	205,000.00	1.200%	12,024.64	217,024.64	217,024.64
08/01/2020	-	-	22,555.00	22,555.00	-
02/01/2021	175,000.00	1.250%	22,555.00	197,555.00	220,110.00
08/01/2021	-	-	21,461.25	21,461.25	-
02/01/2022	175,000.00	1.300%	21,461.25	196,461.25	217,922.50
08/01/2022	-	-	20,323.75	20,323.75	-
02/01/2023	180,000.00	1.300%	20,323.75	200,323.75	220,647.50
08/01/2023	-	-	19,153.75	19,153.75	-
02/01/2024	180,000.00	1.350%	19,153.75	199,153.75	218,307.50
08/01/2024	-	-	17,938.75	17,938.75	-
02/01/2025	180,000.00	1.350%	17,938.75	197,938.75	215,877.50
08/01/2025	-	-	16,723.75	16,723.75	-
02/01/2026	185,000.00	1.450%	16,723.75	201,723.75	218,447.50
08/01/2026	-	-	15,382.50	15,382.50	-
02/01/2027	185,000.00	1.550%	15,382.50	200,382.50	215,765.00
08/01/2027	-	-	13,948.75	13,948.75	-
02/01/2028	190,000.00	1.650%	13,948.75	203,948.75	217,897.50
08/01/2028	-	-	12,381.25	12,381.25	-
02/01/2029	195,000.00	1.850%	12,381.25	207,381.25	219,762.50
08/01/2029		-	10,577.50	10,577.50	-
02/01/2030	195,000.00	1.900%	10,577.50	205,577.50	216,155.00
08/01/2030	-	-	8,725.00	8,725.00	-
02/01/2031	200,000.00	2.000%	8,725.00	208,725.00	217,450.00
08/01/2031	-	-	6,725.00	6,725.00	-
02/01/2032	205,000.00	2.050%	6,725.00	211,725.00	218,450.00
08/01/2032	-	-	4,623.75	4,623.75	-
02/01/2033	210,000.00	2.100%	4,623.75	214,623.75	219,247.50
08/01/2033	-	-	2,418.75	2,418.75	-
02/01/2034	215,000.00	2.250%	2,418.75	217,418.75	219,837.50
Total	\$2,875,000.00	-	\$397,902.14	\$3,272,902.14	<u>-</u>
Date And Tern	n Structure				
Dated					10/30/2019
Delivery Date					10/30/2019
First available ca	ll date				2/01/2027
Call Price					100.000%
Yield Statistics					
Bond Year Dolla	rs				\$21,441.74
Average Life					7.458 Years
Average Coupon					1.8557366%
Net Interest Cost	t (NIC)				1.9898209%
True Interest Co	st (TIC)				1.9943134%
All Inclusive Cos	st (AIC)				2.2371671%

Attachment 2 - Preliminary 105% Levy Schedule (Improvement Portion)

		Less:		Less:	Equals:		
				Special			
		Deposit to		Assessment		Levy	Collection
Date	Total P+I	Debt Service	105% Levy	Revenues*	City Net Levy	Year	Year
02/01/2020	116,416.13	116,416.13	-	-	-	-	_
02/01/2021	119,062.50	-	125,015.63	51,098.63	73,917.00	2019	2020
02/01/2022	117,875.00	-	123,768.75	51,098.62	72,670.13	2020	2021
02/01/2023	116,640.00	-	122,472.00	51,098.64	71,373.36	2021	2022
02/01/2024	115,405.00	-	121,175.25	51,098.64	70,076.61	2022	2023
02/01/2025	114,122.50	-	119,828.63	51,098.64	68,729.99	2023	2024
02/01/2026	117,840.00	-	123,732.00	51,098.63	72,633.37	2024	2025
02/01/2027	116,390.00	-	122,209.50	51,098.62	71,110.88	2025	2026
02/01/2028	114,840.00	-	120,582.00	51,098.63	69,483.37	2026	2027
02/01/2029	118,190.00	-	124,099.50	51,098.63	73,000.87	2027	2028
02/01/2030	116,247.50	-	122,059.88	51,098.63	70,961.25	2028	2029
02/01/2031	114,252.50	-	119,965.13	51,098.64	68,866.49	2029	2030
02/01/2032	117,152.50	-	123,010.13	51,098.63	71,911.50	2030	2031
02/01/2033	114,897.50	-	120,642.38	51,098.63	69,543.75	2031	2032
02/01/2034	117,587.50	-	123,466.88	51,098.63	72,368.25	2032	2033
Total	\$1,746,918.63	\$116,416.13	\$1,712,027.63	\$715,380.84	\$996,646.79		

^{*}Assumes \$546,247 in principal spread in even payments for a term of 14 years with an interest rate of 3.75%, which is 2.0% over the average coupon rounded to the nearest quarter of a percent.

Northland Securities, Inc.

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Attachment 3 - Related Considerations

Bank Qualification

We understand the City (in combination with any subordinate taxing jurisdictions or debt issued in the City's name by 501(c)3 corporations) anticipates issuing \$10,000,000 or less in tax-exempt debt during this calendar year. Therefore the Bonds will be designated as "bank qualified" obligations pursuant to Federal Tax Law.

Arbitrage Compliance

The Bonds are expected to qualify for the "small issuer" exemption related to arbitrage rebate.

Other aspects of arbitrage regulations will apply to the investment of bond proceeds and the debt service fund.

<u>Project/Construction Fund.</u> All tax-exempt bond issues are subject to federal rebate requirements which require all arbitrage earned to be rebated to the U.S. Treasury. A rebate exemption the City expects to qualify for is the "small issuer" exemption because the City expects to issue less than \$5,000,000 of tax-exempt bonds, including any 501(c)3 conduit financings, in calendar year 2019.

<u>Debt Service Fund.</u> The City must maintain a bona fide debt service fund for the Bonds or be subject to yield restriction in the debt service fund. A bona fide debt service fund involves an equal matching of revenues to debt service expense with a balance forward permitted equal to the greater of the investment earnings in the fund during that year or 1/12 of the debt service of that year.

The City should become familiar with the various Arbitrage Compliance requirements for this bond issue. The Resolution for the Bonds prepared by Bond Counsel explains the requirements in greater detail.

Continuing Disclosure

Type: Full

Dissemination Agent: Northland Securities

The requirements for continuing disclosure are governed by SEC Rule 15c2-12. The primary requirements of Rule 15c2-12 actually fall on underwriters. The Rule sets forth due diligence needed prior to the underwriter's purchase of municipal securities. Part of this requirement is obtaining commitment from the issuer to provide continuing disclosure. The document describing the continuing disclosure commitments (the "Undertaking") is contained in the Official Statement that will be prepared to offer the Bonds to investors.

The City has more than \$10,000,000 of outstanding debt and is required to undertake "full" continuing disclosure. Full disclosure requires annual posting of the audit and a separate continuing disclosure report, as well as the reporting of certain "material events." Material events set forth in the Rule, including, but not limited to, bond rating changes, call notices, and issuance of "financial obligations" (such as PFA loans or bank placements) must be reported within ten business days of occurrence. The report contains annual financial information and operating data that "mirrors" material information presented in the Official Statement. The specific contents of the annual report will be described in the Undertaking that appears in the appendix of the Official Statement. Northland currently serves as dissemination agent for the City, assisting with the annual reporting. The information for the Bonds will be incorporated into our reporting.

Premiums

In the current market environment, it is likely that bids received from underwriters will include premiums. A premium bid occurs when the purchaser pays the City an amount in excess of the par amount of a maturity in exchange for a higher coupon (interest rate). The use of premiums reflects the bidder's view on future market conditions, tax considerations for investors and other factors. Ultimately, the true interest cost ("TIC") calculation will determine the lowest bid, regardless of premium.

A premium bid produces additional funds that can be used in several ways:

- The premium means that the City needs less bond proceeds and can reduce the size of the issue by the amount of the premium.
- The premium can be deposited in the Construction Fund and used to pay additional project costs, rather than used to reduce the size of the issue.
- The premium can be deposited in the Debt Service Fund and used to pay principal and interest.

Northland will work with City staff on the sale day to determine use of premium (if any).

Rating

A rating will be requested from Standard and Poor's (S&P). The City's general obligation debt is currently rated "AA" by S&P. The rating process will include a conference call with the rating analyst. Northland will assist City staff in preparing for and conducting the rating call.

Attachment 5 - Calendar of Events

	August 2019							
Sun	Mon	Tue	Wed	Thu	Fri	Sat		
				1	2	3		
4	5	6	7	8	9	10		
11	12	13	14	15	16	17		
18	19	20	21	22	23	24		
25	26	27	28	29	30	31		

September 2019						
Sun Mon Tue Wed Thu Fri Sa						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

	October 2019							
Sun Mon Tue Wed Thu Fri								
		1	2	3	4	5		
6	7	8	9	10	11	12		
13	14	15	16	17	18	19		
20	21	22	23	24	25	26		
27	28	29	30	31				

November 2019							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
					1	2	
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	

Date	Action	Responsible Party
August 12	Set Sale Resolution for 2019A Bonds Sent to City for Council Packets	Northland, Bond Counsel
	Finance Plan for 2019A Bonds Sent to the City	
August 19	City Council approves Set Sale Resolution for 2019A Bonds	City Council Action, Northland, Bond Counsel
August 20	Preliminary Official Statement Sent to City for Sign Off and to Rating Agency (S&P)	Northland, City
Week of September 9	Rating Conference Call	Northland, City, Rating Agency
September 27	Rating Received	Rating Agency, City, Northland
October 7	Bond Sale – 10:30 a.m.	City Council Action, Northland, Bond Counsel
	Authorizing Resolution Adopted – 7:00 p.m.	
October 30	Closing on the Bonds (Proceeds available)	Northland, City Staff, Bond Counsel

Northland Securities, Inc. Page 8

Attachment 6 - Risk Factors

Property Taxes: Property tax levies shown in this Finance Plan are based on projected debt service and other revenues. Final levies will be set based on the results of sale. Levies should be reviewed annually and adjusted as needed. The debt service levy must be included in the preliminary levy for annual Truth in Taxation hearings. Future Legislative changes in the property tax system, including the imposition of levy limits and changes in calculation of property values, would affect plans for payment of debt service. Delinquent payment of property taxes would reduce revenues available to pay debt service.

Special Assessments: Special assessments for the financed project have not been levied at this time. This Finance Plan is based on the assumptions listed earlier in this report. Changes in the terms and timing for the actual assessments will alter the projected flow of funds for payment of debt service on the Bonds. Also, special assessments may be prepaid. It is likely that the income earned on the investment of prepaid assessments will be less than the interest paid if the assessments remained outstanding. Delinquencies in assessment collections would reduce revenues needed to pay debt service. The collection of deferred assessments (if any) have not been included in the revenue projections. Projected assessment income should be reviewed annually and adjusted as needed.

Utility Revenues: The City pledges the net revenues of the sewer, water, and storm water utilities to the payment of principal and interest on the Bonds. The failure to adjust rates and charges as needed and the loss of significant customers will affect available net revenues. If the net revenues are insufficient, the City is required to levy property taxes or use other revenues to cover the deficiency. Property taxes can only be used on a temporary basis and may not be an ongoing source of revenue to pay debt service.

General: In addition to the risks described above, there are certain general risks associated with the issuance of bonds. These risks include, but are not limited to:

- Failure to comply with covenants in bond resolution.
- Failure to comply with Undertaking for continuing disclosure.
- Failure to comply with IRS regulations, including regulations related to use of the proceeds and arbitrage/rebate. The IRS regulations govern the ability of the City to issue its bonds as tax-exempt securities and failure to comply with the IRS regulations may lead to loss of taxexemption.

Northland Securities, Inc.

MUNICIPAL ADVISORY SERVICE AGREEMENT BY AND BETWEEN THE CITY OF NORTH MANKATO, MINNESOTA AND NORTHLAND SECURITIES, INC.

This Agreement made and entered into by and between the City of North Mankato, Minnesota (hereinafter "City") and Northland Securities, Inc., of Minneapolis, Minnesota (hereinafter "NSI").

WITNESSETH

WHEREAS, the City desires to have NSI provide it with advice on the structure, terms, timing and other matters related to the issuance of the General Obligation Bonds, Series 2019A (the "Debt") serving in the role of municipal (financial) advisor, and

WHEREAS, NSI is a registered municipal advisor with both the Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB") (registration # 866-00082-00), and

WHEREAS, NSI will act as municipal advisor in accordance with the duties and responsibilities of Rule G-42 of the MSRB, and

WHEREAS, the MSRB provides a municipal advisory client brochure on its website (www.msrb.org) that describes the protections that may be provided by the MSRB rules, including professional competency, fair dealing, duty of loyalty, remedies for disputes and how to file a complaint with an appropriate regulatory authority, and

WHEREAS, the City and NSI are entering into this Agreement to define the municipal advisory relationship at the earliest opportunity related to the inception of the municipal advisory relationship for the Debt, and

WHEREAS, NSI desires to furnish services to the City as hereinafter described,

NOW, THEREFORE, it is agreed by and between the parties as follows:

SERVICES TO BE PROVIDED BY NSI

NSI shall provide the City with services necessary to analyze, structure, offer for sale and close the Debt. The services will be tailored to meet the needs of this engagement and may include:

Planning and Development

- 1. Assist City officials to define the scope and the objectives for the Debt.
- 2. Investigate and consider reasonably feasible financing alternatives.
- Assist the City in understanding the material risks, potential benefits, structure and other
 characteristics of the recommended plan for the Debt, including issue structure, estimated debt
 service payments, projected revenues, method of issuance, bond rating, sale timing, and call
 provisions.

- 4. Prepare a schedule of events related to the issuance process.
- 5. Coordinate with bond counsel any actions needed to authorize the issuance of the Debt.
- 6. Attend meetings of the City Council and other project and bond issue related meetings as needed and as requested.

Bond Sale

- 1. Assist the City with the preparation, review and approval of the preliminary official statement (POS).
- Assist the City and bond counsel with preparing and publishing the Official Notice of Sale if required by law.
- 3. Prepare and submit application for bond rating(s) and assist the City with furnishing the rating agency(s) with any additional information required to conduct the rating review. Assist the City with preparing and conducting the rating call or other presentation.
- 4. Assist the City in receiving the bids, compute the accuracy of the bids received, and recommend to the City the most favorable bid for award.
- 5. Coordinate with bond counsel the preparation of required contracts and resolutions.

Post-Sale Support

- 1. Assist the City with the preparation of final official statement, distribution to the underwriter and posting on EMMA.
- 2. Coordinate the bond issue closing, including making all arrangements for bond printing, registration, and delivery.
- 3. Furnish to the City a complete transcript of the transaction, if not provided by bond counsel.

There are no specific limitations on the scope of this agreement.

COMPENSATION

For providing these services with respect to the Debt, NSI shall be paid a lump sum of \$21,410. The fee due to NSI shall be payable by the City upon the closing of the Bonds.

NSI agrees to pay the following expenses from its fee:

- Out-of-pocket expenses such as travel, long distance phone, and copy costs.
- Production and distribution of material to rating agencies and/or bond insurance companies.
- Preparation of the bond transcript.

The City agrees to pay for all other expenses related to the processing of the bond issue(s) including, but not limited to, the following:

- Engineering and/or architectural fees.
- Publication of legal notices.
- Bond counsel and local attorney fees.
- Fees for various debt certificates.
- The cost of printing Official Statements, if any.
- City staff expenses.
- Airfare and lodging expenses of one NSI official and City officials when and if traveling for rating agency presentations.
- Rating agency fees, if any.
- Bond insurance fees, if any.
- Accounting and other related fees.

It is expressly understood that there is no obligation on the part of the City under the terms of this Agreement to issue the Debt. If the Debt is not issued, NSI agrees to pay its own expenses and receive no fee for any municipal advisory services it has rendered pursuant to this Agreement.

CONFLICTS OF INTEREST

NSI is not aware of any material conflicts of interest that could reasonably be anticipated to impair NSI's ability to provide advice to or on behalf of the City in accordance with the standards of conduct for municipal advisors.

The compensation for services provided in this Agreement is customary in the municipal securities market, but may pose a conflict of interest. Since the fee is payable at closing and only if the Debt is issued, NSI may have an incentive to encourage issuance. Compensation linked to the size of the transaction may provide incentive to increase the amount of the Debt. Compensation considerations will not impair NSI's ability to provide unbiased and competent advice or to fulfill its fiduciary duty to the City. In executing this Agreement, the City acknowledges and accepts the potential conflicts of interest posed by the compensation to NSI.

Northland Capital Holdings is the parent company of NSI. Another subsidiary of Northland Capital Holdings is Northland Trust, Inc. Northland Trust provides paying agent services to issuers of municipal bonds. The City is solely responsible for the decision on the source of paying agent services. Any engagement of Northland Trust is outside the scope of this Agreement. No compensation paid to Northland Trust is shared with NSI.

NSI does not provide executive search, organizational development, compensation systems or other management consulting services that may directly or indirectly affect City staff that recommend the engagement of municipal advisor services and may pose a conflict of interest.

LEGAL AND DISCIPLINARY ACTIONS

There are no legal or disciplinary events reported by the Securities and Exchange Commission contained in Form MA or Form MA-I. The City can find information about these forms and accessing information related to NSI at www.sec.gov/municipal/oms-edgar-links.

SUCCESSORS OR ASSIGNS

The terms and provisions of this Agreement are binding upon and inure to the benefit of the City and NSI and their successors or assigns.

TERM OF THIS AGREEMENT

This Agreement may be terminated by thirty (30) days written notice by either the City or NSI and it shall terminate sixty (60) days following the closing date related to the issuance of the Debt.

Dated this 9th day of August, 2019.

Northland Securities, Inc.
By: Muhan Hort
Michael Hart, Managing Director
City of North Mankato, Minnesota
Ву:
Its:

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12B	Department: City	Attorney	C	ouncil Meet	ing Date: 8/	/19/19
TITLE OF ISSUE: Consider Adopting Resolution of the North Mankato City Council in the Matter of Abatement of a Continuing Nuisance at 1730 Howard Drive, North Mankato, Minnesota on Property Owned by Brandon Schnepf.						
BACKGROUND AND SUPPLEMENTA located at 1730 Howard Drive, the City official Notice to Correct Violations. Towner of the property did not correct the City would be proceeding with abate Meeting. The Public Hearing was set, no Public Hearing conducted on August 19, owner to make the corrections, if the corenforcement.	Building Official he violation notice e violations and sement measures lotice placed in the 2019, at 7:00 pm	inspecte ces were s Attorney by setting te newspa n. The at	d the prosent on M Kenned g a public aper and ttached r ed the Ci	operty and Iay 8, 2019 y sent a let c hearing a sent direct esolution e ty may ma	submitted, and June ter informi t the Augus ly to the ov stablishes a ke a motion	to the owner an 11, 2019. The ng the owner that st 5, 2019 Council wner, and the a timeline for the
REQUESTED COUNCIL ACTION: Ad Abatement of a Continuing Nuisance at Brandon Schnepf.			th Mank	ato City C	ouncil in th	e Matter of
		SUPP	ORTING	G DOCUM	ENTS ATT	ACHED
Motion By: Second By: Vote Record: Aye Nay Steiner		olution C X Other (spec		Contract	Minutes ices of Viola	Map
Norland Oachs Whitlock Dehen	ll l	ublic Hear				
Workshop			Refer to:	·	g.	
X Regular Meeting Special Meeting			Table un Other:	:11:		

A RESOLUTION OF THE NORTH MANKATO CITY COUNCIL IN THE MATTER OF A HAZARDOUS BUILDING LOCATED AT 1730 HOWARD DRIVE, NORTH MANKATO, MINNESOTA 56003 DESCRIBED AS SET FORTH IN THIS RESOLUTION OWNED BY BRANDON SCHNEPF, A SINGLE PERSON

WHEREAS, Brandon J. Schnepf is the owner of a building located at 1730 Howard Drive, North Mankato, MN 56003, more specifically described as follows:

Block 1 ADJ to Howard Dr. Lot S 150' of E 144.3' of Lot 1 SubdvisionCd 18471 Name C & H Industrial PLT

WHEREAS, the City Council of the City of North Mankato has reviewed the Notices of Violation submitted by Community Development Director Fischer attached hereto;

NOW, THEREFORE BE IT RESOLVED, pursuant to North Mankato City Code, 92.23 Abatement, the City Council of the City of North Mankato, Minnesota, has duly considered the matter and finds that:

- 1. An inspection of the exterior of the property occurred on May 8, 2019, and June 11, 2019, by Dave Knudson, Building Official for the City of North Mankato. During that inspection, the following improvements and building deficiencies were reported and updates required:
 - a. Renovate or remove sign and pier
 - b. Repaint the building
 - c. Replace building facia
 - d. Address rusted overhead doors
 - e. Address vegetation growing from roof
- 2. The result of the inspections determined that the structure is in need of major repair and currently causes concern for the safety of the public, and the exterior is not in conformance with the City of North Mankato City Code provisions Chapter §92.21 Building Maintenance and Appearance.
- 3. Correspondence with the owners has not resulted in action to abate the conditions described.

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

- The Mayor and the City Administrator shall cause the Resolution to be served upon the owner at his most recent known address, which is 33045 State Hwy 99, St. Peter, MN 56082. Should it be determined that there is any lienholder against the property, that they shall also receive notice.
- 2. The owner or interested parties shall, within ten (10) days of service, submit a complete application for a building permit together with the appropriate fee, addressing the items set forth in the above findings, and any other conditions which may be discovered which must be corrected to bring the structure into compliance with the building code. Work on rehabilitation must begin within two weeks of issuance of the permit and completion within sixty (60) days of issuance of permits.

- 3. A motion for summary enforcement of this order will be made to the District Court of Nicollet County unless corrective action is taken as provided above.
- 4. The City Administrator and staff shall take such other action as may be necessary to enforce this order.

Adopted this	day of August	, 2019		
			·	
			Mayor	
ATTEST:				
	-			
City Clerk				

CITY OF NORTH MANKATO





Agenda Item #12C	Department: Community Dev.	Council Meeting Date: 8/19/19
TITLE OF ISSUE: Consider Adopting C Mankato, Minnesota Amending City Co		es, An Ordinance of the City of North mic Signs in Residential Zoning Districts.
	opt Ordinance No. 117, Fourth	If additional space is required, attach a separate sheet Series, An Ordinance of the City of North amic Signs in Residential Zoning Districts.
Transaction remaining City Co.	ut The Av. Dana Couge Dyna	mic Signs in Residential Zoning Districts.
	SUPPORT	ING DOCUMENTS ATTACHED
Motion By: Second By: Vote Record: Aye Steiner	Resolution Ordinar X Other (specify)	ce Contract Minutes Map
Norland Oachs Whitlock Dehen	Notice	
Workshop X Regular Meeting	Refer	to:
Special Meeting	Other	<u> </u>

ORDINANCE NO. 117, FOURTH SERIES AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA AMENDING CITY CODE TITLE XV: LAND USAGE

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

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

§ 154.03 DEFINITIONS

NON-COMMERCIAL PUBLIC USE. Properties owned by the City of North Mankato, religious organizations, or public or private schools not created with the intent to earn a profit.

§ 154.05 PROHIBITED SIGNS.

The following signs shall be prohibited:

- (A) All off-premises advertising signs including billboards;
- (B) Fence signs;
- (C) Flashing signs;
- (D) Signs which interfere with traffic signs, signals or devices;
- (E) Marquee signs;
- (F) Painting directly on exterior walls, except for public art murals approved by the city;
- (G) Paper, cardboard, or similar signs, notices, or flyers pasted, tacked, or otherwise attached to the exterior wall of any building, utility poles or traffic signs;
- (H) Permanent or temporary signs overhanging the public right-of-way or boundary of adjacent property, except traffic signs erected by the city, county, or state;
 - (I) Revolving beacons and sequential flashers;
 - (J) Revolving signs;
 - (K) Roof signs;
- (L) Where a business is located over more than 1 parcel or lot, the business shall not be entitled to additional signs nor a multiplicity of square footage of signage by virtue thereof;
 - (M) Lighted signs in residential zoning districts, except churches or schools;
- (N) Signs or advertising painted or attached to vehicles parked on a property not intended to be moved for a period of 48 hours or more;
 - (O) Dynamic display signs over 125 square feet; and
 - (P) Dynamic display off-premises signs.

§154.09 GENERAL SIGN REGULATIONS

For R-A, R-1, R-1S, R-2, R-3 and R-4 Residential Zoning Districts:

- (A) Permitted signs.
 - (1) Monument sign.
 - (2) Ground sign.
 - (3) Building sign.

 (4) Dynamic display signs. For non-commercial institutional per lot is permitted so long as such sign conforms to the size and sthe following conditions: (A) Sign image shall change no more than one time every (B) The sign shall be turned off 1-hour after sunset each not following day (C) Luminance levels shall not exceed 6,000 nits during the (D) The sign manufacturer shall submit certification at the sign has the mechanical capabilities to control luminance at the levels shall the sign have the mechanical capabilities to exceed 6,000 nits. 	three hours ight through 1-hour before sunrise the de daytime hours time of Sign Permit issuance that the yel noted in C above. In no instance
Section 2. After adoption, signing and attestation, this (in the official newspaper of the City and shall be in effect on publication.	Ordinance shall be published once or after the date following such
Adopted by the City Council this 19th day of August 2019.	
A TVDT GT	Mayor
ATTEST:	

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12D	Department: Community Dev.	Council Meeting Date: 8/19/19
TITLE OF ISSUE: Consider Approving Growth Holdings and Frandsen Bank &		omey Hinz Addition: A Request from
BACKGROUND AND SUPPLEMENTA Community Development Director Fisch		iestions.
REQUESTED COUNCIL ACTION: Ap from Growth Holdings and Frandsen Ba		If additional space is required, attach a separate sheet t of Romey Hinz Addition: A Request
	SUPPORT	NG DOCUMENTS ATTACHED
Motion By: Second By:	Resolution Ordinar	ce Contract Minutes Map
Oachs Whitlock Dehen		
Workshop	Refer	
X Regular Meeting Special Meeting	Table Other	until::

PRELIMINARY & FINAL PLAT OF ROMEY HINZ ADDITION
A REQUEST FROM GROWTH HOLDINGS AND FRANDSEN BANK & TRUST

THE CITY OF NORTH MANKATO

SUBJECT:

Preliminary & Final Plat of Romey Hinz Addition

APPLICANT:

Growth Holdings/Frandsen Bank & Trust

LOCATION:

200 Block of Belgrade Avenue

EXISTING ZONING:

Central Business District (CBD)

DATE OF HEARING:

June 13, 2019

DATE OF REPORT:

June 6, 2019

REPORTED BY:

Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to replat Lots 7, 8 and 9, Block 2, North Mankato Original Plat

COMMENT

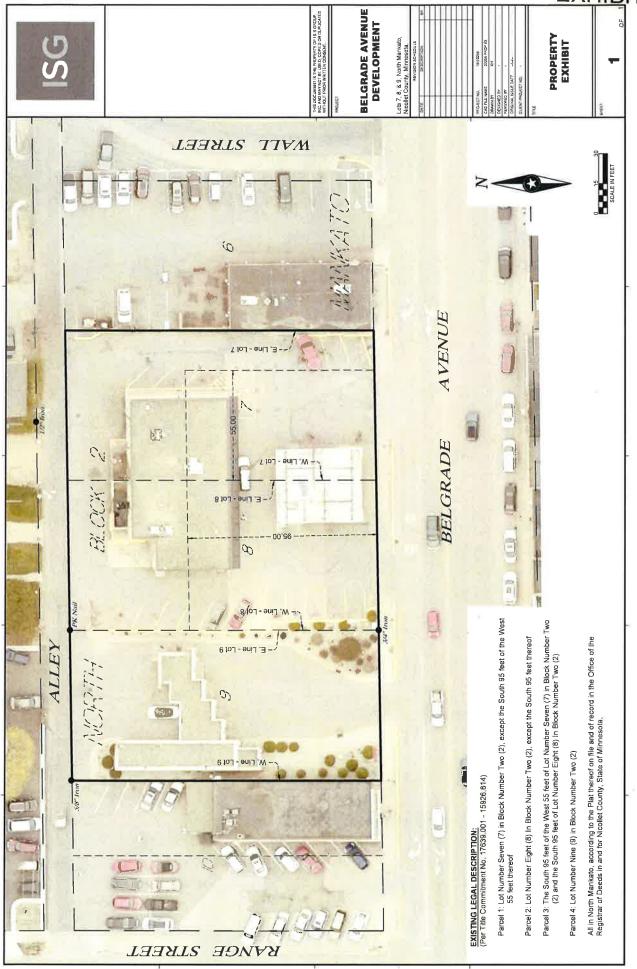
The applicants are proposing to replat the property within the 200 block of Belgrade Avenue where the former Express Way gas station is and where the current Frandsen Bank drive-thru is. The properties are shown on Exhibit A and referred to as Lots 7, 8 and 9, Block 2, North Mankato Original Plat. To accommodate redevelopment of this properties, the applicants are proposing to replat the three lots into two lots.

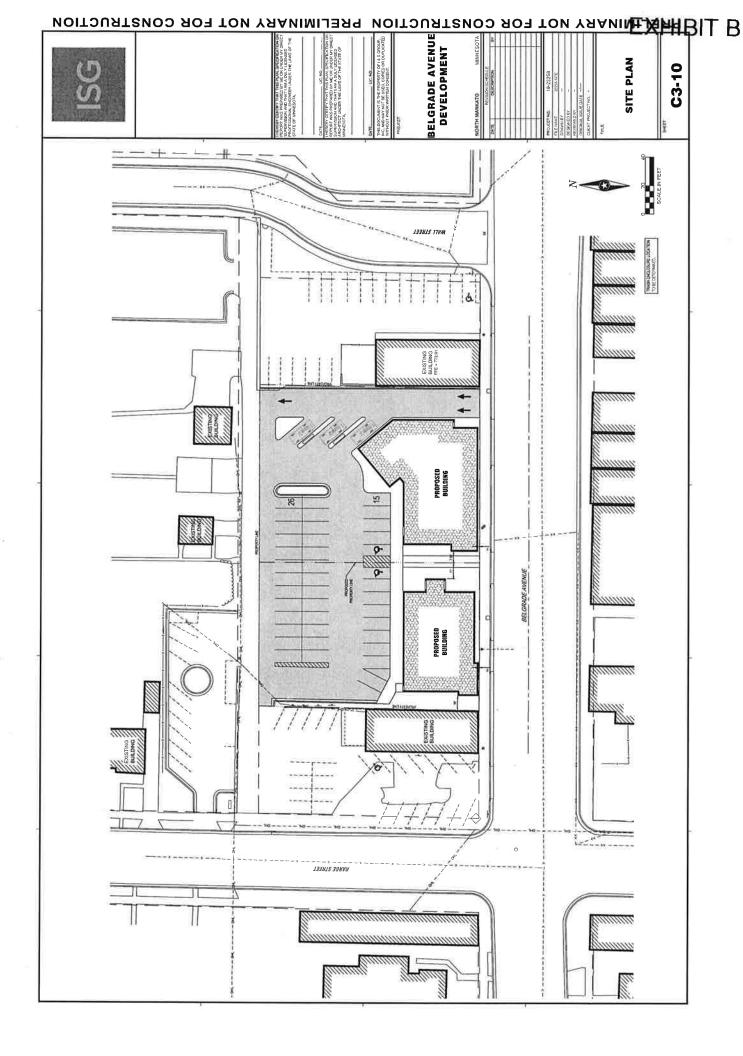
The redevelopment of the property consists of the removal of both the gas station and Frandsen Bank drive-thru buildings and construction of 2 new buildings as shown on Exhibit B. As part of the redevelopment of these properties, the new buildings would be located up to the Belgrade Avenue sidewalk and shared parking would be created in the back of the lots near the alley. Each building would be on a separate lot within the proposed Romey Hinz Addition. The final plat of Romey Hinz Addition is shown on Exhibit C.

RECOMMENDATION

Staff recommends approval of the preliminary & final plat of Romey Hinz Addition

EXHIBIT A

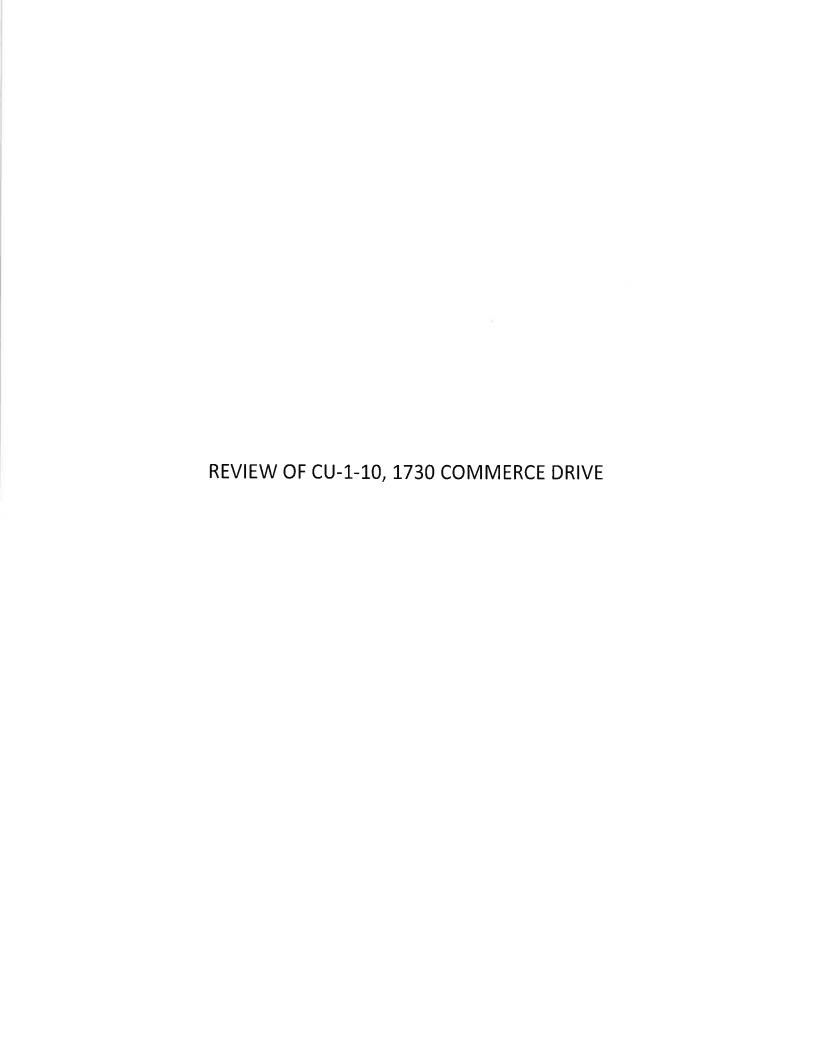




CITY OF NORTH MANKATO REQUEST FOR COUNCIL ACTION



Agenda Item #12E	Department: Community Dev.	Council Meeting Date: 8/19/19
TITLE OF ISSUE: Consider Accepting	the Planning Commissions Rec	ommendations concerning CU-1-10, 1730
Commerce Drive.		ommendations concerning ele 1 10, 1750
REQUESTED COUNCIL ACTION: Ac 1730 Commerce Drive.		If additional space is required, attach a separate sheet Recommendations concerning CU-1-10,
	SUPPORT	NG DOCUMENTS ATTACHED
Motion By:	Resolution Ordinar	ce Contract Minutes Map
Second By:		
Whitlock	Other (specify)	Planning Commission Report
Steiner Steiner	3====	
——— Norland Oachs	N .	
Dehen	· ·	
Denen	· ·	
Workshop	Refer	to:
X Regular Meeting	Table	until:
Special Meeting	Other	:



THE CITY OF NORTH MANKATO

SUBJECT:

Review of CU-1-10

APPLICANT:

DE Commerce Property, LLC

LOCATION:

1730 Commerce Drive

EXISTING ZONING:

B-3, General Commercial

DATE OF HEARING:

August 1, 2019

DATE OF REPORT:

July 24, 2019

REPORTED BY:

Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Review of Conditional Use Permit CU-1-10

COMMENT

In 1998, a conditional use permit (CUP) was granted to operate an automobile wash and oil change facility at 1730 Commerce Drive. The conditions were as follows:

- 1. Signage shall conform to the City's Sign Ordinance
- 2. A minimum of 20 parking spaces shall be provided
- 3. Maintain parking setbacks as outlined in the City Code

In 2010 there was a change in ownership, the car wash was removed and the property was replatted. In addition to the removal of the car wash, the building used for oil changes doubled in size. Due to the changes in the use of the property, it prompted an amendment to CU-1-98. After review of the changes to the use of the property, the City approved an amendment to CU-1-98 known as CU-1-10 having the following conditions:

- 1. Signage shall conform to the City's sign ordinance
- 2. A minimum of 17 parking spaces shall be provided
- 3. Maintain parking setbacks as outlined in the City Code
- 4. All parts & equipment shall either be stored within the building or within a screened-in area outside the building
- 5. Building expansion to be of masonry construction to match original building.
- 6. Outdoor storage of any inoperable vehicle shall not exceed six (6) consecutive weeks.

Attached as Exhibit A is the parking plan submitted by the applicant as part of CU-1-10.

After the building expansion in 2010, in addition to preforming oil changes, more automobile service work was being performed were more vehicles were being stored on the property for longer periods of time. Additionally, the applicant began selling used vehicles on the property. While the sale of used vehicles is a permitted use in the B-3 zoning district, it contributed to more outdoor parking of vehicles on the property. Exhibit B shows an aerial view of the property showing the typical parking of vehicles.

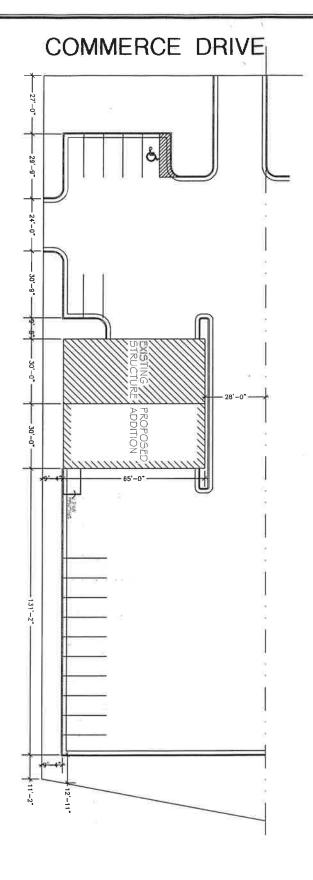
As part of CU-1-10, the parking lot was to be striped and used according the parking plan shown on Exhibit A. Based on the current parking of vehicle on this property, the parking of vehicles in not consistent with the approval parking plan. As a result, staff has been in contact with the owners of the property to discuss the large numbers of vehicles stored on the property. In an attempt to maximize outdoor parking on the property, the owners applied for a loan from the Port Authority to expand the existing parking behind the building consistent with the parking plan shown on Exhibit A. Upon review by the Port Authority, staff was directed to conduct a review of the current CUP for the property before consideration of a loan to expand parking.

In summary, it is requested that the Planning Commission review the existing conditions as part of CU-1-10, review the current use of the building and use of the property. After review, consideration should be given to amending the existing conditions.

RECOMMENDATION

Staff recommends amending CU-1-10 as follows:

- 1. All parking space sizes conform to the City Code requirements
- 2. All parking spaces shall be clearly painted
- 3. Parking of vehicles shall be consistent with the original parking plan or a revised plan approved by the City
- 4. Stacked or double parking of vehicles within the front parking lot is not permitted
- 5. Access to adjacent businesses shall not be blocked
- 6. There shall be no more than twenty (20) motor vehicles, including employee vehicles and vehicles for sale stored on the property outside overnight and that no vehicle being repaired shall be stored outdoors on the property for a period longer than four (4) consecutive weeks.
- 7. All parts and equipment shall either be stored within the building or within an entirely screened in area outside the building



PRELIMINARY
NOT FOR
CONSTRUCTION

R. L. ZIMMERMAN architectural consulting & design

• RESIDENTIAL

• CONCEPTUAL PLANNING

• URBAN •

• PROJECT MANAGEMENT



These plans are to act as a guide for construction by a person who is knowledguble in the field of carpentry. A person who is knowledgable state and local building codes. The droftsperson is not liable for any defaults or structural failure.



This drawing is neither a legally recorded map nor a survey and is nor intended to be used as one. This survey and is a compliation of records, information, and data located in various city, courty, and state offices, and other sources affecting the area shown, and is the used for reference purposes only. The City of North Mankaios is not

Legend

City Limits

Parcels (6-7-2018)

Lakes & Ponds

Roadways Medians

Minnesota River

Map Name

Disclaimer:

& MENK

Real People. Real Solutions.

© Bolton & Menk, Inc - Web GIS 7/24/2019 3:40 PM 132 Feet



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #12F	Department:	Finance	Council Mee	eting Date: 8/	/19/19
TITLE OF ISSUE: Consider Adopting				ncing Distri	ict No. IDD 1-21
(Allstate Peterbilt Project) Located in t	ne City of No	orth Mankato, Min	nesota		
BACKGROUND AND SUPPLEMENT	AL INFORN	AATION: A review	of the Tax I	ocrement Fi	nancing District
No. IDD 1-21 shows that all project cost	s associated	with the TIF distr	ct obligations	have been	paid from District
increments collected from taxes payable district to be decertified.	e in tax years	s 2013 through 201	8 and the reso	olution woul	ld cause the
district to be decertified.					
			If additional space	e is required, att	ach a separate sheet
REQUESTED COUNCIL ACTION: Ac			x Increment		
21 (Allstate Peterbilt Project) Located i	n the City of	North Mankato, N	Iinnesota		
		SUPPORT	ING DOCUM	IENTS ATT	TACHED
Motion By:		Resolution Ordina	nce Contract	Minutes	Map
Second By:					
Vote Record: Aye Nay		<u>X</u>			
Steiner Norland		Other (specify)			
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RESC	DLUTIO	N NO.	

RESOLUTION DECERTIFYING TAX INCREMENT FINANCING DISTRICT NO. IDD 1-21 (ALLSTATE PETERBILT PROJECT) LOCATED IN THE CITY OF NORTH MANKATO, MINNESOTA

WHEREAS, the City Council of North Mankato has reviewed the status of Tax Increment Financing District No. IDD 1-21 (the "District") originally established by resolution of the City Council on June 20, 2011; and

WHEREAS, all project costs to which the District's tax increments, are obligated have been paid from District increments collected from taxes payable in tax years 2013 through 2018, inclusive; and

WHEREAS, the City desires by this resolution to cause decertification of the District after which all property taxes generated by property within the District will be distributed in the same manner as all other property taxes.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of North Mankato, Minnesota, as follows:

- Sec. 1. That Tax Increment Financing District No. IDD 1-21, North Mankato, Minnesota is hereby decertified effective August 19, 2019.
- Sec. 2. That Nicollet County is hereby requested to return parcels in the District to the general tax rolls effective for taxes payable with the 2020 first half tax settlement.
 - Sec. 3 That the City Administrator is authorized to return all surplus tax increment to Nicollet County.
- Sec. 4. That the City Clerk is authorized to make available a copy of this resolution to Nicollet County and the Office of State Auditor.

Council	The foregoing resolution was o Member	fered at a regular meeting of the City Council held on August 20, 2018 by who moved its adoption, was seconded by Council Member
	and ado	oted by the following vote:
	AYES:	
	NAYS:	
	Whereupon the above resolution	n was duly adopted.
		Attest:
	er e'n geben selve en de er en er	

April Van Genderen, City Clerk

Mark D. Dehen, Mayor