Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on December 7, 2020. City Administrator Harrenstein on March 31, 2020, under MN Statute Section 13D.021, declared the use of electronic meetings due to the COVID-19 pandemic. Mayor Dehen called the meeting to order at 7:12 p.m., asking that everyone join in the Pledge of Allegiance. The following were present remotely through Zoom for roll call: Council Members Whitlock, Oachs and Steiner, City Attorney Kennedy, Finance Director McCann, Community Development Director Fischer, Police Chief Gullickson, and Public Works Director Host, present in the Council Chambers for roll call: Council Member Norland, Mayor Dehen, City Administrator Harrenstein, and City Clerk Van Genderen. Citizen participation was available through teleconference.

Approval of Agenda

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

Approval Council Minutes from the November 16, 2020, Council Meeting.

Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Council meeting of November 16, 2020. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes from the November 23, 2020, Council Work Session.

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council Work Session Meeting of November 23, 2020. Vote on the motion:

Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Public Hearing, 7 p.m. Conditions at 229 Allan Avenue.

City Attorney Chris Kennedy appeared before Council and reported the hearing is to allow comment on the property located at 229 Allan Avenue. The City staff have received complaints concerning the property's condition, including concerns about the overgrowth and possible infestations. He stated that Police Chief Gullickson and Community Development Director Fischer would review the property conditions during the business items. At this time, the public will be allowed to speak.

Tom Hagen, 927 Lake Street, spoke before the Council and stated Mr. Borchardt has accepted his help but has declined the City's offer to help because he wants to leave the property as a natural lawn, and Mr. Borchardt does not think the City will leave his yard natural. Mr. Hagen reported that the rest of the neighborhood should be educated on how they should maintain their lawns.

Lucy Lowry, 2263 Northridge Drive, spoke before the Council and requested clarification on the resolution and encouraged the Council not to vote for the resolution.

Barb Church, 102 Wheeler Avenue, spoke before Council and requested clarification on the terms of the resolution and encouraged the Council to deny the resolution.

Diane Anderson, 225 Allan Avenue, spoke before Council and stated the property had been an eyesore in the neighborhood for 30 plus years. It is time for the property owners to respect their neighbors and clean the property up.

Jordan Johnson, 240 Allan Avenue, spoke before Council and stated the Borchardts were wonderful people and neighbors. However, they still need to follow the rules that everyone else follows, and they should keep their property orderly. He noted the Borchardts had made strides but still needed to improve the property.

Jim Lindquist, 439 Jefferson Avenue, spoke before Council and wondered if VINE had been contacted to help the couple clean up the property.

Karl Friedrichs from Friedrichs Law Office spoke before the Council on behalf of the Borchardts. Attorney Friedrichs reported the Borchardts received an itemized list on April 21, 2020, as to the improvements that needed to be made to the property, and the Borchardts completed those tasks but were notified on August 4, 2020, that additional work required to be completed included removal of rank vegetation. Mr. Friedrichs stated the City Code was vague, and the use of the term rank vegetation did not provide sufficient explanation to act on. He also noted the proposed resolution states that many of the public are annoyed by the rank growth of vegetation, and the statement was also vague. He commented that there were no vermin on the property and was concerned that birds were included as an infestation. Mr. Friedrichs requested that if the resolution was passed, the Borchardts should have until June 1, 2021, to improve the property, which would allow the growth of the vegetation, and proper maintenance and visual would be available.

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

Public Hearing, 7 p.m. 2021 Budget and 2021-2025 Capital Improvement Plan.

Finance Director McCann reviewed the 2021 Budget. He reviewed the property tax and budget process timeline, noting the final budget and levy adoption will occur on December 21, 2020. He reviewed the components of a property owner's property taxes noting that Nicollet County is responsible for 44% of a property's taxes, North Mankato is responsible for 39% of a property's taxes, the Mankato Area Public Schools is responsible for 17%, and Region Nine and South Central Minnesota Mult-County HRA share less than a percentage point. Finance Director McCann reported the 2021 preliminary levy was set in September. The final proposed 2021 levy dollar amount is \$188,769 more than the 2020 levy. He noted new growth in the City is expected to offset the tax levy increase. The total general property taxes needed by the City for 2021 is \$6,983,328 with \$5,218,162 going to the General Fund, \$75,000 going to the Port Authority, \$1,213,070 going to the Debt Service, and \$477,096 going to the Abatement Levy. The tax rate is decreasing from 49.668% in 2020 to 48.905% in 2021. Finance Director McCann reviewed the Tax Levy History noting the City has worked to reduce the tax levy from its highest point of 54.566% in 2013 to its current rate of 48.905% in 2021. In 2021, he noted that home values increased from 0% to 10%, with the majority seeing a 5-10% increase in value. The increased home value will mean the tax levy impact will vary depending on specific property values. Finance Director McCann reported that a home with a median home value of \$302,085 would have a total city tax of \$1,428 with those \$1,067 used by the General Fund, \$346.00 used by Debt Service, and \$15.00 by the Port Authority. He further divided the taxes for the General Fund. The \$1,067 would support the following funds: General Fund \$98.00, Public Safety \$287.00, Public Works \$302.00, Culture/Recreation \$222.00, Community Development \$71.00, Other \$41.00, and Transfers \$47.00.

Finance Director McCann reviewed the 2021 Budget breaking it down by department. Significant changes include a 32% increase in the Legislative Fund due to the implementation of the new pay structure, a \$530,463 decrease in the Streets due to the one-time advance of State-Aid in 2020, a \$72,871 increase in the Swim Facility due to operational increases anticipated with a full swim season which should be offset by increased revenues, a \$57,457 increase in Community Development due to returning to rental inspections and the addition of planning staff, and a \$1,020,472 decrease in Miscellaneous due to the CARES Act Funding in 2020. Total budget expenditures decreased by \$1,267,583, mainly due to the CARES Act Funding.

Finance Director McCann reviewed the 2021 General Fund Revenue, which included a \$73,000 decrease in cable and electric fees collected due to reduced use of those services, a \$51,650 increase in other taxes due to a full year of gambling tax revenue anticipated to be collected in 2021, a \$1,862,250 decrease in the intergovernmental fund due to the reduction of one-time funding from CARES Act and a reduction in State-Aid from 2020, an increase of \$159,498 in charges for services based on anticipated full swim season and a return to room & shelter rentals. Total Budget revenues reflect a \$1,332,446 reduction mainly based on the CARES Act Funding received in 2020.

Finance Director McCann reported a proposed decrease of City Staff from 62.50 full-time equivalent staff in 2020 to 60.50 in 2021. The budget does include a mid-year pay plan increase of 3% for performance based on the City's CARES Act Funding audit and Local Government Aid.

Finance Director McCann reviewed the Utility Fund Expenditures, which includes Water, Wastewater, Solid Waste, Recycling, and Storm Water. Significant changes include a \$225,769 decrease in the Water fund due to decreased Capital outlay to save for future years and a \$688,157 decrease in Storm Water due to the completion of the Northridge Ravine Project. Utility Fund Revenue changes include a \$16,900 decrease in the Water Fund due to water use trending down and a \$41,400 increase in recycling due to an anticipated rate increase in 2021.

Finance Director McCann reported an anticipated 2021 Revenue of \$22,499,022 and 2021 Expenditures of \$22,069,755.

Finance Director McCann stated the Capital Improvement Plan is a flexible planning tool that is reviewed and updated yearly. The purpose is to plan for the future, and it includes major projects and equipment purchases over \$15,000. The tool aims to minimize fluctuations in expenses and create an orderly replacement of facilities, infrastructures, and equipment. The 2020-2024 CIP was set at \$29.2 Million, and the 2021-2025 CIP is set at \$32.4 Million, which is an increase of \$3.2 Million. The changes include a \$.22 million increase in equipment, \$.53 million decreases in Pavement management, \$.33 million decreases in Park improvements, \$.30 million decreases in water projects, \$.12 million increase in sewer funding, and \$4.02 million increase in projects including the Caswell Park improvements. Finance Director McCann reported that the citizens and legislature approved the sales tax extension. The legislature in 2020 approved \$2.0 million in bonding toward the Caswell Park Improvements. He noted the City currently has \$5.0-\$8.0 million in sales tax funding capacity and stated the City would continue to pursue State appropriation for Caswell's indoor recreation facility.

Mayor Dehen opened the Public Hearing.

Robert Salfer, 613 Wall Street, stated he was concerned about his property's valuation and taxes.

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

Consent Agenda

Council Member Norland moved, seconded by Council Member Steiner, to approve the Consent Agenda.

- A. Bills and Appropriations.
- B. Res. No. 93-20 Approving Donations/Contributions/Grants.
- C. Res. No. 94-20 Declaring Costs to be Assessed for Municipal Charges.
- D. Set a Public Hearing on December 21, 2020, at 7:00 p.m. on the Annual Stormwater Pollution Prevention Program (SWPPP) Review.
- E. Set a Public Hearing on December 21, 2020, at 7:00 p.m. to Consider a Mobile Food Unit Ordinance.
- F. Res. No. 95-20 Prorating Existing On-Sale Liquor Licenses for Time Closed due to State-Mandated Bar and Restaurant Closures During the COVID-19 Pandemic.

- G. Renewed 2021 Licenses.
- H. Res. No. 96-20 Set Council Dates for 2021.
- I. Res. No. 97-20 Designating Polling Places for 2021.
- J. Approved Appointments to Boards and Commissions.

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

Public Comments Concerning Business Items on the Agenda None.

Business Items

Res. No. 98-20 of the North Mankato City Council in the Matter of a Nuisance Property Located at 229 Allan Avenue, North Mankato Owned by Edward R. Borchardt and Ann M. Borchardt.

Community Development Director Fischer reviewed the property's history, including formal communication concerning cleaning up the property between the City and the Borchardts beginning in 2005, 2011, 2016, 2019, and 2020. The letters of complaint included concerns about the height of grass and the outdoor storage of materials.

Attorney Chris Kennedy stated the growth of vegetation on the property attracts animals and pests. Neighbors have witnessed that they have seen woodchucks, mice, feral cats, raccoons, and other pests. He reported staff has offered to help the Borchardts address the conditions of the property.

Police Chief Gullickson reported he became involved with the issue in July 2020. On July 13, 2020, he met with Ed Borchardt for approximately 45 minutes, and they identified areas that needed to be cleaned up. He reported Mr. Borchardt seemed receptive, and they agreed he would complete some work over the weekend and Chief Gullickson would review the property on July 20, 2020. He reported Mr. Borchardt had worked on the property, but additional work needed to be completed. Police Chief Gullickson stated he returned to the property on September 23, 2020, and Mr. Borchardt showed him around the property. At that time, Mr. Borchardt said he was done working on the property, and he was satisfied with the condition. Police Chief Gullickson documented the property's condition and spoke with Mr. Borchardt that the property was still not as clean as it needed to be.

Attorney Chris Kennedy stated he understood that people might be sympathetic to the Borchardts being elderly and having health concerns. Still, the Council should not make a value judgment based on their circumstances. City staff have offered to assist the Borchardts and have been denied. The Borchardt's property has been an issue for many years with a rank growth of vegetation that can attract nuisances such as mice, rats, and other pests. Attorney Kennedy acknowledged Attorney Friedrichs's request to extend the deadline to later in the year and indicated that could be changed at the Council's discretion. He stated that while Borchardts states he does not know what is required, this does not excuse him from complying. If an individual commits a traffic violation, they are guilty even if they do not know the specific violation. Attorney Kennedy stated the Council must weigh the rights of the property owner with their neighbors' rights and take appropriate action.

Council Member Norland stated she was unhappy with the resolution, and Attorney Friedrichs laid out environmental concerns that the City should address. She noted the Borchardts have improved their property and stated the Chief of Police saw cooperation. Council Member Norland expressed concern that environmental issues could be criminalized by code. She said while she has concerns about the resolution, she would like to see the Borchardts' work to bring their yard into compliance as long as the date for completion is set for later in the year, maybe June 1, 2021. Council Member

Norland also requested clarification of the code to make it more transparent and specific. Council Member Oachs concurred and stated the pollinator garden ordinance should become a priority for City Council. She indicated that June 1, 2021, would be good because it would allow the vegetation to grow back and see what was going on in the yard. Council Member Oachs stated there are a lot of other properties not in compliance. Council Member Steiner agreed with Council Members Norland and Oachs. Council Member Whitlock agreed with changing the compliance date to June 1, 2021, but stated the property needs to be improved for their neighbors' rights. The issue has been going on for around 15 years, and it is time the City listened to its neighbors. Mayor Dehen stated he agreed with changing the date to June 1, 2021.

Council Member Norland moved, seconded by Council Member Steiner, to amend and adopt Res. No. 98-20 of the North Mankato City Council in the Matter of a Nuisance Property Located at 229 Allan Avenue, North Mankato Owned by Edward R. Borchardt and Ann M. Borchardt. The resolution will be amended to allow the Borchardts until June 1, 2021, to bring their property into compliance. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Res. No. 99-20 Receiving Feasibility Report and Calling Hearing for Project No. 19-05 ABCDEF 2021 Harrison Avenue Improvement Project and Project No. 20-04 ABCDEF 2021 Cliff Court Improvement.

City Engineer Sarff reported the project areas include the street and utility improvements on Harrison Avenue from Cross Street to Range Street and street and utility improvements on Cliff Court from Cliff Drive to the end of the cul-de-sac. He noted the City Council authorized the Preliminary engineering Report at the November 16, 2020, Council Meeting. City Engineer Sarff reviewed the existing conditions for the Sanitary Sewer, Watermain, Storm Sewer, and Street and surface needs. Of note is that Harrison Avenue is over 65 years old, and Cliff Court is over 50 years old, and both are showing their age. City Engineer Sarff reviewed the proposed improvements, including new sanitary sewer service, new watermain pipes, new storm sewer pipes and manholes, and reconstruction of existing streets with bituminous pavement and curb gutter. He reported 19 existing boulevard trees on Harrison Avenue, but most of the trees are very large, and the boulevard is too narrow to accommodate boulevard trees. Most of the trees are slated to be removed, but residents may get a new tree to plant in their yard, but not their boulevard.

City Engineer Sarff reviewed the estimated project costs. Harrison Avenue Street and Surface Improvements/Street Lights \$418,200, Storm Sewer \$64,900, Sanitary Sewer Mainline and Services \$78,900, and Watermain mainline and services \$101,500. For a total project cost of \$663,500. Cliff Court's total estimated cost is \$718,300 with \$349,700 for Street and Surface Improvements/Street Lights, \$172,500 for Storm Sewer, \$84,300 for Sanitary Sewer Mainline and Services, and \$11,800 for Watermain Mainline and Services. Using the assessment policy which has sanitary sewer and water services 100% assessable to residents and the street reconstruction, sanitary sewer, watermain, storm sewer, and street lights 40% assessable to residents and then applying the assessment cap projected assessments for Harrison Avenue at approximately \$7,500, and Cliff Court would be approximately \$9,000.

City Engineer Sarff reviewed the proposed timeline, including neighborhood meetings the week of December 14th and the improvement hearing on December 21, 2020. The projected beginning of construction would be in early May and completion of construction in late August.

Mayor Dehen asked for clarification if the timeline was too tight. City Engineer Sarff reported staff should conduct the neighborhood meetings and get the notification out to meet the timeline to have a hearing on December 21, 2020.

Council Member Steiner moved, seconded by Council Member Norland, to Adopt Res. No. 99-20 Receiving Feasibility Report and Calling Hearing for Project No. 19-05 ABCDEF 2021 Harrison Avenue Improvement Project and Project No. 20-04 ABCDEF 2021 Cliff Court Improvement. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Consider Request to Amend City Code Off-Street Parking Requirements and Consider the Planning Commissions Recommendation.

Community Development Director Fischer reported Select Management, LLC requested to amend City Code section 156.053, Off-Street Parking and Loading. Specifically, the minimum number of off-street parking spaces required for multi-family dwellings. According to the City Code, for multiple-family dwellings (apartments), the minimum number of off-street parking spaces required is 2 per dwelling unit. For example, a 10-unit apartment building would require a minimum of 20 off-street parking spaces. The applicant is proposing to construct a 117 unit apartment building. According to the City Code, a minimum of 234 off-street parking spaces would be required. Because the building will consist of 81 one-bedroom and 36 two-bedroom units, the applicant is requesting a reduction of the required number of spaces from two per unit to one per bedroom. Based on this request, the total number of off-street parking spaces needed would be 153.

Community Development Director Fischer stated the apartment building would be located on vacant property at the intersection of Marie Lane and Tower Boulevard. As this location is near Hoover Elementary School, there are a number of buses using Marie Lane and Tower Boulevard to go to and from Hoover School when in session. Additionally, a number of elementary-aged students use the existing sidewalks on Marie and Tower to walk or bike to Hoover Elementary. As part of a Safe Routes to School route, the sidewalk along the north side of Marie Lane will be widened to provide better student access to Hoover School. Currently, on-street parking is permitted on both sides of Marie and Tower.

For public safety and snow plowing, the City believes that adequate off-street parking should be required for multi-family dwellings not to encourage vehicles' on-street parking. The Planning Commission did not recommend approval of the request to reduce off-street parking requirements for multi-family homes.

Council Member Steiner moved, seconded by Council Member Norland, to deny the Request to Amend City Code Off-Street Parking Requirements. Vote on the motion: Norland, Oachs, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.

Open Forum

Melanie Benit from the Institute of Justice spoke before Council concerning the proposed Mobile Food Truck Ordinance. She stated the proposed ordinance and restrictions should be denied because there should not be a need to regulate food trucks.

City Administrator and Staff Comments

City Administrator Harrenstein commented that vegetation growth is managed differently in different zoning districts.

City Administrator Harrenstein stated the Public Hearing for the Natural Lawn ordinance would be set at the next Council Meeting.

Police Chief Gullickson reported that the officer that was assaulted is recovering.

Mayor and Council Comments

City Clerk

Council Member Norland thanked Police Chief Gullickson for his respectful work with the Borchardts.

Mayor Dehen stated the levy would be reduced by .75%, reflecting the City's desire to live within its means. Setting the levy at the current rate would allow the City to consider the two projects discussed today, Harrison Avenue and Cliff Court. He stated the final tax rate would be set on December 21, 2020.

Mayor Dehen sent his condolences to the Marv Munsterman family.

At 9:28 p.m. on a motion by Council Membership the Council Meeting was adjourned.	ber Norland, seconded by Council Member Oachs,
	Mayor

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on December 14, 2020. Mayor Dehen called the meeting to order at 12:00 pm. The following were present remotely through Zoom for roll call: Council Members Oachs, Norland, and Mayor Dehen, City Administrator Harrenstein, Finance Director McCann, Community Development Director Fischer, City Planner Matthew Lassonde, and City Clerk Van Genderen. Citizen monitoring was available through a conference call.

North Mankato Transit Service

City Administrator Harrenstein reported the Director of Mobility Advancement from Bolton & Menk, Brian Lamb, would present a memo reviewing North Mankato Transit and proposed options.

Mr. Lamb reported transit would have dramatic changes in the next few years, as new technology becomes available. He stated a review of the history of transit in North Mankato would provide context for moving North Mankato forward. Fixed-route transit service in North Mankato has been provided by the Mankato Transit System (MTS) since at least 2003. During that time, the annual ridership has been consistently between 12,000 and 16,000 total passengers. In 2019, the fixed route carried more riders with 17,015 passengers. Over the 17 years, North Mankato was served by several route configurations. In mid-2018, the two fixed routes were combined into a single route, and part of a larger service expansion paid through a one-year new service expansion grant funded by the state. North Mankato's fixed service nearly doubled, going from six trips a day to eleven. The route operates hourly from 6:30 am to 5:30 pm, with a round trip of approximately one hour. The service hours increased by 83%, but ridership only increased by 23%. In 2019 a boarding and alighting data collection effort showed that ridership clustered around higher density locations such as South Central College, multi-unit housing, and the major employment sites in North Mankato. Mr. Lamb stated the fixed-route service could be streamlined and simplified to concentrate on the city's major employment sites with a round trip travel time of slightly less than 30 minutes. This change would offer several advantages. It would reduce the total customer trip travel time to or from the Cherry Street station by an average of 50%. The second benefit is the streamlined routing will allow a much better match for employer AM work-start times. The tradeoff includes a reduction of inline stops to six and rerouted a portion of the route.

The Americans with Disabilities Act of 1990 prohibited discrimination and ensuring equal opportunity and access for persons with disabilities. This means that when public transit agencies provide fixed-route service, they must also provide "complementary paratransit" service to people with disabilities. In mid-2018, with the fixed-route expanded hours, the mobility service's operating service hours increased from 6:30 am to 5:30 pm on weekdays, and ridership grew 90% in 2019 over the 2017 pre-expansion base. A community may offer other kinds of transportation services such as fixed-route and ADA complementary paratransit services. In 2019 MTS started a new Kato Flex service for parts of Mankato that were not directly served by fixed-route transit. The MTS director reported that the Kato Flex service is averaging 2-2.5 passengers per hour. The City of North Mankato has questioned if the fixed-route and mobility services were adequately meeting the community transit needs. A survey conducted concluded that 70% of ridership was from outside North Mankato to access school or employment destination. North Mankato was interested in reasonable transit options for city residents who wanted to travel between North Mankato neighborhoods and non-downtown locations in Mankato.

In July 2019, the City started a pilot service with Ruby Ride providing curb-to-curb service with unrestricted pick-ups throughout the City for an eleven-hour service day during weekdays. Ruby Ride was in operations for eight months before operations were suspended in March 2020 due to COVID-19. Questions concerning Ruby Ride include if the small business can solve some of the

larger issues. Ruby Ride is still working on the on-demand portion of their rider services, and time will tell if they will be able to adapt and meet the demands of the market.

Mr. Lamb reported that the City of North Mankato's annual fixed-route hours increased from 1,530 to 2,805 between 2017 and 2019. Mobility services also increased from 477 to 903 between 2017 and 2019. However, the local North Mankato cost for the service hours decreased from \$55,378 in 2017 to \$27,265 in 2019. In large part due to two MNDOT program initiatives. The Coronavirus Aid, Relief and Economic Security Act (CARES Act) are providing economic assistance to communities and transit systems impacted by the pandemic. For North Mankato, these funds are expected to offset all existing operating expenses and lost fare revenues for the transit service from March until the end of 2020. In 2020, the North Mankato annual expense should be less than \$20,000. The CARES Act funds are available until expended. MTS' budget forecast includes having sufficient CARES Act revenues to offset all non-growth operating costs and passenger fares for the entire 2021 year.

The City of North Mankato is currently negotiating a one-year service agreement for 2021 with the City of Mankato and MTS. North Mankato would use 2021 to determine the most viable transit system to provide ridership for North Mankato. The agreement includes the continuation of the fixed-route service with reduced trips to target peak demand times for the industrial and educational hubs. The City would also utilize the Kato Flex route system, which typically requires reservations one day in advance for the desired service. The proposed agreement also opens up the mobility service hours, ensuring residents with disabilities from North Mankato are served outside the fixed-route service hours.

Council Member Oachs stated she approved the plan but wanted to notify North Mankato's ridership.

Council Member Norland reported she like the ability for residents to have options.

Mayor Dehen requested clarification on Ruby Ride and Kato Flex and if they would work together or in competition.

City Administrator Harrenstein reported they would work in competition. Ruby Ride is door to door and very flexible, but with COVID-19, they were unable to continue services. MTS kept their buses running, but Kato Flex is not door to door, and some riders may need to travel up to ¼ of a mile to get to a stop. Ruby Ride is still working on its immediate demand response service. He did note that the City does not have a contract with Ruby Ride. Instead, they will be finishing a few months of the pilot.

Mayor Dehen requested clarification on if business shifts were taken into consideration when creating the new fixed route.

City Administrator Harrenstein stated the new streamlined route is down to 30 minutes, and the system will be monitored to determine if the timetable is working. He mentioned that the on-demand system might work better for shift differentials.

City Administrator Harrenstein stated the new agreement and the transit plan is a victory for resident, they provide a better-fixed route option and more mobility options. Without any concerns voiced, he would execute the agreement with the City of Mankato and MTS.

Discuss Proposed North Mankato Recreation Trail Names

City Planner Lassonde reported the City requested citizen feedback on naming six recreation trails in North Mankato. He stated the City received a wide variety of names, but none stood out.

Council Member Norland stated she was interested in naming the trail by Benson Park the Gulliver Trail after the dog who was rescued from Benson Park.

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Mayor Dehen reviewed the proposed trails and stated the proposed trail names: Prairie Loop, Brickyard Trail, North Ridge Loop, Commerce Trail, North Mankato Loop, and Caswell Trail. He stated the North Mankato Bicycle Commission met to discuss the proposed trails and offer two alternative names. First, name the Caswell Trail Dakota Canku. The trail is around Benson Park, where the Sitting Bull statue has been set. Canku is the Dakota word for roads or streets. Second to change the name North Mankato Loop to North Mankato Gran Fondo. Gran Fondo is an Italian term meaning "big ride" and is well known to avid bicycles.

Mayor Dehen stated the goal would be to put the maps out in the bike kiosks and include QR codes so visitors can navigate through the trails. He mentioned there might be SHIP Dollars available to sign the trails. The trail system will provide new riding experiences for bikers, and the system will connect to the Mankato trails and regional bike trails.

Council Member Oachs m 12:50 pm.	oved, seconded by Council Member Norland, to clos	se the meeting
	Mayor	_
City Clerk		



OFFICE OF THE MAYOR

CERTIFICATE OF RECOGNITION

WHEREAS, Roger Coyour began working for the City of North Mankato on August 29, 1990; and

WHEREAS, he is celebrating 30 years of service to the City of North Mankato; and

WHEREAS, these years of service have been marked by a dedicated effort to maintain the beauty of North Mankato's parks; and

WHEREAS, Roger provides experience and leadership in maintaining the Caswell Park fields' quality, a great asset to the City of North Mankato.

NOW, THEREFORE, by virtue of the authority vested in me as Mayor of the City of North Mankato, I do hereby deem it an honor and pleasure to extend this Certificate of Recognition to Roger Coyour on the occasion of his 30th work anniversary, with sincere congratulations and best wishes.

 ,	•	
	Mark Dehen, Mayor	

Dated this 21st day of December 2020.







OFFICE OF THE MAYOR

CERTIFICATE OF RECOGNITION

WHEREAS, Kevin Ling began working for the City of North Mankato on December 17, 1990; and

WHEREAS, he is celebrating 30 years of service to the City of North Mankato; and

WHEREAS, these years of service have been marked by a dedicated effort to maintain the City's infrastructure and provide assistance to the citizens of North Mankato; and

WHEREAS, Kevin's experience and knowledge of the City's streets and infrastructure are invaluable.

NOW, THEREFORE, by virtue of the authority vested in me as Mayor of the City of North Mankato, I do hereby deem it an honor and pleasure to extend this Certificate of Recognition to Kevin Ling on the occasion of his 30th work anniversary, with sincere congratulations and best wishes.

Dated this 21st day of December 2020.

Mark Dehen, Mayor	





The Free Press THE LAND MEDIA

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

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.

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: 12/11/20, 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: 79.73.

5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue Earth County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

Steve Jameson, Publisher

Sworn to and subscribed before me, this day 12/11/2020



Public Notice

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN
that the City Council of the City
of North Mankato will hold a of North Mankato will hold a public hearing on Monday, December 21, 2020, commencing at 7:00 pm in the Council Chambers of the North Mankato Municipal Building, North Mankato, MN, to consider adopting an Ordinance Amending City Code Chapter 110 for the purposes of regulating Amending City Code Chapter 110 for the purposes of regulating the use of mobile Food Trucks/Vendors within the City of North Mankato. A copy of the proposed Ordinance is available upon request by contacting 507-625-4141. Due to the COVID-19 outbreak, the hearing location will be closed to the public. However, the City has modified the hearing process to ensure that the public is able to monitor the hearing and

is able to monitor the hearing and submit public comment.

The public hearing will be broad-cast live on Charter Channel 180, Consolidated Communications Channel 8, or can be watched live stream at http://www.accessktv. pra/watch/

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Public comment may be submitted to the city council via the following methods:

1) Written comments/questions may be submitted in writing prior to the public hearing by any of the following methods.

a) By email. Submit your comments/questions to aprilv@northmankato.com no later than 5:00 pm on Monday, December 21, 2020. 2020.
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b) By mail. Submit your comments/questions by mailing to 1001 Belgrade Avenue, North Mankato, MN 56003. Questions/ Comments must be received no later than 5:00 pm on Monday, December 21, 2020.
c) By physical delivery. Delivery was commentations by

er your comments/questions by delivering them to the DropBox at City Hall at 1001 Belgrade Avenue, North Mankato, MN, no later than 3:00 pm on Monday,

December 21, 2020.
2) Live comment during the pub-2) Live comment during the public hearing via telephone. Residents desiring to make public comments by telephone during the public hearing must request to be placed on the public hearing agenda. You may do so by calling City Hall (507) 625-4141, emailing aprily@northmankato.com. Please call 507-214-0517 and enter participant code 965994 enter participant code 965994. Each resident will be given 3 minutes to make his/her comment.
Dated this 7th day of December

April Van Genderen City Clerk
City of North Mankato

Ordinance No. 134, Fourth Series an Ordinance of the City of North Mankato, Minnesota Amending Chapter 110 General Business Regulations and Licensing and Adding City Code Section 110.28 Entitled Mobile Food Unit.

Subd. 1. **Purpose.** The purpose of this Section is to establish standards to ensure that mobile food units/vendors as defined herein are appropriately located, licensed and inspected, do not impede vehicular access, traffic flow or circulation, or create public safety hazards.

Subd. 2. General Regulations:

- A. **Definitions.** For the purposes of this Section, the following definitions shall apply:
 - 1. Mobile Food Unit and Mobile Food Unit/Vendor shall be defined as any self-propelled vehicle or fully contained trailer, licensed by the State of Minnesota to operate on public streets and roadways, which vends food (either pre-packaged or prepared in the unit) at retail for immediate consumption by the customer, and who are licensed by the State of Minnesota Department of Agriculture and/or Department of Health and/or the Brown-Nicollet County Environmental Health Department, and the City of North Mankato as a Mobile Food Unit.
 - 2. Vend or vending shall be defined as the process of the transfer of a food product from the unit operator to a customer. Vending begins when the unit initially stops in a location at which customers can access the unit and continues until the unit leaves that location.
- B. **Applicability.** Notwithstanding any contrary provision of any City ordinance, regulation, or rule, mobile food units/vendors shall be licensed and located as provided in this ordinance:
 - 1. Licenses required. Within the City of North Mankato, no person shall vend from a mobile food unit without first having obtained a license to do so from the City.
 - 2. Fees. The fee for an annual license shall be established from time-to-time by the City Council and shall entitle the operator to vend from one such unit for one year from the date on which the license is issued. The license shall be displayed on or within the unit, visible from the outside of the unit, whenever the unit is vending.
 - 3. Other Licenses Required. Applicants must provide evidence of current licensing of the unit by the Minnesota Department of Agriculture, the Minnesota Department of Health and/or Brown-Nicollet Environmental Health as appropriate.
 - 4. Insurance. Applicants must provide evidence of liability insurance in which the City is named coinsured which shall provide a limit of coverage as established from time-to-time by the City Council for both bodily injury and for property damage. Written notice of cancellation of such insurance must be given to the City not less than thirty (30) days prior to actual cancellation.
 - 5. Restrictions on Vending Activity:
 - a. Mobile food units/vendors are prohibited from vending activity within 500 feet of the nearest property line of any business in the city holding a food-service license issued by the Brown-Nicollet County Environmental Health Department.
 - b. Mobile food units/vendors are prohibited from vending activities within 500 feet of a community event for which the City has issued a Special Event Permit, unless they are specifically authorized by the event sponsor to participate in the event. The terms of the Special Event Permit shall apply.
 - c. Mobile food units/vendors are prohibited from vending activities within 500 feet of the Caswell Park Sports Facility or Spring Lake Park Regional Swim Facility unless authorized by the City Administrator or his/her designee.
 - d. Mobile food units/vendors are allowed to vend on private property or public streets between the hours of 8:00 a.m. to 10:00 p.m. on all days of the week in the central business district and commercial and industrial zoned properties. If a mobile food unit is on private property within the central business district and commercial and industrial zoned properties, permission must be granted by the landowner to vend.

- e. No mobile food unit can operate in a residential zoned district unless authorized by the City Administrator or his/her designee under a Special Event Permit.
- f. Mobile food units/vendors shall collect and remit all applicable licenses, fees, and taxes of the City of North Mankato, Nicollet County, and the State of Minnesota. This includes but is not limited to North Mankato's local option sales and use tax and North Mankato's food and beverage tax.

6. Exemptions on Restrictions:

- a. Business owners holding a food-service license with the Brown-Nicollet County Environmental Health Department may operate a mobile food unit owned by the business owner on their property, within 500 feet of another food-service license holding establishment in North Mankato, for the number of days allowed by the Brown-Nicollet County Environmental Health Department and during the business's normal hours of operation.
- b. Breweries and Wineries licensed by the Minnesota Department of Public Safety are exempt from locating a food truck within 500 feet of a business holding a food-service license issued by the Brown-Nicollet County Environmental Health Department.
- c. Mobile food units which are vending under a Special Event Permit issued by the City are allowed to operate under that Special Event Permit as authorized by the organizers/managers of the event, at the location of, and for the duration of the event. Special event organizers are responsible for obtaining proof of all applicable food truck licenses from the State of Minnesota and the Brown-Nicollet County Environmental Health Department.

7. Location or placement:

- a. On public streets, no unit shall occupy more than two (2) parking spaces
- b. The unit shall vend only from the side of the vehicle away from moving traffic and pedestrian walkways of no less than six (6) feet shall be maintained on the service side of the unit.
- c. In no case shall a unit vend while occupying a traffic lane, parked on a sidewalk, parked on a pedestrian crossing location, or in any location which obstructs or impedes vehicle or pedestrian traffic.
- d. The unit shall not vend to any person standing in the traveled portion of any public roadway.
- e. On public streets, no unit shall vend within sixty (60) feet of the intersection of two or more public streets, nor within thirty (30) feet of a driveway which enters onto a public street.
- f. Units shall not be stored in a residential zoning district.
- g. There shall be no overnight parking of food trucks on the public right of way.
- h. No unit shall vend while the unit is in motion.
- i. Connection of the unit to public utilities is not permitted.
- 8. Dimensions. No mobile food unit shall exceed 40' feet in length (overall length for a self-propelled vehicle; trailer length including the towing vehicle for self-contained trailers) or ten (10) feet in height.

9. Signs and Appurtenances:

- a. Mobile food units/vendors shall not employ or utilize any signs that are not attached directly to the vehicle/trailer. Signs may not project above the unit, nor more than six (6) inches from the side of the unit. No flashing, strobing or intermittent lighting is allowed.
- b. No external seating shall be provided or utilized except as may be provided by the owner, manager, or agent of any private property on which the unit may be properly located.

- c. Any generator used by the unit must be self-contained within or on the unit, screened from view, and operate at no more than 70 decibels.
- d. While vending, the operator may not call attention to the unit by crying out, blowing a horn, ringing a bell, or playing music or other sounds discernible beyond the unit. Amplified sound is not permitted outside of the unit.
- e. Waste receptacle(s) must be provided by the unit operator and the vending site must be cleaned of all litter and garbage generated by the unit and customers before the unit leaves the location.

Subd. 3. **Enforcement.** Any violation of this Section, including but not limited to the vending operation of a mobile food unit within the City without a license issued pursuant to this Section, shall be a misdemeanor punishable by up to a \$1000.00 fine and/or ninety (90) days in jail.

SECTION II. After adoption, signing and attestation, this Ordinance shall be published once in the official newspaper of the City of North Mankato and shall be in effect on or after the date following such publications.

ADOPTED by the City Council of the City of N	orth Mankato this da	ay of, 2020
	o	Mayor
ATTEST:		
City Clerk		
Published in the Mankato Free Press this	day of	2020

NOTICE OF PUBLIC HEARING PROJECT NO. 19-05 ABCDEF 300 BLOCK OF HARRISON AVENUE AND PROJECT NO. 20-04 ABCDEF CLIFF COURT

Notice is hereby given that the City Council of North Mankato will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, at 7:00 pm on December 21, 2020, to consider the making of Improvement Project No. 19-05 ABCDEF 300 Block of Harrison Avenue. The estimated cost of the improvement is \$663,500. The Council will also consider Project No. 20-04 ABCDEF Cliff Court. The estimated cost of the improvement is \$718,300. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

Due to the COVID-19 outbreak, the hearing location will be closed to the public. However, the City has modified the hearing process to ensure that the public is able to monitor the hearing and submit public comment.

The public hearing will be broadcast live on Charter Channel 180 or Consolidated Communications Channel 8.

Public comment may be submitted to the city council via the following methods:

- 1) Written comments/questions may be submitted in writing prior to the public hearing by any of the following methods.
 - a) By email. Submit your comments/questions to aprilv@northmankato.com no later than 5:00 pm on Monday, December 21, 2020.
 - b) By mail. Submit your comments/questions by mailing to 1001 Belgrade Avenue, North Mankato, MN 56003. Questions/Comments must be received no later than 5:00 pm on Monday, December 21, 2020.
 - c) By physical delivery. Deliver your comments/question by delivering them to the DropBox at City Hall at 1001 Belgrade Avenue, North Mankato, MN, no later than 3:00 pm on Monday, December 21, 2020.
- 2) Live comment during the public hearing via telephone. Residents desiring to make public comments by telephone during the public hearing must request to be placed on the public hearing agenda. You may do so by calling City Hall (507) 625-4141, emailing aprilv@northmankato.com. Please call 507-214-0517 and enter participant code 965994. Each resident will be given 3 minutes to make his/her comment.

Written questions submitted prior to the public hearing will be read during the meeting

/s/April Van Genderen City Clerk

Published in the Free Press on December 11 and December 18, 2020.



Project Location/Background



- Project Areas:
 - Street and utility improvements on Harrison Avenue from Cross Street to Range Street (300 block)
 - Street and utility improvements on Cliff Court from Cliff Drive to the end of the cul-de-sac
- o Included in City's Capital Improvement Plan for 2021
- o Preliminary Engineering Report authorized by Council on November 16th



Sanitary Sewer



Existing Conditions:

- Harrison Avenue over 65 years old; Cliff Court over 50 years old
- Existing 8" clay pipe
- Less than minimum slope
- Tree roots, offset joints, evidence of groundwater infiltration
- Sanitary sewer and service lines on Cliff Court very shallow at the end of cul-de-sac

Proposed Improvements

- New 8" PVC pipe on Harrison Avenue and Cliff Court with watertight joints
- Insulated pipe will be used on shallow portions of Cliff Court sanitary sewer
- Replace manholes with new precast concrete manholes:
 - New castings
 - Water-tight joints in manhole sections
- Replace existing services from sewer main to ROW with new pipe (insulated pipe on Cliff Court where required)
- Property owner's responsibility to replace service line from ROW to house if deficient
- No improvements to existing 21" trunk sewer on Cross Street lining and manhole rehabilitation in future



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Watermain



Existing Conditions:

- Harrison Avenue over 65 years old; Cliff Court over 50 years old
- Existing 6" cast iron pipe
- Harrison Avenue no significant history of breaks, but beyond expected design life
- Cliff Court numerous watermain breaks
- Services copper or galvanized

Proposed Improvements:

- Harrison Avenue new 6" PVC watermain pipe
- Cliff Court new 8" PVC watermain
- Hydrants on Harrison replaced in 1993

 leave in place
- Replace hydrants on Cliff Court with new
- New valves & fittings at all appropriate locations and spacing
- Replace existing service lines within street right-of-way with 1" diameter plastic piping
- Property owner's responsibility to replace service line from ROW to house if deficient
- New auto-reading water meters will be installed on all residences



al People Real Solution

Storm Sewer



- Existing Conditions:
 - o Harrison Avenue:
 - No existing storm sewer
 - Surface drainage to Cross Street intersection
 - Slope in existing gutters is less than desirable and settlement of curb and street – results in isolated ponding
 - Cliff Court:
 - Existing inlets at the low point in the street collect the storm water runoff from the entire length of Cliff Court
 - Existing storm sewer from Allen Drive connects to storm sewer system on Cliff Court
 - Storm sewer outlet runs south from Cliff Court into ravine pipe has separated and several significant washouts
 - Existing storm sewer is deficient in both capacity and condition



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Storm Sewer



- Proposed Improvements
 - Harrison Avenue:
 - Construct three sets of inlets between Cross Street and Range Street
 - New storm sewer pipes 12" to 15" in diameter
 - New storm sewer manholes to provide access for maintenance and cleaning
 - · Cliff Court:
 - Construct new inlets on Cliff Court low point & intermediate points
 - New storm sewer pipes and manholes: 12" to 24"in diameter
 - Reconnect existing storm sewer from Allen Avenue
 - Extend storm sewer system to Cliff Drive provides for future extension on Cliff Drive
 - Replace existing storm sewer outlet:
 - Extend to bottom of ravine
 - Repair slope failures and erosion
 - Provide outlet stabilization to minimize future erosion
 - Both systems designed to accommodate 10-year design runoff
 - Provide outlets for sump pumps in front yard area for both streets



Existing Street and Surface



- Harrison Avenue over 65 years old; Cliff Court over 50 years old
- Existing bituminous (blacktop) street with curb and gutter both sides
- Bituminous pavement and curb in fair to poor condition
- Existing street width:
 - Harrison Avenue 30 feet
 - Cliff Court –34 feet
- Harrison Avenue sidewalk:
 - Existing 5-foot wide sidewalk on both sides
 - Some of sidewalk has been replaced recently good condition
 - · Older sidewalk in poor condition
- Cliff Court no sidewalk



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Proposed Street and Surface Improvements



- Reconstruct existing street with new bituminous pavement and curb and gutter
- Proposed width same as existing
- Continue to allow parking on both sides
- Sidewalk:
 - Harrison Avenue new 5' wide sidewalk on both sides
 - · Cliff Court no sidewalk proposed
- New concrete driveway aprons
- Proposed pavement section
 - 4 inches bituminous surfacing
 - 15 inches aggregate base class 6
 - · Geogrid (if required)
- o Perforated subsurface drains on both sides of street
- New street lights
- Restore all disturbed residential turf areas with seed



Boulevard Trees



- o 19 existing boulevard trees on Harrison Avenue
- Many trees are very large and in some cases the base of the trunks fills the entire boulevard area
- Many of the existing sidewalk deficiencies are being caused by tree roots
- o Removal of most, if not all, of the existing trees is recommended
- Property owners will be offered new trees to replace those removed – to be installed behind sidewalk
- No boulevard trees on Cliff Court



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Estimated Project Costs



	Estimated Cost	
ltem	Harrison Avenue	Cliff Court
Street and Surface Improvements/Street Lights	\$418,200	\$349,700
Storm Sewer	\$64,900	\$172,500
Sanitary Sewer Mainline and Services	\$78,900	\$84,300
Watermain Mainline and Services	\$101,500	\$111,800
TOTAL:	\$663,500	\$718,300

 Estimated costs include allowances for contingencies, administrative, engineering and financing costs



Assessments



- Assessment policy:
 - Sanitary Sewer and Water Services— 100% Assessable
 - Balance of Project Costs (Street Reconstruction, Sanitary Sewer, Watermain, Storm Sewer, Street Lights) – 40% Assessable, 60% City Cost
- Assessment Rates based on Estimated Project Costs:
 - Sanitary Sewer Main Line (40%): \$1,200 to \$3,200 per connection
 - Sanitary Sewer Services (100%): \$1,400 per connection
 - Watermain Mainline (40%): \$1,400 to \$4,000 per connection
 - Water Services (100%): \$2,300 to \$2,400 per connection
 - Street & Surface/Storm Sewer/Street Lights (40%): \$164 to \$190 per foot
- Calculated assessments: approx. \$5,700 to approx.\$59,000



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Assessment Cap



- In general, residential lots in lower North Mankato are smaller than upper North Mankato
- City Council has taken into consideration the relative lot sizes when determining the assessment cap on past projects
- o Harrison Avenue:
 - Avg. assessable lot width is 53' approx. same as on recent projects in lower North Mankato
 - Assessment cap for 2020 street and utility reconstruction projects = \$7,000
 - Due to increases in construction cost and property values, recommend that Council consider an increase \$7,500/lot
- Cliff Court:
 - Avg. assessable lot width is 135'
 - Last reconstruction project in upper North Mankato was Roe Crest Drive in 2016 avg. assessable lot width was 98'
 - Assessment cap used on the Roe Crest project = \$8,000
 - Due to larger lot size and increases in construction cost and property values, recommend that Council consider an increase \$9,000/lot



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Assessment Process

CITY OF

- Actual assessment amount for each property will be provided in mailed notice – approximately two weeks before hearing
- Assessments can be pre-paid with no interest
 - Prepayment date will be set by Council typically in late October/early November
 - Prepayment date will be provided in assessment hearing notice
- If not pre-paid, assessments will be certified to County auditor and will be added to property tax statement starting in 2021:
 - Equal annual payments
 - o Payment period typically 15 years
 - o Interest rate will be set by the Council based on borrowing rate
- Remaining principal and accrued interest can be prepaid in future years with no penalty
- Additional information will be provided in assessment notice

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NORTH MANKATO Proposed Schedule MINNESOTA Date December 7, 2020 Resolution Receiving Report and Calling for Hearing on Improvements Week of December 14, 2020 Neighborhood Meeting December 21, 2020 Improvement Hearing February 16, 2021 Open Bids April 5, 2021 Assessment Hearing, Resolution Adopting Assessment and Resolution Awarding Contract **Early May** Begin Construction (Approx.) Late August End Construction (Approx.)

Construction Issues/Questions



- Approximate construction duration:
 - Start after Memorial Day
 - o Finish before Labor Day
- Construction access
- Maintenance of water and sewer service
- Garbage and recycling during construction
- Mail service during construction
- Construction communications



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Questions/Discussion





The Free Press THE LAND MEDIA

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

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.

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: 12/11/20, 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: abcdefqhijklmnopgrstuvwxvz

4. The Publisher's lowest classified rate paid by commercial

users for comparable space, as determined pursuant to §331A.06, is as follows: \$\frac{73.9}{5.} Pursuant to Minnesota Statutes \$580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue Earth County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

Steve Jameson, Publisher

Sworn to and subscribed before me, this day 12/11/2020

Notary Public

Public Notice December 11, 2020

NOTICE OF PUBLIC HEARING
ON STORMWATER AND
ANNUAL STORMWATER
POLLUTION PREVENTION
PROGRAM (SWPPP) REVIEW
NOTICE IS HEREBY GIVEN
that the City Council of the City
of North Markets Minerata

of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota at 7 pm on December 21, 2020, to hold a public hearing to provide an opportunity for the public to provide in-put on the adequacy of the City's Stormwater Pollution Prevention Program (SWPPP).

Such persons as desire to be heard with reference to the Stormwater Pollution Prevention Program will be heard at this

Program will be neard at this meeting.

Due to the COVID-19 outbreak, the hearing location will be closed to the public. However, the City has modified the hearing the country that the subtless that the subtless that the public services the public services that the public services the public services that the public services the public services that the public services the public services that the public services the public services that the public services the public services that the public services the public services that the public services that the public ser process to ensure that the public is able to monitor the hearing and

submit public comment.

The public hearing will be broadcast live on Charter Channel 180 or Consolidated Communications

Public comment may be submitted to the city council via the following methods:

1) Written comments/questions

may be submitted in writing pri-or to the public hearing by any of the following methods.

a) By email. Submit your com-

ments/questions to aprily@north-mankato.com no later than 5:00 pm on Monday, December 21, 2020.

b) By mail. Submit your comments/questions by mailing to 1001 Belgrade Avenue, North Mankato, MN 56003. Questions/ Comments must be received no later than 5:00 pm on Monday, December 21, 2020.

December 21, 2020.

c) By physical delivery. Deliver your comments/questions by delivering them to the Drop Box at City Hall at 1001 Belgrade Avenue, North Mankato, MN, no later than 3:00 pm on Monday, December 21, 2020.

2) Live comment during the pub-lic hearing via telephone. Resi-dents desiring to make public comments by telephone during the public hearing must request to be placed on the public hearing agenda. You may do so by calling City Hall (507) 625-4141, emailing aprily@northmankato.com. Please call 507-214-0517 and enter participant code 965994. Each resident will be given 3 minutes to make his/her comment.

Dated this 7th day of December

April Van Genderen <u>City Clerk</u> City of North Mankato





Real People. Real Solutions.

1960 Premier Drive Mankato, MN 56001-5900

> Ph: (507) 625-4171 Fax: (507) 625-4177 Bolton-Menk.com

MEMORANDUM

Date: December 10, 2020

To: John Harrenstein, City Administrator

From: Daniel R. Sarff, P.E., City Engineer

CC: Nathan Host, Public Works Director

Subject: Public Hearing to Receive Input on the Adequacy of the City of North Mankato's

Stormwater Pollution Prevention Program (SWPPP)

The Minnesota Pollution Control Agency (MPCA) administers the requirements of the federal Clean Water Act in addition to its own State Disposal System requirements. At the MPCA, the Stormwater Program includes three general stormwater permits, including the Municipal Separate Storm Sewer System (MS4) Permit. The MS4 General Permit is designed to reduce the amount of sediment and pollution that enters surface and ground water from storm sewer systems to the maximum extent practicable. Because the City of North Mankato has a population greater than 10,000, it must comply with the MS4 permit requirements.

The City's MS4 permit requires the City to develop and maintain a stormwater pollution prevention program (SWPPP) that incorporates best management practices (BMPs) applicable to their City. The SWPPP describes the City's plan to meet each of the six Minimum Control Measures described by the permit. They are:

- No. 1 Public Education and Outreach on Stormwater Impacts: Distribute educational materials and perform outreach activities to inform citizens about the many ways stormwater becomes polluted and the impacts polluted stormwater runoff discharges can have on water quality.
- No. 2 Public Participation and Involvement: Provide opportunities for citizens to participate in program development and implementation, including effectively publicizing public meetings and/or encouraging citizen representatives on a stormwater management panel or committee.
- No. 3 Illicit Discharge Elimination: Develop and implement a plan to detect and eliminate illicit discharges to the storm sewer system including developing a system map and informing the community about the hazards associated with illegal discharges and improper disposal of waste.
- No. 4 Construction Site Stormwater Runoff Control: Develop, implement and enforce an erosion and sediment control program including ordinances for construction activities that disturb 1 or more acres of land. The City does have the freedom to extend and enforce this type of rule on some smaller area if it so desires.
- No. 5 Post-Construction Stormwater Management in New Development and Redevelopment: Develop, implement and enforce a program to address discharges of post-construction storm water run-off from new development and redevelopment areas.

• No. 6 - Pollution Control and Good Housekeeping for Municipal Operations: Develop and implement a program with the goal of preventing or reducing pollutant runoff from municipal operations.

The tasks described are not one-time efforts - they will continue throughout the permit period and beyond to maintain water quality. Progress continues to be made on an annual basis in the various tasks listed in the SWPPP.

The SWPPP has not been updated in recent years. For the past several years, the MPCA has been working on updates to the MS4 general permit that applies to many cities in Minnesota, including North Mankato. The MPCA released the final permit on November 16, 2020. The new MS4 permit includes new requirements that will need to be incorporated into the SWPPP and the City's ordinances. City staff is reviewing the requirements of the new permit and will be working on the SWPPP updates and ordinance revisions over the next several months.

The MS4 permit includes a requirement that the City provide a minimum of one opportunity each year for the public to provide input on the adequacy of the City's SWPPP. This opportunity will be provided at the December 21st council meeting during the Public Hearing portion of the agenda. I will be at the council meeting to address any questions from the Council or the public.



City of North Mankato, MN

Claims List - Regular

By Vendor Name

Date Range: 12-21-20

Vendor Number Bank Code: APBNK-A	Vendor Name PBNK	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00008	A+ SYSTEMS GROUP	12/21/2020	Regular	0	365.90	93724
00009	A-1 KEY CITY LOCKSMITHS, INC	12/21/2020	Regular	0	94.00	93725
00029	AG SPRAY EQUIPMENT	12/21/2020	Regular	0	800.90	93726
02968	ATLAS BUSINESS SOLUTIONS, INC.	12/21/2020	Regular	0	756.00	93727
00113	BAKER & TAYLOR	12/21/2020	Regular	0	98.22	93728
00124	BAUER'S UPHOLSTERY	12/21/2020	Regular	0	250.00	93729
00133	BELGRADE TOWNSHIP TREASURER	12/15/2020	Regular	0	2,048.00	93717
02533	BLUE STAR POWER SYSTEMS, INC.	12/07/2020	Regular	. 0	1,072.86	93709
00232	CEMSTONE CONCRETE MATERIALS, LLC	12/21/2020	Regular	0	781.00	93730
02757	CINTAS	12/21/2020	Regular	0	215.86	93731
00255	CITY OF MANKATO	12/21/2020	Regular	0	125,902.75	93732
00364	DRUMMER'S GARDEN CENTER & FLORAL	12/21/2020	Regular	0	900.00	93733
00387	EMERGENCY AUTOMOTIVE TECHNOLOGY, INC		Regular	0	26.36	93734
00401	EXPRESS SERVICES, INC.	12/21/2020	Regular	0	485.10	93735
00409	FERGUSON ENTERPRISES, INC	12/21/2020	Regular	0	4,560.53	93736
00432	FLEETPRIDE	12/21/2020	Regular	0	26.11	
00511	GREENÇARE	12/21/2020	Regular	0	164.30	93738
00577	HOLTMEIER CONSTRUCTION	12/21/2020	Regular	0	207,644.85	93739
03484	KATO COOKIE JAR	12/21/2020	Regular	0	225.00	93740
03055	KELLY & SONS EXCAVATING, LLC	12/21/2020	Regular	0	4.000.00	93741
00639	KIBBLE EQUIPMENT LLC	12/21/2020	Regular	0	348.08	93742
00731	LAGER'S OF MANKATO, INC.	12/21/2020	Regular	0	12.75	93743
00746	LAW ENFORCEMENT LABOR SERVICES, INC.	12/16/2020	Regular	0	880.66	93721
00769	LINDSAY WINDOW & DOOR, LLC	12/07/2020	Regular	0	10,120.51	93710
00800	MADDEN, GALANTER, HANSEN, LLP	12/21/2020	Regular	0	1,296.65	93744
00936	MINNESOTA POLLUTION CONTROL AGENCY	12/14/2020	Regular	0		
00951	MINNESOTA TRUCK & TRACTOR, INC.	12/21/2020	Regular	0	23.00	93716 93745
01038	NICOLLET COUNTY ATTORNEY	12/21/2020	Regular	0	101.89	
01037	NICOLLET COUNTY	12/07/2020	Regular	0	306.00	93746
03489	PENWORTHY	12/21/2020	Regular	0	37,027.05	93711
01106	PETTY CASH	12/21/2020	Regular	0	907.92	93747
01124	PONDEROSA LANDFILL OF BLUE EARTH CO, INC		Regular	0	44.66	
01133	POWERPLAN/RDO EQUIPMENT	12/21/2020	Regular	0		93749
03487	QUADIENT	12/21/2020	Regular	0	234.70	93750
01170	RAMY TURF PRODUCTS	12/21/2020	Regular	0	2,352.76	93751
02235	RIVER CITY ELECTRIC CO	12/21/2020	Regular	0		93752
01409	TOPPERS & TRAILERS PLUS		_			93753
01439	UNIQUE PAVING MATERIALS CORP.	12/21/2020 12/21/2020	Regular	0	648.94	
03485	VESSCO, INC.		Regular	0	1,452.60	93755
01515	WELLS FARGO BANK, N.A.	12/21/2020	Regular	_	1,683.20	
01523	·	12/21/2020	Regular	0		93757
01525	WENZEL AUTO ELECTRIC CO	12/21/2020 12/21/2020	Regular	0	60.00	93758
01568	WEST CENTRAL SANITATION, INC.		Regular	0		93759
03483	ZIEGLER, INC.	12/07/2020	Regular	0	41,417.46	93712
00072		12/03/2020	Bank Draft	0	47.27	DFT0004949
00101		12/04/2020	Bank Draft	0	64.00	DFT0004951
00137		12/15/2020	Bank Draft	0		DFT0004980
00137		12/11/2020	Bank Draft	0		DFT0004974
		12/15/2020	Bank Draft	0		DFT0004984
00304 02750	·	12/08/2020	Bank Draft	0		DFT0004956
		12/15/2020	Bank Draft	0		DFT0004958
03486		12/09/2020	Bank Draft	0		DFT0004970
03248	<u> </u>	12/11/2020	Bank Draft	0	503.00	DFT0004972
00447		12/08/2020	Bank Draft	0		DFT0004955
00447		12/15/2020	Bank Draft	0		DFT0004981
		12/08/2020	Bank Draft	0	•	DFT0004953
		12/01/2020	Bank Draft	0	3,998.10	DFT0004934
00733	LAKES GAS CO #10	12/08/2020	Bank Draft	0	107.00	DFT0004954

00910	MINNESOTA VALLEY TESTING LAB, INC.	12/03/2020	Bank Draft	0	59.50	DFT0004948
00910	MINNESOTA VALLEY TESTING LAB, INC.	12/07/2020	Bank Draft	0	72.00	DFT0004952
00910	MINNESOTA VALLEY TESTING LAB, INC.	12/15/2020	Bank Draft	0	59.50	DFT0004983
01335	STAPLES ADVANTAGE	12/03/2020	Bank Draft	0	66.57	
01335	STAPLES ADVANTAGE	12/10/2020	Bank Draft	0	145.94	
01470	VERIZON WIRELESS	12/08/2020	Bank Draft	0		DFT0004957
01470	VERIZON WIRELESS	12/15/2020	Bank Draft	0	32.56	DFT0004979
01525 00016	WEST CENTRAL SANITATION, INC.	12/11/2020	Bank Draft	0	3,220.47	DFT0004971
00105	ADAMS, NICOLE	12/23/2020	EFT	0	219.71	3487
00216	AUTO VALUE MANKATO	12/23/2020	EFT	0	627.16	3488
02706	C & S SUPPLY CO, INC. CORE & MAIN LP	12/23/2020 12/23/2020	EFT EFT	0	165.05	3489
00299	COUNTRYSIDE REFRIGERATION & HEATING, IN		EFT	0	976.31 552.01	3490 3491
02294	D & K POWDER COATING	12/08/2020	EFT	0	31,416.12	3491
00322	DALCO	12/23/2020	EFT	0	324.00	3492
02275	DEM-CON MATERIALS & RECOVERY	12/23/2020	EFT	0	1,897.37	3493
00404	FASTENAL COMPANY	12/23/2020	EFT	0	34.68	3494
00453	FREYBERG PETROLEUM SALES, INC.	12/23/2020	EFT	0	1,084.35	3495
00463	G & L AUTO SUPPLY, LLC	12/23/2020	EFT	0	640.00	3496
00680	J.J. KELLER & ASSOCIATES, INC.	12/23/2020	EFT	0	999.10	3497
00657	JT SERVICES	12/23/2020	EFT	0	797.30	3498
02209	KRAL, JACOB	12/23/2020	EFT	0	181.46	3499
03271	LARSON, MATTHEW	12/23/2020	EFT	0	34.42	3500
00776	LLOYD LUMBER CO.	12/23/2020	EFT	0	149.12	
00797	MAC TOOLS DISTRIBUTOR	12/23/2020	EFT	0	14.99	3502
00796	MACQUEEN EQUIPMENT, INC.	12/23/2020	EFT	0	922.44	3503
00819	MANKATO FORD, INC.	12/23/2020	EFT	0	273.79	3504
00825	MANKATO MOTOR COMPANY	12/23/2020	EFT	0	79.33	3505
00874	MENARDS-MANKATO	12/23/2020	EFT	0	22.57	3506
00902	MINNESOTA IRON & METAL CO	12/23/2020	EFT	0	84.60	3507
00956	MINNESOTA WASTE PROCESSING CO.	12/23/2020	EFT	0	26,302.57	3508
00975	MORGAN, SHAWN	12/23/2020	EFT	0	87.00	3509
03160	NOVEL SOLAR THREE LLC (DBA GREEN STREET	12/23/2020	EFT	0	5,953.15	3510
03020	NUTRIEN AG SOLUTIONS, INC.	12/23/2020	EFT	0	2,424.83	3511
01090	PARAGON PRINTING, MAILING & SPECIALTIES	12/23/2020	EFT	0	227.40	3512
01099	PET EXPO DISTRIBUTORS	12/23/2020	EFT	0	86.99	3513
01402	POMPS TIRE	12/23/2020	EFT	0	2,135.95	3514
01160	QUALITY OVERHEAD DOOR CO, INC	12/23/2020	EFT	0	111.00	3515
01211	RIVER BEND BUSINESS PRODUCTS	12/23/2020	EFT	0	217.62	
01263	SCHWICKERT'S TECTA AMERICA LLC	12/23/2020	EFT	0	729.96	3517
01281	SIGN PRO	12/23/2020	EFT 	0	14.00	
01336	STAPLES OIL CO., INC.	12/23/2020	EFT	0	719.60	3519
03254	TAFT	12/23/2020	EFT	0	6,732.67	3520
01486 03482	VON BERGE, DAVID	12/23/2020	EFT Part Dueft	0	470.88	3521
00219	CARDAMENTER SERVICE	12/03/2020	Bank Draft	0	11.01	DFT0004943
00219	CARDMEMBER SERVICE	12/09/2020	Bank Draft	0	7,382.30	DFT0004964
00234	CENTER POINT ENERGY	12/08/2020	Bank Draft	0	3,569.93	DFT0004965
00234	CENTER POINT ENERGY CENTER POINT ENERGY	12/15/2020 12/15/2020	Bank Draft Bank Draft	0	74.45	DFT0004977
02181	ETS CORPORATION	12/03/2020	Bank Draft		132.65	DFT0004978
02003	MINNESOTA DEPT OF REVENUE	12/03/2020	Bank Draft	0	1,797.20	DFT0004940
02003	MINNESOTA DEPT OF REVENUE	12/03/2020	Bank Draft	0	394.16 8,922.00	DFT0004937
02003	MINNESOTA DEPT OF REVENUE	12/07/2020	Bank Draft	0	•	DFT0004944
03029		12/03/2020	Bank Draft	0	691.46	DFT0004961
03029		12/03/2020	Bank Draft	0	63.50 22.66	DFT0004941
02766		12/03/2020	Bank Draft	0	99.00	DFT0004942 DFT0004945
01477	VIKING ELECTRIC SUPPLY, INC.	12/07/2020	Bank Draft	0	99.00	DFT0004945 DFT0004947
01477		12/11/2020	Bank Draft	0	47.73	DFT0004947 DFT0004968
01557		12/11/2020	Bank Draft	0	102.41	DFT0004968 DFT0004975
01557		12/15/2020	Bank Draft	0	187.11	DFT0004976
		,,		- A	635,635,56	

635,635.56 117

All Council

The above manual and regular claims lists for 12-21-20 are approved by
MARK DEHEN- MAYOR
DIANE NORLAND- COUNCIL MEMBER
WILLIAM STEINER- COUNCIL MEMBER
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
Anonymous	Library Donation-Book	\$75.00
Anonymous	Library Donation-Event	\$15.00
John and Susan Roise	Police Department Donation	\$1,000
C.A. Kirschbaum	Library Donation-Book	\$65.00
Barbara Eide	Police Department Donation	\$100.00
Bobbi Sellner	8x8 Paver	\$75.00
Total		\$1330.00

Adopted by the City Council this 21 st d	ay of December 2020.	
	Mayor	
City Clerk		

RESOLUTION SETTING FEES AND CHARGES

WHEREAS, the City of North Mankato provides various municipal services for which a fee is charged; and

WHEREAS, the City Code provides that such fees shall be set by resolution of the City Council; and

WHEREAS, a report containing recommendations for fees for certain municipal services is attached and will be effective upon approval by the City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF NORTH MANKATO, MINNESOTA, that said fees and charges are adopted.

Adopted by the City Council this 21st day of December 2020.

	Mayor	
ATTEST:		
City Clerk		

LICENSES AND PERMIT FEES

LICENSE / PERMIT	2020 Fees	PROPOSED 2021 FEES
Assessment Search	\$35; Rush fee of \$70 if not requested within 72 hours of closing	\$35; Rush fee of \$70 if not requested within 72 hours of closing
Band Shell Rental	\$400	\$400
Burning Permit	\$10	\$10
Cabaret	\$375 (annual)	\$375 (annual)
Carnival License	\$75 / per day	\$75 / per day
Cigarette	\$200	\$200
City Audit	\$20	\$20
City Budget	\$30	\$30
City Code	\$70	\$70
Coin Operated Amusement	\$20/ site; \$20 per Device	\$20/ site; \$20 per Device
Device		
City Plat Maps	\$10 + sales tax	\$10 + sales tax
Community Room Rental	\$100 – Police Annex \$100 – Fire Station \$150-Warming House Resident \$250-Warming House Organization	\$100 – Police Annex \$100 – Fire Station \$150-Warming House Resident \$250-Warming House Organization
Comprehensive Plan	\$40.00	\$40.00
Concession Permit	\$20 first day; \$5 each Additional day; \$100 deposit	\$20 first day; \$5 each Additional day; \$100 deposit
Copies of City Documents	\$.25 each page	\$.25 each page
Copies using Plat Printer	\$.50 sq. ft. black and white \$2.00 sq. ft. color	\$.50 sq. ft. black and white \$2.00 sq. ft. color
Dog License Dangerous Dog License	(All 2-year) \$10 fixed female/male \$20 not fixed female/male \$2 duplicate \$250.00 (1-time fee) plus proof of	(All 2-year) \$10 fixed female/male \$20 not fixed female/male \$2 duplicate \$250.00 (1-time fee) plus proof of
	liability insurance of \$300,000	liability insurance of \$300,000
Event Trailer (Concession Trailer)	\$60 per two-day event; \$30 each additional day	\$60 per two-day event; \$30 each additional day

Excavation Permit	\$160 plus \$1 State Surcharge \$85 plus \$1 State Surcharge – Boulevard Only	\$160 plus \$1 State Surcharge \$85 plus \$1 State Surcharge – Boulevard Only
NSF Fee	\$35	\$35
Prescribed Grazing Fee		\$75.00
Recycling Containers	\$11 + sales tax	\$11 + sales tax
*LICENSE / PERMIT		
Mobile Home Park	\$60	\$60
Parade Permit	\$35	\$35
Park Shelter Reservations	\$100	\$100
Park Use Beer Permit Deposit Audio Permit Peddlers (Per Person)	\$30 \$300 \$25 \$15 / day \$50 / week \$125 / month	\$30 \$300 \$25 \$15 / day \$50 / week \$125 / month
Refuse Hauling	\$350 / 6 months \$35 first vehicle; \$25 each additional	\$350 / 6 months \$35 first vehicle; \$25 each additional
Rental License	\$50 one-time application fee; \$45/Unit Annual License Fee	\$50 one-time application fee; \$45/Unit Annual License Fee
Short Term Rental License	\$50 one-time application fee; \$45/Unit Annual License Fee	\$50 one-time application fee; \$45/Unit Annual License Fee
Snow Removal	\$125 / hour; one hour minimum	\$125 / hour; one hour minimum
Soft Drink	\$25	\$25
Taxicab	\$75 per vehicle	\$75 per vehicle
Weed Mowing	\$125 / hour; one hour minimum	\$125 / hour; one hour minimum
PLANNING		
Sign Permit	\$31	\$31
RESIDENTIAL PLAN REVIEW		
Single Family Dwelling	\$100	\$100
Two-Family Dwelling	\$200	\$200
Townhome	65% of building permit fee (not including state surcharge)	65% of building permit fee (not including state surcharge)
Addition	\$50	\$50
Deck	\$25	\$25
Garage/Shed	\$25	\$25
Similar Plans	65% of building permit fee (not including state surcharge) for	65% of building permit fee (not including state surcharge) for

	mantar plan the DEN/ of a	montar plan then OEO/ of manualt
	master plan – then 25% of permit	master plan – then 25% of permit
	fee (not including state surcharge)	fee (not including state surcharge) for similar plans.
COMMERCIAL PLAN	for similar plans.	L
REVIEW	65% of building permit fee (not	65% of building permit fee (not including state surcharge)
KEVIEAA	including state surcharge) 65% of building permit fee (not	65% of building permit fee (not
	including state surcharge) for Master	including state surcharge) for Master
Similar Plans	Plan – then 25% of building permit	Plan – then 25% of building permit
	fee (not including state surcharge) for	fee (not including state surcharge) for
	similar plans.	similar plans.
Annexation Petition	\$5 per acre (Min. \$100 – Max	\$5 per acre (Min. \$100 – Max
	\$600)	\$600)
Conditional Use Permits	\$335 plus	\$335 plus
	\$2.00 per notice	\$2.00 per notice
Ordinance Amendment	\$335	\$335
Comprehensive Plan	\$335	\$335
Amendment		
Plat Subdivision –	\$60 plus \$5 / lot	\$60 plus \$5 / lot
Preliminary		
Plat Subdivision – Final	\$60 plus \$10 / lot over 10 lots	\$60 plus \$10 / lot over 10 lots
Rezoning	\$335 plus 2.00 per notice	\$335 plus 2.00 per notice
Sign Permit	\$35	\$35
Utility Easements, Street or Alley Vacation	\$325	\$325
Variance	\$95 Residential plus \$2.00 per	\$95 Residential plus \$2.00 per
	notice;	notice;
	\$325 for all others	\$325 for all others
Wetland Sequencing or Replacement Plan	\$270	\$270
Wetland Exemption or No	\$200	\$200
Net Loss Determination		
Notification Billing	\$2.00 for each required notice	\$2.00 for each required notice
Zoning Maps	\$10 + sales tax	\$10 + sales tax
ECONOMIC DEVELOPMENT		
T.I.F.	\$4,000 or actual, whichever is	\$4,000 or actual, whichever is
	greater	greater
Grant Applications	\$4,000 or actual, whichever is	\$4,000 or actual, whichever is
11	greater	greater
Industrial Revenue Bonds	\$4,000 or actual, whichever is	\$4,000 or actual, whichever is
	greater	greater
CONDUIT DEBT		
Application Fee	\$1,000 Application Fee	\$1,000 Application Fee
• •	\$10,000 or 0.5% of the principal	\$10,000 or 0.5% of the principal
Bond Administration Fee	amount of the bond/ not to exceed	amount of the bond/ not to exceed

	\$50,000	\$50,000
BUILDING PERMITS		
TOTAL VALUATION		
\$1.00 to \$500.00	\$25.30	\$25.30
\$501.00 to \$2,000.00	\$25.85 for the first \$500.00 plus \$3.36 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$25.85 for the first \$500.00 plus \$3.36 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2001.00 to \$25,000.00	\$76.18 for the first \$2,000.00 plus \$15.40 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	\$76.18 for the first \$2,000.00 plus \$15.40 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$430.38 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$430.38 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$708.13 for the first \$50,000.00 plus \$7.70 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	\$708.13 for the first \$50,000.00 plus \$7.70 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,093.13 for the first \$100,000.00 plus \$6.16 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	\$1,093.13 for the first \$100,000.00 plus \$6.16 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,557.13 for the first \$500,000.00 plus \$5.23 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$3,557.13 for the first \$500,000.00 plus \$5.23 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,169.63 for the first \$1,000,000.00 plus \$3.47 for each additional \$1,000.00 or fraction thereof	\$6,169.63 for the first \$1,000,000.00 plus \$3.47 for each additional \$1,000.00 or fraction thereof
PLUMBING PERMIT		
Per Fixture	\$1	\$1
Per Inspection	\$20	\$20
State Surcharge	\$1	\$1
Plus Reinspections	\$20	\$20
LIQUOR		
On-Sale Intoxicating Liquor	\$3,750	\$3,750
Sunday On-Sale Intoxicating Liquor	\$200	\$200
Club On-Sale	\$330	\$330

Wine License	\$275	\$275
Bottle Club (Set-Up	\$330	\$330
License)		
On-Sale 3.2 Liquor	\$275	\$275
Off-Sale 3.2 Liquor	\$100	\$100
Off-Sale Intoxicating	\$300	\$300
Temporary 3.2 Liquor	\$50.00	\$50.00
Temporary Intoxicating On-	\$200	\$200
Sale Liquor	4 -33	7=
Seasonal Extension of	\$250	\$250
Permitted Non Enclosed	,	
Area		
Permanent Non Enclosed	\$415	\$415
License in the License		
Premises		
INVESTIGATION FEES		
(LIQUOR)		
On-Sale Intoxicating Liquor	\$500	\$500
Off-Sale Intoxicating Liquor	\$625	\$625
Club On-Sale	\$625	\$625
Wine	\$125	\$125
On-Sale 3.2 Liquor	\$125	\$125
Off-Sale 3.2 Liquor	\$125	\$125
Temporary 3.2 Liquor	\$30	\$30
Temporary Intoxicating	\$30	\$30
POLICE DEPARTMENT	700	
FEES		
Duplication of Audio Tapes	\$10 / tape	\$10 / tape
Duplication of Pictures	\$6 / 1st picture; \$1 for each	\$6 / 1st picture; \$1 for each
.,	additional picture	additional picture
Police Reports - Accident,	\$.25 each page	\$.25 each page
Case File		
CASWELL PARK *		
Maintenance Fee	\$30.00 per field per game; max of	\$30.00 per field per game; max of
	\$120.00 per field per day	\$120.00 per field per day
Deposit	\$100.00 per tournament	\$100.00 per tournament
	Deposit will be forfeited if	Deposit will be forfeited if
	tournament is not held. Deposit	tournament is not held. Deposit
	will apply toward tournament fees	will apply toward tournament fees
	if tournament is held.	if tournament is held.
BATTING CAGES	\$25.00 per day	\$25.00 per day
SOUTH CENTRAL		
FIELDS		
Maintenance Fee	\$20.00 per field for dragging and	\$20.00 per field for dragging and
	striping	striping

Diamond Dry	\$11.00 per bag	\$11.00 per bag
	Diamond Dry will only be used at	Diamond Dry will only be used at
	Tournament Director's request.	Tournament Director's request.
Deposit	\$100.00 per tournament	\$100.00 per tournament
	Deposit will be forfeited if	Deposit will be forfeited if
	tournament is not held. Deposit	tournament is not held. Deposit
	will apply toward tournament fees	will apply toward tournament fees
	if tournament is held.	if tournament is held.
Sports and Recreation		Sports and Recreation Lessons
Lessons Swim Fees and		Swim Fees and Event Fees
Event Fees Delegated to		Delegated to City staff and
City staff and Subject to		Subject to Change **Attached
Change **Attached please		please find the 2021 Pool Pass
find the 2021 Pool Pass		Pricing
Pricing		

^{*}Penalty fee of 10% of fee if not submitted by due date.

2021 Season Pool Pass Pricing

2021 Po	ool Pass Pricing	
Prices 12/1/20- 1/31/21	Resident	Non-Resident
Family (Up to 5) Season Pass	\$120.00	\$150.00
Additional Family Members	\$15.00	\$15.00
Single Season Pass	\$60.00	\$80.00
Babysitter* Add—On to Family Pass	\$15.00	\$15.00
10-Swim Punch Card	\$40.00	\$40.00
55+ Pass	\$45.00	\$65.00
Prices 2/1/21– 5/15/21	Resident	Non-Resident
Family (Up to 5) Season Pass	\$140.00	\$170.00
Additional Family Members	\$15.00	\$15.00
Single Season Pass	\$70.00	\$90.00
Babysitter* Add-On to Family Pass	\$15.00	\$15.00
10–Swim Punch Card	\$40.00	\$40.00
55+ Pass	\$50.00	\$70.00
Prices After May 15th	Resident	Non-Resident
Family (Up to 5) Season Pass	\$150.00	\$190.00
Additional Family Members	\$15.00	\$15.00
Single Season Pass	\$80.00	\$100.00
Babysitter* Add-On to Family Pass	\$15.00	\$15.00
0-Swim Punch Card	\$40.00	\$40.00
55+ Pass	\$55.00	\$75.00
Daily Individual Rate	\$5.00	\$5.00

RESOLUTION NO. 102-20

RESOLUTION SETTING RATES AND CHARGES FOR RECYCLING MONTHLY RATES

WHEREAS, Section 50.02 of the City Code requires the City Council to fix and determine all rates and charges for municipal utilities in the City of North Mankato;

35 GALLON

65 GALLON

95 GALLON

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, pursuant to Section 50.02 of the City Code that the following monthly municipal recycling charge be set effective for billings on and after January 1, 2021:

RECYCLING MONTHLY RATE

\$8.00

\$8.00

\$8.00

Adopted by the City Council this 2	21st day of December 2020.	
ATTEST:	Mayor	
City Clerk		

RESOLUTION SETTING RATES AND CHARGES FOR STORM WATER SURCHARGE FEES

WHEREAS, Section 50.02 of the City Code requires the City Council to fix and determine all rates and charges for municipal utilities in the City of North Mankato;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, pursuant to Section 50.02 of the City Code that the following monthly municipal recycling charge be set effective for billings on and after January 1, 2021:

	STORMWATER Single Family	SURCHA	ARGE \$4.25
	All Other (Based on Lot Siz 0-10,000 Sq Ft.	e)	\$4.25
	10,001 Sq. Ft. or more		\$.68 per 1,000 Sq Ft.
Adopted by th	e City Council this 21st day o	of Decen	nber 2020.
ATTEST:		Mayor	
City Clerk			

North Mankato Public Art Agreement

Devenport Consulting, LLC and CITY OF NORTH MANKATO make this Agreement for purposes of implementing a public art project in North Mankato, Minnesota.

1. Roles and Responsibilities of Devenport Consulting LLC

- Devenport Consulting LLC is responsible for implementing Project as shown on Exhibit A.
- b. Devenport Consulting LLC will complete the Project by July 31, 2021.
- Devenport Consulting LLC is responsible for upkeep and maintenance of any physical portions of the Project for the duration of the project.
- Any significant changes or alterations to Project and/or timeline must be approved by the City of North Mankato.

2. Roles and Responsibilities of North Mankato Staff

 Promotion of Project, when requested, through online resources, social media, and other networks.

3. Roles of the Property Owner

- Property owner is responsible for the ongoing maintenance and appearance of the mural to the satisfaction of the City.
- Property owner is responsible for all costs associated with painting and maintenance of the mural

4. Copyright

Devenport Consulting LLC retains copyright over any art produced as part of the Project.

5. Documentation

Devenport Consulting LLC agrees to permit the City of North Mankato and its designated personnel to photograph, video and document the Project, and use resulting materials without restrictions or royaltles paid to Devenport Consulting LLC for archival, promotional, marketing, website, educational and such other purposes the City of North Mankato shall determine. Such photographic and documentary materials shall be the property of the City of North Mankato.

6. Project Ownership and Decommission:

Upon completion of the Project, Devenport Consulting LLC and the City of North-Mankato agree and acknowledge that:

a. The City of North Mankato shall have the right to decommission or relocate the Project at any time on or after the second (2nd) anniversary of the Project completion date.

7. Hold Harmless

Devenport Consulting LLC agrees to indemnify, save, and hold the City of North Mankato harmless from any and all claims or causes of action, including attorneys' fees, arising from the performance of this Agreement.

8. Entire Agreement

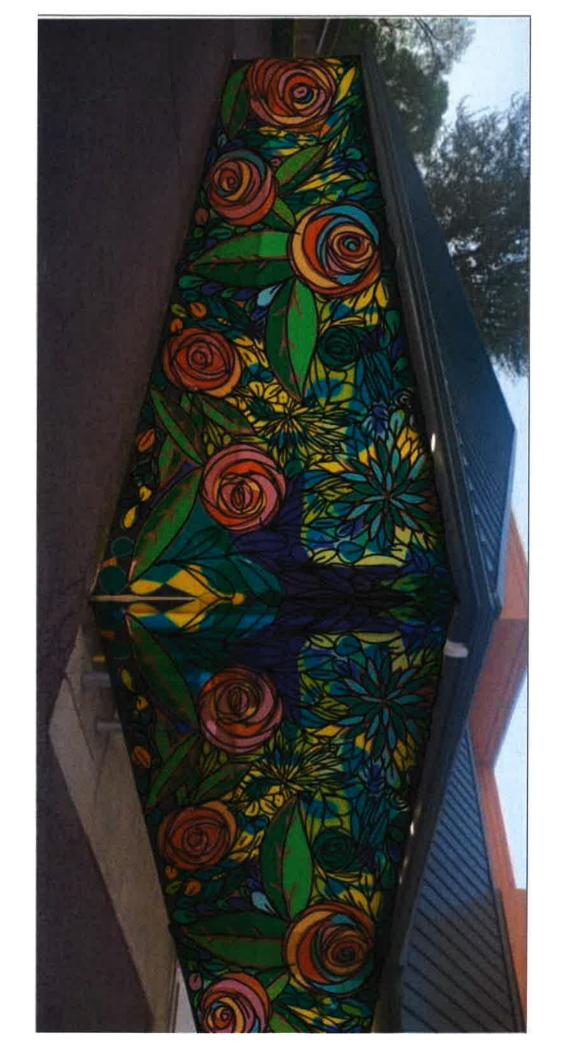
This Agreement contains the entire agreement between the parties. No modification of this Agreement shall be valid unless in writing and signed by both parties. Any waiver or modification of one part shall not affect the other portions of this agreement.

9. Governing Law

Ciamod:

The laws of the State of Minnesota shall govern this contract; any litigation shall be brought in the courts of that state.

Don Da	12/16/20
Devenport Consulting LLC Dan Devenport	(date)
City of North Mankato John Harrenstein, City Administrator	(date)



CITY OF NORTH MANKATO





Agenda Item: 14A De	partment: Finance Director Council Meeting Date: 12/21/20		
TITLE OF ISSUE: Consider Proposed 2021 But 1. Resolution Approving the General Fund Budget an 2. Resolution Approving 2020 Tax Levy Collectible in 3. Resolution Approving the Capital Improvement Plants	2021.		
BACKGROUND AND SUPPLEMENTAL and the 2021-2025 Capital Improvement Pl	INFORMATION: The public hearing for the 2021 Proposed Budget an was held December 7, 2020. The attached resolutions are for Tax Levy Collectible in 2021 and the 2021-2025 Capital Improvement		
REQUESTED COUNCIL ACTION: 1. Adopt Resolutions Approving the General Fund Budget and Auxiliary Fund Budget for Fiscal Year 2021. 2. Adopt Resolution Approving 2020 Tax Levy Collectible in 2021. Adopt Resolution Approving the Capital Improvement Plan 2021-2025.			
For Clerk's Use:	SUPPORTING DOCUMENTS ATTACHED		
Motion By: Second By: Vote Record: Aye Oachs Whitlock Steiner Norland Dehen	Resolution Ordinance Contract Minutes Map Other (specify)		
Workshop X Regular Meeting Special Meeting	Refer to: Table until: Other:		

RESOLUTION APPROVING THE GENERAL FUND BUDGET AND AUXILIARY FUND BUDGET FOR FISCAL YEAR 2021

BE IT RESOLVED by the City Council of the City of North Mankato, County of Nicollet, Minnesota, that the City Council approved the General Fund and Auxiliary Fund Budgets for the 2021 Fiscal Year as follows:

1.	Gener	al Fund	
	A.	General Government	\$ 868,709
	B.	Public Safety	\$ 2,543,445
	C.	Public Works	\$ 2,673,541
	D.	Culture-Recreation	\$ 1,970,963
	E.	Other Functions	\$ 989,112
	F.	Transfers	\$ 413,750
	TOTA	L GENERAL FUND EXPENDITURES	\$ 9,459,520
2.	Auxili	ary Fund	
	A.	Special Revenue Funds	\$ 1,358,817
	B.	Port Authority Funds	\$ 653,870
	C.	Debt Service Funds	\$ 2,804,355
	D.	Capital Project Funds	\$ 2,139,400
	E.	Enterprise Funds	\$ 6,272,493
	F.	Trust and Agency Funds	\$ 20,700
	TOTA	L AUXILIARY FUND EXPENDITURES	\$ 13,249,634
	TOTA	L BUDGET ALL FUNDS	\$ 22,709,155

BE IT FURTHER RESOLVED, that the City Council approved the Capital Improvement Plan as included in the 2021 Budget documents.

	Mayor	
City Clerk	t.	

RESOLUTION APPROVING 2020 TAX LEVY, COLLECTIBLE IN 2021

BE IT RESOLVED by the City Council of the City of North Mankato, County of Nicollet, Minnesota, that the following sums of money be levied for the current year collectible in 2021, upon the taxable property in said City of North Mankato, for the following purposes:

Total Budgeted Levy	\$	6,983,328
Abatement Levy	\$, ,
Bonded Indebtedness	2	1,213,070
Port Authority Fund	\$	75,000
General Fund	\$	5,218,162

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

"Provision has been made by the City for payment of \$438,353 as the City's estimated contributory share to the Public Employees' Retirement Fund as provided for in Minnesota Statutes Annotated, Sections 353.01 et seq." No further levy is required for this purpose.

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

	Mayor	
City Clerk		

RESOLUTION APPROVING THE CAPITAL IMPROVEMENT PLAN COVERING PERIOD OF 2021-2025

WHEREAS, the City of North Mankato has prepared a Capital Improvement Plan covering the period of 2021 through 2025 (Exhibit A); and

WHEREAS, during the preparation of the Capital Improvement Plan the City Council considered the following:

- 1. Condition of the City's existing infrastructure, including the projected need for repair or replacement,
- 2. Likely demand for the improvement,
- 3. Estimated cost of the improvement,
- 4. Available public resources,
- 5. Level of overlapping debt in the City,
- 6. Relative benefits and costs of alternative uses of the funds,
- 7. Operating costs of the proposed improvements,
- 8. Alternatives for providing services more efficiently through shared facilities with counties and other local governmental units; and

WHEREAS, the North Mankato City Council duly held a public hearing on the Capital Improvement Plan at 7 p.m. on December 7, 2020;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, that the Capital Improvement Plan for the period of 2021 through 2025 is hereby approved.

	Mayor	
		or a
City Clerk		

Five-Year Capital Improvement Schedule For Years 2021-2025

Project or Activity		2020 FORECAST 2021 PROPOSED	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year	IDENTIFIED BUT	TOTAL CIP	Funding Source
	Area						costs	NOT SCHEDULED		
Loader	Infrastructure	175,000					175,000			Cash / Capital Facilities & Equipment Replacement
Loader Snow Blower Attachment	Infrastructure			160,000			160,000			Cash / Capital Facilities & Equipment Replacement
Excavator	Infrastructure				200,000		200,000		200,000	Cash / Capital Facilities & Equipment Replacement
General Equipment - Trucks, Skid loaders,										
Mowers, etc.	Infrastructure	100,000	100,000	100,000	100,000	100,000	500,000			Cash / Capital Facilities & Equipment Replacement
Police Cruiser	Public Safety	49,181	71,900	71,900	71,900	71,900	287,600			Cash / Capital Facilities & Equipment Replacement
Police Radios	Public Safety	19,094	19,094	19,094	19,094	19,094	95,470			Cash / Capital Facilities & Equipment Replacement
Police Evidence Room Heat	Public Safety			3,000			3,000		3,000	Cash / Capital Facilities & Equipment Replacement
Detective Squad	Public Safety	20,475					-		-	Cash / Capital Facilities & Equipment Replacement
Sirens - Upgrade (from 2012), Plant #2,										
Expansion, City Shop	Public Safety	27,000					27,000			Cash / Capital Facilities & Equipment Replacement
Dump Truck	Infrastructure					140,000	140,000		140,000	Cash / Capital Facilities & Equipment Replacement
Tandem Dump Truck with Plow, Wing and										
Sander (3)	Infrastructure		270,000				270,000			Cash / Capital Facilities & Equipment Replacement
Roller (2)	Infrastructure						-	30,000		Cash / Capital Facilities & Equipment Replacement
Fire Engine	Public Safety			110,000			110,000			Cash / Capital Facilities & Equipment Replacement
Replace roof on Station #2	Public Safety		90,000				90,000			Cash / Capital Facilities & Equipment Replacement
Replace HVAC units at Station #2	Public Safety		72,000				72,000			Cash / Capital Facilities & Equipment Replacement
Breathing Air Compressor & Cascade Bottles	Public Safety	40,000					40,000		40,000	Cash / Capital Facilities & Equipment Replacement
Overhaul Air Pack/Work Room	Public Safety						-		-	Cash / Capital Facilities & Equipment Replacement
Exhaust Capture System	Public Safety	7,500					7,500			Cash / Capital Facilities & Equipment Replacement
Overhaul Community Room Kitchen	Public Safety					50,000	50,000		50,000	Cash / Capital Facilities & Equipment Replacement
Replace overhead doors at Station #2 (5 Doors:										
4 in front and one in back)	Public Safety	-			30,000		30,000			Cash / Capital Facilities & Equipment Replacement
Fire Pumper	Public Safety						-	550,000		Cash / Capital Facilities & Equipment Replacement
Mower Replacement	Recreation	90,000					90,000	60,000		Cash / Capital Facilities & Equipment Replacement
Parks Trailer	Recreation						-		-	Cash / Capital Facilities & Equipment Replacement
Bluff Park Overlook	Recreation						-		-	Cash / Capital Facilities & Equipment Replacement
Library Outdoor Music	Recreation	11,330					-		-	Cash / Capital Facilities & Equipment Replacement
Library Bookdrop Off Station	Recreation		6,000				6,000			Cash / Capital Facilities & Equipment Replacement
Benson Park Lady Bug Trail Bridge	Recreation						-	100,000		Cash / Capital Facilities & Equipment Replacement
Trail from Mary Ln. to Lake St.	Recreation						-	225,000		Cash / Capital Facilities & Equipment Replacement
Splash Pad	Recreation						-	150,000		Cash / Capital Facilities & Equipment Replacement
Bluff Park Tree Planting	Recreation						-	25,000		Cash / Capital Facilities & Equipment Replacement
Benson Park Interpretation & Plant/Prairie	Recreation						-	400,000		Cash / Capital Facilities & Equipment Replacement
Benson Park Informal Amphitheater	Recreation						-	100,000		Cash / Capital Facilities & Equipment Replacement
Benson Park Natural Play Area	Recreation						-	600,000		Cash / Capital Facilities & Equipment Replacement
Benson Park Linear Pond Bridge	Recreation						-	100,000		Cash / Capital Facilities & Equipment Replacement
Facility Improvements - Library	Infrastructure						-			Cash / Capital Facilities & Equipment Replacement
Facility Improvements - City Hall	Infrastructure	1,755					-			Cash / Capital Facilities & Equipment Replacement
Caswell Parking Lot Improvements	Recreation			_	_		-	140,000	140,000	Cash / Capital Facilities & Equipment Replacement
Sub-Total Cash / Capital Facilities & Equipment	nt Replacement	82,741 458,594	628,994	463,994	420,994	380,994	2,353,570	2,480,000	4,833,570	

Five-Year Capital Improvement Schedule For Years 2021-2025

Project or Activity	Strategic Program	2020 FORECAST	2021 PROPOSED	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year	IDENTIFIED BUT	TOTAL CIP	Funding Source
	Area							costs	NOT SCHEDULED		
Pavement Management Plan	Infrastructure	1,200,000	550,000	450,000	450,000	450,000	450,000	2,350,000			Cash / General Fund / MSA Dollars
Park Improvements	Recreation	240,000	200,000	350,000	350,000	350,000	350,000	1,600,000		1,600,000	Cash / General Fund / Donations
Sub-Total Cash / General Fund		1,440,000	750,000	800,000	800,000	800,000	800,000	3,950,000	-	3,950,000	
Pull & Repair Well Pumps	Infrastructure	72,484	100,000	65,000	65,000	65,000	100,000	395,000		395,000	Cash / Water Fund
Micrometer, Valve Inserts, Reservoir Repair	Infrastructure		13,200					13,200		13,200	Cash / Water Fund
Reroof Water Plant	Infrastructure		25,000	-		125,000		150,000		150,000	Cash / Water Fund
Water Tower Painting	Infrastructure	129,478						-		-	Cash / Water Fund
Rehab Filters	Infrastructure			350,000	350,000			700,000		700,000	Cash / Water Fund
Vehicles	Infrastructure		35,000	35,000	35,000	35,000	35,000	175,000		175,000	Cash / Water Fund
Capital Contributions	Infrastructure		20,000	30,000	20,000	20,000	20,000	110,000		110,000	Cash / Water Fund
Sub-Total Cash / Water Fund		201,961	193,200	480,000	470,000	245,000	155,000	1,543,200	-	1,543,200	
250 KW Portable Generator	Infrastructure							-		-	Cash / Sewer Fund
Carol Ct. Forcemain	Infrastructure	25,732						-		-	Cash / Sewer Fund
Vehicles	Infrastructure		35,000	35,000	35,000	35,000	35,000	175,000		175,000	Cash / Sewer Fund
Capital Contributions	Infrastructure	10,237	255,500	255,000	260,000	270,000	233,000	1,273,500		1,273,500	Cash / Sewer Fund
Lift Station on Howard/Timm	Infrastructure							-	TBD	TBD	TBD
Sub-Total Cash / Sewer Fund		35,969	290,500	290,000	295,000	305,000	268,000	1,448,500	-	1,448,500	

Five-Year Capital Improvement Schedule For Years 2021-2025

For Tears 2021-2025										
Project or Activity	Strategic Program Area	2020 FORECAST 2021 PROPOSED	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Caswell Park Improvements	Recreation	4,000,000					4,000,000		4,000,000	Cash / State of MN / G.O. Sales Tax Bonds
Caswell Indoor Recreation - City Portion	Recreation		5,500,000				5,500,000		5,500,000	G.O. Sales Tax Bonds
Safe Routes to School - Dakota Meadows	Infrastructure	825,332					-		-	G.O. Improvement Bonds / Property Tax & Assessments
Ravine Improvements	Infrastructure	-		1,000,000		1,150,000	2,150,000		2,150,000	G.O. Improvement Bonds / Property Tax & Assessments
Harrison Ave. (Cross to Range)	Infrastructure	650,000					650,000		650,000	G.O. Improvement Bonds / Property Tax & Assessments
Monroe Ave. (Center to Range)	Infrastructure	1,136,435					-		-	G.O. Improvement Bonds / Property Tax & Assessments
Garfield Ave. (Center to Range)	Infrastructure		1,300,000				1,300,000		1,300,000	G.O. Improvement Bonds / Property Tax & Assessments
McKinley Ave. (300 Block)	Infrastructure			625,000			625,000		625,000	G.O. Improvement Bonds / Property Tax & Assessments
McKinley Ave. (400 Block)	Infrastructure			625,000			625,000		625,000	G.O. Improvement Bonds / Property Tax & Assessments
McKinley Ave. (500 Block)	Infrastructure			650,000			650,000		650,000	G.O. Improvement Bonds / Property Tax & Assessments
Cross St. (Monroe to Webster)	Infrastructure				1,706,250		1,706,250		1,706,250	G.O. Improvement Bonds / Property Tax & Assessments
Sherman St. (South to Garfield) Belgrade Ave. Improvements (lights, charging	Infrastructure					1,750,000	1,750,000		1,750,000	G.O. Capital Project Bonds
station, ped crossing)	Infrastructure	425,000					425,000		425,000	G.O. Improvement Bonds / Property Tax & Assessments
Quincy St. (McKinley to Webster)	Infrastructure						-	550,000	550,000	G.O. Improvement Bonds / Property Tax & Assessments
Page Ave. (Center to Range) Howard Dr./Lor Ray Dr. Roundabout - City	Infrastructure		1,300,000				1,300,000		1,300,000	G.O. Improvement Bonds / Property Tax & Assessments
Portion Portion	Infrastructure			500,000			500,000		500,000	G.O. Improvement Bonds / Property Tax & Assessments
Cliff Ct.	Infrastructure	600,000					600,000		600,000	G.O. Improvement Bonds / Property Tax & Assessments
Clare Ct.	Infrastructure						-	1,500,000	1,500,000	G.O. Improvement Bonds / Property Tax & Assessments
Clare Dr.	Infrastructure						-	1,200,000	1,200,000	G.O. Improvement Bonds / Property Tax & Assessments
Marvin Blvd	Infrastructure						-	1,750,000	1,750,000	G.O. Improvement Bonds / Property Tax & Assessments
Valerie Lane (Marvin to Cliff)	Infrastructure				750,000		750,000		750,000	G.O. Improvement Bonds / Property Tax & Assessments
Wheeler Ave (300 Block)	Infrastructure				625,000		625,000		625,000	G.O. Improvement Bonds / Property Tax & Assessments
Countryside Dr. Improvements	Infrastructure	1,944,400					-			G.O. Improvement Bonds / Property Tax & Assessments
Lor Ray Dr. & Township RD Improvements	Infrastructure						-	TBD	TBD	G.O. Improvement Bonds / Property Tax & Assessments
PW Building	Infrastructure	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	0.400.000	2 422 222	2 224 252	0.000.000	-		TBD 20 450 050	G.O. Improvement Bonds / Property Tax & Assessments
Sub-Total Bonds Total 2020-2024 CIP		3,906,167 5,675,000 5,666,838 7,367,294	8,100,000 10,298,994	3,400,000 5,428,994	3,081,250 4,852,244	2,900,000 4,503,994	23,156,250 32,451,520		28,156,250 39,931,520	
		3,000,000 1,301,294	10,230,334	3,420,334	7,032,244	7,303,334	32,431,320	7,400,000	33,331,320	

Five-Year Capital Improvement Schedule For Years 2021-2025

Project or Activity	Strategic Program	2020 FORECAST	2021 PROPOSED	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year	IDENTIFIED BUT	TOTAL CIP	Funding Source
	Area							costs	NOT SCHEDULED		

Strategic Program	2020 PROPOSED	2021 FORECAST	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year	Future Years	TOTAL CIP	
Area							costs			Strategic Program Area
Public Safety	69,656	93,594	252,994	203,994	120,994	140,994	812,570	550,000	1,362,570	Public Safety
Recreation	251,330	4,290,000	5,856,000	350,000	350,000	350,000	11,196,000	1,900,000	13,096,000	Recreation
Infrastructure	5,345,852	2,983,700	4,190,000	4,875,000	4,381,250	4,013,000	20,442,950	5,030,000	25,472,950	Infrastructure
Comm. Dev.	-	-	-	-	-	-	-	-	-	Comm. Dev.
Admin/Leg.	-	-	-	-	-	-	-	-	-	Admin/Leg.
North Kato Ideas	-		-	-	-	-	-	-	-	North Kato Ideas
	5,666,838	7,367,294	10,298,994	5,428,994	4,852,244	4,503,994	32,451,520	7,480,000	39,931,520	

Funding Source 2020 PROPOSED 2021 FORECAST 2022 FORECAST 2023 FORECAST 2024 FORECAST 2025 FORECAST TOTAL CIP Funding Source Estimated 5 year Future Years costs Cash / Donation - Cash / Donation Cash / State of MN / G.O. Sales Tax Bonds 4.000.000 4,000,000 4,000,000 Cash / State of MN / G.O. Sales Tax Bonds ----Cash / General Fund - Cash / General Fund 200,000 350,000 350,000 240,000 350,000 350,000 Cash / General Fund / Donations 1,600,000 1,600,000 Cash / General Fund / Donations Cash / General Fund / MSA Dollars 1,200,000 550,000 450,000 450,000 450,000 450,000 2,350,000 2,350,000 Cash / General Fund / MSA Dollars Cash / Capital Facilities & Equipment Replacement 4,833,570 Cash / Capital Facilities & Equipment Replacement 82,741 458,594 628,994 463,994 420,994 380,994 2,353,570 2,480,000 Community Development Block Grant - Community Development Block Grant 480,000 155,000 1,543,200 Cash / Water Fund Cash / Water Fund 201,961 193,200 470,000 245,000 1,543,200 Cash / Sewer Fund 35,969 290,500 290,000 295,000 305,000 268,000 1,448,500 1,448,500 Cash / Sewer Fund - G.O. Bonds G.O. Bonds - G.O. Abatement Bonds G.O. Abatement Bonds 1.750.000 G.O. Capital Project Bonds 1.750.000 1,750,000 G.O. Capital Project Bonds 1,675,000 G.O. Improvement Bonds / Property Tax & Special Assessments 3,906,167 2,600,000 3,400,000 5.000.000 3,081,250 1.150.000 11.906.250 16,906,250 G.O. Improvement Bonds / Property Tax & Assessments - G.O. Improvement Bonds and Municipal State Aid G.O. Improvement Bonds and Municipal State Aid Advance Utility Funds/Assessments - Utility Funds/Assessments Remaining Bond Proceeds - Remaining Bond Proceeds 5,500,000 5,500,000 5,500,000 G.O. Sales Tax Bonds G.O. Sales Tax Bonds G.O. Utility Bonds - G.O. Utility Bonds - G.O. TIF Bonds G.O. TIF Bonds - TBD 5,666,838 7,367,294 10,298,994 5,428,994 4,852,244 4,503,994 32,451,520 7,480,000 39,931,520

CITY OF NORTH MANKATO





Agenda Item: 14B	Department: Community Dev.	Council Meeting Date: 12/21/20
TITLE OF ISSUE: Consider Ordinance Minnesota Amending Chapter 110 Gene 110.28 Entitled Mobile Food Unit.	ŕ	
REQUESTED COUNCIL ACTION: Ad Mankato, Minnesota Amending Chapter	lopt Ordinance No. 134, Fourth	If additional space is required, attach a separate sheet
Section 110.28 Entitled Mobile Food Uni	_	g ,
For Clerk's Use:	SUPPORT	ING DOCUMENTS ATTACHED
Motion By:	Resolution Ordinar	nce Contract Minutes Map
Second By: Vote Record: Aye Nay Oachs	Other (specify)	
Whitlock Steiner	3-	
Norland Dehen	(s 	
Workshop	Refer	· to:
X Regular Meeting	Table	e until:
Special Meeting	Other	

Ordinance No. 134, Fourth Series an Ordinance of the City of North Mankato, Minnesota Amending Chapter 110 General Business Regulations and Licensing and Adding City Code Section 110.28 Entitled Mobile Food Unit.

Subd. 1. **Purpose.** The purpose of this Section is to establish standards to ensure that mobile food units/vendors as defined herein are appropriately located, licensed and inspected, do not impede vehicular access, traffic flow or circulation, or create public safety hazards.

Subd. 2. General Regulations:

- A. **Definitions.** For the purposes of this Section, the following definitions shall apply:
 - 1. Mobile Food Unit and Mobile Food Unit/Vendor shall be defined as any self-propelled vehicle or fully contained trailer, licensed by the State of Minnesota to operate on public streets and roadways, which vends food (either pre-packaged or prepared in the unit) at retail for immediate consumption by the customer, and who are licensed by the State of Minnesota Department of Agriculture and/or Department of Health and/or the Brown-Nicollet County Environmental Health Department, and the City of North Mankato as a Mobile Food Unit.
 - 2. Vend or vending shall be defined as the process of the transfer of a food product from the unit operator to a customer. Vending begins when the unit initially stops in a location at which customers can access the unit and continues until the unit leaves that location.
- B. **Applicability.** Notwithstanding any contrary provision of any City ordinance, regulation, or rule, mobile food units/vendors shall be licensed and located as provided in this ordinance:
 - 1. Licenses required. Within the City of North Mankato, no person shall vend from a mobile food unit without first having obtained a license to do so from the City.
 - 2. Fees. The fee for an annual license shall be established from time-to-time by the City Council and shall entitle the operator to vend from one such unit for one year from the date on which the license is issued. The license shall be displayed on or within the unit, visible from the outside of the unit, whenever the unit is vending.
 - 3. Other Licenses Required. Applicants must provide evidence of current licensing of the unit by the Minnesota Department of Agriculture, the Minnesota Department of Health and/or Brown-Nicollet Environmental Health as appropriate.
 - 4. Insurance. Applicants must provide evidence of liability insurance in which the City is named coinsured which shall provide a limit of coverage as established from time-to-time by the City Council for both bodily injury and for property damage. Written notice of cancellation of such insurance must be given to the City not less than thirty (30) days prior to actual cancellation.
 - 5. Restrictions on Vending Activity:
 - a. Mobile food units/vendors are prohibited from vending activity within 500 feet of the nearest property line of any business in the city holding a food-service license issued by the Brown-Nicollet County Environmental Health Department.
 - b. Mobile food units/vendors are prohibited from vending activities within 500 feet of a community event for which the City has issued a Special Event Permit, unless they are specifically authorized by the event sponsor to participate in the event. The terms of the Special Event Permit shall apply.
 - c. Mobile food units/vendors are prohibited from vending activities within 500 feet of the Caswell Park Sports Facility or Spring Lake Park Regional Swim Facility unless authorized by the City Administrator or his/her designee.
 - d. Mobile food units/vendors are allowed to vend on private property or public streets between the hours of 8:00 a.m. to 10:00 p.m. on all days of the week in the central business district and commercial and industrial zoned properties. If a mobile food unit is on private property within the central business district and commercial and industrial zoned properties, permission must be granted by the landowner to vend.

- e. No mobile food unit can operate in a residential zoned district unless authorized by the City Administrator or his/her designee under a Special Event Permit.
- f. Mobile food units/vendors shall collect and remit all applicable licenses, fees, and taxes of the City of North Mankato, Nicollet County, and the State of Minnesota. This includes but is not limited to North Mankato's local option sales and use tax and North Mankato's food and beverage tax.

6. Exemptions on Restrictions:

- a. Business owners holding a food-service license with the Brown-Nicollet County Environmental Health Department may operate a mobile food unit owned by the business owner on their property, within 500 feet of another food-service license holding establishment in North Mankato, for the number of days allowed by the Brown-Nicollet County Environmental Health Department and during the business's normal hours of operation.
- b. Breweries and Wineries licensed by the Minnesota Department of Public Safety are exempt from locating a food truck within 500 feet of a business holding a food-service license issued by the Brown-Nicollet County Environmental Health Department.
- c. Mobile food units which are vending under a Special Event Permit issued by the City are allowed to operate under that Special Event Permit as authorized by the organizers/managers of the event, at the location of, and for the duration of the event. Special event organizers are responsible for obtaining proof of all applicable food truck licenses from the State of Minnesota and the Brown-Nicollet County Environmental Health Department.

7. Location or placement:

- a. On public streets, no unit shall occupy more than two (2) parking spaces
- b. The unit shall vend only from the side of the vehicle away from moving traffic and pedestrian walkways of no less than six (6) feet shall be maintained on the service side of the unit.
- c. In no case shall a unit vend while occupying a traffic lane, parked on a sidewalk, parked on a pedestrian crossing location, or in any location which obstructs or impedes vehicle or pedestrian traffic.
- d. The unit shall not vend to any person standing in the traveled portion of any public roadway.
- e. On public streets, no unit shall vend within sixty (60) feet of the intersection of two or more public streets, nor within thirty (30) feet of a driveway which enters onto a public street.
- f. Units shall not be stored in a residential zoning district.
- g. There shall be no overnight parking of food trucks on the public right of way.
- h. No unit shall vend while the unit is in motion.
- i. Connection of the unit to public utilities is not permitted.
- 8. Dimensions. No mobile food unit shall exceed 40' feet in length (overall length for a self-propelled vehicle; trailer length including the towing vehicle for self-contained trailers) or ten (10) feet in height.

9. Signs and Appurtenances:

- a. Mobile food units/vendors shall not employ or utilize any signs that are not attached directly to the vehicle/trailer. Signs may not project above the unit, nor more than six (6) inches from the side of the unit. No flashing, strobing or intermittent lighting is allowed.
- b. No external seating shall be provided or utilized except as may be provided by the owner, manager, or agent of any private property on which the unit may be properly located.

- c. Any generator used by the unit must be self-contained within or on the unit, screened from view, and operate at no more than 70 decibels.
- d. While vending, the operator may not call attention to the unit by crying out, blowing a horn, ringing a bell, or playing music or other sounds discernible beyond the unit. Amplified sound is not permitted outside of the unit.
- e. Waste receptacle(s) must be provided by the unit operator and the vending site must be cleaned of all litter and garbage generated by the unit and customers before the unit leaves the location.

Subd. 3. **Enforcement.** Any violation of this Section, including but not limited to the vending operation of a mobile food unit within the City without a license issued pursuant to this Section, shall be a misdemeanor punishable by up to a \$1000.00 fine and/or ninety (90) days in jail.

SECTION II. After adoption, signing and attestation, this Ordinance shall be published once in the official newspaper of the City of North Mankato and shall be in effect on or after the date following such publications.

ADOPTED by the City Council of the City of North M	fankato this day of, 2020	
	Mayor	_
ATTEST:		
City Clerk		
Published in the Mankato Free Press this	day of 2020.	

CITY OF NORTH MANKATO





Agenda Item: 14C	Department: Community Dev.	Council Meeting Date: 12/21/20
TITLE OF ISSUE: Consider Resolution Declared Peacetime Emergency.	Allowing Temporary Change	s to Mobile Food Unit Regulations During
days of use for mobile food units to accom	nmodate their use during the p mobile food units are restricte one site until the peacetime en	ed by the State of MN and Brown-Nicollet nergency is lifted. The resolution is
REQUESTED COUNCIL ACTION: Add Regulations During Declared Peacetime I		If additional space is required, attach a separate sheet corary Changes to Mobile Food Unit
For Clerk's Use:	SUPPORT	ING DOCUMENTS ATTACHED
Motion By: Second By: Vote Record: Aye Oachs Whitlock Steiner Norland	Resolution Ordinal X Other (specify)	nce Contract Minutes Map
Dehen		

RESOLUTION ALLOWING TEMPORARY CHANGES TO MOBILE FOOD UNIT REGULATIONS DURING DECLARED PEACETIME EMERGENCY

WHEREAS, on March 17, 2020, the Governor's Executive Order 20-04 temporarily closed bars and restaurants to on-premise customers; and

WHEREAS, the closure has significantly impacted the economic vitality of local bars and restaurants; and

WHEREAS, the City of North Mankato recognizes the economic impact the Governor's order will continue to have on local bars and restaurants; and

WHEREAS, the City of North Mankato recognizes the need for social distancing and the continued efforts to prevent the spread of COVID-19 and recognizes these practices will be used after patrons are allowed to return to bars and restaurants; and

WHEREAS, the City of North Mankato wishes to make temporary changes to business regulations related to mobile food units owned by North Mankato Business owners holding a food service license from the Brown Nicollet County Environmental health department to provide additional days of operation.

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

1. Mobile food units owned and operated by North Mankato Business owners may vend on property owned by the business owner and in compliance with North Mankato Ordinance No. 134 for the duration of time the peacetime emergency declared by Governor Walz and continued by the Minnesota Legislature remains in effect.

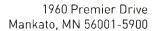
ATTEST:	Mayor	
City Clerk		

CITY OF NORTH MANKATO





Agenda Item: 14D	Department: City Engineer	Council Meeting Date: 12/21/20
TITLE OF ISSUE: Consider Resolution Lane Improvement Project.	Authorizing Funding Applica	ntion for the Lor Ray Drive and Somerset
Sarff will be present to review the funding	ng application process.	If additional space is required, attach a separate sheet
and Somerset Lane Improvement Project		unding Application for the Lor Ray Drive
For Clerk's Use:	SUPPORT	TING DOCUMENTS ATTACHED
Motion By:Second By:	Resolution Ordina	nce Contract Minutes Map
Vote Record: Aye Nay Oachs	Other (specify)	
Whitlock Steiner		
Norland Dehen		
Workshop	Refe	r to:
X Regular Meeting	Tabl	e until:
Special Meeting	Othe	r:





Real People. Real Solutions.

Ph: (507) 625-4171 Fax: (507) 625-4177 Bolton-Menk.com

MEMORANDUM

Date: December 15, 2020

To: John Harrenstein, City Administrator

From: Daniel R. Sarff, P.E., City Engineer

CC: Nathan Host, Public Works Director

Michael Fisher, Community Development Director

Subject: Federal Funding Application for Lor Ray Drive, Somerset Lane and Lor Ray Drive/Carlson

Drive/Countryside Drive Intersection Improvements

Surface Transportation Program – Small Urban

Federal funding is available through the Surface Transportation Program (STP) for the improvement of streets and bridges in cities within District 7 with population greater than 5,000. This is a competitive grant opportunity available to the eight eligible cities in MnDOT District 7. Selected projects from the current solicitation will be placed on the Statewide Transportation Improvement Program (STIP) and funded in fiscal year 2024. Up to 80 percent of the eligible project costs would be reimbursed with federal funds if the City was successful with the grant application.

Through discussions with City staff, it is recommended that a funding application for improvements to Lor Ray Drive from a point approximately 350 feet north of White Oak Drive to Somerset Lane, Somerset Lane from Lor Ray Drive to Lookout Drive, and a mini-roundabout at the intersection of Lor Ray Drive and Carlson Drive/Countryside Drive be submitted for funding under the current solicitation.

The proposed project would include the reconstruction of the existing two-lane roadways on Lor Ray Drive and Somerset Lane with a 40-foot wide bituminous street with curb and gutter on both sides, similar to the existing street section on Lor Ray Drive between Timm Road and White Oak Drive. The new street section will be re-striped to provide for one lane in each direction and a center turn lane. The project would include the continuation of the existing 8-foot wide bituminous trail on the west side of Lor Ray Drive and the south side of Somerset Lane, and the continuation of the existing 8-foot wide concrete sidewalk along the east side of Lor Ray Drive. New storm sewer and streets lights would be provided along the length of the project.

The project would also include the construction of a mini-roundabout at the intersection of Lor Ray Drive and Carlson Drive/Countryside Drive. This intersection was studied in a Intersection Control Evaluation (ICE) that was funded by the Mankato Area Planning Organization (MAPO). A number of alternatives were considered and evaluated with the ICE and the mini-roundabout was determined to be the recommended improvements best address the traffic and safety concerns at that location.

The estimated cost of the items that would be grant eligible items (street, storm sewer, sidewalk/trail, street lighting, and other miscellaneous improvements) is approximately \$4.3 million. Of this cost, the federal funding would cover up to \$3.4 million which represents 80% of the construction cost. However, the federal funding allocated to the District 7 Area Transportation partnership for the 2025 STP Small Urban funding solicitation is approximately \$2.6 million, so that would be the maximum amount of funding that could be requested. As such, the estimated local share of the grant eligible items would be \$1.7 million.

Memorandum – STP Small Urban Federal Funding Request December 15, 2020 Page 2

The reconstruction project would also include the installation of sanitary sewer and watermain on Lor Ray Drive and Somerset Lane, but those improvements would not be eligible for funding under the STP Small Urban program. The estimated cost of the sanitary sewer and watermain improvements is approximately \$700,000, which would bring the total local share of the overall project to approximately \$2.4 million.

A resolution authorizing the application for funding of this project are included in the City Council packet for your consideration. I will be available at the December 21st council meeting to answer any questions you may have.

RESOLUTION AUTHORIZING FUNDING APPLICATION FOR THE LOR RAY DRIVE AND SOMERSET LANE IMPROVEMENT PROJECT

WHEREAS, approximately \$2.6 million in federal funds are available in fiscal year 2025 for the improvement of streets and bridges in cities with population over 5,000 in MnDOT District 7 through the Surface Transportation Program (STP – Small Urban), and

WHEREAS, the City of North Mankato has determined that the improvement of Lor Ray Drive from a point approximately 350 feet north of White Oak Drive to Somerset Lane, Somerset Lane from Lor Ray Drive to Lookout Drive, and a mini-roundabout at the intersection of Lor Ray Drive and Carlson Drive/Countryside Drive is necessary and meets the eligibility requirements of the STP-Small Urban funding program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA that an application for STP – Small Urban federal funding be prepared and submitted for improvements to Lor Ray Drive from a point approximately 350 feet north of White Oak Drive to Somerset Lane, Somerset Lane from Lor Ray Drive to Lookout Drive, and a mini-roundabout at the intersection of Lor Ray Drive and Carlson Drive/Countryside Drive.

BE IT FURTHER RESOLVED that the City of North Mankato agrees to act as sponsoring agency for the STP – Small Urban federal funding and has reviewed and approved the project as proposed.

BE IT FURTHER RESOLVED that the City of North Mankato, if awarded the federal funds for said project, agrees to secure and guarantee the local share of costs associated with this project and agrees to see this project through to its completion, with compliance of all applicable laws, rules and regulations.

BE IT FURTHER RESOLVED that the City of North Mankato agrees to design, and construct said project and agrees to operate and maintain the facilities constructed with federal transportation funds for the useful life of the improvement.

	Mayor	
Attest:		
a	City Clerk	

CITY OF NORTH MANKATO





Agenda Item: 14E	Department: City Engineer	Council Meeting Date: 12/21/20						
TITLE OF ISSUE: Consider Resolution	Ordering Improvement 21	nd Preparation of Plans for Project No. 19-05						
II .	.	DEF 2021 Cliff Court Improvement Project.						
BACKGROUND AND SUPPLEMENTA	L INFORMATION: A pu	blic improvement hearing was held earlier in						
	_	ngs were also held to allow input from residents						
affected by the projects.	Jeen Treighborhood meetin	igs were also need to allow input from residents						
arrected by the projects.								
		If additional space is required, attach a separate sheet						
REQUESTED COUNCIL ACTION: Adopt Resolution Ordering Improvement and Preparation of Plans for Project No. 19-05 ABCDEF 300 Block Harrison Avenue and Project No. 20-04 ABCDEF 2021 Cliff Court Improvement Project.								
For Clerk's Use:	SUPPO	DRTING DOCUMENTS ATTACHED						
Motion By:	Resolution Ore	dinance Contract Minutes Map						
Second By:	Resolution Of	umance Contract Wintutes Wap						
Vote Record: Aye Nay Oachs	Other (specifi	v)						
Whitlock								
Steiner	-							
Norland								
Dehen								
Workshop	I I	Refer to:						
X Regular Meeting		Table until:						
Special Meeting		Other:						

RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS FOR PROJECT NO. 19-05 ABCDEF 300 BLOCK HARRISON AVENUE AND PROJECT NO. 20-04 ABCDEF 2021 CLIFF COURT IMPROVEMENT PROJECT

WHEREAS, a resolution of the City Council adopted the 7th day of December 2020, fixed a date for a council hearing on Improvement Project No. 19-05 ABCDEF 300 Block Harrison Avenue, and Project No. 20-04 ABCDEF 2021 Cliff Court Improvement Project; and

WHEREAS, notice of the hearing was published twice, a week apart, with the last publication being at least three days before the hearing date, and ten days' mailed notice was given, and

WHEREAS, the hearing was held thereon on the 21st day of December 2020, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

- 1. Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.
- 2. Such improvement is hereby ordered as proposed in the council resolution adopted the 7th day of December 2020.
- 3. Such improvement has no relationship to the Comprehensive Plan.
- 4. Bolton & Menk is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.
- 5. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

ATTEST:	Mayor	
 City Clerk		

CITY OF NORTH MANKATO





Agenda Item: 14F	Departmen	nt: Community De	v.	Council Mee	ting Date:	12/21/20			
TITLE OF ISSUE: Consider Request to Amend City Code Section 155.48 (A) and Setting a Public Hearing for January 4, 2021.									
BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the Planning Commission report included in the packet. The utility companies have all agreed to the proposed ordinance change and the Planning Commission recommended the City Code Amendment. If the City Council agrees with the Planning Commission's recommendation they may set a Public Hearing.									
REQUESTED COUNCIL ACTION: Set a Public Hearing for January 4, 2021 to Consider Request to Amend City Code Section 155.48 (A).									
For Clerk's Use:		SUPPO	ORTIN	G DOCUM	ENTS AT	ГАСНЕО			
Motion By: Second By: Vote Record: Aye Nay		Resolution Ord	dinance	Contract	Minutes	Мар			
Oachs Whitlock Steiner Norland Dehen		Other (specify	ý) <u> </u>						
Workshop X Regular Meeting			Refer to	:					
Special Meeting			Other:						

REQUEST TO AMEND CITY CODE SECTION 155.48 (A)

THE CITY OF NORTH MANKATO

SUBJECT: Request to amend City Code section 155.48 (A),

Easements

APPLICANT: R Henry Construction

LOCATION: -

EXISTING ZONING: -

DATE OF HEARING: December 10, 2020

DATE OF REPORT: December 3, 2020

REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to amend City Code section 155.48 (A), Easements

COMMENT

Attached as Exhibit A is a request from R Henry Construction to amend City Code section 155.48 (A), Easements. This section is located within the Subdivision Regulations and reads as follows:

§ 155.48 EASEMENTS.

(A) Easement width. An easement for utilities, at least 10 feet wide, shall be provided along the front and rear lot lines of each lot and an easement at least 5 feet wide shall be provided along each side lot line. If necessary, for the extension of main water or sewer lines or similar utilities, easements of greater width may be required along lot lines or across lots.

Utility easements are required along all lot lines within new subdivisions primarily for the benefit of the local utility companies to install and maintain their above and below ground equipment (telephone, cable, electric, etc.) to serve the subdivision.

As requested in Exhibit A, the applicant is proposing an amendment to section 155.48 (A) to allow flexibility when platting utility easements if agreed to by all utility providers and the City. For example, attached as Exhibit B is a layout of The Waters North submitted by the applicant which was recently approved by the City. The final plat included utility easements consistent with section 155.48 (A). Because all lots either back up to a pond or a ravine, the applicant initially questioned if side yard utility easements would be required. Additionally, by not

having side yard utility easements, it would be easier to adjust lot lines without having to vacate utility easements.

There was a considerable amount of communication between the applicant and the local utility companies about the need for side yard utility easements in The Waters North after it was approved by the City. As The Waters North was unique in that all the lots are adjacent to either a pond or ravine, the utility companies agreed that side year utility easements were not necessarily needed if the front yard easements were larger. However, section 155.48 (A) requires utility easements.

As a result of the experience in platting The Waters North, the applicant is requesting a City Code amendment whereby the size and presence of utility easements may be adjusted on a case by case basis. A proposed change to 155.48 (A) is shown on Exhibit C. Exhibit D includes emails from four local utility companies supporting the amendment and Exhibit E is a request to adjust utility easements within The Waters North.

RECOMMENDATION

Should all known utility providers support the amendment, staff recommends approval as shown on Exhibit C.

DATE:

11-30-2020

TO:

MICHAEL FISCHER, CITY OF NORTH MANKATO

FROM:

PRAIRIE DEVELOPMENTS LLC

RE:

CHANGE TO CITY CODE

Please accept this letter as an official request to amend section 155.48 of the City Code to allow subdivisions to vary easement requirements within a subdivision if agreed to by all utility providers within said subdivision.

Suggested language for the code might be:

In a new subdivision plat, easement requirements may be adjusted only with the express written agreement of the subdivision developers, all known utility companies involved in the subdivision, and the city of North Mankato.

Thanks

Rich Weyhe, Prairie Development LLC

EXHIBIT B PART DE THE NE 1/4, SECTION 2, & PART DE THE NW 1/4, SECTION 3, ALL IN TOWNSHIP 108 NORTH SANDE THE WATERS NORTH 1962 PREMIER DRIVE MANKATO, MINNESOTA SCOT (507) 635-4171 FUTURE COURT BOLTON & MENK FUTURE COURT Quage COUNTRY SUBSECTION OF SUBSECTI MILA AIEK-COVENTRY LANE DOCUMENT NO. 257006 EXISTING RIGHT OF WAY BLOCK TWO 8 DUTTOT ADD. IS NOISI/ HEIGHTS ЭИІЯО ОЯАМОН COURT TANE ICKSON BLOC FUTURE (JAAWOH OUTLOT C OUTLOT OUTLOT ADDITION BLOCK DEERWOOD DRIVE OUTLOT DEFERMOOD DRIVE. 9 330 1810CK BLOCK , SAUCIER s OUTLOT 24 POINTE COURT 3 BLOCK 5 a 13 14 BLOCK DEERMOOF DRIVE BLOCK BLOCK , ' TONNESON SUBD 18 2 BLOCK 16 * South Point Court NEWCAS 15 VALLEY 1/d - N'E' 1/d - 2EC' 5-108-51 TEA3 'AENNE Buttor B непентой ехеипе RIDGE DRIVE A TOUTUO 3LOCK

§ 155.48 EASEMENTS.

- (A) Easement width. An easement for utilities, at least 10 feet wide, shall be provided along the front and rear lot lines of each lot and an easement at least 5 feet wide shall be provided along each side lot line. If necessary, for the extension of main water or sewer lines or similar utilities, easements of greater width may be required along lot lines or across lots. The size of the easement width may be adjusted upon approval of the North Mankato Planning Commission and North Mankato City Council during consideration of a final plat. Any adjustment of easement width must include a written request by the subdivision developer and all known utility companies serving the subdivision and the City of North Mankato.
- (B) *Easements, adjoining*. Utility easements shall connect with easements established in adjoining properties. These easements, when approved, shall not thereafter be changed without the approval of the Council, by ordinance, upon the recommendation of the Planning Commission.
- (C) Pole guys. Additional easements for pole guys should be provided at the outside of turns. Where possible, lot lines shall be arranged to bisect the exterior angle so that pole guys will fall along side lot lines.
- (D) Additional easements. Where a subdivision is traversed by a water course, drainage way, channel or stream, a storm water easement, drainage right-of-way or park dedication, whichever the Planning Commission may deem the most adequate, conforming substantially with the lines of such water courses shall be provided, together with such further width or construction, or both, as will be adequate for the storm water drainage of the area. The width of such easements shall be determined by the Planning Commission.

(1975 Code, § 12.06, Subd. 4)

Hi Michael,

Thank you for the plat, I reviewed the plat, and CenterPoint Energy has no issues or concerns with side yard utility easements.

CenterPoint Energy approves the developer who wants to eliminate the side yard utility Easement and incorporate larger front yard easements.

Let me know if you have any questions moving forward.

Thanks, Michael

Chuck Mayers



Chuck Mayers SR/WA Senior Agent, Right of Way System Integrity & Operation Support 612-321-5381 w. | 952-334-9180 c. Charles.mayers@centerpointenergy.com







Michael,

BENCO agrees to the one time amendment for Water North development. BENCO will charge full cost of moving any of its equipment and will not compromise the integrity of the infrastructure.

Thanks

Tim Braulick

Engineering and Operation Manager

Mr. Fischer,

Consolidated Communications approves side easement vacation throughout The Waters North subdivision. I have also signed the Request to Adjust Easement form.

Thanks and let me know if you have additional questions.

Justin M Grev | Sr. Outside Plant Manager D: 507.386.3606 | C: 507.340.3674 justin.grev@consolidated.com consolidated.com | NASDAQ: CNSL



Mike, I'm ok with the amendment. -Brian



Brian Oviatt | Construction Coordinator II | 507.469.0256 1724 Madison Ave | Mankato, MN 56001

CITY OF NORTH MANKATO

REQUEST TO ADJUST STANDARD EASEMENTS IN NEW SUBDIVISION

Date of Request:	11-17-2020	<u> </u>	
Subdivision Name:	The Waters	North	
Project Developer:	Prairie Deve	elopment LLC	
Project Engineer:	Bolton and	<u>Menk</u>	
The developer above	hereby reques	sts that the standard easement requirem	ents are changed as follows:
City of North Manka	to Standard:	Changed to:	
Front Easement: Side Easements: Back Easement:	10 feet 5 feet 5 feet	15 feet No Easement No Easement	
By signing below, you	u indicate you h	nave read and agree to the proposed cha	inges:
<u>Charter Communicat</u>	ions	Brian Oviatt Brian Oviatt (Nov 18, 2020 07:42 CST)	Nov 18, 2020
Name of Utility Com	pany	Signature (Brian Oviatt)	Date
		Chuck Mayors	Nov 23, 2020
Centerpoint Energy		Chuck Mayers (Nov 23, 2020 08:41 CST)	
Name of Utility Com	bany	Signature (Barry Hager)	Date
BENCO Electric Coop	erative	Tim Braulick Tim Braulick (Nov 23, 2020 08:56 CST)	Nov 23, 2020
Name of Utility Com		Signature (Tim Braulick)	Date
		Questin M. Grev	Nov 23, 2020
<u>Consolidated Commu</u>		Min M. Grev (Nov 23, 2020 09 CST)	——————————————————————————————————————
Name of Utility Comp	oany	Signature (Timothy Madlo)	Date
Name of Utility Comp	oany	Signature (Authorized Signer)	Date
Prairie Development	LLC	<i>Rich Weyhe</i> Rich Weyhe (NoV 23, 2020 09:58 CST)	Nov 23, 2020
Developer / Requesto		Signature (Richard Weyhe)	Date
City of North Mankat	0		
City or Jurisdiction		Signature (Michael Fischer)	 Date

CITY OF NORTH MANKATO





Agenda Item: 14G	epartment: Community Dev. Council Meeting Date: 12/21/20					
TITLE OF ISSUE: Consider Z-3-20, a Request to Rezone 635/637 Grant Avenue from R-1 One-Family Dwelling to R-3, Limited Multiple Dwelling. Consider Ordinance No. 135, Fourth Series Rezoning 635/637 Grant Avenue from R-1 One-Family Dwelling to R-3, Limited Multiple Dwelling.						
included in the packet. The Planning Com	INFORMATION: Please review the Planning Commission report mission recommends approval of the rezoning. If additional space is required, attach a separate sheet of Ordinance No. 135, Fourth Series Rezoning 635/637 Grant Avenue					
from R-1 One-Family Dwelling to R-3, Limited Multiple Dwelling.						
For Clerk's Use:	SUPPORTING DOCUMENTS ATTACHED					
Motion By: Second By: Vote Record: Aye Nay Oachs	Resolution Ordinance Contract Minutes Map Other (specify)					
Whitlock Steiner Norland Dehen						
Workshop X Regular Meeting	Refer to: Table until:					
Special Meeting	Other:					

ORDINANCE NO. 135, FOURTH SERIES

AN ORDINANCE OF THE CITY OF NORTH MANAKTO, MINNESOTA
AMENDING NORTH MANKATO CITY CODE, CHAPTER 156, ENTITLED "ZONING CODE",
BY CHANGING THE ZONING DISTRICT MAP AND, BY ADOPTING BY REFERENCE NORTH
MANKATO CITY CODE, CHAPTER 10 AND SECTION 10.99 WHICH,
AMONG OTHER THINGS, CONTAIN PENALTY PROVISIONS

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

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

- A. To Re-Zone the property addressed as 635/637 Grant Avenue from R-1 One-Family Dwelling to R-3, Limited Multiple Dwelling.
- Section 2. North Mankato City Code, Chapter 10, entitled "General Provisions" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

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

Adopted by the Council this 21st day of December 2020.

	Mayor	*
ATTEST:		
City Clerk		
Published in the Mankato Free Press on	4	

Z-3-20 635/637 GRANT AVENUE

THE CITY OF NORTH MANKATO

SUBJECT:

Z-3-20

APPLICANT:

Laurie Esch-Taylor

LOCATION:

635/637 Grant Avenue

EXISTING ZONING:

R-1, One-Family Dwelling

DATE OF HEARING:

December 10, 2020

DATE OF REPORT:

December 3, 2020

REPORTED BY:

Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to rezone the property addressed as 635/637 Grant Avenue from R-1, One-Family Dwelling to R-3, Limited Multiple Dwelling

COMMENT

Attached as Exhibit A is a request from Laurie Esch-Taylor to rezone her property addressed as 635/637 Grant Avenue from R-1, One-Family Dwelling to R-3, Limited Multiple Dwelling subject to the policy for rezoning of residential properties affected by the 2005 city-wide down zoning included as Exhibit B. To the best of our knowledge, the history of this home is as follows:

- Built in 1952 as a duplex in an area zoned R-2, One-and Two-Family Dwelling
- 635 Grant Avenue licensed as a rental from 2003 to 2010 under different ownership
- 2005 was downzoned from R-2 to R-1
- Purchased by the applicant in 2010 and occupied by applicant and sister (no rental license needed for this type of occupancy)

According to the applicant, her sister has moved out of one of the units and the applicant requested a rental license to rent half of the duplex. However, due to rental density requirements that affect properties zoned R-1 and R-2, there are no rental licenses available in this block under the current R-1 zoning. Therefore, under the policy shown as Exhibit B, the applicant is requesting the rezoning of the property from R-1 to R-3 which would create the opportunity to obtain a rental license. Based on the criteria listed within the policy, it is believed:

- 1. The dwelling was originally permitted and constructed as a multiple-family dwelling
- 2. The dwelling was originally located in a zoning district which allowed such use.
- 3. While the dwelling has not been continually used and licensed as a multiple-family dwelling, it was originally permitted and built as a multiple-family dwelling.

While it appears a rezoning of the property from R-1 to R-2 would be appropriate, due to the fact that rental density regulations are applicable in R-2 zoning districts, the proposed R-3 zoning would allow for the issuance of a rental license. In terms of the long-term affect of the proposed R-3 zoning, the lot is not large enough to support any more dwelling units.

Attached as Exhibit C is a map showing the location of the property and existing area zoning.

RECOMMENDATION

Staff recommends approval of Z-3-20 subject to the applicable rezoning policy

Michael Fischer

From:

Laurie Esch-Taylor < laurieet@aol.com>

Sent:

Monday, November 16, 2020 12:49 PM

To:

michaelf@northmankato.com

Cc: Subject: Laurie Esch-Taylor Rezoning Request

To North Mankato Planning Commission:

I am writing to formally request the rezoning of my property addressed as 635/637 Grant Avenue from R-1, One-Family Dwelling to R-3, Limited Multiple Dwelling.

This duplex has been occupied by my sister and myself since October 2010. She recently purchased her own home. The previous owners held a rental license on the 635 unit along with owner occupancy at 637 for about 10 years. My understanding is this property has been treated as rental property prior to this as well going back to the 1980's.

I believe my request is consistent with the Policy for Rezoning Properties Affected by the 2005 City-Wide Zoning. This zoning request will change the status of the home from non-conforming to conforming and allow me the opportunity to rent one side.

Thank you for your consideration of this request, Laurie Esch-Taylor 637 Grant Avenue North Mankato, MN 56003

CITY OF NORTH MANKATO POLICY FOR REZONING OF RESIDENTIAL PROPERTIES AFFECTED BY 2005 CITY-WIDE DOWN ZONING

In response to the conversion of one-family dwellings into two-family dwellings, in May of 2005 the City Council adopted ordinances which down zoned residential areas within the City from R-2, One-and Two-Family Dwelling to R-1, One-Family Dwelling. As a result, due to the presence of multi-family dwellings in R-1 zoning districts, non-conforming uses were created which can pose challenges for refinancing or resale of certain properties. For this reason, this policy is created to accommodate zoning changes for certain non-conforming uses.

For properties which are considered non-conforming due to the down zoning in 2005, rezoning approval for City-approved districts will be granted by the City of North Mankato if the owner can demonstrate the following:

- 1. The dwelling was originally permitted and constructed as a multiple-family dwelling.
- 2. The dwelling was originally located in a zoning district which allowed such use.
- 3. The dwelling has been continually used and licensed as a multiple-family dwelling or originally permitted and built as a multiple-family dwelling.

Approval will be granted by both the Planning Commission and City Council at regular scheduled meetings including proper public notification. The rezoning application fee will be waived; however, the fee for required neighborhood notifications will apply.

This policy was adopted by the Planning Commission on $\frac{Nov.14,2019}{2000}$ and by the City Council on $\frac{2009}{2000}$.

PLANNING COMMISSION

Chair

CITY COUNCIL

Mayor







November 25, 2020

Dear Resident:

The City of North Mankato has received a request from Laurie Esch-Taylor to rezone the property addressed as 635/637 Grant Avenue from R-1, One-Family Dwelling to R-3, Limited Multiple Dwelling. Attached is a map showing the location of the property and existing area zoning.

In summary, this property was affected by a City-wide rezoning in 2005 and may qualify for a zoning change based on a policy adopted by the City Council to address non-conforming uses. In this case, the subject property is a duplex in zoning district which permits single-family dwellings.

This request will be considered by the Planning Commission on Thursday, December 10, 2020 and by the City Council on Monday, December 21, 2020. Both meetings begin at 7:00 and will be held electronically. As a nearby property owner, you may comment on the rezoning request. Residents may call into a conference call at 507-214-0517 and enter participant code 965994 to listen to the meeting via telephone and provide comments.

Sincerely,

THE CITY OF NORTH MANKATO

mile Freil

Mike Fischer

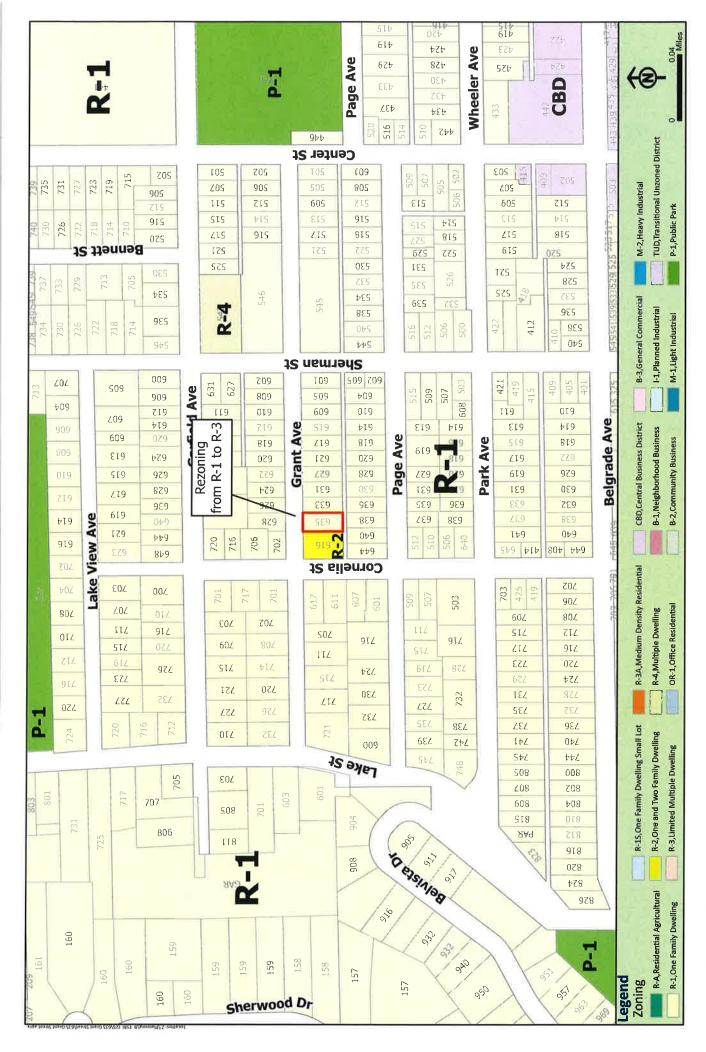
Community Development Director

Enc





Residential Rezoning





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ANDREW HELLER DANIELLE MACKENZIE ELKER ANDREW JELKEN 610 PAGE AVE 604 PAGE AVE **611 CORNELIA ST** NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 **NANCY A EVANS** THOMAS J & NANCY J NEUBERT DALE A & PATRICIA ERICSON **705 GRANT AVE** 617 CORNELIA ST PO BOX 422 NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 GIBBON MN 55335 LAURIE ESCH-TAYLOR DANIEL J BICKNASE MELISSA A BARTEN **635 GRANT AVE 633 GRANT AVE** 631 GRANT NORTH MANKATO MN 56003 NORTH MANKATO MN 56003-2942 NORTH MANKATO MN 56003 DARIN WESLEY HOWELL NANCY MARLEEN MACKENZIE CRAIG R & DENISE E AMUNDSON 627 GRANT AVE **621 GRANT AVE** 617 GRANT AVE NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 JOSHUA C BEHRNS & CAITLIN M CARA LUCILLE GORMAN ALEXANDER T JUDKINS LANGER 615 GRANT AVE **609 GRANT AVE 605 GRANT AVE** NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 JOHN M BANSCHBACH & KATHLEEN DAVID M & MELISSA J PERRON JULIE A COLE M FELT 701 CORNELIA ST **628 GRANT AVE 702 CORNELIA ST** NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 DAVID J & MARY BETH HAACK LONNIE & IRENE DYLLA **MAGGIE A GIESE 626 GRANT AVE 622 GRANT AVE 624 GRANT AVE** NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 JOHN ROBERT & DIANE JEANINE MATTHEW WILLIAM COOPER & AMY WAYNE J & CHERYL A MAY BETZ MARIE VIKER **702 GRANT AVE** 708 GRANT AVE **620 GRANT AVE** NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 NORTH MANKATO MN 56003 MATTHEW & AMY BENTLEY **CATHY K & BERNEDA SMITH** EARL R & MARGARET E WESTPHAL 618 GRANT AVE **612 GRANT AVE 610 GRANT AVE**

BRIAN K & JACQUELINE A GRAMS 706 CORNELIA ST NORTH MANKATO MN 56003

NORTH MANKATO MN 56003

ROBERT ENZ 717 CORNELIA ST NORTH MANKATO MN 56003

NORTH MANKATO MN 56003

JEFFERY A & TIFFANY G JENSON 716 CORNELIA ST NORTH MANKATO MN 56003

NORTH MANKATO MN 56003

REBECCA A ULMEN & CAROL M ENDRES 703 GARFIELD AVE NORTH MANKATO MN 56003

LARRY O SCOTT - LE 701 GARFIELD AVE NORTH MANKATO MN 56003 DUSTIN M & TRICIA A LEE 720 CORNELIA ST NORTH MANKATO MN 56003

JAMES D ZWASCHKA 635 GARFIELD AVE NORTH MANKATO MN 56003 DENNIS D & CAROLYN S OLSON LE 629 GARFIELD AVE NORTH MANKATO MN 56003 SCOTT PLAKKE 625 GARFIELD AVE NORTH MANKATO MN 56003

JOHN GAG 307 FLORAL AVE MANKATO MN 56001 JEREMY H & DENISE J HARPESTAD 615 GARFIELD AVE NORTH MANKATO MN 56003

CITY OF NORTH MANKATO





Agenda Item: 14H	Department: Community Dev. Council Meeting Date: 12/21/20					
TITLE OF ISSUE: Consider Adopting Northwest Growth Area Study.						
DACKCO OTIND AND CURDI EMENTA	V INCODMATION GU DI MANAGEMENTA					
BACKGROUND AND SUPPLEMENTAL INFORMATION: City Planner Matt Lassonde will review the Northwest Growth Area Study. The study was reviewed by Planning Commission on October 8, 2020, and						
recommended on December 10, 2020. Ci	recommended on December 10, 2020. City Council reviewed the document on October 19, 2020 and is on the					
agenda for final approval.						
REQUESTED COUNCIL ACTION: Ad	If additional space is required, attach a separate sheet					
and of the state o	opt Northwest Growth Area Study.					
For Clerk's Use:	SUPPORTING DOCUMENTS ATTACHED					
Motion By:	Resolution Ordinance Contract Minutes Map					
Second By:						
Vote Record: Aye Nay						
Oachs	Other (specify)					
Whitlock Steiner	-					
Norland						
Dehen						
Workshop	Refer to:					
X Regular Meeting	Table until:					
Special Meeting						
	Other:					



Northwest Growth Area Study

November 2020



Prepared by: The City of North Mankato

Community Development Department

Introduction

The City of North Mankato has experienced steady growth in the past 10 years, exhibiting average annual increases of 90 (0.7%) to the population, 41 (0.7%) to households, and 122 (1.9%) to employment. The need to provide new areas for residential, industrial, and commercial development is anticipated to accommodate that growth. Toward the southeast the City is bound by the Minnesota River. This makes the north and northwest areas of the city the future areas for new development and growth in the City, while redevelopment will continue in other areas of the City. The City has undertaken this Northwest (NW) Growth Area Study to ensure that growth is guided effectively and responsibly.

The study area comprises the area surrounding the interchange at US Trunk Highway (TH) 14 and Nicollet County State Aid Highway (CSAH) 41 as depicted in **Figure 1**. Access to US Highway 14 makes this area connected regionally, providing a desirable location for industrial type development near the already successful Northport Industrial Area. Land surrounding the interchange is primarily flat agricultural land which is ideal for new development. The city recognizes that responsible growth requires an understanding of the types and extent of development the area can support and anticipation of timeframes for new development.

To gain that understanding, this study included a market area analysis, stakeholder visioning, and other public outreach for insight and direction on the types and extents of land uses the city should plan for in the NW Growth Area. These tasks provide the base framework for developing potential land use scenarios that will guide development in the area and supplement the Future Land Use update of the North Mankato Comprehensive Plan.

Plan Purpose

The purpose of this Northwest Growth Area plan is to:

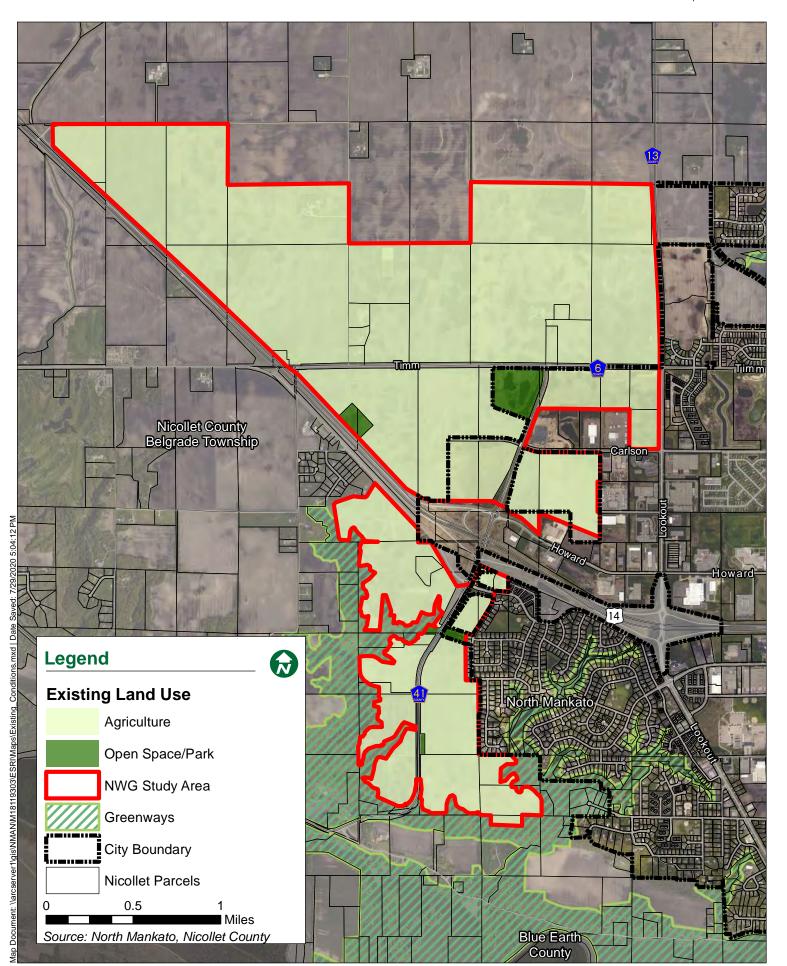
- Achieve a shared vision for the future of the Northwest Growth Area among the City, stakeholders and citizens
- 2. Research the area market and understand the appropriate mix of new industrial, commercial, and residential development the area can support
- 3. Communicate to property owners and developers the City's plan for targeted, market supported growth and development
- 4. Provide a supportive land use framework to guide the Future Land Use Map in the North Mankato Comprehensive Plan

Guiding Principles

As the Northwest Growth Area develops, the following guiding principles should be referenced:

- 1. Effectively plan new public, residential, commercial, and industrial development within the reach of existing and planned utility extensions.
- 2. Incorporate the defined vision from this study when considering the type and extent of development in the Northwest Growth Area.
- 3. Consider multi-family residential options in proximity to new commercial/industrial development where appropriate.





- 4. Continue the City's trends for providing attractive and cohesive industrial facilities by incorporating high-quality materials into new facility design, as seen in the Northport Industrial Park.
- 5. Refer to the Market Area Analysis included in this study when considering types of uses that could be economically supported in the Northwest Growth Area.
- 6. Consider incorporating supportive neighborhood commercial uses in key locations to provide services and amenities in a walkable/bikeable distance from new residential development.
- 7. Consider accommodations for pedestrian and bicycle connections from new development to the existing North Mankato area parks and trails as identified in the Comprehensive Plan.
- 8. Consider appropriate locations for new parks to serve new residential development, staying within appropriate park service radii defined by the 2015 North Mankato Parks Plan.

Study Area Context

The Northwest Growth Area is comprised mostly of undeveloped agricultural land surrounding the intersection of TH 14 and CSAH 41, extending north past Timm Rd, and south near Judson Bottom Road (**Figure 1**). TH 14 has experienced many changes in the past several years, including conversion to a four-lane highway from New Ulm to Rochester which is currently underway, and of which the segment passing through North Mankato has been completed. The TH 14/CSAH 41 interchange was constructed as part of that conversion in preparation for anticipated growth outlined in this study.

In anticipation of future growth in the NW Growth Area, the city performed a market area analysis to analyze the market context for potential development that could be supported. This study took place between October and December of 2019 and used technical analysis tools, city building permit records, and interviews with real estate professionals for knowledge of local development context. The analysis looked at the development context and potential for retail, hospitality, industrial and residential development. The potential for retail development was given increased attention in the study because of requests made by the public in this and past studies, the distance of walking from the study area and other commercial areas of the city, and the likelihood of locating services near new residential development to support growth. Potential commercial development included retail, services, restaurants and hospitality. The following sections describe the context for each use based on existing conditions and the findings of the Market Area Analysis.

Commercial Development

Commerce Drive is the closest commercial district, roughly two miles east of the NW Growth Area. The City completed the Commerce Drive Area Development Plan in 2019 which provided a vision for development along the corridor suggesting the area is targeted as a community destination that could accommodate an enhanced retail environment offering more services and amenities than it does today. While Commerce Drive offers many services and amenities, residents continue to request additional commercial and retail destinations in the community.

Other commercial areas in North Mankato are located on Belgrade Avenue in the Central Business District, near the Webster Avenue/TH 169 intersection, on Lookout Drive near the Marie Lane intersection, and along the 169 corridor in North Mankato and Mankato. As the City expands west, it will undoubtedly require new retail commercial development to accommodate residents. The TH 14/CSAH 41 interchange is a desirable location to locate new supporting commercial uses with easy access to

CSAH 41 area residential. **Figure 2** depicts future land use within the study area derived from the North Mankato 2015 Comprehensive Plan and identifies commercial development near the interchange.

Walkability to area commercial is another topic to consider. While Commerce Drive is well connected to the sidewalk and trail system, it is roughly two miles from the study area and outside of a walkable distance. Walkability to commercial areas is especially important where a critical mass of people reside in multi-family development where lower income residents may not have access to vehicles and rely on walking, bicycling, and public transportation to access goods and services.

The Market Analysis identifies types of commercial development that may be supported in the study area in terms of retail, hospitality, and food and beverage offerings. The analysis found commercial to be important as it provides an anchor for other development near the interchange. The following summarizes the retail market potential for the study area:

- <u>Retail</u>: Interviews with area developers and industry professionals provided insight into the
 potential for future retail in the study area. Views varied among this group ranging from one
 believing this is an attractive area for retail, one suggesting it would be attractive in a five- or 10year timeframe, and two suggesting the area is not likely to support much retail ever. Those
 supporting retail suggested that it may work if supported by a recognized anchor store or
 restaurant that is not offered in other locations.
- <u>Grocery Store:</u> Through the public process for this and other North Mankato planning efforts, many in the community desire to have a grocery store in upper North Mankato. Some oppose the idea due to the closure of a small independent grocery store previously located along Commerce Drive several years ago. However, as the City continues to grow, the need for new neighborhood serving goods and services also increases and further suggests a need for additional density of population to support such services.
 - The Market Analysis found that a small grocery store (25,000 sq. ft.) could be supported within the existing retail trade area (**Figure 3**) in the short term. Groceries represent just under half of consumer spending on neighborhood serving goods and services. The analysis identified that the trade area purchasing power is \$13.8 million which is approaching the \$14 million needed to support a small grocery store as described.
 - This analysis was based primarily on existing households and population. Factors that may increase the viability of locating a grocery store in the study area include the increasing population, the development of higher-density housing in the study area, site suitability, and visibility from, and access to, TH 14. A Grocery Store Demand Analysis is included in the Market Analysis in **Appendix A** which further describes the process used to determine grocery store viability.
- Hotel: The City has targeted hotel services to locate in upper North Mankato in the past to accommodate industrial businesses and large tournaments at the nearby Caswell Sports Complex among other users. The market analysis found that a hotel might work in the area, especially one that has a restaurant. Many in the public process thought a hotel with a waterpark might create a destination and provide an anchor for other commercial development within the study area. As the NW Area Growth Study was underway, a hotel was being constructed on Commerce Drive which may minimize or prolong the need for additional hospitality services.



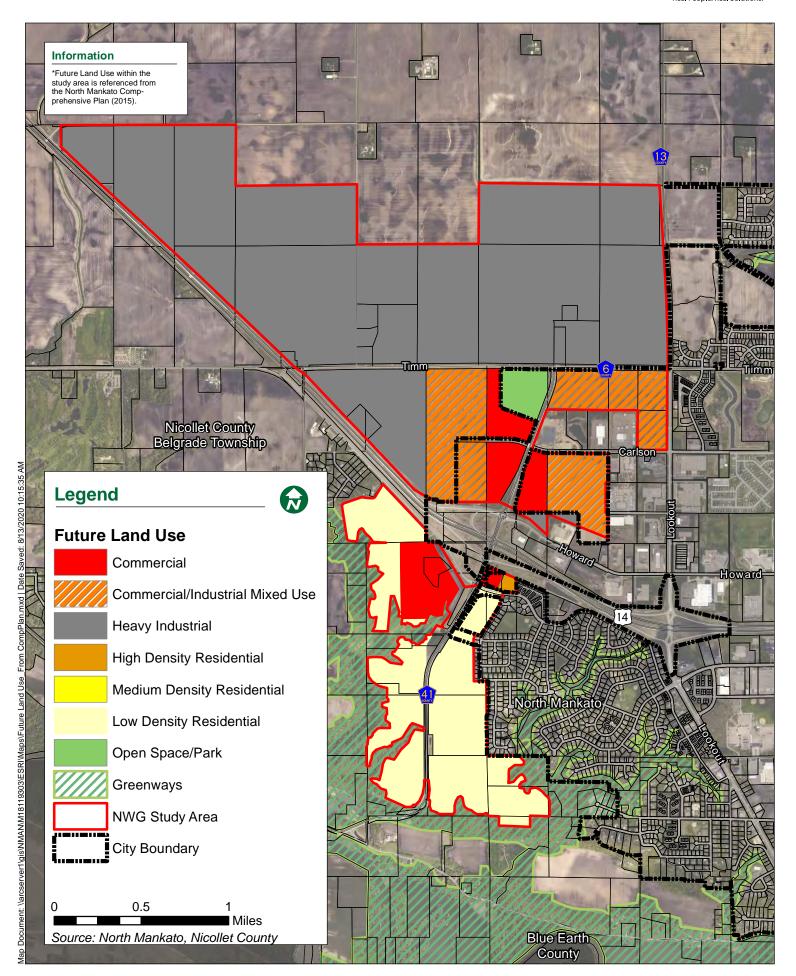




Figure 3. Retail Trade Area extending from the valley bluff of Upper North Mankato, northwest past the City of Nicollet and following the Minnesota River Valley.

Overall, visibility from TH 14, land availability and suitability, and area population growth increase potential for new commercial and retail development in the study area. The viability of future retail is dependent on the extent of growth and the types of retail offered. Results of the Market Analysis indicate that if development of a retail center is desired, the City should:

- 1. Guide land to accommodate potential buildout—i.e. grocery store anchored neighborhood center and hotel (or locate an additional hotel at the Caswell Campus)
- 2. Build the context for retail through housing growth and continued industrial development north of TH 14

The City is also looking for opportunities to appropriately locate an RV park to accommodate visitors to area sporting events and other recreation. Visitors often wish to bring RVs and campers to tournaments at the Caswell Sports Complex rather than stay in area hotels. An RV park would provide them with a location to park the recreational vehicles.

Industrial Development

The Northport Industrial Park has been very successful for the City of North Mankato. Located just east of the study area, north of TH 14, Northport has seen the development of 25 industrial buildings providing over 1,300 jobs in the City since 1993. Industrial development remains a top priority for City officials and the Port Authority to create job opportunities for residents and to balance the impact of property taxes between residents and businesses. The City anticipates industrial expansion will continue north of the highway as is depicted in **Figure 2**.

Other industrial in the City of North Mankato is located along Webster Avenue in proximity to TH 169 where light industrial uses combine with North Mankato Public Works to form a small industrial district. Other major industrial uses are primarily located east in the City of Mankato close to TH 14.

Results from the Market Analysis support that industrial growth will continue, suggesting that Northport Industrial Park is well positioned for this growth given the following characteristics:

- Large parcel availability
- Access to TH 14 and regional connections
- Site suitability (i.e. flat, uncontaminated land)
- Supportive public sector environment

The Market Analysis suggests that Northport is taking advantage of all opportunities possible and will remain suitable for a wide range of industrial and business enterprises, including continued growth in printing and heavy truck/industrial equipment sales and service.

Housing Development

Just east of the development, south of TH 14, Pleasant View Drive and North Ridge Drive are significant residential neighborhoods with a combined 548 single-family units and 215 multi-family units. Multi-family units are generally located along Lookout Drive and along Pleasant View Drive near TH 14. The single-family houses, from CSAH 41 to Red Tail Ln in the east, were built within the last 20 years and are aimed at move-up buyers looking for larger homes to raise their family.

The study area south of the highway is highly suitable for continuation of single-family residential development. The land here wraps around several ravines which are highly desirable locations for single-family homes. The land also approaches the Minnesota River Valley as it travels south which provides a more rural, natural setting suitable for lower-density development.

However, the Market Analysis suggests multi-family residential development is important to support business growth with workforce housing and to provide options for seniors. In recent years, North Mankato has identified the need for additional senior living facilities in the community and the northern part of this area close to the TH 14/CSAH 41 interchange could be a good location.

Available land, connectivity to the regional transportation network, and proximity to industry serve as assets supporting additional housing in the study area. One challenge is a lack of retail services. There was consensus among developers and industry professionals that the study area was a suitable location for apartments to accommodate the workforce.

Figure 2 depicts primarily single-family residential south of TH 14 as shown in the Future Land Use Plan in the 2015 Comprehensive Plan.

Institutional Uses

The City also considered the potential location of additional elementary and secondary educational facilities in the area. The study area south of TH 14 is primarily residential and is connected well to area trails and the northeast portion of the study area, north of TH 14, is also located on the fringe of residential uses and is well connected to area trails. If residential uses continue to develop in this area, these areas may provide suitable locations for future K-12 educational facilities.

The City may also consider the study area an appropriate location for a cemetery as one does not currently exist within city limits. The City will give this further consideration as the area develops and believes the NW Growth area may provide an optimal location in the future.

Parks and Trails

North Mankato, especially Upper North Mankato, continues to become more connected with new onand off-street trails incorporated into the system and neighborhood developments lined with sidewalks. In the last few years, the City completed the Bluff Valley Trail which connects Upper North Mankato to Lower North Mankato along TH 14. Multi-use trail facilities have been added or improved on and around CSAH 41 in the study area and nearby Lookout Drive, Howard Drive, and Commerce Drive. These trails will connect to a regional trail planned along TH 14 by the Minnesota Department of Transportation (MnDOT) which will ultimately connect North Mankato to New Ulm in the future (**Figure 4**).

The City also contains significant park resources with nearly 20 acres of park per 1,000 residents in the community. The Draft 2021 Comprehensive Plan update continues work from the previous, 2015 Comprehensive Plan and the 2015 Parks Plan which identify future park locations based on service areas

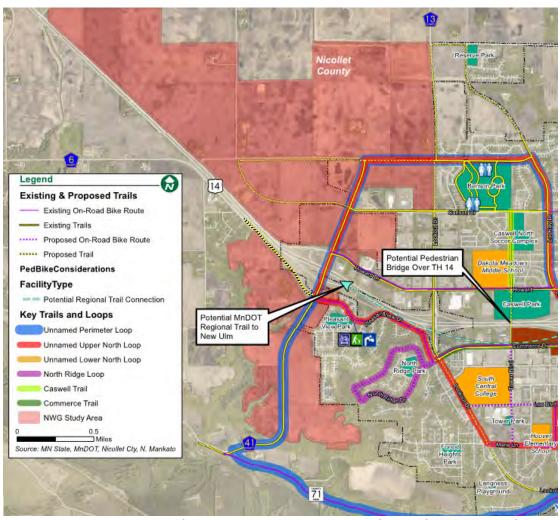


Figure 4. Existing and Proposed trail facilities in and around the study area referenced from the 2021 Draft Comprehensive Plan update and the Commerce Drive Area Development Plan.

from each type of park. Much of the New Park Target Areas identified in the Draft Plan fall within the Northwest Growth Study area with a more specific location identified for a larger community park near the southern extent (**Figure 5**). It should be noted that new park resources would only be pursued in the northeast portion of the study area in the event that residential type development takes hold. This location is being called a residential/commercial/industrial flex zone and is anticipate to provide a transitional zone between existing residential and potential heavy industrial uses planned for areas west. Any new residential development will require the placement of a new neighborhood-type park to ensure service areas are met.

Pleasant View Park is an eight-acre neighborhood park located just east of the study area and is the

closest park to the study area where residential is anticipated to continue in the study area.

Economic Development

Retaining and attracting jobs is an ongoing objective for the City of North Mankato. The MN Department of Revenue shows that, in 2016, commercial and industrial properties made up 30-33 percent of the tax base in North Mankato, at 19 percent and 14 percent respectively. The highest employment industry is manufacturing which provides 43.7 percent of all jobs in North Mankato. With these numbers in mind, a continued focus on commercial/industrial expansion will continue to be important for the economic vitality of North Mankato into the future. These uses also reduce the tax burden on homeowners and provide jobs and economic activity to attract new residents that support an expansion of retail amenities that citizens desire.

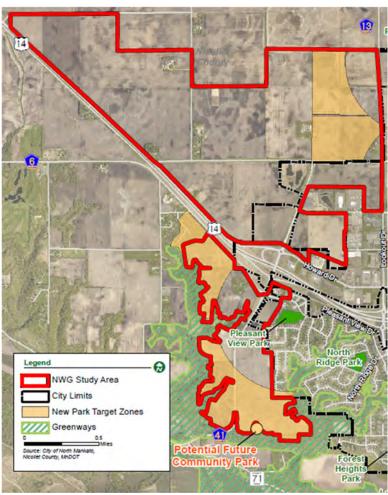


Figure 5. New Park Target Zones referenced from the Comprehensive Plan update.

Existing and Planned Utilities

The City's planned sanitary sewer service areas serve as the extent of growth in the study area. In June 2018, the City finalized planned service expansion areas as part of the Northport Industrial Park Expansion West Improvements Preliminary Engineering Report process (*Available Upon Request*). This report examines new street and utility needs for western expansion of the Northport Industrial Park, identifying new street and utility infrastructure needs on Carlson Drive from the west terminus to approximately 850 feet west of CSAH 41, to CSAH 6 and the unnamed road from the proposed Carlson Drive to CSAH 6. The report goes beyond identifying infrastructure needs for its focus area by identifying

initial and ultimate Northport Industrial Park Lift Station areas, the Aspen Lane Lift Station Area, the Parks Edge Lift Station Area, the Reserve Lift Station Area, and the Carlson Drive/Countryside Drive Gravity Area. **Figure 6** illustrates existing and planned sanitary sewer and is included in **Appendix B** along with the preliminary engineering drawing of the Northport Industrial Park western expansion area identified in the report. As is evident from the figure, much of the study area is included in areas already served by sanitary sewer.

Public Involvement

Through the process, the City solicited feedback from businesses, property owners and residents in and around the study area.

Market Analysis Interviews

As mentioned previously, developers and industry professionals were interviewed for their insight on study area potential to support new commercial and housing opportunities. Insight from this outreach is included in the discussion in the Study Context section of this plan.

Visioning Meetings

Following the market study, two visioning meetings were held to provide property owners and nearby residents the opportunity to express their vision for the future and guide the land use plan that will determine the makeup of the area for generations to come. The input received from these two meetings

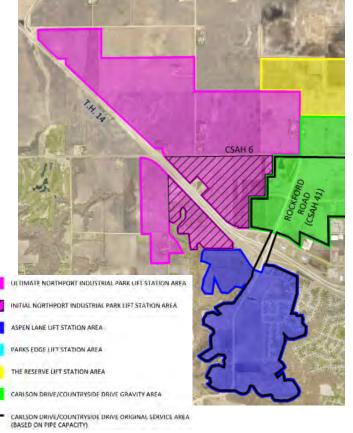


Figure 6. Existing and Planned Sanitary Sewer Service Areas in the Study Area.

was used to identify a shared vision for Northwest Growth.

Participants were presented with maps outlining the study area and the proposed zoning land uses from the 2015 Comprehensive Plan. Participants were placed in groups and asked questions aimed at identifying land use types and potential businesses and industries that could exist in the study area. Some examples included:

- What words describe your vision for the Northwest Growth area
- What types of commercial amenities would serve you best in the Northwest Growth area?
- What priorities do you have for residential development, recognizing all types are need in the community?
- Are there any retail or restaurants you would like to see in the new area?

Following these questions, group discussions were presented to the larger whole and recorded. Among the many suggestions offered by participants, some general themes took shape, divided into two sections including areas north and south of TH14.

North of TH 14

Participants acknowledged the success of industrial/commercial growth in the neighboring Northport area and supported a continuation of those uses on the north side. These uses take advantage of the TH 14/CSAH 41 interchange, providing for efficient truck traffic and high visibility for new commercial/industrial businesses. Some suggested that increased commercial/industrial businesses and the need to accommodate the large numbers of visitors to Caswell Sports Complex, could support a new hotel. Some thought a hotel could include a destination attraction like a waterpark or restaurant that could serve the community and visitors year-round.

Locating a new school north of TH 14 was also raised as a possible land use for the area. Participants supported the idea of including a small neighborhood grocery store similar an Aldi or HyVee Fast & Fresh as identified in the market study, providing it is part of a larger chain to keep prices in line with larger, full-service grocers. High prices were attributed to the failure of the previous grocery store on Commerce Drive. Participants also included a few examples of food and convenience businesses they would like to see in the area including a full service gas station/convenience store, such as a Kwik Trip or HyVee convenience store, and restaurants such as Panera Bread, Dairy Queen, and Caribou Coffee/Starbucks.

South of TH14

South of TH 14, participants agreed with the continuation of residential development. When presented with the need for more work force housing in North Mankato, participants proposed placing medium-density housing, like townhomes, closer to the TH 14/CSAH 41 interchange, then developing single-family homes to the south. There was some agreement that a convenience store or fast food restaurant (coffee shop, ice cream, etc.) could work on the southside of TH 14 but were preferable on the northside of the intersection, as concern for increased traffic on Pleasant View Drive through existing residential development would create safety and nuisance conflicts.

Meeting input is summarized in **Appendix C** and contributed to the shared vision that informed plan development and the future of the study area.

A Vision for the Northwest Growth Area

The NW Growth Area provides the next phase in North Mankato's growth as a community, capable of accommodating many land uses; fueling economic growth by expanding the industrial, commercial, and residential base of North Mankato; and creating new community destinations; accomplished through planned, balanced, and opportunity-driven growth that is diversified, orderly, and consistent with existing and nearby development.

Virtual Open House

Four meetings were held during November 2020 for the public to review the Draft NW Growth Area Study and provide input. The plan was also made available for review and comment on the website between November 5th and November 25th. Overall, there were twelve participants that provided input, many of which supported plan initiatives. Some general themes from those supporting planned growth in the study area include suggestions for a mix of residential densities for a diverse housing supply; identifying a location for a new high school; industrial/commercial development north of TH 14; recreational trail opportunities away from the busy highway; and support for a grocery store. However, there were some who opposed the extent of growth. Feedback from the Virtual Open House is summarized in **Appendix C**.

Development Scenarios

Uncovering market trends and potential for the area, engaging stakeholders, and identifying a vision have allowed the City of North Mankato to identify development scenarios to guide the future of the study area. As part of the process for identifying development scenarios, key performance indicators (KPI) were calculated for a full understanding of the potential each scenario offers to the community. KPI's included total residential population, total number of dwelling units, total industrial and commercial lots, daily vehicle trips generated (residential), daily trips generated (non- residential), and job potential provided by each scenario. The methodology used to calculate KPI's is included in **Appendix D**.

Development scenarios will be used to guide future land use in the Comprehensive Plan Update.

Developers should consult this plan and development scenarios when considering the type and extent of development to implement as the City grows. The City should reference the information provided herein when further guiding City growth.

As mentioned previously, the study area was divided into two subareas including the area north of TH 14 and the area south of the highway due to varying contexts. The following describes scenarios developed for each subarea.

Land Use Scenario A - North of TH 14

One scenario was developed for the area north of TH 14. Scenario A depicts potential land use north of Highway 14 in the study area. This area is predominantly heavy industrial and commercial/industrial mixed, with some general commercial uses near the interchange and a residential/commercial/industrial flex zone in the northeast corner.

This scenario provides an avenue for continuing the success of the Northport Industrial Park. Existing farmland provides the space requirements for large buildings, parking lots, loading facilities, and external storage to accommodate industrial development. The TH 14/CSAH 41 interchange enhances access for industrial supporting truck traffic, accommodating trucks more directly to the area reducing conflicts with other vehicles on local roads thus improving vehicular and pedestrian safety.

As stated above, manufacturing accounts for the largest single source of jobs in North Mankato and one of its largest sources of tax base. The market study identified a continued need for industrial and

manufacturing development, further enhancing the choice of industrial development on the northside of TH14.

This scenario has potential for 200 industrial/commercial lots which could provide nearly 6,350 new jobs in the City. It also has potential to accommodate nearly 1,500 residents living among a potential 610 dwelling units. If built out as described, this development could generate nearly 10,000 vehicle and truck trips to the area. The City anticipates guiding this location with the following uses:

1. <u>Heavy Industrial – 572 Acres (44%)</u>: Its anticipated that industrial uses similar to those found in the Northport Industrial Park will continue to occupy this area. This includes manufacturing, distribution, warehousing, and other industrial uses which require more land, generate noise and truck traffic and may include outdoor storage.

<u>Commercial/Industrial Mixed-Use – 483 Acres (37%)</u>: This use is intended to provide flexibility to allow for both commercial and industrial uses. This option provides an opportunity for additional commercial uses where they may be underserved. Residents in this location are farthest from commercial uses in the City of Mankato and could benefit from the convenience of commercial uses in this area. In the future, this commercial area might be able to accommodate retail, hospitality, and/or food/beverage services. This site may prove suitable in the future for a grocery store or destination hotel with a waterpark or restaurant as described previously. Any commercial should be general commercial rather than neighborhood commercial as this type may be larger in scale and generate more traffic than other commercial type uses.

The Commercial/Industrial Mixed-Use could also accommodate a mix of light-industrial uses which are cleaner from an aesthetic standpoint and have fewer impacts to adjacent properties.

2. Residential/Commercial/Industrial Flex Zone – 215 Acres (17%): This flex zone provides a transition from the residential uses in the east to industrial in the west. This transitional zone allows for multiple options including residential expansion from the east to west, industrial/commercial expansion from the west to east, or a mix of each on this property, letting market trends eventually dictate development. At the time of this planning effort, Nicollet County was updating the Nicollet County Comprehensive Plan which identifies that CSAH 41 may be extended in the future. Potential future alignments for CSAH 41 through this site will undoubtedly influence how this location develops. The For the purposes of understanding the site's potential, the development scenario assumes a mix of 41% commercial/industrial mixed, 21% medium-density residential, 35% low-density residential, and 2% general commercial uses will occupy the zone. Establishment of this zone in the Future Land Use Plan will likely require amendments to uses included in the Comprehensive Plan and the Zoning Code. This site's proximity to eastern residential uses makes it optimal for multi-family residential uses on the eastern side and/or additional senior living facilities which could provide a transition from residential to light industrial. If multi-family is considered in this location, the City should also consider supportive commercial retail/service amenities are also provided nearby.

<u>Open Space/Park – 31 Acres (2%)</u>: Open Space/Park uses in this location are anticipated to be confined to storm water ponds and intermittent green space. The need for a park in this

location is lower given its industrial/commercial focus and lack of residential properties. New park facilities should be considered if multi-family residential development takes hold.

Land Use Scenario A is illustrated in Figure 7 below.

Land Use Scenario B - South of TH 14

Scenario B is the first of three scenarios developed for the area south of TH 14 in the study area. This, like other scenarios south of the highway, is primarily guided for single-family residential uses, continuing trends existing to the east in the Pleasant View Drive neighborhood. As previously mentioned, ravines and proximity to the MN River Valley make this highly desirable land for single-family residential development. However, this scenario includes some higher-density residential and commercial uses adjacent to TH 14 right-of-way and its interchange with CSAH 41.

If development follows this scenario, the area south of TH 14 could potentially accommodate nearly 1,875 residents living among a potential 795 dwelling units. Given the strong focus on residential uses, the small commercial area could provide opportunity for 30+ jobs depending on the type of business located there. Residential development would be anticipated to draw in and estimated 6,800 vehicles per day and while commercial development in this location is anticipated to draw and estimated 2,500 trips per day, depending on the type of business (i.e. its assumed a full service gas station with convenience store could occupy the location). The City anticipates guiding this location with the following uses:

- 1. <u>Low-Density Residential 299 Acres (91%)</u>: Low-density residential uses include single-family detached homes. Densities targeted in this category are 1 to 5 acres per dwelling. However, the Comprehensive Plan policy allows neighborhood densities to be based on the desired character of the neighborhood. As mentioned, its anticipated that trends in single-family residential development will continue from the nearby Pleasant View Drive and North Ridge Drive neighborhoods. The primary zoning district that corresponds to this land use designation is R-1 One Family Dwelling District.
- 2. <u>Medium-Density Residential –20 Acres (6%)</u>: Medium-density residential will include townhomes, duplexes, and small-scale apartment and condo buildings. The Comprehensive Plan suggests that residents felt there is a shortage of quality medium density housing in the community. This includes densities of 5 to 10 dwelling units per acre and corresponds to the R-2 One and Two-Family Dwelling District and the R-3A Medium Density Residential District.
- 3. <u>General Commercial 4 Acres (1%)</u>: Commercial in this location is limited. Residents in this location could benefit from the convenience of a larger type gas station/convenience store to fuel vehicles and provide quick, last minute food items. Proximity to the TH 14/CSAH 41 interchange and the Pleasant View Drive roundabout make this site ideal for commercial use.
- 4. <u>Open Space/Park 5 Acres (2%)</u>: Open Space/Park uses in this location are anticipated to include ravines and the addition of necessary neighborhood/community park acreages to stay within park service areas as defined in the 2015 Parks Plan and the Comprehensive Plan. The need for a park in this location is higher given its residential focus. Parks should be connected to existing

Land Use Scenario A – North of Highway 14

Scenario A

Scenario A depicts potential land use north of Highway 14 in the study area. This area is predominantly heavy industrial and commercial/industrial mixed, with some general commercial uses near the interchange and a residential/commercial/industrial flex zone in the northeast corner. This flex zone provides a transition from the residential uses in the east to industrial in the west. For the purposes of understanding KPI's, a likely development scenario of 44% heavy industrial, 37% commercial/industrial mixed, 17% residential/commercial/industrial transition zone, and 2% open space/park uses were analyzed in the zone. Anticipated uses in this zone are further described in the plan.

Key Performance Indicators (KPI)

Total Population	1,441.64
Total Dwelling Units	610.86
Total Industrial & Commercial Lots	174.85
Daily Vehicle Trips Generated Residential	4,108.10
Daily Trips Generated Non-Residential	4786.41
Ioh Potential	6 183 57

Res./Comm./Indus. Flex Zone

Potential Future School Site

Project Area Parcels

Scenario - NWG Land Use

Low Density Residential

Medium Density Residential

Medium/High Density Res.

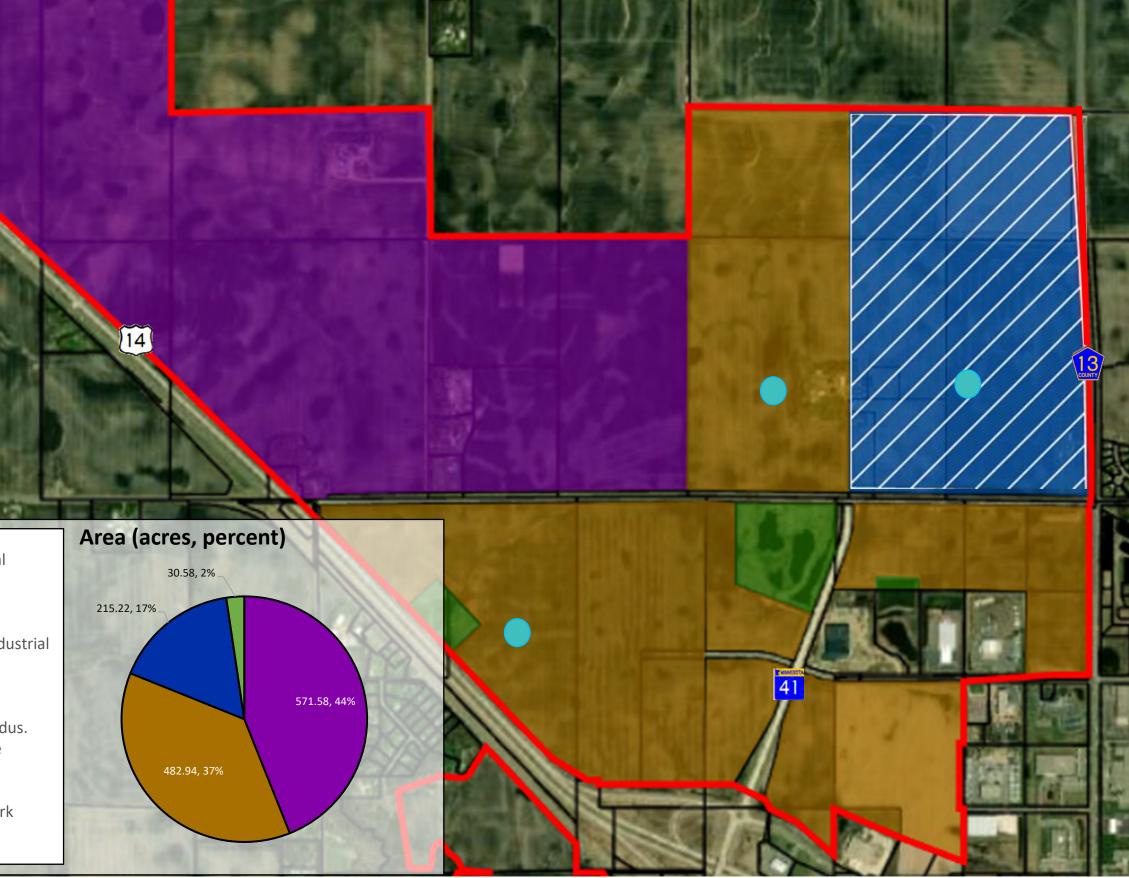
General Commercial

Commercial/Industrial Mixed

Heavy Industrial Res./Comm./Indus.

Open Space/Park Transition Zone

■ Open Space/Park



and proposed trail facilities in the area. The Comprehensive Plan calls for a future community park along the MN River Valley bluff in the southern portion of development east of CSAH 41.

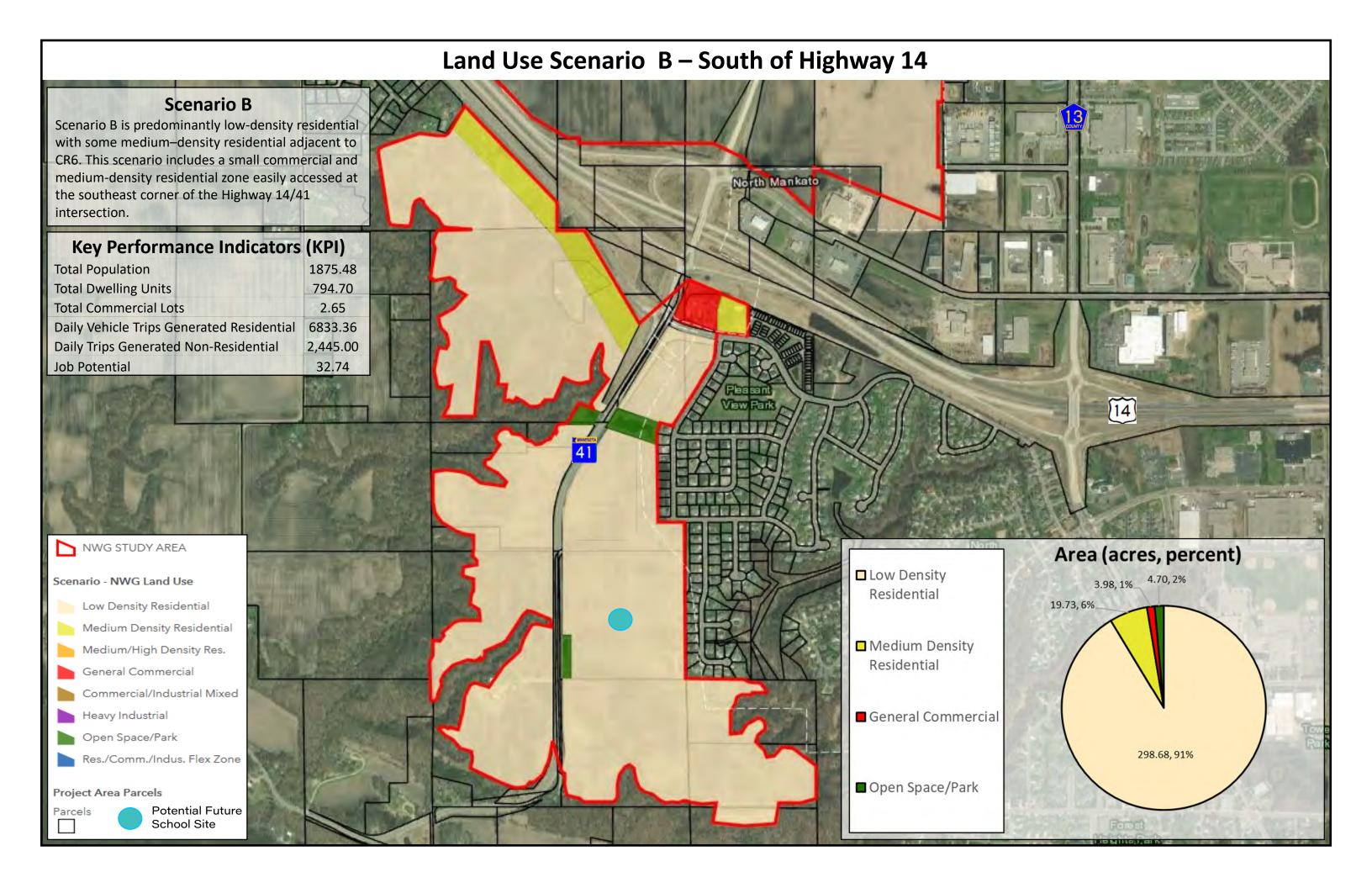
Land Use Scenario B is illustrated in Figure 8 below.

Land Use Scenario C - South of TH 14

Similar to Scenario B, Scenario C is primarily guided for single-family residential uses, continuing trends existing to the east in the Pleasant View Drive neighborhood and taking advantage of the natural environment provided by ravines and proximity to the MN River Valley. However, this scenario includes some high-density residential and increased commercial uses near the TH 14/CSAH 41 interchange and along CSAH 6. The location along CSAH 6 has potential to accommodate a small business district that could provide retail, hospitality, food/beverage, and other services to area residents.

If development follows this scenario, the area south of TH 14 could potentially accommodate nearly 1,875 residents living among a potential 795 dwelling units. Commercial is a bit stronger in this scenario, providing eight to nine commercial lots with an estimated 100+ jobs. Residential development would be anticipated to draw in and estimated 7,000 vehicles per day and while commercial development in this location is anticipated to draw and estimated 2,700 trips per day, depending on the type of business (i.e. a grocery store may have potential to draw a much higher number of vehicle trips). The City anticipates guiding this location with the following uses:

- 1. <u>Low-Density Residential 299 Acres (91%)</u>: Low-density residential uses include single-family detached homes at 1 to 5 acres per dwelling, similar to Scenario B. The primary zoning district that corresponds to this land use designation is R-1 One Family Dwelling District.
- 2. <u>Medium-Density Residential –2.5 Acres (1%)</u>: Medium-density residential will include townhomes, duplexes, and small-scale apartment and condo buildings similar to Scenario B. This includes densities of 5 to 10 dwelling units per acre and corresponds to the R-2 One and Two-Family Dwelling District and the R-3A Medium Density Residential District.
- 3. <u>Medium- to High-Density Residential –8.6 Acres (3%)</u>: Medium- to high-density residential could include either medium-density or high-density residential, or a mix of the two. High-density uses would include multi-family attached housing oriented in a vertical fashion such as apartments and condominiums. Ideally, high-density residential will be located near commercial uses or employment centers to maximize walking or alternative transportation modes. Additional commercial proposed in this scenario makes it ideal for high-density residential. This includes densities of over 10 dwelling units per acre and corresponds to the R-2 One and Two-Family Dwelling District, the R-3A Medium Density Residential District, R-3 Limited Multiple Dwelling District and the R-4 Multiple Dwelling District.
- 4. <u>General Commercial 4 Acres (1%)</u>: Commercial in this scenario is expanded from Scenario B and may have a wider draw beyond the nearby area. This could serve as a small business district, providing many services and amenities closer to study area residents than the nearby Commerce Drive business district. This could include a small grocery store, a restaurant, and other supporting commercial uses. Proximity to the TH 14/CSAH 41 interchange and visibility from TH 14 make this site ideal for commercial use.



5. <u>Open Space/Park – 5 Acres (2%)</u>: Open Space/Park uses in this location are anticipated to remain similar for all scenarios south of TH 14.

Land Use Scenario C is illustrated in Figure 9 below.

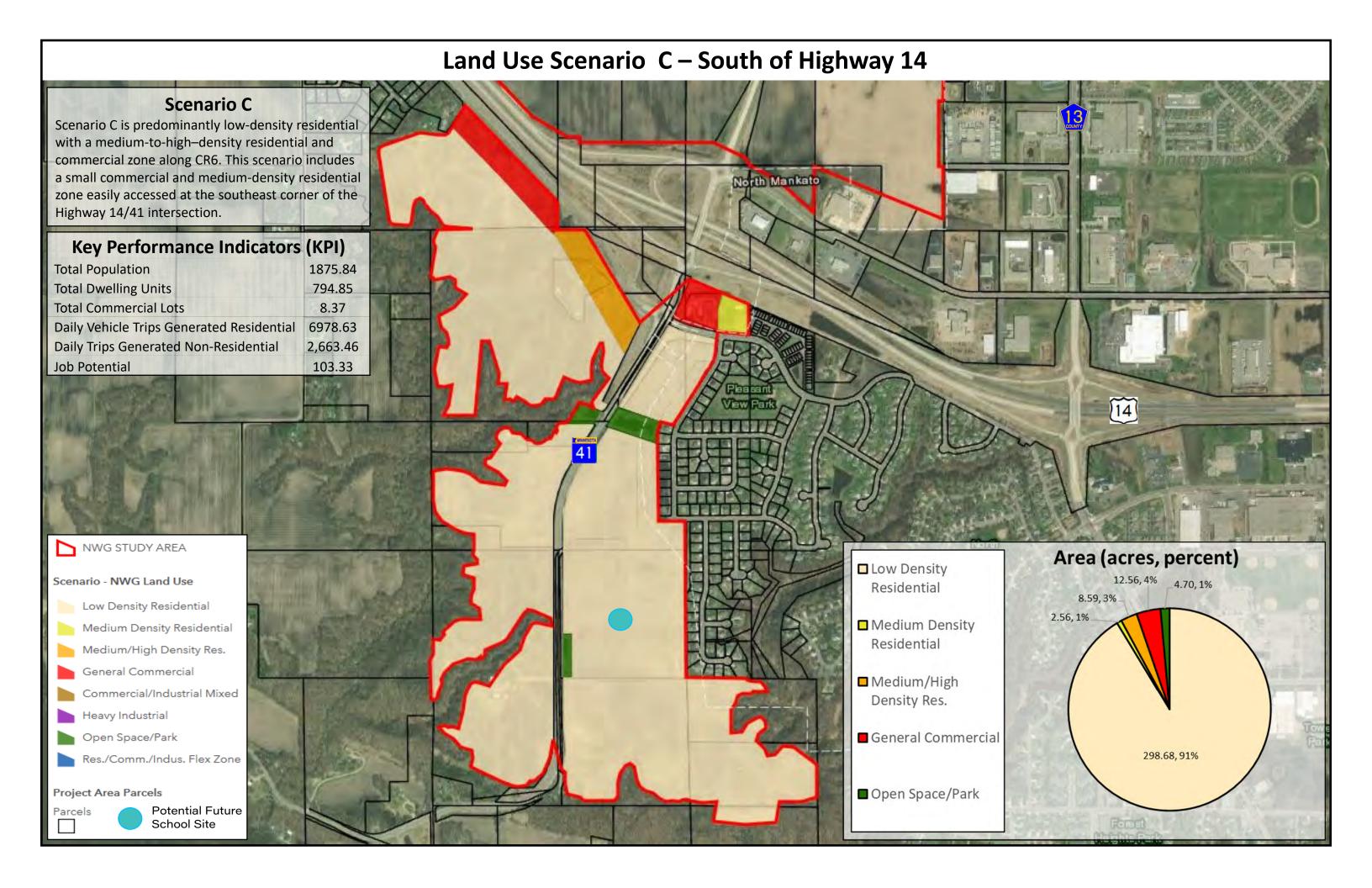
Land Use Scenario D - South of TH 14

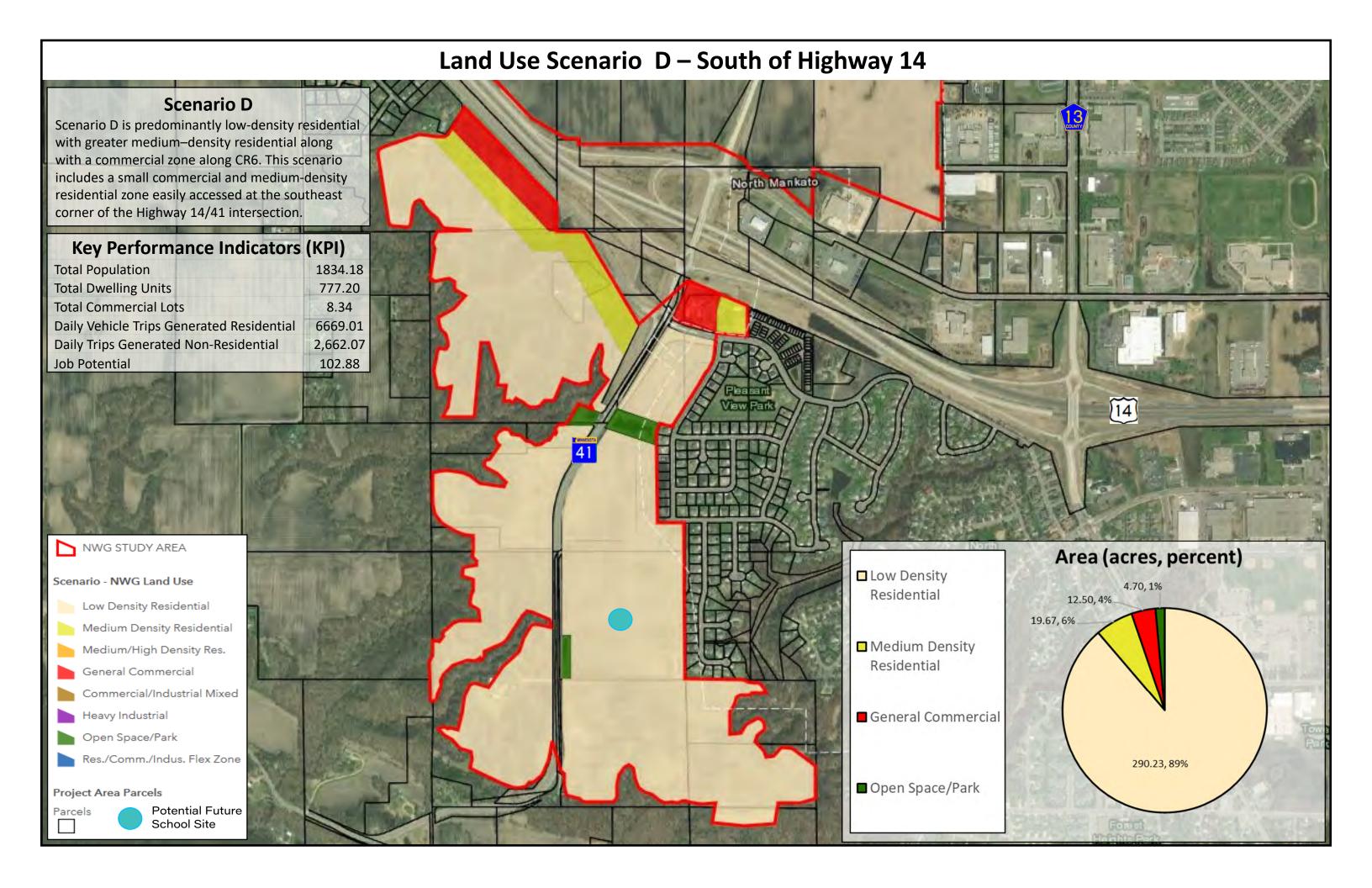
Scenario D provides increased medium-density residential along with similar commercial use intensity as seen in Scenario C near the TH 14/CSAH 41 interchange and along CSAH 6.

If development follows this scenario, the area south of TH 14 could potentially accommodate nearly 1,835 residents living among a potential 777 dwelling units. Commercial could provide an estimated 100+ jobs. Residential development would be anticipated to draw in and estimated 6,670 vehicles per day and while commercial development in this location is anticipated to draw and estimated 2,700 trips per day, depending on the type of business (i.e. a grocery store may have potential to draw a much higher number of vehicle trips). The City anticipates guiding this location with the following uses:

- 1. <u>Low-Density Residential 290 Acres (89%)</u>: Low-density residential uses include single-family detached homes. Densities targeted in this category are 1 to 5 acres per dwelling. However, the Comprehensive Plan policy allows neighborhood densities to be based on the desired character of the neighborhood. As mentioned, its anticipated that trends in single-family residential development will continue from the nearby Pleasant View Drive and North Ridge Drive neighborhoods. The primary zoning district that corresponds to this land use designation is R-1 One Family Dwelling District.
- Medium-Density Residential –20 Acres (6%): Medium-density residential will include townhomes, duplexes, and small-scale apartment and condo buildings similar to Scenarios B & C. This includes densities of 5 to 10 dwelling units per acre and corresponds to the R-2 One and Two-Family Dwelling District and the R-3A Medium Density Residential District.
- 3. <u>General Commercial 12.5 Acres (4%)</u>: Commercial in this scenario is similar to Scenario C and could become a small business district serving the higher-density population and beyond.
- 4. <u>Open Space/Park 4.7 Acres (1%)</u>: <u>Open Space/Park 5 Acres (2%)</u>: Open Space/Park uses in this location are anticipated to remain similar for all scenarios south of TH 14.

Land Use Scenario D is illustrated in Figure 10 below.





Goals, Objectives, and Policies

The following goals, objectives, and policies were developed during this process to guide the future of the Northwest Growth Area.

Goal 1: Guide development of land west of CSAH 41 in a location that is the top growth area for North Mankato moving forward.

Objective 1.1: Use Land in a manner that strengthens the economy and growth in population of North Mankato.

- Policy 1.1.1: Expand the amount of property guided for industrial, commercial and public use north of TH 14 in the northwest growth area to continue the City's commitment to industrial expansion.
- Policy 1.1.2: Increase the livability within and around the study area by considering commercial uses that provide necessary amenities and services to support additional residential development.
- Policy 1.1.3: Increase the number of housing units in the study area with expanded single- and multi-family options that will support the local market for commercial properties.
- Policy 1.1.4: Adopt a new mixed-use zoning district that provides a flex transition zone between residential and industrial land uses.
- Policy 1.1.5: Consider opportunities for expanded hospitality uses in the study area to accommodate visitors to area recreation uses and sporting events.
- Policy 1.1.6: Amend the Future Land Use Map to reflect scenarios identified in the NW Growth Area Study.
- Policy 1.1.7: Construct lift station and necessary infrastructure to support future development in this area.
- Objective 1.2: Explore options for future institutional uses in the study area.
 - Policy 1.2.1: Continue to explore the possible location of elementary and secondary educational facilities in the area
 - Policy 1.2.2: Continue to explore the potential of locating a cemetery within the study area
- Objective 1.2: Protect and preserve natural resources for long-term environmental sustainability and the enjoyment of residents.
 - Policy 1.2.1: Work with landowners to obtain property or ensure protection of natural areas with high ecological value.
 - Policy 1.2.2: Consider options for constructing recreational trails within greenspace corridors that provide access these natural resources for all residents.

Objective 1.3: Use land in a manner that ensures a high quality of life for residents.

Policy 1.3.1: Maintain a ratio of 15-20 acres of park land per 1,000 residents as the City's population continues to grow and residential development expands.

Policy 1.3.2: Review and encourage methods of development which promote linkages to recreational facilities using trails and sidewalks.





NORTHWEST GROWTH AREA TECHNICAL EVALUATION

CITY OF NORTH MANKATO

Market Context Analysis

January 17, 2019

The City of North Mankato is anticipating future growth in the vicinity of the CR 41 interchange with Highway 14. The Northport industrial park is north of Highway 14 near the interchange. Residential development (largely single family, is dominant south of Highway 14 near the interchange. In both cases, development is extending westward, but has not yet not reached CR 41.

Because planning for the future requires an understanding of the development potential near the interchange, the City of North Mankato engaged Stantec to undertake an analysis of the market context for development near the interchange. Stantec pursued that work as a subconsultant to Bolton & Menk. Tom Leighton served as lead analyst for Stantec.



The analysis of the development market took place over a three-month period from October to December, 2019. The research methodology utilized traditional market analysis approaches that leveraged data from Costar, ESRI Business Analyst, Google Maps, and the City's building permit records—augmented by structured interviews with real estate professionals who are knowledgeable about the local development context.

The analysis looked at the development context and potential for retail, hospitality, industrial and residential development. The potential for retail development was given disproportionate attention, because of the importance of retail development for the surrounding community, and as an anchor for other development near the interchange.

The analysis yielded meaningful observations and recommendations, albeit at a high level, spanning the several development sectors.

Observations, findings, and recommendations have been summarized in a presentation titled "Development Market Context: North Mankato, MN"—which was discussed with City economic development staff in December 2019. An updated version of that presentation is attached to this memorandum. Also attached are:

- A memorandum that provides methodological detail behind the study's Grocery Store Demand Analysis
- A summary of the structured interviews with real estate professionals familiar with the North Mankato development context.
- A market profile of the population and households in the primary trade area for the interchange.

Development Market Context North Mankato, MN

Findings & Recommendations
US Highway 14/CR 41 Interchange –
Broader Northport area
January 27, 2020



Market Study Focus

Sectors

- Retail/services
- Eating/drinking/hotel
- Multifamily housing
- Industrial

Context for Change

- Steady moderate population growth
- Success of Northport industrial park
- Retail store closures in Mankato
- Distribution of existing development
- Land suitability



Research Methods

<u>Traditional market analysis</u>

- Demand indicators by sector
 - Development trends
 - Trade area analysis
- Competitive context
- Data sources
 - ESRI/Business Analyst
 - Costar
 - Building permit data



Market Overview

Retail, Food/Beverage

Trends

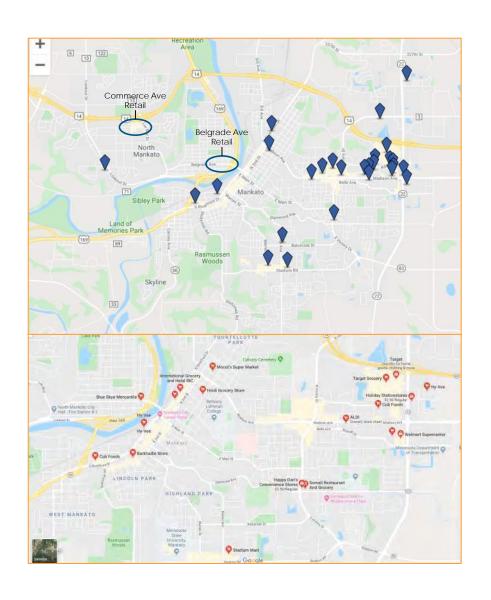
- Dynamic market sector!
- Internet shopping growing, store-based retail shrinking
- Anchor store closures, retail center repositioning
- Shift to experience retail
 - Events, customer service
 - Eating/drinking businesses
 - Personal services











Retail Competitive Context

- Top map identifies
 - Regional mall, community centers, neighborhood centers, strip malls
- Lower map shows
 - Mankato area grocery stores
- Existing retail development is skewed west
- North Mankato retail is primarily located in three areas
 - Downtown
 - Lookout Drive
 - Commerce Drive



Grocery Store Viability:

Small Store (25,000 s.f.)



Grocery Store Viability:

Small Store (25,000 s.f.)

	Population	Purchasing Power
Needed	5,000	\$14 million
Available - Trade Area	13,100 (Trade Area) * 33% = 4,300	\$26 million * 33% (Trade Area) + \$190 million * 3% (Outside Trade Area) = \$13.8 million



Trade Area Analysis

- Existing households may support a small (25,000 s.f.) grocery store, as well as additional neighborhood oriented goods and services.
- Groceries typically represent a little less than half of consumer spending on neighborhood serving goods and services. Purchasing power is present to support some additional neighborhood goods and services.
- This analysis is based strictly on existing households and population. Future housing and population growth would strengthen the retail market.
- Not taken into consideration: site characteristics
 - Strong connection, visibility to Highway 14
 - Offers the opportunity to create ideal site configuration and access for retailers
 - May be perceived as still isolated
 - Traffic volumes are relatively low
 - Is it too close to existing retail areas??



Retail - Interview Summary

Findings

- Views varied
 - Attractive location for retail (1)
 - Viable in a five to ten year time frame (1)
 - Not likely to be much retail ever (2)
- Requires a recognized anchor store or restaurant, something not offered in other locations
- Hotel might work, with restaurant
 - Would support the industrial businesses and ballparks



Retail Market Summary

Assets

- Highway interchange, visibility
- Land availability
- Ability to configure new development in an optimal way for a retail center (not true at Commerce Drive)
- Lack of competing areas nearby (?)

Challenges

- Perceived as pioneering in the short term
- Lower traffic volumes
- Existing population hasn't reached the area

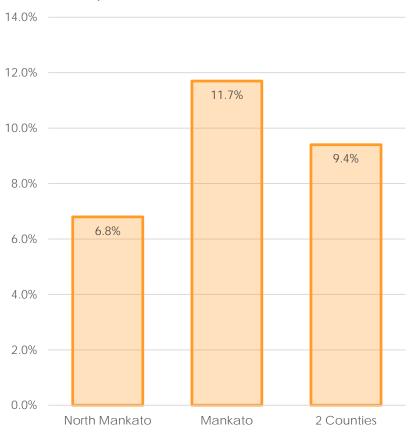
Findings

- Retail development in the short to medium term is plausible, but not a foregone conclusion (retail store developers are more active than retail center developers)
- If retail center development is desired
 - Guide land to accommodate potential buildout—i.e. grocery store anchored neighborhood center and hotel
 - Build the context for retail through housing growth, continued industrial development north of highway
 - May require some patience, and turning down other opportunities



Population/Housing Growth





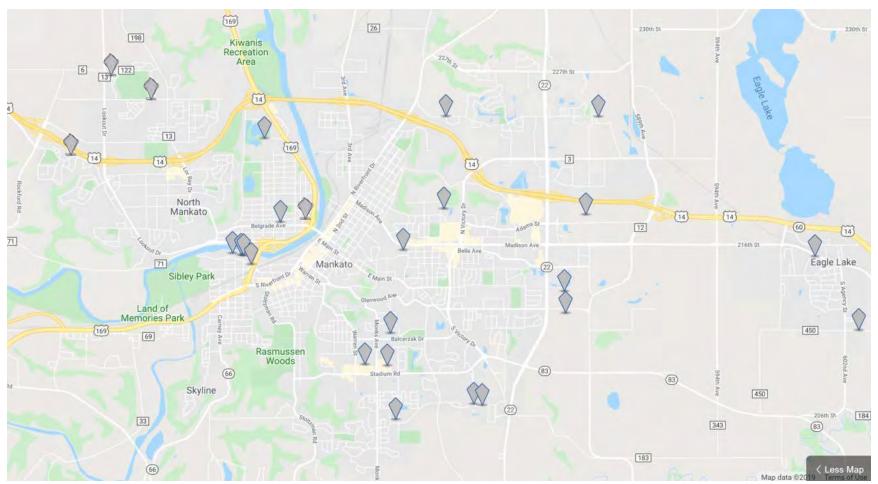
Housing Permits - N Mankato



- North Mankato permitted around 40 housing units per year in last 10 years
- Development has been largely through low density ownership housing
- Multifamily housing is most active development sector nationwide, and is occurring in the Mankato region
- MF rental housing is important to support business growth, and to provide options for seniors



Multifamily Development Since 2010



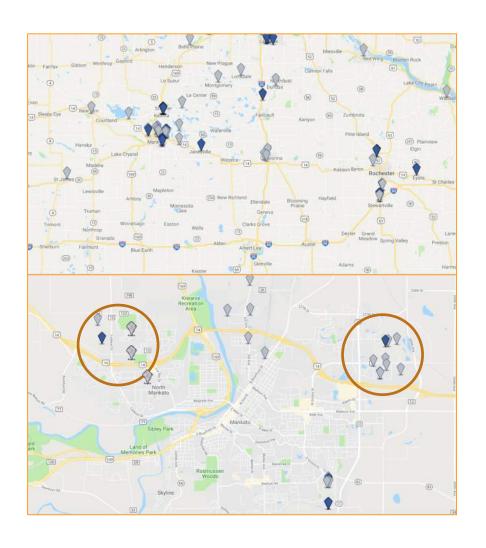


Housing Market Summary

Assets

- Land availability
- Good workforce housing location because of proximity to industrial park
- Strong connectivity, with nearby freeway interchange
- Challenges
 - Lack of retail services (and schools, parks?)
- Low density ownership housing will remain attractive
 - Range of product types could include traditional SF, patio homes, twin homes
- Multifamily development
 - Suitable location for apartments (consensus feedback from interviews)
 - Existing housing growth is to the north
 - Workforce housing, senior housing are needed





Industrial Competitive Context

- Top map shows Mankato region's competitive context
- Lower map shows
 - Local industrial areas
 - Two are well positioned for additional industrial growth
- Many assets support Northport industrial development
 - Large parcel availability
 - Great access to transportation network
 - Land characteristics—flat, uncontaminated
 - SUPPORTIVE PUBLIC SECTOR ENVIRONMENT



Industrial Demand Summary

Assets

- Large parcel availability
- Great access to transportation network
- Land characteristics—flat, uncontaminated
- SUPPORTIVE PUBLIC SECTOR ENVIRONMENT
- Challenges

_

- Northport will continue to be attractive for industrial development
 - No clouds on the horizon
 - Suitable for wide range of industrial and business enterprises, including continued growth in printing, trucking clusters
 - No specific "missing opportunities" were identified



Next Steps

- Bolton & Menk to develop Land Use Scenarios
- Bolton & Menk to develop Future Land Use Map of preferred concept

The future land use plan developed for the NW Growth Area will be included as an addendum to the updated North Mankato Comprehensive Plan





GROCERY STORE DEMAND ANALYSIS

Project. Northwest Growth Area Technical Evaluation

Client. City of North Mankato

Date. January 27, 2020

A threshold in estimating the future requirement for retail land at the CR 41 interchange is whether an anchor store would be viable in the area. Because a grocery store is a traditional anchor for a neighborhood oriented retail center, we undertook a concept level analysis of the purchasing power available to support a grocery store at the CR41 interchange.



The top-line findings of the analysis are included in the Development Market Context presentation. The purpose of this memorandum is to provide additional detail concerning how the findings were derived.

The analysis defines a trade area from which the primary customer base would be drawn. Most households in the trade area would find a grocery store at the CR41 interchange a convenient choice relative to other stores in the area. The trade area is illustrated at left.

The table below "shows our work"

relative to estimating the size of grocery store that could be supported at the CR41 interchange. It assumes that a new store could capture 33% of the grocery expenditures of households in the Retail Trade Area, and 3% of the grocery expenditures of households in the Mankato region outside of the Retail Trade Area. The bottom line is the estimated size of a grocery store that could be supported at this location, based solely on this analysis.

Note that the estimated 24,000 square of supportable floor area is dependent on the assumptions relative to capture rate. Different capture rate assumptions will yield different estimates of the size of grocery store that could be supported at this location.

A grocery store company that was evaluating this location for a store location would use an analysis like this as part of its evaluation process. Different store brands would make different capture rate assumptions. Stores that are more destination oriented (such as a Trader Joe or Costco) would likely evaluate the site with a higher estimated capture rate relative to the 2-county area.



Grocery Store Demand Analysis

Population, Trade Area	13,100
Population, 2 County Region	105,800
Food at Home, Annual Expenditures, Trade Area	\$26 million
Food at Home, Annual Expenditures, 2 County Region	\$190 million
Spending Capture, Trade Area (33% Capture rate)	\$8.7 million
Spending Capture, Outside of Trade Area (3% Capture Rate)	\$5.1 million
Total Grocery Store Spending Potential	\$13.6 million
Median US Store Sales Per Square Foot of Floor Area (2018)	\$570 per square foot
Supportable Grocery Store Floor Area	24,000 square feet

Source: ESRI Business Analyst, USDA Economic Research Service, Stantec

The findings suggest a small to midsized grocery store at the location may be potentially viable at some point in the future.

An important caveat is that the analysis does not take into considerations site-specific characteristics of the location. Grocery store companies typically have threshold locational requirements. In this instance, the CR41 intersection has good visibility and access, and land availability is not a constraint, so it could support an attractive mix of retailers to complement a grocery store. On the other hand, the interchange has low traffic volumes, soth on Highway 14 and CR 41, compared with typical threshold requirements of most grocery store brands. And the surrounding housing density is low.

Medium to higher density housing development in the area would strengthen the attractiveness of the site for a grocery store, and for retail businesses in general.



MARKET RESEARCH INTERVIEWS COMPILATION OF COMMENTS

Project. Northwest Growth Area Technical Evaluation

Client. City of North Mankato

Date. November 2019

Interviewees Brad Bass, Bradford Development

John Considine, Greater Mankato Growth, Regional Economic Development

Alliance

Kyle Smith, Tailwind Group Dan Wingert, Nustar Realty

Dave Schooff, Coldwell Banker Fisher

Dan Robinson, True Realty

Retail Development

What's the overall environment for retail in Mankato and North Mankato?

I don't think there is any desire for more retail in the Mankato region. We have more empty stores than we know what to do with. We lost Sears, Herbergers, Gander Mountain...

The marketplace has matured. Baby boomers aren't interested in buying stuff.

Commerce Drive has never successfully developed. There have been some good additions and positive changes on Commerce Drive, but it has struggled and continues to struggle.

CR 41 is a challenging sell in the overall environment. However, it could work if you anchor it with a widely recognized brand that we don't have now that people are clamoring for. A Costco, perhaps a second Walmart. Outback steakhouse, Trader Joes, Texas longhorn, Chili's. Everyone wants Trader Joe's. Trader Joes doesn't think Mankato is good enough for them. Costco would be a killer. I guarantee that people would drive from all over to come here. Then absolutely, if you can get the traffic going, it will attract people.

Hotel would be a very good idea! It's a good location because of all the ballfields up there. Nearby businesses are another source of demand] The occupancy rate is about 50% in Mankato. It's higher in newer hotels. Hotels are compatible with retail. If you had a hotel with a restaurant and a pool I think it would do really well.

. . .



I just don't think retail is going to happen, based on current traffic volumes. Maybe a neighborhood center. Even that doesn't have enough residents or major user. You're not going to get people. It's not there. I just don't know what user is going to go there. If it doesn't go away from the single family pattern, then there's not enough households.

There are not enough rooftops to drive that. I've shopped around sites in the area, talked to everyone. No one is interested. Maybe there could be some service retail over time, but I'm talking 1 to 2 acres.

,,,

I'm not sure about the CR 41 location for retail. It may be too desolate. We need residential development to continue to go to the west. But if growth continues, there may come a point where it makes sense. We have to continue to build homes to west first. I think a ten year time frame there would be appetite for retail.

If the housing keeps going that way, I think you could see a hotel at the interchange. A lot of these express hotels would do well. in a ten year window, things will change rapidly up there.

Bars/restaurants are needed in North Mankato area. All of that would follow with what we're talking about.

Commerce Drive works a little better than it used to, but it's not a raving success story.

I'd like to see a big truck stop. I know there's one going on the east side. I think there's plenty of room for another truck stop.

. . .

Retail could be a good fit at CR41. We have good momentum on Commerce Drive. We wouldn't want to compete with Commerce drive. But maybe Rockford Road could be a better retail environment than Commerce Drive. It could have better access, higher design standards, better orientation of buildings.

Might support a gas station, strip mall.

. . .

Retail is plausible, but it would be specialty oriented. You could maybe hit a home run in the long term, but I'm skeptical about that. A homerun might be a second Walmart, and that would bring a range of related businesses.

More likely, it will attract a gas station, convenience store, a handful of other stores. You could get a Quiktrip or small format Hyvee.

It has good access and visibility from Highway 14. The problem is it's only five minutes further on Highway 14 to the River Hills area. The other problem is traffic volumes. Traffic volume on Lookout Drive is 9,000. On Lor Ray it's 15,000. On CR 41, it's only 3,000. Similarly, the volume on Highway 14 going west from 169 is 27,000. But by the time you get to CR41 it's only 9,000.

A hotel is possible. But it's more likely it will want to go near the ballfields.



Industrial Development

Industrial development has been steady in North Mankato. Do you see that continuing? What advantages does North Mankato have for industrial development? What barriers? What types of industrial businesses will be attracted to North Mankato? Are there development opportunities for the area that North Mankato should be pursuing?

One of the most important factors is that the City is accommodating, make it easy to work with.

It will continue to grow and prosper. And much of that is based on the ability of North Mankato to work with people and make it easy to get things done in that area. What's going to come I can't tell you. We seem to have attracted tractor trailers there, three large printing companies, book companies, outside of Taylor. Taylor Corp will print and bind. These people sell the books. Three big warehouses.

I'm sure there's going to be more people attracted to the truck and tractor, agriculture related items.

I think they're generally speaking good sized buildings—ten to 12 thousand s.f. and up. There are more of the tall clear height buildings—28 feet and up.

. . .

North of Highway 14, do I see another major category going out there? Probably not. I don't see retail, service. Population center of interest is all to the east.

. . .

We have a strong history of entrepreneurship related to manufacturing sector, with a cluster of tech manufacturing, e.g. Cato engineering. A lot of people have been pinched for labor. Employers are looking for bodies.

Industrial park north of Highway 14 will continue to grow. A good chunk of our manufacturing growth has happened in North Mankato. With the new Walmart distribution center, we've seen primary sector growth in logistics businesses. Growth in that sector has been ramping up. It's also a reflection of the City's ED policies and welcoming/accommodating approach. I've heard positive feedback from businesses that have located there. The high standards might deter some new entrepreneurs. If so, there are other locations in the region where that would work.

Strong market sectors are everything underneath the Taylor Companies umbrella. The printing industry is the core. It started w/ greeting cards. They have spun off new companies with digital components to it. They've made acquisitions that have helped market share. They have seven or eight companies within North Mankato, most in hilltop area. Corporate graphics, physical printing, office related, very robust all the way through the supply change. Magazines, signs, textbooks. But publishing goes beyond Taylor businesses. There are other local publishers. We can recruit to support that supply chain.

Other good focuses are focus on entrepreneurship, tech, and the ag sector.

Northport isn't suitable for office. Most likely location is city center.

. . .

Keep doing what you're doing.



Housing Development

I'm sure you could get more multifamily there. Also, what I would do too, thinking about this concept, I'd make it two or three stores, and put apartments or condos above it. Then I think apartment dwellers would want to live near there.

. . .

MF has been extremely hot in Mankato. It's popped up all over. 1) Demographics. 2) Landowners want more. There's a lot going quite a bit north of north Mankato, and an ongoing intent and pipeline. I think it's a more likely prospect than retail. You need to understand that there's no shortage of land. You just have to take your time and work through it. Multifamily needs to be built 50 here and 25 there. You're not going to go out and grow a thousand units and expect it will fill up. On the south side of Highway 14, maybe along the highway corridor, there could be some infill with multifamily.

Housing development has gone north just because you have a couple of developers that have gone to the north. There are already schools and parks and playground up north. Churches up there.

. . .

People in North Mankato tend to stay in North Mankato. If they already live within North Mankato, I can only presume that they'd want to stay there. So senior housing is probably needed, whether independent or assisted.

Seniors aren't looking to move to the edge of town any more. That makes it harder to get to bus line, medical services, walgreens. Nearby retail development helps, or restaurants, etc.

If a demand study calls for senior independent living, that's enough to open an application to HUD to see if HUD would support a senior coop there.

. . .

Patio homes and single family are selling well out that way. It's slowly moving to the west right now. We also need more housing for older people. Slab on grade, affordable. I think multifamily housing would sell. I think that'd work. I'm cautious about the rental market. But they fill 'em. You build em they come. Plenty of jobs. Might be a good location for workers in industrial area.

. . .

I've heard there's a need for housing for our aging population

. . .

Multifamily may show interest long-term. There's been some new development recently, in the northern neighborhoods.

A barrier to developing in the west is one particular landowner that controls a lot of the land, and wants a bit more for the land.



Polygon

Area: 97.78 square miles

Population Summary	
2000 Total Population	10,2
2010 Total Population	12,1
2019 Total Population	13,0
2019 Group Quarters	
2024 Total Population	13,
2019-2024 Annual Rate	0.8
2019 Total Daytime Population	15,0
Workers	9,
Residents	5,8
Household Summary	
2000 Households	3,9
2000 Average Household Size	2
2010 Households	4,8
2010 Average Household Size	2
2019 Households	5,3
2019 Average Household Size	2
2024 Households	5,!
2024 Average Household Size	2
2019-2024 Annual Rate	0.8
2010 Families	3,
2010 Average Family Size	2
2019 Families	3,
2019 Average Family Size	2
2024 Families	3,-
2024 Average Family Size	2
2019-2024 Annual Rate	0.8
Housing Unit Summary	
2000 Housing Units	4,2
Owner Occupied Housing Units	71.:
Renter Occupied Housing Units	20.
Vacant Housing Units	7.9
2010 Housing Units	5,1
Owner Occupied Housing Units	71.
Renter Occupied Housing Units	23.
Vacant Housing Units	4.
2019 Housing Units	5,5
Owner Occupied Housing Units	72.
Renter Occupied Housing Units	24.
Vacant Housing Units	3.
2024 Housing Units	5, 5,
Owner Occupied Housing Units	72.
Renter Occupied Housing Units	24.
Vacant Housing Units	3.
Median Household Income	٥.,
	\$64,8
2019 2024	\$04,0 \$72,2
Median Home Value	\$72,2
	#33¢ :
2019	\$236,7
2024 Per Canita Income	\$293,
Per Capita Income	422.4
2019	\$33,
2024	\$38,
Median Age	
2010	3
2019	3
2024	3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

January 25, 2020

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Polygon

Area: 97.78 square miles

2019 Households by Income	
Household Income Base	5,31
<\$15,000	6.6 ^c
\$15,000 - \$24,999	7.49
\$25,000 - \$34,999	7.4
\$35,000 - \$49,999	13.9
\$50,000 - \$74,999	21.30
\$75,000 - \$99,999	15.6°
\$100,000 - \$149,999	17.29
\$150,000 - \$199,999	5.6
\$200,000+	4.9
Average Household Income	\$83,69
2024 Households by Income	
Household Income Base	5,55
<\$15,000	5.1
\$15,000 - \$24,999	6.39
\$25,000 - \$34,999	6.79
\$35,000 - \$49,999	12.6
\$50,000 - \$74,999	20.8
\$75,000 - \$99,999	15.3
\$100,000 - \$149,999	19.3
\$150,000 - \$199,999	7.7
\$200,000+	6.1
Average Household Income	\$95,2
2019 Owner Occupied Housing Units by Value	
Total	3,93
<\$50,000	4.1
\$50,000 - \$99,999	1.8
\$100,000 - \$149,999	4.1
\$150,000 - \$199,999	21.8
\$200,000 - \$249,999	24.6
\$250,000 - \$299,999	16.8
\$300,000 - \$399,999	15.9
\$400,000 - \$499,999	6.7
\$500,000 - \$749,999	2.9
\$750,000 - \$999,999	0.5
\$1,000,000 - \$1,499,999	0.7
\$1,500,000 - \$1,999,999	0.0
\$2,000,000 +	0.0
Average Home Value	\$264,66
2024 Owner Occupied Housing Units by Value	
Total	4,1
<\$50,000	0.3
\$50,000 - \$99,999	0.2
\$100,000 - \$149,999	0.1
\$150,000 - \$199,999	9.2
\$200,000 - \$249,999	21.5
\$250,000 - \$299,999	21.5
\$300,000 - \$399,999	26.4
\$400,000 - \$499,999	13.2
\$500,000 - \$749,999	6.0
\$750,000 - \$999,999	0.7
\$1,000,000 - \$1,499,999	3.0
\$1,500,000 - \$1,999,999	0.0
\$2,000,000 +	0.0
Average Home Value	\$330,7

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Polygon Area: 97.78 square miles

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2010 Population by Age	
Total	12,
0 - 4	7
5 - 9	7
10 - 14	7
15 - 24	13
25 - 34	13
35 - 44	12
45 - 54	15
55 - 64	12
65 - 74	6
75 - 84	3
85 +	1
18 +	74
2019 Population by Age	
Total	13,
0 - 4	6
5 - 9	6
10 - 14	6
15 - 24	11
25 - 34	14
35 - 44	12
45 - 54	12
55 - 64	13
65 - 74	9
75 - 84	4
85 +	1
18 +	76
2024 Population by Age	
Total	13
0 - 4	6
5 - 9	6
10 - 14	6
15 - 24	10
25 - 34	13
35 - 44	13
45 - 54	11
55 - 64	12
65 - 74	10
75 - 84	5
85 +	1
18 +	76
2010 Population by Sex	_
Males	5,
Females	6
2019 Population by Sex	
Males	6
Females	6,
2024 Population by Sex Males	6,

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Polygon

Area: 97.78 square miles

2010 Population by Race/Ethnicity	
Total	12,
White Alone	94
Black Alone	1
American Indian Alone	0
Asian Alone	1
Pacific Islander Alone	0
Some Other Race Alone	0
Two or More Races	1
Hispanic Origin	2
Diversity Index	
2019 Population by Race/Ethnicity	
Total	13,
White Alone	91
Black Alone	3
American Indian Alone	0
Asian Alone	2
Pacific Islander Alone	0
Some Other Race Alone	1
Two or More Races	1
Hispanic Origin	3
Diversity Index	
2024 Population by Race/Ethnicity	
Total	13
White Alone	89
Black Alone	4
American Indian Alone	0
Asian Alone	2
Pacific Islander Alone	C
Some Other Race Alone	1
Two or More Races	2
Hispanic Origin	4
Diversity Index	
2010 Population by Relationship and Household Type	
Total	12
In Households	99
In Family Households	83
Householder	27
Spouse	22
Child	30
Other relative	1
Nonrelative	2
In Nonfamily Households	15
In Group Quarters	0
Institutionalized Population	0
Noninstitutionalized Population	C

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Polygon

Area: 97.78 square miles

2019 Population 25+ by Educational Attainment 9,021 Less than 9th Grade 1.9% 9th - 12th Grade, No Diploma 2.0% High School Graduate 23.6% GED/Alternative Credential 1.2% 20.6% Some College, No Degree 14.3% Associate Degree Bachelor's Degree 24.3% Graduate/Professional Degree 12.1% 2019 Population 15+ by Marital Status 10,539 Total **Never Married** 25.0% Married 60.7% Widowed 4.6% 9.7% Divorced 2019 Civilian Population 16+ in Labor Force Civilian Employed 96.9% Civilian Unemployed (Unemployment Rate) 3.1% 2019 Employed Population 16+ by Industry 7,329 Total Agriculture/Mining 2.5% 5.0% Construction Manufacturing 18.3% Wholesale Trade 2.0% Retail Trade 9.1% Transportation/Utilities 5.0% Information 1.6% Finance/Insurance/Real Estate 7.1% 43.8% Services **Public Administration** 5.7% 2019 Employed Population 16+ by Occupation Total 7,326 64.2% White Collar Management/Business/Financial 14.7% Professional 25.2% Sales 11.6% Administrative Support 12.6% Services 16.2% Blue Collar 19.6% Farming/Forestry/Fishing 0.8% 3.8% Construction/Extraction Installation/Maintenance/Repair 3.3% Production 6.5% Transportation/Material Moving 5.0% 2010 Population By Urban/ Rural Status 12,115 Total Population Population Inside Urbanized Area 75.8% 0.0% Population Inside Urbanized Cluster 24.2% **Rural Population**

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Polygon

Area: 97.78 square miles

T . I	
Total	4,88
Households with 1 Person	24.4
Households with 2+ People	75.6
Family Households	68.9
Husband-wife Families	56.1
With Related Children	24.3
Other Family (No Spouse Present)	12.8
Other Family with Male Householder	3.7
With Related Children	2.5
Other Family with Female Householder	9.1
With Related Children	6.7
Nonfamily Households	6.7
All Households with Children	33.8
Multigenerational Households	1.4
Unmarried Partner Households	6.6
Male-female	6.2
Same-sex	0.3
2010 Households by Size	
Total	4,88
1 Person Household	24.4
2 Person Household	37.2
3 Person Household	16.0
4 Person Household	13.9
5 Person Household	6.0
6 Person Household	1.7
7 + Person Household	0.8
2010 Households by Tenure and Mortgage Status	
Total	4,8
Owner Occupied	75.2
Owned with a Mortgage/Loan	54.5
Owned Free and Clear	20.6
Renter Occupied	24.8
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	5,1
Housing Units Inside Urbanized Area	77.1
Housing Units Inside Urbanized Cluster	0.0

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Polygon

Area: 97.78 square miles

Top 3 Tapestry Segments Middleburg (4C) 1. 2. Old and Newcomers (8F) 3. Green Acres (6A) 2019 Consumer Spending \$10,849,689 Apparel & Services: Total \$ \$2,040.18 Average Spent Spending Potential Index Education: Total \$ \$7,523,671 Average Spent \$1,414.76 Spending Potential Index Entertainment/Recreation: Total \$ \$16,787,436 Average Spent \$3,156.72 Spending Potential Index \$26,433,013 Food at Home: Total \$ Average Spent \$4,970.48 Spending Potential Index Food Away from Home: Total \$ \$18,925,759 Average Spent \$3,558.81 Spending Potential Index 97 Health Care: Total \$ \$31,413,824 Average Spent \$5,907.07 Spending Potential Index 100 HH Furnishings & Equipment: Total \$ \$11,170,157 Average Spent \$2,100.44 Spending Potential Index Personal Care Products & Services: Total \$ \$4,693,903 Average Spent \$882.64 Spending Potential Index 100 \$91,507,835 Shelter: Total \$ \$17,207.19 Average Spent Spending Potential Index Support Payments/Cash Contributions/Gifts in Kind: Total \$ \$13,053,378 Average Spent \$2,454.57 Spending Potential Index \$11,399,168 Travel: Total \$ Average Spent \$2,143.51 Spending Potential Index Vehicle Maintenance & Repairs: Total \$ \$6,079,717 \$1,143.23 Average Spent Spending Potential Index 100

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

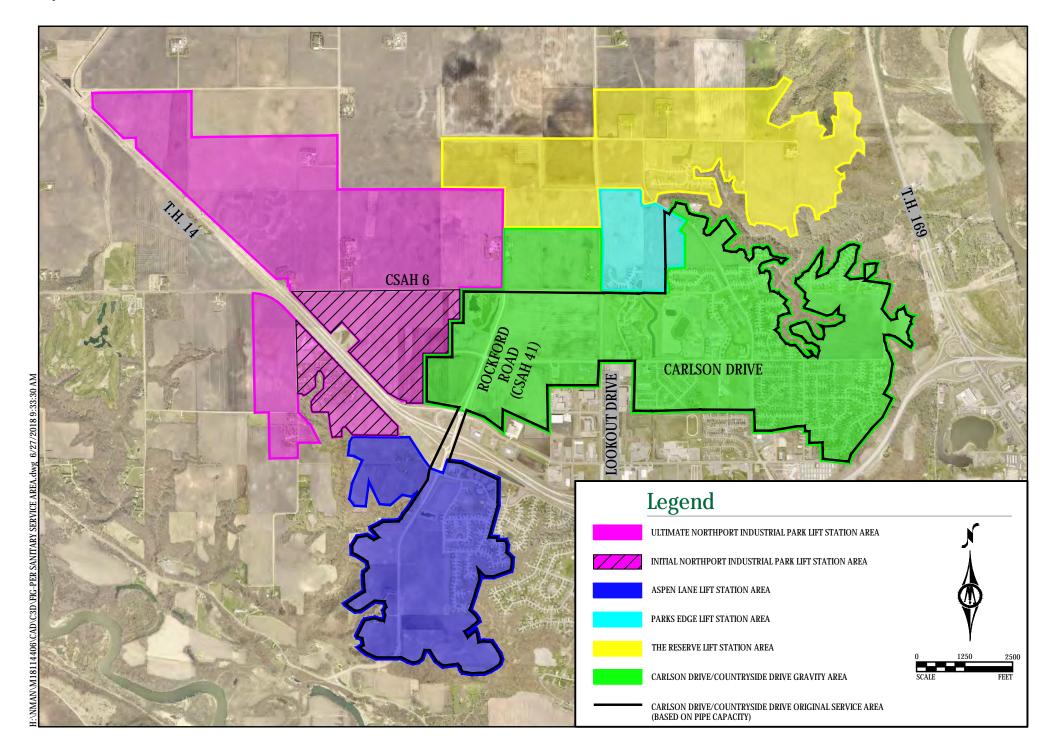
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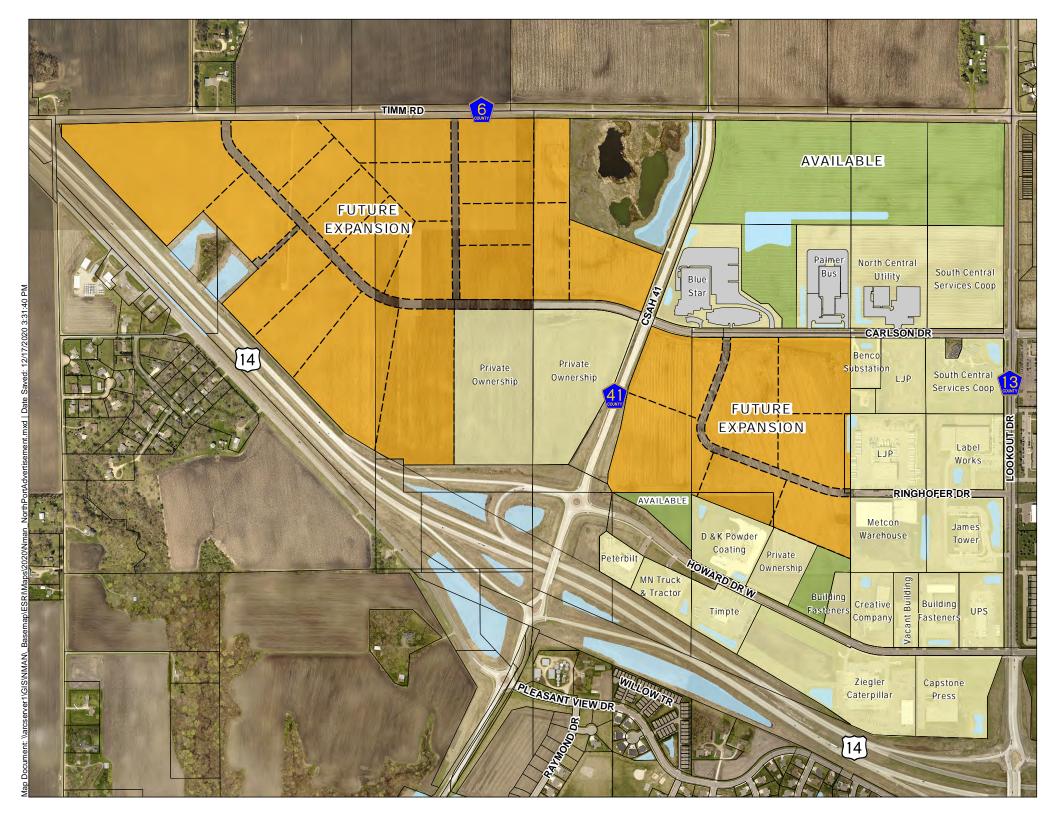
January 25, 2020

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APPENDIX B – SANITARY SEWER SERVICE AREAS & PROPOSED NORTHPORT INDUSTRIAL WESTERN EXPANSION

City of North Mankato









NW Growth Area Study Visioning Meetings March 9 & 10, 2020

Fire Station #2
North Mankato



Summary of Meetings

Purpose:

The purpose of the NW Growth Area Study Visioning Meetings was to solicit feedback from business/property owners and residents in and around the study area regarding their vision for the future of the NW Growth area and understand current issues and opportunities.

Attendees:

Twenty-three people attended the meetings including business/property owners, residents, and North Mankato staff.

Businesses represented:

• Timpte Trailer

 John & Mary Depuydt LLC Drummer Companies

Agency members and staff:

- Andy Goettlicher (Belgrade TWP Board)
- Seth Greenwood (Nicollet County)
- Craig Smith (Belgrade TWP Board)

Meeting Formats and Major Comment Themes:

At the March 9th meeting, 15 participants were placed in two groups to facilitate discussion. A presentation began at the beginning of the meeting describing the purpose of the study, the study area, and the goals for the group discussions. After generating ideas for the future of the NW Growth area through the presentation, participants were asked to speak among small groups and answer questions to facilitate discussion. Groups were then asked to report small group answers to the larger group. The March 10th meeting had eight participants and took on a less formal approach where all in attendance gathered at one table and had discussion. Each table had a large aerial image of the planning area to reference and write concerns on through the duration of the meeting. The feedback received during the two meetings were combined and the results can be seen at the end of this summary document.

The following is an outline of the presentation:

- Introductions
- Purpose of the NW Growth Area Study
- · Guiding Principles
- Area Context
- Visioning
- Next Steps

The following questions were asked of participants to generate feedback for the meetings.

Page: 2

- 1. Describe your groups vision for the area. What does it include?
- 2. Develop up to three scenarios of commercial and residential type establishments for the study area. Consider the following while developing your scenarios
 - The future land use plan identifies significant industrial and commercial/industrial mixed uses north of Highway 14, commercial use north and south of the highway, and residential south of the highway.
 - Consider different retail, service, and other types of commercial establishments that could occupy the area(s).
 - Is there a location you've visited that you can see replicated in the NW Growth Area?
 - What would an anchor commercial use be? Will this be a destination? Will it provide services and amenities?
 - Is there an opportunity for institutional use such as a school or community center?

The following is a summary of the major themes received:

Residential

- Single or double family homes, low to medium density residential
- South of the highway mixed residential/retail/restaurants/motel/hotel, res. priority single family, townhome, senior

Retail/Commercial/Hospitality

- Grocery store if part of a chain to keep prices down, larger grocery store is more desirable, more choices
- Gas Station, truck stop, truck wash, mix use retail
- Commercial around 14/41 interchange
- Hotel with waterpark and restaurant could leverage the success of Caswell complex; Waterpark
 would be a destination in the winter while hotel would serve softball/soccer tournaments in the
 spring/summer/fall months
- Potential anchor stores could be Hardware store/Farm store/C&S Supply/Fleet Farm
- Panera Bread/Dairy Queen, Coffee Shop

Institutional

A school would not work on North side of Hwy14, conflicts with truck traffic and safety; A school
would be better placed east of Highway 13 where existing residential is well established and
safe pedestrian connections are present.

General

- Balanced/planned growth, diversified, orderly, consistent, no leapfrogging
- North of the highway commercial/industrial

Undeveloped

- Do not develop, keep agricultural
- Prime farmland that should be kept in agricultural production



Draft NW Growth Area Study

Virtual Open House Summary

November 25, 2020

Four meetings were held during November 2020 to review the Draft NW Growth Area Study. Notification was sent to the general public in North Mankato via the City's website, social media, news release, and the City's newsletter. There were several opportunities for the public to provide feedback which included the following:

- Virtual plan review and comment submission: The Draft NW Growth Area Study was made available on the City's website along with staff contact and an opportunity to provide feedback onsite guided by three questions:
 - 1. What types of development do you envision on the north side of Highway 14 in the study area?
 - 2. What types of development do you envision on the south side of Highway 14 in the study area?
 - 3. Any general comments/requested revisions on the plan or recommendations? In all, seven individuals submitted comments through the website. Materials and comment opportunities were available on the City's website from November 5th, 2020to November 25th, 2020.
- Virtual Open House presentation and discussion with City staff: City staff presented the Draft NW Growth Study two times each on November 12th and 17th for a total of four presentations. A total of five individuals joined the presentations and discussed the plan with City staff.

The following is a summary of comments received based on guiding questions:

Types of Development South of Highway 14

Housing. One participant suggested there should be more R-1 and R-2 zoning. A mix of single-family and duplex/triplex (multi-family) makes a better neighborhood with more diversity of age, income, rent/ownership and single families. They suggested not restricting multi-family to just right along Highway 14 and were against the conversion of single-family structures to multi-family.



Page: 2

Date: November 25, 2020

Subject: Draft NW Growth Study – Virtual Open House Summary

Others expressed a preference for light commercial, residential, and retail along with green space, bike trails, and parks amenable to bringing new families into the area.

Types of Development North of Highway 14

- New School facilities: One participant suggested identifying a location for a new high school is crucial for the future as the school district is falling behind other districts. This would bring in lots of new businesses and families.
- Industrial and Commercial. Many agreed that light industrial north of Highway 14 is a
 good pursuit. One suggested the planning for housing development was done well in
 the plan but that the existing housing development west of Benson Park was not well
 thought out. Some residents living north of Highway 14 opposed heavy industry and
 truck traffic becoming the default plan for this area. They don't want to see North
 Mankato "become a heavy industry mecca." They requested that any
 industrial/commercial development must be tasteful and thoughtful in keeping with
 visual appeal and appearance.

General Comments/Requested Revisions

- Effects of COVID-19. One participant thought this plan should better reflect the potential long-term affects of the COVID-19 pandemic, suggesting that housing, retail, education, wholesale, manufacturing, and demographics will all change in the aftermath of the pandemic and that isn't reflected in the plan.
- Opposition to Growth. Some opposed any future development suggesting prime
 farmland is disappearing across the nation at an alarming rate all to increase tax base
 and grow even larger. They suggest development needs to be limited to marginal
 agricultural lands. Growth leads to the need for more infrastructure, water use, and
 other city services and cities need to plan for greater density, particularly business
 density. Upper North businesses are currently only one story and have wasted lawn
 space.
 - Another suggested the plan proposes too much urban sprawl and is not sustainable. There should be more consideration for infill development without planning for so much growth.
- Non-Motorized Transportation. One participant desired paved bike and pedestrian trails
 that do not follow roads/highways. Bikers and pedestrians want to get away from
 traffic. Sidewalks similar to Lower North would be great.
 - One suggested there is no desire for walkable businesses next to neighboring residential, stating this would cause light pollution and traffic. This is not a walkable neighborhood without groceries or churches anyway. Keep the residential feel and commercial businesses on Commerce Drive.



Page: 3

Date: November 25, 2020

Subject: Draft NW Growth Study – Virtual Open House Summary

• *Groceries/Retail.* One participant suggested a Fareway Foods store rather than having a Walmart or Costco may be a good addition to the area. Another suggested that no grocery stores or retail stores be located here as the City has enough already.

• *Plan Overall.* Many suggested the plan was well done and right in line with their interests.

APPENDIX D – KEY PERFORMANCE INDICATOR METHODOLOGY

Methodology for Defining Key Performance Indicators (KPI's)

The following describes the methodology used to develop key performance indicators (KPI's) used to measure land use scenarios in the NW Area Growth Plan. Each KPI is listed with metrics used in their development along with data sources.

Total Dwelling Units (Dwelling Units x Acres)

Data sources for Total Dwelling Units (DU) include the North Mankato Code of Ordinances, the 2015 Comprehensive Plan, and observations of similar type developments existing in the City. The goal was to outline possible residential development that would be comparable and compatible with adjacent housing.

• Single-Family (low-density) – 2 units per acre

The Pleasant View Drive neighborhood was used as a model which was determined to be two DU per acre.

• Medium-Density – 10 units per acre

The study referenced the multi-family condo complexes near Benson Park and on Pleasant View Dr southeast of the TH 14/CSAH 41 intersection.

• High-Density – 20 units per acre

The study referenced the apartment complexes near Hoover Elementary School, on the Northside of Lee Boulevard as a model for potential high-density development

• Assisted Living – 20 units per acre

Even though this use is not specifically shown in the development scenarios, this figure was noted to account for this housing type if called upon. It is based on NMAN code and observed in a facility near Benson Park.

Total Population (Total DU x 2.36)

Total Population was calculated by multiplying the 2018 American Community Survey 5-year Estimate for the Average Household Size of NMAN (2.36) by the total estimated number of DU.

Trips Generated Residential ((DU x Acres) x Trips per DU per day)

Number of trips generated for residential DU per day was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. The following multipliers were multiplied by the number of DU for each housing type.

- Low Density housing, 9.52 trips per DU/day (Single-Family 210)
- Medium Density, 5.81 trips per DU/day (Condo/Townhouse 230)
- High Density, 6.65 trips per DU/day (Apartment 220)
- Assisted Living, 2.66 trips per DU/day (Assisted Living 254)

Trips Generated Non-Residential ((Floor Area Ratio* x Acres) x Trips per Industry Type per day)

Number of trips generated for non-residential DU used the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. The following multipliers were multiplied by the product of floor area ratio and acres for each land use type.

- Heavy Industrial, 6.75 trips (Code General Heavy Industrial 120)
- Light Industrial, 38.88 trips (Code Manufacturing 140)
- Light Industrial/Commercial, 38.88 trips (Code Manufacturing 140)
- General Commercial, 149.79 trips (Code Business Park 770)

*The 4-acre parcel at southeast corner of the 14/41 intersection is assumed to be a Convenience Store/Gas Station modeled on others in the area with 16 fuel positions. Using the ITE code 946 (Service Station w/Convenience Market & Carwash) and the multiplier of 16 (# of fuel pumps) results in 2,445 daily trips generated for this parcel which was added to non-residential trips generated for scenarios B, C, and D.

Total Commercial/Industrial Lots (Acres/Average Lot Size per Industry Type)

Total commercial/industrial lots references an average lot size per non-residential land use types that were observed in North Mankato and the greater Mankato area.

- Heavy Industrial, 10 acres based on Blue Star Power
- Light Industrial, 7 acres based on North Mankato industrial
- Light Industrial/Commercial, 5 acres based on Northport Industrial Park businesses
- General Commercial, 1.5 acres based on Commerce Dr businesses
- Anchor Commercial Grocery, 2 acres based on Aldi (Mankato)
- Anchor Commercial hotel, 10 acres based on Arrowwood Lodge (Brainard, MN)
- Assisted Living, 6 acres based on North Mankato facilities

Total Jobs Created (((Floor Area Ratio* x Acres) x 43560)/Number of sq. ft. per Employee per Land Use Type)

Total jobs created uses the Commercial Buildings Energy Consumption Survey from the U.S. Energy Information Administration report referenced by the MET Council guide, referenced from: https://www.eia.gov/consumption/commercial/data/2012/bc/cfm/b2.php The following represent the number of square feet per employee per land use type.

- Heavy industrial, 1500 based on Warehouse and Storage
- Light Industrial, 1500 based on Warehouse and Storage
- Light Industrial/Commercial, 1500 based on Warehouse and Storage
- General Commercial, 900 based on a 50/50 split between Office and Service figures (600/1200)
- Anchor Commercial Grocery, 1033 based on Food Sales
- Anchor Commercial Hotel, 2541 based on Lodging

Assisted Living, 556 based on Health Care

*Floor Area Ratio

Floor Area Ratio is a measure of floor space to total lot size. This is dependent upon the land use type and development density. The following figures were obtained from the MET Council Local Planning Handbook on Measuring Employment and used the 20th percentile (low-density development) range. Referenced from: https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Measure-Employment-Intensity-and-Capacity.aspx

- Heavy Industrial, .19 based on Industrial
- Light Industrial, .19 based on Industrial
- Light Industrial/Commercial, .18 based on a 50/50 split of Industrial & Retail/Commercial
- General Commercial, .17 based on Retail/Commercial
- Anchor Commercial Grocery, .17 based on Retail/Commercial
- Anchor Commercial Hotel, .17 based on Retail/Commercial