

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 June 15, 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 7:00 pm, asking that everyone join in the Pledge of Allegiance. The following were present remotely through Zoom for roll call: Council Members Oachs, Whitlock, Steiner, City Attorney Kennedy, Finance Director McCann, Community Development Director Fischer, Library Director Heintz, Caswell Sports Director Tostenson, and Police Chief Gullickson, 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 and live stream of the meeting.

Approval of Agenda

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

Approval of Emergency Council Minutes from the May 30, 2020, Emergency Council Meeting.

Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Emergency Council meeting of May 30, 2020. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Approval Council Minutes from the June 1, 2020, Council Meeting.

Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Council meeting of June 1, 2020. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Approval Council Work Session Minutes from the June 8, 2020, Council Session.

Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Council Work Session of June 8, 2020. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 53-20 Approving Donations/Contributions/Grants.
- C. Approved North Mankato Public Art Agreement with the Circle Inn.
- D. Approved Audio Permit for Jack Wedding on August 29, 2020, in Spring Lake Park from 7:00 am until 10:00 pm.

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

Public Comments Concerning Business Items on the Agenda

None.

Business Items**Z-2-20 Request to Zone Part of Sections 1&2 as R-1, One-Family Dwelling. Ordinance No. 129 Fourth Series Zoning Part of Sections 1 & 2 As R-1, One-Family Dwelling.**

Community Development Director Fischer reported the applicant recently annexed 109 acres of land into the City limits to accommodate future single-family residential development. As the property is now in the City limits, it is necessary to provide a zoning classification based on the intended use of the property. The applicants' are proposing to zone the property as R-1, One-Family Dwelling. Included in the packet is the Future Land Use Map, which is in the Comprehensive Plan that guides the future use and zoning of the land. The applicants' property is guided for Low-Density Intermediate Residential. The minimum lot size requirements in City Code for R-1 lots are as follows: Lot width-90 feet, Lot depth-100 feet, and Lot size-9,000 square feet. **Council Member Steiner moved, seconded by Council Member Oachs, to adopt Ordinance No. 129 Fourth Series Zoning Part of Sections 1 & 2 as R-1, One-Family Dwelling.** Mayor Dehen noted that there were several large open spaces between lots, and questioned their use? Community Development Director Fischer reported those would be reserved for stormwater holding ponds. Mayor Dehen asked clarification on the termination of Haughton into a piece of property that is not being annexed into the City. Community Development Director Fischer reported the property is not annexed, and there would be a cul-de-sac at that point. Council Member Norland commented on the letters included in the packet, which were concerned with traffic and speed. Council Member Norland noted she drove on the property and indicated she was concerned about the speed of those driving on the street. Council Member Oachs said this is for zoning, and the question could be considered during the Development Agreement discussion. **Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.** City Administrator Harrenstein suggested discussing the Preliminary Plat of Prairie Heights before the development agreement to answer some of the questions that were being discussed.

Consider Approving Preliminary Plat of Prairie Heights.

City Administrator Harrenstein stated the comments received from the surrounding neighborhood were thoughtful and consisted of two primary concerns: safety and parkland. He noted the plat does not include a park area. The North Mankato Parks Plan reveals that there are more acres of parkland per population than the national average and the area in question is served by the Walter S. Farm Park. City Administrator Harrenstein reported Countryside is one of the last rural roads in the community and the project will improve the road to an urban section. The development will be completed in phases so that traffic would increase slowly and any problems that arise can be addressed. Currently, there are no immediate concerns. The new road will improve the safety of the street with sidewalks on both sides and an on-street bike sharrow. Mayor Dehen reported based on the City's size and population, the City should have 18 acres parkland, and the City has 23 acres. As the development slowly increases/grows, the City can implement stop signs and other options to slow the speed of traffic. City Engineer Sarff stated he reviewed the comments, and most were related to Countryside Drive, not having the correct functionality for the expanded development. He reported most of those concerns would be addressed with the improvement to the road, but the area will be monitored to determine if additional traffic controls should be added. City Administrator Harrenstein commented that the plat shows several outlots that may need to be connected as stormwater holding ponds and a replat may occur later. Phase 1 has 46 lots and will be an attractive addition and will be good for the community. Community Development Director Fischer reported the ravines would either be dedicated to the City or put in a conservation easement to ensure the City can protect and maintain the ravines. The Planning Commission will review that information when it has the Final Plat. Further

discussion was held concerning traffic control when the new 45 houses are built, and it was decided staff could continue to monitor the traffic as the development grows. **Council Member Norland moved, seconded by Council Member Whitlock, to Approve the Preliminary Plat of Prairie Heights. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

Consider the Development Agreement for Prairie Heights.

City Administrator Harrenstein reported the Development agreement was between the City of North Mankato and Prairie Heights Development, LLC. The City's responsibilities include the reconstruction of a portion of Countryside Drive from Houghton Avenue to Coventry Lane, construct oversized stormwater ponds to provide stormwater management for Countryside Drive, excess stormwater discharge rate control, stormwater treatment, any wetland mitigation, and assess costs in accordance with the assessment policy. The developer will privately construct and finance the improvement and will be completed within 12 months of the date of the agreement. The developer agrees to build five homes annually until all phases of the development are completed. The proposed development property currently has \$352,598.75 in outstanding deferred assessments, and the developer agrees to pay all outstanding deferred assessments prior to the City beginning reconstruction of the Countryside Drive and within seven calendar days of the final plat for phase one of the Prairie Heights Subdivision being approved by the North Mankato City Council. The developer will begin construction of Prairie Heights Phase 2 Subdivision consisting of 46 lots within 36 months of the date of this agreement. The City will defer the special assessments for the public improvements described in the agreement that benefit the lots adjacent to Countryside Drive that are included in Phase 2 until construction begins on Phase 2 or 36 months of the date of this agreement. City Administrator Harrenstein thanked Rich Weyhe from Prairie Heights Development for working with the City to develop the land and create an asset. Mayor Dehen stated this is a great infill project, and the collection of the deferred assessments will help the budget. **Council Member Norland moved, seconded by Council Member Steiner, to adopt the Development Agreement for Prairie Heights. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

Res. No. 54-20 Accepting Bid Dakota Meadows Middle School Safe Routes to School (SRTS) Improvement Project SP 150-090-003, MINN. PROJ. NO. TA 5220 (152) City Project NO. 19-07 DE.

City Engineer Sarff reported bids were received and opened on Thursday, May 28th at 11:00 am. Three bids were received below is the tabulation:

Nielsen Concrete, LLC	\$627,574.54
W.W. Blacktopping, Inc	\$670,008.09
Dirt Merchant, Inc.	\$672,022.58

The winning bid was Nielsen Concrete, LLC, which is 17% below the engineer's estimate of \$753,558.95. City Engineer Sarff requested the resolution be amended to include that the contract will be awarded following MnDOT award approval. City Administrator Harrenstein stated the trail would continue the plan to connect the City. **Council Member Steiner moved, seconded by Council Member Norland, to adopt Res. No. 54-20 Accepting Bid Dakota Meadows Middle School Safe Routes to School (SRTS) Improvement Project SP 150-090-003, MINN. PROJ. NO. TA 5220 (152) City Project NO. 19-07 DE amended with language stating the contract will not be awarded**

until after MnDOT award approval. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Discuss City Facility Reopening Guidelines.

City Administrator Harrenstein reported the document presented is nearly identical to one reviewed by City Council a few weeks earlier at a meeting. He stated the document includes plans for reopening City Hall, the Police Annex, the Library, Caswell Park, and references to the swim facility. The plan would be to open everything on Wednesday, June 17th. City Administrator Harrenstein reviewed the specific policies and requested clarification on if the City Council would be comfortable reopening. He stated it was unclear from the State whether Caswell softball leagues should begin reopening. He noted the association and staff are comfortable with the reopening, but no definitive guidance has been provided from the State, he noted neither he nor the staff could recommend opening but would defer to the Council's desire on whether to open. Council Member Oachs encouraged the public to understand that there will be changes with how customer service is managed, and that staff may need additional time to adjust. A discussion was held concerning managing social distancing at the swim facility and how staff will manage those issues. Library Director Heintz reported the swim facility staff was trained and felt comfortable managing the problems and directing difficult problems or situations to those in charge. She commented that the library staff is ready and feels comfortable with the opening. Mayor Dehen requested clarification on if the Blue Earth County Library would be opening also. Library Director Heintz stated they were not comfortable opening at this time, but St. Peter and New Ulm Libraries were opening on June 15th. She did request permission to remain closed on Saturday. Caswell Sports Director Tostenson reported Caswell Park has an opportunity to host a small tournament on the weekend of June 20th. Clear protective measures would be taken to protect players. Still, he noted the State had not provided clear guidance that the ballpark could open. A discussion was held concerning other outdoor activities being allowed, clear direction to all players being established, and the use of a waiver of liability for added protection for the City. Attorney Kennedy reported a City has certain immunities, but the insurance company would encourage the use of the waiver. A continued discussion was held concerning if the City would permit the opening of softball and volleyball even without clear state guidance. Council Member Oachs stated she would be comfortable if there is clear guidance. Council Member Steiner requested clarification on if the Governor's office has provided guidance. Mayor Dehen commented the office has been mute, but gatherings of up to 250 people are allowed. Council Member Steiner stated he was comfortable if the players stay within the guidelines and practice social distancing. Council Member Whitlock stated he was comfortable. Mayor Dehen said he would also approve if a waiver is signed by all participants. Council Member Norland stated she agreed that they should try to move forward with the games. **Council Member Norland moved, seconded by Council Member Whitlock to Open Softball and Volleyball Leagues and Tournaments at Caswell with Social Distancing and Every Participant Signing a Waiver. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

Open Forum

None.

City Administrator and Staff Comments

City Administrator Harrenstein thanked Library Director Heintz and Aquatics Programming Director Sands for their work at the swim facility. He thanked Library Director Heintz for putting the Drive-In-Movie together.

Public Works Director Host reported the Spring Drop Off event was a well-attended event with 2,360 vehicles going through the gate, which averages out to 450 vehicles a day. He stated 255.79 tons of garbage was disposed of during the long weekend. Public Works Director Host reported the mill and overlay projects for 2020 would be concluded within the week. Additional projects would begin in the next few weeks, including the Monroe Avenue reconstruction and the Dakota Meadows project.

Finance Director McCann reviewed COVID-19 Budget impact information reporting the City is anticipating a \$950,000 revenue shortfall across all funds. He noted that Caswell Sports revenue is tied to expenditures, and that will work out. He stated the Department Heads were requested to reduce their budgets by 5% to reflect the loss in the General Fund. Department Heads have made adjustments and are following the new budgets. Most cut supplies, personnel, travel, and training. He stated additional information would be forthcoming as work continues on the budget.

Library Director Heintz reported the library and swim facility were looking forward to opening the facilities.

Community Development Director Fischer reported North Mankato had had a self-response rate for the 2020 Census of 80%. The State of Minnesota has a response rate of 70%, and nationally the response rate is 61%, so North Mankato is doing a great job of reporting.

Police Chief Gullickson reported the reserve police force had begun park patrols on Thursday, Friday, and Saturday. They are a visible presence in the park and are helping to police the dog issues that have been reported. The reserves are also working on meeting the public and providing a positive presence.

Mayor and Council Comments

Council Member Oachs reported she would like to begin the Budget Work Sessions as this budgeting year will be difficult.

Council Member Oachs encouraged people to get out and look at the new sculptures.

Council Member Whitlock thanked the Police Reserves for patrolling the park and providing a positive interaction opportunity.

Council Member Steiner requested information on if a final location for Sitting Bull statue has been established. City Administrator Harrenstein reported he completed a tour with local native American representatives who took pictures of possible places and forwarded those possibilities to the Hauk Papa tribe for direction.

Mayor Dehen commented that the new City Art looked good but encouraged residents to visit Commerce Drive to view the new statues associated with the Commerce Drive project.

Council Member Norland commented that she had walked around the drive-in movie, and it was an exciting event.

Council Member Norland stated she was grateful for how well the drop-off went.

Council Member Norland encouraged residents to be mindful of how much plastic we consume and to reduce the use as the plastic is finding its way into our food source.

Mayor Dehen requested clarification on if City staff have direction on when to open the Council Meetings back to in-person meetings. City Administrator Harrenstein stated staff do not have recommendations but will review what other cities are doing and provide a recommendation at the next Council Meeting on July 6, 2020.

At 8:36 pm on a motion by Council Member Norland, seconded by Council Member Steiner, the Council Meeting was adjourned.

Mayor

City Clerk



City of North Mankato, MN

Claims List - Regular

By Vendor Name

Date Range: 7-60-20

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00416	1st LINE/LEEWEES VENTURES LLC	07/06/2020	Regular	0	1,286.25	92861
00009	A-1 KEY CITY LOCKSMITHS, INC	07/06/2020	Regular	0	30.80	92862
03291	AFFEKTIVE SOFTWARE	07/06/2020	Regular	0	475.70	92863
00029	AG SPRAY EQUIPMENT	07/06/2020	Regular	0	634.29	92864
00093	ARNOLD'S OF MANKATO, INC.	07/06/2020	Regular	0	44.22	92865
02434	AUSTIN'S AUTO REPAIR CENTER, INC.	07/06/2020	Regular	0	32.46	92866
00136	BENCHS	07/06/2020	Regular	0	28.00	92867
00162	BLUE RIDGE TRUCK PARTS	06/25/2020	Regular	0	1,100.00	92858
03158	BURKE, MIKE	07/06/2020	Regular	0	4,750.00	92868
00233	CEMSTONE PRODUCTS COMPANY	07/06/2020	Regular	0	419.20	92869
02757	CINTAS	07/06/2020	Regular	0	260.67	92870
00315	CUSHMAN MOTOR CO., INC	07/06/2020	Regular	0	574.70	92871
00322	DALCO	07/06/2020	Regular	0	82.74	92872
03172	DEMARAIS, AIDAN	07/06/2020	Regular	0	2,500.00	92873
00344	DIAMOND VOGEL PAINT CENTER	07/06/2020	Regular	0	644.03	92874
00364	DRUMMER'S GARDEN CENTER & FLORAL	07/06/2020	Regular	0	1,008.79	92875
02735	DZINE LLC	07/06/2020	Regular	0	55.00	92876
02393	ECKERT PLUMBING & HEATING, INC.	07/06/2020	Regular	0	374.00	92877
00397	ESS BROTHERS & SONS, INC.	07/06/2020	Regular	0	695.80	92878
00409	FERGUSON ENTERPRISES, INC	07/06/2020	Regular	0	3,950.46	92879
00432	FLEETPRIDE	07/06/2020	Regular	0	147.48	92880
03292	FRATERNAL ORDER OF EAGLES	07/06/2020	Regular	0	130.00	92881
02289	GISLASON & HUNTER LLP	07/06/2020	Regular	0	330.00	92882
00505	GREATER MANKATO DIVERSITY COUNCIL	07/06/2020	Regular	0	500.00	92883
00508	GREEN TECH RECYCLING, LLC	07/06/2020	Regular	0	457.50	92884
02930	GSM PLUMBING AND DRAIN CLEANING	07/06/2020	Regular	0	12,942.31	92885
00534	HART'S AUTO SUPPLY	07/06/2020	Regular	0	70.00	92886
03295	HINIKER, GERALD	07/06/2020	Regular	0	132.00	92887
03294	HOFFMAN, DARLENE	07/06/2020	Regular	0	702.00	92888
03293	HORIZON COMMERCIAL POOL SUPPLY	07/06/2020	Regular	0	4,377.56	92889
00606	INDUSTRIAL FABRICATION SERVICES, INC.	07/06/2020	Regular	0	330.00	92890
02597	INTERNET CONNECTIONS, INC	07/06/2020	Regular	0	350.00	92891
03171	JAMES, TIM	07/06/2020	Regular	0	2,500.00	92892
03296	JOHNSTON, CINDY	07/06/2020	Regular	0	100.00	92893
03297	JONES METAL	07/06/2020	Regular	0	300.00	92894
03288	JS SAMBUSA LLC	06/25/2020	Regular	0	11,500.00	92859
03055	KELLY & SONS EXCAVATING, LLC	07/06/2020	Regular	0	5,371.00	92895
00639	KIBBLE EQUIPMENT LLC	07/06/2020	Regular	0	232.11	92896
03064	KOHLMEYER, RACHEL	06/17/2020	Regular	0	250.00	92843
00781	LOE'S OIL COMPANY	07/06/2020	Regular	0	40.00	92897
00800	MADDEN, GALANTER, HANSEN, LLP	07/06/2020	Regular	0	323.00	92898
00805	MAGFA	06/30/2020	Regular	0	380.03	92860
00812	MANKATO BEARING COMPANY	07/06/2020	Regular	0	55.80	92899
00847	MATHESON TRI-GAS, INC.	07/06/2020	Regular	0	165.35	92900
00920	MINNESOTA DEPARTMENT OF HEALTH	06/17/2020	Regular	0	40.00	92844
00929	MINNESOTA FIRE SERVICE CERTIFICATION BOA	07/06/2020	Regular	0	960.00	92901
00951	MINNESOTA TRUCK & TRACTOR, INC.	07/06/2020	Regular	0	254.24	92902
03287	NEILSON, NICK	06/23/2020	Regular	0	360.56	92857
03299	NICKELS, KARISSA	07/06/2020	Regular	0	100.00	92903
01044	NICOLLET FIRE DEPARTMENT	07/06/2020	Regular	0	960.00	92904
02060	NORTHERN COMFORT	07/06/2020	Regular	0	7,613.21	92905
03300	OLINGER, SAMMI	07/06/2020	Regular	0	132.00	92906
02245	ONSITE	07/06/2020	Regular	0	2,845.00	92907
03302	PETERMAN, JOAN	07/06/2020	Regular	0	630.00	92908
01106	PETTY CASH	06/17/2020	Regular	0	4,624.00	92845
01106	PETTY CASH	07/06/2020	Regular	0	163.47	92909
01402	POMPS TIRE	07/06/2020	Regular	0	4,699.36	92910

01133	POWERPLAN/RDO EQUIPMENT	07/06/2020	Regular	0	221.12	92911
03301	PRINS, NORMAN	07/06/2020	Regular	0	100.00	92912
01170	RAMY TURF PRODUCTS	07/06/2020	Regular	0	92.50	92913
01179	RED FEATHER PAPER CO.	07/06/2020	Regular	0	1,460.75	92914
01191	RELiance ELECTRIC OF SOUTHERN MINNESOTA	07/06/2020	Regular	0	38.69	92915
01226	RUFFRIDGE JOHNSON EQUIPMENT CO., INC.	07/06/2020	Regular	0	1,144.89	92916
01278	SHERWIN-WILLIAMS CO.	07/06/2020	Regular	0	155.57	92917
03303	SLOTEMAKER, MARIE	07/06/2020	Regular	0	150.00	92918
01308	SOUTHERN MINNESOTA INSPECTION CO.	07/06/2020	Regular	0	1,332.17	92919
01352	STREICHER'S, INC	07/06/2020	Regular	0	4,518.00	92920
03306	THOMAS, KARI	07/06/2020	Regular	0	100.00	92921
03305	THORNTON, MEREDITH	07/06/2020	Regular	0	135.00	92922
03304	TISCHLER, MARY JO	07/06/2020	Regular	0	150.00	92923
01433	TYLER TECHNOLOGIES	07/06/2020	Regular	0	1,100.00	92924
03191	US SOLAR	07/06/2020	Regular	0	4,425.30	92925
03065	VILT, RAGAN	06/17/2020	Regular	0	150.00	92846
03307	VINNIES MINN. SNO PENTICO ICE & MFG	07/06/2020	Regular	0	480.00	92926
03309	WILMES, RENEE	07/06/2020	Regular	0	100.00	92927
03308	WREATH, JUDY	07/06/2020	Regular	0	60.00	92928
01552	WW BLACKTOPPING, INC	07/06/2020	Regular	0	439,946.50	92929
02033	AMAZON.COM	06/10/2020	Bank Draft	0	18.33	DFT0004328
00067	AMERICAN WATER WORKS ASSOC.	06/25/2020	Bank Draft	0	214.00	DFT0004350
00101	AT&T MOBILITY	06/24/2020	Bank Draft	0	33.97	DFT0004346
00137	BENCO ELECTRIC COOPERATIVE	06/30/2020	Bank Draft	0	30,514.79	DFT0004361
00241	CHARTER COMMUNICATIONS	06/24/2020	Bank Draft	0	263.38	DFT0004345
02965	DELUXE	06/19/2020	Bank Draft	0	347.64	DFT0004333
00447	FREE PRESS	06/24/2020	Bank Draft	0	54.79	DFT0004344
00733	LAKES GAS CO #10	06/24/2020	Bank Draft	0	214.68	DFT0004341
00733	LAKES GAS CO #10	06/24/2020	Bank Draft	0	107.00	DFT0004342
00940	MINNESOTA RURAL WATER ASSOCIATION	06/20/2020	Bank Draft	0	325.00	DFT0004335
00910	MINNESOTA VALLEY TESTING LAB, INC.	06/10/2020	Bank Draft	0	77.00	DFT0004329
00910	MINNESOTA VALLEY TESTING LAB, INC.	06/16/2020	Bank Draft	0	72.00	DFT0004332
00910	MINNESOTA VALLEY TESTING LAB, INC.	06/18/2020	Bank Draft	0	59.50	DFT0004336
01322	SPRINT	06/24/2020	Bank Draft	0	35.68	DFT0004349
01335	STAPLES ADVANTAGE	06/09/2020	Bank Draft	0	51.06	DFT0004327
01335	STAPLES ADVANTAGE	06/10/2020	Bank Draft	0	54.87	DFT0004330
01335	STAPLES ADVANTAGE	06/12/2020	Bank Draft	0	50.43	DFT0004331
01335	STAPLES ADVANTAGE	06/19/2020	Bank Draft	0	208.29	DFT0004334
03279	STERICYCLE INC	06/24/2020	Bank Draft	0	40.00	DFT0004337
03290	SWANK MOTION PICTURES	06/24/2020	Bank Draft	0	435.00	DFT0004343
02591	UNITED TEAM ELITE	06/24/2020	Bank Draft	0	233.00	DFT0004338
01470	VERIZON WIRELESS	06/24/2020	Bank Draft	0	30.82	DFT0004347
01525	WEST CENTRAL SANITATION, INC.	06/24/2020	Bank Draft	0	4,499.39	DFT0004348
00551	A.H. HERMEL COMPANY	07/08/2020	EFT	0	10,294.66	2915
00028	AFFORDABLE TOWING OF MANKATO, INC.	07/08/2020	EFT	0	100.00	2916
00050	ALPHA WIRELESS COMMUNICATIONS	07/08/2020	EFT	0	209.67	2917
00105	AUTO VALUE MANKATO	07/08/2020	EFT	0	380.18	2918
00123	BATTERIES+BULBS	07/08/2020	EFT	0	37.90	2919
00174	BOLTON & MENK, INC.	07/08/2020	EFT	0	5,790.00	2920
00195	BROCK WHITE COMPANY LLC	07/08/2020	EFT	0	98.70	2921
00216	C & S SUPPLY CO, INC.	07/08/2020	EFT	0	806.56	2922
02706	CORE & MAIN LP	07/08/2020	EFT	0	980.90	2923
02275	DEM-CON MATERIALS & RECOVERY	07/08/2020	EFT	0	626.27	2924
00343	DH ATHLETICS LLC	07/08/2020	EFT	0	6,753.01	2925
00350	DISPLAY SALES, INC.	07/08/2020	EFT	0	915.00	2926
00453	FREYBERG PETROLEUM SALES, INC.	07/08/2020	EFT	0	1,433.84	2927
00463	G & L AUTO SUPPLY, LLC	07/08/2020	EFT	0	290.00	2928
01098	GILLETTE GROUP/PEPSI-COLA	07/08/2020	EFT	0	3,316.42	2929
00482	GMS INDUSTRIAL SUPPLIES, INC.	07/08/2020	EFT	0	120.07	2930
02560	GOLD MEDAL	07/08/2020	EFT	0	753.15	2931
00494	GOPHER STATE ONE-CALL	07/08/2020	EFT	0	357.75	2932
00503	GREAT AMERICAN BUSINESS PRODUCTS	07/08/2020	EFT	0	745.39	2933
00538	HAWKINS, INC.	07/08/2020	EFT	0	14,391.41	2934
00646	HEINTZ, KATIE	07/08/2020	EFT	0	341.98	2935
01274	JADD SEPPMANN & SONS, INC.	07/08/2020	EFT	0	630.00	2936
00632	JAVENS MECHANICAL CONTRACTING CO.	07/08/2020	EFT	0	170.00	2937
00691	KENNEDY & KENNEDY LAW OFFICE	07/08/2020	EFT	0	703.15	2938

00743	LARKSTUR ENGINEERING & SUPPLY, INC.	07/08/2020	EFT	0	6.47	2939
03271	LARSON, MATTHEW	07/08/2020	EFT	0	274.96	2940
00776	LLOYD LUMBER CO.	07/08/2020	EFT	0	1,957.78	2941
02575	LOCHER BROS, INC.	07/08/2020	EFT	0	788.20	2943
00797	MAC TOOLS DISTRIBUTOR	07/08/2020	EFT	0	58.99	2944
00796	MACQUEEN EQUIPMENT, INC.	07/08/2020	EFT	0	395.39	2945
00819	MANKATO FORD, INC.	07/08/2020	EFT	0	251.60	2946
00874	MENARDS-MANKATO	07/08/2020	EFT	0	1,139.87	2947
02532	MIKE'S LLC	07/08/2020	EFT	0	1,239.26	2948
00902	MINNESOTA IRON & METAL CO	07/08/2020	EFT	0	701.30	2949
03022	MINNESOTA PAVING & MATERIALS	07/08/2020	EFT	0	6,396.44	2950
00997	MTI DISTRIBUTING CO	07/08/2020	EFT	0	821.63	2951
03020	NUTRIEN AG SOLUTIONS, INC.	07/08/2020	EFT	0	846.86	2952
02005	PANTHEON COMPUTERS	07/08/2020	EFT	0	7,036.36	2953
01090	PARAGON PRINTING, MAILING & SPECIALTIES	07/08/2020	EFT	0	4,012.94	2954
02281	REINDERS	07/08/2020	EFT	0	959.80	2955
03289	RISTING, COLLIN	07/08/2020	EFT	0	86.28	2956
01211	RIVER BEND BUSINESS PRODUCTS	07/08/2020	EFT	0	930.43	2957
02671	RYAN PLUMBING AND HEATING	07/08/2020	EFT	0	1,668.00	2958
03286	SANDS, REBEKAH	07/08/2020	EFT	0	1,778.93	2959
01263	SCHWICKERT'S TECTA AMERICA LLC	07/08/2020	EFT	0	650.00	2960
01281	SIGN PRO	07/08/2020	EFT	0	2,713.50	2961
01407	TOOL SALES COMPANY	07/08/2020	EFT	0	25.00	2962
01492	WACO SCAFFOLDING & SUPPLY CO.	07/08/2020	EFT	0	210.99	2963
01524	WERNER ELECTRIC SUPPLY	07/08/2020	EFT	0	101.81	2964
00234	CENTER POINT ENERGY	06/24/2020	Bank Draft	0	74.45	DFT0004324
00234	CENTER POINT ENERGY	06/24/2020	Bank Draft	0	38.97	DFT0004325
02003	MINNESOTA DEPT OF REVENUE	06/16/2020	Bank Draft	0	8,378.00	DFT0004318
01477	VIKING ELECTRIC SUPPLY, INC.	06/24/2020	Bank Draft	0	349.89	DFT0004351
01557	XCEL ENERGY	06/24/2020	Bank Draft	0	70.24	DFT0004323
01557	XCEL ENERGY	06/24/2020	Bank Draft	0	229.11	DFT0004326
					672,255.66	155

Authorization Signatures

All Council

The above manual and regular claims lists for 7-6-20 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
Jennie Heings	Library Special Programs	\$10.00
Kathryn Rusch & Michael Lange	Adopt A Family Donation	\$80.00
Lavonne Smasal	Adopt A Family Donation	\$40.00
Edroy & Judy Anderson	Adopt A Family Donation	\$40.00
Merrill & Karen Frydendall	Adopt A Family Donation	\$160.00
Total		\$330.00

Adopted by the City Council this 6th day of July 2020.

Mayor

City Clerk



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

Audio Permit 2019 2020
Park Permit 2019

Audio Permit

About:

An audio permit is required for anyone operating outdoor amplified sound (i.e., a loudspeaker, public address system, or sound amplifying equipment). All Audio Permits must be approved by the Council. The sound system cannot be operated before 7:00 am or after 10:00 pm. There is a \$25 fee.

Audio Permit Responsibilities:

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

What happens if there is a noise complaint?

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

AMPLIFIED SOUND: ☒ LIVE MUSIC/BAND ☐ DJ/KARAOKE MACHINE ☐ OTHER: _____
DATE OF EVENT: 7-11-2020
BEGIN TIME: 4pm
END TIME: 10pm

LOCATION / SHELTER: 301 Belgrade Ave, Spinners BAR & Grill

EVENT NAME: Whiskey Richard BAND

ONSITE COORDINATOR: _____ PRINT NAME: CLAYTON OACHS

MOBILE NUMBER: 507-382-8652

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

SIGNATURE: [Signature] DATE: 6-29-2020

CITY CLERK: _____ ☐ DENIED ☐ APPROVED

☐ BOOK ☒ POLICE ☐ ONLINE ☒ \$25.00 FEE

STAFF INITIALS _____

R00238932

6/30/20 @

CONSENT ASSESSMENT AGREEMENT

This Agreement is made between the City of North Mankato (City) and Neil and Erin Radichel (Owners).

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

1. Owner's property is described as follows:
2039 Roe Crest Dr.
PIN #18.769.0150
Lot 15 Sudvidision Cd 18769 Name ROE CREST ADD
2. Owner replaced the sewer line.
3. Owner desires to waive all of the procedures mandated by Chapter 429 of Minnesota Statutes and to consent to the imposition of an assessment directly upon the described property.
4. City is willing to pay for the repair in consideration for the owner's consent to the assessment.

The parties therefore make the following agreement:

1. As a result of the improvement, a special assessment shall be filed against owner's land in the amount of \$12,942.31. The assessment shall be payable in equal installments extending over a period of ten (10) years and bear interest at the rate of 7.00% per annum from the date of this agreement. The City may transmit notice of this assessment to the County Auditor.

Adopted this _____ day of _____, 2020.

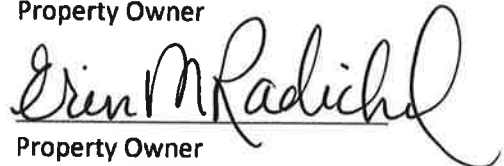
City of North Mankato

By: _____

Its: _____



Property Owner



Property Owner

RESOLUTION APPROVING
CONSENT ASSESSMENT AGREEMENT

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

2039 Roe Crest Drive
PIN #18.769.0150
Lot 15 Subdivision cd 18769 Name ROE CREST ADD
Cost: \$12,942.31

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

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

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

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

Adopted by the City Council this 6th day of July 2020.

Mayor

ATTEST:

City Clerk



GAG SHEET METAL, INC
106 3rd Street North
New Ulm MN 56073

Invoice

Date	Invoice #
5/29/2020	50475

Bill To
Neil Radichel 2039 Roe Crest Dr North Mankato MN 56003

Job/Project

Job/PO No.	Terms	Due Date	Project
		5/29/2020	20118-MN Sewer...

Quantity	Description	U/M	Rate	Amount
	Work completed on 5/11/20 for sewer lining and water heater			
	Billing for: New sewer pipe in basement Work performed but not limited to: Acquire permits as needed Breakup concrete in basement and dispose Excavate soil to expose sewer pipe Install new pipe in mechanical room underground to main stack and new floor drain City inspection Back fill soil and compact Rough in concrete		5,015.50	5,015.50
	Billing for: Sewer Lining		7,126.81	7,126.81

Total

A 12% Annual Finance Charge Will Be Added To All Past Due Accounts

Balance Due

Phone #	507-354-3813
Fax #	507-354-7847



GAG SHEET METAL, INC
106 3rd Street North
New Ulm MN 56073

Invoice

Date	Invoice #
5/29/2020	50475

Bill To
Neil Radichel 2039 Roe Crest Dr North Mankato MN 56003

Job/Project

Job/PO No.	Terms	Due Date	Project
		5/29/2020	20118-MN Sewer...

Quantity	Description	U/M	Rate	Amount
	Work performed but not limited to: Acquire permit Install liner, no use of sewer for 12 hours Install up to 5' of PVC to reconnect sewer Video inspect line to insure proper flow City inspection 10 Year Warranty Billing for: Install 40 Gal Natural Gas Water Heater Model #: GCR-40 400 Serial #1948117225121 Warranty START Date: 05-11-2020 Sales Tax			
			800.00	800.00
			7.875%	0.00

Total \$12,942.31

A 12% Annual Finance Charge Will Be Added To All Past Due Accounts

Balance Due \$12,942.31

Phone #	507-354-3813
Fax #	507-354-7847

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 7F	Dept: Community Dev.	Council Meeting Date: 7/6/20
------------------	----------------------	------------------------------

TITLE OF ISSUE: Consider Setting Public Hearing for 7:00 p.m. August 17, 2020, to annex 5 Acres into the City of North Mankato.

BACKGROUND AND SUPPLEMENTAL INFORMATION: As part of the process to annex a 5 acre parcel of land which is completely surrounded by the City limits, it is necessary to a set a public hearing for August 17, 2020 at 7 p.m.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Set Public Hearing for 7:00 p.m. August 17, 2020, to annex 5 Acres into the City of North Mankato.

For Clerk's Use:

Motion By: _____

Second By: _____

Vote Record:

Aye Nay

		Steiner
		Norland
		Oachs
		Whitlock
		Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution Ordinance Contract Minutes Map

--	--	--	--	--

Other (specify) Public Hearing Notice

☐ Workshop

☒ Regular Meeting

☐ Special Meeting

☐ Refer to: _____

☐ Table until: _____

☐ Other: _____

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato will hold a public hearing on Monday, August 17, 2020, commencing at 7:00 p.m. in the Council Chambers of the North Mankato Municipal Building, North Mankato, MN to consider adopting an Ordinance of Annexation of Land containing 5 acres owned by Ronald W Enzenaur and Linda L Cattrysse legally described as:

Beginning at a point on the East line of the Northwest Quarter of the Northeast Quarter of Section 2 - Township 108 North - Range 27 West, 682 feet South of the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence West and parallel to the North line of said Northwest Quarter of the Northeast Quarter, a distance of 427.06 feet; thence South and parallel to the East line of said Northwest Quarter of the Northeast Quarter, a distance of 510.0 feet; thence East and parallel to the North line of said Northwest Quarter of the Northeast Quarter, a distance of 427.06 feet to the East line of said Northwest

Quarter of the Northeast Quarter; thence North along the East line of said Northwest Quarter of the Northeast Quarter, a distance of 510.0 feet to the place of beginning.

Said annexation parcel contains 5 acres, more or less.

Dated this 7th day of July, 2020.

April Van Genderen
City Clerk
City of North Mankato

Legend



- US TRUNK HWY
- COUNTY STATE AID HWY
- MUNICIPAL STATE AID STREET
- LOCAL STREET
- RAMP
- PRIVATE STREET

Lakes & Ponds

Minnesota River

Nman_cy19_3inch.sid

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Map Name



Disclaimer:

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



**BOLTON
& MENK**
Real People. Real Solutions.

0 1,053 Feet

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 9A	Dept: City Engineer	Council Meeting Date: 7/6/20
------------------	---------------------	------------------------------

TITLE OF ISSUE: Consider Resolution Declaring Cost to be Assessed, and Ordering Preparation of Proposed Assessment Project No. 20-03 ABCDEF Countryside Drive Street and Utility Improvement Project.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the memo prepared by City Engineer Sarff.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Declaring Cost to be Assessed, and Ordering Preparation of Proposed Assessment Project No. 20-03 ABCDEF Countryside Drive Street and Utility Improvement Project.

<p>For Clerk's Use:</p> <p>Motion By: _____</p> <p>Second By: _____</p> <p>Vote Record:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;"></td> <td style="width: 15%; text-align: center;">Aye</td> <td style="width: 15%; text-align: center;">Nay</td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td>Steiner</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td>Norland</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td>Oachs</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td>Whitlock</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td>Dehen</td> <td></td> </tr> </table>		Aye	Nay					_____	_____		Steiner			_____	_____		Norland			_____	_____		Oachs			_____	_____		Whitlock			_____	_____		Dehen		<p style="text-align: center;">SUPPORTING DOCUMENTS ATTACHED</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Resolution</td> <td style="width: 15%;">Ordinance</td> <td style="width: 15%;">Contract</td> <td style="width: 15%;">Minutes</td> <td style="width: 15%;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> <p>Other (specify) _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aye	Nay																																													
	_____	_____		Steiner																																											
	_____	_____		Norland																																											
	_____	_____		Oachs																																											
	_____	_____		Whitlock																																											
	_____	_____		Dehen																																											
Resolution	Ordinance	Contract	Minutes	Map																																											
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																											
<p><input type="checkbox"/> Workshop</p> <p><input checked="" type="checkbox"/> Regular Meeting</p> <p><input type="checkbox"/> Special Meeting</p>	<p><input type="checkbox"/> Refer to: _____</p> <p><input type="checkbox"/> Table until: _____</p> <p><input type="checkbox"/> Other: _____</p>																																														



Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

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

MEMORANDUM

Date: July 1, 2020
To: John Harrenstein, City Administrator
From: Daniel R. Sarff, P.E., City Engineer
CC: Kevin McCann, Finance Director
April Van Genderen, City Clerk
Nate Host, Public Works Director
Subject: Countryside Drive Street and Utility Improvement Project
City Project No. 20-03 ABCDEF
BMI Project No. M18.120740

Bids were received and opened on Tuesday, June 30th at 11:00 a.m. for the Countryside Drive Street and Utility Improvement Project. Nine (9) bids were received and the results of the bids are tabulated below:

<u>Bidder</u>	<u>Bid Amount</u>
Holtmeier Construction, Inc.	\$1,077,590.24
W.W. Blacktopping, Inc.	\$1,179,271.85
W. Lorentz & Sons Construction, Inc.	\$1,194,510.94
OMG Midwest, Inc. (MN Paving & Materials)	\$1,309,458.80
R & R Excavating, Inc.	\$1,359,854.22
Ryan Contracting Co.	\$1,379,463.75
GM Contracting, Inc.	\$1,393,028.37
Heselton Construction, LLC	\$1,482,288.25
Kuechle Underground, Inc.	\$1,490,726.95
Engineer's Estimate	\$1,355,956

The low bidder for the project is Holtmeier Construction, Inc., from Mankato Minnesota. The low bid is approximately 21% below the Engineer's Estimate and approximately 9% below the next lowest bid.

Based on past performance with Holtmeier Construction, Inc., it is our opinion that they are qualified to perform the work required under this contract.

According to the City's standard process for projects involving special assessments, an assessment hearing will be held prior to awarding the contract for the project. The assessment hearing is scheduled for August 3, 2020. Finance Director McCann has prepared the proposed assessment roll for the project and City Clerk Van Genderen has prepared the following resolutions for consideration at the July 6th City Council meeting:

- Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment
- Resolution for Hearing on Proposed Assessment

Finance Director McCann, City Clerk Van Genderen, and I will be available at the July 6th City Council meeting to review this information with the council and answer any questions they have.

Recommended Action: Adopt the Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment and the Resolution for Hearing on Proposed Assessment. Copies of the resolutions are included in Council Packet.

RESOLUTION NO.

RESOLUTION DECLARING COST TO BE ASSESSED, AND ORDERING PREPARATION
OF PROPOSED ASSESSMENT
PROJECT NO. 20-03-ABCDEF
COUNTRYSIDE DRIVE STREET AND UTILITY IMPROVEMENT PROJECT

WHEREAS, bids have been received for Project No. 20-03 ABCDEF, Countryside Drive Street and Utility Improvement Project and the estimated cost for such improvement is \$1,190,600, and the expenses incurred or to be incurred in the making of such improvement amount to \$749,900, so that the total cost of the improvement will be \$1,940,500

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the portion of the cost of such improvement to be paid by the City is hereby declared to be \$1,993,100, and the portion of the cost to be assessed against benefited property owners is declared to be \$390735.24, and

BE IT FURTHER RESOLVED, that assessments shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2021 and shall bear interest at the rate of two percent (2%) greater than the average coupon interest rate of the bonds, rounded to the nearest quarter of a percent, from the date specified in the assessment resolution and notices.

BE IT FURTHER RESOLVED, that the City Clerk, with the assistance of the City Engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation, as provided by law, and he/she shall file a copy of such proposed assessment in his/her office for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk shall upon the completion of such proposed assessment, notify the City Council thereof.

Adopted by the City Council this 6th day of July, 2020.

Mayor

Attest:

City Clerk

PROPOSED ASSESSMENT ROLL
COUNTRYSIDE DRIVE IMPROVEMENT PROJECT - HAUGHTON AVENUE STREET TO COVENTRY LANE
CITY OF NORTH MANKATO, MINNESOTA
BIM PROJECT NO. 1818.180748

LINE	APN	PROPERTY ADDRESS	PROPERTY OWNER NAME	ADDRESS	CITY	STATE	SP	ASSESSABLE LENGTH				ASSESSABLE UNIT				CALCULATED ASSESSMENT						PROPOSED ASSESSMENT						
								LENGTH OF PARCEL ABUTTING IMPROVEMENT		CONVERT		CONVERT	SIDE	RIDE	CONVERT	PROJECT	SIDE	TOTAL	STREET & UTILITY IMP. (LIN FT)	SANITARY SEWER SERVICE (EACH)	WATER SERVICE (EACH)	STREET & SIDEWALK IMP. (LIN FT)	SANITARY SEWER SERVICE (EACH)	WATERMANS SERVICE (EACH)	WATER SERVICE (EACH)	10% CALCULATED ASSESSMENT	MAXIMUM ASSESSMENT \$4,500.00	PROPOSED ASSESSMENT
								INTERIOR	EXTERIOR	CONVERT	CONVERT																	
1	18.854.0100	2080 HAUGHTON AVENUE	CHRISTIAN CONCERN INC	1230 N RIVER DR	MANKATO	MN	56001	Y	0	150.6	75.3	75.3				\$9,549.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,185.24	\$4,185.24				
2	18.840.0110	1693 COUNTRYSIDE DRIVE	NEVADA J HELGET & DAVID MAERTENS	1693 COUNTRYSIDE DR	NORTH MANKATO	MN	56003	N	0	66	33	33.00				\$4,185.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,185.24	\$4,185.24				
3	18.840.0120	1687 COUNTRYSIDE DRIVE	PAUL S & STACY D BATEMAN	1687 COUNTRYSIDE DR	NORTH MANKATO	MN	56003	N	0	90.35	90.35	90.35				\$11,458.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,185.24	\$4,185.24				
4	18.840.0130	1681 COUNTRYSIDE DRIVE	FREDERICK H SHERRY	1681 COUNTRYSIDE DR	NORTH MANKATO	MN	56003	N	0	78.18	78.18	78.18				\$9,915.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,185.24	\$4,185.24				
5	18.840.0140	1675 COUNTRYSIDE DRIVE	ANN G SCHARTZ	1675 COUNTRYSIDE DR	NORTH MANKATO	MN	56003	N	0	78.18	78.18	78.18				\$9,915.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,185.24	\$4,185.24				
6	18.859.0010	1668 COUNTRYSIDE DRIVE	DAVID R & KARRIE A SCHUTTE	1668 COUNTRYSIDE DR	NORTH MANKATO	MN	56003	N	0	82	82	82.00				\$10,399.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,185.24	\$4,185.24				
7	18.859.0020	1665 COUNTRYSIDE DRIVE	RANDALL A & JESSICA C SMITH	1665 COUNTRYSIDE DR	NORTH MANKATO	MN	56003	N	0	79.95	79.95	79.95				\$10,399.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,185.24	\$4,185.24				
8	18.811.0230	26 REMANN COURT	MEGAN & SAMUEL BROCKSHUIS	26 REMANN CT	NORTH MANKATO	MN	56003	N	0	64	64	64.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
9	18.811.0240	22 REMANN COURT	LAWRENCE A SANDERS FAMILY TRUST	22 REMANN CT	NORTH MANKATO	MN	56003	N	0	159	159	159.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
10	18.811.0250	18 REMANN COURT	MARY E GROTHE	18 REMANN CT	NORTH MANKATO	MN	56003	N	0	66.41	66.41	66.41				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
11	18.811.1140	(WALTER S FARM PARK)	CITY OF NORTH MANKATO	1001 BELGRADE AVE	NORTH MANKATO	MN	56003	N	0	369	369	369.00				\$46,798.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
12	18.829.0010	2059 SUNDANCE LANE	THOMAS M & JUNE M RIEFF	1717 3RD AVE	MANKATO	MN	56001	Y	0	153.9	76.95	76.95				\$9,758.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
13	18.829.0120	2058 SUNDANCE LANE	THONG V DINH & CHAU H LUU	2058 SUNDANCE LN	NORTH MANKATO	MN	56003	Y	0	153.9	76.95	76.95				\$9,758.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
14	18.811.0820	1537 COUNTRYSIDE DRIVE	BRADLEY J & TRACY L RIES	1537 COUNTRYSIDE DR	NORTH MANKATO	MN	56003	Y	0	114.9	57.45	57.45				\$7,288.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
15	18.829.0050	2060 HOWARD DRIVE	DUANE J & ANGELA PETERS	2060 HOWARD DR	NORTH MANKATO	MN	56003	Y	0	122.5	61.27	61.27				\$7,288.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
16	18.829.0060	1525 COUNTRYSIDE DRIVE	GREGORY L & TIFFANY C THATE	1525 COUNTRYSIDE DR	NORTH MANKATO	MN	56003	N	0	107.5	107.54	107.54				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
17	18.829.0070	1519 COUNTRYSIDE DRIVE	LISA A & BRIAN L MURRAY	1519 COUNTRYSIDE DR	NORTH MANKATO	MN	56003	Y	0	106.5	106.47	106.47				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00				
18																												
19	01.102.0600	LOT 1 BLOCK 1 PRAIRIE HEIGHTS	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	Y	0	135	135	135.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
20	01.102.0600	LOT 2 BLOCK 1 PRAIRIE HEIGHTS	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	120	120	120.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
21	01.102.0600	LOT 3 BLOCK 1 PRAIRIE HEIGHTS	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	120	120	120.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
22	01.102.0600	LOT 4 BLOCK 1 PRAIRIE HEIGHTS	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	120	120	120.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
23	01.102.0600	LOT 5 BLOCK 1 PRAIRIE HEIGHTS	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	132	132	132.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
24	01.102.0600	LOT 6 BLOCK 1 PRAIRIE HEIGHTS	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	125	125	125.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
25	01.102.0600	LOT 7 BLOCK 1 PRAIRIE HEIGHTS	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	105	105	105.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
26	01.102.0600	OUTLOT (FUTURE LOT 1)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	118	118	118.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
27	01.102.0600	OUTLOT (FUTURE LOT 2)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	118	118	118.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
28	01.102.0600	OUTLOT (FUTURE LOT 3)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	118	118	118.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
29	01.102.0600	OUTLOT (FUTURE LOT 4)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	105	105	105.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
30	01.101.1000	OUTLOT (FUTURE LOT 5 PARTIAL)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	58	58	58.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
31	01.101.1000	OUTLOT (FUTURE LOT 5 PARTIAL)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	47	47	47.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
32	01.101.1000	OUTLOT (FUTURE LOT 6)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	105	105	105.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
33	01.101.1000	OUTLOT (FUTURE LOT 7)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	105	105	105.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
34	01.101.1000	OUTLOT (FUTURE LOT 8)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	105	105	105.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
35	01.101.1000	OUTLOT (FUTURE LOT 9)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	125	125	125.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
36	01.101.1000	OUTLOT (FUTURE LOT 10)	BENGTSON LOVONA M REVOCABLE TRUST & PRAIRIE DEVELOPMENT	1711 PREMIER DR	ST JOSEPH	MN	56374	N	0	201	201	201.00				\$1,260.00	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$2,666.67	\$21,120.00	\$21,120.00	\$21,120.00				
37																												
38																												
39																												
40																												
41																												
42																												
43																												
44																												
45																												
46																												
47																												
48																												
49																												
50																												
51																												
52																												
53																												
54																												
55																												
56																												
57																												
58																												
59																												
60																												

CITY OF NORTH MANKATO
REQUEST FOR COUNCIL ACTION



Agenda Item # 9B	Dept: City Engineer	Council Meeting Date: 7/6/20
------------------	---------------------	------------------------------

TITLE OF ISSUE: Consider Resolution for Hearing on Proposed Assessment Project No. 20-03 ABCDEF Countryside Drive Street and Utility Improvement Project.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the memo prepared by City Engineer Sarff.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution for Hearing on Proposed Assessment Project No. 20-03 ABCDEF Countryside Drive Street and Utility Improvement Project.

For Clerk's Use:

Motion By: _____
Second By: _____

Vote Record:

	Aye	Nay	
	<input type="checkbox"/>	<input type="checkbox"/>	Steiner
	<input type="checkbox"/>	<input type="checkbox"/>	Norland
	<input type="checkbox"/>	<input type="checkbox"/>	Oachs
	<input type="checkbox"/>	<input type="checkbox"/>	Whitlock
	<input type="checkbox"/>	<input type="checkbox"/>	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

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

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

RESOLUTION NO.

RESOLUTION FOR HEARING ON PROPOSED ASSESSMENT
PROJECT NO. 20-03-ABCDEF
COUNTRYSIDE DRIVE STREET AND UTILITY IMPROVEMENT PROJECT

WHEREAS, by a resolution passed by the City Council on July 6, 2020, the City Clerk and the City Engineer, were directed to prepare a proposed assessment of the cost of the Countryside Drive Street and Utility Improvement Project, Project No. 20-03-ABCDEF, and

WHEREAS, the clerk has notified the council that such proposed assessment has been completed and filed in his/her office for public inspection,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that a hearing shall be held on the 3rd day of August 2020 in the City Council Chambers of City Hall, 1001 Belgrade Avenue, North Mankato, Minnesota at 7:00 p.m., to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment, and

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and he shall state in the notice the total cost of the improvement. The City Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.

BE IT FURTHER RESOLVED, that the owner of any property so assessed may, at any time prior to the date specified in the assessment resolution and notices, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Clerk, except that no interest shall be charged if the entire assessment is paid by the date specified in the assessment resolution and notices. An owner may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

Adopted by the City Council this 6th day of July 2020.

Mayor

Attest:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 9C	Dept: Administration	Council Meeting Date: 7/6/20
------------------	----------------------	------------------------------

TITLE OF ISSUE: Consider Approving Publication of Notice by the City of North Mankato, Minnesota of Its Intent to Consider an Application for a Cable Franchise.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Brian Grogan from Moss & Barnett will be present to review the process and provide additional information.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve Publication of Notice by the City of North Mankato, Minnesota of its Intent to Consider an Application for a Cable Franchise.

For Clerk's Use:

Motion By: _____

Second By: _____

Vote Record:

	Aye	Nay	
	<input type="checkbox"/>	<input type="checkbox"/>	Steiner
	<input type="checkbox"/>	<input type="checkbox"/>	Norland
	<input type="checkbox"/>	<input type="checkbox"/>	Oachs
	<input type="checkbox"/>	<input type="checkbox"/>	Whitlock
	<input type="checkbox"/>	<input type="checkbox"/>	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

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

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

**NOTICE BY THE CITY OF NORTH MANKATO, MINNESOTA
OF ITS INTENT TO CONSIDER AN APPLICATION FOR A CABLE FRANCHISE**

Notice is hereby given that it is the intent of the City Council of the City of North Mankato, Minnesota, to consider an application for a cable franchise for the purpose of operating a cable communications system to serve the City of North Mankato, Minnesota. This notice is given in accordance with the requirements of Minn. Stat. § 238.081.

Applications shall be submitted in response to this Notice and the Request for Proposals available upon request in the office of John Harrenstein, City Administrator, City of North Mankato, 1001 Belgrade Avenue, North Mankato, MN 56002; telephone number: (507) 625-4141; johnharrenstein@northmankato.com.

- A. The deadline for submitting applications is July 29, 2020.
- B. Applications shall be in writing, notarized, in a format consistent with the Request for Proposals. Applications shall be delivered to the attention of John Harrenstein, City Administrator, City of North Mankato, 1001 Belgrade Avenue, North Mankato, MN 56002.
- C. Pursuant to Minn. Stat. § 238.081 subd. 8, applicants will be required to reimburse the City for all necessary costs of processing a cable communications franchise. Each application shall include an application fee of Twenty Thousand and No/100 Dollars (\$20,000.00) in the form of a check made payable to the City of North Mankato, Minnesota. Any unused portion of the application fee shall be returned to the applicant and any additional fees required to process the application and cable communications franchise beyond the application fee, shall be assessed to the applicant.
- D. Applicants are requested to be present at a public hearing before the City Council presently scheduled to be held at City Hall, beginning at 7:00 p.m. on Monday, August 17, 2020. Each applicant will be given time to summarize its application.
- E. The Request for Proposals sets forth in detail the expectations of the City of North Mankato, Minnesota and the requirements for submission of our application. The Request for Proposals contains the requirements of Minn. Stat. § 238.081, subd. 4.
- F. The services to be offered are identified in the Request for Proposals and include a system providing a mix, level and quality of programs and services comparable to other cable systems in the region, serving similar sized communities and customer services to ensure quality service to the subscriber. The Request for Proposals provides further details of the services to be offered.
- G. The criteria for evaluating the applications and priorities for selection include: 1) the completeness of applications and conformance to Request for Proposals; and 2) the legal, technical, and financial qualifications of the applicant.
- G. All questions concerning this request should be directed to the City Administrator.

Date: _____, 2020

By: _____
John Harrenstein, City Administrator

Publish in:

The Free Press on July 9, 2020 and July 16, 2020.

Affidavit of Publication required for each publication.

CITY OF NORTH MANKATO, MINNESOTA
REQUEST FOR PROPOSALS OFFICIAL APPLICATION FORM

Applicants interested in submitting a proposal for a cable communications franchise shall submit the following information as required by Minnesota Statutes Section 238.081 (subd. 4) to the City of North Mankato, Minnesota ("City") on or before July 29, 2020.

- A. Plans for channel capacity, including both the total number of channels capable of being energized in the system and the number of channels to be energized immediately.
- B. A statement of the television and radio broadcast signals for which permission to carry will be requested from the Federal Communications Commission.
- C. A description of the proposed system design and planned operation, including at least the following items:
 - 1. The general area for location of antenna and headend, if known;
 - 2. The schedule for activating cable and two-way capacity;
 - 3. The type of automated services to be provided;
 - 4. The number of channels and services to be made available for access cable broadcasting; and
 - 5. The schedule of charges for facilities and staff assistance for access cable broadcasting.
- D. Terms and conditions under which particular service is to be provided to governmental and educational entities.
- E. A schedule of proposed rates in relation to the services to be provided and a proposed policy regarding unusual or difficult connection of services.
- F. A time schedule for construction of the entire system with the time sequence for wiring the various parts of the area requested to be served.
- G. A statement indicating the applicant's qualifications and experience in the cable communications field, if any.
- H. An identification of the municipalities in which the applicant either owns or operates a cable communications system, directly or indirectly, or has outstanding franchises for which no system has been built.
- I. Plans for financing the proposed system, which must indicate every significant anticipated source of capital and significant limitations or conditions with respect to the availability of the indicated sources of capital.
- J. A statement of ownership detailing the corporate organization of the applicant, if any, including the names and addresses of officers and directors and the number of shares held by each officer or director, and intercompany relationship, including the parent, subsidiary or affiliated company.

K. A notation and explanation of omissions or other variations with respect to the requirements of the proposal.

Substantive amendments may be made to a proposal after a proposal has been submitted only upon approval of the City and before the award of a franchise. All proposals must be notarized and must include responses to the above information requests, as well as the information requested in the Notice by the City of Its Intent to Franchise a Cable Communications System, available from the City upon request. The City reserves its right to request additional information of any applicant at any time during this process.

Pursuant to Minn. Stat. § 238.081 subd. 8, applicants are required to reimburse the City for all necessary costs of processing a cable communications franchise. Each application shall include an application fee of Twenty Thousand and No/100 Dollars (\$20,000.00) in the form of a check made payable to the City of North Mankato, Minnesota. Any unused portion of the application fee shall be returned to the applicant and any additional fees required to process the application and cable communications franchise beyond the application fee, shall be assessed to the applicant as a condition in any franchise adopted by the City.

Any questions regarding this Request for Proposals may be directed in writing to John Harrenstein, City Administrator, City of North Mankato, 1001 Belgrade Avenue, North Mankato, MN 56002; telephone number: (507) 625-4141; johnharrenstein@northmankato.com.

End of Document

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 9D	Dept: Finance	Council Meeting Date: 7/6/20
------------------	---------------	------------------------------

TITLE OF ISSUE: Consider Resolution Providing for the Competitive Negotiated Sale of General Obligation Improvement Bonds, Series 2020B.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Bond Counsel Tammy Omdal from Northland Securities will join the meeting to review the proposed bond sale.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Providing for the Competitive Negotiated Sale of General Obligation Improvement Bonds, Series 2020B.

For Clerk's Use:

 Motion By: _____
 Second By: _____

 Vote Record:

Aye	Nay	
_____	_____	Steiner
_____	_____	Norland
_____	_____	Oachs
_____	_____	Whitlock
_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify) Finance Plan, Municipal Advisory Service Agreement

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

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

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

HELD: July 6, 2020

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of North Mankato, Nicollet County, Minnesota, was duly held on July 6, 2020, at 7:00 P.M. for the purpose in part of authorizing the competitive negotiated sale of the \$3,400,000 General Obligation Improvement Bonds, Series 2020B.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION PROVIDING FOR THE COMPETITIVE NEGOTIATED SALE OF
GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2020B

A. WHEREAS, the City Council of the City of North Mankato, Minnesota (the "City"), has heretofore determined that it is necessary and expedient to issue General Obligation Improvement Bonds, Series 2020B (the "Bonds"), pursuant to Minnesota Statutes, Chapters 429 and 475 to finance various public improvements in the City; and

B. WHEREAS, the City has retained Northland Securities, Inc., in Minneapolis, Minnesota ("Northland"), as its independent municipal advisor and is therefore authorized to sell the Bonds by competitive negotiated sale in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9); and

C. WHEREAS, the City has retained Taft Stettinius & Hollister LLP, in Minneapolis, Minnesota as its bond counsel for purposes of this financing.

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

1. Authorization. The City Council hereby authorizes Northland to solicit proposals for the competitive negotiated sale of the Bonds.

2. Meeting; Proposal Opening. The City Council shall meet at the time and place specified in the Notice of Sale attached hereto as Exhibit A for the purpose of considering sealed proposals for and awarding the sale of the Bonds. The City Administrator, or designee, shall open proposals at the time and place specified in the Notice of Sale.

3. Notice of Sale. The terms and conditions of the Bonds and the negotiation thereof are fully set forth in the Notice of Sale attached hereto as Exhibit A and hereby approved and made a part hereof.

4. Official Statement. In connection with the competitive negotiated sale of the Bonds, the City Administrator and other officers or employees of the City are hereby authorized to cooperate with Northland and participate in the preparation of an official statement for the Bonds, and to execute and deliver it on behalf of the City upon its completion.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon the resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTY OF NICOLLET
CITY OF NORTH MANKATO

I, the undersigned, being the duly qualified and acting City Administrator of the City of North Mankato, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council duly called and held on the date therein indicated, insofar as such minutes relate to the City's General Obligation Improvement Bonds, Series 2020B.

WITNESS my hand on July 6, 2020.

City Administrator

EXHIBIT A

NOTICE OF SALE

\$3,400,000*

GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2020B

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

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

TIME AND PLACE:

Proposals (also referred to herein as “bids”) will be opened by the City’s Administrator, or designee, on Monday, August 17, 2020, at 10:30 A.M., CT, at the offices of Northland Securities, Inc. (the City’s “Municipal Advisor”), 150 South 5th Street, Suite 3300, Minneapolis, Minnesota 55402. Consideration of the Proposals for award of the sale will be by the City Council at its meeting at the City Offices beginning Monday, August 17, 2020 at 7:00 P.M., CT.

SUBMISSION OF PROPOSALS

Proposals may be:

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

Notice is hereby given that electronic proposals will be received via PARITY™, or its successor, in the manner described below, until 10:30 A.M., CT, on Monday, August 17, 2020. Proposals may be submitted electronically via PARITY™ or its successor, pursuant to this Notice until 10:30 A.M., CT, but no Proposal will be received after the time for receiving Proposals specified above. To the extent any instructions or directions set forth in PARITY™, or its successor, conflict with this Notice, the terms of this Notice shall control. For further information about PARITY™, or its successor, potential bidders may contact Northland Securities, Inc. or i-Deal® at 1359 Broadway, 2nd floor, New York, NY 10018, telephone 212-849-5021.

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

BOOK-ENTRY SYSTEM

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

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

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

DATE OF ORIGINAL ISSUE OF BONDS

Date of Delivery (Estimated to be September 8, 2020)

AUTHORITY/PURPOSE/SECURITY

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

INTEREST PAYMENTS

Interest is due semiannually on each February 1 and August 1, commencing August 1, 2021, to registered owners of the Bonds appearing of record in the Bond Register as of the close of business on the fifteenth day (whether or not a business day) of the calendar month preceding such interest payment date.

MATURITIES

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

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2022	\$200,000	2027	\$220,000	2032	\$235,000
2023	215,000	2028	225,000	2033	235,000
2024	215,000	2029	225,000	2034	240,000
2025	220,000	2030	225,000	2035	245,000
2026	220,000	2031	230,000	2036	250,000

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

INTEREST RATES

All rates must be in integral multiples of 1/20th or 1/8th of 1%. *The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity.* All Bonds of the same maturity must bear a single uniform rate from date of issue to maturity.

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJUSTMENTS TO PRINCIPAL AMOUNT AFTER PROPOSALS

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

OPTIONAL REDEMPTION

Bonds maturing on February 1, 2029 through 2036 are subject to redemption and prepayment at the option of the City on February 1, 2028 and any date thereafter, at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and principal amounts within each maturity to be redeemed shall be determined by the City and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar.

CUSIP NUMBERS

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

DELIVERY

Delivery of the Bonds will be within thirty days after award, subject to an approving legal opinion by Taft Stettinius & Hollister, Bond Counsel. The legal opinion will be paid by the City and delivery will be anywhere in the continental United States without cost to the successful bidder at DTC.

TYPE OF PROPOSAL

Proposals of not less than \$3,366,000 (99.00%) and accrued interest on the principal sum of \$3,400,000 must be filed with the undersigned prior to the time of sale. Proposals must be unconditional except as to legality. Proposals for the Bonds should be delivered to Northland Securities, Inc. and addressed to:

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

A good faith deposit (the "Deposit") in the amount of \$68,000 in the form of a federal wire transfer (payable to the order of the City) is only required from the apparent winning bidder, and must be received within two hours after the time stated for the receipt of Proposals. The apparent winning bidder will receive notification of the wire instructions from the Municipal Advisor promptly after the sale. If the Deposit is not received from the apparent winning bidder in the time allotted, the City may choose to reject their Proposal and then proceed to offer the Bonds to the next lowest bidder based on the terms of their original proposal, so long as said bidder wires funds for the Deposit amount within two hours of said offer.

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

AWARD

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

INFORMATION FROM SUCCESSFUL BIDDER

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

OFFICIAL STATEMENT

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

FULL CONTINUING DISCLOSURE UNDERTAKING

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

BANK QUALIFICATION

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

BOND INSURANCE AT UNDERWRITER'S OPTION

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

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

Dated: July 6, 2020

BY ORDER OF THE NORTH MANKATO CITY
COUNCIL

/s/ John Harrenstein
City Administrator

Additional information may be obtained from:

Northland Securities, Inc.

150 South 5th Street, Suite 3300

Minneapolis, Minnesota 55402

Telephone No.: 612-851-5900

EXHIBIT A

[FORM OF ISSUE PRICE CERTIFICATE – COMPETITIVE SALE SATISFIED]

The undersigned, on behalf of _____ (the "Underwriter"), hereby certifies as set forth below with respect to the sale of the General Obligation Improvement Bonds, Series 2020B (the "Bonds") of the City of North Mankato, Minnesota (the "Issuer").

1. Reasonably Expected Initial Offering Price.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by the Underwriter are the prices listed in **Schedule A** (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by the Underwriter in formulating its bid to purchase the Bonds. Attached as **Schedule B** is a true and correct copy of the bid provided by the Underwriter to purchase the Bonds.

(b) The Underwriter was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by the Underwriter constituted a firm offer to purchase the Bonds.

2. Defined Terms.

(a) "Maturity" means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(c) "Sale Date" means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is August 17, 2020.

(d) "Underwriter" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Underwriter's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Nonarbitrage Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Taft Stettinius & Hollister LLP, Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: September 8, 2020.

[FORM OF ISSUE PRICE CERTIFICATE – HOLD-THE-OFFERING-PRICE RULE APPLIES]

The undersigned, on behalf of _____ (the "Underwriter"), on behalf of itself, hereby certifies as set forth below with respect to the sale and issuance of General Obligation Improvement Bonds, Series 2020B (the "Bonds") of the City of North Mankato, Minnesota (the "Issuer").

1. Initial Offering Price of the Bonds.

(a) The Underwriter offered each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Notice of Sale and bid award, the Underwriter has agreed in writing that, (i) for each Maturity of the Bonds, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

2. Defined Terms.

(a) "Holding Period" means, for each Maturity of the Bonds, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (_____), or (ii) the date on which the Underwriter has sold at least 10% of such Maturity of the Bonds to the Public at prices that are no higher than the Initial Offering Price for such Maturity.

(b) "Maturity" means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) "Sale Date" means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____, 2020.

(e) "Underwriter" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Representative's interpretation of any laws, including specifically Sections 103

and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Nonarbitrage Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Taft Stettinius & Hollister LLP, Bond Counsel, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: September 8, 2020.

Finance Plan

City of North Mankato, Minnesota

\$3,400,000

**General Obligation Improvement Bonds, Series
2020B**

July 6, 2020



150 South 5th Street, Suite 3300

Minneapolis, MN 55402

612-851-5900 800-851-2920

www.northlandsecurities.com

Member FINRA and SIPC | Registered with SEC and MSRB

Contents

Executive Summary.....	1
Issue Overview.....	2
Purpose	2
Authority.....	2
Structure	2
Security and Source of Repayment	2
Plan Rationale	2
Issuing Process	3
Attachment 1 – Preliminary Debt Service Schedule.....	4
Attachment 2 – Preliminary 105% Levy Schedule	5
Attachment 3 – Related Considerations	6
Bank Qualification	6
Arbitrage Compliance.....	6
Continuing Disclosure.....	6
Premiums	6
Rating.....	7
Attachment 4 – Calendar of Events.....	8
Attachment 5 - Risk Factors	9

Executive Summary

The following is a summary of the recommended terms for the issuance of \$3,400,000 General Obligation Improvement Bonds, Series 2020B (the "Bonds" or "2020B Bonds"). Additional information on the proposed finance plan and issuing process can be found after the Executive Summary, in the Issue Overview and Attachment 3 – Related Considerations.

Purpose	Proceeds from the Bonds will be used to fund improvements to Monroe Avenue, Countryside Drive, and the Dakota Meadows Safe Routes to School/Howard Dr. surface improvements.				
Security	<p>The Bonds will be a general obligation of the City. The City will pledge for payment of the Bonds:</p> <ul style="list-style-type: none">• Special assessments collected from benefitted properties.• Property tax levies.				
Repayment Term	The Bonds will mature annually each February 1 in the years 2022 - 2036. Interest on the Bonds will be payable on August 1, 2021 and semiannually thereafter on each August 1 and February 1.				
Estimated Interest Rate	<table><tr><td>Average coupon:</td><td>1.29%</td></tr><tr><td>True interest cost (TIC):</td><td>1.40%</td></tr></table>	Average coupon:	1.29%	True interest cost (TIC):	1.40%
Average coupon:	1.29%				
True interest cost (TIC):	1.40%				
Prepayment Option	Bonds maturing on and after February 1, 2029 will be subject to redemption on February 1, 2028 and any day thereafter at a price of par plus accrued interest.				
Rating	A rating will be requested from Standard and Poor's (S&P). The City's general obligation debt is currently rated "AA" by S&P.				
Tax Status	The Bonds will be tax-exempt, bank qualified obligations.				
Risk Factors	There are certain risks associated with all debt. Risk factors related to the Bonds are discussed in Attachment 5.				
Type of Bond Sale	Public Sale – Competitive Bids				
Proposals Received	Monday, August 17, 2020 @ 10:30 A.M.				
Council Consideration	Monday, August 17, 2020 @ 7:00 P.M.				

Issue Overview

Purpose

Proceeds from the Bonds will be used to fund improvements to Monroe Avenue, Countryside Drive, and the Dakota Meadows Safe Routes to School/Howard Dr. surface improvements. The Bonds have been sized based on estimates provided by City staff on June 12, 2020. The table below contains the sources and uses of funds for the bond issue.

Sources Of Funds	
Par Amount of Bonds	\$3,400,000.00
Total Sources	\$3,400,000.00
Uses Of Funds	
Total Underwriter's Discount (1.000%)	34,000.00
Costs of Issuance	44,197.77
Deposit to Project Construction Fund	3,320,000.00
Rounding Amount	1,802.23
Total Uses	\$3,400,000.00

Authority

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

Structure

The Bonds have been structured to result in relatively level annual debt service payments over the life of the Bonds.

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

Security and Source of Repayment

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

- Special Assessments. The City is expected to levy special assessments against benefited properties in the amount of \$741,000 (City's estimate as of June 12, 2020). The assessments will be payable over 15 years, with an interest rate of 2% over the average coupon on the Bonds (currently assumed to be 3.25%), and structured for level annual payments of principal and interest. The assessments will be levied in 2020 for initial payment in 2021.
- Property Taxes. The remaining revenues needed to pay debt service on the Bonds are expected to come from property tax levies. The initial projections show an annual tax levy, averaging \$200,972 annually, is needed, which includes the statutory requirement of 105% of debt service, after accounting for assessments. The levy will be adjusted annually based on actual special assessment collections, and additional monies in the debt service fund. The initial tax levy will be made in 2020 for taxes payable in 2021.

The table in Attachment 2 shows the estimated flow of funds, including the 5% overlevy.

Plan Rationale

The Finance Plan recommended in this report is based on a variety of factors and information provided by the City related to the financed projects and City objectives, Northland's knowledge of the City and our experience in working with similar cities and projects. The issuance of General Obligation Improvement Bonds provides the best means of achieving the City's objectives and

cost effective financing. The City has successfully issued and managed this type of debt for previous projects.

Issuing Process

Northland will receive bids to purchase the Bonds on Monday, August 17, 2020 at 10:30 AM. Market conditions and the marketability of the Bonds support issuance through a competitive sale. This process has been chosen as it is intended to produce the lowest combination of interest expense and underwriting expense on the date and time set to receive bids. The calendar of events for the issuing process can be found in Attachment 4.

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

Bond Counsel: Taft Stettinius & Hollister LLP, Minneapolis, Minnesota

Paying Agent: U.S. Bank, National Association, St. Paul, Minnesota

Attachment 1 – Preliminary Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/08/2020	-	-	-	-	-
08/01/2021	-	-	32,533.28	32,533.28	-
02/01/2022	200,000.00	0.300%	18,130.00	218,130.00	250,663.28
08/01/2022	-	-	17,830.00	17,830.00	-
02/01/2023	215,000.00	0.400%	17,830.00	232,830.00	250,660.00
08/01/2023	-	-	17,400.00	17,400.00	-
02/01/2024	215,000.00	0.500%	17,400.00	232,400.00	249,800.00
08/01/2024	-	-	16,862.50	16,862.50	-
02/01/2025	220,000.00	0.600%	16,862.50	236,862.50	253,725.00
08/01/2025	-	-	16,202.50	16,202.50	-
02/01/2026	220,000.00	0.700%	16,202.50	236,202.50	252,405.00
08/01/2026	-	-	15,432.50	15,432.50	-
02/01/2027	220,000.00	0.850%	15,432.50	235,432.50	250,865.00
08/01/2027	-	-	14,497.50	14,497.50	-
02/01/2028	225,000.00	1.000%	14,497.50	239,497.50	253,995.00
08/01/2028	-	-	13,372.50	13,372.50	-
02/01/2029	225,000.00	1.100%	13,372.50	238,372.50	251,745.00
08/01/2029	-	-	12,135.00	12,135.00	-
02/01/2030	225,000.00	1.200%	12,135.00	237,135.00	249,270.00
08/01/2030	-	-	10,785.00	10,785.00	-
02/01/2031	230,000.00	1.300%	10,785.00	240,785.00	251,570.00
08/01/2031	-	-	9,290.00	9,290.00	-
02/01/2032	235,000.00	1.400%	9,290.00	244,290.00	253,580.00
08/01/2032	-	-	7,645.00	7,645.00	-
02/01/2033	235,000.00	1.500%	7,645.00	242,645.00	250,290.00
08/01/2033	-	-	5,882.50	5,882.50	-
02/01/2034	240,000.00	1.550%	5,882.50	245,882.50	251,765.00
08/01/2034	-	-	4,022.50	4,022.50	-
02/01/2035	245,000.00	1.600%	4,022.50	249,022.50	253,045.00
08/01/2035	-	-	2,062.50	2,062.50	-
02/01/2036	250,000.00	1.650%	2,062.50	252,062.50	254,125.00
Total	\$3,400,000.00	-	\$377,503.28	\$3,777,503.28	-

Date And Term Structure

Dated	9/08/2020
Delivery Date	9/08/2020
First available call date	2/01/2028
Call Price	100.000%

Yield Statistics

Bond Year Dollars	\$29,330.56
Average Life	8.627 Years
Average Coupon	1.2870649%

Net Interest Cost (NIC)	1.4029849%
True Interest Cost (TIC)	1.4030840%
All Inclusive Cost (AIC)	1.5674244%

Attachment 2 – Preliminary 105% Levy Schedule

		Less:		Equals:			
		Special					
		Assessment					
Date	Total P+I	105% Levy	Revenues*	City Net Levy	Levy Year	Collection Year	
02/01/2022	250,663.28	263,196.44	63,453.03	199,743.41	2020	2021	
02/01/2023	250,660.00	263,193.00	63,453.02	199,739.98	2021	2022	
02/01/2024	249,800.00	262,290.00	63,453.04	198,836.96	2022	2023	
02/01/2025	253,725.00	266,411.25	63,453.02	202,958.23	2023	2024	
02/01/2026	252,405.00	265,025.25	63,453.04	201,572.21	2024	2025	
02/01/2027	250,865.00	263,408.25	63,453.03	199,955.22	2025	2026	
02/01/2028	253,995.00	266,694.75	63,453.02	203,241.73	2026	2027	
02/01/2029	251,745.00	264,332.25	63,453.03	200,879.22	2027	2028	
02/01/2030	249,270.00	261,733.50	63,453.02	198,280.48	2028	2029	
02/01/2031	251,570.00	264,148.50	63,453.03	200,695.47	2029	2030	
02/01/2032	253,580.00	266,259.00	63,453.03	202,805.97	2030	2031	
02/01/2033	250,290.00	262,804.50	63,453.03	199,351.47	2031	2032	
02/01/2034	251,765.00	264,353.25	63,453.02	200,900.23	2032	2033	
02/01/2035	253,045.00	265,697.25	63,453.03	202,244.22	2033	2034	
02/01/2036	254,125.00	266,831.25	63,453.04	203,378.21	2034	2035	
Total	\$3,777,503.28	\$3,966,378.44	\$951,795.43	\$3,014,583.01			

*Assumes \$741,000 in principal spread in even payments for a term of 15 years with an interest rate of 3.25%, which is 2.0% over the average coupon rounded to the nearest quarter of a percent.

Attachment 3 – Related Considerations

Bank Qualification

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

Arbitrage Compliance

The Bonds are expected to qualify for the "24-month spending" exemption related to arbitrage rebate.

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

Continuing Disclosure

Type: Full

Dissemination Agent: Northland Securities

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

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

Premiums

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

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

- The premium means that the City needs less bond proceeds and can reduce the size of the issue by the amount of the premium.

-
- The premium can be deposited in the Construction Fund and used to pay additional project costs, rather than used to reduce the size of the issue.
 - The premium can be deposited in the Debt Service Fund and used to pay principal and interest.

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

Rating

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

Attachment 4 - Calendar of Events

June 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Date	Action	Responsible Party
January 21	429 Hearing	City Council Action, Bond Council
March 11	Construction Bids Awarded	City Council Action
June 29	Finance Plan and Set Sale Resolution Sent to City	Northland
July 6	Presentation of Finance Plan by Northland City Council approves Set Sale Resolution	City Council Action, Northland
July 7	Preliminary Official Statement Sent to City for Sign Off and Rating Agency (S&P)	Northland, City Staff
Week of July 27	Rating Conference Call	Northland, City Staff, Rating Agency
August 3	Rating Received	Northland, City Staff, Rating Agency
August 10	Awarding Resolution sent to City	Northland, Bond Counsel
August 17	Bond Sale - 10:30 a.m. Authorizing Resolution Adopted - 7:00 p.m.	Northland, City Staff, City Council Action
September 8	Closing on the Bonds (Proceeds Available)	Northland, City Staff, Bond Counsel

Attachment 5 - Risk Factors

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

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

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

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

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

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

WITNESSETH

WHEREAS, the City desires to have NSI provide it with advice on the structure, terms, timing and other matters related to the issuance of the General Obligation Improvement Bonds, Series 2020B (the "Debt") serving in the role of municipal (financial) advisor, and

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

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

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

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

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

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

SERVICES TO BE PROVIDED BY NSI

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

Planning and Development

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

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

Bond Sale

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

Post-Sale Support

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

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

COMPENSATION

For providing these services with respect to the Debt, NSI shall be paid a lump sum of \$25,500. The fee due to NSI shall be payable by the City upon the closing of the Bonds.

NSI agrees to pay the following expenses from its fee:

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

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

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

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

CONFLICTS OF INTEREST

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

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

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

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

LEGAL AND DISCIPLINARY ACTIONS

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

SUCCESSORS OR ASSIGNS

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

TERM OF THIS AGREEMENT

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

Dated this 29th day of June, 2020.

Northland Securities, Inc.

By: Michael Hart

Michael Hart, Managing Director

City of North Mankato, Minnesota

By: _____

Its: _____

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 9E	Dept: Finance	Council Meeting Date: 7/6/20
------------------	---------------	------------------------------

TITLE OF ISSUE: Consider Accepting North Mankato's 2019 Financial Statement Audit.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Tom Olinger from Abdo Eick & Meyers will present the findings.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Accept North Mankato's 2019 Financial Statement Audit.

For Clerk's Use:

 Motion By: _____
 Second By: _____

 Vote Record:

Aye	Nay	
_____	_____	Steiner
_____	_____	Norland
_____	_____	Oachs
_____	_____	Whitlock
_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Other (specify) Presentation _____

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

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



North
Mankato

2019
Financial
Statement
Audit

Introduction



Audit Opinion and Responsibility

General Fund Results

Other Governmental Funds

Enterprise Funds

Ratios

Audit Results



Auditor's
Responsibility



Single Audit Report



Minnesota Legal
Compliance Report



Audit Results

2019 Audit Findings



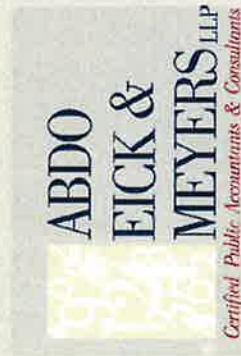
Preparation of Financial Statements

- Internal Control Finding

Material Audit Adjustments

- Internal Control Finding

General Fund – Fund Balances

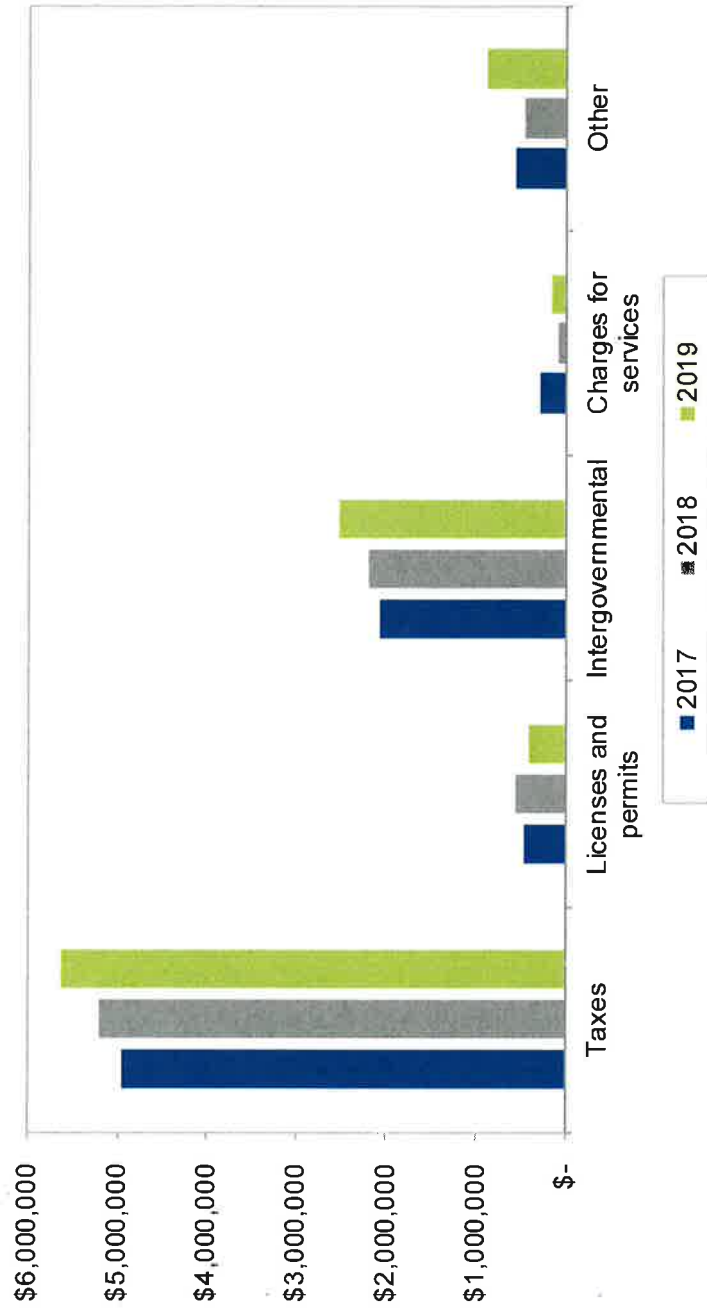


General Fund Budget to Actual

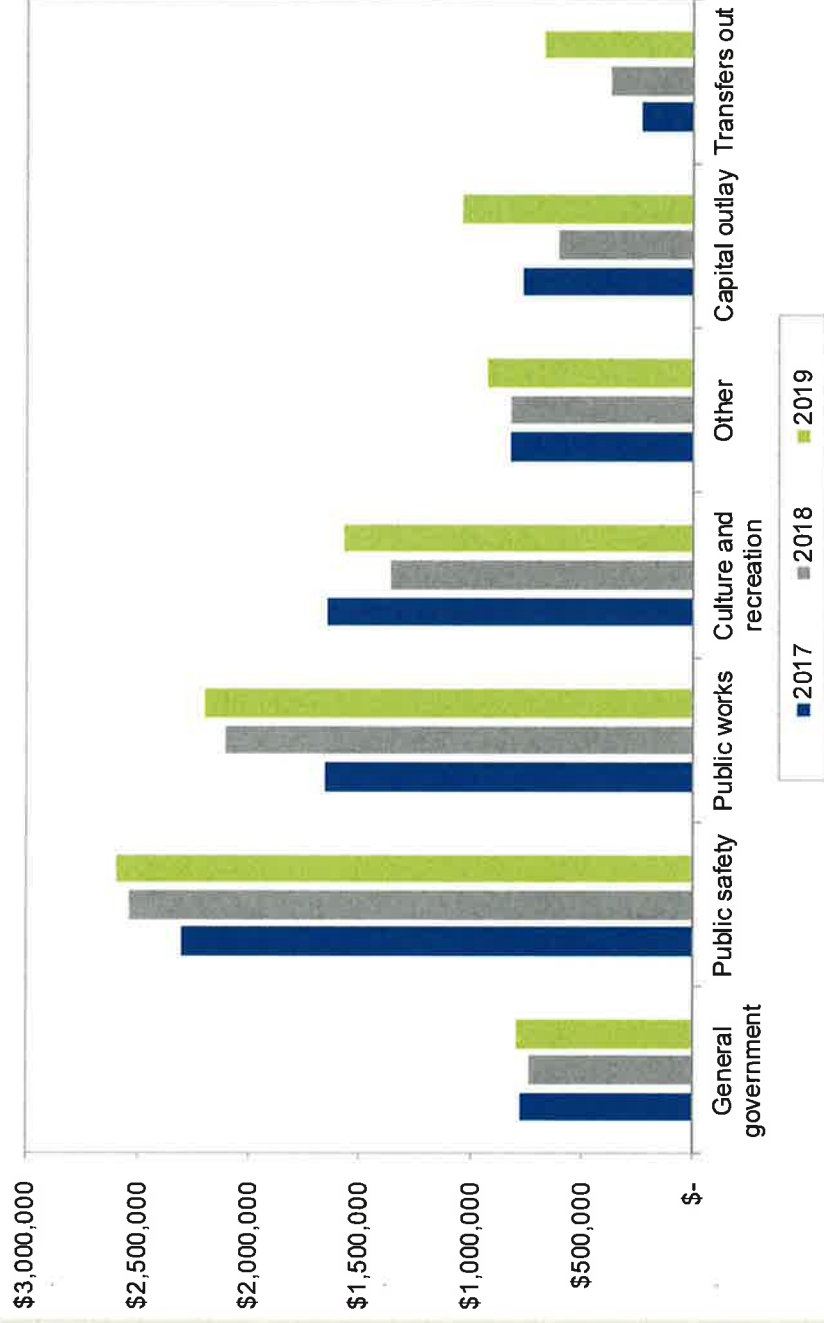
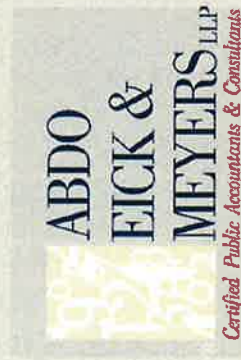


	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget
Revenues	\$ 8,624,205	\$ 8,984,840	\$ 360,635
Expenditures	8,504,727	9,141,427	(636,700)
Excess (Deficiency) of Revenues Over (Under) Expenditures	119,478	(156,587)	(276,065)
Other Financing Sources (Uses)			
Sale of capital assets	100	17,204	17,104
Transfers in	461,750	644,082	182,332
Transfers out	(535,000)	(881,035)	(346,035)
Total Other Financing Sources (Uses)	(73,150)	(219,749)	(146,599)
Net Change in Fund Balances	\$ 46,328	(376,336)	\$ (422,664)
Fund Balances, January 1		4,157,551	
Fund Balances, December 31		\$ 3,781,215	

General Fund Revenues by Type



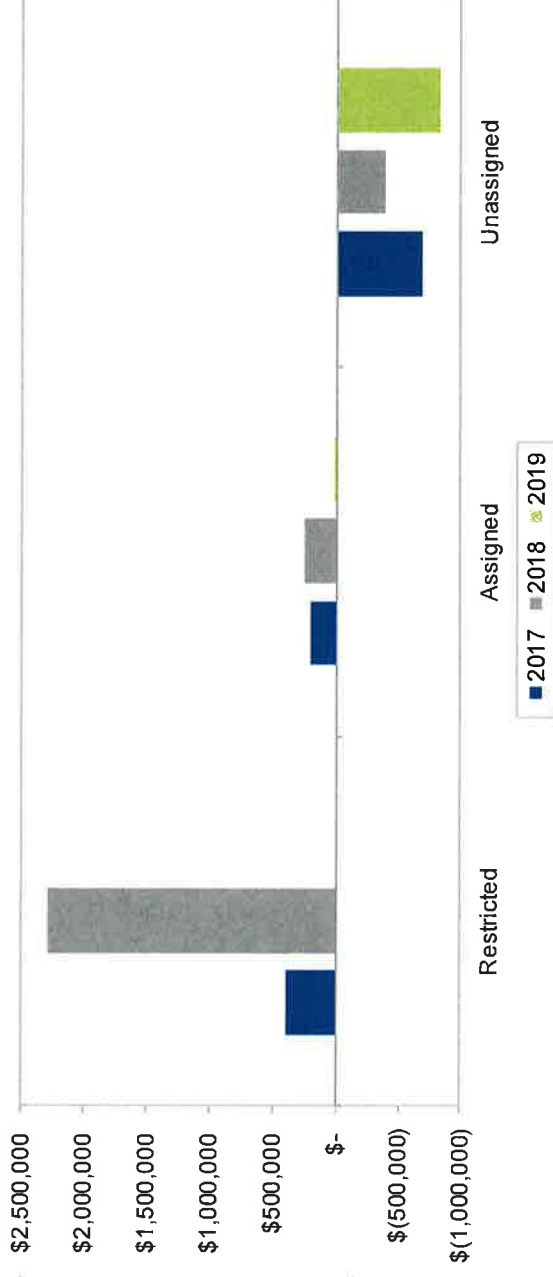
General Fund Expenditures by Type



Capital Projects Fund Balances



Fund	Fund Balances December 31,		Increase (Decrease)
	2019	2018	
Major			
2017 Construction	\$ 21,179	\$ 2,286,390	\$ (2,265,211)
2019 Construction	(190,578)	(49,916)	(140,662)
Nonmajor			
Capital Facilities and Equipment Replacement - General			
2015 Construction	20,831	110,361	(89,530)
2016 Construction	(592,740)	(312,942)	(279,798)
2018 Construction	-	139,958	(139,958)
2020 Construction	(26,473)	(15,606)	(10,867)
2023 Construction	(43,648)	(12,961)	(30,687)
	(111)	-	(111)
Total	\$ (811,540)	\$ 2,145,284	\$ (2,956,824)

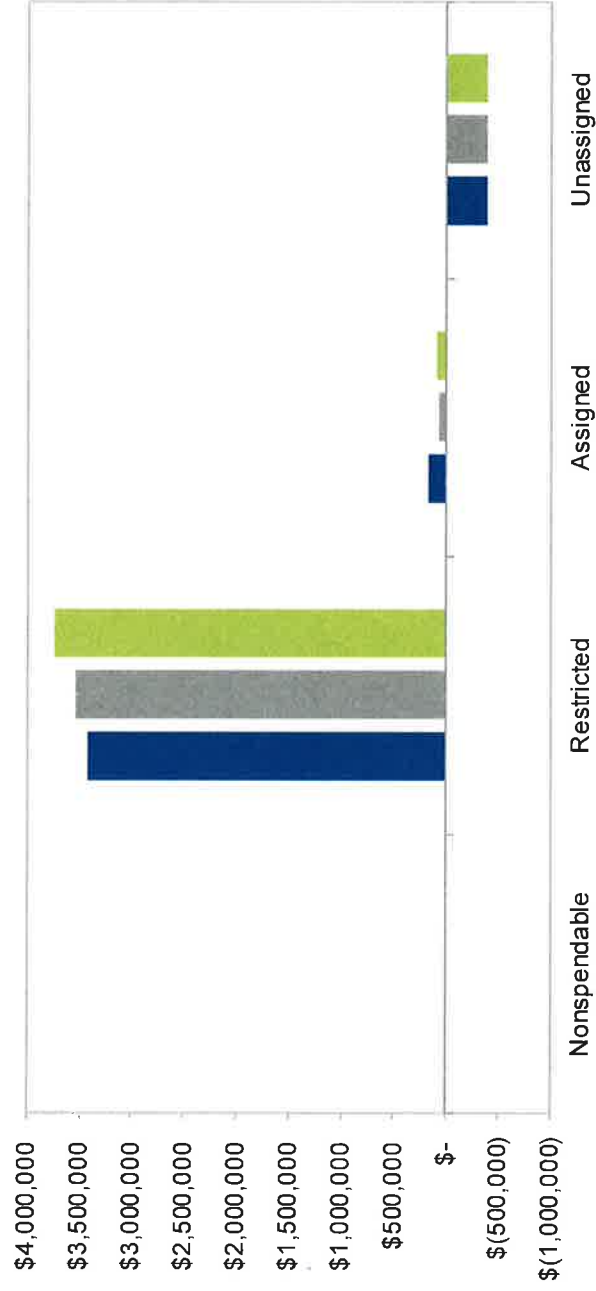


Special Revenue Fund Balances



Fund	Fund Balances December 31,		Increase (Decrease)
	2019	2018	
Nonmajor			
Caswell Sports	\$ 6,159	\$ 4,548	\$ 1,611
Library Endowment	46,446	45,420	1,026
Community Development Block Grant	15,296	15,296	-
Local Option Sales Tax	255,221	167,700	87,521
Park Development	5,866	5,866	-
Port Authority	95,824	66,897	28,927
Federal Revolving Loan	1,828,269	1,775,675	52,594
Local Revolving Loan	231,522	229,904	1,618
Joint Economic Development	1,174,372	1,162,051	12,321
Marigold TIF #8	(393,877)	(380,606)	(13,271)
Webster Redevelopment TIF #14	82,674	77,547	5,127
National Dentex TIF #17	-	21,462	(21,462)
Webster Avenue TIF #2	1,750	1,016	734
422 Belgrade TIF #19	20,691	21,885	(1,194)
Allstate Peterbuilt TIF #21	-	5,153	(5,153)
	66,863	40,046	26,817
Total	\$ 3,437,076	\$ 3,259,860	\$ 177,216

Special Revenue Fund Balances

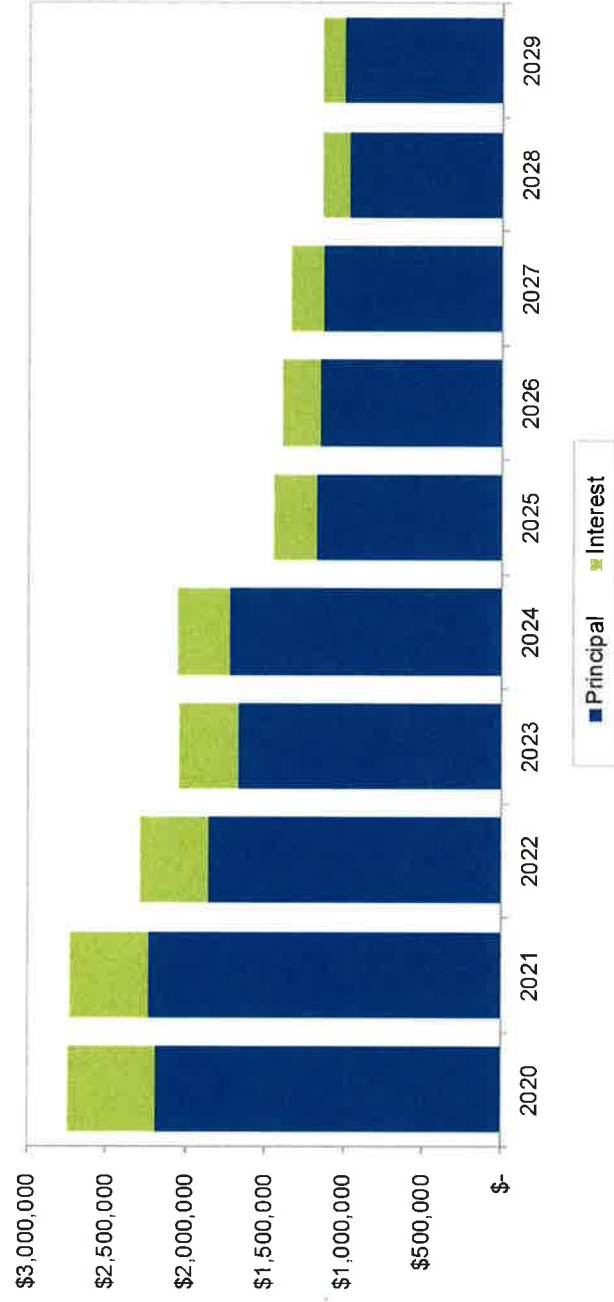
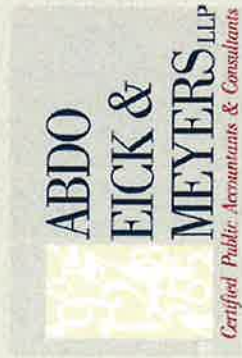


Debt Service Funds

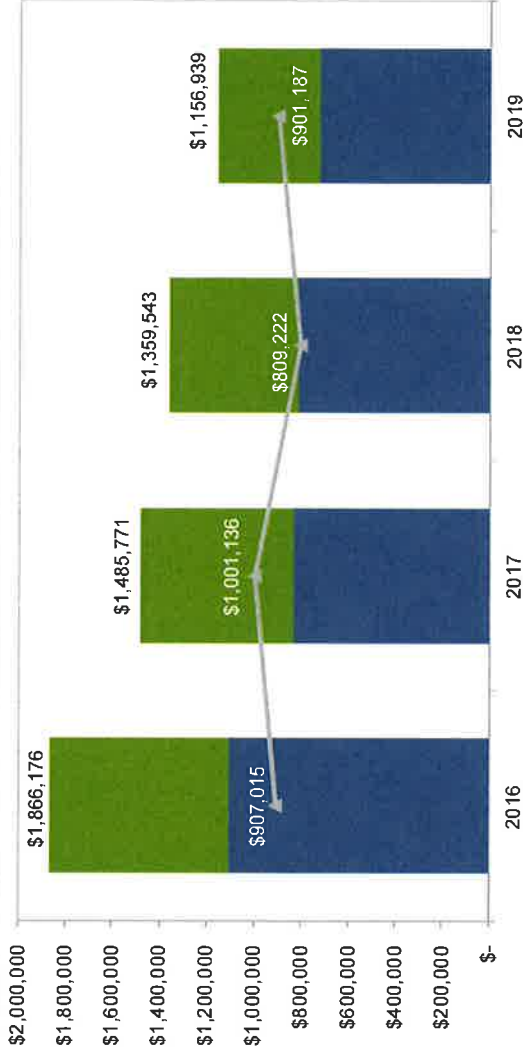
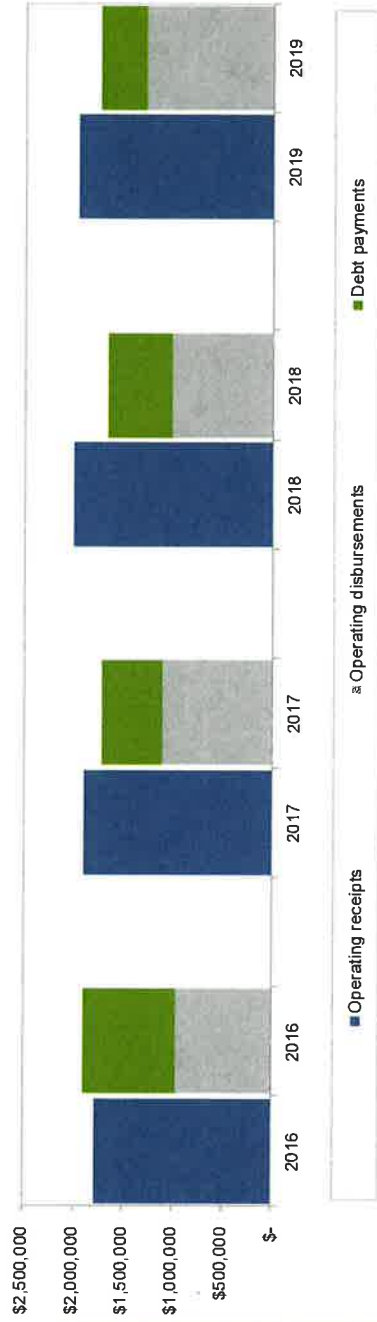


Debt Description	Total Cash and Temporary Investments	Total Assets	Outstanding Debt	Maturity Date
General Obligation Bonds				
Bond Reserve	\$ 1,374,050	\$ 2,335,932	\$ -	N/A
General Obligations - 2011A	-	-	2,545,000	02/01/34
G.O. Capital Improvements - 2012A	-	-	90,000	02/01/20
General Obligations - 2014A	-	9,818	645,000	12/01/29
General Obligations - 2015A	-	-	445,000	12/01/30
General Obligations - 2016A	-	-	370,000	02/01/26
General Obligations - 2018A	5,593	85,133	4,200,000	02/01/34
General Obligations - 2019A	115,395	426,216	265,000	02/01/29
Total G.O. Bonds	1,495,038	2,857,099	8,560,000	
Tax Increment Bonds				
Taxable G.O. Tax Increment Bonds of 2010D	29,744	29,744	555,000	02/01/37
Taxable G.O. Tax Increment Revenue Bonds of 2011B	30,834	30,834	385,000	02/01/35
Total Tax Increment Bonds	60,578	60,578	940,000	
G.O. Special Assessment Bonds				
2005D G.O. Improvement Bonds	405,495	744,940	-	Matured
2007A G.O. Improvement Bonds	100	17,620	-	Matured
2008A G.O. Improvement Bonds	-	714,678	1,400,000	12/01/27
2010A G.O. Improvement Bonds	24,133	289,226	1,655,000	02/01/22
2010C G.O. Refunding Bonds	-	348,286	1,170,000	12/01/30
2015A G.O. Improvement Bonds	282,908	1,500,820	1,205,000	12/01/28
2015B G.O. Crossover Refunding Bonds	-	98,977	810,000	02/01/32
2016A G.O. Improvement Bonds	-	-	470,000	02/01/34
2018A G.O. Improvement Bonds	-	-	1,530,000	02/01/34
2019A G.O. Improvement Bonds	-	-	8,240,000	02/01/34
Total G.O. Special Assessment Bonds	712,636	3,714,547	8,240,000	
G.O. Revenue Bonds				
2009C G.O. Sales Tax Revenue Bonds	-	-	1,035,000	12/01/24
2010B G.O. Sales Tax Revenue Bonds	-	-	345,000	12/01/25
Total G.O. Revenue Bonds	-	-	1,380,000	
Total All Debt Service Funds	\$ 2,268,252	\$ 6,632,224	\$ 19,120,000	
Future Interest on Debt			\$ 3,558,269	

Debt Service Funds

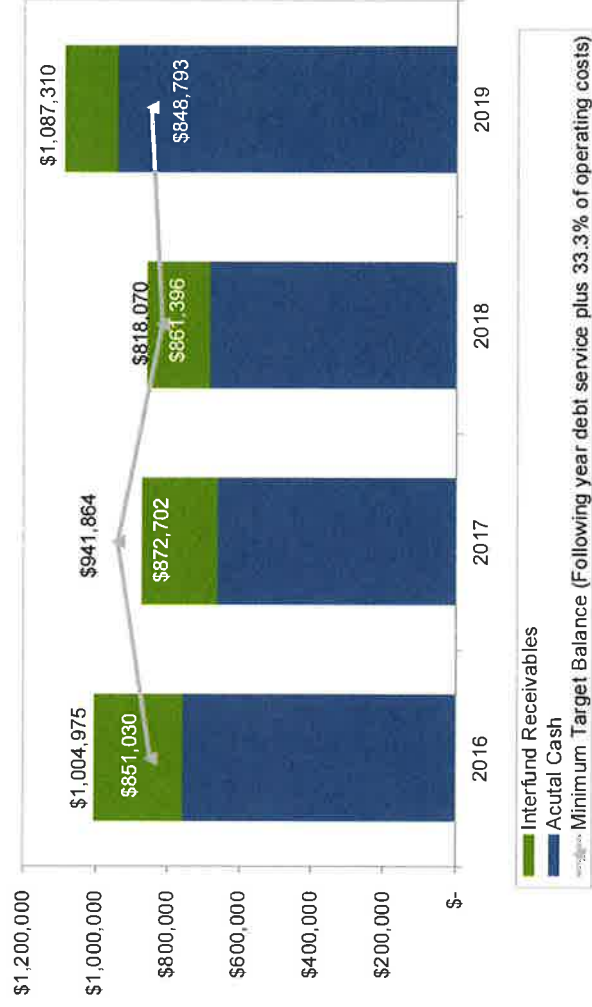
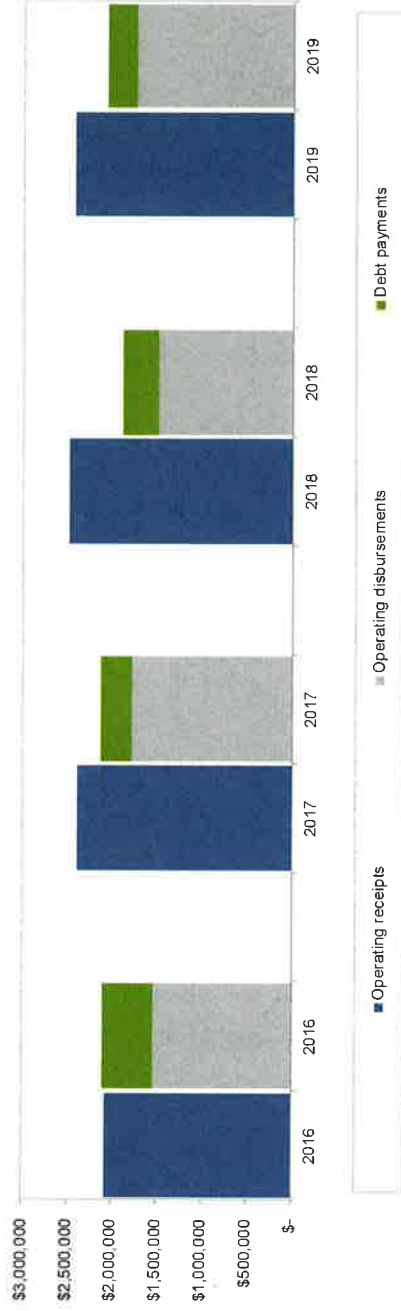


Water Fund

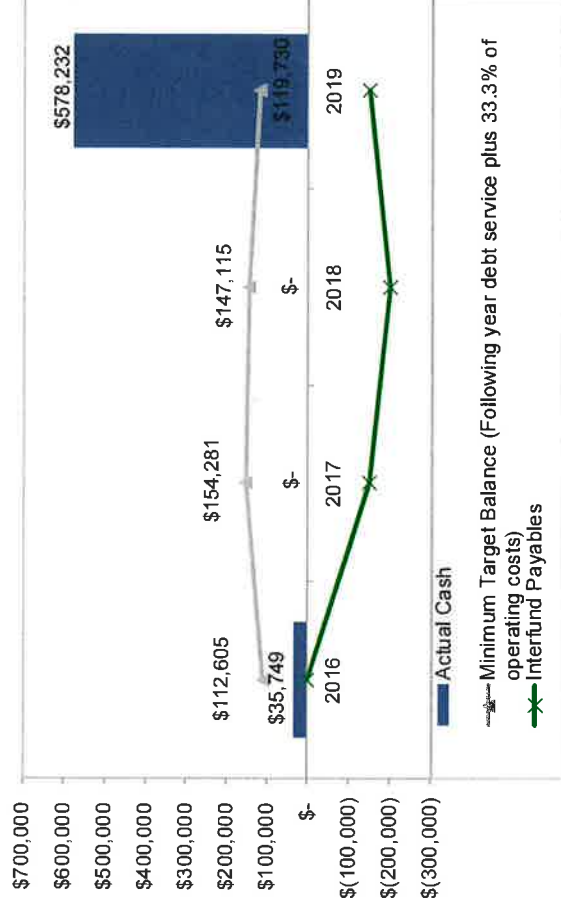
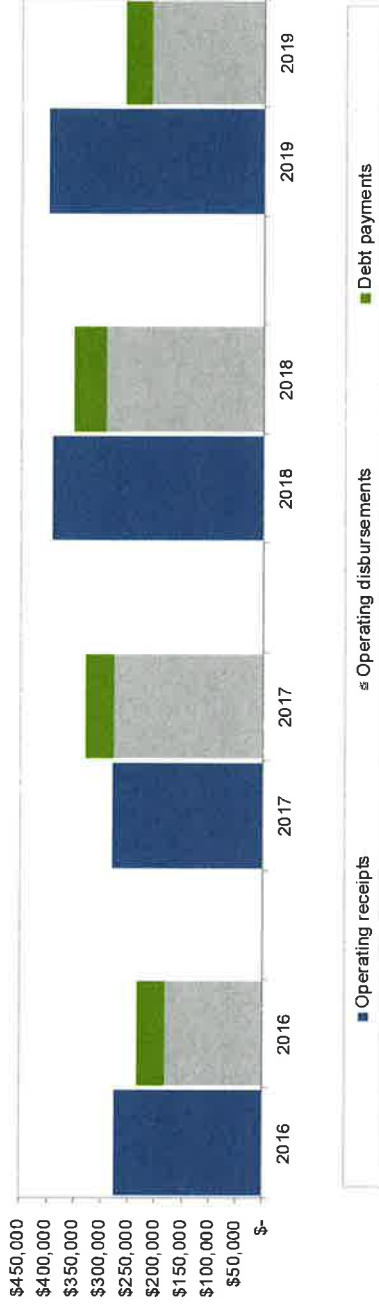


■ Interfund Receivables
■ Actual Cash
— Minimum Target Balance (Following year debt service plus 33.3% of operating costs)

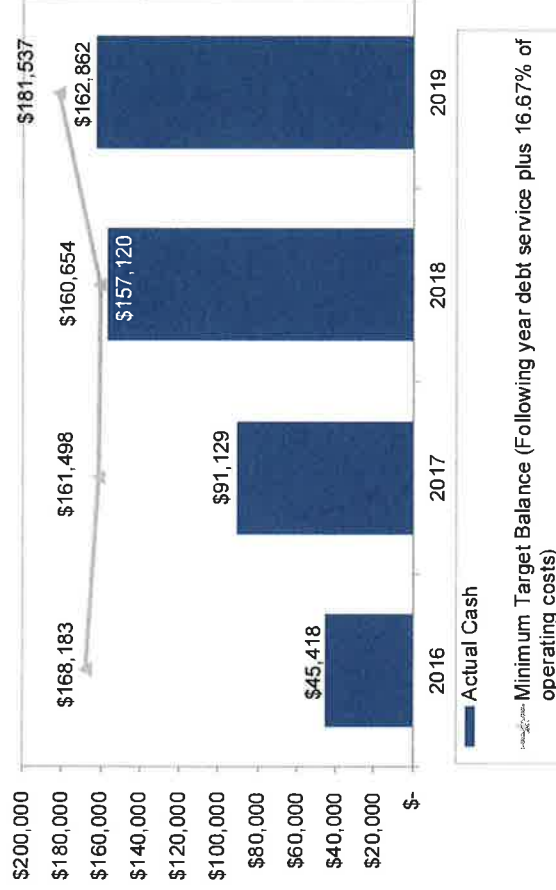
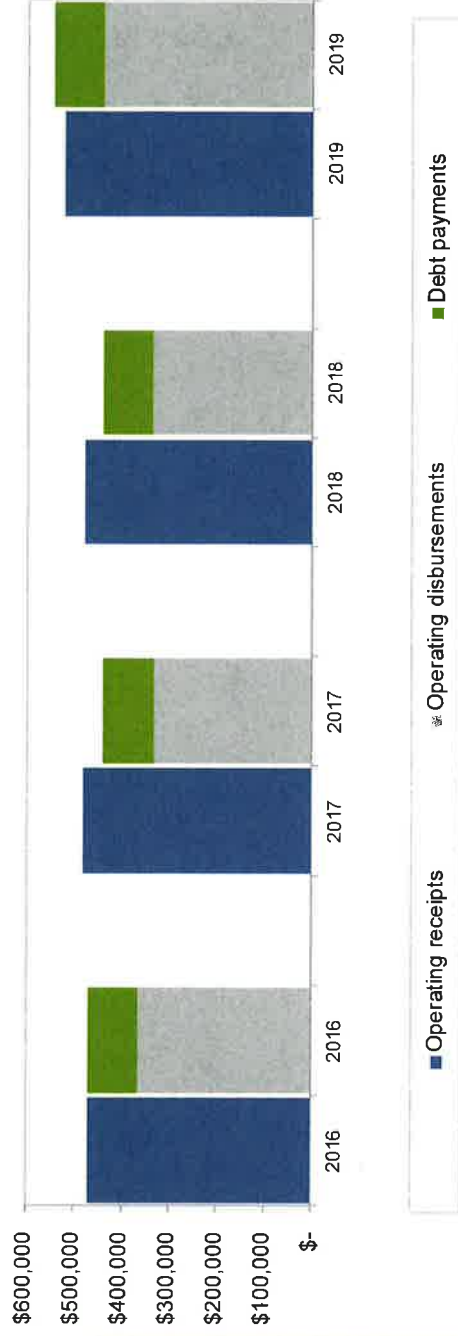
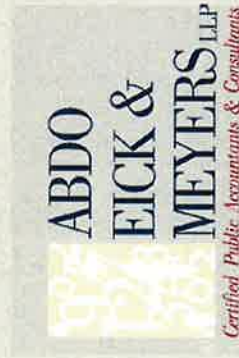
Sewer Fund



Storm Water Fund

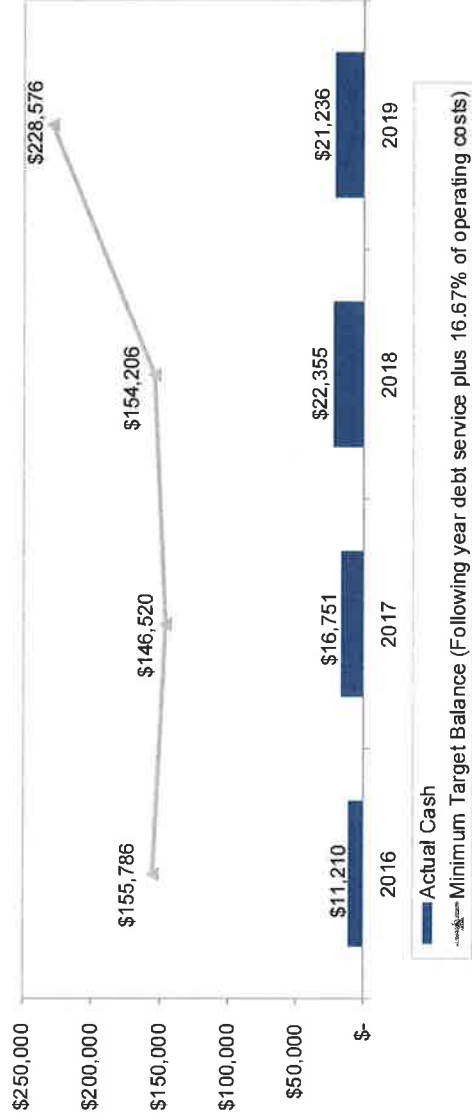
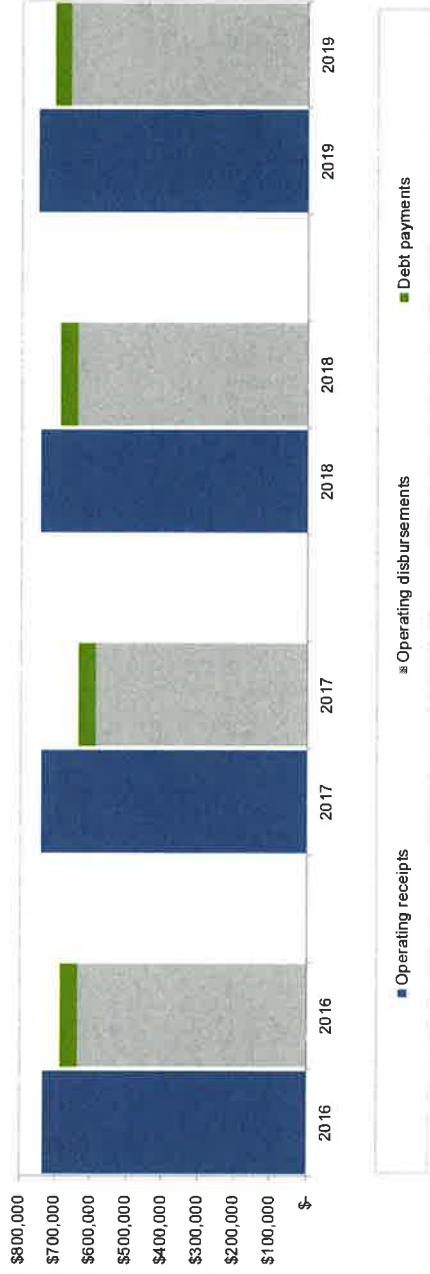


Recycling Fund

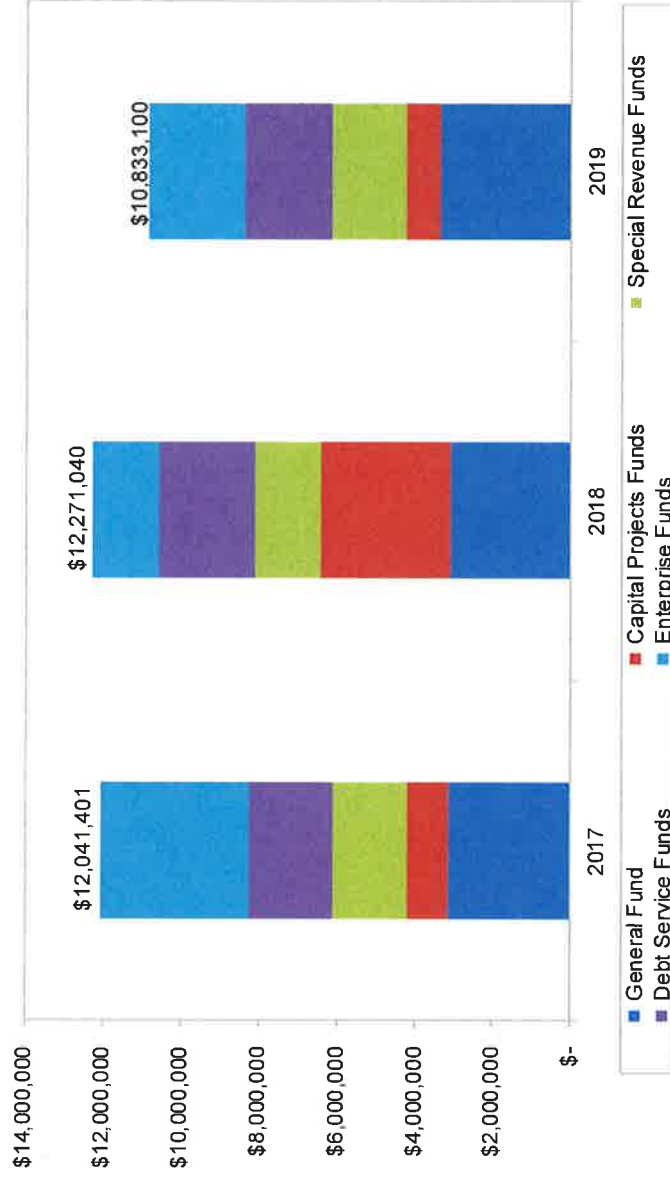
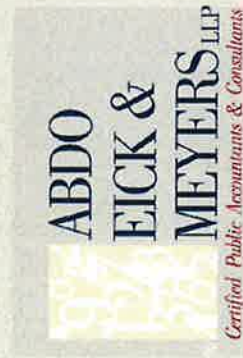


Minimum Target Balance (Following year debt service plus 16.67% of operating costs)

Solid Waste Fund

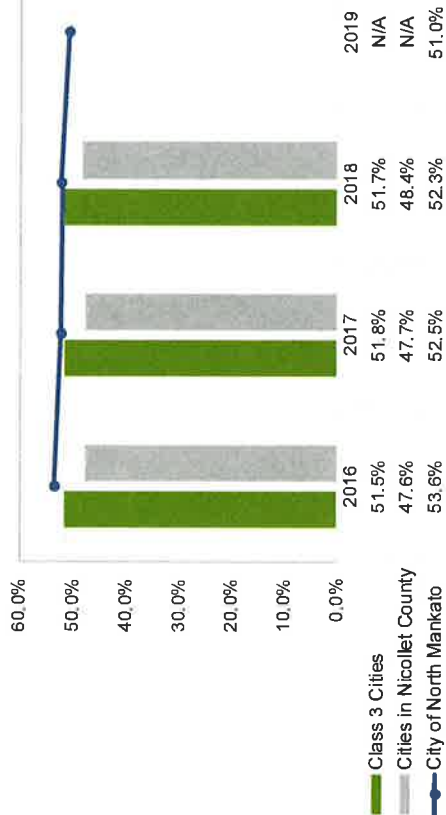


Cash and Investments Balances by Fund Type

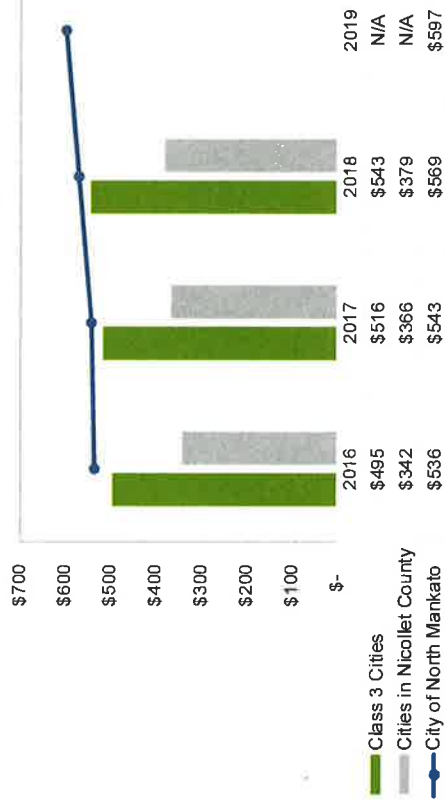


Key Ratios

Tax Rates



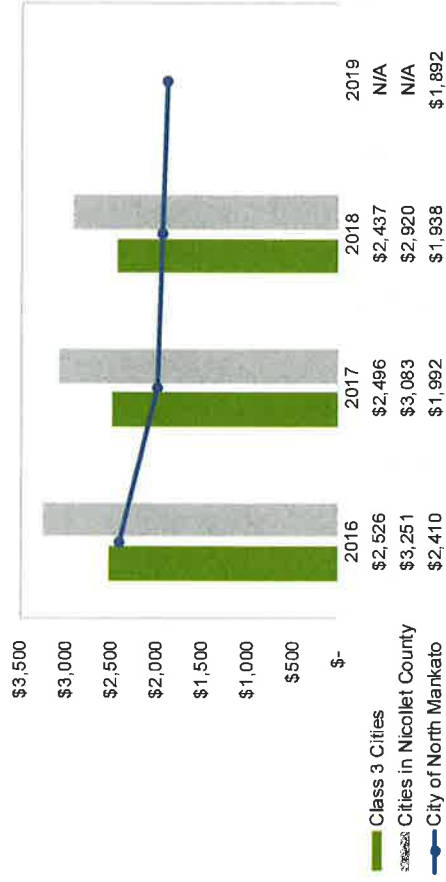
Taxes Per Capita



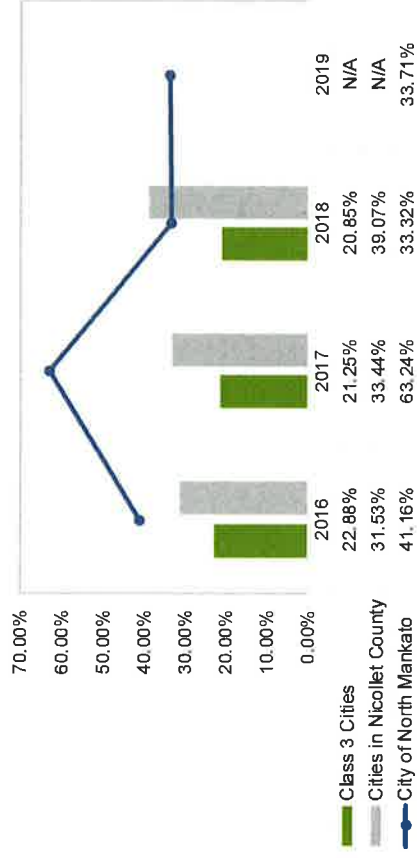
Key Ratios



Long term Debt - Per Capita

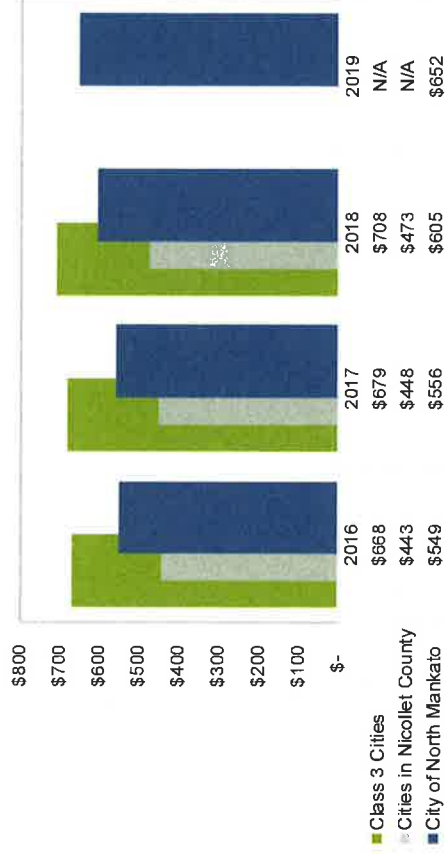


Debt Service Expenditures as a Percent of Current Expenditures

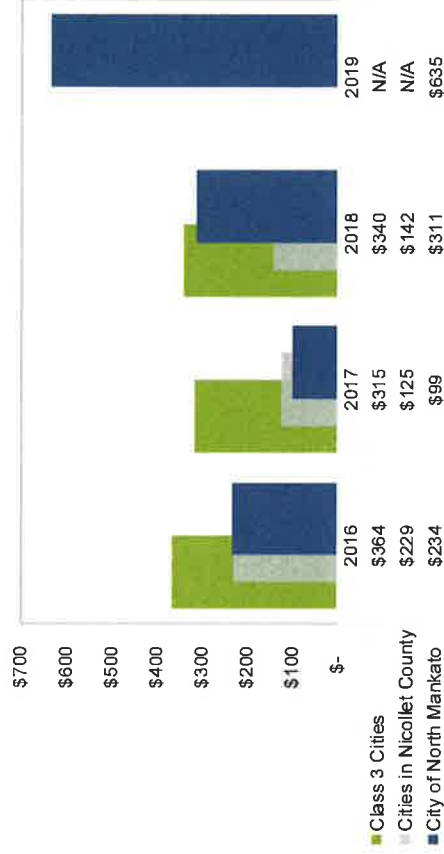


Key Ratios

Current Expenditures Per Capita



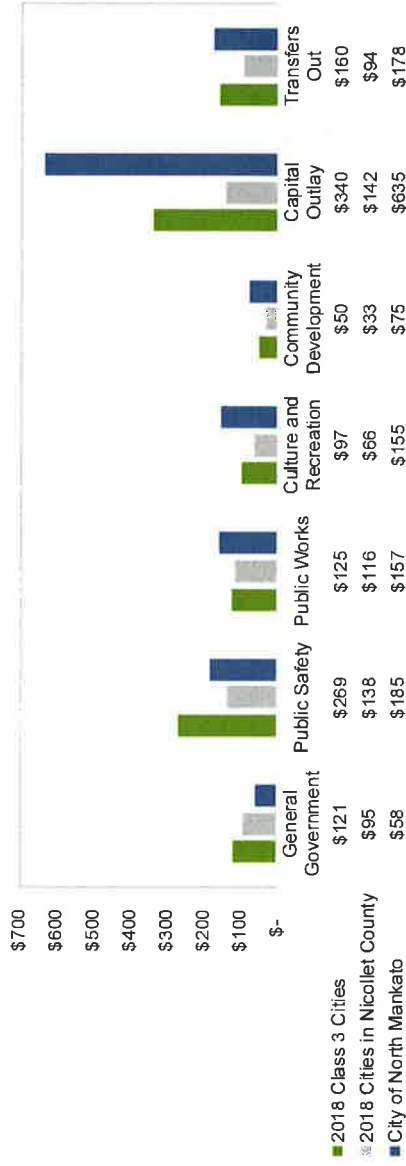
Capital Expenditures Per Capita



Key Ratio



Expenditures by Program Per Capita



Per Capita Revenues by Source



Questions?

Audit Team

Tom Olinger, CPA

Layne Kockelman, CPA

Cliff Crimmins, CPA

Kelsey Larson

Zac Benzkofer

Lindsay Munguia

Kirsten Elliott

24

DEMOGRAPHICS

Introduction

The City of North Mankato is growing at a rate similar to many comparable geographies including Nicollet County, the Metropolitan Statistical Area (MSA), and the State of Minnesota. However, the City's growth rate overall has decreased over the past couple decades from 16.1% over the 1990-2000 period, to 13.5% over the 2000-2010 period, and, lastly, 6.7% over the 2010-2019 period. North Mankato is not alone, as this trend is similar to other geographies. Also, the City exhibits the fifth highest growth rate among the 17 comparable geographies identified in this study, surpassing both Nicollet County and the MSA according to 2019 data.

The median age has increased 2.4 years over the nine-year period from 2010 to 2019 from 35.5 to 37.9. Esri 2019 estimates indicate that North Mankato's population age groups fall within 2.5% of the Metropolitan Statistical Area (MSA) in the Youth, Retiree/Seniors, and Elderly age ranges. The College age group has 7% less residents than the MSA and the Working Age group has 7% more than the MSA. **Table 1** identifies key age groups in the City.

Table 1. 2019 Population by Age Group					
Group	Age	North Mankato		MSA	
		Pop.	%	Pop.	%
Youth	0-19	3,429	24%	26,122	25%
College	20-24	882	6%	13,844	13%
Working Age	25-64	7,687	54%	50,176	47%
Retirees/Seniors	65-84	2,024	14%	13,400	13%
Elderly	85+	273	2%	2,282	2%
		14,295	100%	105,824	100%

Source: Esri

The City remains predominantly White which represents 90.3% of the total City population. Nicollet County, the MSA, and the State all show similar characteristics for race with the State showing slightly greater percentages of minority populations in some instances. While non-White populations are low, groups have grown 50% to 100% from 2010-2019 which indicates the area is slowly diversifying.

The number of households in North Mankato increased by 7.3% or approximately 410 between 2010-2019 which accounted for 11% of all household growth in the MSA. Despite this, the average number of persons per household in North Mankato stayed relatively flat at 2.38 in 2019 compared to 2.39 in 2010. In 2019, there were 82 less households in the 15-24 age range, 138 more households in the 25-44 age groups, 149 less households in the 45-54 age range and 495 more households in 55+ range when compared to 2010. While this may indicate the City has an aging population, it also may indicate that North Mankato residents wish to stay in the community as they become empty nesters and that more and more young families are choosing to reside in the City to raise their families.

Population Trends

Recent estimates for population are available from various sources. **Table 2** and **Figure 1** present population growth trends among 17 different geographies with 2019 estimates from Esri being presented as the most recent available data.

	1990 Census	2000 Census	% change 1990- 2000	2010 Census	% change 2000- 2010	2019 Esri	% change 2010- 2019
Rochester	70,745	85,806	21.30%	106,769	24.40%	121,137	13.50%
Mankato	31,477	32,427	3.00%	39,309	21.20%	44,435	13.00%
MN State	4,375,099	4,919,479	12.40%	5,303,925	7.80%	5,715,341	7.80%
St. Peter	9,421	9,747	3.50%	11,196	14.90%	11,967	6.90%
North Mankato	10,164	11,798	16.10%	13,394	13.50%	14,296	6.70%
Nicollet County	28,076	29,771	6.00%	32,727	9.90%	34,873	6.60%
MSA	82,120	85,712	4.40%	96,740	12.90%	103,050	6.50%
Faribault	17,085	20,818	21.80%	23,352	12.20%	24,719	5.90%
Worthington	9,977	11,283	13.10%	12,764	13.10%	13,411	5.10%
Marshall	12,023	12,735	5.90%	13,680	7.40%	14,190	3.70%
New Ulm	13,132	13,594	3.50%	13,522	-0.50%	14,019	3.70%
Owatonna	19,386	22,434	15.70%	25,599	14.10%	26,150	2.20%
Austin	21,907	23,314	6.40%	24,718	6.00%	25,219	2.00%
Winona	25,399	27,069	6.60%	27,592	1.90%	27,786	0.70%
Albert Lea	18,310	18,356	0.30%	18,016	-1.90%	17,833	-1.00%
Fairmont	11,265	10,889	-3.30%	10,666	-2.00%	10,513	-1.40%
Windom	4,283	4,490	4.80%	4,646	3.50%	4,506	-3.00%

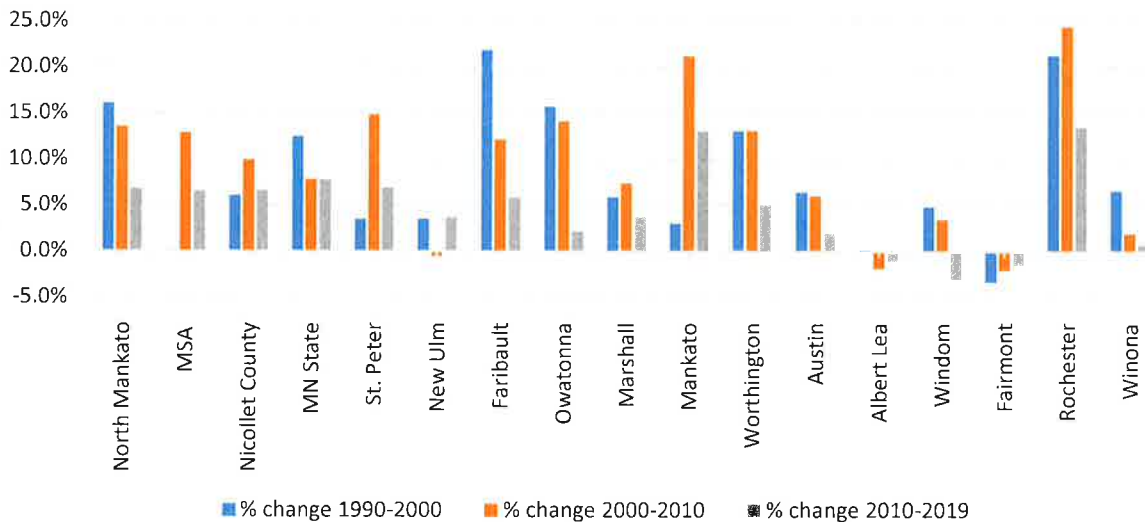
Source: U.S. Census Bureau 1990, 2000, and 2010 Decennial Census; Esri

For North Mankato, there is relative consistency between the available data sources on total population. Esri's estimate for 2019 showed 14,296 people living in the City. For comparison, the State Demographer's 2018 estimate for the City was 14,059 people, and the Census Bureau's 2018 estimate was 13,914. To understand how estimates compare, they were reduced to an annual average to adjust for the one-year time difference and normalize the data. These data indicate the City has been adding between 65 and 100 people annually since 2010. Estimates from Esri and the State Demographer are more similar and near the upper end of this range, with average growth of approximately 83 to 100 people per year.

The City of North Mankato has been exhibiting population growth, but at a decreasing rate. The City grew by over 1,600 individuals in both periods from 1990 to 2000 and 2000 to 2010, while only adding

900 residents over the timeframe from 2010 to 2019. However, North Mankato isn't the only community exhibiting this trend. Cities such as Faribault, Owatonna, Austin, and Winona are trending similarly. In fact, among a list of 17 comparison geographies, North Mankato ranks in the top five on the list in terms of percentage growth in 2019. This is slightly more than Nicollet County and the MSA while slightly less than the state of Minnesota.

Figure 1. Percentage Population Growth Comparison



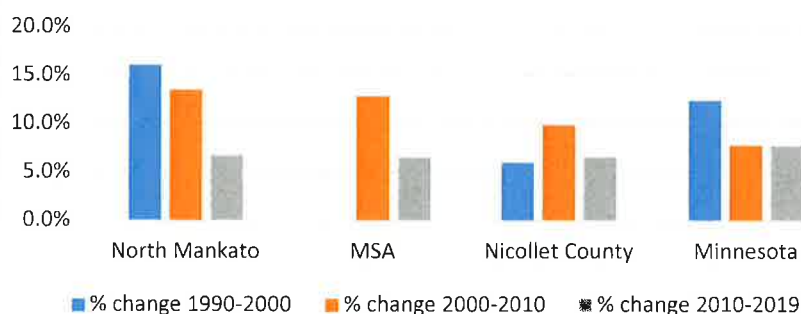
Source: U.S. Census Bureau 1990, 2000, and 2010 Decennial Census; Esri

Table 3 shows North Mankato leading in growth rate between 1990 and 2000 over the MSA, Nicollet County, and the State. North Mankato also grew at a higher percentage between 2000 and 2010. Growth percentages between 2010 and 2019 were similar between each geography with the State leading slightly.

Table 3. Percentage Population Growth Comparison			
	% Change 1990-2000	% Change 2000-2010	% Change 2010-2019
North Mankato	16.1%	13.5%	6.7%
MSA	4.4%	12.9%	6.5%
Nicollet County	6.0%	9.9%	6.6%
Minnesota	12.4%	7.8%	7.8%

Source: U.S. Census Bureau 1990, 2000, and 2010 Decennial Census; Esri 2019 Estimates

Figure 2. Percentage Population Growth for Select Geographies



Source: U.S. Census Bureau 1990, 2000, and 2010 Decennial Census; Esri

***Key Takeaway for Population Trends:** While North Mankato's growth rate is decreasing over time, the City is still growing at a rate that is faster than many comparable geographies including Nicollet County and the MSA.*

Median Age

The City of North Mankato's median age is estimated to be 37.9 in 2019 compared to 35.5 in 2010. North Mankato's median age is within 4.5 years of the MSA, exhibiting a median age of 33.4, and within 1 year of the State, exhibiting a median age of 38.7. Generally, these populations exhibit similar median age characteristics. **Table 4** identifies median age among comparable geographies.

Table 4. Median Age: 2019			
	2010 Census	2019 Estimate Esri	+/-
North Mankato	35.5	37.9	2.4
MSA	31.3	33.4	2.1
Nicollet County	34.2	36.1	1.9
Minnesota	37.3	38.7	1.4

Source: U.S. Census Bureau 2010 Decennial Census; Esri

***Key Takeaway for Median Age:** The City's Median Age rose 2.4 years over the last decade which may provide some indication of an aging population. All comparison geographies exhibited similar increases.*

Post-Secondary Student Population

The Census Bureau's American Community Survey (ACS) Survey includes an estimate of the number of residents enrolled in some type of post-secondary educational program, including undergraduate and

graduate school programs. In addition to the actual number of people, this information can be compared to the total population level to provide information of the percentage of students. The ACS total population estimate has also been used when calculating the percentage. The most recent data release from the ACS is for 2018 (**Table 5**).

Table 5. Student Population: 2018*		
	Number enrolled	% of population*
North Mankato	629	4.6%
Mankato	11,348	27.2%
MSA	15,799	15.8%
Nicollet County	3,494	10.3%
Minnesota	363,327	6.5%

* Based on 2018: ACS 5-Year Estimates

According to the 2018 ACS, there were 629 post-secondary students living in North Mankato. When compared to the total population estimate for the City, fewer than 5% of the City's residents were enrolled in college as an undergraduate, graduate or professional school program. Presumably the student population would include people enrolled at South Central College in North Mankato, as well as Minnesota State University and Bethany Lutheran College in Mankato. In the MSA, students in St. Peter would also be reflected which includes students from Gustavus Adolphus College. Of the entire post-secondary population living in the MSA, nearly 72% lived in the City of Mankato while only 4% lived in North Mankato.

Key Takeaway for Post-Secondary Student Population: 629 post-secondary students lived in North Mankato in 2018 representing 4.6% of the total population.

Population by Age

Table 6 shows age distribution for the City of North Mankato from 2000 to 2019. Data for 2000 and 2010 is derived through respective Decennial Census results from the US Census Bureau while 2019 data is derived from Esri 2019 estimates.

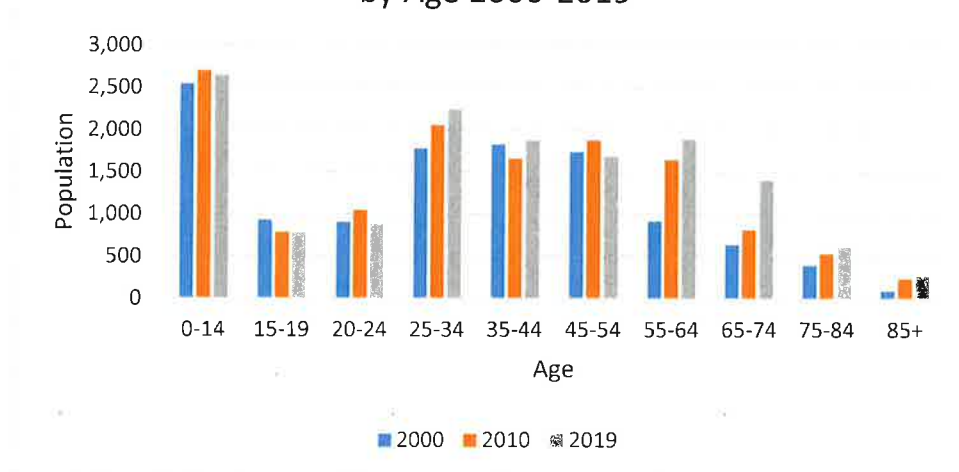
Data shows that populations of those ages 0-24 have remained somewhat steady since 2000, fluctuating only slightly. Numbers of those ages 55+ have increased significantly since 2000 with those ages 55-74 exhibiting the highest growth. Data may suggest North Mankato is an aging community that will require more senior living options. Data may also indicate that residents are choosing to stay in North Mankato during their retirement years due to quality of life. Increases in the 25-44 age groups may indicate more families are choosing to call the City their home.

Table 7 and **Figure 4** use Esri's 2019 population estimates to show the percentage distribution by age for North Mankato, the MSA, Nicollet County, and the State.

Age	Census 2000		Census 2010		2000-2010 Change		2019 ESRI		2010-2019 Change	
	#	%	#	%	#	%	#	%	#	%
0-14	2,545	22%	2,702	20.2%	157	6.2%	2,646	18.5%	-56	-2.1%
15-19	932	8%	788	5.9%	-144	-15.5%	783	5.5%	-5	-0.6%
20-24	911	8%	1,050	7.8%	139	15.3%	882	6.2%	-168	-16.0%
25-34	1,783	15%	2,059	15.4%	276	15.5%	2,242	15.7%	183	8.9%
35-44	1,830	16%	1,664	12.4%	-166	-9.1%	1,871	13.1%	207	12.4%
45-54	1,740	15%	1,879	14.0%	139	8.0%	1,687	11.8%	-192	-10.2%
55-64	920	8%	1,649	12.3%	729	79.2%	1,887	13.2%	238	14.4%
65-74	643	5%	817	6.1%	174	27.1%	1,403	9.8%	586	71.7%
75-84	399	3%	536	4.0%	137	34.3%	621	4.3%	85	15.9%
85+	95	1%	239	1.8%	144	151.6%	273	1.9%	34	14.2%
Total Pop.	11,798	100%	13,383	100.0%	1,585	13.4%	14,295	100.0%	912	6.8%

Source: U.S. Census Bureau 1990, 2000, and 2010 Decennial Census; Esri

Figure 3. North Mankato Percentage Population by Age 2000-2019



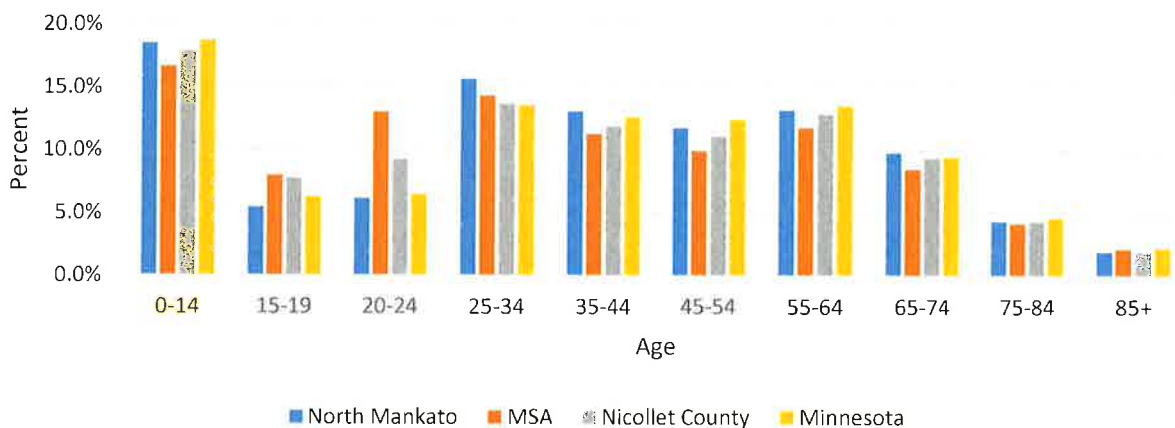
Source: U.S. Census Bureau 1990, 2000, and 2010 Decennial Census; Esri

North Mankato has a smaller population distribution in the secondary and post-secondary student age ranges than other geographies included in the comparison. The comparison of age group populations for North Mankato, the MSA, Nicollet County, and the State shows age distribution is generally within a range of 2.5% of each other showing overall similarities between these geographies. One exception to this is the 20-24 age group, indicating the MSA stands out in the 20-24 age group exhibiting 13.1% which is 6.9% higher than North Mankato.

Table 7. Percentage Population by Age – 2019				
Age	North Mankato	MSA	Nicollet County	Minnesota
0-14	2,646 / 18.5%	17,657 / 16.7%	6,234 / 17.9%	1,071,963 / 18.8%
15-19	783 / 5.5%	8,465 / 8.0%	2,702 / 7.7%	359,598 / 6.3%
20-24	882 / 6.2%	13,844 / 13.1%	3,231 / 9.3%	371,515 / 6.5%
25-34	2,242 / 15.7%	15,185 / 14.3%	4,775 / 13.7%	775,837 / 13.6%
35-44	1,871 / 13.1%	11,973 / 11.3%	4,145 / 11.9%	722,223 / 12.6%
45-54	1,687 / 11.8%	10,531 / 10.0%	3,870 / 11.1%	711,535 / 12.4%
55-64	1,887 / 13.2%	12,487 / 11.8%	4,483 / 12.9%	773,595 / 13.5%
65-74	1,403 / 9.8%	8,987 / 8.5%	3,263 / 9.4%	540,542 / 9.5%
75-84	621 / 4.3%	4,413 / 4.2%	1,501 / 4.3%	262,271 / 4.6%
85+	273 / 1.9%	2,282 / 2.2%	669 / 1.9%	126,262 / 2.2%
Total Pop.	14,296	105,824	34,873	5,715,341

Source: Esri

Figure 4. Percentage of Population by Age - 2019



Source: Esri

Key Takeaway for Population by Age: Data indicate that North Mankato's population age groups fall within 2.5% of the Metropolitan Statistical Area (MSA) in the Youth, Retiree/Seniors, and Elderly age ranges. The College age group has 7% less residents than the MSA and the Working Age group has 7% more than the MSA.

Population by Race

The City of North Mankato is predominantly White, as is Nicollet County, the MSA, and the State of Minnesota. 2019 estimates from Esri indicate that White individuals made up 90.6% of the City's population. Nicollet County and the MSA showed similar proportions with White individuals making up 90.3% and 89.5% respectively. The State of Minnesota, however, has a White population of 81.5%, which is significantly lower than other geographies but still predominantly White. **Table 7** and **Figure 5** illustrate population distribution by Race

Those identifying as Black or African American make up the second largest demographic in the City at 543, or 3.8%, of the population. Nicollet County and the MSA have a Black or African American population slightly higher than the City at 3.9% and 4.4% of the population respectively. The State has the highest of the geographies with 6.8% of the population being Black or African American.

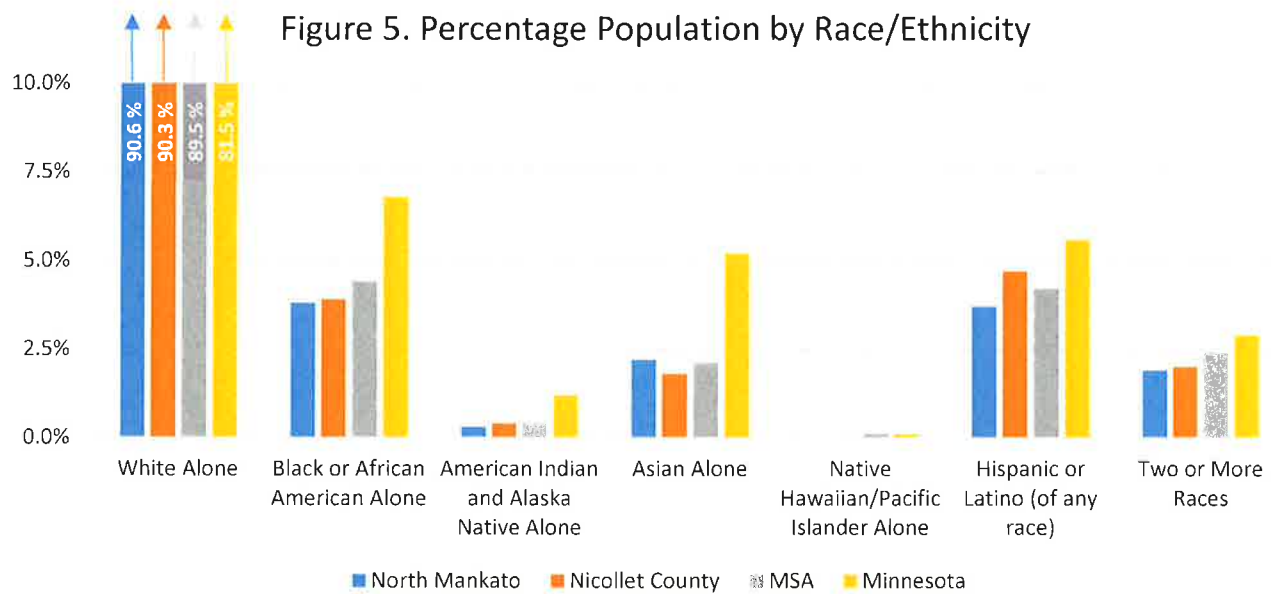
The American Indian/Alaskan Native group made up a very small portion of the population at 42 (0.3%). Other geographies have similar populations aside from the State which was slightly higher at 1.2% of the population being American Indian/Alaskan Native.

Asians made up roughly two percent of the population for North Mankato, Nicollet County, and the MSA. The State had a slightly higher percentage at 5.2%.

Native Hawaiian/Pacific Islander populations were almost non-existent in all geographies with zero reporting in North Mankato and Nicollet County and 0.1% in the MSA and the State.

There were 528 (3.7%) in the City who identify as Hispanic/Latino. This is the third largest demographic group in the City. Other geographies had slightly higher populations of Hispanic/Latino individuals including Nicollet County with 4.7%, the MSA with 4.2% and the State with 5.6%.

Table 7. Percentage Population by Race/Ethnicity				
Race/Ethnicity	North Mankato	Nicollet County	MSA	Minnesota
White Alone	12,952 / 90.6%	31,490 / 90.3%	94,712 / 89.5%	4,658,002 / 81.5%
Black or African American Alone	543 / 3.8%	1,360 / 3.9%	4,656 / 4.4%	388,643 / 6.8%
American Indian and Alaska Native Alone	42 / 0.3%	139 / 0.4%	423 / 0.4%	68,584 / 1.2%
Asian Alone	314 / 2.2%	627 / 1.8%	2,222 / 2.1%	297,197 / 5.2%
Native Hawaiian/Pacific Islander Alone	0 / 0%	0 / 0%	105 / 0.1%	5,715 / 0.1%
Hispanic or Latino (of any race)	528 / 3.7%	1,639 / 4.7%	4,444 / 4.2%	320,059 / 5.6%
Two or More Races	271 / 1.9%	697 / 2%	2,539 / 2.4%	165,744 / 2.9%
Total*	14,296	34,873	105,824	5,715,341
Source: Esri *Total Populations are representative of the 2019 total population estimate for each geography represented. Population numbers for individual Race/Ethnicity groups shown in the table will not calculate to the Total Population number when summed. This is due to several individuals identifying as more than one Race/Ethnicity.				



Source: Esri *The White Alone population was minimized in the graph to detail differences in population distribution among non-White groups. North Mankato and other geographies are predominantly White.

As mentioned before, the City of North Mankato continues to grow in population, but at a decreasing rate. However, despite this trend, the population is slowly diversifying as more minority populations are choosing to call North Mankato home. **Table 8** and **Figure 6** illustrate percentage change of population by Race/Ethnicity.

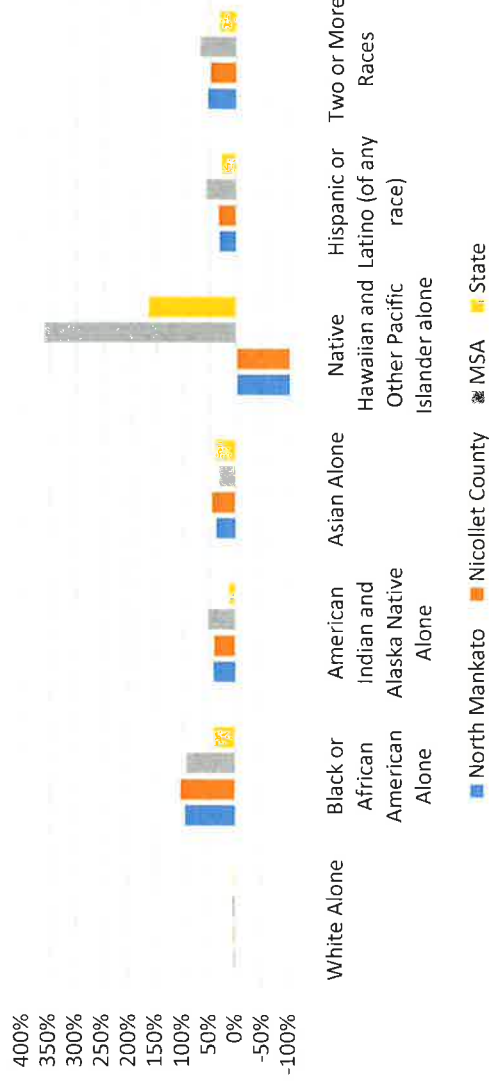
Trends indicate a 96% increase in the number of Black or African American residents, which is much higher than the 3% increase in White populations. While Black or African American residents only make up 4% of the population to date, this will increase significantly if trends continue. All other races and ethnicities are increasing as well with the exception of Native Hawaiian, and Other Pacific Islander in which no residents claimed as their origin.

Table 8. Percentage Change - Population By Race/Ethnicity																					
White Alone				Black or African American Alone			American Indian and Alaska Native Alone			Asian Alone			Native Hawaiian and Other Pacific Islander alone			Hispanic or Latino (of any race)			Two or More Races		
	Census 2010	2019 ESRI	2010-2019 % Change	Census 2010	2019 ESRI	2010-2019 % Change	Census 2010	2019 ESRI	2010-2019 % Change	Census 2010	2019 ESRI	2010-2019 % Change	Census 2010	2019 ESRI	2010-2019 % Change	Census 2010	2019 ESRI	2010-2019 % Change	Census 2010	2019 ESRI	2010-2019 % Change
North Mankato	12,575	12952	3%	277	543	96%	30	43	43%	228	315	38%	1	0	-100%	400	529	32%	175	272	55%
Nicollet County	30,666	31,490	3%	667	1,360	104%	99	139	41%	431	628	46%	1	0	-100%	1,226	1,639	34%	466	697	50%
MSA	90,066	94,712	5%	2,408	4,656	93%	277	423	53%	1,680	2,222	32%	23	106	360%	2,812	4,445	58%	1,491	2,540	70%
Minnesota	4,524,062	4,658,003	3%	274,412	388,643	42%	60,916	68,584	13%	214,234	297,198	39%	2,156	5,715	165%	250,258	320,059	28%	125,145	165,745	32%

Source: 2010 Decennial Census; ESRI

Key Takeaways for Population by Race: North Mankato is predominantly White. However, non-White populations have shown some increase over the last decade with some Races/Ethnicities nearly doubling in size indicating that more of these individuals are choosing to make North Mankato their home.

Figure 6. Percentage Change - Population By Race/Ethnicity



Household Trends Analysis

Table 9 contains 2019 household estimates from Esri. Estimates from the State Demographer for 2018 are contacted in the text that follows.

Table 9. Household Trends - 1990-2019							
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2019 Esri	% Change 2010-2019
North Mankato	3,823	4,744	24.1%	5,574	17.5%	5,983	7.3%
MSA	28,755	31,704	10.3%	36,646	15.6%	40,522	10.6%
Nicollet County	9,478	10,642	12.3%	12,201	14.6%	13,103	7.4%
Minnesota	1,647,853	1,895,127	15.0%	2,087,227	10.1%	2,239,335	7.3%

Source: U.S. Census Bureau 1990, 2000, and 2010 Decennial Census; Esri

According to Esri, there were 5,983 households in North Mankato in 2019. When compared to the 2010 Census, this was an increase of approximately 410 households, or an annual average of 45 households per year over the decade. The MSA, containing all of Blue Earth and Nicollet Counties, shows an increase of 3,876 households over the same time period representing average annual growth of 431 households. This indicates North Mankato represents nearly 11% of household growth in the MSA.

Table 10. Household Growth Comparison			
	% Change 1990-2000	% Change 2000-2010	% Change 2010-2019
North Mankato	24.1%	17.6%	7.2%
MSA	10.3%	15.6%	10.6%
Nicollet County	12.3%	14.6%	7.4%
Minnesota	15.0%	10.1%	7.3%

Source: U.S. Census Bureau 1990, 2000, and 2010 Decennial Census; Esri

Similar to population growth, the number of households has continued to increase but at a decreasing rate. Between 1990 and 2000 the City of North Mankato experienced a faster rate of household growth than the MSA, Nicollet County, and the State compared to the lower rate of growth in the past ten years (**Table 10**).

Key Takeaway for Household Trends: The number of households in North Mankato increased by 7.3% or approximately 410 between 2010-2019 and this accounted for 11% of all household growth in the MSA.

Average Household Size

Table 11 provides decennial Census information on household size. The State Demographers 2018 estimates and Esri's 2019 estimates have also been provided.

Table 11. Average Number of Persons Per Household - 2000 to 2019				
	2000 Census	2010 Census	2018 Estimate Demographer	2019 Esri
North Mankato	2.48	2.39	2.36	2.38
MSA	2.49	2.44	2.39	2.44
Nicollet County	2.78	2.46	2.42	2.44
Minnesota	2.52	2.48	2.47	2.49

Household formation has generally been occurring at a different rate than population change in recent decades due to a steady decrease in average household size. This has been caused by household composition changes, such as more single person households and single parent families, fewer children per family, and more senior households due to longer life spans. These patterns have been present in North Mankato, as the City's average household size has decreased since the year 2000 when it was 2.48. However, the most recent estimate from Esri shows only a minor decrease since 2010.

***Key Takeaway for Average Household Size:** The average number of persons per household in North Mankato stayed relatively flat at 2.38 in 2019 compared to 2.39 in 2010.*

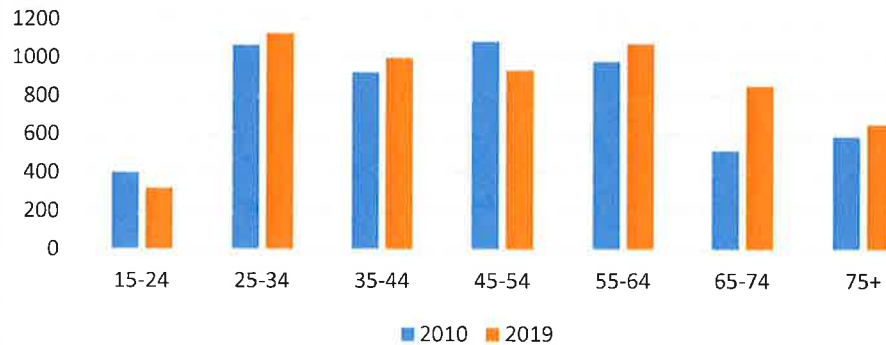
North Mankato Household by Age Trends: 2010-2019

Table 12 and Figure 7 display Esri's estimates on the change in the number of households by age range between 2010 and 2019.

Table 12. North Mankato Households by Age of Householder: 2010-2019				
Age	2010	2019	Change	% Change
15-24	403	321	-82	-20.35%
25-34	1069	1130	61	5.71%
35-44	926	1003	77	8.32%
45-54	1088	939	-149	-13.69%
55-64	984	1077	93	9.45%
65-74	518	856	338	65.25%
75+	592	656	64	10.81%
Total	5580	5982	402	7.20%

Source: Source: U.S. Census Bureau 2010 Decennial Census; Esri

Figure 7. North Mankato Households by Age of Householder: 2010 to 2019



Source: U.S. Census Bureau 2010 Decennial Census; Esri

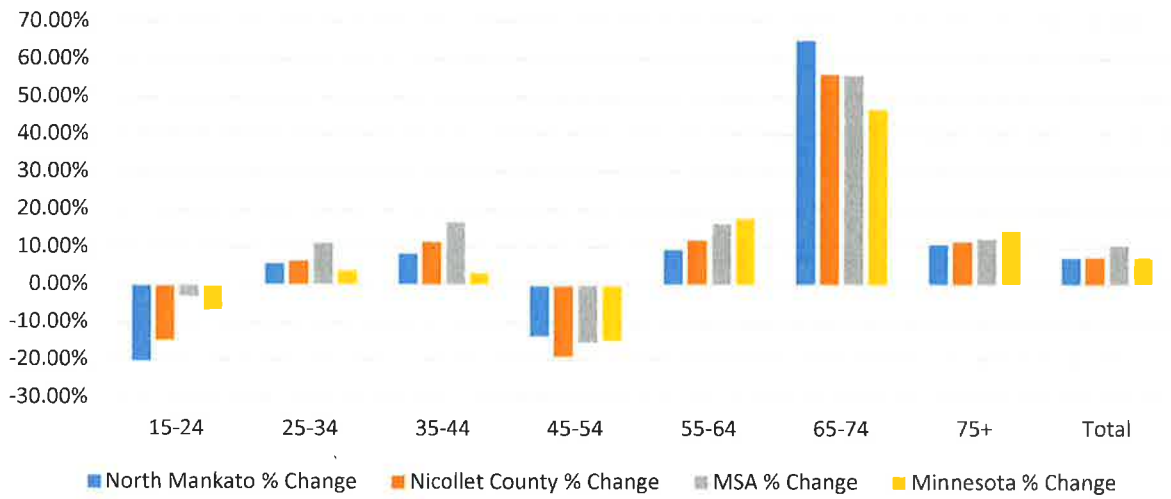
As traced by Esri, the largest numeric age-based change among households in North Mankato has occurred within the senior citizen age group between 65 and 74 years old which increased over 65% from 2010 to 2019. Esri estimates that the City has had a net decrease of 93 households in the age range of 45-54 and younger and an increase of 495 households between the age range of 55 and older since 2010. **Table 13** and **Figure 8** show a comparison of age of householder trends between the City, Nicollet County, the MSA, and the State.

Age	North Mankato % Change	Nicollet County % Change	MSA % Change	Minnesota % Change
15-24	-20.35%	-14.81%	-3.19%	-6.76%
25-34	5.71%	6.50%	11.15%	3.90%
35-44	8.32%	11.49%	16.60%	3.20%
45-54	-13.69%	-19.02%	-15.34%	-14.89%
55-64	9.45%	11.91%	16.29%	17.81%
65-74	65.25%	56.22%	55.86%	46.91%
75+	10.81%	11.61%	12.28%	14.28%
Total Population	7.20%	7.39%	10.58%	7.29%

Source: 2010 Decennial Census; Esri

All geographies saw decline in the 15-24 age range with North Mankato exhibiting the most loss of householders in that age group. The 25-34 and 35-44 age ranges exhibited somewhat similar increases with the MSA showing the largest increase in these age ranges and the State showing the least. All geographies exhibited similar decline in the 45-54 age range. While all geographies exhibited growth in the 55-64 age group, North Mankato showed the least growth. All geographies grew quite significantly in the 65-74 age groups, almost all growing 50% or more. North Mankato showed the greatest growth in this group with 65.25%. All geographies are experiencing growth in 55+ ages suggesting this is not a phenomenon exclusive to North Mankato but a larger trend. Agencies will need to increase senior housing options.

Figure 8. Households by Age - Percent Change Comparison



Key Takeaway for Households by Age Trends: In 2019 there were 82 less households in the 15-24 age range, 138 more households in the 25-44 age groups, 149 less households in the 45-54 age range and 495 more households in 55+ range when compared to 2010.