

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 November 2, 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 p.m., asking that everyone join in the Pledge of Allegiance. The following were present remotely through Zoom for roll call: Council Members Whitlock, Oachs and Steiner, City Attorney Kennedy, Finance Director McCann, and Public Works Director Host, present in the Council Chambers for roll call: Council Member Norland, Mayor Dehen, City Administrator Harrenstein, and City Clerk Van Genderen. Absent: Community Development Director Fischer. Citizen participation was available through teleconference.

Approval of Agenda

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

Approval Council Minutes from the October 19, 2020, Council Meeting.

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of October 19, 2020. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes from the October 26, 2020, Council Work Session.

Council Member Norland moved, seconded by Council Member Whitlock, to approve the minutes of the Council Work Session Meeting of October 26, 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. 85-20 Approving Donations/Contributions/Grants.

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

None.

Open Forum

None

City Administrator and Staff Comments

City Administrator Harrenstein reported the City's Kerns Bridge application was rejected in the first round. The City spoke with the Minnesota Department of Transportation to discuss the

application. MnDOT indicated the City's application did not meet the criteria because the placement may not warrant the structure being placed back on the national historic registry, the proposed location was not over moving water, MnDOT was concerned about the matching local add cap of \$360,000, and that the bridge was only near a pedestrian trail. City Administrator Harrenstein reported while the City could continue the application process and create a robust application, he did not recommend proceeding. Still, if the Council would like to continue, staff would continue the process. Mayor Dehen requested Council thoughts. Council Member Norland, Oachs, Steiner, and Whitlock all agreed the City should pursue other options for a bridge in Benson Park.

City Administrator Harrenstein thanked City Clerk Van Genderen and Public Information Officer Brown for preparing the elections.

City Administrator Harrenstein reported the library provided a positive Halloween experience with their Trunk or Treat event, and the Police handed out 750 glow sticks to trick or treaters.

Public Works Director Host reported leaf pickup continues.

Mayor and Council Comments

Council Member Norland thanked City Clerk Van Genderen and Public Information Officer Brown for their work on the elections.

Council Member Oachs encouraged citizens to get out and vote.

Council Member Steiner reported he had contacted Nicollet County to track his ballot, and they helped assure him his vote was counted.

Council Member Whitlock encouraged participation in the no shave November events for men's health.

Council Member Whitlock reported he and his wife Karen participated in the trunk or treat event, and it was a great event.

Mayor Dehen wished all candidates running in the 2020 Election the best.

At 7:18 p.m. on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on November 9, 2020. Mayor Dehen called the meeting to order at 12:00 pm. The following were present remotely through Zoom for roll call: Council Members Oachs, Whitlock, Steiner, Norland, and Mayor Dehen, City Administrator Harrenstein, Finance Director McCann, Police Chief Ross Gullickson, Community Development Director Fischer, City Planner Lassonde, Public Works Director Host, City Attorney Chris Kennedy, City Attorney Mike Kennedy, and City Clerk Van Genderen. Citizen monitoring was available through a conference call.

Discuss Nuisance Property

City Attorney Chris Kennedy reported the discussion is to review the process the City Council will be taking concerning the property located at 229 Allan Avenue. The City will follow the City Code and conduct a public hearing to determine if the property complies with the City Code. City staff will present the property's condition, property owners will be able to comment, and the Council will review the proposed Resolution. If the Council adopts the Resolution, the residents at 229 Allan Avenue will need to bring the property into compliance. City Administrator Harrenstein stated the purpose today is to discuss the procedure, and City Council will be acting in more of a judicial manner during the public hearing.

Mayor Dehen requested clarification if the City will be discussing a pollinator garden ordinance. City Administrator Harrenstein reported it was the next topic on the Council Work Session agenda. City Attorney Chris Kennedy stated the 229 Allan Avenue property needs to be treated differently and tried as a separate issue. City Council Member Norland requested clarification on the Resolution when it states rank growth of vegetation as a public health concern. City Attorney Chris Kennedy reported that the rank growth allows the spreading of weeds and invasive species and can be a habitat for unwanted animals, rodents, and vermin and affects neighboring properties. Council Member Norland stated the Resolution would be served to the residents of 229 Allan Avenue, and then they would have 20 days to bring the property into compliance. She asked for clarification concerning the fact that it is the fall and winter is coming. Attorney Chris Kennedy stated the weather would be taken into consideration. City Administrator Harrenstein reported the Council had the same thing happen last year. Council Member Steiner commented that someone was working to clean it when he drove by the property.

Discuss Pollinator Garden Information

City Administrator Harrenstein reported the staff has been working to create an Ordinance that will allow pollinator gardens within the City. Current City code does not allow for creating a pollinator garden but instead requires the maintenance of grass at 6 inches. The proposed regulation would enable homeowners to create a pollinator garden on 250 square feet or 30% of their yard, whichever is less. If a homeowner wants an area larger than 250 square feet, the ordinance requires an application, the sign-off of neighbors, a land management plan, and approval by the Planning Commission and City Council. Community Development Director Fischer reported the Planning Commission received information concerning pollinator gardens in December of 2019. The Planning Commission requested additional information. City staff held a series of public informational meetings with the DNR and had planned some with the Master Gardeners, but those were canceled due to COVID-19. Mayor Dehen requested clarification on other city ordinances and guidance from the League of Minnesota Cities. City Administrator Harrenstein reported a variety of responses from cities concerning creating an ordinance for pollinator gardens. Council Member Norland commented that there is a difference between natural lawns and pollinator gardens in her research, and the ordinance should address those differences. She stated she was concerned about including neighbor

approval in the ordinance. Mayor Dehen said he would like to do the process incrementally, maybe allow the 250 square feet, and then move to enable more extensive pollinator gardens. Council Member Oachs reported she agreed with incrementally moving to pollinator gardens. Council Member Steiner also agreed. Council Member Norland requested the City consider taking a closer look at an ordinance reducing the use of herbicides and pesticides but decided it should be a different ordinance. Mayor Dehen asked staff to consider putting together clinics to construct a pollinator garden and approach the master gardeners to see if they would be consultants. Mayor Dehen stated it would help prevent residents from accidentally putting noxious weeds in their pollinator gardens. He commented this ordinance would expand property owner rights.

Discuss Proposed Food Truck Ordinance

City Administrator Harrenstein reported the Council received an initial draft of the proposed ordinance about two months ago. The purpose of the proposed Food Truck Ordinance would be to protect the City's brick and mortar businesses. He stated the first draft restricted food trucks from within 750 feet of a licensed food or liquor establishment but allowed a business owner with a specific food license to own and operate a food truck. The second draft maintains the 750-foot restriction but does not allow business owners to own and operate a food truck on their property. City Administrator Harrenstein reported food trucks might be used during special events. He stated the policy questions include limiting the proximity a food truck may operate near a bar and restaurant, and if a property owner can operate a food truck on their property. City Planner Lassonde reported several stakeholder meetings were held, and most license holders supported maintaining a distance between their businesses and food trucks. Attorney Kennedy commented that it might be easier for enforcement to use streets rather than feet. City Planner Lassonde mentioned the included maps were for discussion and were not comprehensive, missing a few businesses.

Council Member Whitlock stated the proposed food truck ordinance is being discussed to protect the businesses who are paying taxes. He said that BOB had been built to gain growth and prosperity in North Mankato. Businesses open and close. It is the natural maturation of businesses. Through Business on Belgrade, Belgrade became the place to be, and Frandsen, who is constructing a new building, would not want to have a food truck parked next to it. There are different styles of establishments, including bars, bars and grills, and bars and restaurants. If a bar wants to serve food, they need to invest in their building and a kitchen. A vote against this ordinance should be considered a vote against bars and grills. Council Member Oachs stated she was not against food trucks, but the restaurant industry has some concerns. She stated food trucks operate without complying with all the restaurant industry standards; she expressed concerns about where the truck would dispose of grease and waste. She mentioned food trucks are designed as to-go, increasing the waste produced, which is detrimental to the environment. Food trucks also have an economic advantage because their overhead is lower.

Council Member Steiner requested clarification on if this ordinance would prevent the Circle Inn from having a food truck. City Administrator Harrenstein stated it would prevent the owner from having a food truck on her premises. Council Member Steiner asked if the food truck could be grandfathered in. City Administrator Harrenstein said the food truck would not be grandfathered in. Council Member Norland stated the ordinance would prevent a bar owner from buying a food truck. City Administrator Harrenstein clarified it would prevent them from operating the food truck on their property. Mayor Dehen stated the 750 feet seems like a long-distance and requested information on what other cities have used as a distance. City Administrator Harrenstein reported a survey had not been completed. The City reduced the distance from 1000 feet to 750 feet, which prevents a food truck from operating with two or three blocks of a restaurant or establishment.

Mayor Dehen stated the ordinance's original purpose was to prevent outside competition and preventing our brick and mortar businesses from thriving. He said it would be good to allow businesses to have food trucks for special events and enhanced events. The intent was not to be restrictive to our bars and restaurants but to protect them from outside vendors in direct competition with our local businesses. Council Member Steiner stated he agreed with protecting our businesses. Council Member Oachs said that while restaurants support one another, they are also in direct competition for customers. If a person wants to get into the restaurant business, they need to buy a restaurant or put in a kitchen. She stated a food truck is mobile, not stationary. Mayor Dehen stated he does not want to ban all food trucks because food trucks are at music in the park, ArtSplash, and other events and are a nice amenity to make available. Council Member Oachs requested clarification on limiting a food truck to 21 days of service or less in one location or what happens if they are stationary and a fixture attached to a building. City Administrator Harrenstein read the definition of a food truck in the proposed city code "Mobile food trucks which are vending under a Special Event Permit issued by the city is allowed to operate under that Special Event Permit as authorized by the organizers/managers of the event, at the location of, and for the event's duration. Special event organizers are responsible for obtaining proof of all applicable food truck licenses from the State and County." He stated there is no operation limit proposed in the City Code. According to Brown-Nicollet Environmental Health, City Planner Lassonde noted that once a food truck moves, it becomes a mobile food truck; it can only serve in one location for 21 days. Council Member Oachs stated she was concerned about a brick and mortar purchasing a food truck and using that as their permanent kitchen. City Attorney Chris Kennedy noted that a food truck ordinance would not usurp any other ordinance in place, and those laws would also need to be followed. Council Member Norland commented that Mankato Brewery could have a food truck. City Administrator Harrenstein stated they could because staff views their business model differently, and it becomes a part of their amenity. Mayor Dehen commented that maybe the ordinance should limit the time and place a food truck could operate in a specific location. Council Member Whitlock stated the ordinance was created to protect restaurants, not bars. Mayor Dehen commented that it was created to protect any property owner who pays taxes in our City, so all bars and restaurants. Council Member Oachs stated a significant issue was the lower overhead associated with food truck prices as a food truck can be lower; she said she did not want anyone to suffer. City Administrator Harrenstein stated the staff would look at limiting total days per year. Mayor Dehen requested staff research the addition of language limiting the total number of days per year and review how difficult it would be to enforce the 750 feet restriction. He requested clarification on if there would be legal concerns similar to the challenges faced by cities who restricted sex offenders to outside 1,000 feet of schools, and daycares. Attorney Chris Kennedy stated this would not have the same challenge because, in the sex offender challenges, the restrictions made it so the offender could not live in the City. The food truck ordinance would not prohibit food trucks from operating in North Mankato. City Administrator Harrenstein requested City Planner Lassonde discuss the Brown-Nicollet Environmental Health agencies' view on a food truck's mobility. City Planner Lassonde stated there are no hard and fast rules, and the director works with each food truck within the City Codes of each City. He said once a food truck moves; it can not be licensed as anything but a mobile food truck.

Discuss 2021-2025 CIP Plan

Mayor Dehen requested Council review the 2021 Levy Options, which now includes an option for a -0.763% decrease in Tax Rate. He indicated the reduction, while less than the proposed initial -1.4% decrease, still reduces the tax rate while allowing the City to proceed with capital improvements. Council Member Oachs reported she would like to maintain a conservative approach due to COVID-

19. Council Members Whitlock, Steiner, and Norland said they were comfortable with the -.75% decrease. Mayor Dehen stated with the -.75% decrease; the City could proceed with planned capital improvements. Still, if projects come in high or the economic environment changes, the City would not have to move forward with those projects. If the Council chooses to go with the -1.4% decrease, there would not be any opportunity to complete tasks. Mayor Dehen stated the final decision will be made in December but wanted Council to consider the proposed Levy before the meeting. Council Member Oachs requested information on if the City has a five to ten-year bonding plan. City Administrator Harrenstein reported there is no official plan, but staff has considered options including Caswell Fieldhouse, ravine maintenance, and Public Works ground remediation.

Council Member Norland moved, seconded by Council Member Whitlock, to close the meeting at 1:35 pm.

Mayor

City Clerk



City of North Mankato, MN

Claims List - Regular

By Vendor Name

Date Range: 11-16-20

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
03444	ALLEN, THOMAS	11/06/2020	Regular	0	187.75	93530
03444	ALLEN, THOMAS	11/12/2020	Regular	0	21.00	93614
03448	ANDERSON, ARLYCE	11/06/2020	Regular	0	105.00	93531
00093	ARNOLD'S OF MANKATO, INC.	11/12/2020	Regular	0	36.00	93615
03363	BAKKE, BENTON	11/06/2020	Regular	0	84.00	93532
00121	BASTIAN, BERNARD	11/06/2020	Regular	0	84.00	93533
02883	BAUER, KATHLEEN	11/06/2020	Regular	0	157.50	93534
00124	BAUER'S UPHOLSTERY	11/12/2020	Regular	0	260.00	93616
03228	BICKETT, WILLIAM	11/06/2020	Regular	0	73.50	93535
03379	BROSKOFF, ANNE	11/06/2020	Regular	0	73.50	93536
03193	BRUGMAN FENCING	11/12/2020	Regular	0	2,900.00	93617
03364	BUCK, DANIELLE	11/06/2020	Regular	0	84.00	93537
02414	BULLERT, DAVID	11/06/2020	Regular	0	84.00	93538
03467	BUTCHER, BRUCE	11/06/2020	Regular	0	73.50	93539
00232	CEMSTONE CONCRETE MATERIALS, LLC	11/12/2020	Regular	0	905.80	93618
03445	CESAFSKY, BRIAN	11/06/2020	Regular	0	178.50	93540
03375	CHAVEZ, LOURDES	11/06/2020	Regular	0	154.88	93541
02757	CINTAS	11/12/2020	Regular	0	200.17	93619
00255	CITY OF MANKATO	11/12/2020	Regular	0	140,759.41	93620
03460	COOKLOCK, JENNIFER	11/06/2020	Regular	0	89.25	93542
03454	DALE, PATRICIA	11/06/2020	Regular	0	89.25	93543
03446	DAVIS, KIM	11/06/2020	Regular	0	94.50	93544
00331	DE MARS CONSTRUCTION	11/06/2020	Regular	0	24,780.00	93529
03452	DEWITTE, KENNY	11/06/2020	Regular	0	105.00	93545
03451	DIMOCK, AARON	11/06/2020	Regular	0	175.88	93546
03372	DINSMORE, KRISTA	11/06/2020	Regular	0	73.50	93547
03370	DOYLE, CHRISTINE	11/06/2020	Regular	0	89.25	93548
02393	ECKERT PLUMBING & HEATING, INC.	11/12/2020	Regular	0	156.00	93621
03450	EGELAND, ANNA	11/06/2020	Regular	0	105.00	93549
00392	ENERGY SALES, INC.	11/12/2020	Regular	0	183.00	93622
00401	EXPRESS SERVICES, INC.	11/12/2020	Regular	0	1,123.40	93623
03459	FASNACHT, WILLIAM	11/06/2020	Regular	0	105.00	93550
00409	FERGUSON ENTERPRISES, INC	11/12/2020	Regular	0	128.36	93624
03361	FISHER, HEATHER	11/06/2020	Regular	0	73.50	93551
02774	FURTHER	11/04/2020	Regular	0	108.40	93524
03368	HALSTEAD, CRYSTAL	11/06/2020	Regular	0	185.13	93552
03377	HALSTEAD, MITCHELL	11/06/2020	Regular	0	84.00	93553
00524	HALSTEAD, WILLIAM	11/06/2020	Regular	0	184.00	93554
03453	HAMMER, DEVIN	11/06/2020	Regular	0	173.25	93555
03374	HANEL, BRENDA	11/06/2020	Regular	0	70.88	93556
02879	HANSON, MAE	11/06/2020	Regular	0	157.50	93557
03462	HENRICKSON, KIM	11/06/2020	Regular	0	105.00	93558
03463	HENRICKSON, SHAROLYN	11/06/2020	Regular	0	105.00	93559
02880	HILLESHEIM, STACY	11/06/2020	Regular	0	68.25	93560
00579	HOOEY, PATRICIA	11/06/2020	Regular	0	68.25	93561
03362	HOPKINS, NANCY	11/06/2020	Regular	0	94.50	93562
00590	HUDSON, DAVID	11/06/2020	Regular	0	192.63	93563
03365	JENSEN, MARGIE	11/06/2020	Regular	0	84.00	93564
03239	KATO ENGINEERING, INC.	11/12/2020	Regular	0	616.00	93625
03055	KELLY & SONS EXCAVATING, LLC	11/12/2020	Regular	0	7,800.00	93626
03232	KIM, EMILY	11/06/2020	Regular	0	172.50	93565
03472	KIRSCHNER, JESSICA	11/06/2020	Regular	0	21.00	93566
03449	KLANDERUD, KATHARINA	11/06/2020	Regular	0	105.00	93567
03465	KLOSTERMEYER, THOMAS	11/06/2020	Regular	0	63.00	93568
03470	KLOSTERMEYER, TRACY	11/06/2020	Regular	0	21.00	93569
00704	KLUTE, SUSAN	11/06/2020	Regular	0	184.00	93570
03376	KRAMLINGER, PATTI	11/06/2020	Regular	0	84.00	93571

00724	LEAGUE OF MINNESOTA CITIES INSURANCE TR	11/12/2020	Regular	0	1,114.43	93627
02855	LOBITZ, ADRIANNA	11/06/2020	Regular	0	178.50	93572
02884	MACCABEE, RACHEL	11/06/2020	Regular	0	209.00	93573
00847	MATHESON TRI-GAS, INC.	11/12/2020	Regular	0	262.89	93628
03378	MC GRAW, KATHRYN	11/06/2020	Regular	0	157.50	93574
00875	METRO SALES, INC.	11/12/2020	Regular	0	120.00	93629
03466	MEYER, NICK	11/06/2020	Regular	0	68.25	93575
00881	MEYER, ROBERT	11/06/2020	Regular	0	84.00	93576
02413	MEYERS, DIANE	11/06/2020	Regular	0	70.88	93577
00885	MIDLER, MARK	11/06/2020	Regular	0	157.50	93578
00900	MINNESOTA DEPARTMENT OF AGRICULTURE	11/12/2020	Regular	0	225.00	93630
00979	MORK, STEVE	11/06/2020	Regular	0	184.00	93579
03458	MUSSER, WENDY	11/06/2020	Regular	0	105.00	93580
01026	NERE, MARY	11/06/2020	Regular	0	73.50	93581
01045	NIELSEN BLACKTOPPING	11/12/2020	Regular	0	4,320.00	93631
01051	NORTH AMERICAN TITLE COMPANY	11/12/2020	Regular	0	100.00	93632
03300	OLINGER, KRISTEN	11/06/2020	Regular	0	2,836.30	93613
02420	OLIVER, DANIEL	11/06/2020	Regular	0	73.50	93582
01106	PETTY CASH	11/12/2020	Regular	0	63.73	93633
01133	POWERPLAN/RDO EQUIPMENT	11/12/2020	Regular	0	327.49	93634
02410	PRATT, TERESA	11/06/2020	Regular	0	70.88	93583
03366	RIEFF, LORI	11/06/2020	Regular	0	84.00	93584
03360	ROREM, NANCY	11/06/2020	Regular	0	73.50	93585
03456	RUTT, STACY	11/06/2020	Regular	0	178.50	93586
03371	RYKHUS, BETTY	11/06/2020	Regular	0	84.00	93587
03475	SAINT PETER GLASS	11/12/2020	Regular	0	115.00	93635
02485	SANDVIG, GARY	11/06/2020	Regular	0	84.00	93588
01247	SCHILLING, ELAINE	11/06/2020	Regular	0	184.00	93589
01252	SCHMIDT, RONALD	11/06/2020	Regular	0	154.88	93590
03367	SCHMIEL, STEVE	11/06/2020	Regular	0	84.00	93591
03447	SEPPMANN, GRETCHEN	11/06/2020	Regular	0	105.00	93592
01280	SHULT, BONNIE	11/06/2020	Regular	0	157.50	93593
03455	SORENSEN, JAYMES	11/06/2020	Regular	0	178.50	93594
03464	STRATE, NANCY	11/06/2020	Regular	0	94.50	93595
01352	STREICHER'S, INC	11/12/2020	Regular	0	7,288.91	93636
01353	STURM, MARLYS	11/06/2020	Regular	0	73.50	93596
03457	SU, JENNIFER	11/06/2020	Regular	0	94.50	93597
01358	SULLIVAN, PATRICIA	11/06/2020	Regular	0	187.75	93598
03468	SWANSON, AMY	11/06/2020	Regular	0	105.00	93599
03461	SWANSON, KATHRYN	11/06/2020	Regular	0	105.00	93600
02955	THOMAS, KRISTEN	11/12/2020	Regular	0	2,079.00	93637
01409	TOPPERS & TRAILERS PLUS	11/12/2020	Regular	0	485.29	93638
03427	TRUCK CENTER COMPANIES	11/12/2020	Regular	0	46.48	93639
01428	TUNGSVIK, BYRON	11/06/2020	Regular	0	73.50	93601
01436	ULMEN, ANTHONY	11/06/2020	Regular	0	189.75	93602
01441	UNITED RENTALS, INC.	11/12/2020	Regular	0	295.25	93640
03443	VANDERMAUSE VIDEO LLC	11/02/2020	Regular	0	49,502.00	93523
02875	WAHOSKE, MARCIA	11/06/2020	Regular	0	21.00	93603
03471	WELLING-PRAHM, JOYCE	11/06/2020	Regular	0	21.00	93604
03201	WESELY, JORDAN	11/12/2020	Regular	0	475.00	93641
01525	WEST CENTRAL SANITATION, INC.	11/12/2020	Regular	0	28,689.08	93642
01527	WESTPHAL, MARGARET	11/06/2020	Regular	0	84.00	93605
03474	WHY NOT EVENTS	11/12/2020	Regular	0	800.00	93643
01533	WIEDERICH, WANDA	11/06/2020	Regular	0	73.50	93606
02412	WILCOX, THOMAS	11/06/2020	Regular	0	84.00	93607
02877	WRIGHT, MARK	11/06/2020	Regular	0	178.50	93608
01556	WYROWSKI, MARY CLARE	11/06/2020	Regular	0	193.00	93609
03369	XU, YOUWEN	11/06/2020	Regular	0	68.25	93610
01564	ZELLMER, GARY	11/06/2020	Regular	0	189.75	93611
02402	ZELLMER, MARY	11/06/2020	Regular	0	157.50	93612
01565	ZEP SALES & SERVICE	11/12/2020	Regular	0	270.69	93644
00137	BENCO ELECTRIC COOPERATIVE	11/10/2020	Bank Draft	0	32,506.08	DFT0004852
00182	BOYER TRUCKS	11/10/2020	Bank Draft	0	121.44	DFT0004837
02740	BRANDT PRINTING	11/10/2020	Bank Draft	0	227.50	DFT0004832
00311	CULLIGAN WATER CONDITIONING	11/10/2020	Bank Draft	0	37.50	DFT0004839
00311	CULLIGAN WATER CONDITIONING	11/10/2020	Bank Draft	0	37.50	DFT0004840
02750	DPS MEDIA	11/15/2020	Bank Draft	0	191.26	DFT0004851

00447	FREE PRESS	11/10/2020	Bank Draft	0	63.16	DFT0004831
00608	INGRAM LIBRARY SERVICES	11/10/2020	Bank Draft	0	2,853.14	DFT0004830
02941	JAGUAR COMMUNICATIONS	11/10/2020	Bank Draft	0	4,003.01	DFT0004854
00733	LAKES GAS CO #10	11/10/2020	Bank Draft	0	81.50	DFT0004835
00857	MC GOWAN WATER CONDITIONING, INC.	11/10/2020	Bank Draft	0	18.10	DFT0004833
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	11/10/2020	Bank Draft	0	20.00	DFT0004844
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	11/10/2020	Bank Draft	0	10.00	DFT0004845
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	11/10/2020	Bank Draft	0	10.00	DFT0004846
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	11/10/2020	Bank Draft	0	10.00	DFT0004847
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	11/10/2020	Bank Draft	0	20.00	DFT0004848
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	11/10/2020	Bank Draft	0	10.00	DFT0004849
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	11/10/2020	Bank Draft	0	30.00	DFT0004850
00910	MINNESOTA VALLEY TESTING LAB, INC.	10/27/2020	Bank Draft	0	72.00	DFT0004821
00910	MINNESOTA VALLEY TESTING LAB, INC.	11/02/2020	Bank Draft	0	59.50	DFT0004827
00910	MINNESOTA VALLEY TESTING LAB, INC.	11/02/2020	Bank Draft	0	72.00	DFT0004827
01117	PLUNKETT'S PEST CONTROL, INC.	11/10/2020	Bank Draft	0	122.87	DFT0004838
01137	PRAXAIR DISTRIBUTION, INC	11/10/2020	Bank Draft	0	19.96	DFT0004836
01335	STAPLES ADVANTAGE	10/29/2020	Bank Draft	0	39.82	DFT0004820
01335	STAPLES ADVANTAGE	11/05/2020	Bank Draft	0	373.57	DFT0004828
01335	STAPLES ADVANTAGE	11/10/2020	Bank Draft	0	110.07	DFT0004829
03279	STERICYCLE INC	11/10/2020	Bank Draft	0	40.00	DFT0004841
02591	UNITED TEAM ELITE	11/10/2020	Bank Draft	0	1,270.00	DFT0004834
01470	VERIZON WIRELESS	11/10/2020	Bank Draft	0	859.27	DFT0004843
01525	WEST CENTRAL SANITATION, INC.	11/10/2020	Bank Draft	0	13,032.07	DFT0004842
00016	ADAMS, NICOLE	11/13/2020	EFT	0	61.27	3390
00028	AFFORDABLE TOWING OF MANKATO, INC.	11/13/2020	EFT	0	100.00	3391
02254	ALBRIGHT LAWNS	11/13/2020	EFT	0	190.00	3392
00050	ALPHA WIRELESS COMMUNICATIONS	11/13/2020	EFT	0	3,042.00	3393
00090	APT MACHINING INC.	11/13/2020	EFT	0	250.00	3394
00105	AUTO VALUE MANKATO	11/13/2020	EFT	0	72.26	3395
00142	BETHANY LUTHERAN COLLEGE	11/13/2020	EFT	0	21,743.33	3396
00216	C & S SUPPLY CO, INC.	11/13/2020	EFT	0	73.05	3397
02749	COMMUNICATION STRATEGIES LLC	11/13/2020	EFT	0	240.00	3398
02706	CORE & MAIN LP	11/13/2020	EFT	0	476.04	3399
00310	CRYTEEL TRUCK EQUIPMENT, INC	11/13/2020	EFT	0	475.54	3400
00322	DALCO	11/13/2020	EFT	0	2,552.04	3401
02275	DEM-CON MATERIALS & RECOVERY	11/13/2020	EFT	0	2,819.65	3402
00350	DISPLAY SALES, INC.	11/13/2020	EFT	0	268.25	3403
00439	FORSTER, DANIEL	11/13/2020	EFT	0	512.93	3404
03076	FREYBERG MANAGEMENT	11/13/2020	EFT	0	84.81	3405
00463	G & L AUTO SUPPLY, LLC	11/13/2020	EFT	0	63.00	3406
00469	GANGELHOFF, BRIAN	11/13/2020	EFT	0	197.00	3407
00478	GISH ELECTRIC, LLC	11/13/2020	EFT	0	394.44	3408
00494	GOPHER STATE ONE-CALL	11/13/2020	EFT	0	356.40	3409
00503	GREAT AMERICAN BUSINESS PRODUCTS	11/13/2020	EFT	0	836.59	3410
00538	HAWKINS, INC.	11/13/2020	EFT	0	5,666.36	3411
00680	J.J. KELLER & ASSOCIATES, INC.	11/13/2020	EFT	0	764.10	3412
00682	KELLY, ANGELA	11/09/2020	EFT	0	98.50	3386
00691	KENNEDY & KENNEDY LAW OFFICE	11/13/2020	EFT	0	10,105.39	3413
03271	LARSON, MATTHEW	11/13/2020	EFT	0	20.48	3414
00776	LLOYD LUMBER CO.	11/13/2020	EFT	0	463.41	3415
00796	MACQUEEN EQUIPMENT, INC.	11/13/2020	EFT	0	607.41	3416
00825	MANKATO MOTOR COMPANY	11/13/2020	EFT	0	171.17	3417
00869	MECHANICAL RESOURCES, INC.	11/13/2020	EFT	0	118.75	3418
00874	MENARDS-MANKATO	11/13/2020	EFT	0	111.69	3419
00889	MIDWEST TAPE/HOOPLA	11/13/2020	EFT	0	1,237.08	3420
02532	MIKE'S EMERGENCY VEHICLE INSTALLATIONS I	11/13/2020	EFT	0	194.00	3421
00956	MINNESOTA WASTE PROCESSING CO.	11/13/2020	EFT	0	39,808.68	3422
00997	MTI DISTRIBUTING CO	11/13/2020	EFT	0	40.29	3423
01036	NICOLLET COUNTY RECORDER/ABSTRACTER	11/13/2020	EFT	0	92.00	3424
01052	NORTH CENTRAL INTERNATIONAL	11/13/2020	EFT	0	253.30	3425
01064	NORTHERN STATES SUPPLY, INC.	11/13/2020	EFT	0	33.22	3426
03160	NOVEL SOLAR THREE LLC (DBA GREEN STREET	11/13/2020	EFT	0	6,795.65	3427
02005	PANTHEON COMPUTERS	11/13/2020	EFT	0	17,905.66	3428
01090	PARAGON PRINTING, MAILING & SPECIALTIES	11/13/2020	EFT	0	3,716.54	3429
01099	PET EXPO DISTRIBUTORS	11/13/2020	EFT	0	71.99	3430
01402	POMPS TIRE	11/13/2020	EFT	0	42.45	3431

01164	RADER, DUANE A.	11/09/2020	EFT	0	84.00	3387
01179	RED FEATHER PAPER CO.	11/13/2020	EFT	0	222.87	3432
01211	RIVER BEND BUSINESS PRODUCTS	11/13/2020	EFT	0	487.15	3433
02182	RYAN, JESSICA	11/09/2020	EFT	0	209.00	3388
01263	SCHWICKERT'S TECTA AMERICA LLC	11/13/2020	EFT	0	340.00	3434
03254	TAFT	11/13/2020	EFT	0	6,495.17	3435
01478	VIKING FIRE & SAFETY LLC	11/13/2020	EFT	0	43.94	3436
00219	CARDMEMBER SERVICE	11/09/2020	Bank Draft	0	11,857.77	DFT0004822
00234	CENTER POINT ENERGY	11/10/2020	Bank Draft	0	1,429.31	DFT0004853
02003	MINNESOTA DEPT OF REVENUE	11/03/2020	Bank Draft	0	231.06	DFT0004806
02003	MINNESOTA DEPT OF REVENUE	11/04/2020	Bank Draft	0	5,874.32	DFT0004815
02003	MINNESOTA DEPT OF REVENUE	10/31/2020	Bank Draft	0	380.19	DFT0004818
01477	VIKING ELECTRIC SUPPLY, INC.	11/10/2020	Bank Draft	0	131.44	DFT0004824
01557	XCEL ENERGY	11/02/2020	Bank Draft	0	9,960.45	DFT0004802
01557	XCEL ENERGY	11/10/2020	Bank Draft	0	170.91	DFT0004825
					<u>506,117.24</u>	<u>206</u>

Authorization Signatures

All Council

The above manual and regular claims lists for 11-16-20 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
Joe Marie Robbins	Library Donation	\$100.00
Total		\$100.00

Adopted by the City Council this 16th day of December 2020.

Mayor

City Clerk

RESOLUTION APPROVING
CONSENT ASSESSMENT AGREEMENT

WHEREAS, the City of North Mankato has, at the property owner's request, paid for certain improvements that will benefit such property, specifically the replacement of trees the property owner clear cut in the ravine:

1608 Sherwood Drive
PIN #18.765.0100
Lot 10 "EX N 1.5X' 315'" Subdivision Rev Plt Sunrise Acres #5
Cost: \$6,915.00

WHEREAS, the property owner desires that the cost of replacing the trees 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 16th day of November 2020.

Mayor

ATTEST:

City Clerk

CONSENT ASSESSMENT AGREEMENT

This Agreement is made between the City of North Mankato (City) and Angela and Peter Bersaw (Owner).

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

1. Owner's property is described as follows:
1608 Sherwood Drive
PIN #18.765.0100
Lot 10 "EX N 1.5X'315'" Subdivision REV PLT SUNRISE AC#5
2. Owner must replace clear cut trees.
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 trees and labor 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 the owner's land in the amount of \$6,915.00. 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 2 day of November, 2020.

City of North Mankato

By: [Signature]

Its: City Clerk

Peter B. Bersaw

Property Owner

Angela Bersaw

Property Owner

**B&B Tree Moving and
Landscaping, LLC.**
Bob Koberoski
433 James Avenue
Mankato, MN 56001
507-381-4190

Invoice

Number 1601
Date 9/24/2020

City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56002-2055

Ship To
1608 Sherwood drive
North Mankato, MN 56003

PO Number	Terms	Customer #	Service Rep	Project
				Tree Planting

Date	Description	Quantity/Hours	Price/Rate	Tax1	Amount
9/20/2020	6. 1.5" Hackberry #25 container. Installed, mulched and staked.	6.00	\$255.00		\$1,530.00
9/20/2020	6. 1.5" Sugar Maple #25 container. Installed, mulched and staked.	6	\$305.00		\$1,830.00
9/20/2020	6. 1.5" Black Cherry #10 container. Installed, mulched and staked.	6.00	\$215.00		\$1,290.00
9/20/2020	3. 1.25" American Linden #20 container. Installed, Mulched and staked.	3.00	\$245.00		\$735.00
9/20/2020	6. 1.5" Autumn Blaze Maple 20 container. Installed, mulched and staked.	6	\$255.00		\$1,530.00

Amount Paid \$0.00
Amount Due \$6,915.00

Discount \$0.00
Shipping Cost \$0.00
Sub Total \$6,915.00
Sales Tax 7.88% on \$0.00 \$0.00

Total \$6,915.00

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 the replacement of sidewalk during the Monroe Avenue Project No. 19-06 ABCDEF following described real estate:

434 Monroe Avenue
PIN #18.423.0690
Block 3 Lot 23 SubdivisionCd 18423 Subdivision Name AUDITOR's Plat #3
Cost: \$696.50

WHEREAS, the property owner desires that the cost of the sidewalk 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 16th day of November 2020.

Mayor

ATTEST:

City Clerk

CONSENT ASSESSMENT AGREEMENT

This Agreement is made between the City of North Mankato (City) and Dennis & Janelle Eggersdorfer.

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

1. Owner's property is described as follows:
434 Monroe Avenue
PIN #18.423.0690
Block 3 Lot 23 SubdivisionCd 18423 SubdivisionName AUDITOR'S Plat #3
2. Owner replaced the driveway during Monroe Avenue Project No. 19-06 ABCDEF.
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.
5. The assessment will be combined with the special assessment that will be levied for the Monroe Avenue Project No. 19-06 ABCDEF.

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 \$696.50. The assessment shall be payable in equal installments extending over a period of fifteen (15) years and bear interest at the rate of 4.00% 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

Wendell Lorentz & Sons Construction, Inc.
PO Box 847
Mankato, MN 56002-0847

Invoice

Date	Invoice #
10/16/2020	9209

Bill To
434 Monroe Avenue North Mankato, MN 56003

P.O. No.	Terms	Due Date	Account #	Project
	Upon Receipt	10/16/2020		

Date	Description	Qty	Rate	Amount
	Remove & Re-Pour 6" Concrete (Sq. Ft.) 6" New Class 5 Base 6" New Concrete	70	9.95	696.50

Payment due by posted due date. A FINANCE CHARGE of 1.5% per month. ANNUAL Rate of 18% on all accounts 30 Days and over.

Total	\$696.50
Balance Due	\$696.50

Phone #
5073884182

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 the replacement of their driveway during the Monroe Avenue Project No. 19-06 ABCDEF following described real estate:

802 Center Street
PIN #18.423.0470
Block 3 Lot 1 SubdivisionCd 18423 SubdivisionName Auditor's Plat #3
Cost: \$2,108.00

WHEREAS, the property owner desires that the cost of the driveway 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 16th day of November 2020.

Mayor

ATTEST:

City Clerk

RESOLUTION APPROVING
CONSENT ASSESSMENT AGREEMENT

WHEREAS, the City of North Mankato has, at the property owner's request, paid for certain improvements that will benefit such property, specifically the replacement of their driveway during the Monroe Avenue Project No. 19-06 ABCDEF following described real estate:

430 Monroe Avenue
PIN #18.423.0670
Block 3 Lot 21 SubdivisionCd 18423 SubdivisionName Auditor's Plat #3
Cost: \$2,985.00

WHEREAS, the property owner desires that the cost of the driveway 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 16th day of November 2020.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 8G	Dept: Public Works	Council Meeting Date: 11/16/20
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TITLE OF ISSUE: Consider Adopting Ravine Management Plan.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the attached Ravine Management Plan which was reviewed by Council at a Council Work Session on September 28, 2020.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Ravine Management Plan.

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) Plan _____

☐ Workshop

☒ Regular Meeting

☐ Special Meeting

☐ Refer to: _____

☐ Table until: _____

☐ Other: _____

RAVINE MANAGEMENT

October 2020



Prepared by: The City of North Mankato
Public Works Department

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2020 Lake Street Bluff Drainage and Erosion Issues	22 – 35
2020 Lake Street Bluff Drainage and Erosion Issues Presentation	36 - 46

Ravine Management Report

June 2020



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- I. Introduction
- II. Existing Conditions
- III. Ravine Inspection and Evaluation
- IV. 2019 Inspection Report Findings
- V. Recommendations
- VI. Conclusion

Appendix A: South Ravine Map

Appendix B: North Ravine Map

I. Introduction

In 2018 The City of North Mankato began a ravine inspection program with the aid of a GPS collector, and a predetermined inspection checklist. Each ravine is evaluated on eight criteria to assess the conditions within the ravine from the condition of the bottom channel to vegetation on the hillsides. This data collection will occur during the fall of each year to provide a yearly snapshot of the condition of the ravines. Along with GPS points and evaluations, photos are also taken within the ravine to document conditions.

II. Existing Systems:

The ravine system in North Mankato is comprised of twenty-one identified ravines or hillsides that aid in the management of storm water from Upper North Mankato. Ten of these twenty-one identified areas have partially installed or fully installed (from top of ravine to bottom), storm sewer piping

III. Ravine Inspection and Evaluation:

During the creation of the inspection program criteria were established for evaluation of the ravines. This creates a standard across the years and gives a consistent inspection from year to year within each ravine. Criteria is based both on office collection and field collection.

Inspection criteria are as follows:

A. Office Verified Criteria

1. Segment Name: Identifies the ravine number and which segment within each ravine.
2. Physical Description: Physical description is based upon the closest road to the ravine.
3. Streets Adjacent: based upon additional roads along the ravine section to help identify exact location of the segment.
4. Ravine/Adjacent Areas within City Limits: Identifies if the adjacent area is within city limits.
5. Adjacent Areas Developed: Identifies if the adjacent area is developed.
6. Ownership: Identifies who owns the ravine.
7. Ravine Access: Identifies if and where direct access to the ravine is. Also is the access an outlot, utility easement or off a road section.
8. Storm Sewer: Identifies if storm sewer is piped within the ravine. Includes material type, size and if piping runs the entire length of ravine or not.

B. Field data collection

1. Extent of foundation/sump pump drain lines extended to bottom: Identifies the number of drain lines that run to the bottom of the ravine.
2. Condition of ravine/channel bottom: Identifies if the bottom channel of the ravine is eroding or stabilized.
3. Degree of vegetation: Identifies how much vegetation is established on the hillsides of the ravine.
4. Slides/sloughs and location: Identifies how many slides are within a section and at what location.
5. Photos: Photo documentation

IV. 2019 Inspection Report Findings:

Ravines South of Highway 14

- A. **Segment Name:** North Ridge Ravine
Sections: S1-1 through S-21
Adjacent Streets: North Ridge Dr, Abbeywood Lane, Pleasant View Drive, Lehigh Ave, Marie Lane, Staley Lane, and Aspen Lane
Within City Limits: Yes
Access: Pleasant View Dr, Marie Lane, Lehigh Ave, Aspen Lane and Camden Ct
Storm Sewer: 13 of the 21 sections within this ravine have storm sewer piping within them.
Foundation/Sump Drains: During inspections it was found that 50 to 75% of the visible drains are extended to the bottom of the ravine.
Bottom Condition: The bottom channel of the ravine is in good condition in the 13 sections that are stabilized with storm sewer. The sections that are not stabilized with storm sewer are showing signs of erosion of the bottom channel due to high water flows.
Vegetation: In general, there is moderate vegetation on all side slopes within the ravine. The areas that are not stabilized with storm sewer are seeing sloughs and sliding that are disrupting the vegetation growth. Areas that are stabilized with piping have good growth on the sides as well as the bottom of the ravine.
Sliding/Sloughs: Sections that are not stabilized with storm sewer have severe sliding and sloughs that are caused by high volumes of water eroding the toe of the slope. This is particularly evident in sections S1-9 through S1-15 which is the sections between North Ridge Dr and Abbywood Lane.
Recommendation: Continue annual inspections and address issues as they arise in areas that are stabilized by pipe. Continue to extend the 72" piping project from sections 1-21 down through section 1-9.
- A. **Segment Name:** Cliff Court Ravine
Sections: S2-1 through S2-5
Adjacent Streets: Carol CT, Marquette Ave
Within City Limits: Yes
Access: No
Storm Sewer: None in bottom channel, storm sewer from adjacent roads is piped to the bottom.
Foundation/Sump Drains: During inspections it was found that 50% of the visible drains are extended to the bottom of the ravine.
Bottom Condition: The bottom channel of this section is showing signs of erosion due to high water volumes from adjacent storm water piping.
Vegetation: In general, there is moderate vegetation on all side slopes within the ravine except the bottom channel.
Sliding/Sloughs: There is several smaller sloughs and slides in this ravine, most observed in areas where the bottom channel changes direction.

Recommendation: Continue annual inspections to document and address any issues. Install storm water pipe through bottom channel to carry water passed the developed area. A project of this magnitude would require work outside of city limits.

- B. **Segment Name:** Oak Terrace Court Ravine
Sections: S3-1
Adjacent Streets: Oak Terrace, Lookout Dr, Marvin
Within City Limits: Yes
Access: Yes, Lookout Drive.
Storm Sewer: Yes, in bottom channel and storm sewer from adjacent roads is piped to the bottom.
Foundation/Sump Drains: During inspections it was found that 75% of the visible drains are extended to the bottom of the ravine.
Bottom Condition: The bottom channel of this section is in good shape. Small areas of erosion due to overland water but nothing of concern.
Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.
Sliding/Sloughs: There is some smaller several smaller sloughs and slides in this ravine but no major ones of concern.
Recommendation: Continue annual inspections to document and address any issues.
- C. **Segment Name:** Oak Terrace Drive Ravine
Sections: S4-1
Adjacent Streets: Oak Terrace Dr, Roe Crest Dr
Within City Limits: Yes
Access: Yes, Lookout Drive.
Storm Sewer: Yes, in bottom channel and storm sewer from adjacent roads is piped to the bottom.
Foundation/Sump Drains: During inspections it was found that 75% of the visible drains are extended to the bottom of the ravine.
Bottom Condition: The bottom channel of this section is in good shape. Small areas of erosion due to overland water but nothing of concern.
Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.
Sliding/Sloughs: There is some smaller several smaller sloughs and slides in this ravine but no major ones of concern.
Recommendation: Continue annual inspections to document and address any issues.
- D. **Segment Name:** Roe Crest Drive Ravine
Sections: S5-1
Adjacent Streets: Oak Terrace Dr, Roe Crest Dr
Within City Limits: Yes
Access: Yes, Lookout Drive.
Storm Sewer: Partial, storm sewer from Roe Crest is piped into the top portion of the ravine.

Foundation/Sump Drains: During inspections it was found that 75% of the visible drains are extended to the bottom of the ravine.

Bottom Condition: The bottom channel of this section is in good shape. Small areas of erosion due to water from the storm sewer pipe.

Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.

Sliding/Sloughs: There is some smaller several smaller sloughs and slides in this ravine but no major ones of concern.

Recommendation: Continue annual inspections to document and address any issues.

E. **Segment Name:** Roe Crest Drive Ravine

Sections: S6-1

Adjacent Streets: Roe Crest Dr, Lookout Dr

Within City Limits: Yes

Access: Yes, Lookout Drive.

Storm Sewer: No

Foundation/Sump Drains: During inspections it was found that 50% of the visible drains are extended to the bottom of the ravine.

Bottom Condition: The bottom channel of this section is in good shape.

Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.

Sliding/Sloughs: There is some smaller several smaller sloughs and slides in this ravine but no major ones of concern.

Recommendation: Continue annual inspections to document and address any issues.

F. **Segment Name:** Roe Crest Drive Ravine

Sections: S7-1

Adjacent Streets: Roe Crest Dr, Lookout Dr

Within City Limits: Yes

Access: Yes, Lookout Drive.

Storm Sewer: No

Foundation/Sump Drains: During inspections it was found that 50% of the visible drains are extended to the bottom of the ravine.

Bottom Condition: The bottom channel of this section is in good shape.

Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.

Sliding/Sloughs: There is some smaller several smaller sloughs and slides in this ravine but no major ones of concern.

Recommendation: Continue annual inspections to document and address any issues.

G. **Segment Name:** Old Belgrade Hill Ravine

Sections: S8-1 through S8-13

Adjacent Streets: Roe Crest Dr, Roe Crest Ct, Lor Ray Dr, Clare Ct, Sunrise Dr

Within City Limits: Yes

Access: Yes, Clare Court, Belgrade Ave.

Storm Sewer: Yes

Foundation/Sump Drains: During inspections it was found that 75% of the visible drains are extended to the bottom of the ravine.

Bottom Condition: The bottom channel of this section is in excellent shape

Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.

Sliding/Sloughs: There is some smaller several smaller sloughs and slides in this ravine but no major ones of concern.

Recommendation: Continue annual inspections to document and address any issues.

H. **Segment Name:** Lee Hill Ravine

Sections: S9-1 through S9-8

Adjacent Streets: Lee Blvd

Within City Limits: Yes

Access: Yes, Lee Blvd.

Storm Sewer: Yes

Foundation/Sump Drains: During inspections it was found that 75% of the visible drains are extended to the bottom of the ravine.

Bottom Condition: The bottom channel of this section is in good shape.

Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.

Sliding/Sloughs: There is some smaller several smaller sloughs and slides in this ravine.

Recommendation: Continue annual inspections to document and address any issues.

I. **Segment Name:** Lake Street Ravine

Sections: S10-1 through S10-3

Adjacent Streets: Lake Street, Kings Ct

Within City Limits: Yes

Access: No

Storm Sewer: Yes

Foundation/Sump Drains: During inspections it was found that all sump drains run to the bottom however some roof gutters channel water right to the edge of the ravine.

Bottom Condition: The bottom channel of this section is mostly stable.

Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.

Sliding/Sloughs: There is one larger slump about halfway up the bluff, staff are trying to establish vegetation in this area.

Recommendation: Continue annual inspections to document and address any issues.

J. **Segment Name:** Bluff Park Ravines

Sections: S11-1, S11-2, S11-3

Adjacent Streets: Lake Street, Highway 14, Mary Circle

Within City Limits: Yes

Access: Yes, Mary Circle and Collette Dr

Storm Sewer: Yes

Foundation/Sump Drains: During inspections it was found that 75% of the visible drains are extended to the bottom of the ravine.

Bottom Condition: The bottom channel of this section is in good shape.

Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.

Sliding/Sloughs: There is some smaller several smaller sloughs and slides in this ravine.

Recommendation: Continue annual inspections to document and address any issues.

Ravines North of Highway 14

- A. **Segment Name:** Howard Drive Ravines
Sections: N1-1 through N1-5, N2-1, N3-1, N4-1
Adjacent Streets: Howard Dr, Valley View Ct
Within City Limits: Yes
Access: No
Storm Sewer: Yes in Sections N2-1 and N4-1
Foundation/Sump Drains: During inspections it was found that 75% of sump drains run to the bottom.
Bottom Condition: The bottom channel of this section is mostly stable. There is some erosion at the areas where the storm sewer piping ends and water is overland.
Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.
Sliding/Sloughs: There is some small to moderate slumping in areas where water is over land and has eroded the bottom channel.
Recommendation: Continue annual inspections to document and address any issues.
- B. **Segment Name:** Coventry Lane Ravines
Sections: N5-1, N6-1 through N6-3
Adjacent Streets: Coventry Lane
Within City Limits: Yes
Access: Yes, Coventry Lane
Storm Sewer: Yes in Sections N5-1.
Foundation/Sump Drains: No adjacent development
Bottom Condition: The bottom channel of this section is mostly stable. There is some erosion at the areas where the ravine changes direction.
Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.
Sliding/Sloughs: There is some small to moderate slumping in areas and has eroded the bottom channel.
Recommendation: Continue annual inspections to document and address any issues.

- C. **Segment Name:** Howard Ct Ravines
 Sections: N7-1 through N7-3
 Adjacent Streets: Coventry Lane
 Within City Limits: Partial
 Access: No
 Storm Sewer: No
 Foundation/Sump Drains: All observed foundation drain lines run to the bottom.
 Bottom Condition: There
 Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.
 Sliding/Sloughs: There is some small to moderate slumping in areas and has eroded the bottom channel.
 Recommendation: Continue annual inspections to document and address any issues.
- D. **Segment Name:** Prairie/Reserve Ravines
 Sections: N8-1 through N8-28
 Adjacent Streets: Coventry Lane, Deerwood Ct, Simon Ct, Lor Ray Dr
 Within City Limits: Partial
 Access: Yes, Sarah Circle, Countryside Dr, Simon Ct, Lexington Lane
 Storm Sewer: Partial
 Foundation/Sump Drains: 50% of observed foundation drain lines run to the bottom.
 Bottom Condition: Moderate to severe erosion on toe of slope
 Vegetation: In general, there is moderate to heavy vegetation on all side slopes within this section of ravine.
 Sliding/Sloughs: There is moderate to heavy slumping in areas that have eroded toe conditions. Slumping is present in areas that do not have any storm water directed to them.
 Recommendation: Continue annual inspections to document and address any issues. Plan for storm water piping extension in capitol improvements plan.

V. Recommendations

The inspections conducted within the ravines provided three observations. They are:

- A. Ravines that have storm sewer piping through the bottom channel have minimal erosion and heavy vegetation.
- B. Ravines that allow water to flow overland through the bottom channel have moderate to severe bottom channel and side sloughing.
- C. Ravines that have storm water piping to the bottom, but not continued into the bottom channel, have moderate erosion along the bottom channel and moderate to heavy vegetation along the side slopes.

The inspection documentation shows that the North Ridge ravine and Prairie/Reserve ravines have the most bottom and side slope erosion. This is likely to these two ravines carrying the two largest volumes of storm water from upper North Mankato to lower North Mankato. These two ravines also have many turns within them which water will erode the toe of the slope on and create a slough. Based upon these findings, this report recommends extending the storm water piping within these two ravines as far down the ravine as possible to get passed the developed areas along these ravines.

RAVINE CAPITAL IMPROVEMENT PLAN				
Ravine Name	Section	Type	Estimated Cost	Order of Importance
North Ridge Ravine	S1-19	72" Storm Pipe Extension	\$ 995,000.00	1
North Ridge Ravine	S1-17	72" Storm Pipe Extension	\$ 1,007,000.00	2
North Ridge Ravine	S1-15	72" Storm Pipe Extension	\$ 400,000.00	3
North Ridge Ravine	S1-13	72" Storm Pipe Extension	\$ 325,000.00	4
North Ridge Ravine	S1-11	72" Storm Pipe Extension	\$ 1,500,000.00	9
North Ridge Ravine	S1-9	72" Storm Pipe Extension	\$ 300,000.00	10
North Ridge Ravine	S1-1	72" Storm Pipe Extension	\$ 1,200,000.00	11
Prairie/Reserve Ravine	N8-29	27" Storm Pipe Extension	\$ 800,000.00	5
Prairie/Reserve Ravine	N8-28	27" Storm Pipe Extension	\$ 500,000.00	6
Prairie/Reserve Ravine	N8-27	54" Storm Pipe Extension	\$ 300,000.00	7
Prairie/Reserve Ravine	N8-23	54" Storm Pipe Extension	\$ 850,000.00	8
Prairie/Reserve Ravine	N8-22	27" Storm Pipe Extension	\$ 250,000.00	12
Prairie/Reserve Ravine	N8-21	54" Storm Pipe Extension	\$ 100,000.00	13
Prairie/Reserve Ravine	N8-19	54" Storm Pipe Extension	\$ 1,500,000.00	14
Prairie/Reserve Ravine	N8-7	54" Storm Pipe Extension	\$ 820,000.00	15
Prairie/Reserve Ravine	N8-3	54" Storm Pipe Extension	\$ 2,100,000.00	16
		Reconstruct Total:	\$ 12,947,000.00	

Currently, the 2020 City budget for storm water materials and rental equipment is \$8,000. Based upon the amount of storm water piping, storm water structures and access challenges to get within the ravines, this plan recommends allocating \$20,000 per year to storm water materials and rental equipment.

VI. Conclusion

The ravine system in North Mankato is an asset for development and storm water management. Continuation of the yearly inspection process and feedback from the community is vital in assessing the ravines. Secondly a capital improvement plan and implementation are vital to maintaining the ravines in such a way that they continue to remain an asset.

- Legend**
- City Limits
 - Rawine
 - Manhole Box
 - Manholes
 - Culverts
 - Back Yard Drains
 - Catch Basins
 - Storm Pipe
 - Subsurface Basin
 - Medians
 - Roadways
 - Roads
 - US TRUNK HWY
 - COUNTY STATE AID HWY
 - MUNICIPAL STATE AID STREET
 - LOCAL STREET
 - RAMP
 - PRIVATE STREET
 - Lakes & Ponds
 - Minnesota River
 - Nman_city19_3inch sid
 - Red_Band_1
 - Green_Band_2
 - Blue_Band_3



Disclaimer:
This drawing is neither a legally recorded map nor a survey. It is a compilation of existing, historical, and other data. It is not intended to be used for legal purposes. The City of North Mankato is not responsible for any inaccuracies herein contained.



Legend

- City Limits
- Ravine
- Manhole Box
- Manholes
- Culverts
- Back Yard Drains
- Catch Basins
- Storm Pipe
- Subsurface Basin
- Medians
- Roadways
- Roads
- US TRUNK HWY
- COUNTY STATE AID HWY
- MUNICIPAL STATE AID STREET
- LOCAL STREET
- RAMP
- PRIVATE STREET
- Lakes & Ponds
- Minnesota River
- Nman_City_19_3inch.sld
- Red_Band_1
- Green_Band_2
- Blue_Band_3



Map Name

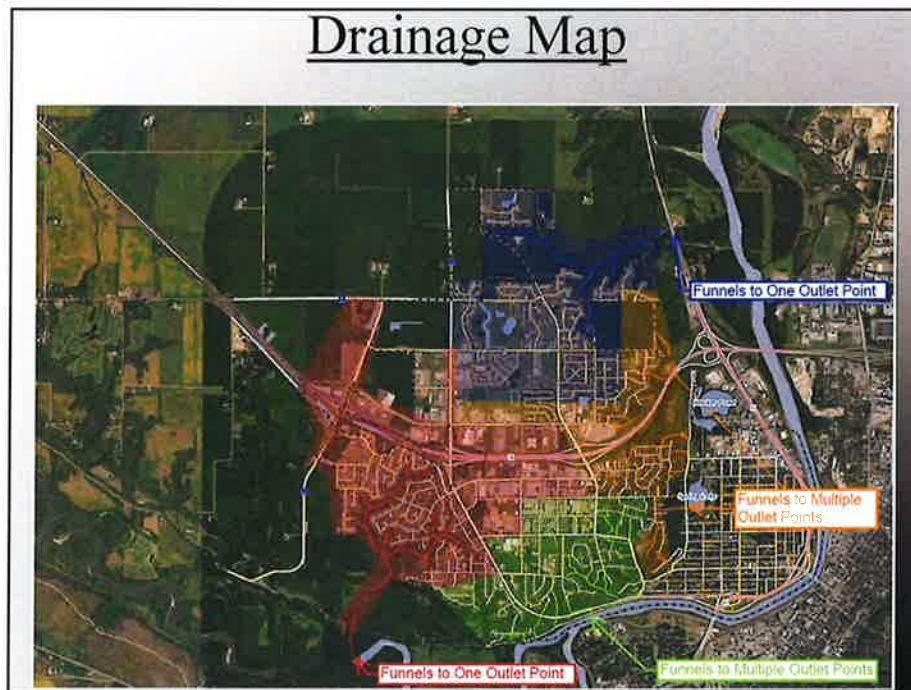
Disclaimer:

This drawing is neither a legally recorded map nor a drawing as a compilation of new data, information, and data located in various city, county and state offices, and other information. It is for informational purposes only. The City of North Mankato is not responsible for any inaccuracies herein contained.

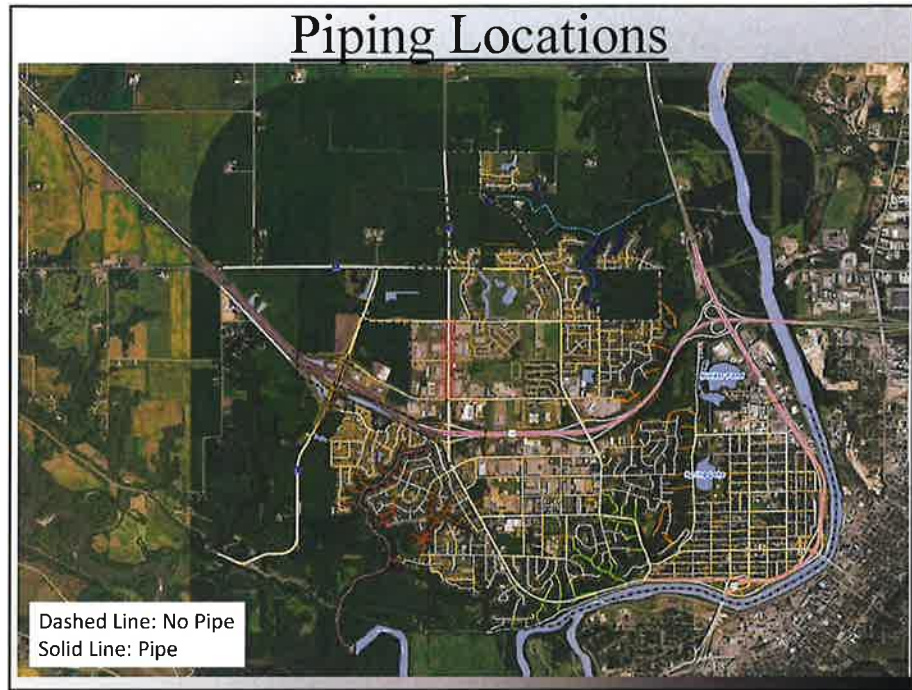




1



2



3



4

Findings

- Erosion at locations where piping stopped
- Erosion at areas without pipe
- Satisfactory conditions above piped areas
- Pipe capacity challenges at piped areas
- Sump Drain Lines

5

Findings



Upstream of 72" Pipe at Northridge Ravine

6

Findings



Downstream of 72" Pipe at Northridge Ravine

7

Findings



Large Scarping of Side slopes

8

Findings



Large Scarping of Side slope

9

Findings



Outlet That Needs Correction

10

Findings



Correct Outlet Piping

11

Findings



Howard Drive and Valley View CT

12

2019 Planned Maintenance



13

Where Do We Go From Here?

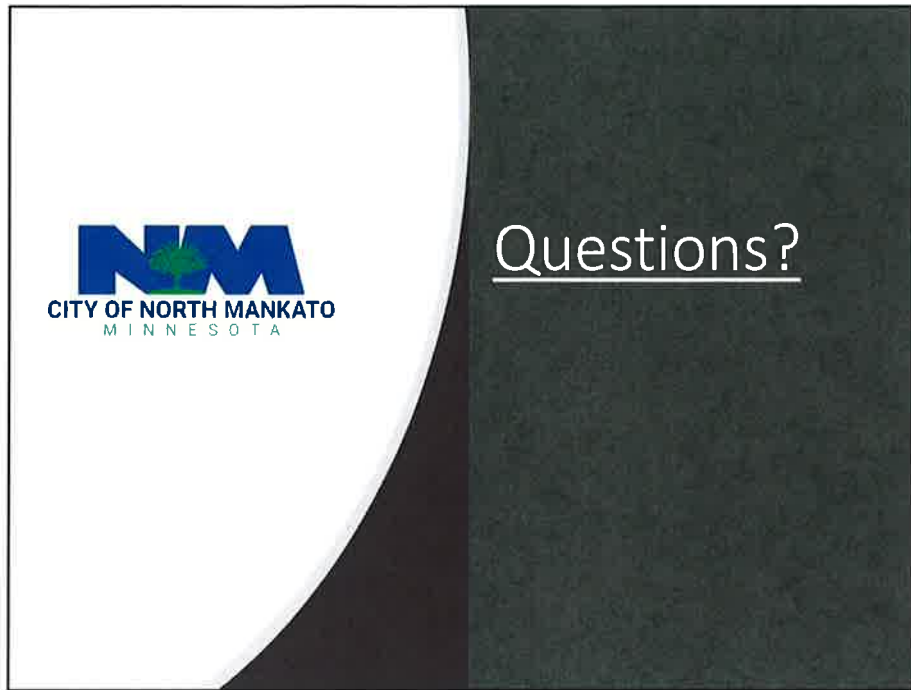
Short Term

- Continue Yearly Inspections
 - Build Historical Database
 - Ensure Corrective Measures are Working
 - Identify and Fix Deficiencies

Long Term

- Build a Program to Incrementally Add Pipe Segments
- Evaluate Storm Sewer Sizing
- Continue to Enforce Sump Line Drainage Code
- Continue to Add Underdrainage

14



15



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MEMORANDUM

Date: September 23, 2020
To: John Harrenstein, City Administrator
From: Daniel R. Sarff, P.E., City Engineer
CC: Nate Host, Public Works Director
Subject: Lake Street Bluff Drainage and Erosion Issues
BMI Project No. OM1.122664

BACKGROUND INFORMATION:

This report addresses drainage and erosion issues in several locations along the bluff located just west of Lake Street. This bluff is the transition from the "upper" portion of North Mankato to the "lower" North Mankato. Lake Street extends along most of the length of the bluff in lower North Mankato and several streets and cul-de-sacs (Sherwood Drive, Queens Court, Kings Court, and Mary Lane) are located adjacent the upper edge of the bluff. The difference in elevation from Lake Street to the upper edge of the bluff is approximately 210 to 220 feet. The bluff was created by erosion due to the meandering of the Minnesota River over thousands of years well prior to the development of the area of lower North Mankato and the construction of the flood control improvements. Most of the bluff is heavily wooded and mostly vegetated. Over the years prior to and after development of the upper area, the storm water runoff from the bluff itself and any areas in the upper area that drain toward the bluff have concentrated in certain locations to create ravines. Many of the ravines are wooded and vegetated but some have eroded and sloughed. It should be noted that the ravines along the Lake Street bluff and in other areas of North Mankato are products of erosion and are natural phenomenon that existed well before any development took place.

Between Page Avenue to the north end of Spring Lake, 22 single family homes are located between Lake Street and the bluff. Some of these homes are located directly at the base of the bluff and some were constructed into the hillside. North of Webster Avenue, there are 17 houses located between Lake Street and the bluff. In the area from the north end of Spring Lake to Webster Avenue, Lake Street is located at the base of the bluff with no houses between the street and the bluff.

The entire bluff area is shown on Exhibit No. 1. Exhibit No. 2 shows photos of a ravine that has limited erosion and a photo of a portion of a ravine segment that has eroded and sloughed.

In general, there have been isolated locations along the length of the bluff where drainage and/or erosion problems occurred. The primary focus of this report is to address the drainage and erosion problems at three specific locations:

- Garfield Avenue/806 Garfield Avenue (Hardwick property)
- 919 Lake Street (Mutch property)
- 927 Lake Street (Hagen property)

Ravines within the bluff converge to concentrate the storm water runoff at these locations resulting on more serious drainage and erosion issues that in other areas along the bluff. Each of these areas is addressed individually in the following paragraphs.

EVALUATION/ANALYSIS

Garfield Avenue/806 Garfield Avenue (Hardwick property):

A drainage area of approximately 6.4 acres drains to the segment of Garfield Avenue that extends west of Lake Street. Approximately 4.7 acres of the overall drainage area (73%) consists of the bluff and approximately 1.7 acres (27%) consist of roofs and back yards from 9 homes on Sherwood Drive. Approximately 1.8 acres of the 4.7-acre bluff area is within an outlot owned by the City. The remainder of the drainage area is privately-owned property.

Of the 6.4 total drainage area that discharges to Garfield Avenue, approximately 3.5 acres, or about 55% flows to a ravine that ends directly above 806 Garfield Avenue (Hardwick property). This property is nestled into the base of the bluff on the north side of Garfield Avenue. The drainage area the discharges to this location flows into a ravine that concentrates the flow at one location directly above the 806 Garfield Avenue property. This area has experienced excess overland stormwater flows and sediment discharge numerous times over the years during which water and sediment flowed over the retaining wall and across the driveway at 809 Garfield Avenue.

The stormwater runoff from the remaining 2.9 acres flows into a ravine that discharges directly onto the dead-end segment of Garfield Avenue west of Lake Street.

Exhibit 3 shows the drainage area and sub drainage areas for which stormwater outlets at Garfield Avenue.

During these rainfall events, water and sediment also flows onto Garfield Avenue and into Lake Street. Following the events, City crews have removed extensive sediment deposits on Garfield Avenue and have also historically assisted the property owner at 809 Garfield Avenue and possibly other property owners clean the deposited sediment from their property. Excess flows and sediment discharge have been observed at this location on numerous occasions over the years, typically when the rainfall exceeds 1.5".

Many years ago, the City installed a storm sewer inlet just west of the retaining wall on the west side of the driveway at 806 Garfield Avenue. A 6" diameter pipe was constructed from the inlet to an existing 8" diameter pipe that connects to the existing City storm sewer system at the intersection of Lake Street and Garfield Avenue. Exhibit 4 shows the inlet on the 806 Garfield Avenue property. Over the years City crews have also installed riprap around and upstream from the inlet to help control erosion and to direct more of the runoff into the inlet. Exhibit 4 shows the inlet at 806 Garfield Avenue.

The following table shows estimated peak stormwater runoff rates for this location for various rainfall events:

Location	5-Year		10-year		50-Year		100-Year	
	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)
806 Garfield Avenue	3.60	5.3	4.29	6.6	6.23	11.1	7.20	13.8
Total, Garfield Avenue	3.60	9.6	4.29	12.0	6.23	20.2	7.20	25.2

Approximately 2/3 of the peak flows comes from runoff from the bluff area and approximately 1/3 of the peak flow comes from roofs and back yards at the top of the bluff. It is estimated that less than 15% of the storm water runoff comes from roofs, patios, and other hard surfaced areas.

Based on these calculations the following storm sewer pipe sizes would be required:

Location	Pipe Size Required (in.)			
	5-Year	10-year	50-Year	100-Year
806 Garfield Avenue	12"	15"	18"	18"
Total Garfield Avenue	15"	18"	21"	24"

The pipe sizes shown above assume that all of the storm water runoff arriving at the bottom of the bluff could be captured in the storm sewer system and that the pipes and inlets are clear of dirt and sediment. Due to the steep topography it would be difficult, if not impossible to design a storm water collection system that would capture all the runoff, especially for the larger rainfall events. The calculations show that the existing storm sewer system has capacity to capture the runoff associated with rainfall less than the 5-year recurrence interval. Based on field observations, the runoff exceeds the capacity of the existing storm sewer system with rainfalls of approximately 1.5". It is anticipated that protection for up to the 5-year storm water runoff rate could be accomplished by increasing the storm sewer pipe sizes and improving the storm water inlet system. Due to the steep topography and limited space available for creating a collection area for the storm water runoff, the capacity of the system would be limited by the inlet capacity and it would be difficult to design a system that would provide protection for runoff exceeding the 5-year rainfall event. Even with the improved storm sewer system, rainfall events exceeding the 5-year rainfall event would result in runoff exceeding the capacity of the system and runoff and sediment flowing through the property and onto Garfield Avenue and Lake Street.

919 Lake Street (Mutch property)

A drainage area of approximately 5.5 acres drains to a convergence of ravines that discharge along the south side of 919 Lake Street. Approximately 3.8 acres of the overall drainage area (70%) consists of the bluff and approximately 1.7 acres (30%) consist of roofs and back yards from 9 homes on Queens Court, Kings Court, James Drive and Mary Lane. All of the property within the drainage area is privately-owned property.

Exhibit 5 shows the drainage area and sub drainage areas for which stormwater outlets at 919 Lake Street.

This area has also experienced excess overland stormwater flows and sediment discharge numerous times over the years during which water and sediment flowed through the back yard and along the south property line of 919 Lake Street. During some of these rainfall events, water and sediment also flows onto Lake Street. Following the events, City crews have removed extensive sediment deposits on Garfield Avenue and have also historically assisted the property owner at 809 Garfield Avenue and possibly other property owners clean the deposited sediment from their property. The following are the approximate dates and details of the rainfall events in the past 2 years that caused excessive runoff and sediments deposits at this location:

- September 11&12 2019, approximately 3.6" of rain in less 24-hour period; conditions were already saturated from wet conditions throughout the summer
- July 26, 2020: approximately 7.5" of rain in less than 24 hours
- August 11, 2020: approximately 2.75" of rain in less than 24 hours

There have been other instances that have resulted in similar water and sediment problems at this location in past years, but those listed above are the most recent with more accurate documentation.

In about 2003 or 2004, the City installed a storm sewer system from Lake Street to the west side of the 919 Lake Street property. The storm sewer system consists of a 12" diameter pipe with two inlets at the convergence of several ravines at the base of the bluff. The inlets have been cleaned of sediment and improved a number of times over the years, including following the 7.5" rainfall on July 26th of 2020. At that time, riprap was installed around the inlet to help control erosion and to channel the runoff into the inlet. Grates with increased capacity were also installed on the inlets. City crews also repaired the erosion and re-seeded the area on the south side of the property from the base of the bluff to Lake Street. The area upstream from the inlet was also re-seeded. Some of the seeded areas and eroded with the recent rains. Exhibits 6 and 7 show the inlet at 919 Lake Street with the improvements that were made following the July 2020 rainfall event.

The following table shows estimated peak stormwater runoff rates for this location for various rainfall events

5-Year		10-year		50-Year		100-Year	
Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)
3.60	8.4	4.29	10.4	6.23	17.6	7.20	21.9

Approximately 62% of the peak flows comes from runoff from the bluff area and approximately 38% of the peak flow comes from roofs and back yards at the top of the bluff. It is estimated that less than 10% of the storm water runoff comes from roofs, patios, and other hard surfaced areas.

Based on these calculations the following storm sewer pipe sizes would be required:

Pipe Size Required (in.)			
5-Year	10-year	50-Year	100-Year
15"	18"	21"	24"

As previously discussed, the pipe sizes shown above assume that all of the storm water runoff arriving at the bottom of the bluff could be captured in the storm sewer system and that the pipes and inlets are clear of dirt and sediment. The calculations show that the existing storm sewer system has capacity runoff associated with rainfall slightly less than the 5-year recurrence interval. Based on field observations, the runoff exceeds the capacity of the existing storm sewer system with rainfalls of approximately 3.0. Due to the steep topography and limited space available for creating additional collection areas for the storm water runoff, the capacity of the system would be limited by the inlet capacity and it would be difficult to design a system that would provide protection for runoff exceeding the 5-year rainfall event.

927 Lake Street (Hagen property)

A drainage area of approximately 2.8 acres drains across the property at 927 Lake Street. Approximately 2.4 acres of the overall drainage area (86%) consists of the bluff and approximately 0.4 acres (14%) consist of roofs and back yards from 4 homes on Mary Lane. All of the property within the drainage area is privately-owned property.

Exhibit 8 shows the drainage area for which stormwater outlets across 927 Lake Street.

The runoff from the drainage area upstream from this property is more distributed across the length of the property and, in general, does not converge into one or more ravines upstream. As such, this property only experiences excess overland stormwater flows discharge during the most excessive rainfall events, including the 7.5" rainfall on July 26, 2020, with minimal sedimentation on the property itself or on Lake Street.

RECOMMENDATIONS:

Garfield Avenue/806 Garfield Avenue (Hardwick property):

As stated previously, the existing storm sewer piping system from the inlet above 806 Garfield Avenue to Lake Street appears to handle the runoff from rainfall events of up to approximately 1.5", which is significantly less than a 5-year rainfall event.. The capacity of a storm sewer system is a function of not only pipe size, but also the inlet capacity (ability to capture the peak runoff and get it into the storm sewer pipe). Based on observations of the existing inlet and the surrounding area at 806 Garfield Avenue, it is estimated that the inlet capacity would be sufficient to capture the peak runoff from the 5-year rainfall event, but the system capacity is currently limited by the 6" and 8" pipe sizes. The hydraulic calculation indicate that the capacity of the system could be increased to accommodate the runoff from the 5-year rainfall event by increasing the storm sewer pipe in Garfield Avenue to 12" and 15" pipe. No inlets are currently in place at the west end of Garfield Avenue, and the addition of new inlets in that location would also help capture the runoff from up to a 5-year rainfall event at that location. Due to

the steep topography and limited space, the design of a storm water inlet system that would capture the runoff from more than a 5-year rainfall event is not considered to be feasible.

City staff evaluated the possibility of installing a storm sewer system in the back yards of the properties at the top of the bluff to collect roof drainage, sump pump, and back yard drainage. In general, the back yards are at a considerably lower elevation than the streets in the front of the houses and in most areas, there is no storm sewer system in the street. So the only option for an outlet for such a system would be to pipe the system down the bluff. This is not considered feasible due to the very steep topography, and the disruption to the bluff would most likely result in more erosion problems and sloughing. Also, as previously noted, the majority of the runoff is coming from the bluff itself and the reduction of the runoff from the roofs, patios and yards above is not expected to have a significant impact on the runoff at the bottom of the bluff.

City staff has taken efforts to re-establish the vegetation in the eroded areas on the bluff, utilizing special seed mixtures that thrive in shady conditions. These efforts have been successful in several areas and should be continued.

919 Lake Street (Mutch property)

Based on observations of the existing inlet and the surrounding area at 919 Lake Street, it is estimated that the capacity of the two inlets is sufficient to capture the peak runoff from the 5-year rainfall event, and the existing 12" is at a steep enough slope that it, too, has capacity for the runoff from a 5-year event. Due to the steep topography and limited space, the design of a storm water inlet system that would capture the runoff from more than a 5-year rainfall event is not considered to be feasible.

City staff has also evaluated the possibility of installing a storm sewer system in the back yards of the properties at the top of the bluff for this drainage area. The same challenges exist for constructing such a system at this location as was discussed for the Garfield Avenue bluff drainage area. The majority of the runoff from this drainage area is coming from the bluff itself and the reduction of the runoff from the roofs, patios and yards above is not expected to have a significant impact on the runoff at the bottom of the bluff.

City staff has also attempted to re-establish the vegetation in the eroded areas on the bluff at this location and these efforts should be continued.

927 Lake Street (Hagen property)

The storm water runoff coming from the bluff at this location appears to be more distributed and less concentrated in ravines than in the other locations discussed in this report. While this property experienced excess overland flows and some minor erosion and sedimentation during the 7.5" rainfall event in July of 2020, runoff rates and erosion were much less severe in other locations, and problems appear to be limited to extreme rainfall events. There is no storm sewer collection or piping system at this location, and no improvements are recommended at this time.



EXHIBIT 1 - LAKE STREET BLUFF



Example of a ravine with minimal erosion



Example of ravine that has eroded and sloughed



EXHIBIT 3 - 806 GARFIELD AVENUE/GARFIELD AVENUE DRAINAGE AREA



Inlet at 806 Garfield Avenue



Rip-rap installed around inlet and upstream from inlet

EXHIBIT 4 – INLET AT 806 GARFIELD AVENUE



EXHIBIT 5 - 919 LAKE STREET AVENUE DRAINAGE AREA



Inlet #1



Inlet #2



Rip-rap and seeding upstream from inlets



Seeding of area from base of bluff to Lake Street

EXHIBIT 7 – RIP-RAP AND SEEDING AT 919 LAKE STREET



EXHIBIT 7 - 927 LAKE STREET DRAINAGE AREA

Lake Street Bluff Drainage and Erosion Issues

1

Background

- Report addresses drainage and erosion issues in several locations along the bluff located just west of Lake Street
- Bluff is the transition from the “upper” portion of North Mankato to the “lower” North Mankato
- Lake Street extends along most of the length of the bluff in lower North Mankato
- Several streets and cul-de-sacs are located adjacent the upper edge of the bluff
 - Sherwood Drive
 - Queens Court
 - Kings Court
 - Mary Lane)
- Approximately 210 to 220 feet difference in elevation
- Bluff created by erosion due to the meandering of the Minnesota River over thousands of years
- Most of the bluff is heavily wooded and mostly vegetated
- Over the years, ravines have developed:
 - Storm water runoff from the bluff itself
 - Storm water from areas that drain toward the bluff

2

Background



- Many of the ravines are wooded and vegetated but some have eroded and sloughed
- Ravines along the Lake Street bluff and in other areas of North Mankato are results of erosion and are natural phenomenon that existed well before any development took place
- Approximately 37 single family holes are located between Lake Street & bluff
- Some were constructed into the hillside
- In general, there have been isolated locations along the length of the bluff where drainage and/or erosion problems occurred
- This report addresses three specific locations:
 - o Garfield Avenue/806 Garfield Avenue (Hardwick property)
 - o 919 Lake Street (Mutch property)
 - o 927 Lake Street (Hagen property)
- In the first two locations, ravines within the bluff converge to concentrate the storm water runoff at these locations resulting on more serious drainage and erosion issues that in other areas along the bluff



3

Lake Street Bluff



4

Photos of Ravines along Bluff



5

Garfield Avenue/806 Garfield Avenue (Hardwick property)



- Location – segment of Garfield Avenue that extends west of Lake Street
- 806 Garfield (Hardwick property) located on north side at west end of dead-end street
- Overall Drainage area:
 - Total: 6.4 acres
 - Bluff: 4.7 acres (73%)
 - Roofs and back yards on Sherwood Drive: 1.7 acres (27%)
 - Approximately 1.8 acres is within an outlot owned by the City.; remainder of the drainage area is privately-owned property.
- 806 Garfield:
 - 3.5 acres (55%) flows to a ravine that ends directly above 806 Garfield Avenue
 - Property is nestled into the base of the bluff on the north side of Garfield Avenue
 - Ravine that concentrates the flow at one location
 - This area has experienced excess overland stormwater flows and sediment discharge numerous times over the years - water and sediment flowed over the retaining wall and across the driveway at 809 Garfield Avenue.
- Garfield Avenue:
 - 2.9 acres (45%)
 - Flows into a ravine that discharges directly onto the dead-end segment of Garfield Avenue west of Lake Street.



6

Garfield Avenue/806 Garfield Avenue (Hardwick property)



7

Garfield Avenue/806 Garfield Avenue (Hardwick property)



- **Existing storm sewer system:**
 - City installed a storm sewer inlet just west of the retaining wall on the west side of the 806 Garfield Avenue driveway
 - 6" pipe constructed from the inlet to an 8" pipe in Garfield Avenue
 - 8" pipe connects to City storm sewer system in Lake Street
 - City crews have also installed riprap around and upstream from the inlet to help control erosion and to direct more of the runoff into the inlet
- **Issues at this Location:**
 - Excess flows and sediment discharge have been observed at this location on numerous occasions over the years, typically when the rainfall exceeds approx. 1.5".
 - Water and sediment also flows onto Garfield Avenue and into Lake Street
 - City crews have removed extensive sediment deposits on Garfield Avenue
 - City crews have also historically assisted the property owner at 809 Garfield Avenue with clean up and repairs



8

Garfield Avenue/806 Garfield Avenue (Hardwick property)



9

Garfield Avenue/806 Garfield Avenue (Hardwick property)



- Peak stormwater runoff:

Location	5-Year		10-year		50-Year		100-Year	
	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)
806 Garfield Avenue	3.60	5.3	4.29	6.6	6.23	11.1	7.20	13.8
Total, Garfield Avenue	3.60	9.6	4.29	12.0	6.23	20.2	7.20	25.2

- o Approx. 2/3 of the peak flows comes from runoff from the bluff area and approximately 1/3 of the peak flow comes from roofs and back yards at the top of the bluff
- o Less than 15% of the storm water runoff comes from roofs, patios, and other hard surfaced areas

- Required pipe sizes:

Location	Pipe Size Required (in.)			
	5-Year	10-year	50-Year	100-Year
806 Garfield Avenue	12"	15"	18"	18"
Total Garfield Avenue	15"	18"	21"	24"

- o Pipe sizes shown above assume that all of the storm water runoff could be captured in the storm sewer system
- o Due to the steep topography it would be difficult, if not impossible to design a storm water collection system that would capture all the runoff, especially for the larger rainfall events
- o Existing storm sewer system has capacity to capture the runoff associated with rainfall less than the 5-year recurrence interval
- o Based on field observations, capacity is limited to runoff from approx. 1.5" rainfall



10

919 Lake Street (Mutch property)



- Drainage area:
 - Total: 5.5 acres
 - Bluff: 3.8 acres (70%)
 - Roofs and back yards on Queens Court, Kings Court, James Drive and Mary Lane: 1.7 acres (30%)
 - All of the drainage area is privately-owned property.



11

919 Lake Street (Mutch property)



12

919 Lake Street (Mutch property)



- Existing storm sewer system:
 - In 2003 or 2004, City installed a storm sewer system north side of property from Lake Street to base of bluff
 - Two inlets at base of bluff
 - Connects to storm sewer system in Lake Street
 - Inlet grates with increased capacity
 - Riprap around and upstream from the inlet to help control erosion and to direct more of the runoff into the inlet
 - City has seeded area above the inlets
- Issues at this Location:
 - Excess flows and sediment discharge have been observed at this location on numerous occasions over the years, typically when the rainfall exceeds approx. 3".
 - Water and sediment also across the south side of 919 Lake Street and onto Lake Street
 - City crews have removed sediment deposits on Lake Street
 - City crews have also historically assisted the property owner with clean up and repairs



13

919 Lake Street (Mutch property)



14

919 Lake Street (Mutch property)









15

919 Lake Street (Mutch property)



• **Peak stormwater runoff:**


	5-Year		10-year		50-Year		100-Year	
Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)	Rainfall (in.)	Flow (cfs)	
3.60	8.4	4.29	10.4	6.23	17.6	7.20	21.9	

- Approx. 62% of the peak flows comes from runoff from the bluff area and approximately 38% of the peak flow comes from roofs and back yards at the top of the bluff
- Less than 10% of the storm water runoff comes from roofs, patios, and other hard surfaced areas

• **Required pipe sizes:**

	Pipe Size Required (in.)			
5-Year	10-year	50-Year	100-Year	
15"	18"	21"	24"	

- Pipe sizes shown above assume that all of the storm water runoff could be captured in the storm sewer system
- Due to the steep topography it would be difficult, if not impossible to design a storm water collection system that would capture all the runoff, especially for the larger rainfall events
- Existing storm sewer system has capacity to capture the runoff associated with rainfall slightly less than the 5-year recurrence interval
- Based on field observations, capacity is limited to runoff from approx. 3" rainfall



16

927 Lake Street (Hagen property)



- Drainage area:
 - Total: 2.8 acres
 - Bluff: 2.4 acres (86%)
 - Roofs and back yards on Mary Lane: 0.4 acres (14%)
 - All of the drainage area is privately-owned property



17

927 Lake Street (Hagen property)



18

927 Lake Street (Hagen property)



- No existing storm sewer system in this location
- Runoff from is more distributed across the length of the property and less concentrated in ravine systems
- Based in information available, property only experiences excess overland stormwater flows discharge during the most excessive rainfall events
- 7.5" rainfall on July 26, 2020 resulted in overland flows, but minimal sedimentation on the property itself or on Lake Street



19

Summary and Recommendations



- Garfield Avenue/806 Garfield Avenue (Hardwick property):
 - Pipe sizes shown in report assume all of the storm water runoff arriving at the bottom of the bluff could be captured in the storm sewer system and that the pipes and inlets are clear of dirt and sediment
 - Calculations show that the existing storm sewer system has capacity for approximately 1.5" rainfall; significantly less than the 5-year recurrence interval
 - Increasing pipe sizes to 12" and 15" pipe is expected to increase capacity of system to approximately 5-year rainfall event
 - Due to the steep topography and limited space available for creating additional collection areas for the storm water runoff, the capacity of the system would be limited by the inlet capacity
 - Not considered feasible to design a system that would provide protection for runoff exceeding the 5-year rainfall event
 - Adding additional inlets at the west end of Garfield Avenue would collect water flowing directly from the bluff onto Garfield Avenue
 - Roofs, patios and hard surfaced areas on homes along Sherwood Drive contribute less than 15% of total runoff
 - Back yards are significantly lower than street and no storm sewer system on Sherwood Drive
 - Not considered feasible to construct collection system along bluff line: no outlet for system, easements would be required, estimated to have limited impact on peak runoff rates
 - Continue attempts to establish turf on eroded portions of the bluff



20

Summary and Recommendations



- 919 Lake Street (Mutch property):

- Pipe sizes shown in report assume all of the storm water runoff arriving at the bottom of the bluff could be captured in the storm sewer system and that the pipes and inlets are clear of dirt and sediment
- Calculations show that the existing storm sewer system has capacity for approximately 3.0" rainfall; slightly less than the 5-year recurrence interval
- Due to the steep topography and limited space available for creating additional collection areas for the storm water runoff, the capacity of the system would be limited by the inlet capacity
- Not considered feasible to design a system that would provide protection for runoff exceeding the 5-year rainfall event
- Roofs, patios and hard surfaced areas on homes along Queens Court, Kings Court, James Drive and Mary Lane contribute less than 10% of total runoff
- Back yards are significantly lower than street and limited storm sewer system in this area
- Not considered feasible to construct collection system along bluff line: no outlet for system, easements would be required, estimated to have limited impact on peak runoff rates
- Continue attempts to establish turf on eroded portions of the bluff



21

Summary and Recommendations



- 927 Lake Street (Hagen property)

- Storm water runoff coming from the bluff at this location is more distributed and less concentrated in ravines than in the other locations discussed in this report
- Based on information provided, it appears that this property experiences excess overland flows and some minor erosion and sedimentation during the most extreme rainfall events
- There is no storm sewer collection or piping system at this location
- No improvements are recommended at this time



22

NOTICE OF PUBLIC HEARING ON 2021 BUDGET
AND FIVE-YEAR CAPITAL IMPROVEMENT PLAN, 2021-2025
CITY OF NORTH MANKATO

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, at 7 p.m. on the 7th day of December 2020, to hold a public hearing to consider the City's 2021 Budget and Five-Year Capital Improvement Plan, 2021-2025.

Such persons as desire to be heard with reference to the proposed 2020 Budget and Five-Year Capital Improvement Plan, 2021-2025 will be heard at this meeting. A copy of the 2021 Budget and Five-Year Capital Improvement Plan, 2021-2025 is available at the North Mankato Taylor Library at 1001 Belgrade Avenue, North Mankato or online at www.northmankato.com/citynorthmankato/budget.

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

The public hearing will be broadcast live on Charter Channel 180, or Consolidated Communications Channel 8 and online at accesssktv.org/watch/.

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

- 1) Written comments/questions may be submitted in writing prior to the public hearing by any of the following methods.
 - a) By email. Submit your comments/questions to aprilv@northmankato.com no later than 5:00 p.m. on Monday, December 7, 2020.
 - b) By mail. Submit your comments/questions by mailing to 1001 Belgrade Avenue, North Mankato, MN 56003. Questions/Comments must be received no later than 5:00 p.m. on Monday, December 7, 2020.
 - c) By physical delivery. Deliver your comments/question by delivering them to the Drop Box at City Hall at 1001 Belgrade Avenue, North Mankato, MN, no later than 3:00 pm on Monday, December 7, 2020.
- 2) Live comment during the public hearing via telephone. Residents desiring to make public comments by telephone during the public hearing must request to be placed on the public hearing agenda. You may do so by calling City Hall (507) 625-4141, or by emailing aprilv@northmankato.com. Please call 507-214-0517 and enter participant code 965994. Each resident will be given 3 minutes to make his/her comment.

Dated this 16th day of November 2020,

April Van Genderen
City Clerk

RESOLUTION NO.

RESOLUTION DECLARING COSTS TO BE ASSESSED
FOR MUNICIPAL CHARGES

WHEREAS, pursuant to Section 50.04 (H) of the North Mankato City Code providing that delinquent utility charges constitute a lien upon the premises served; and

WHEREAS, pursuant to Section 90.142 (A) of the North Mankato City Code providing that the unpaid snow removal charges constitute a lien upon the premises served; and

WHEREAS, the City of North Mankato has incurred municipal charges for services rendered in accordance with the following information; and

WHEREAS, all such costs are to be assessed against the property affected thereby;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following costs shall be assessed against such property in the amount and terms as specified on Exhibit A of this resolution.

Adopted by the City Council this 16th day of November 2020.

Mayor

ATTEST:

City Clerk

Account No	Status	Name	Service Address	Landlord/Owner	Collection Amount	Parcel Number	Legal Description
01-009200-004	A	AARON PACKER	1016 MARIE CT NORTH MANKATO MN 56003		97.77	18 747 0070	Lot 7 SubdivisionCd 18747 SubdivisionName REED'S ADD
07-010100-003	A	TODD/JENNIFER FRITZ	1052 MARIE CT NORTH MANKATO MN 56003		54.17	18 747 0160	Lot 16 SubdivisionCd 18747 SubdivisionName REED'S ADD
12-001900-002	A	GARY/AMANDA PIPES	407 MCKINLEY AVE NORTH MANKATO MN 56003	PIONEER BANK	380.95	18 557 1280	Block 24 Lot W 60' 2" OF N 148.5' OF E 132.4' OF LOT 6 SubdivisionCd 18557 SubdivisionName WENDEL HODAPP'S ADD
16-014500-002	A	RESIDENT	431 DEERWOOD CT NORTH MANKATO MN 56003		246.37	18 511 0010	BLOCK 1 LOT 1 SUBDIVISIONCd 18511 SUBDIVISIONNAME DONAHUE DEERWOOD EST# 2
18-013000-002	A	MARIA NORDBY	728 NICOLLET AVE NORTH MANKATO MN 56003		154.93	18 642 0180	Block 1 Lot 18 SubdivisionCd 18642 SubdivisionName MARSH'S ADD
18-015800-001	A	JON B ANDERSEN	837 NICOLLET AVE NORTH MANKATO MN 56003		32.61	18 767 0020	Lot 2 SubdivisionCd 18767 SubdivisionName HENRY ROBEL'S ADD
21-001900-001	A	TRENTON VORLICEK	2047 SUNDANCE LN NORTH MANKATO MN 56003		244.13	18 529 0030	Block 1 Lot 3 SubdivisionCd 18529 SubdivisionName HARLEY ERICKSON SUBD
24-0113100-002	A	ALEX MOE	1633 JAMES DR NORTH MANKATO MN 56003		103.93	18 886 0040	Block 1 Lot 4 SubdivisionCd 18886 SubdivisionName WINDSOR GREEN TNN/H/86
25-026400-007	A	NYOUN CHOL	1640 PLEASANT VIEW DR #A NORTH MANKATO MN 56003	LLOYD MANAGEMENT	48.65	18 666 1050	Block 8 Lot 1 & 2 SubdivisionCd 18666 SubdivisionName NORTH RIDGE ESTATES
28-000500-005	A	MINDY LUCAS	2143 CELTIC CT NORTH MANKATO MN 56003	AVALLON ESTATES	14.06	18 950 4510	MAKE: SCHULT YEAR: 2000 SIZE: 38 X 44 SERIAL #M42 LOT 3143 CELTIC CT AVALON
28-007200-003	A	ERIN JINDRA	2174 EXCALIBUR RD NORTH MANKATO MN 56003	AVALLON ESTATES	180.78	18 950 4660	MAKE: SCHULT YEAR: 2009 SIZE: 28 X 52 SERIAL # 359284MNA8 LOT 2174 AVALON PARK
28-014600-005	A	AMY OACHS	2046 MORGAN WAY NORTH MANKATO MN 56003	AVALLON ESTATES	165.86	18 950 4411	Block 1 Lot 1 SubdivisionCd 18491 SubdivisionName CAMELOT II SUBD
28-017400-002	A	HOWARD/MARY SSEGRINVA	2029 ROUND TABLE RD NORTH MANKATO MN 56003	AVALLON ESTATES	35.76	18 491 0010	Block 1 Lot 1 SubdivisionCd 18491 SubdivisionName CAMELOT II SUBD
31-010000-001	A	CAITLIN BASSETT	2215 FAIRBANKS DR NORTH MANKATO MN 56003		39.03	18 165 0210	Block 2 Lot 8 SubdivisionCd 18165 SubdivisionName NORTH GATE
35-001300-004	A	JEREMY ALVAREZ	121 KINGSWAY DR NORTH MANKATO MN 56003	CAL-AM PROPERTIES	262.73	18 950 0210	MAKE: BLAIR HOUSE YEAR: 1978 SIZE: 14 X 68 SERIAL #: 42922 LOT 121 CAMELOT PARK
12-003900-005	I	DARAUNPHONE PHOMMAJACK	512 MCKINLEY AVE NORTH MANKATO MN 56003	JASON LUANGAPHAY	174.84	18 557 2660	Block W 60' OF E 166.5' OF S 100' OF BLK 28 "EX S 8.5" TRACT 34 SubdivisionCd 18557 SubdivisionName WENDEL HODAPP'S ADD
13-011700-001	I	BARBARA WIEDOW	738 PARK AVE NORTH MANKATO MN 56003		374.95	18 662 0030	Lot 10 SubdivisionCd 18662 SubdivisionName NELSEN'S SUB PLAT L1
15-009000-006	I	REBECCA HOTH	928 WALL ST #1 NORTH MANKATO MN 56003	MOLLIE FISCHER	420.19	18 557 3140	Block W 55' OF S 120' OF W 140' OF E 280.5' OF BLK 41 SubdivisionCd 18557 SubdivisionName WENDEL HO
16-002700-005	I	GROWTH HOLDINGS LLC	238 BELGRADE AVE NORTH MANKATO MN 56003	R & L INVESTMENTS	26.37	18 685 0090	BLOCK 2 LOT 5 95' OF W 55' OF LOT 7 & 5 95' OF LOT 8 SUBDIVISIONCd 18685 SUBDIVISIONNAME ORIGINAL PLAT
16-014500-001	I	TROY DONAHUE	43 DEERWOOD CT NORTH MANKATO MN 56003	RESIDENT	100.30	18 511 0010	BLOCK 1 LOT 1 SUBDIVISIONCd 18511 SUBDIVISIONNAME DONAHUE DEERWOOD EST# 2
18-000500-010	I	MATTHEW LONG	208 CHRISTENSEN ST NORTH MANKATO MN 56003		66.08	18 803 0700	BLOCK 12 LOT 12 SUBDIVISIONCd 18803 SUBDIVISIONNAME SUBD OF BLK 7
18-002400-005	I	TC HOUSING SERVICES	242 NICOLLET AVE NORTH MANKATO MN 56003	DYLAN HERMAN	284.36	18 857 0020	Block 1 Lot 2 SubdivisionCd 18857 SubdivisionName VALLEY NATL SUBD
22-013900-002	I	MINDY LUCAS	85 JUNIPER TRL NORTH MANKATO MN 56003	MARK OLSON	100.00	18 050 0290	BLOCK 2 LOT 6 SUBDIVISIONCd 18890 SUBDIVISIONNAME WALTER'S FARM SUBD. NO. 2
22-018150-000	I	ROGER SKRUKRUD	2200 ROLLING GREEN LN NORTH MANKATO MN 56003	THERESA & RYAN DAVIS	176.19	18 726 0060	SubdivisionName PARKS EDGE ADDITION Lot 6 Block 1 SubdivisionCd 18726
25-027600-015	I	JULIE WRIGHTSON	1652 PLEASANT VIEW DR #A NORTH MANKATO MN 56003	LLOYD MANAGEMENT	132.29	18 666 1050	Block 8 Lot 1 & 2 SubdivisionCd 18666 SubdivisionName NORTH RIDGE ESTATES
28-001400-003	I	RESIDENT	2129 ELAINE LN NORTH MANKATO MN 56003	AVALLON ESTATES	113.12	18 950 4695	MAKE: SCHULT YEAR: 2000 SIZE: 28 X 66 SERIAL #298765 LOT 2129 ELAINE LN AVALON
31-023700-001	I	MANKATO FAMILY HOMES	2215 WHITE OAK DR NORTH MANKATO MN 56003		23.57	18 892 0120	Block 1 Lot 12 SubdivisionCd 18692 SubdivisionName WHISPERING OAK TWINS
32-010700-011	I	MARIE LAUWAGIE	2160 WILLOW TRL NORTH MANKATO MN 56003	S PROPERTIES	36.14	18 083 0270	Block 1 & UND INT IN LOT 63 Lot 27 SubdivisionCd 18083 SubdivisionName CIC 16 GPH SUBD
35-003700-002	I	CHAD HARTMAN	167 KINGSWAY DR NORTH MANKATO MN 56003	CAL-AM PROPERTIES	244.19	18 950 0670	Block 1, 2, 3, 4 SubdivisionCd 18477 SubdivisionName CAMELOT SUBD
Total					4334.32		

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, at 7 p.m. on the 7th day of December 2020, to hold a public hearing to review the conditions of 229 Allan Avenue, North Mankato, MN to determine if they constitute a nuisance. Such persons as desire to be heard with reference to the abatement of public nuisance will be heard at this meeting.

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

The public hearing will be broadcast live on Charter Channel 180, or Consolidated Communications Channel 8 and online at accessktv.org/watch/.

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

- 1) Written comments/questions may be submitted in writing prior to the public hearing by any of the following methods.
 - a) By email. Submit your comments/questions to aprilv@northmankato.com no later than 5:00 p.m. on Monday, December 7, 2020.
 - b) By mail. Submit your comments/questions by mailing to 1001 Belgrade Avenue, North Mankato, MN 56003. Questions/Comments must be received no later than 5:00 p.m. on Monday, December 7, 2020.
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Dated this 16th day of November 2020.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

The logo for North Mankato, Minnesota, features the words "NORTH", "MANKATO", and "MINNESOTA" stacked vertically in a bold, blue, sans-serif font. To the right of the text is a stylized graphic element consisting of several overlapping triangles in shades of green and blue, arranged to suggest a sunburst or a stylized 'M'.

Agenda Item # 10A	Dept: City Engineer	Council Meeting Date: 11/16/20																																																
TITLE OF ISSUE: Consider Resolution Ordering Preparation of Report on Improvement for Harrison Avenue Improvement Project, Project No. 19-05 ABCDEF and Cliff Court Improvement Project, Project No. 20-04 ABCDEF.																																																		
BACKGROUND AND SUPPLEMENTAL INFORMATION: City Engineer Sarff will review the resolution and the proposed projects.																																																		
<i>If additional space is required, attach a separate sheet</i>																																																		
REQUESTED COUNCIL ACTION: Adopt Resolution Ordering Preparation of Report on Improvement for Harrison Avenue Improvement Project, Project No. 19-05 ABCDEF and Cliff Court Improvement Project, Project No. 20-04 ABCDEF.																																																		
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"><tr><td style="text-align: center;">Aye</td><td style="text-align: center;">Nay</td><td></td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Steiner</td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Norland</td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Oachs</td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Whitlock</td></tr><tr><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td>Dehen</td></tr></table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Oachs	_____	_____	Whitlock	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"><tr><td style="text-align: center;">Resolution</td><td style="text-align: center;">Ordinance</td><td style="text-align: center;">Contract</td><td style="text-align: center;">Minutes</td><td style="text-align: center;">Map</td></tr><tr><td style="text-align: center;"><input 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><tr><td colspan="5">Other (specify) _____</td></tr><tr><td colspan="5">_____</td></tr><tr><td colspan="5">_____</td></tr><tr><td colspan="5">_____</td></tr></table>		Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify) _____					_____					_____					_____				
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<div style="margin-bottom: 10px;"><input type="checkbox"/> Workshop</div> <div style="margin-bottom: 10px;"><input checked="" type="checkbox"/> Regular Meeting</div> <div><input type="checkbox"/> Special Meeting</div>	<div style="margin-bottom: 10px;"><input type="checkbox"/> Refer to: _____</div> <div style="margin-bottom: 10px;"><input type="checkbox"/> Table until: _____</div> <div><input type="checkbox"/> Other: _____</div>																																																	

RESOLUTION ORDERING PREPARATION OF REPORT ON IMPROVEMENT
FOR
HARRISON AVENUE IMPROVEMENT PROJECT, PROJECT NO. 19-05 ABCDEF
AND
CLIFF COURT IMPROVEMENT PROJECT, PROJECT NO. 20-04 ABCDEF

WHEREAS, it is proposed to improve Harrison Avenue from Cross Street to Range Street and Cliff Court from Cliff Drive to the dead-end cul-de-sac, and

WHEREAS, such improvements may include sanitary sewer improvements, watermain improvements, storm sewer improvements, street improvements, sidewalk improvements, turf establishment/erosion control, and other related improvements; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429;

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

That the proposed improvements, called Harrison Avenue Improvement Project, City Project No. 19-05 ABCDEF and Cliff Court Improvement Project, Project No. 20-04 ABCDEF be referred to the City Engineer for study and that that person is instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

Adopted by the City Council this 16th day of November 2020.

Mayor

ATTEST:

City Clerk