



BUDGET WORKSHOP

SEPTEMBER 8, 2020

Tax History & Distribution, Relevant Strategic Plans, and Proposed
2021 Tax Levy

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EXECUTIVE SUMMARY

The purpose of this workshop complies with the budget calendar previously set and passed by the council. The calendar indicates that the September 8th workshop is convened to review and discuss the tax history & distribution backgrounds, relevant strategic plans, and the proposed tax levy.

- The taxable market value (TMV) of the community is estimated at \$1.2 billion for 2021. This is a \$17.7 million increase (or 1.5%) between 2020 and 2021 in new growth.
- The total city tax capacity increased by \$210,000 between 2020 and 2021
- The 2021 tax levy is estimated at \$6.8 million which is a 1.5% increase and amounts to approximately \$98,000 in new operating revenue for the City. All new revenue is allocated to the General Fund for 2021.
- The value of the community increased by 4.3% and new construction makes up 1.5% of that increase.
- The proposed tax rate is 48.275%, a 1.39 percentage point reduction from 2020. The decrease is proposed in recognition of the financial impacts of the COVID-19 pandemic on businesses and homeowners in the community.
- North Mankato is comprised of 5 major tax classifications including residential, commercial, industrial, agricultural, and tax-exempt properties.
 - o Residential parcels make up 78% of total City parcels. These parcels pay 57% of all city tax amounts.
 - o Commercial and industrial properties make up 5% of total City parcels and contribute to 30% of the City tax levy.
- The top 10 highest contributing tax entities in North Mankato contribute to 7.3% of the total levy or approximately \$515,000. Four of the top ten contributors are Taylor Corporation companies.
- The average North Mankato homeowner pays roughly \$1,000 in city taxes. Roughly 80% of all residents contributing to the tax levy have an estimated property value between \$100,000 and \$300,000.
- When compared to other similarly sized cities, North Mankato ranks in upper third for TMV, in the middle third for levy, and the bottom third for city tax rates. City utility rates are competitive when compared to similar cities in terms of population size and geographic location.
- Randomly selected commercial and residential properties suggest that the city portion of property tax rates has remained relatively flat over the last three years.

CITY OF NORTH MANKATO

TAXABLE MARKET VALUE, TAX CAPACITY, PROPERTY TAX LEVY AND TAX RATE

Tax Payable Year (1)	Est. Market Value	Taxable Market Value	Change in TMV	% Change in TMV	Tax Increment Tax Capacity	Total Tax Capacity	Change in Tax Capacity	General Fund Levy	Library Levy	Bookmobile Levy	Comm. Dev. Levy	Parkland Levy	Flood Control Levy	Contingency Levy	Port Authority Levy	Fireman's Relief Levy	Debt Service Levy	Abatement Levy	Total Levy	Percent Levy Increase	Tax Rate
2005	810,495,800	803,155,100			165,397	9,241,924	6.7%	2,203,795	261,023	-	-	55,000	-	19,800	45,000	12,429	1,270,185	57,187	3,924,419	15.20%	42.462%
2006	834,232,100	832,560,000			178,192	9,514,672	3.0%	2,203,795	305,620	-	-	78,500	6,000	25,000	45,000	12,489	1,248,015	-	3,924,419	0.00%	41.246%
2007	857,502,300	856,965,300	24,405,300	2.93%	192,264	9,750,656	2.5%	2,486,493	325,565	-	-	78,500	6,000	25,000	45,000	12,577	1,239,615	-	4,218,750	7.50%	43.267%
2008	917,161,600	914,595,000	57,629,700	6.72%	198,385	10,344,239	6.1%	2,714,951	372,830	-	-	78,500	6,000	35,000	65,000	12,817	1,318,471	-	4,603,569	9.12%	44.503%
2009	945,061,500	926,820,100	12,225,100	1.34%	182,268	10,484,247	1.4%	2,780,856	367,080	10,500	-	8,500	6,000	55,000	65,000	12,935	1,368,208	-	4,674,079	1.53%	44.581%
2010	935,435,600	929,989,400	3,169,300	0.34%	189,067	10,551,259	0.6%	2,753,574	436,745	12,045	-	8,500	6,000	55,000	65,000	13,303	1,463,987	-	4,814,154	3.00%	45.626%
2011	915,774,000	915,046,500	(14,942,900)	-1.61%	80,835	10,598,032	0.4%	2,656,357	436,745	12,045	15,978	8,500	6,000	55,000	65,000	32,686	1,525,843	-	4,814,154	0.00%	45.425%
2012	950,583,400	870,672,800	(44,373,700)	-4.85%	52,436	10,177,574	-4.0%	3,103,154	419,405	39,831	15,978	-	6,000	50,000	65,000	22,740	1,430,015	-	5,152,123	7.02%	50.598%
2013	925,270,700	847,806,500	(22,866,300)	-2.63%	242,538	9,861,666	-3.1%	3,195,028	444,353	42,109	3,282	-	12,000	55,005	74,479	33,856	1,523,672	-	5,383,784	4.50%	54.566%
2014	933,833,600	856,917,400	9,110,900	1.07%	240,045	9,963,464	1.0%	3,778,784	-	-	-	-	-	-	75,000	-	1,530,000	-	5,383,784	0.00%	54.009%
2015	983,644,400	898,894,600	41,977,200	4.90%	255,229	10,432,202	4.7%	3,991,414	-	-	-	-	-	-	75,000	-	1,441,457	88,543	5,596,414	3.949%	53.620%
2016	1,013,909,400	919,768,100	20,873,500	2.32%	257,824	11,062,061	6.0%	4,177,929	-	-	-	-	-	-	75,000	-	1,430,128	111,347	5,794,404	3.538%	53.606%
2017	1,046,173,100	975,204,800	55,436,700	6.03%	314,983	11,255,834	1.8%	4,282,256	-	-	-	-	-	-	75,000	-	1,440,953	112,083	5,910,292	2.000%	52.485%
2018	1,110,030,400	1,041,251,400	66,046,600	6.77%	313,969	12,373,308	9.9%	4,621,889	-	-	-	-	-	-	75,000	-	1,370,848	221,014	6,288,751	6.403%	52.124%
2019	1,211,310,500	1,134,510,200	93,258,800	8.96%	319,666	13,432,345	8.6%	5,040,048	-	-	-	-	-	-	75,000	-	1,375,458	193,332	6,683,838	6.282%	50.950%
2020	1,248,907,400	1,183,925,900	49,415,700	4.36%	362,059	14,035,775	4.5%	5,119,393							75,000		1,143,970	456,196	6,794,559	1.657%	49.668%
2021	1,304,218,400	1,236,359,031	52,433,131	4.43%	378,094	14,657,385	4.4%	5,218,167	-	-	-	-	-	-	75,000	-	1,123,070	477,096	6,893,333	1.454%	48.275%

BUDGET CALENDAR

May	Finance Director distributes SWOT analyses to Department Heads to complete
June	City Administrator sets expectations for budget requests. Finance Director distributes budget calendars, budget worksheets and capital improvement worksheets to all Department Heads.
July 15th	Department Heads submit budget and capital improvement requests.
July 6-20	CAFR presented to Council. Finance Director assembles preliminary City budget.
End of July	Finance Director presents preliminary City budget to City Administrator
September 8 (7:00 p.m.)	Council Budget Workshop #1 - Tax history & distribution background, Relevant Strategic plans, Proposed Tax Levy guidance
September 14 (12:00 p.m.)	Council Budget Workshop #2 - Present Tax Levy supported funds (Gen. Fund, Debt Service Fund, Port Authority Gen. Fund)
September 21st (7:00 p.m.)	Council Budget Workshop #3 - At the regular business meeting the City Council adopts the proposed property tax levy and announces the time and place of a future city council meeting at which the budget and levy will be discussed and public input allowed, prior to final budget and levy determination.
September 28th (12:00 p.m.)	Council Budget Workshop #4 - Present Utility funds (Water, Sewer, Solid Waste, Recycling, Stormwater)
September 30th	Deadline for City to adopt proposed budget by resolution and certify to the county auditor the proposed property tax levy for taxes payable in the following year. (Will already be completed if Council adopts on Sept. 21st)
October 12th, (12:00 p.m.)	Council Budget Workshop #5 - Present economic development & Recreation Funds (TIF, Joint Economic Development, Caswell Sports, Caswell North, Spring Lake Park Swim Facility, Library Endowment)
October 26th (12:00 p.m.)	Council Budget Workshop #6 - Present 5-year Capital Improvement Plan & Capital Facilities/Equipment Replacement Fund)
November 11 - 24	Period for county auditors to prepare and county treasurers to mail parcel specific notices of proposed tax levies to taxpayers.
November 30th	Staff publishes notice for December 7th "Truth in Taxation" hearing as required by state statute
December 7th	Council Action #7 - At a regular business meeting the City Council holds required Public Hearing for 2021 Budget and 2021-2025 Capital Improvement Plan (1st hearing).
December 21st	City Council holds Public Hearing (continuation hearing, if necessary).
December 21st	Council Action #8 - At a regular business meeting the City Council adopts 2021 Budget and Tax Levy and 2021-2025 Capital Improvement Plan.



PARCELS

- North Mankato contains a total of 5,095 parcels.
- With a population of 14,114, North Mankato's total parcel count includes both rented and owned residences, commercial and industrial zones, agricultural plots, and tax exempt properties.

TAXABLE MARKET VALUE

- Total TMV for 2021 is estimated at **\$1,236,359,031**
- This 2021 value is a **4.4%** increase from the 2019 TMV of \$1,183,925,900.
- Of this increase, 1.6% is new growth.
- The City's TMV has been increasing by an average of **3% since 2013.**

NET TAX CAPACITY

- Total NTC of \$14,657,385
- The "tax capacity value" is determined by multiplying the taxable market value of the property by the statutory percentage rates (also called class rates) for the specific classification(s) / use(s) on the property.

TAX RATE AND LEVY

- In 2020, the North Mankato tax levy was \$6.8 million. This was just 48% of the NTC.
- The city tax rate in 2020 was 49.67% which was down from 54.56% in 2013.
- The proposed 2021 city tax rate is estimated at 48.275%

RESIDENTIAL AND HOMESTEAD

\$1,010 Average City Tax payment for resident/homestead parcels

- Residential parcels total 3,968 including single unit, non-agricultural homesteads.
- 78% of parcels
- 57% of city taxes

AGRICULTURAL

\$2,240 Average City Tax payment for agriculture parcels

- 12 non-homestead agricultural parcels and 1 agricultural homestead
- less than 1% of parcels
- 1% of city taxes

COMMERCIAL AND INDUSTRIAL

\$8,145 Average City Tax payment for commercial parcels

- 248 commercial and public utility parcels
- 5% of parcels
- 29% of city taxes

RENTAL AND NON-HOMESTEAD

\$1,350 Average City Tax payment for rental/non homestead parcels

- 685 rental, multi unit, N-H, and /or low income parcels
- 13% of parcels
- 13% of city tax

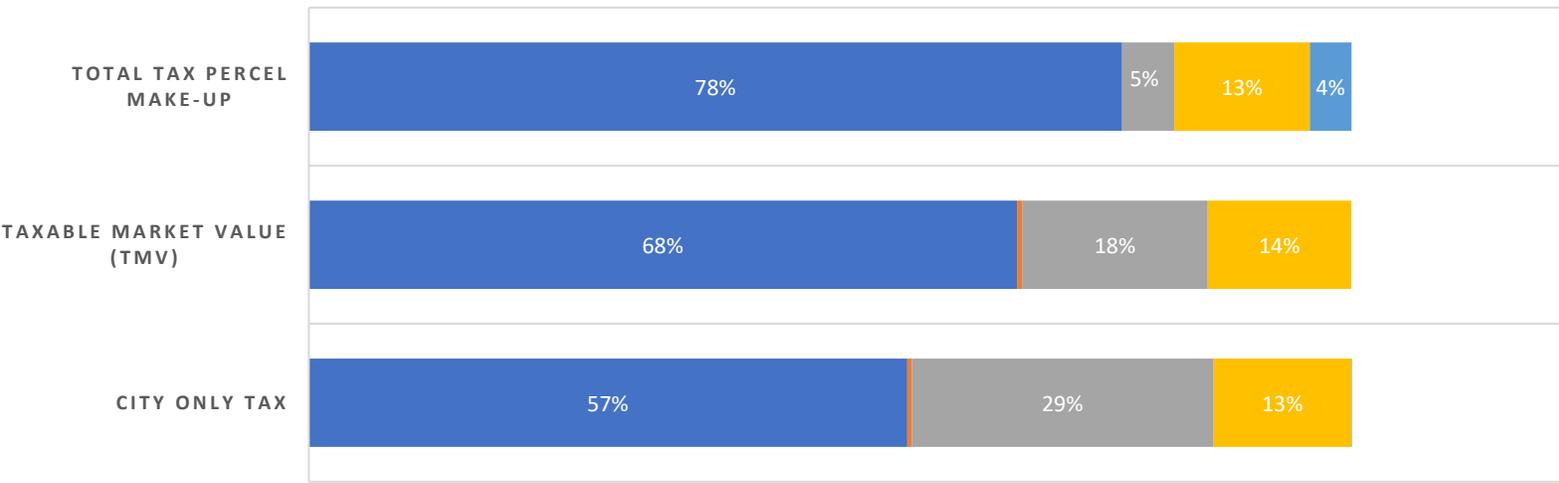
TAX EXEMPT PROPERTIES

\$107,000,000 Total Estimated Market Value of tax exempt parcels

- Schools, medical clinics, and places of worship are just some of the tax exempt properties in North Mankato.
- There are a total of 179 tax exempt properties as of 2020.

CONTRIBUTIONS BY CLASSIFICATION

■ RESIDENTIAL ■ AGRICULTURAL ■ COMMERCIAL/INDUSTRIAL ■ RENTAL/LAND-ONLY/PUBLIC UTILITY ■ TAX EXEMPT PROPERTIES



ANY CLASSIFICATIONS NOT REPRESENTED MAKE UP LESS THAN 2% OF CONTRIBUTIONS IN A GIVEN AREA.

TOP TEN OVERALL

TAXABLE MARKET VALUE - 2020

NAME OF ENTITY	CLASS	TAXABLE MARKET VALUE
VISTA PRAIRIE AT MONARCH MEADOWS	RENTAL/NH	\$8,372,900
KATO ENGINEERING	COMMERCIAL	\$6,359,900
FUN.COM	COMMERCIAL	\$6,279,900
OAK TERRACE ASSISTED LIVING	RENTAL/NH	\$6,276,000
OAK TERRACE SENIOR HOUSING	RENTAL/NH	\$6,267,400
TAYLOR CORPORATION	COMMERCIAL	\$6,160,500
CENTERPOINT ENERGY	COMMERCIAL	\$5,549,900
THEUNINCK CONSTRUCTION	RENTAL/NH	\$5,048,000
CARLSON WEDDING SERVICE	COMMERCIAL	\$4,844,000
CORPORATE GRAPHICS INTERNATIONAL	COMMERCIAL	\$4,802,400
TOTAL PAID		\$59,960,900

5.06% OF THE TOTAL TMV IS FROM THE TOP TEN ENTITIES



TOP TEN OVERALL

CITY ONLY TAX - 2020

NAME OF ENTITY	CLASS	CITY TAX PAID
KATO ENGINEERING	COMMERCIAL	\$62,804.19
FUN.COM	COMMERCIAL	\$62,009.50
TAYLOR CORPORATION	COMMERCIAL	\$60,823.43
CENTERPOINT ENERGY	COMMERCIAL	\$55,130.49
VISTA PRAIRIE AT MONARCH MEADOWS	RENTAL/NH	\$51,983.03
CARLSON WEDDING SERVICE	COMMERCIAL	\$47,745.85
CORPORATE GRAPHICS INTERNATIONAL	COMMERCIAL	\$47,332.61
WIS-PAK	COMMERCIAL	\$45,629.00
ZIEGLER MANKATO	COMMERCIAL	\$41,310.86
CARLSON CRAFT COMMERCIAL OF TAYLOR CORP	COMMERCIAL	\$41,083.38
TOTAL PAID		\$515,852.34

7.39% OF THE CITY TAX IS PAID BY THE TOP TEN ENTITIES



TOP TEN

CLASS 1 (RESIDENTIAL HOMESTEAD) - 2020

NAME OF ENTITY	TMV	CITY TAX PAID
47 DEERWOOD CT	\$1,079,200	\$6,079.36
43 DEERWOOD CT	\$922,200	\$5,104.88
622 PARKVIEW CT	\$905,400	\$5,000.57
22 NEW CASTLE CT	\$894,600	\$4,933.52
1543 NOTTINGHAM DR	\$887,400	\$4,888.82
2283 NORTHRIDGE DR	\$786,300	\$4,261.02
17 ORIOLE PL	\$773,600	\$4,182.05
35 DEERWOOD CT	\$751,400	\$4,044.47
18 NEWCASTLE CT	\$724,900	\$3,879.57
26 NEWCASTLE CT	\$706,200	\$3,763.84
TOTAL	\$8,431,200	\$46,138.10

1.15% OF CLASS 1 CITY TAXES ARE PAID BY THE TOP TEN ENTITIES

PROPERTY VALUE RANGE	NUMBER OF PARCELS	PERCENTAGE OF CLASS 1 PARCELS	AVERAGE CITY TAX PAID
\$0-99,999	99	2.49%	\$207
\$100,000-199,999	1853	46.69%	\$652
\$200,000-299,999	1297	32.67%	\$1,115
\$300,000-399,999	446	11.23%	\$1,656
\$400,000-499,999	159	4.00%	\$2,161
\$500,000+	76	1.91%	\$3,103

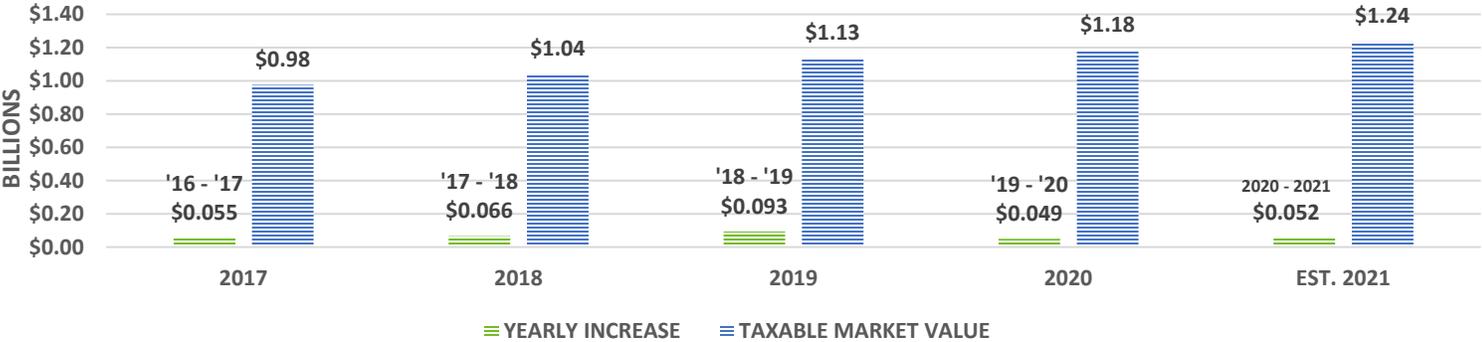
HISTORIC AND CITY COMPARISONS

TAXABLE MARKET VALUE

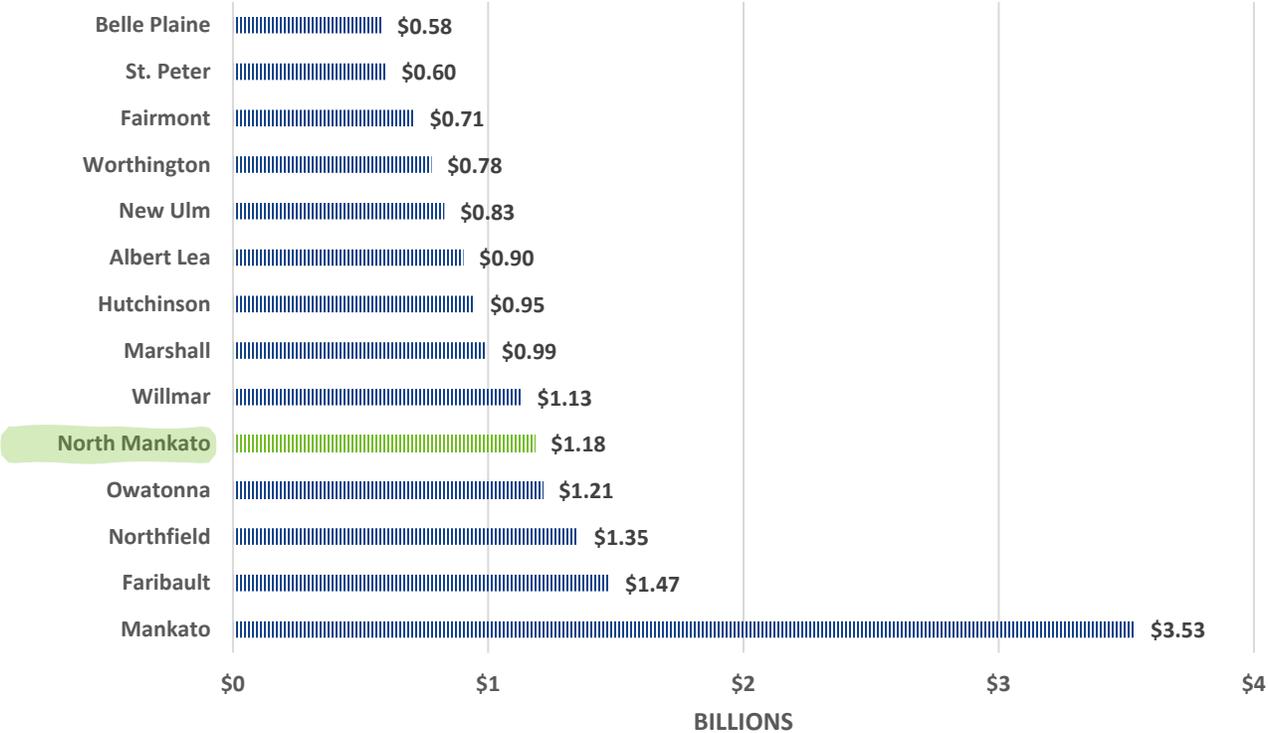
North Mankato est.TMV in 2021 - **\$1,236,359,031**

A property’s TMV is its estimated market value without any tax exemptions, deferrals, or value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to be taxed. The above value is rounded to the millions.

HISTORIC TAXABLE MARKET VALUES



2020 TMV FOR COMPARABLE CITIES



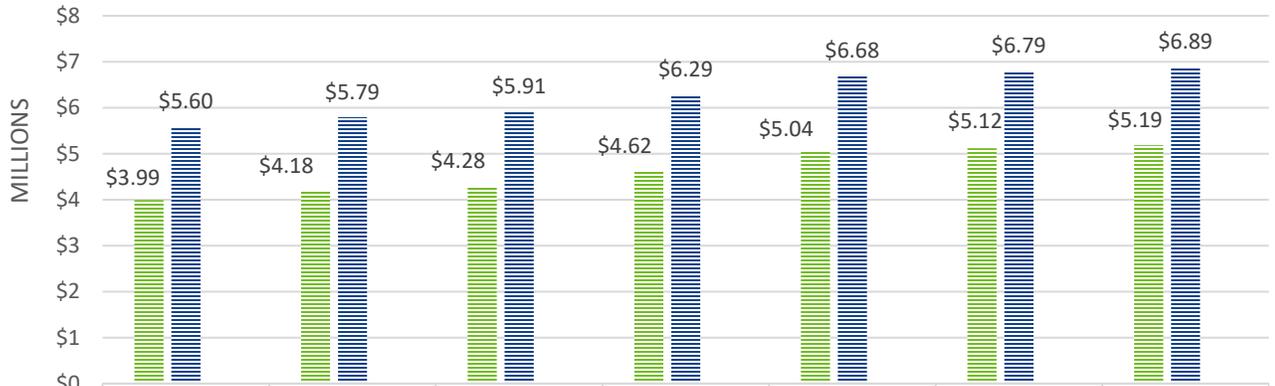
TAX LEVY

North Mankato proposed 2021 Levy - **\$6,893,333**

The City's Tax Levy is the amount of money that the City needs to collect from property owners to deliver an array of services for residents each year.

City levies include all levies spread at the city level and disparity reduction aid, which directly reduces property tax rates for city levies.

HISTORIC LEVY GROWTH



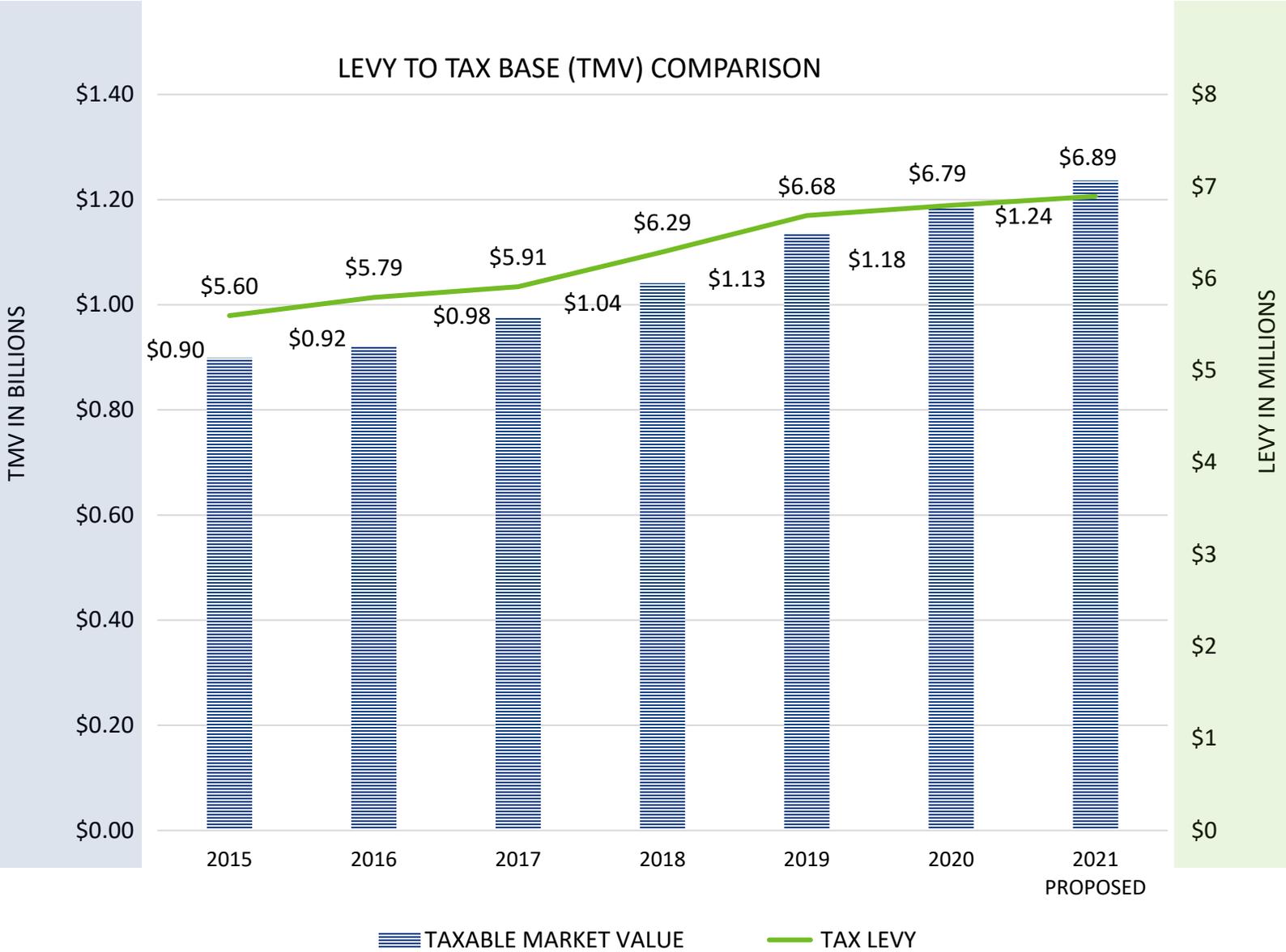
	2015	2016	2017	2018	2019	2020	2021 PROPOSED
GENERAL FUND LEVY	\$3,991,414	\$4,177,929	\$4,282,256	\$4,621,889	\$5,040,048	\$5,119,393	\$5,186,164
TOTAL TAX LEVY	\$5,596,414	\$5,794,404	\$5,910,292	\$6,288,751	\$6,683,838	\$6,794,559	\$6,893,333
PERCENT CHANGE (%)	3.949%	3.538%	2.000%	6.403%	6.282%	1.657%	1.454%

2020 TAX LEVIES FOR COMPARABLE CITIES



LEVY AND TMV

Taxing jurisdictions certify a levy equal to the amount of money they intend to raise from property taxes in the upcoming year. This levy is created based upon the priorities of the governing body. Based on the current taxing philosophy of North Mankato, the TMV and the City's levy go hand in hand. As a result, the City has captured new growth and continued to encourage City development

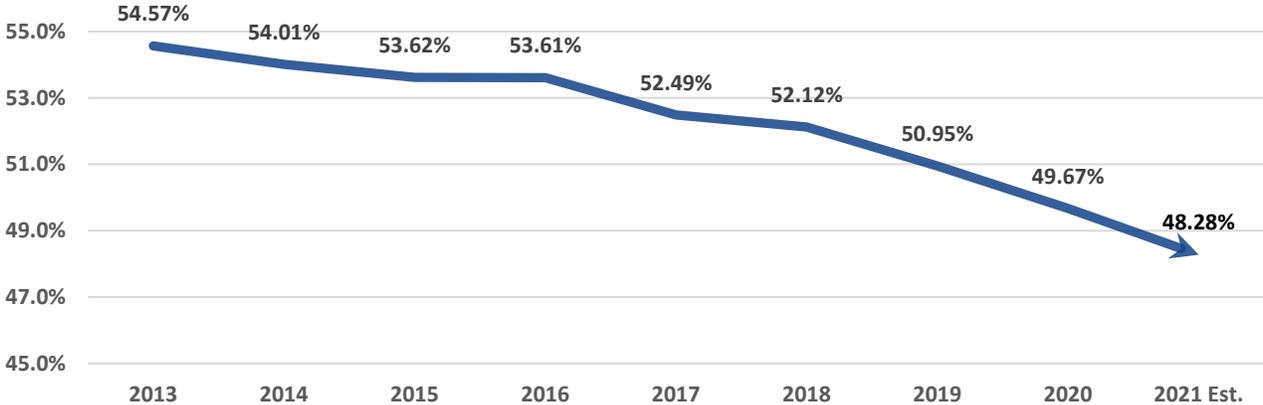


CITY TAX RATE

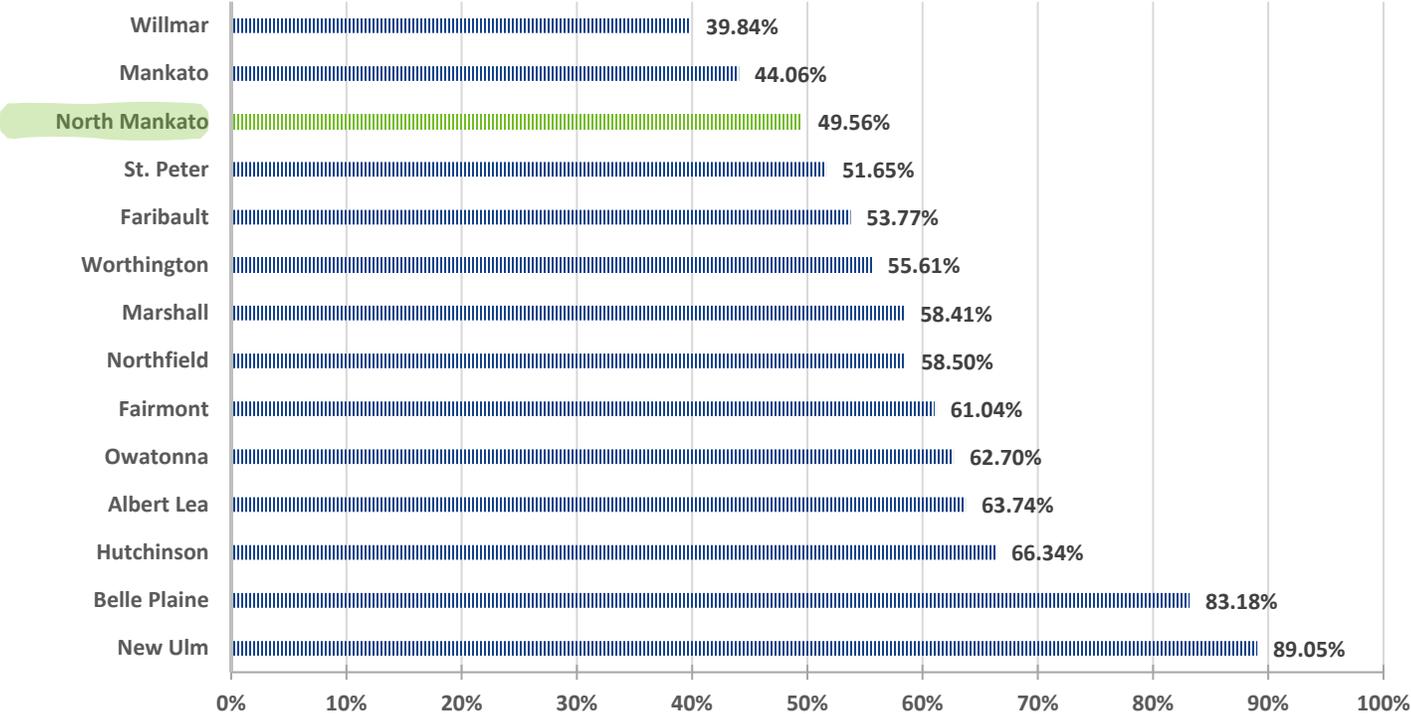
North Mankato est. city rate in 2021 - **48.275%**

The Tax Rate represents the amount of taxes owed per \$10,000 of home value so that the levy can be raised and then used to invigorate and build up the City.
The City's Tax Rate has been on a general decline since 2013 when it was 54.57%.

HISTORIC TAX RATE CHANGES



2020 CITY TAX RATES FOR COMPARABLE CITIES

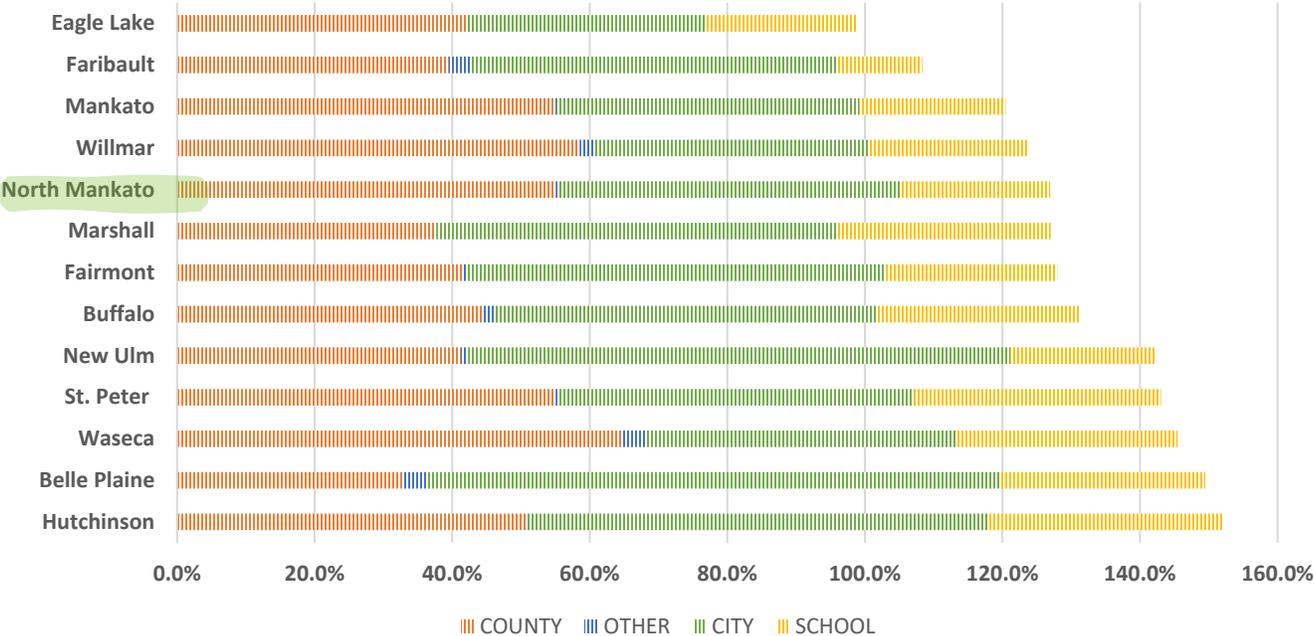


TOTAL RATE

North Mankato Total Tax Rate in 2020 - 126.95%

A City's Total or Overlapping Tax Rate is a sum of all rates applied to the City. This includes city, county, and school tax rates. The category of "other" includes taxes like HRA, Region 9, and additional outlying rates.

2020 TOTAL TAX RATES FOR COMPARABLE CITIES



	Hutchinson	Belle Plaine	Waseca	St. Peter	New Ulm	Buffalo	Fairmont	Marshall	North Mankato	Willmar	Mankato	Faribault	Eagle Lake
COUNTY	50.86	32.71	64.62	55.05	41.27	44.42	41.66	37.54	55.07	58.54	54.70	39.52	42.05
OTHER	0.20	3.768	3.66	0.46	1.03	1.73	0.4	0.15	0.46	2.19	0.46	3.21	0.17
CITY	66.74	83.18	44.9	51.65	78.82	55.81	61.04	58.41	49.66	39.83	44.06	53.13	34.79
SCHOOL	34.25	29.83	32.3	35.90	21.15	29.18	24.85	30.91	21.74	23.10	21.23	12.47	21.75
TOTAL	152.06	149.50	145.48	143.08	142.27	131.14	127.96	127.03	126.94	123.67	120.46	108.34	98.77



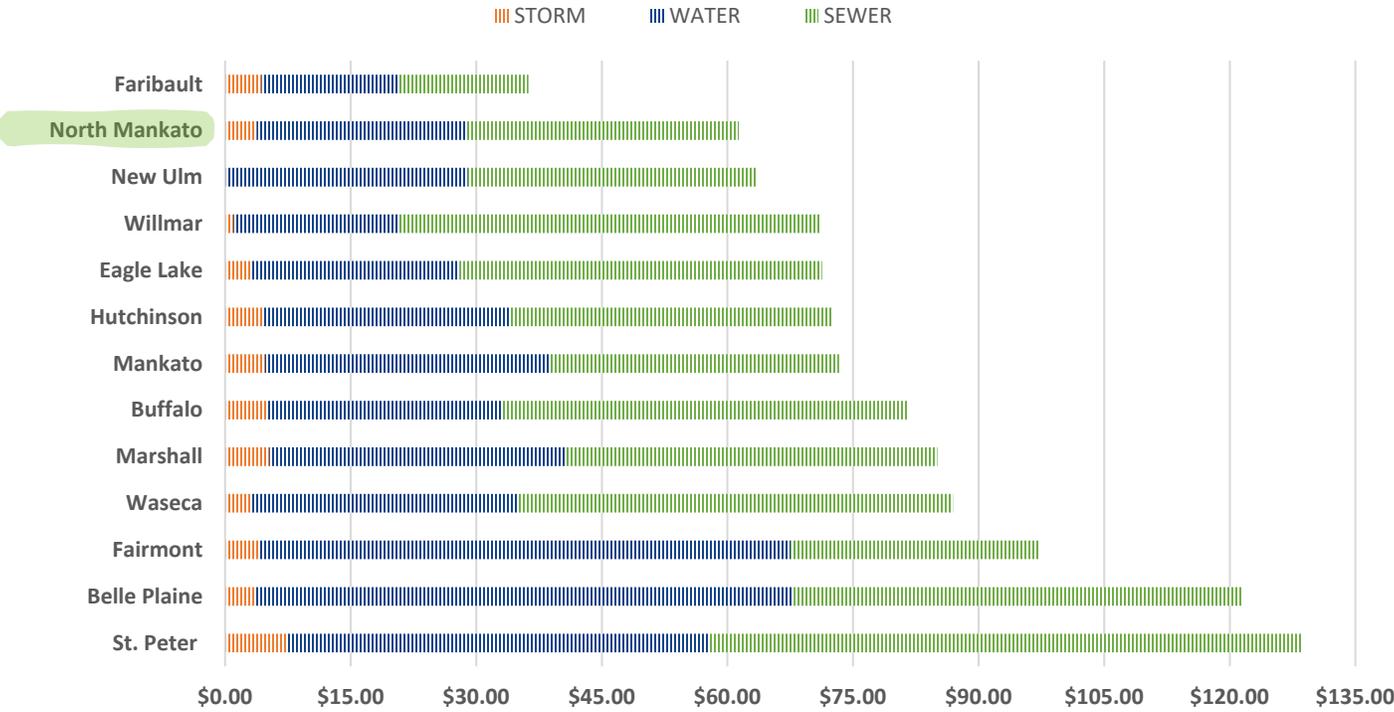
UTILITY RATES

North Mankato Total Utility in 2020 - \$61.36*

Following the North Mankato Strategic Plan, utilities fall under Well Planned & Maintained Infrastructure. Primarily managed by the Public Works departments, City provided utility rates include storm, water, and sewer rates. Solid waste and recycling are not included.

* This amount is calculated based on 5K water usage.

2020 UTILITY RATES FOR COMPARABLE CITIES



	Faribault	North Mankato	New Ulm	Willmar	Eagle Lake	Hutchinson	Mankato	Buffalo	Marshall	Waseca	Fairmont	Belle Plaine	St. Peter
STORM	\$4.35	\$3.75	\$0.00	\$1.00	\$3.16	\$4.43	\$4.76	\$5.00	\$5.28	\$3.00	\$3.96	\$3.56	\$7.50
WATER	\$16.35	\$25.15	\$29.00	\$19.62	\$24.85	\$29.55	\$34.02	\$28.04	\$35.27	\$31.92	\$63.60	\$64.36	\$50.24
SEWER	\$15.54	\$32.46	\$34.60	\$50.40	\$43.30	\$38.51	\$34.57	\$48.60	\$44.53	\$52.01	\$29.73	\$53.49	\$70.80
TOTAL	\$36.24	\$61.36	\$63.60	\$71.02	\$71.31	\$72.49	\$73.34	\$81.64	\$85.08	\$86.93	\$97.29	\$121.41	\$128.54



HISTORICAL PROPERTY TAX AND VALUES



HOW PROPERTY TAXES EFFECT RESIDENTS AND BUSINESSES



Government spending and revenues will affect tax bills the most. If spending increases or revenues from other sources such as state aid decrease, your property taxes may increase. Conversely, if spending decreases or revenue from other sources increases, there may see a decrease in the property tax bill. Since property taxes are levy-based, it is possible to have the property tax increase while the market value decreases and vice versa. A property tax rate is calculated by dividing the property tax levy by the total taxable market value in a city, township, county, or school district.



*Single Family / Owner Occupied
One Story Brick /2,126 Square Feet on 0.62 Acres
Four Bedrooms / 2 Full Bath; 1 3/4 Bath; 1 1/2 Bath; 1 Whirlpool Tub;*

	2018	2019	2020
Taxable Market Value	\$432,900	\$449,700	\$449,700
County Tax Amount	2,388	2,430	2,477
City Tax Amount	2,256	2,291	2,234
School District Amount	1,860	1,885	1,845
Other	22	21	21
Special Assessments	21	21	21
Total Taxes	\$6,548	\$6,648	\$6,598

RESIDENTIAL



Single Family / Owner Occupied
Two Story Frame / 2,052 Square Feet on .24 Acres
Four Bedrooms / 1 Full Bath; 1 3/4 Bath; 1 1/2 Bath;

	2018	2019	2020
Taxable Market Value	\$195,000	\$224,300	\$235,300
County Tax Amount	1,075	1,213	1,296
City Tax Amount	1,016	1,143	1,169
School District Amount	876	970	993
Other	10	11	11
Special Assessments	21	21	21
Total Taxes	\$2,998	\$3,358	\$3,490



Single Family / Owner Occupied
One Story Townhome / 2,156 Square Feet on 0.39 Acres
Four Bedrooms / 1 Full Bath; 2 3/4 Bath;

	2018	2019	2020
Taxable Market Value	\$311,000	\$344,400	\$344,400
County Tax Amount	1,716	1,861	1,896
City Tax Amount	1,621	1,755	1,711
School District Amount	1,355	1,455	1,424
Other	15	16	16
Special Assessments	21	21	21
Total Taxes	\$4,728	\$5,108	\$5,068

COMMERCIAL / INDUSTRIAL



Single Story / 14,615 Square Feet on 1.59 Acres
Store / Large Retail

	2018	2019	2020
Taxable Market Value	\$1,299,100	\$1,285,900	\$1,285,900
County Tax Amount	13,920	13,495	13,751
City Tax Amount	13,152	12,721	12,401
General State Tax	10,410	9,954	9,116
School District Amount	8,308	8,107	7908
Other	124	117	117
Special Assessments	126	126	893
Total Taxes	\$46,040	\$44,520	\$44,186



Single Story / 2,442 Square Feet on 0.267 Acres
Bar / Lounge

	2018	2019	2020
Taxable Market Value	\$206,200	\$213,800	\$213,800
County Tax Amount	1,861	1,905	1,941
City Tax Amount	1,759	1,796	1,751
General State Tax	822	859	787
School District Amount	1,178	1,207	1,178
Other	17	16	16
Special Assessments	63	63	63
Total Taxes	\$5,700	\$5,848	\$5,738

COMMERCIAL / INDUSTRIAL



*23,970 Square Feet on 1.86 Acres
One Office / Two Warehouses*

	2018	2019	2020
Taxable Market Value	\$694,200	\$773,900	\$773,900
County Tax Amount	7,246	7,528	7,670
City Tax Amount	6,846	7,096	6,918
General State Tax	5,103	5,271	4,828
School District Amount	4,362	4,555	4,443
Other	64	64	67
Special Assessments	126	126	126
Total Taxes	\$23,748	\$24,642	\$24,050



*Two Story / 88,652 Square Feet on 9.2 Acres
Office / Manufacturing (Light) / Warehouse*

	2018	2019	2020
Taxable Market Value	\$3,389,200	\$3,521,700	\$3,521,700
County Tax Amount	36,982	37,663	38,376
City Tax Amount	34,941	35,504	34,610
General State Tax	28,746	28,920	26,485
School District Amount	21,942	22,498	21,950
Other	329	323	322
Special Assessments	126	126	5,347
Total Taxes	\$123,068	\$125,036	\$127,090

STRATEGIC PLAN 2021



Outstanding Recreational Assets

Library, Parks & Trails

- Continue implementing Benson Park Master Plan & Improvements
- Complete Bluff Park Master Plan including environmental classroom & overlook
- Re-establish Trail from Lake Street to Mary Lane
- Complete Warming House/Community Space at Spring Lake Park
- Complete improvements to outdoor hockey rinks at Spring Lake Park
- Complete upgrades to Spring Lake Park Swim Facility
- Pursue hosting Hockey Day Minnesota at Spring Lake Park
- Complete Master Plan for Wheeler Park incorporating upgrades to bandshell and a historical marker
- Pursue indoor recreational facility at Caswell Park
- Expand trail network for interconnectivity & add signage to the trail system
- Complete strategic plan for the Taylor Library
- Implement Ash Bore Prevention Plan
- Complete Master Plan for Walter S. Farm Park
- Continue Implementing Parks Master Plan
- Continue programming and events

Well Planned & Maintained Infrastructure

Public Works & Infrastructure

- Implement Well Head Master Plan
- Review benefits of sewer lining program
- Consider upgrades to Carol Court / Marvin Blvd Lift Stations
- Continue implementing the Pavement Management Plan
- Complete Facility Assessment for Public Works Facility
- Transition street lighting to LED
- Review funding for storm water utility
- Assess what actions can be taken to promote water quality
- Explore renewable energy and energy conservation options
- Implement sidewalk Master Plan
- Consider Radio Read Meters

Safe Community

Public Safety

- Train residents and first responders in active violence and active shooter response
- Continue participation in Tapestry Program
- Conduct an in-house safety audit of public facilities and make upgrades as necessary
- Continue nuisance abatement enforcement program
- Continue rental inspection program
- Consider the benefits of shared School Resource Officer with Mankato Area Schools
- Continue the culture of community policing
- Public education in schools, businesses, and neighborhoods

Growing & Vibrant Business, Industrial & Residential Districts

Community & Economic Development

- Continue implementing technology upgrades for ease of access to permits and licenses
- Implement goals and policies of the Comprehensive Land Use Plan
- Continue development of North Port Industrial Park
- Implement Northside Revivals Housing Rehabilitation Program
- Implement Belgrade Avenue Master Plan
- Pursue and Increase property available for single family residential development
- Complete Commerce Drive Redevelopment and Beautification Plan
- Review pedestrian connectivity options north and south of Highway 14
- Partner with Mankato Area Schools for expansion of facilities
- Complete inventory of historically relevant properties
- Recruit complementary businesses to service industrial and residential growth
- Partner with South Central College to maintain North Mankato's attractiveness to the workforce
- Pursue orderly annexation agreement with Belgrade Township

Excellent Quality of Life

Legislation, Administration & Public Engagement

- Expand the use of Public Art and beautification efforts
- Formalize a wellness program for city employees
- Complete an organization communication/marketing plan
- Consider airspace policies for drones
- Update Christmas Lights
- Review existing transit service
- Encourage opportunities for neighborhood networking
- Consider becoming a Blue Zone community
- Continue implementing Greenway maintenance policy
- Continue to use community engagement and participatory leadership strategies
- Affirm support for community events and groups that produce a sense of place and destination through tourism (i.e. BoB, Fun Days, Caswell, etc)
- Continue boulevard tree program

The City has developed and adopted several plans as well as an overarching strategic plan that guides City direction and action. This list highlights many of these plans but is not an exhaustive list.

The **Safe Routes to School Plan** was established in 2015. Since then, improvements have occurred at Dakota Meadows Middle School and Monroe Elementary with additional Lookout Drive improvements totaling roughly \$1.1 million since it was adopted.

The **Pavement Management Study** identifies the needs of the street system within the community and recommends annual allocations to the replacement of pavement. Since 2015 \$2.63 million was invested.

The **Sidewalk Maintenance and Installation Policy** allows for 50% city match for the correction of nuisance properties. In the past 5 years, \$78,743 was spent on sidewalk improvements.

The **Public Art Ideas Plan** provides for the continued proliferation of art throughout North Mankato. Since its establishment, seven sculptures have been placed and additional grants have been received. In the past 5 years, \$51,578 was invested in the Public Art Ideas Fund with an additional \$20,000 investment in the Walking Sculpture Tour project.

The **Commerce Drive Improvement Plan** calls for the redevelopment and beautification of Commerce Drive as well as the creation of a business association. \$3.68 million dollars have been invested into the project, \$2 million of which was comprised of state funding. A business cooperation has been established and future community events are in planning stages.

The **Belgrade Master Plan** calls for the redevelopment of the 200 block and beautification through wayfinding signage. A \$425,000 investment has been budgeted for renovations in the area. More will be accomplished following the construction of Frandsen Bank and the rooftop bar establishment.

The **Budget Reserve Policy** establishes several policies for reserve amounts within the debt service and utility funds. This guidance is met in the proposed 2021 budget and planning.

The **Parks and Greenway Management Plan** calls for the investment and expansion of public parks by the way of play equipment, natural features, sporting fields, and green spaces used and celebrated by the community. Since 2015, \$1.13 million was invested in the parks plan system.

The **Benson Park Plan** calls for a variety of features to be expanded within the large park including ongoing prairie restoration and protection as well as play equipment expansions, art features, and public restrooms. To date, \$364,547 in improvements have been invested in the park.

The **Spring Lake Park Swim Facility** assessments called for improvements which were completed in 2019 and totaled approximately \$4.8 million including warming house and concession upgrades.

The **Ravine Management Plan's** purpose is to evaluate the conditions of ravines throughout the community. The most recent project took place in the North Ridge development to reduce and protect against future erosion and totaled \$2.4 million to date.

The **Water Supply and Wellhead Protection Plans** were implemented to create long-term water use sustainability, environmental conservation, and the protection of groundwater reserves and wellheads. Improvements, testing, and other safety measures undertaken since 2015 have totaled \$656,419.

