

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 March 17, 2008. Acting Mayor Steiner called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for the meeting, Acting Mayor Steiner, Council Members Norland and DeWitte, City Administrator Sande, Finance Director Mork, City Clerk Gehrke, Attorney Kennedy, Engineer Malm and Planner Fischer. Absent: Mayor Zellmer and Council Member Schindle.

**Approval of Minutes**

**Council Member Norland moved, seconded by Council Member DeWitte, to approve the minutes of the Council meeting of March 3, 2008 and the Council Workshop of March 3, 2008. Vote on the motion: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

**Correspondence**

**Thank-You Letter from Mankato YMCA Brother/Sister Program**

Acting Mayor Steiner read a letter from Chriss Page, Mankato YMCA Brother/Sister Program thanking the City for the donation of \$500 which enables the program to help the many volunteers and children who participate in the Brother/Sister Program.

**Thank-You Letter from South Central College for Support of Scholarship Fund**

Acting Mayor Steiner read a letter from Greg Bednar, Executive Director of South Central College Foundation for the City of North Mankato's continued support of the Scholarship Fund. Administrator Sande reported these monies are from the 10% Charitable Gambling Fund.

**Public Hearing, 7 p.m. – Project No. 08-02ABCDEF, Bennett Street/Pierce Avenue Reconstruction Assessment**

Acting Mayor Steiner opened the public hearing to consider the assessments for Project No. 08-02ABCDEF, the reconstruction of Bennett Street and the 400 Block of Pierce Avenue. Administrator Sande reported a notice of the public hearing was published in the official newspaper and all affected residents were notified of the public hearing. Lois Almendinger, 737 Bennett Street, appeared before the Council and stated her concern about the assessment and the burden it places on residents during this tough economic time. Finance Director Mork gave a brief overview of the assessments reporting residents can pay the assessment with their real estate taxes over a period of ten years at 6.00% interest. He explained the share of the cost of the project for residents is 31% of the project with a maximum assessment of \$6,000 plus the cost of the driveway. With no one else appearing before the Council, the Acting Mayor closed this portion of the meeting.

**Public Hearing, 7 p.m. – Five-Year Capital Improvement Plan, 2008-2012 Amended**

Acting Mayor Steiner opened the public hearing to consider the Five-Year Capital Improvement Plan, 2008-2012 Amended. Administrator Sande reported a notice of public hearing was published in the official newspaper. Bruce Kimmel, Springsted, Inc., appeared before the Council and reported at their meeting of March 11, 2008 the North Mankato Port Authority Commission adopted a resolution relating to the City purchasing certain Port Authority facilities. The City is proposing to purchase the Police Annex, Fire Station No. 2 and North Mankato Taylor Library and defease the related Port Authority obligations and issue G.O. Capital Improvement Plan bonds for an anticipated net present value benefit to the City of \$277,000. The Five-Year CIP, 2008-2012 must be amended to accommodate the issuance of refunding bonds to purchase the buildings. With no one else appearing before the Council, the Acting Mayor closed this portion of the meeting.

**Res. No. 42-08 Approving the Capital Improvement Plan Covering Period of 2008-2012, Amended**

**Council Member Norland moved, seconded by Council Member DeWitte, to adopt Resolution No. 42-08 Approving the Capital Improvement Plan Covering Period of 2008-2012, Amended. Vote on the Resolution: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

**Public Hearing, 7 p.m. – Establish Tax Increment Financing Plan for Tax Increment Financing District No. IDD 1-17 within Development District No. 1**

Acting Mayor Steiner opened the public hearing to consider the establishment of Tax Increment Financing District No. IDD 1-17 within Development District No. 1. Administrator Sande reported a notice of public hearing was published in the official newspaper. Ed Tschida, Advance Resources for Development, appeared before the Council and gave a brief summary of the proposal to establish a Tax Increment Financing District to construct a 12,000 sq. ft. building on a three-acre parcel for National Dentex Corporation. He reported this will be a nine-year pay-as-you-go TIF to reimburse the developer for project costs in the amount of \$138,400 plus interest. With no else appearing before the Council, the Acting Mayor closed this portion of the meeting.

**Res. No. 43-08 Approving Tax Increment Financing District No. IDD 1-17**

Administrator Sande presented Resolution No. 43-08 approving Tax Increment Financing District No. IDD 1-17 and reported at their meeting of March 11, 2008, the North Mankato Port Authority adopted a resolution approving TIF District No. IDD 1-17. **Council Member DeWitte moved, seconded by Council Member Norland, to adopt Resolution No. 43-08 Approving Tax Increment Financing District No. IDD 1-17. Vote on the Resolution: DeWitte, Steiner and Norland, aye, no nays. Motion carried.**

**Open the Meeting to the Public for the First Time****Bruce Kimmel, Springsted, Inc. – Bond Recommendations for G.O. Improvement Bonds, Series 2008A, G.O. Water Utility Revenue Bonds, Series 2008B and G.O. Capital Improvement Plan Refunding Bonds, Series 2008C**

Bruce Kimmel, Springsted, Inc. appeared before the Council with recommendations on the General Obligation Improvement Bonds, Series 2008A, General Obligation Water Utility Revenue Bonds, Series 2008B and General Obligation Capital Improvement Plan Refunding Bonds, Series 2008C. The \$1,815,000 General Obligation Improvement Bonds, Series 2008A, will fund the improvements for the Bennett Street and 400 Block of Pierce Avenue project and the Howard Drive West Extension project. The General Obligation Water Utility Revenue Bonds, Series 2008B, will be used to finance various improvements to Water Towers No. 1 and 2 and SCADA system improvements. The proceeds from the General Obligation Capital Improvement Plan Refunding Bonds, Series 2008C, will be used to redeem the North Mankato Port Authority Commission's Lease Revenue Bonds, Series 1997 and Series 1999. The Series 1997 Bonds were originally issued by the North Mankato Port Authority to finance the Police Annex and Fire Station No. 2 and the Series 1999 Bonds were originally issued by the Port Authority to finance the North Mankato Taylor Library. Mr. Kimmel reported Series 2008A and Series 2008B will have call notices, however, Series 2008C does not include a call notice. The recommended sale date of the bond issues is 11:30 a.m. on Monday, April 21, 2008 with award by the City Council at 7 p.m. on that day at a regularly scheduled Council meeting. As part of the bonding process, an application will be submitted to Moody's for an update of the City's A2 bond rating.

**Res. No. 44-08 Providing for the Issuance and Sale of \$1,815,000 G.O. Improvement Bonds, Series 2008A**

Council Member Norland moved, seconded by Council Member DeWitte, to adopt Resolution No. 44-08 Providing for the Issuance and Sale of \$1,815,000 G.O. Improvement Bonds, Series 2008A. Vote on the Resolution: DeWitte, Steiner and Norland, aye; no nays. Motion carried.

**Res. No. 45-08 Providing for the Issuance and Sale of \$2,295,000 G.O. Water Utility Revenue Bonds, Series 2008B**

Council Member DeWitte moved, seconded by Council Member Norland, to adopt Resolution No. 45-08 Providing for the Issuance and Sale of \$2,295,000 G.O. Water Utility Revenue Bonds, Series 2008B. Vote on the Resolution: DeWitte, Steiner and Norland, aye; no nays. Motion carried.

**Res. No. 46-08 Providing for the Issuance and Sale of \$2,165,000 G.O. Capital Improvement Plan Refunding Bonds, Series 2008C**

Council Member Norland moved, seconded by Council Member DeWitte, to adopt Resolution No. 46-08 Providing for the Issuance and Sale of \$2,165,000 G.O. Capital Improvement Plan Refunding Bonds, Series 2008C. Vote on the Resolution: DeWitte, Steiner and Norland, aye; no nays. Motion carried.

**Nicollet County Board Actions**

Administrator Sande reported he met with Nicollet County Engineer Mike Wagner to discuss the T.H. 14/CSAH 41 interchange plat. The Administrator reported \$344,000 was appropriated in the Federal Transportation Bill for acquisition of highway right-of-way for the interchange.

Administrator Sande reported the Nicollet County Board discussed the ELM Library issue and has tabled acting on supporting this legislation.

**Staff Reports**

**City Planner**

**Minutes of March 13, 2008 Planning Commission Meeting**

The Council accepted the minutes of the March 13, 2008 Planning Commission meeting.

**Final Plat of Junker's Subdivision**

Planner Fischer presented a request from Junker Family Enterprises for final plat consideration of Junker's Subdivision. He indicated the request to replat the property will accommodate the redevelopment of the property by Walgreens. The replat consists of removing all internal lot lines including the vacation of a utility easement and excess LorRay Drive right-of-way. The Planning Commission recommended approval of the final plat of Junker's Subdivision. **Council Member Norland moved, seconded by Council Member DeWitte, to approve the final plat of Junker's Subdivision. Vote on the motion: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

**Final Plat of Northport No. 11**

Planner Fischer presented a request from the North Mankato Port Authority Commission to replat Lot 1, Block 1, Northport No. 9 to accommodate the sale of land for industrial development. The replatting would create a three-acre lot to be sold to Dentex and a 4.86-acre lot to accommodate future industrial development. The Planning Commission recommended approval of the final plat of

Northport No. 11. **Council Member DeWitte moved, seconded by Council Member Norland, to approve the final plat of Northport No. 11. Vote on the motion: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

### **Review Industrial Signage Regulations**

Planner Fischer reported the Planning Commission reviewed the existing industrial sign regulations and the recommended potential changes. The Planning Commission did not reach a consensus on changes to the Sign Ordinance and tabled this item for continued discussion at a later date. Administrator Sande reported this would be a future Council Workshop agenda item.

### **City Administrator**

#### **Res. No. 47-08 Approving Plans and Specifications, Ordering Improvement and Authorizing Advertisement for Bids for Project No. 08-05ABCDEF, Howard Drive West Extension**

Administrator Sande reported Project No. 08-05ABCDEF, Howard Drive Extension, will provide access for Northport No. 10 and allow for the development of the land in this industrial development park and would also service an 8.46-acre parcel directly west of Northport No. 10.

**Council Member Norland moved, seconded by Council Member DeWitte, to adopt Resolution No. 47-08 Approving Plans and Specifications, Ordering Improvements and Authorizing Advertisement for Bids for Project No. 08-05ABCDEF, Howard Drive West Extension. Vote on the Resolution: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

#### **Res. No. 48-08 Awarding Bid for Project No. 07-02B, Water Tower No. 1 Replacement**

Administrator Sande reported bids were accepted on March 11, 2008 for Project No. 07-02B, Water Tower No. 1 Replacement, and three bids were received. The engineer's estimate for this project was \$1,270,500. Phoenix Fabricators and Erectors was the low bidder for the bid amount of \$1,464,000. The City Engineer reviewed the bids and staff is recommending award of the bid to the low bidder. **Council Member DeWitte moved, seconded by Council Member Norland, to adopt Resolution No. 48-08 Awarding Bid for Project No. 07-02B, Water Tower No. 1 Replacement. Vote on the Resolution: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

#### **Res. No. 49-08 Supporting Legislation to Allow Nicollet County Board to Change the Office of Auditor-Treasurer from Elected to Appointed**

Administrator Sande reported the Nicollet County Board requested Senator Kathy Sheran and Representative Terry Morrow to carry special legislation that would allow the Nicollet County Board to make the Office of Auditor-Treasurer appointed effective with the term beginning January 2011. Special legislation has been drafted and is under consideration at the current time. **Council Member DeWitte moved, seconded by Council Member Norland, to adopt Resolution No. 49-08 Supporting Special Legislation to Allow Nicollet County Board to Change the Office of Auditor-Treasurer from Elected to Appointed. Vote on the Resolution: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

### **City Clerk**

#### **Parade Permit for A.B.A.T.E. of Minnesota Motorcycle Awareness, 1-2 p.m. on Saturday, May 3, 2008**

Clerk Gehrke presented the application for a permit to hold the A.B.A.T.E of Minnesota Motorcycle Awareness parade from 1-2 p.m. on Saturday, May 3, 2008. The North Mankato Police Chief has approved this application. **Council Member Norland moved, seconded by Council Member DeWitte, to approve the permit for the A.B.A.T.E. of Minnesota Motorcycle Awareness**

**parade from 1-2 p.m. on Saturday, May 3, 2008. Vote on the motion: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

**Parade Permit for Campus Crusade for Christ 5K Run/Walk, 9-10:30 a.m. on Saturday, August 23, 2008**

Clerk Gehrke presented the application for a parade permit to hold the Campus Crusade for Christ 5K Run/Walk from 9-10:30 a.m. on Saturday, August 23, 2008. The North Mankato Police Chief has approved this application. **Council Member Norland moved, seconded by Council Member DeWitte, to approve the parade permit for the Campus Crusade for Christ 5K Run/Walk, 9-10:30 a.m. on Saturday, August 23, 2008. Vote on the motion: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

**Res. No. 50-08 Approving Renewal of Mankato Area Hockey Association Gambling License**

Clerk Gehrke presented a Gambling License Premise Permit application from Mankato Area Hockey Association to conduct lawful gambling at Circle Inn Bar, 232 Belgrade Avenue; and Bobby Joe's Pub, 253 Belgrade Avenue; effective June 1, 2008 through May 31, 2010. **Council Member DeWitte moved, seconded by Council Member Norland, to adopt Resolution No. 50-08 Approving Renewal of Mankato Area Hockey Association gambling license at Circle Inn Bar, 232 Belgrade Avenue; and Bobby Joe's Pub, 253 Belgrade Avenue, effective June 1, 2008 through May 31, 2010. Vote on the Resolution: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

**Res. No. 51-08 Approving Renewal of Mankato Eagles Aerie 269 Mankato Gambling License**

Clerk Gehrke presented a Gambling License Premise Permit application from Eagles Aerie 269 Mankato to conduct lawful gambling at the American Legion Post 518, 256 Belgrade Avenue; Big Dog Sports Café, 1712 Commerce Drive; and Spinners Bar, 301 Belgrade Avenue; effective June 1, 2008 through May 31, 2010. **Council Member Norland moved, seconded by Council Member DeWitte, to adopt Resolution No. 51-08 Approving Renewal of Eagles Aerie 269 Mankato gambling license at the American Legion Post 518, 256 Belgrade Avenue; Big Dog Sports Café, 1712 Commerce Drive; and Spinners Bar, 301 Belgrade Avenue, effective June 1, 2008 through May 31, 2010. Vote on the Resolution: DeWitte, Steiner and Norland, aye; no nays. Motion carried.**

**Report from Council Members**

**Council Member DeWitte**

Council Member DeWitte reported he was unable to attend the March 10, 2008 Neighborhood meeting for the Bennett Street/Pierce Avenue project and asked for an update. Administrator Sande reported there was a good attendance of residents and items discussed included tree planting, sidewalk placement and snow removal. Residents who are interested in having a tree planted in their yard should contact the City Clerk. Administrator Sande reported larger-sized trees would be planted. The resolution ordering the plans and specifications, ordering the improvement and authorizing the advertisement for bids for Project No. 08-02ABCDEF, Bennett Street and Pierce Avenue reconstruction will be on the March 24, 2008 Council agenda. After two neighborhood meetings and the public hearing for the project, the Council has selected Option 3 which includes a 30'-wide street and a 5' sidewalk on the east side of the street.

**Council Member Norland  
Park & Green Spaces Advisory Committee Meeting**

Council Member Norland reported the Park & Green Spaces Advisory Committee will meet at 6:30 p.m. on Tuesday, March 25, 2008. She reported a large tree planting project will begin during the month of April in Spring Lake Park and Benson Park. Details will be available on the City website [www.northmankato.com](http://www.northmankato.com).

**Council Member Steiner**

In his capacity as Acting Mayor, Council Member Steiner thanked the students from Lincoln School for attending tonight's Council meeting. He also wished everyone a Happy St. Patrick's Day.

**Open the Meeting to the Public for the Second Time**

The Acting Mayor opened the meeting to the public for the second time with no one appearing.

**Bills and Appropriations**

Council Member Norland moved, seconded by Council Member DeWitte, to approve all bills and appropriations in the amount of \$344,650.70. Vote on the motion: DeWitte, Steiner and Norland, aye; no nays. Motion carried.

There being no further business, the meeting was adjourned at 7:55 p.m. on a motion by Council Member Norland, seconded by Council Member DeWitte. Vote on the motion: DeWitte, Steiner and Norland, aye; no nays. Motion carried.

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Acting Mayor

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City Clerk