

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Council Chambers of the Municipal Building on September 4, 2007. Mayor Zellmer 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, Mayor Zellmer, Council Members Steiner, Norland, DeWitte and Schindle, Administrator Sande, Finance Director Mork, Engineer Rippke, Attorney Kennedy, Planner Fischer and City Clerk Gehrke.

Approval of Minutes

Council Member Schindle moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of August 20, 2007. Vote on the motion: Steiner, Norland, DeWitte, Schindle and Zellmer, aye; no nays. Motion carried.

Correspondence**Letter from Peter Harff, Minnesota Department of Transportation**

Mayor Zellmer presented a letter from Peter Harff, Minnesota Department of Transportation, updating the status of the Environmental Impact Statement for the U.S. Highway 14 New Ulm to North Mankato expansion project. Mr. Harff reported the first part of the summer was spent making improvements to the sections that discuss purpose and need for the project and cultural resource (historical and archaeological site) impacts. The updated draft was provided to key Federal Highway Administration and Mn/DOT Office of Environmental Services staff and was awaiting their review when the I-35W bridge collapse occurred. Due to the importance of moving the reconstruction of the bridge forward, the federal and state environmental experts are now dedicated completely to that effort and the review of the Highway 14 environmental documents is on hold.

Open the Meeting to the Public for the First Time**Robert Redding, Nicollet County Environmental Services**

Robert Redding, Nicollet County Environmental Services, appeared before the Council and presented a draft density proposal for Nicollet County. The proposed changes include removal of the 200-foot distance describing the Conservancy District, amend the zoning map to reflect the change in the Conservancy District, maintain new dwellings at a maximum density of one (1) per quarter-quarter on lots recorded after January 2, 1996 that meet minimum lot size requirements in Section 603.4, maintain new dwellings on legal lots of record as of January 2, 1996 and maintain the 10.0 acre minimum for the district. Amendments to the Agricultural District include reflecting the change of density to allow one additional dwelling where there is an existing dwelling within a quarter-quarter that is available to build in; if the quarter-quarter is fulfilled, no additional dwellings can be constructed unless it is a temporary dwelling and meets all of the applicable standards; maintain new dwellings on lots of record as of July 31, 1981 (pre-existing lots); maintain lots that were created after July 31, 1981 and prior to a date to be determined if created in accordance with the zoning ordinance would still be okay to build in if the quarter-quarter was still available; and maintain one new dwelling per quarter-quarter within the specified 1 or ½ mile setback from a feedlot to a city limit. Mr. Redding stated his willingness to work with the City of North Mankato on any future infrastructure plans in Nicollet County.

Dick Neubert, 2061 Roe Crest Drive

Dick Neubert, 2061 Roe Crest Drive, appeared before the Council and requested consideration to allow the property at 521 Lyndale, which was owned by his father, to be

licensed as a triplex. The property has been licensed as a duplex, however, it was built as a triplex with three separate entrances and furnaces. The Council will take this matter under consideration after staff provides background information on this issue.

Staff Reports

City Administrator

Introduce Proposed 2008 Budget

Administrator Sande introduced the proposed budget for fiscal year 2008. The proposed General Fund Budget is presented in two alternative plans to account for possible changes in the amount of Local Government Aid to be received by the City if the Legislature meets in Special Session to address the Tax Bill and other issues unresolved from the regular Legislative Session. Plan A calls for a General Fund Budget in the amount of \$5,440,995 which is an increase of \$427,995 over the prior year or 8.52%. The total tax levy to support Plan A would amount to \$4,603,569, an increase of \$384,819 over the prior year or an increase of 9.12%. Plan A includes the addition of one full-time Mechanic position in the Public Works Department and accounts for the increased cost of personnel, health insurance, supplies, fuel and utilities. Plan B is based on the assumption that additional Local Government Aid in the amount of \$211,635 would be received after Legislative action in the Special Session. The proposed General Fund Budget would be amended to \$5,542,005, an increase of \$528,160 over the prior year or 10.53%. The total tax levy to support Plan B would amount to \$4,492,944, an increase of \$274,184 over the prior year or an increase of 6.5%. The reduced levy is the result of applying approximately \$110,000 of additional LGA to levy reduction allowing approximately \$101,000 to be allocated to additional budgetary expenditures. Plan B includes one additional full-time Police Officer, certain police equipment and park improvements. The estimated increase in the tax capacity from construction in the prior year amounts to \$265,000 or 2.7%. Assuming the revaluation of certain properties, we expect a total tax capacity increase of approximately 3.00%. Inflation from July 2006 to July 2007 based on the CPI/UW amounts to 2.26%. Population growth for the year is estimated to be 166 persons or approximately 1.3%. The General Fund as presented is in balance and provides for all authorized departmental operations including the swimming facility. Administrator Sande reported the Five-Year Capital Improvement Plan would be presented at a Budget Workshop in October.

Res. No. 79-07 Approving Proposed Tax Levy

Administrator Sande presented Resolution No. 79-07 for approval of the proposed tax levy in the amount of \$4,603,569 to be certified to the Nicollet County Auditor on or before September 15, 2007. Administrator Sande reported this resolution will set the maximum amount the City may levy for 2008, however, the amount may be decreased as the budget process continues. **Council Member Steiner moved, seconded by Council Member Norland, to adopt Resolution No. 79-07 approving the proposed tax levy in the amount of \$4,603,569. Vote on the Resolution: Steiner, Norland, DeWitte, Schindle and Zellmer, aye; no nays. Motion carried.**

Population Estimates

Administrator Sande presented a report from the City Planner summarizing his efforts to obtain an accurate population estimate from the State Demographic Center. In May of 2007, the State estimated a 2006 population for the City of North Mankato of 12,608 persons and 5,297 households, which is an increase of only 31 persons and 59 households from 2005. Staff submitted a written challenge to the State asking for reconsideration of their 2006 estimate. The

State Demographic Center has adjusted their estimate from 12,608 to 12,817 persons and the households from 5,297 to 5,396. Administrator Sande reported he believes the actual population was between 13,000 and 13,200. The amended population estimate increased LGA certified to the City of North Mankato by \$141,190 for 2008 with \$119,109 of that amount resulting from the increase of 209 persons as a result of the challenge. The City Planner will continue working with the Demographic Center to bring the City of North Mankato's population estimates up to actual levels.

Schools and Conferences

Council Member Steiner moved, seconded by Council Member Norland, to approve actual and necessary expenses for the following schools and conferences:

1. BCA Predatory Offender Training, St. Paul, October 12, for Police Captain.
2. 2007 CCLD Fall Seminar, North Mankato, October 4, for Construction Inspector, Building Inspector and Street Superintendent and Burnsville, October 16, for Assistant Building Inspector and Assistant Construction Inspector.

Vote on the motion: Steiner, Norland, DeWitte, Schindle and Zellmer, aye; no nays. Motion carried.

City Clerk

Audio Permit and Request to Block Off Camden Court for Sheffield Woods Neighborhood Block Party from 6-10 p.m. on Saturday, September 15, 2007

Clerk Gehrke presented a request for an audio permit and to block off Camden Court for the Sheffield Woods Neighborhood Block Party from 6-10 p.m. on Saturday, September 15, 2007. **Council Member Steiner moved, seconded by Council Member Norland, to approve the audio permit and to allow Camden Court to be blocked off from 6-10 p.m. on Saturday, September 15, 2007. Vote on the motion: Steiner, Norland, DeWitte, Schindle and Zellmer, aye; no nays. Motion carried.**

Finance Director

Res. No. 80-07 Declaring Costs to be Assessed for Municipal Charges for 2157 LorRay Drive

Finance Director Mork presented Resolution No. 80-07 for costs to be assessed in the amount of \$284.22 for disposal of waste material at 2157 LorRay Drive. **Council Member Schindle moved, seconded by Council Member Steiner, to adopt Resolution No. 80-07 Declaring Costs to be Assessed for Municipal Charges in the amount of \$284.22. Vote on the Resolution: Steiner, Norland, DeWitte, Schindle and Zellmer, aye; no nays. Motion carried.**

City Engineer

Engineer Rippe reported the House Transportation Committee is holding a hearing in Mankato at the Blue Earth County Board Room from 7-9 p.m. on September 24, 2007.

Report from Council Members

Council Member Steiner

Council Member Steiner reported that August 2007 circulation at the North Mankato Taylor Library exceeded the August 2006 circulation by over 2,000.

Council Member Norland

Council Member Norland reported she attended the Scholarship Reception on Thursday, August 30, 2007 held at South Central College and met the two City of North Mankato scholarship recipients, Heidi Schulte and Mark Sonnabend and one of the two Civic & Commerce Association scholarship recipients, Janelle Rauchman. The other Civic & Commerce Association recipient is Matt Ludewig.

Council Member DeWitte

Council Member DeWitte requested noise ordinance signage on Webster Avenue for trucks frequenting the truck wash.

Report from Mayor

The Mayor reported an item for future discussion with Legislators is motorized scooters and the problems associated with children being allowed to use them on City streets.

Open the Meeting to the Public for the Second Time

The 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 Steiner, to approve all bills and appropriations in the amounts of \$248,606.72 and \$912,825.87. Vote on the motion: Steiner, Norland, DeWitte, Schindle and Zellmer, aye; no nays. Motion carried.

There being no further business, the meeting was adjourned at 7:53 p.m. on a motion by Council Member Steiner, seconded by Council Member Norland. Vote on the motion: Steiner, Norland, DeWitte, Schindle and Zellmer, aye; no nays. Motion carried.

Mayor

City Clerk