

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 21, 2011. 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 for the meeting, Mayor Dehen, Council Members Norland, Freyberg and Steiner, City Administrator Sande, Finance Director Mork, City Clerk Gehrke, Attorney Kennedy and Engineer Malm. Absent: Council Member Schindle and Planner Fischer.

Approval of Minutes

Council Member Freyberg moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of March 7, 2011. Vote on the motion: Norland, Freyberg and Dehen aye; Steiner abstained; no nays. Motion carried.

Correspondence – none.

Public Hearing, 7 p.m. – Annexation of Rist Property, 50.40 Acres

Mayor Dehen opened the public hearing to consider the annexation of 50.40 acres of land owned by the Rist Family to be used for expansion of Northport Industrial Park. Administrator Sande presented background information noting the 50.40 acres is west of Lookout Drive and north of Carlson Drive adjacent to the Northport Industrial Park. He reported the Port Authority purchased the 50.40-acre parcel on a Contract for Deed from the Rist Family and it is necessary to annex the property into the City limits. A notice of hearing was published in the official newspaper. With no one else appearing before the Council, the Mayor closed this portion of the meeting.

Ord. No. 36, Fourth Series, Annexation of 50.40 Acres

Council Member Steiner moved, seconded by Council Member Norland, to adopt Ord. No. 36, Fourth Series, annexation of 50.40 Acres, Rist Property. Vote on the Ordinance: Norland, Freyberg, Steiner and Dehen, aye; no nays. Motion carried.

Open the Meeting to the Public for the First Time

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

Staff Reports

Minutes of March 10, 2011 Planning Commission Meeting

The Council accepted the minutes of the March 10, 2011 Planning Commission meeting.

Preliminary and Final Plat of Isaiah Estates No. 7

Administrator Sande presented a request from Wilcon Construction to replat Lots 12 and 13, Block 2, Isaiah Estates to accommodate the construction of a two-family dwelling. He indicated the applicant is requesting to relocate a mutual lot line to allow the dwelling to meet all applicable building setbacks. He reported Outlot A is a permanent easement into the ravine complex which has a large amount of storm sewer. The Planning Commission recommended approval of the preliminary and final plat of Isaiah Estates No. 7. **Council Member Steiner moved, seconded by Council Member Norland, to approve the preliminary and final plat of Isaiah Estates No. 7. Vote on the motion: Norland, Freyberg, Steiner and Dehen, aye; no nays. Motion carried.**

Preliminary and Final Plat of Northport No. 15

Administrator Sande presented a request from the North Mankato Port Authority to formally plat 50.40 acres of land which has been annexed into the City limits for expansion of the Northport

Industrial Park. The proposed plat consists of four 12.5-acre lots which will be marketed for industrial development and the titles for the lots will be released as necessary. The Administrator noted it may be necessary to replat the property in the future to accommodate specific land needs. The Planning Commission recommended approval of the preliminary and final plat of Northport No. 15. **Council Member Freyberg moved, seconded by Council Member Norland, to approve the preliminary and final plat of Northport No. 15. Vote on the motion: Norland, Freyberg, Steiner and Dehen, aye; no nays. Motion carried.**

Industrial Development District No. 1 Modification

Administrator Sande presented a request to modify Industrial Development District No. 1 due to the recent purchase of a 50.40-acre parcel of land as part of the expansion of the Northport Industrial Park. The Planning Commission reviewed the Plan Modification of IDD No. 1 and adopted a resolution finding the City of North Mankato Industrial Development District No. 1 Plan Modification conforms to City plans for development of the locality as a whole. The City Council will hold a public hearing on April 4, 2011 to consider the modification to Industrial Development District No. 1.

City Administrator

Res. No. 23-11 Ordering Plans and Specifications for Project No. 11-03DEF, Nicollet Avenue Parking Improvements

Administrator Sande reported the Nicollet Avenue Parking Improvement Project was previously reviewed by the City Council and is a high priority for the business owners in the Central Business District. He presented the engineer's drawing and noted this project will not be large enough to necessitate taking bids but rather quotations will be secured from contractors. **Council Member Steiner moved, seconded by Council Member Norland, to adopt Resolution No. 23-11 Ordering Plans and Specifications for Project No. 11-03DEF, Nicollet Avenue Parking Improvements. Vote on the Resolution: Norland, Freyberg, Steiner and Dehen, aye; no nays. Motion carried.**

The City Attorney updated the Council on the Budget Mart properties. He reported the properties have been converted from Chapter 11 to Chapter 7 Bankruptcy and the trustees have abandoned the properties. In summary, he reported that eventually Marathon Petroleum will be the owners of the properties and the City could approach them at that point.

Charter Communications Rate Change

Administrator Sande presented a letter from Charter Communications giving the City notice of rate changes as required by the Cable Franchise Ordinance. He reported the changes address the Broadcast TV surcharge and a reduction of fees for unreturned equipment.

City Clerk

Res. No. 24-11 Waiving Waiting Period for Exemption from Lawful Gambling License for Holy Rosary Church

Clerk Gehrke presented an application for exemption from lawful gambling for Holy Rosary Church, 546 Grant Avenue, to conduct raffles on April 9, 2011. **Council Member Norland moved, seconded by Council Member Steiner, to adopt Resolution No. 24-11 Waiving Waiting Period for Exemption from Lawful Gambling License for Holy Rosary Church to conduct raffles on April 9, 2011. Vote on the Resolution: Norland, Freyberg and Steiner, aye; Dehen abstained; no nays. Motion carried.**

Parade Permit for A.B.A.T.E. of Minnesota Motorcycle Awareness, Saturday, May 7, 2011

Clerk Gehrke presented an application for a parade permit to hold the A.B.A.T.E. of Minnesota Motorcycle Awareness parade from 1:15 p.m. to 1:30 p.m. on Saturday, May 7, 2011. The North Mankato Police Chief has approved this application. **Council Member Norland moved, seconded by Council Member Steiner, to approve the permit for the A.B.A.T.E. of Minnesota Motorcycle Awareness parade from 1:15 p.m. to 1:30 p.m. on Saturday, May 7, 2011. Vote on the motion: Norland, Freyberg, Steiner, and Dehen, aye; no nays. Motion carried.**

Audio and Large Group Permit for Holy Rosary Church Mass in Wheeler Park, Sunday, September 11, 2011 from 7 a.m. to 2 p.m.

Clerk Gehrke presented a request from Holy Rosary Church for an audio and large group permit for Mass in Wheeler Park from 7 a.m. to 2 p.m. on Sunday, September 11, 2011. The estimated attendance is 450 people. The audio will consist of a keyboard, guitar, drums and singing. **Council Member Norland moved, seconded by Council Member Steiner, to approve the audio and large group permit for the Holy Rosary Church Mass in Wheeler Park from 7 a.m. to 2 p.m. on Sunday, September 11, 2011. Vote on the motion: Norland, Freyberg and Steiner, aye; Dehen abstained; no nays. Motion carried.**

Large Group Permit for Mankato Eagles Club Family Picnic, Wheeler Park, Sunday, July 24, 2011 from 10 a.m. to 10 p.m.

Clerk Gehrke presented a request from the Mankato Eagles Club to hold their family picnic in Wheeler Park on Sunday, July 24, 2011 from 10 a.m. to 10 p.m. The estimated attendance is 200 people. **Council Member Steiner moved, seconded by Council Member Norland, to approve the large group permit for Mankato Eagles Club to hold their family picnic at Wheeler Park on Sunday, July 24, 2011. Vote on the motion: Norland, Freyberg, Steiner and Dehen, aye; no nays. Motion carried.**

Finance Director

Report on Spring Cleanup Costs

Finance Director Mork presented a report outlining the number and cost of appliances collected during the 2010 spring and fall cleanups and the proposed cost for curbside pickup of appliances in 2011. He reported the number of appliances collected during the Spring 2010 pickup was 352 at a cost of \$12.00 per appliance, the number of appliances collected during the Fall 2010 pickup was 259 at a cost of \$13.00 per appliance. The 2011 cost for curbside appliance pickup will increase to \$15.00 per appliance. He reported the Public Works Director informed him we could use the sentence-to-serve crew and our equipment to deliver them to the recycler at a rate of \$7.00 per appliance. The Finance Director reviewed the 2010 Spring Cleanup costs which were paid from garbage fees collected from customers. Administrator Sande reported staff may recommend a fall drop-off which seemed to work well last year.

CityArt Walking Sculpture Tour

Finance Director Mork reported the City Center Partnership will hold an artists' reception for their Walking Sculpture Tour on May 21, 2011. He reported in October 2010 the City of North Mankato made a contribution to this program which will bring sculptures into the city center of both North Mankato and Mankato. Corporate response has been excellent for this project with sponsorship secured for 25 sculptures. In addition to the sponsorships, Vetter Stone has agreed to donate Kasota stone bases for the sculptures and Jones Metal has agreed to donate the stainless steel tops for the bases. Six sculptures will be placed in the 200 block of Belgrade Avenue in North Mankato and the

remaining 19 sculptures placed along 2nd Street and Hickory Street in Mankato. The six sculptures selected for North Mankato are “Spirit of Energy” to be placed in front of the Marigold, “The Farmer’s Wife” to be placed at the entrance to the Frandsen Bank drive-up, “Play Time” and “Look and You Will Find It” to be placed in front of the Post Office, “Skydiver” to be placed in front of the vacant lot between Mutch’s Hardware and the Skillings building, and “Seed” to be placed on the corner of Belgrade and Nicollet Avenues. The sculptures will be set in place on Saturday, May 21, 2011.

City Attorney

Attorney Kennedy gave background regarding electronic communications and will recap items of importance for the Council.

City Engineer

Engineer Malm reported the 14/169 interchange is provided for in the MATAPS Plan and ranked third or fourth in MnDOT scoring. An acceleration lane on northbound 169 for Highway 14 eastbound traffic turning left is planned for 2012. He reported the Minnesota Department of Transportation held a public meeting at the Best Western and business owners do not support removal of access at Webster Avenue or Monroe Avenue. Engineer Malm reported the interchange would require the removal of McDonald’s and the Lind Street access would be closed. Mayor Dehen asked for copies of the drawings for the three renditions of the proposed interchange.

Report from Council Members

Council Member Norland

Council Member Norland reported an open house will be held in June to tour the water treatment plant in Mankato.

Council Member Norland asked that her request to consider Spring Lake Park as a dog-walking park be tabled at this time. She also requested a reminder to dog owners to clean up after their pets be an item in the City newsletter.

Council Member Freyberg

Council Member Freyberg requested clarification of the payment of \$69,554.54 to the City of Mankato. Finance Director Mork reported the payment was for 2010 mass transit and 2009 and 2010 Lake Street storm water lift station.

Council Member Steiner

Council Member Steiner reported the circulation at the North Mankato Taylor Library leveled off for the months of January and February 2011. He reported the North Mankato Taylor Library has the second highest circulation in the Traverse des Sioux Library System and is number one in new items added. Administrator Sande reported the Civic & Commerce Association has donated funds for three radio-controlled airplanes which will be given away in a drawing at the library. Dedication of Forsberg Field is scheduled for 11 a.m. on Saturday, May 21, 2011.

Report from Mayor

Mayor Dehen thanked Bobby Joe’s for hosting “Coffee with the Council” on Saturday, March 12, 2011. He reported that “Coffee with the Council” will be held at Beans Plus on Saturday, April 9, 2011 from 10-11 a.m.

The Mayor reported the Judson Bottom Road will be closed Tuesday, March 22, 2011 because of the high water.

The Mayor reported the U.S. Census reported a population increase of 14 percent for the City of North Mankato from 2000 to 2010.

The Mayor reported on Wednesday, March 23, 2011 GMG is sponsoring a panel on Local Government Aid to be held at South Central College.

The Mayor thanked Boy Scout Troop 29 for sponsoring the spaghetti feed at Holy Rosary Church on Monday, March 21, 2011.

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 amount of \$541,026.33. Vote on the motion: Norland, Freyberg, Steiner and Dehen; 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 Steiner, seconded by Council Member Norland. Vote on the motion: Norland, Freyberg, Steiner and Dehen; aye; no nays. Motion carried.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 7	Department: Public Hearing	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Public Hearing to consider Amendment to 2010-2014 HUD Consolidated Plan

BACKGROUND AND SUPPLEMENTAL INFORMATION: Since the original submittal of the 2010-2014 HUD Consolidated Plan, staff has identified other potential uses of Community Development Block Grant (CDBG) funds not identified in the Plan. To include new uses of CBDG funding into the plan, it is necessary to amend the Plan and hold a public hearing.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve amendment of 2010-2014 Consolidated Plan

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Schindle
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	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)		Memo and CDBG Program Five-Year Consolidated Plan		

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

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

MEMORANDUM

TO: Honorable Mayor and City Council
Wendell Sande, City Administrator

FROM: Michael Fischer, City Planner

DATE: March 29, 2011

SUBJECT: HUD Consolidated Plan/2011 Action Plan

As a Department of Housing and Urban Development (HUD) Entitlement Community, the City was required to submit to HUD a 2010-2014 Consolidated Plan. The Consolidated Plan is used as a guideline of how the City will utilize annual Community Development Block Grant (CDBG) funds. In the 2010-2014 Consolidated Plan, the following uses of CDBG funds were proposed and approved by HUD in 2010:

- ◆ Single-Family Direct Homeownership Assistance
- ◆ Single-Family Residential Rehabilitation
- ◆ Rental Housing Development Assistance
- ◆ Residential/Commercial Building Acquisition
- ◆ Street and Infrastructure Improvements
- ◆ Development of Off-Street Parking in the CBD
- ◆ Development or Redevelopment of Parks
- ◆ Construction or Reconstruction of Sidewalks

Since the original submittal of the Consolidated Plan, staff has identified other potential uses of CDBG funds not identified in the Plan. To include new uses of CDBG funding into the Plan, it is necessary to amend the Plan and hold a public hearing.

As proposed, staff would recommend amending the 2010-2014 Plan to include the use of CDBG funds for the following projects:

- ◆ Provide financial assistance to the South Central Small Business Development Center to provide technical assistance to small business owners.
- ◆ Acquisition of vacant parcels of residential land for redevelopment purposes.

Additionally, it is necessary to develop a 2011 Action Plan for the use of 2011-2012 CDBG funds. As proposed in the 2011-2012 CDBG Action Plan, staff is recommending the following projects:

<u>Project</u>	<u>Funding</u>
Assistance to the SBDC	\$30,000
Property Acquisition – 202 Christensen Street	\$35,000
Building Acquisition Contribution – 238 Belgrade Avenue	\$11,000
Program Administration	<u>\$ 8,000</u>
	<u>\$84,000</u>

The 2010 CDBG allocation was \$96,068. According to HUD, we should plan for a 10-20% reduction in 2011.

NOTICE OF PUBLIC HEARING TO AMEND THE HUD CONSOLIDATED PLAN
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 4th day of April, 2011, to hold a public hearing to amend the HUD Consolidated Plan.

Such persons as desire to be heard with reference to this issue should appear at this meeting.

Dated this 21st day of March 2011.

Nancy Gehrke, CMC
City Clerk
City of North Mankato, Minnesota

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

James P. Santori, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as *The Free Press and The Land*, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

(B) The printed _____ Notice _____

_____ which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Monday, the 21 day of March, 2011, and was thereafter printed and published on every Monday to and including Monday, the 21 day of March, 2011; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice.

abcdefghijklmnopqrstuvwxyz

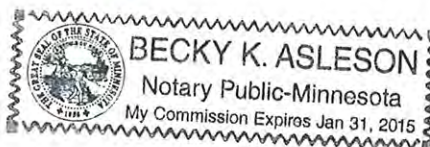
By: _____

Publisher

Subscribed and sworn to before me on this 21 day of March, 2011.

Becky K. Asleson
Notary Public

March 21, 2011
NOTICE OF PUBLIC HEARING
TO AMEND THE HUD
CONSOLIDATED PLAN
CITY OF NORTH MANKATO
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Dated this 21st day of March 2011.
Nancy Gehrke, CMC
City Clerk
City of North Mankato,
Minnesota



City of North Mankato



*Community Development Block Grant Program
Five-Year Consolidated Plan
2010-2014*

*Submitted to the Department of Housing and Urban Development (HUD)
May 25, 2010*

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Action Plan
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Executive Summary
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Summary of Public Comments

1.0 Executive Summary

1.1 Introduction to Consolidated Plan

The Consolidated Plan for the City of North Mankato has been completed in consistency to the requirements set forth by the Department of Housing and Urban Development (HUD) in regard to the Community Development Block Grant (CDBG) Program.

The Consolidated Plan is a five-year planning document covering the years of 2010 through 2014. The plan identifies areas of need in regard to housing and community development and lays out how the City of North Mankato plans to utilize the CDBG entitlement funds to address these issues as set forth by HUD guidelines.

The Consolidated Plan consists of three assessment sections, a housing and homeless needs assessment, a housing market analysis, and a community needs assessment identifying the housing and community needs including that of the homeless and special populations. The Plan also includes a Strategic Plan which outlines the strategies and goals of the community to acknowledge and resolve the issues identified in the assessment sections. An Annual Action Plan is also included in the document which is one of five annual plans that outline how the federal CDBG entitlement funds will be allocated in FY 2010.

The contact persons regarding the Consolidated Plan are:

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City Planner
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North Mankato, MN 56002-2055
Phone: (507) 625-4141
Email:
michaelf@northmankato.com

Steve Mork
Finance Director
City of North Mankato
1001 Belgrade Avenue
P.O. Box 2055
North Mankato, MN 56002-2055
Phone: (507) 625-4141
Email:
smork@northmankato.com

1.2 Lead Agency/Institutional Structure

The Community Development Department of the City of North Mankato is the lead agency for the development, implementation, and allocation of the Consolidated Plan and CDBG entitlement funds. They will be in charge with assistance from the Finance Department.

Many other city, county, and regional organizations that serve the North Mankato area are a part of the institutional structure and are involved in the process. Planning, implementing, and administering the CDBG program is an institutional wide effort involving the city council and administration, city departments, and planning and port authority commissions. Other organizations that are involved in addressing community development and housing needs include public housing service providers, health and social services agencies, state and local governments, and private businesses.

Coordination within this institutional structure is vital to developing and implementing the best plans and strategies possible to address the needs of the community. The City of North Mankato does its best to solicit involvement and input from the community organizations and will continue to develop strong relationships to implement its strategies and goals as defined by this plan.

1.3 Consultation

While preparing the Consolidated Plan, City staff contacted numerous citizens, groups, and organizations, both public and private, within the community and surrounding areas to gather information and insight into North Mankato's community development and housing needs.

The agencies consulted include:

- City of Mankato
- Greater Minnesota Housing Fund (GMHF)
- Habitat for Humanity
- Koppen Gardens Handicap and Senior Living Facility
- Minnesota Housing Finance Agency (MHFA)
- Nicollet County Social Services
- Northpoint Senior and Assisted Living Facility
- Oak Terrace Senior and Assisted Living Facility
- Open Door Health Center
- Partners for Affordable Housing
- Realtors Association of Southern Minnesota (RASM)
- Region 9
- Rural Aids Action Network (RAAN)
- South Central Minnesota Multi-County HRA (SCMNMCHRA)
- Southeast Minnesota Continuum of Care (SE MN CoC)
- Vine: Faith in Action
- Willow Point Senior and Assisted Living Facility

These agencies assisted by providing information, data, and input relating to the research conducted for the Consolidated Plan.

A copy of the Consolidated Plan upon completion will be submitted to the following government agencies:

- Nicollet County
- State of Minnesota
- HUD

1.4 Citizen Participation

It is important to solicit citizen input and participation in the process of making a document such as a Consolidated Plan. A Citizen Participation Plan was developed to describe and guide the process of gathering citizen input and cooperation during the development of the Consolidated Plan. This plan is attached as Appendix B.

A public meeting was held on April 5th, 2010 regarding the Five-Year Consolidated Plan for the City of North Mankato. The meeting was held in the Council Chambers of the Municipal Building. A notice of the meeting was published in the local newspaper on March 2nd, 2010. In an effort to broaden participation, an invitation to attend was sent to the following agencies:

- Greater Minnesota Housing Fund
- Habitat for Humanity
- Minnesota Housing Finance Agency
- Nicollet County Social Services
- Northpoint Senior and Assisted Living Facility
- Oak Terrace Senior and Assisted Living Facility
- Open Door Health Center
- Partners for Affordable Housing
- Region 9
- Rural Aids Action Network
- South Central Minnesota Multi-County HRA
- Vine: Faith in Action
- Willow Point Senior and Assisted Living Facility

A summary of the comments received and the City's responses can be found in the Summary of Public Comments attachment.

The City of North Mankato will hold a public meeting regarding the final appropriations of the entitlement funds prior to allotment. This hearing is to obtain citizen input, development needs, and provide a review of proposed activities. Copies of proposed use of funds will be available at the Municipal Building 15 days prior to submitting the plan to HUD. If the City of North Mankato proposes to use the CDBG entitlement funds for a new activity, an additional public hearing will be held.

A public hearing will be held during each program year once the Consolidated Plan has been adopted and approved by HUD to obtain citizen views and respond to proposals and questions. This meeting will be to address housing and community development needs, development of proposed activities, and review of program performance. A notice of the public hearing will be published in the *Mankato Free Press* newspaper at least (14) days prior to the meeting.

On April 5th, 2010 a draft copy of the Five-Year Consolidated Plan and Annual Plan was made available to the public for a 30-day comment period that ended on May 5th, 2010. A summary of the comments received and the City's responses can be found in the Summary of Public Comments attachment. The Five Year Consolidated Plan was available for review at the Municipal Building, Taylor Library, and on the City's website.

An executive summary of the Five-Year Consolidated Plan was also made available at the April 5th, 2010 public meeting and was also made available at the same locations listed above.

Note on Available Data

The data available for the preparation of North Mankato's Consolidated Plan was largely compiled from the 2000 Census and 2000 Comprehensive Housing Affordability Strategy (CHAS) data. This was the most relevant data available, but was nearly ten years old at the time. The American Community Survey was not able to be utilized due to the fact that it is available for geographic areas with populations of 20,000 or more. As the 2010 Census and other more relevant data become available, North Mankato will determine whether adjustments to the City's Strategic Plan are necessary.

2.0 HOUSING & HOMELESS NEEDS ASSESSMENT

2.1 Housing Needs

The City of North Mankato believes in promoting quality housing and meeting the affordable housing needs for North Mankato's residents. The goal of the community is to ensure the most effective investment of the resources available to help improve the overall housing condition of the community. The main sources used to identify North Mankato's housing needs were the 1990 and 2000 Census, HUD's 2000 Comprehensive Housing Affordability Strategy (CHAS) Data Report, and local data received through consultation and research from local public and private organizations.

The 2000 Census indicates that North Mankato has 5,046 households. Of them, 73.2% of all housing is owner-occupied and 26.8% is rental. In 1990, 72.7% of all housing was owner-occupied and 27.3% was rental. This represents a mere half percent decrease in owner-occupied housing from 1990-2000 and that the housing composition stayed relatively consistent.

In 2000, 18.3% of all households were cost burdened in North Mankato, which is comparable to the 18% seen in 1990. 6.5% of all households were severely cost burdened. Cost burden is defined as the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. A household is considered cost burdened if they are spending more than 30% of their gross income and severely cost burdened if they are spending more than 50% of their gross income on housing.

The projected housing needs and market analysis support North Mankato's housing priorities that will be addressed in the next five years. Housing activities include single-family housing rehabilitation, rental property rehabilitation, homeownership assistance, affordable housing development, redevelopment of blighted areas, neighborhood revitalization, and downtown redevelopment.

2.2 Housing Needs by Category

In order to assess the housing needs by category, a review of the 2000 HUD Comprehensive Housing Affordability Strategy (CHAS) Data Book was conducted. This analysis includes assessing the housing needs by household income, family size and type, and owner or rental occupied housing.

The housing needs discussion that follows pertains to the four income levels identified (extremely low income, low income, moderate income, middle income) and indicates the degree of burden that each level has due to housing costs. Data is reported by household as it relates to the median family income for North Mankato.

Needs for Income Levels for Rental and Homeowner Households

The housing problems statistic, which is defined as a household that is experiencing cost burden greater than 30% of annual income and/or overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities, was left out of the analysis for the reason of merely lacking relevance. In nearly every instance, the housing problem percentage was the same as the cost burden >30% percentage deducing to the fact that cost burden was the housing problem being experienced. There is simply no reason to display duplicate figures with a slightly different definition.

Definitions:

- **Elderly households:** 1 or 2 person household with either person 62 years old or older.
- **Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- **Median Family Income:** \$59,265

Total Households

Before analyzing each income level specifically, an overall analysis of the housing composition should be done to see which income level the majority of North Mankato's population falls in.

Table I				
Percent of Overall Owner and Rental Households by Income Level				
	Extremely Low Income (<30% MFI)	Low Income (31-50% of MFI)	Moderate Income (51-80% of MFI)	Middle Income (>80% MFI)
Percent of Total Rental Households	16%	15%	36%	32%
Percent of Total Owner-Occupied Households	4%	5%	17%	73%

It can be seen that the majority of the population is in the moderate to middle income level for both rental and owner-occupied housing. The majority of renters are in the moderate income level (36%) while the majority of home owners are in the middle income level (73%).

Renters: There are a total of 1,302 rental households which is 26.8% of the City's total housing units.

Table II					
Total Rental Households					
Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Renters
Total Households	155	463	34	650	1,302
% Cost Burden >30	34.2%	20.1%	29.4%	17.7%	20.8
% Cost Burden >50	12.3%	8.4%	29.4%	7.7%	9.1

- The elderly renters are the most cost burdened group at the >30% of household income mark with 34.2% being cost burdened and large related families are close behind with 29.4%.
- Large related households are the most cost burdened group at the >50% of household income mark with 29.4% being cost burdened.
- The majority of renters fall in the small related and all other households categories though which are experiencing less cost burden than the other categories.

Owners: There are a total of 3,497 owner-occupied households which is 73.2% of the City's total housing units.

Table III					
Total Owner-Occupied Households					
Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Owners
Total Households	732	1,905	334	526	3,497
% Cost Burden >30	17.3%	14.5%	13.5%	30%	17.3%
% Cost Burden >50	7.5%	3.4%	3%	11.2%	5.4%

- All other households is the most cost burdened group among owner-occupied households (30% are cost burdened >30% of household income and 11.2% are cost burdened >50% of household).

When comparing the total rental occupied housing to owner-occupied housing, it shows that rental housing is more likely to be cost burdened at both the >30% and >50% total gross household income levels as exhibited in Table IV.

Table IV Total Households			
Household by Type and Income	Total Renter	Total Owners	Total Households
Total Households	1,302	3,497	4,799
% Cost Burden >30	20.8%	17.3%	18.3%
% Cost Burden >50	9.1%	5.4%	6.4%

It is important to note that elderly have a limited and often times fixed income. Increases in costs such as property tax and utilities will adversely affect them. This can be true for small and large related families as well since they have the additional burden of carrying a mortgage and raising children.

Extremely Low Income Households (<30% Median Family Income)

Renters: About 16% of all rental households have extremely low incomes (214 out of 1,302).

Table V Extremely Low-Income Rental Households					
Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Renters
Household Income <=30% MFI	50	84	10	70	214
% Cost Burden > 30%	70%	82.1%	100%	57.1%	72%
% Cost Burden > 50%	30%	46.4%	100%	57.1%	48.6%

- When examining this chart, it is important to note the “total renters” column. This shows that 72% of extremely low-income rental households are cost burdened at the >30% of gross household income level, and nearly half (48.6%) are cost burdened at the >50% of gross household income level.
- Large families are experiencing cost burden at 100% at all levels. This is somewhat offset by the fact that there are only 10 households in this category however.

Owners: Only 4% of all owner households have extremely low incomes (147 out of 3,497).

Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Owners
Household Income <=30% MFI	72	44	0	31	147
% Cost Burden > 30%	65.3%	100%	N/A	74.2%	77.6%
% Cost Burden > 50%	59.7%	54.5%	N/A	61.3%	58.5%

- 77.6% of all extremely low-income households spend more than 30% of their gross income on housing and 58.5% spend more than 50%.
- 100% of small extremely low-income families spend more than 30% of their gross household income on housing.

When comparing the extremely low-income owner-occupied to rental housing, it shows that the owner-occupied housing is experiencing higher cost burden at both levels. When examining all extremely low-income households, it can be seen that three out of four (75%) are cost burdened at the >30% gross income level and half (50%) are cost burdened at the >50% gross income level.

Household by Type and Income	Total Renter	Total Owners	Total Households
Household Income <=30% MFI	214	147	361
% Cost Burden >30	72%	77.6%	74.2%
% Cost Burden >50	48.6%	58.5%	52.6%

Low-Income Households (31-50% of Median Family Income)

Renters: 15% of all rental households have low incomes (201 out of 1,302).

Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Renters
Household Income >30% to <=50% MFI	43	54	4	100	201
% Cost Burden > 30%	32.6%	25.9%	0%	45%	36.3%
% Cost Burden > 50%	9.3%	0%	0%	10%	7%

- All other households has the most housing stock (100, or 50%) of low income rental households and experiences the most cost burden (45% at the >30% gross income level).
- One out of three (36.3%) low-income rental households experience cost burden at the >30% of gross household income level.

Owners: Only about 5% of all owner-occupied households have low incomes (184 out of 3,497).

Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Owners
Household Income >30% to <=50% MFI	82	42	0	60	184
% Cost Burden > 30%	32.9%	90.5%	N/A	58.3%	54.3%
% Cost Burden > 50%	4.9%	35.7%	N/A	33.3%	21.2%

- Small families experience the most cost burden (90.5% spend more than 30% income) of the low-income households. They are also experiencing 35.7% cost burden at the >50% level
- More than half (54.3%) of all low-income owner-occupied housing are cost burdened at the >30% of gross income level.

For low-income households, owner-occupied houses are experiencing more cost burden with more than half (54.3%) at the >30% of gross income level. Nearly half (44.9%) of total low-income households are experiencing cost burden.

Table X Total Low-Income Households			
Household by Type and Income	Total Renter	Total Owners	Total Households
Household Income >30% to <=50% MFI	201	184	385
% Cost Burden >30	36.3%	54.3%	44.9%
% Cost Burden >50	7%	21.2%	13.8%

Moderate-Income Households (51-80% of Median Family Income)

Renters: 36% of all rental occupied housing has moderate incomes (473 out of 1,302).

Table XI Moderate-Income Rental Households					
Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Renters
Household Income >50% to <=80% MFI	48	150	10	265	473
% Cost Burden > 30%	8.3%	6.7%	0%	11.3%	9.3%
% Cost Burden > 50%	0%	0%	0%	0%	0%

- All other rental households are the most cost burdened. 11.3% spend >30% of their income on housing.
- No moderate-income rental households have a cost burden of >50% of their income.
- An increase in rental households and a steep decline in cost burden are seen at this income level for rental housing.

Owners: 17% of all owner-occupied housing has moderate incomes (603 out of 3,497)

Table XII Moderate-Income Owner-Occupied Households					
Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Owners
Household Income >50% to <=80% MFI	184	224	75	120	603
% Cost Burden > 30%	21.2%	44.2%	40%	33.3%	34.5%
% Cost Burden > 50%	2.2%	11.2%	13.3%	0%	6.5%

- Small and large families are the most cost burdened. Nearly half (44.2%) of small related moderate-income households are cost burden >30% of their gross income, and 40% of large related moderate-income households are also.

- 11.2% of small related and 13.3% of large related households experience a cost burden >50% of their income.

The middle-income level looks to be the turning point where rental housing cost burden drops significantly. Owner-occupied households are still realizing relatively high (34.5%) cost burden. This could be explained by the fact that owning a house is more expensive than renting and/or people are buying houses that are out of their price range. Of the total moderate-income households, still nearly one out of four (23.4%) are experiencing a cost burden of 30% or greater.

Table XIII			
Total Moderate-Income Households			
Household by Type and Income	Total Renter	Total Owners	Total Households
Household Income >50% to <=80% MFI	473	603	1,076
% Cost Burden >30	9.3%	34.5%	23.4%
% Cost Burden >50	0%	6.5%	3.6%

Middle-Income Households (Over 80% of Median Family Income)

Renters: 32% of all rental households have middle incomes (414 out of 1,302)

Table XIV					
Middle-Income Rental Households					
Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Renters
Household Income >80% MFI	14	175	10	215	414
% Cost Burden > 30%	0%	0%	0%	0%	0%
% Cost Burden > 50%	0%	0%	0%	0%	0%

- There is no cost burden being realized for middle-income rental households.

Owners: 73% of all owner-occupied households have middle incomes (2,563 out of 3,497)

Household by Type and Income	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Owners
Household Income >80% MFI	394	1,595	259	315	2,563
% Cost Burden > 30%	3.6%	6%	5.8%	19%	7.2%
% Cost Burden > 50%	1%	0%	0%	6.3%	0.9%

- All other households are the most cost burdened with 19% spending greater than 30% and 6.3% spending greater than 50% of their income.
- A steep decline in cost burden is seen here and the majority of owner-occupied housing falls in this income level (73%).

Very few are experiencing cost burden at the middle-income level. This is the point where owner-occupied households make a dramatic change for the better.

Household by Type and Income	Total Renter	Total Owners	Total Households
Household Income >80% MFI	414	2,563	2,977
% Cost Burden >30	0%	7.2%	6.2%
% Cost Burden >50	0%	0.9%	0.8%

Discussion of Specific Housing Problems

When analyzing the overall housing condition of the City of North Mankato, it can be noticed that the City is doing quite well. As expected, the cost burden experienced declines with each increase in income level. Owner-occupied housing is actually more likely to be cost burdened than rental housing. This is consistent at every income level as well. It is important to note however that the large majority of home owners are in the middle-income level (73%) where a sharp decrease in cost burden is seen, while rental households are more dispersed throughout the income levels.

Summary of Estimated Housing Need

- The rate of home ownership has ~~decreased~~ increased by ~~a half~~ two and one-half percent in North Mankato from 1990 to 2000.
- 68% of all renters have incomes at or below 80% of the median family income while only 27% of home owners do.
- Owner-occupied housing is more likely to be cost burdened than rental across every income level.
- The amount of cost burden increases as household income decreases.
- Owner-occupied households are mostly at the middle-income level (73%) while rental households are more evenly dispersed throughout all four income levels.

2.3 Homeless Needs

North Mankato is a part of the Southeast Minnesota Regional Continuum of Care (CoC). The SE MN CoC consists of 20 counties and 682,892 people according to the 2000 Census. Of the 483 cities and townships in the region, 443 have populations under 2,500, 17 have populations in excess of 5,000 and only three exceed 25,000. North Mankato has a population of 11,798 according to the 2000 census.

Members of the Southeast MN Continuum of Care range from local nonprofit organizations, representatives from local governments, housing developers, and formerly homeless individuals. The CoC networks focus is to increase the capacity and efficiency of the existing homeless service delivery system, to offer a complete continuum of prevention, outreach and assessment, to provide emergency shelter, transitional housing, permanent housing, to support services in all communities within the region and to develop, maintain and evaluate a comprehensive plan for coordinating and maximizing resources to end chronic and other homelessness. It is their mission to prevent, respond to, and help end homelessness in Southeastern Minnesota by coordinating services and maximizing resources.

The City of North Mankato and Mankato act very much as joint communities and their service areas often overlap. The following is a list of local area members of the Southeast Minnesota Continuum of Care:

- Blue Earth County Human Services
- Blue Earth County H.O.P.E.
- Committee Against Domestic Abuse (CADA)
- Mankato and Blue Earth County Housing Authorities
- Minnesota Assistance Council for Veterans
- Minnesota Valley Action Council (MVAC)
- Partners for Affordable Housing (PAH)
- South Central Minnesota Multi-County HRA
- Theresa House

The following is a listing the local homeless shelters in the area including their total number of beds, utilization rate, and a point-in-time homeless count:

Table XVII					
North Mankato/Mankato Area Homeless Services					
Organization Name	Program Name	Service Type	Point-in-Time Homeless Count	Total Number of Beds	Utilization Rate
Committee Against Domestic Abuse	CADA	Emergency Shelter	17	21	81%
Mankato Salvation Army	Seasonal Shelter (11/07-3/08)	Emergency Shelter	26	23	113%
Partners for Affordable Housing	Welcome Inn (Overnight)	Emergency Shelter	9	12	75%
Theresa House, Inc.	Theresa House Shelter	Emergency Shelter	13	18	72%
Partners for Affordable Housing	Welcome Home (THP)	Transitional Housing	20	20	100%
Theresa House	Theresa House Scattered Site Transitional Housing	Transitional Housing	13	31	42%
Mankato Economic Development Authority	Cherry Ridge (Under Development)	Permanent Supportive Housing	0	12	0%
Mankato Salvation Army	Maxfield Place	Permanent Supportive Housing	10	10	100%
MN Assistance Council for Veterans	Radichel Townhomes	Permanent Supportive Housing	11	11	100%
Partners for Affordable Housing	Liberty Homes and Apartments	Permanent Supportive Housing	30	30	100%
Partners for Affordable Housing	Rivertown Homes	Permanent Supportive Housing	31	44	70%
Partners for Affordable Housing	Rivertown Homes 2	Permanent Supportive Housing	41	46	89%
Health Connection	South Central Supportive Housing Initiative	Permanent Supportive Housing	103	103	100%

Data for Table XVII: North Mankato/Mankato Area Homeless Services was received from the Southeast Minnesota Continuum of Care. The point-in-time homeless count was conducted on January 28, 2009. All shelters are located in the City of Mankato but serve both communities.

The City of North Mankato understands the importance of helping extremely low- and low-income families who are at imminent risk of becoming homeless. The City will continue to analyze updated data, work with local organizations, and explore ways to help these families, households, and individuals.

2.4 Special Needs

Elderly Persons

There are a total of 1,137 persons 65 years and older which is 9.6% of the overall population according to the 2000 Census; 95 of which are 85 years or older, which is considered frail elderly, and constitutes for 8.3% of the total elderly population. In 1990, 924 people were 65 years or older which was 9% of the total population; 88 were 85 years or older which was 9.5% of the total elderly population. As you can see, the total elderly population grew .6% of the total population, but the frail elderly decreased .7% coming to the overall conclusion that the elderly population remained fairly stable.

2000 Census data also shows that 29.8% of elderly in North Mankato have some type of disability. In 1990, 18.7% of the elderly population had some type of disability. The significant increase can be attributed to elderly living longer. The elderly population is healthier and more active than ever before, and people are living longer thanks to modern medicine. This also means that we should expect the elderly population to begin to grow which in turn requires an increase in supportive facilities.

There are multiple assisted living and senior housing facilities for elderly and frail elderly with both independent and dependant living options in the City of North Mankato. They offer services such as 24-hour nursing care, health supervision, transportation, food services, and recreational and wellness activities. These facilities include:

Complex	Address	Phone	# of Units	Type of Facility
Koppen Gardens	615 Nicollet Ave	(507) 388-3202	74	Handicap and Senior Housing
Northpoint	2135 LorRay Drive	(507) 344-0059	50	Senior and Assisted Living
Oak Terrace	1575 Hoover Drive	(507)387-2037	65	Senior and Assisted Living
Oak Terrace Apartments	1570 Tower Blvd.	(507) 387-2037	44	Handicap and Senior Housing
Willow Point	2148 Arlington Lane	(507) 344-0059	50	Senior and Assisted Living

Persons with Disabilities

Although the Census provides disability information, it should be used cautiously since individuals were allowed to select disability status in two questions as well as select multiple types of disabilities. The 2000 Census classifies disabilities as sensory, physical, mental, self-care, go-outside the home, and employment. Go-outside the home disabilities were not reported for persons under the age of 16. The 2000 Census is also not able to provide a breakdown by block group of the number of persons with disabilities living in poverty. While Census information can provide an approximation of the actual population, it is difficult to identify who this population is and what their needs might be. Disabled individuals, including disabled households, are more likely than the general population to have lower incomes and limited financial means.

2000 Census data shows that the City of North Mankato's population reported a total of 1,382 disabilities which is 12.6% of the total population. Physical disabilities were the most prevalent type reported. The 16 to 64 years old age group had 897 of the disabilities which is 65% of the total 1,382 disabilities in the City. The age group with the highest proportion of disabilities was the 65 years and over or elderly category. 29.8% of elderly, 7.7% of the 5 to 15 years old, and 11.2% of the 16 to 64 years old reported a disability. This shows the substantially higher chance of having a disability for elderly.

The following data was received from HUD displaying the disability by race/ethnicity in the City of North Mankato.

PLACE NAME	TRACT	POP100	HU100	DISABLED	WHITE	BLACK	AIANA
North Mankato city	970300	0	0	0	0	0	0
North Mankato city	980200	0	0	0	0	0	0
North Mankato city	980500	8160	3415	804	729	0	0
North Mankato city	980600	3638	1631	434	422	12	0

There are many resources for persons with disabilities in the City of North Mankato. They include:

- Nicollet County Social Services
- Koppen Gardens Assisted Living Facility
- Northpoint Assisted Living Facility
- Oak Terrace Assisted Living Facility
- Willow Point Assisted Living Facility

Table XIX Cont.					
North Mankato Disability by Race/Ethnicity					
PLACE NAME	ASIAN	NHOPI	OTHER RACE	HISPANIC	NHISPANIC
North Mankato city	0	0	0	0	0
North Mankato city	0	0	0	0	0
North Mankato city	60	0	15	41	763
North Mankato city	0	0	0	0	434

The City of North Mankato will continue to monitor and evaluate the status of the disabled population in the City. By communicating with the above agencies, the City will assess the need and condition of the units and take action if needed.

Persons with HIV/AIDS

According to the Minnesota Department of Health, there were 6 people living with HIV/AIDS in Nicollet County in 2008. According to the Rural AIDS Action Network (RAAN) there are 3 more confirmed cases in 2009.

The Rural AIDS Action Network (RAAN) is the only organization that serves the HIV/AIDS population in rural Minnesota. The RAAN’s mission is to organize, develop, and sustain caring communities of professionals and volunteers that serve and support persons living with, affected by, or at risk for HIV/AIDS in rural Minnesota.

The RAAN has an office in North Mankato and offers the following services: medical case management, free and confidential HIV testing, medical transportation assistance, health education/risk reduction, support groups, and professional training. This office services the entire Southern Minnesota area from South Dakota to Wisconsin. They work closely with area hospitals and clinics and have an infectious disease doctor at the ISJ clinic.

The availability of housing for those with HIV/AIDS in the City of North Mankato is not a seemingly imminent problem, or one that is predicted to be in the future. With such a low HIV/AIDS population, this is to be expected. This does not mean however the City will not continue to investigate and monitor the situation and explore ways that it can help these individuals when or if it is needed.

Racial/Ethnic Groups

Racial statistics are not directly comparable between the 1990 and 2000 Census. The 1990 Census only allowed for the selection of one race without offering the “Two or More Races” option, while the 2000 Census allowed for the selection of multiple races. The 2000 Census also separated the categories of American Indian/Alaska Native, Asian and Native Hawaiian/Pacific Islander while the 1990 Census did not. While the data is not directly comparable, it still can be used to gain reasonable insight for racial comparison.

The U.S. Bureau of the Census defines the term “Hispanic” as “people whose origins are from Spain, the Spanish-speaking countries or Central or South America, the Caribbean, or those identifying themselves generally as Spanish, Spanish-American, etc. Origin can be viewed as ancestry, nationally, or country of birth of the person or person’s parents or ancestors prior to their arrival to the United States. Spanish/Hispanic/Latino people may be of any race.” The term “Minority” is used here to describe all races excluding white.

The racial composition of the City of North Mankato has remained consistent between 1990 and 2000 as can be seen by the following table:

	1990 Total	1990 Percent	2000 Total	2000 Percent	Percent Change 1990 – 2000
White	10,000	98.4%	11,381	96.5%	+12.2%
Black	22	0.2%	77	0.7%	+71.5%
American Indian or Alaska Native	14	0.1%	28	0.2%	+50%
Asian or Pacific Islander	86	0.8%	163	1.4%	+47.3%
Hispanic	104	1%	188	1.6%	+44.7%

The City population is predominately white which is consistent between the time periods of 1990 (98.4%) and 2000 (96.5%). It can be seen that the minority population is growing, but it still represents only a very small fraction of the population. They are growing at a faster rate than that of the majority white demographic.

An analysis of housing problems by race/ethnicity was conducted to identify any areas where there may be a disproportionately greater need. According to HUD, a disproportionate housing need exists when members of a particular racial/ethnic group is at least 10% higher than the percentage of person in the category as a whole. The following two tables (Table XX and Table XXI) exhibit areas where a disproportionate need exists in the City of North Mankato for both rental and owner-occupied housing. When analyzing the data, it must be noted that there is a rather small minority population in the City of North Mankato, and this may affect the statistics and be the reason for any surprising results or anomalies.

Table XXI					
Rental Housing Problems by Race/Ethnicity					
	Extremely Low Income (<30% MFI)	Low Income (31-50% of MFI)	Moderate Income (51-80% of MFI)	Middle Income (>80% MFI)	Total Households
Asia	100%	100%	0%	0%	50%
Black	0%	N/A	0%	0%	0%
Hispanic	N/A	0%	0%	100%	34.5%
Native American	N/A	N/A	N/A	N/A	N/A
White	70.3%	33%	11.7%	0%	20.6%
Total Population	72%	36.3%	11.4%	2.4%	22.4%

Disproportionate needs for rental housing problems are seen by renters who are either Asian or Hispanic. Asians exhibit greater need at the extremely low- (100%) and low-income (100%) levels as well as in total overall households (50%). Hispanic renters exhibit greater need at the middle-income (100%) and total households levels (34.5%).

**Table XXII
Owner-Occupied Housing Problems by Race/Ethnicity**

	Extremely Low Income (<30% MFI)	Low Income (31-50% of MFI)	Moderate Income (51-80% of MFI)	Middle Income (>80% MFI)	Total Households
Asia	100%	100%	0%	0%	38%
Black	0%	N/A	0%	55.6%	27.8%
Hispanic	N/A	0%	51.3%	77.8%	55.7%
Native American	N/A	N/A	N/A	0%	0%
White	73.7%	41.8%	23.4%	6.4%	17.8%
Total Population	75.3%	44.9%	24.3%	7%	19.1%

Disproportionate needs for owner-occupied housing are seen by Asian, Black, and Hispanic homeowners. Asians are experiencing 100% housing problems at the extremely low- and low-income levels once again. They have greater need in the total households category (38%) again as well. A greater need for Black homeowners is seen at the middle-income level (55.6%). Hispanics are experiencing greater need at the moderate- (51.3%) and middle- (77.8%) income levels as well as in overall total households (55.7%).

Persons below Poverty:

In 1999 there were 831 individuals or about 7% of the City's population living in poverty. In 1990 the poverty rate was 6.3% which shows a slight increase in the poverty rate from 1990 to 1999. 29% or 241 of the 831 individuals in poverty are younger than 18. 61% or 508 of the 831 individuals in poverty are between the ages of 18 and 65 and 9.8% or 82 individuals are 65 years or older.

In 1999, there were also 169 families that were below the poverty level. Of these 169 families, 141 of them had related children under the age of 18 and 101 had children below the age of 5. 112 or 66% of these families are a family with a female householder and no husband present.

2.5 Lead-Based Paint Hazard

Lead poisoning is a serious threat to children and is a leading environmental disease. Exposure can cause serious health problems that severely affect mental and physical development. In adults, high blood pressure, kidney problems, and difficulties conceiving and having children can result. Currently, nearly one million children have excessive levels of lead in their blood, and homes with lead-based paint are the primary source of poisoning.

Lead was a popular ingredient in paint until it was banned in 1978. Lead increased resistance to mildew and durability, enhanced color, and acted as a drying agent which why it was used so prominently. Lead paint still continues to be a problem almost 30 years after it was banned due to its prevalence in older housing.

According to the 2000 Census, there are a total of 5,023 housing units located in North Mankato and 62% of which were built prior to 1979. The study *“Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Housing, Report to Congress, HUD, December 7, 1990”* states that 90% of homes built before 1940 contain lead-based paint, as do 80% of units between 1940 and 1959, and 62% of those built between 1960 and 1978. Using those statistics, the following table estimates the number of homes in North Mankato with lead-based paint.

Year Built	Number of Units	Percentage of Units with Lead-Based Paint	Number of Lead-Based Units
Post 1980	1,897	0%	0
1960-1979	1,520	62%	942
1940-1959	776	80%	620
1939 or Earlier	830	90%	747
Total	5,023	46%	2,309

The estimated total number of housing units in North Mankato with lead-based paint is 2,309. That is 46% of the total housing units. It can be estimated that 41% or 946 of these households are of low to moderate incomes. These households are limited on their options to fix the problem due to their low and moderate incomes which emphasizes the importance of aiding the solution.

Recognizing that nearly half (46%) of the total housing units within the City have lead-based paint and that 41% of those are low- to moderate-income households, the City of North Mankato try to identify these households and address the issue. A higher priority is given to low- to moderate-income households because they are less likely to be to afford fixing the hazard. As funding permits, the City will explore ways in reducing the amount of housing with lead-based paint hazards.

3.0 Housing Market Analysis

3.1 General Characteristics

Supply

According to the 2000 Census, there are a total of 4,799 housing units in the City of North Mankato. From 1990 to 2000, North Mankato increased its housing units by 1,116 or about 14%. Surrounding communities have experienced similar growth. For example, Mankato grew by 3,477 housing units or about 13%; Lake Crystal grew by 126 housing units or about 13%; Eagle Lake grew by 75 housing units or about 12%; and St. Peter grew by 260 housing units or about 9%. The state average growth was 11.8% and the national average was 13.3% from 1990 to 2000. This shows that the City of North Mankato, as well as much of the area, is growing faster than most of the state and about equal to the national average.

Of the 5,046 housing units in North Mankato, 3,473 (73.2%) are owner-occupied and 1,271 (26.8%) are rental units. According to the 2000 census, there are 302 vacant units; 12 of which are listed as seasonal, recreational, or occasional use. The City believes the number of vacant units is severely over counted and is not a pressing issue. The subject will continue to be explored.

Demand

The City of North Mankato has a very tight market for owner-occupied housing, but has a fairly loose rental market. According to the 2000 Census, the homeownership percentage for North Mankato is 73.2% with a vacancy rate of 1.4%. The rental housing percentage is 26.8% with a vacancy rate of 8.7%. There are a total of 5,046 housing units with an overall vacancy rate of 6%.

Generally a housing market with a 5% vacancy rate is considered healthy, where demand is balanced by supply. Less than 2% indicates a very tight market where too many households are competing for too few units.

In 1990, the overall vacancy rate was 2.7% with homeowner vacancy at 0.8% and rental vacancy rate at 4.7%. The statistics are fairly consistent between 1990 and 2000, with homeownership having a very tight and competitive market while the rental market has a higher vacancy rate. In 1990 however, the rental market was considered healthy, and by 2000 the vacancy has almost doubled creating an unhealthy market where there is more supply than demand. The opposite is seen in the owner-occupied housing where the supply is not meeting the demand.

Cost of Housing

The following segment presents information on the cost and affordability of housing in the City of North Mankato. Owner-occupied housing will be compared to rental units and an overall analysis will be done to state the overall affordability of housing for low-income residents.

Budget cuts have resulted in decreases in funding of the Housing Choice Voucher Program (Section 8). This provided low-income families a way to live in fair market units and only pay 30% of their income on housing with the program covering the difference. With funding decreases in this program, an increase in demand for affordable housing can be expected.

Single-Family Housing

According to the 2000 Census, the median value of an owner-occupied housing unit in the City of North Mankato is \$120,600. This is higher than the median value of owner-occupied units for Nicollet County (\$113,400) and lower than the State of Minnesota's average of \$122,400. It is substantially higher than the \$97,400 average seen in the neighboring City of Mankato as well. The low vacancy rate coupled with the higher cost of owner-occupied housing compared to the surrounding communities indicates there is a lack of single-family housing to meet demand.

The average owner-occupied housing unit's value went up 43% from 1990 to 2000, going from \$68,900 to \$120,600. This is similar to that of the surrounding communities as well as the state with Nicollet County's average going up 43% and the State of Minnesota's average going up 40%.

The Realtor Association of Southern Minnesota provided the following average home sales price statistics for the City of North Mankato from 2006-2008:

<u>Year</u>	<u>Average Sales Price</u>	<u>Percent Change</u>
2006	\$181,871	N/A
2007	\$189,963	+4.3%
2008	\$174,653	-8.1%

From 1990 to 2000 the average owner-occupied housing unit went up an average of 4.3% per year. There has been a recent downfall in the housing market as exhibited by the table above. The City of North Mankato has not been affected by this housing market decline to the extent much of the state and country have been. There have been slightly higher amounts of foreclosures and housing prices have fallen in turn due to more houses being on the market and selling at a much lower rate than normal. This has created stress on the market and homeowners due to investments in housing depreciating rather than appreciating. It can be said that this has created a buyer's market and homeownership has become more affordable than in the recent past.

The 2000 Census shows that the average monthly owner cost for those with a mortgage in North Mankato is \$975. The State's average is \$1,044 and Nicollet County's is \$939. It is cheaper to own a house in North Mankato on average than the State, but within the county it is more expensive.

According to the 2000 Census, the median household income for the City of North Mankato was \$48,816. In 1990 it was \$32,073 equating to a 34% increase. The State saw a 34% increase as well and Nicollet County saw only a 21% increase. The average incomes in North Mankato are rising consistently with the state which cannot be said about the rest of the county.

The following chart compares the median household income to the average owner-occupied housing unit value from 1990 to 2000:

Table XXV		
Housing versus Income Change 1990 -- 2000		
	Median Value Owner-Occupied Unit	Median Household Income
1990	\$68,900	\$32,073
2000	\$120,600	\$48,816
% Change	+43%	+34%

The cost of owner-occupied housing is rising at a dramatically higher rate than that of median household incomes. The median value of an owner-occupied unit increased on average 4.3% per year through the ten-year period while the median household income only went up an average of 3.4% per year. The gap between housing prices and incomes negatively affects affordability. This is amplified for low-income and elderly persons since they have fewer housing and employment options.

The U.S. Department of Housing and Urban Development (HUD) defines housing affordability as paying no more than 30% of a household's gross income towards housing. The average household income according to the 2000 Census for North Mankato is \$48,816 or about \$4,068 monthly providing for a monthly house payment of \$1,220. The 2000 Census says that the average monthly owner cost for those with a mortgage in North Mankato is \$975. The average household income can support a \$1,220 house payment per month while the average monthly owner cost is \$975. Most households in North Mankato can afford an average home. Nearly all low- to moderate-income households cannot however.

The following table illustrates what would be an affordable monthly payment for households of the four main income levels. This is based upon HUD's definition of housing affordability of paying no more than 30% of a household's gross income towards housing. The median family income is \$59,265 in North Mankato.

Table XXVI		
Affordable Monthly House Payments for Low to Moderate Incomes		
	Annual Family Income	Affordable Monthly Payment (30% of income)
Extremely Low Income <30% of the MFI	\$0 - \$17,780	\$0 - \$445
Low Income 30-50% of the MFI	\$17,780 - \$29,633	\$445 - \$741
Moderate Income 50-80% of the MFI	\$29,633 - \$47,412	\$741 - \$1,186
Middle Income >80% of the MFI	\$47,412 or greater	\$1,186 or greater

The extremely low- and low-income households cannot afford the \$975 average owner cost for those with a mortgage in the City and only about half of the moderate income families can. This represents an obvious affordability gap for the average home for the extremely low-, low-, and moderate-income populations.

Rental Housing

According to the 2000 Census, the average gross rent for the City of North Mankato is \$511. This is higher than that of Nicollet County's average of \$488 but lower than that of the State's average of \$566. Comparing that to the average monthly owner cost for those with a mortgage of \$975, it shows that on average a renter pays \$464 or about 48% less than an average owner.

The average gross rent in 1990 was \$356 showing an increase of 31% from 1990 to 2000. This shows that rents increased 10% less than that of single-family housing and 3% less than the median-household income.

By analyzing the previous chart, it can be seen that the \$551 average gross rent falls in the middle of the low-income bracket for an affordable monthly payment. All extremely low-income and a majority of low-income households cannot afford to have \$551 per month dedicated to housing. Even so, rental payments are found to be far more affordable than mortgage payments for the average citizen.

Overall

The housing market in the City of North Mankato is growing faster than the state average and slightly faster than the national average. The single-family housing market is tight with very few vacancies, while the rental market is loose with higher than desired amounts of vacancies. The cost of single-family housing is rising much faster than the average income of the City while the average rent rose slightly less. This exhibits the tight single-family housing and loose rental markets.

3.2 Housing Condition

Using Census data, the overall condition of North Mankato's housing stock can be analyzed by examining the age of the housing stock and units lacking indoor plumbing and/or kitchens. This provides insight into what issues are the leading causes of substandard housing.

Definitions

Standard Housing Condition – Housing which in initial construction quality and current condition is safe, fit for human occupancy, and is structurally sound according to the Section §92.21 of the North Mankato City Code.

Substandard Housing Condition but Suitable for Rehabilitation – A unit is suitable for rehabilitation if it can be brought into standard condition by expending less than 50% of it after rehabilitation value

Age of Housing Stock

The average lifespan of a house, according to the U.S. Department of Housing and Urban Development (HUD), is 40-50 years without significant annual maintenance. Of the total 5,023 housing units in North Mankato, 2,156 or 43% were built prior to 1970 making them greater than 40 years old. 1,606 housing units were built prior to 1960 which means 32% of the housing stock is over 50 years old. This is exhibited by the following chart:

YEAR STRUCTURE BUILT	Number of Housing Units	Percent of Housing Units	Percent of Overall Housing Units (beginning at 2000)	Percent of Overall Housing Units (beginning at 1939)
1999 to March 2000	415	8.3	8.3	100
1995 to 1998	304	6.1	14.4	91.6
1990 to 1994	359	7.1	21.5	85.5
1980 to 1989	819	16.3	37.8	78.4
1970 to 1979	970	19.3	57.1	62.1
1960 to 1969	550	10.9	68	42.8
1940 to 1959	776	15.4	83.4	31.9
1939 or earlier	830	16.5	100	16.5

Older housing stock requires more maintenance and the owner incurs higher costs. Without the maintenance, the units will become substandard and renovations will be required to keep them livable and compliant with city building codes.

Units Lacking Indoor Plumbing and/or Kitchens

The Census Bureau defines complete plumbing facilities as hot and cold piped water, a bathtub or shower, and a flush toilet, and a complete kitchen as a sink with piped water, a range or cook top and oven, and a refrigerator. Units that are missing any of these items are considered substandard.

In 1990, there were 11 units lacking full kitchens and 11 units lacking complete plumbing facilities. These units may be the same 11 units or they may be separate. In 2000, there were 20 units lacking full kitchens and 19 lacking full plumbing. Once again these may or may not be the same units, but some overlap can be expected. According to Census data, there were 3,939 total housing units in 1990 and 5,023 in 2000. This shows a 21.5% increase in housing units between 1990 and 2000. While the number of units lacking plumbing and kitchens doubled, it still represents a minute proportion of the overall housing stock.

Housing Market Analysis Summary

The following points are the key issues that were discussed throughout this section:

- The City of North Mankato, as well as the surrounding communities, is growing slightly faster than the State average.
- The owner-occupied housing unit vacancy rate continues to be very low while the rental vacancy rate has risen above what would be considered a healthy market.
- Housing demand is strong for single-family homes.
- The median value of an owner-occupied unit is rising faster at 4.3% than the median household income at 3.4%.
- The average household income is able to afford the average home price.
- Low- to moderate- income households struggle to afford owning or renting, but renting is the more affordable option of the two.
- The overall housing stock is old and maintenance will be required to keep them from becoming substandard, which means owners will sustain higher housing costs.

3.3 Areas of Low-Income and Minority Concentrations

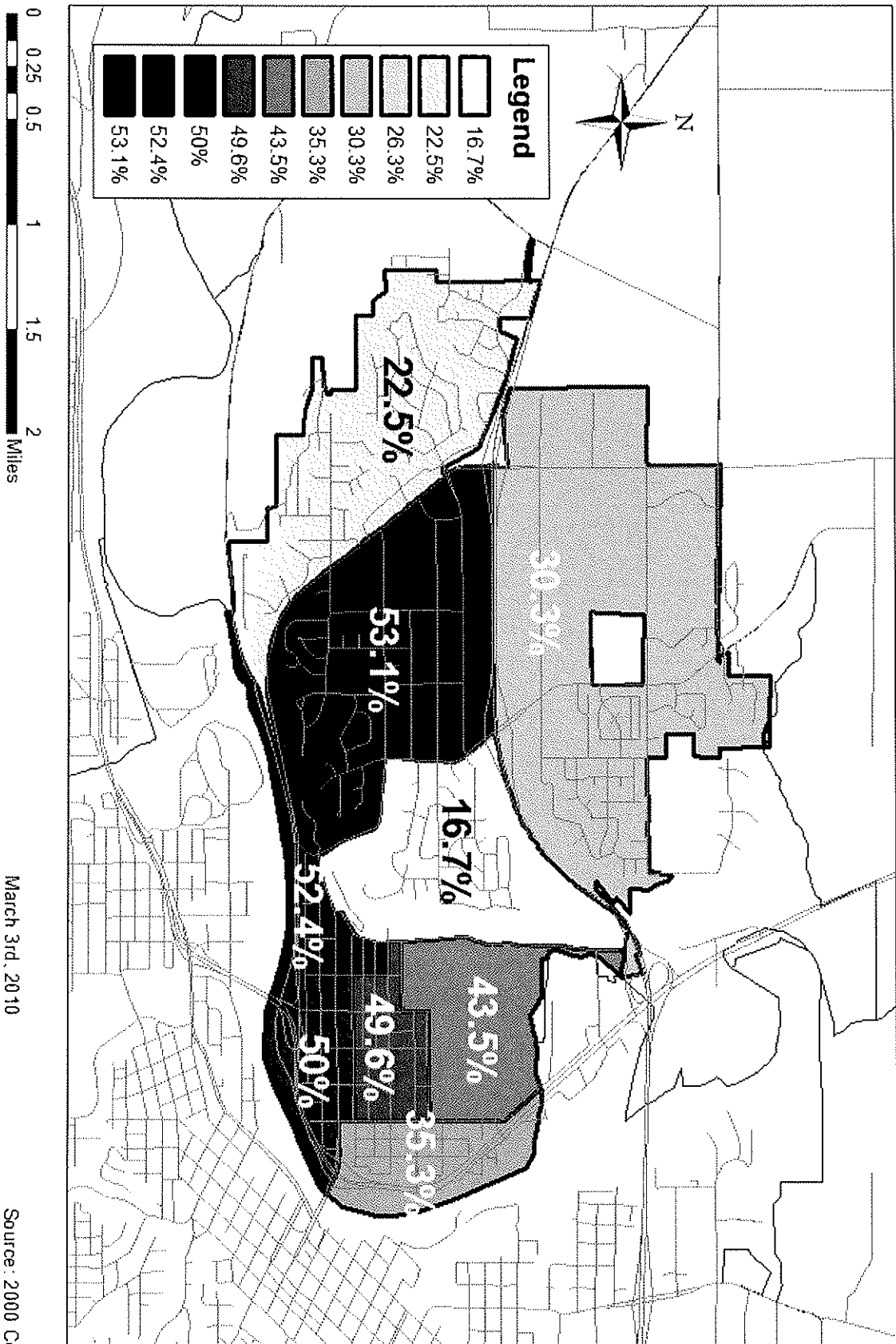
Low-Income Concentration

The City of North Mankato defines areas of low-income concentration to be areas that meet HUD's definition of greater than 51% of the population having low and moderate incomes. These areas are defined by census block groups.

The areas of low-income concentration in the City of North Mankato can be described by Federal Information Processing Standard (FIPS) codes 27103470689805003, 27103470689805005, and 27103470689806004. These represent Census tract 5 block group 3, tract 5 block group 5, and tract 6 block group 4 in the City of North Mankato. A map exhibiting these groups can be seen on the following page.

City of North Mankato

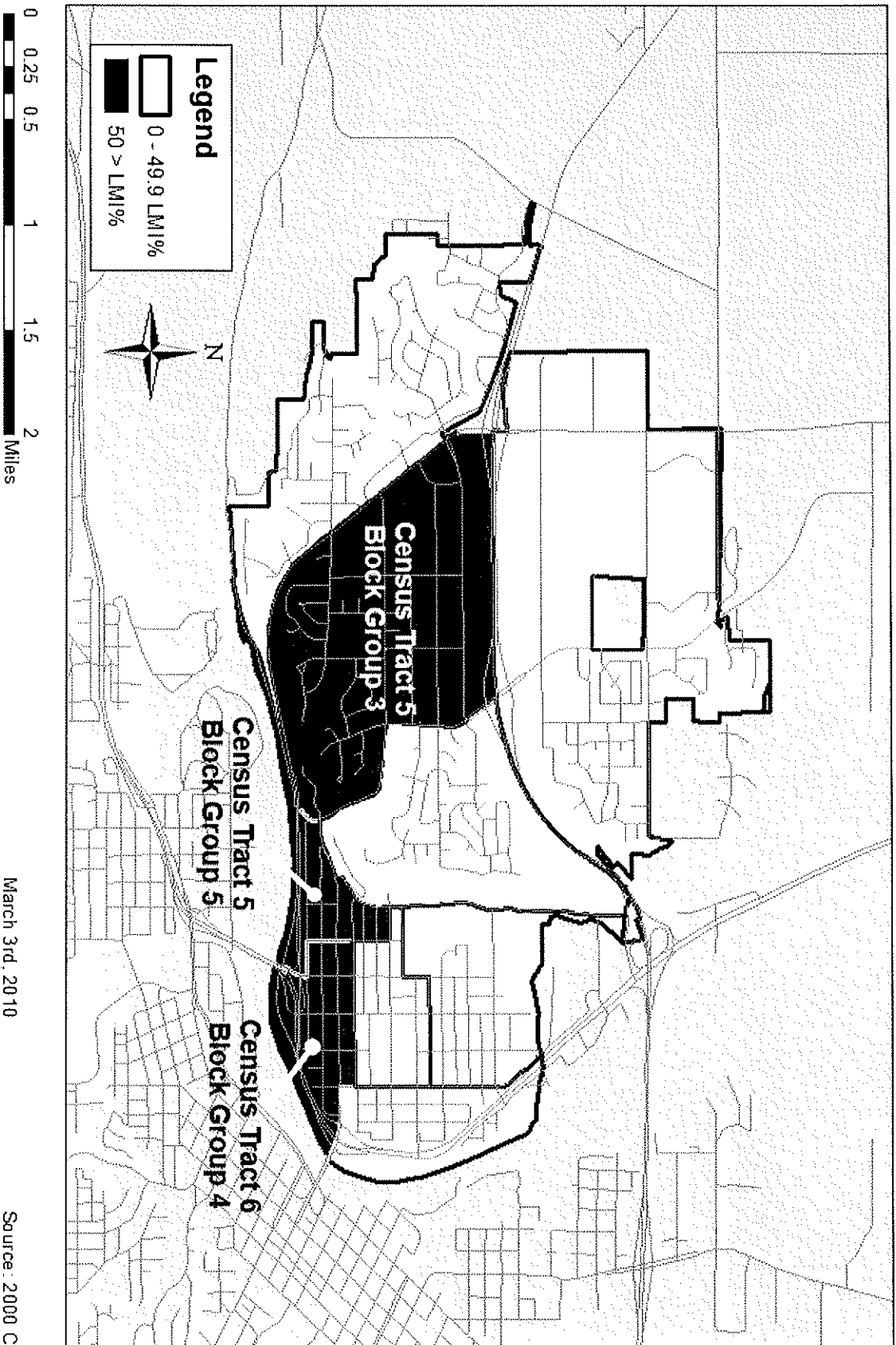
Percent of Low-Moderate Income Households by Block Group



March 3rd, 2010
 City of North Mankato Community Development Department
 Source: 2000 Census

City of North Mankato

Block Groups with Greater than 50% Low-Moderate Income Households



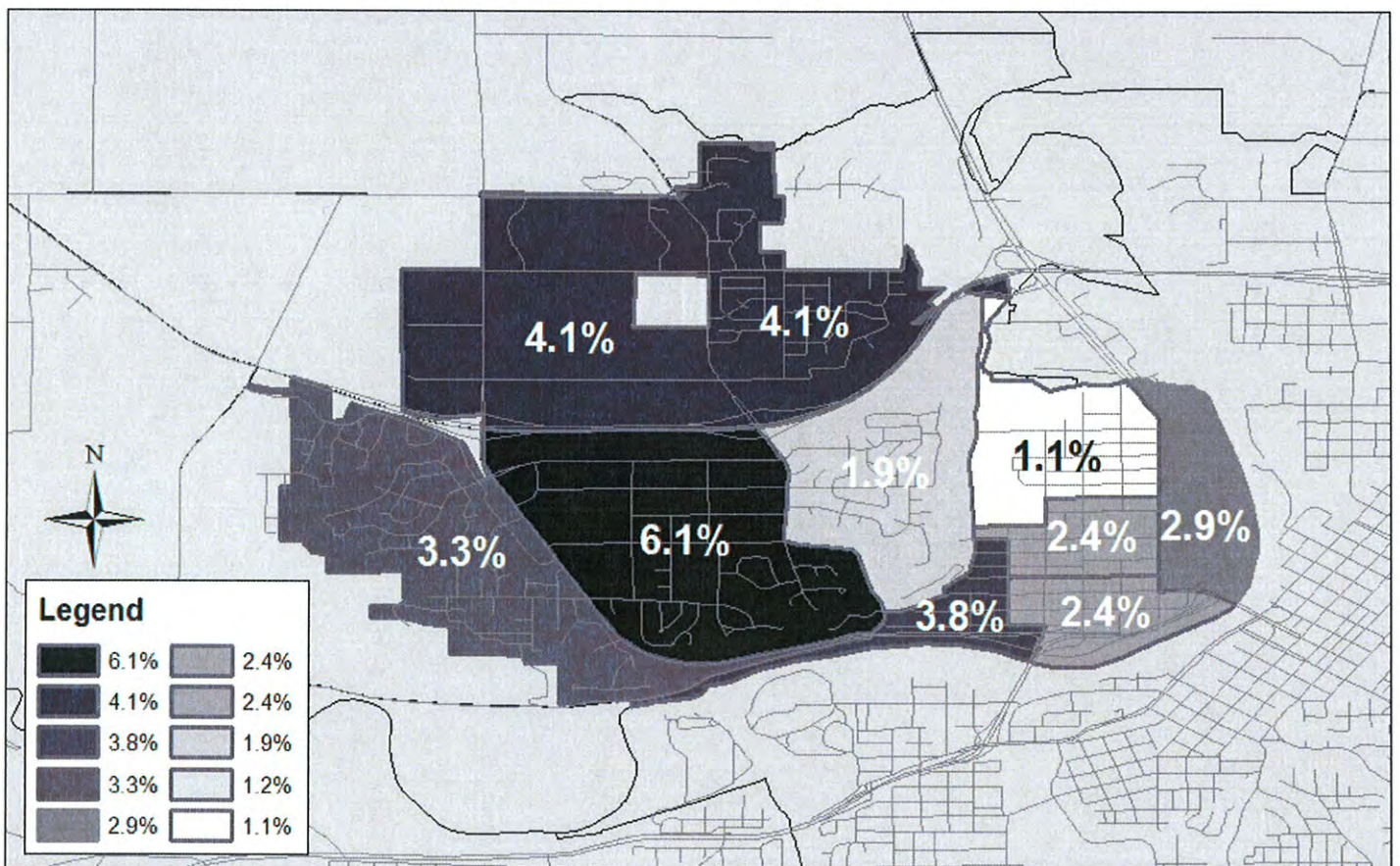
March 3rd, 2010
City of North Mankato Community Development Department
Source: 2000 Census

Minority Concentration

Areas of minority concentration are defined as census block groups that report a 10% or greater percentage of minorities above the City's overall rate of 3.5%. This would require a 13.5% minority population in a census block group.

As exhibited by the following map, there are no block groups in the City which have a minority concentration.

City of North Mankato Minority Concentrations by Block Group



0 0.25 0.5 1 1.5 2 Miles

March 3rd, 2010 Source: 2000 Census
City of North Mankato Community Development Department

When comparing the areas with highest percent of minorities, and the areas of highest percent of low- and moderate-income persons, some correlation can be seen. Census tract 5 block group 3 has the highest percents for both minority and low- and moderate-income persons.

The rest of the block groups have some correlation and show increases and decreases at similar rates.

3.4 Public and Assisted Housing

The South Central Multi-County HRA operates the public housing programs for the counties of Martin, Nicollet, Sibley, Waseca, and Watonwan. The mission of South Central MN Multi-County HRA (SCMMCHRA) is to promote adequate, affordable housing in a safe environment. SCMMCHRA will assist families and individuals to achieve economic self-sufficiency through effective collaboration with community agencies, residents and property owners.

The SCMMCHRA administers the Housing Choice Voucher Program (formerly known as Section 8) in Martin, Nicollet, Sibley, Waseca and Watonwan counties. All vouchers and waiting lists are handled at a multi-county level as opposed to individual county lists. There are a total of 291 subsidized households in Nicollet County and there are 350 households on the waiting list for SCMMCHRA's service.

Fair market rents in Nicollet County are \$504 for 0 bedroom (studio), \$587 for 1 bedroom, \$682 for 2 bedrooms, \$951 for 3 bedrooms, \$1103 for 4 bedrooms, and \$1268 for 5 bedrooms as of 2009 according to the South Central Minnesota Multi-County HRA. In order to receive assistance, one must have a monthly rent at or below these fair market values.

The South Central Minnesota Multi-County HRA provides the following programs:

HCV Rental Assistance Program (formerly Section 8) - This program will help pay your rent if you are an income-eligible family or individual. Participants need to find their own rental units. Tenants receive rental assistance based on income and household size. Eligible families and individuals pay 30% to 40% of their gross annual income towards the gross rent. The HRA pays the balance of the rent.

HCV Homeownership (formerly Section 8) - This program assists first-time homeowners with their monthly homeownership expenses. Homeownership participants must be a qualified applicant or participant in the HCV Rental Assistance Program.

Family Self-Sufficiency (FSS) - This is a work-incentive program for clients receiving rental assistance through the HCV Program. The FSS Program Coordinator will work with you to set up a five-year plan that includes employment, education, and training goals. Every 6 months, these goals will be reviewed and revised to meet your needs.

Rental Assistance Program (RAP) - This is a state-funded, referral-only, rental-subsidy program. A Service Provider shall develop and implement a transition plan for each household or individual to assist them in moving from RAP to self-sufficiency or to a rental assistance program that is not time-limited. Eligibility is income-based and limited to a maximum of \$250 subsidy per household, with a limit of five years.

The City of North Mankato will continue to maintain and build a strong relationship with the SCMNMCHRA. Through this relationship, open communication will continue to discuss the needs of low- to moderate-income households.

The following is a table of the apartment complexes with subsidized/public housing units in the City of North Mankato.

Table XXVIII North Mankato Subsidized/Public Housing	
Belltower Apartments	507-625-4715
Colony Apartments	507-625-4351
Hoover Estates	507-386-1004
Koppen Gardens	507- 388-3202
Medford Manor	507-387-3949
Northridge Estates	507-625-4351
Northway Townhomes	507-386-7208
Page Apartments	507-387-1238
Sunrise Village	507-387-8120
Tschohl Apartments	507-625-5573
WSK Holdings	507-345-3090

The Koppen Gardens complex is a public housing complex in the City of North Mankato. This complex is administered by the City and has 74 units. There will be no public housing units expected to be lost in the City of North Mankato. There are also no affordable housing projects in the City that will expire during the Consolidated Plan period.

Public and affordable housing can be incorporated with negative stereotypes and connotations. These come from the often portrayed run-down house/apartment/high rise typically seen in the media. Public and affordable housing are a vital aspect to creating a more enjoyable and livable city however, and when done correctly, can be indistinguishable from the rest of the community. The City of North Mankato will explore ways to improve current public housing, provide effective public housing as demand is seen, and will research ways to improve the public perception of public housing. It will also work with public housing providers to encourage public housing residents to explore homeownership and to find ways to help them take the next step to self-sufficiency.

3.5 Barriers to Affordable Housing

There are many policies that can affect the affordability of housing in a community. These include taxes, fees, utilities, land use and zoning, and building codes. Developers are also discouraged to build affordable or public housing because of the specific criteria, paperwork, time, and money necessary. The City of North Mankato has worked to reduce these barriers in a variety of ways:

- Help finance the Minnesota Valley Action Council's housing education programs
- Apply for annual funding from the Minnesota Housing Finance Agency to provide assistance
- The use of City of North Mankato grant money when available to provide down payment and closing cost assistance
- Reduced minimum lot sizes to help accommodate new affordable housing construction
- Allow for flexible setbacks for affordable housing projects

3.6 Fair Housing

Title VIII of the Civil Rights Act of 1968, known as the *Fair Housing Act* prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

In general, the laws, regulations, and administrative policies in the City of North Mankato comply with the Federal Fair Housing guidelines and do not appear to adversely affect the location, availability, or accessibility of housing choices for North Mankato citizens based on their race, color, national origin, religion, sex, family status, or handicap.

The Consolidated Plan regulations (24 CFR 91) require each state and local government to submit a certification that is affirmatively furthering fair housing. This means that it will (1) conduct an analysis of impediments to fair housing choice; (2) take appropriate actions to overcome the effects of impediments identified through that analysis; and (3) maintain records reflecting the analysis and actions.

North Mankato is a growing community that focuses on affordable and fair housing. Due to high infrastructure costs and lack of state and federal funding to assist in development, providing affordable housing and ensuring fair housing is a difficult and complex task. It is of high priority to the City however, and all accommodations are made to provide the most effective and efficient affordable and fair housing opportunities possible.

4.0 STRATEGIC PLAN

4.1 Overview

The Strategic Plan section of the Consolidated Plan details how the City plans to provide availability and affordability to decent housing, sustainability, economic opportunity, and a suitable living environment primarily for low- and moderate-income individuals. This section will define specific implementation steps based on the housing and community needs assessment which was completed utilizing Census data, CHAS data, public meetings, and staff expertise.

Program Goals and Priorities

The City of North Mankato's Consolidated Plan strives to meet the following three basic national goals:

1. Provide decent housing
2. Provide suitable living environment
3. Expand economic opportunities

While working to accomplish these objectives, the City will emphasize activities and programs that primarily benefit low- to moderate-income persons. Activities that serve larger numbers of low- to moderate-income persons will receive greater emphasis. The majority of funding will be directed towards key geographic areas with more than 51% of residents having low to moderate incomes.

The City of North Mankato's Consolidated Plan has been developed in accordance with the following federally established statutory objectives:

1. The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income;
2. The elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities;
3. The conservation and expansion of the Nation's housing stock in order to provide a decent home and a suitable living environment for all persons, but principally those of low and moderate income;

4. The expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities;
5. A more rational utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreational, and other needed activity centers;
6. The reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods;
7. The restoration and preservation of properties of special value for historic, architectural, or esthetic reasons;
8. The alleviation of physical and economic distress through the stimulation of private investment and community revitalization in areas with population outmigration or a stagnating or declining tax base;
9. The conservation of the Nation's scarce energy resources, improvement of energy efficiency, and the provision of alternative and renewable energy sources of supply.

The City of North Mankato has four goals for the Community Development Program that mirror the national purposes stated above:

1. Provide safe, decent and affordable housing by preserving the existing housing stock and developing opportunities for the addition of new affordable rental and homeownership units. This will assist in revitalizing residential neighborhoods of desirable quality and stability, each representative of North Mankato's citizens in terms of race, income group and household type.
2. Promote economic development that is diverse and fundamentally strong for the foreseeable future by supporting businesses that will be long lasting with high-quality jobs. Conduct job training and provide entrepreneurial services to enhance people's skills and education creating a strong and attractive workforce.
3. Make public facility improvements directed at the prevention and elimination of blight or whose primary beneficiaries are residents with low and moderate incomes.

4. Provide an adequate level of human services that satisfies basic social, physical, mental, emotional, and economic needs of all residents, especially those with low and moderate incomes. These services will assist in reducing poverty or addressing an urgent need of the City, i.e. disaster relief.

Guidelines

Supplementing the above overall priority statements are the following CDBG investment guidelines, which are to be applied, as appropriate, to all CDBG funding decisions:

1. The City will affirmatively further Fair Housing Practices and will incorporate Fair Housing Principles into all CDBG-supported housing programs.
2. In reviewing CDBG public facility projects (e.g., infrastructure, parks, neighborhood rehabilitation), consideration for use of CDBG funds will be given to those projects that address accessibility; health and safety needs and provide the most permanent physical improvement for the City.
3. All organizations receiving funding support through CDBG shall include procedures for evaluating the measurable and timely achievement of the project's or organization's goals and, if the organization is currently receiving funding from CDBG, such an evaluation shall be provided for the current CDBG-supported activities as part of the project proposal for future funding. These evaluations will be a part of the City's Performance Measurement System.
4. For public facility projects, the City will attempt to geographically focus CDBG funds and other resources to maximize the revitalization effect of such investment activities. For projects that serve LMI persons in general, CDBG investments will serve income-eligible persons throughout the entire City.
5. Where appropriate, CDBG investments into capital improvements will include consideration for the nature and likelihood of ongoing funds for operation and maintenance of the improvements.

Obstacles in Meeting Unmet Needs

The City of North Mankato will choose activities that best serve the needs of community. There are obstacles in meeting all of the needs however. The main obstacle is the overall lack of resources. The limited funding supply of the CDBG program is not enough to address every need. This is the case with limited local, state, and federal resources as well. That is why it is important to identify areas of highest need and priority to utilize the available funding most effectively.

Another obstacle in meeting unmet needs is identifying every need. For a community the size of North Mankato, data is not as readily available or as up to date as it is for larger communities. This makes it difficult to identify the areas of highest need and/or priority.

4.2 Project Priorities

North Mankato's housing and non-housing community development priorities are stated in tables 1A, 1B, 2A, and 2B. Although most items have problems that need attention, the term priority need as used in the table and this section is defined by HUD. The four possible levels of priority that can be assigned to a given need have been defined by HUD as follows:

- **High** – Activities to address this need will be funded by the locality during the five-year period.
- **Medium** – If funds are available, activities to address this need may be funded by the locality during the five-year period. Also, the locality will take other actions to help this group locate other sources of funds.
- **Low** – The locality may not fund activities to address this need during the five-year period. The locality will consider certifications of consistency for other entities' applications for federal or other type of assistance.
- **No Such Need** – The locality finds there is no need or the grantee shows that this need is already substantially addressed. No certifications or consistency will be considered.

The term priority as used in this section refers to both the actual need to be addressed and to the likelihood that CDBG and related resources will be spent to address the priority. The following priority needs table and the basis for setting the priorities were developed with the community and the North Mankato Community Development Department. As indicated above, North Mankato will use CDBG funds to address high priorities during the next five years, as funding permits. Medium priorities may receive funding based upon funds available.

The designation of Highs, Mediums, and Lows in the following tables was based upon a number of elements outlined throughout the Consolidated Plan. The factors utilized were the analysis of the housing market, the severity of housing problems, the needs of extremely low-income, low-income, and moderate-income renters and owners, Census data, community input, and staff expertise. Each of these tools highlighted a number of community development and housing issues which need to be addressed.

The following is a summary of the **HIGH** and **MEDIUM** priority needs that have been identified to receive CDBG funding:

Parks and Recreation Facilities

While there will be no park facilities projects in the first year, CDBG funds may be used in following years to develop or redevelop local parks. Over the 5-year plan, approximately \$100,000 may be used for redevelopment activities that will include replacement of existing park amenities and accessibility improvements for persons with physical disabilities.

Parking Facilities

As part of downtown redevelopment efforts, CDBG funds may be used to create off-street parking opportunities in the Central Business District. Over the 5-year plan, one parking facility may be constructed for an approximated cost of \$100,000.

Infrastructure Improvements

CDBG funds will be used to rehabilitate existing water, sewer, street and sidewalks in areas which principally benefit low and moderate-income persons. Over the 5-year plan, approximately \$200,000 may be spent on water/sewer improvements, and \$100,000 may be used on street improvements.

Building Acquisition/Construction/Rehabilitation

CDBG funds will be used to purchase both commercial and residential buildings which contribute to slum and blight conditions. Over the 5-year plan, approximately \$300,000 may be used to acquire and rehabilitate 1 building.

Development of Affordable Rental Units

CDBG funds may be used to construct affordable rental units in the Central Business District. Through a local Envision 2020 community planning process, the creation of urban villages was identified as a high priority.

Single-Family Direct Homeownership Assistance Grant Program

During the first program year, CDBG funds will be used to provide grants to low- or moderate-income persons to help pay for the down payment and/or closing costs with the acquisition and construction of single-family residential dwellings. This will utilize 100% of the \$96,068 of CDBG funds allocated for this program year and will provide 11 \$8,000 grants/deferred loans.

Single-Family Residential Rehabilitation

CDBG funds may be used to provide grants/loans to low- to moderate-income persons to rehabilitate existing single-family dwellings.

Economic Development Technical Assistance

On an annual basis, CDBG funds will be used to assist funding the South Central Small Business Development Center.

Commercial Rehabilitation

CDBG funds may be used for the rehabilitation of existing commercial buildings which contribute to slum and blight conditions.

Property Acquisition

Purchase vacant parcels with re-use of the parcels in compliance with all HUD regulations.

Specific objectives

Goals and objectives to be carried out during the strategic plan period are identified by placing a check in the following boxes:

<input checked="" type="checkbox"/> Objective Category: Decent Housing Which Includes:	<input checked="" type="checkbox"/> Objective Category: Expanded Economic Opportunities Which includes:	<input checked="" type="checkbox"/> Objective Category: Expanded Economic Opportunities Which Includes:
<input type="checkbox"/> assisting homeless persons obtain affordable housing	<input type="checkbox"/> improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/> job creation and retention
<input type="checkbox"/> assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/> eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/> establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/> retaining the affordable housing stock	<input checked="" type="checkbox"/> increasing the access to quality public and private facilities	<input type="checkbox"/> the provision of public services concerned with employment
<input checked="" type="checkbox"/> increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/> reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/> the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/> increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input checked="" type="checkbox"/> restoring and preserving properties of special historic, architectural, or aesthetic value	<input checked="" type="checkbox"/> availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/> providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/> conserving energy resources and use of renewable energy sources	<input checked="" type="checkbox"/> access to capital and credit for development activities that promote the long-term economic social viability of the community

4.3 Homeless Table 1A and 1B

**Table 1A
Homeless and Special Needs Populations**

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	0	0	0
	Transitional Housing	0	0	0
	Permanent Supportive Housing	0	0	0
	Total	0	0	0
Persons in Families with Children				
Beds	Emergency Shelter	0	0	0
	Transitional Housing	0	0	0
	Permanent Supportive Housing	0	0	0
	Total	0	0	0

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	0	0	0	0
1. Number of Persons in Families with Children	0	0	0	0
2. Number of Single Individuals and Persons in Households without children	0	0	0	0
Total (lines 1+2)	0	0	0	0
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	0			
b. Seriously Mentally Ill	0			
c. Chronic Substance Abuse	0			
d. Veterans	0			
e. Persons with HIV/AIDS	0			
f. Victims of Domestic Violence	0			
g. Unaccompanied Youth (Under 18)	0			

The Southeast Minnesota Continuum of Care was contacted for homeless data. They were able to provide specific data for the City of Mankato, but not for the City of North Mankato.

The City of North Mankato has no identified homeless. The City of North Mankato and Mankato act very much as joint communities and their service areas often overlap. The homeless needs are being met by Mankato, and there is no identified homeless need in North Mankato.

As there are no reported known homeless persons in North Mankato, the City does not implement strategies for outreach. This includes addressing emergency shelter and transitional housing needs as well as helping homeless make the transition to permanent housing and independent living. This subject will continue to be monitored however, and the City will adjust its approach as needed.

**Table 1B
Special Needs (Non-Homeless) Populations**

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
Elderly	L				
Frail Elderly	L				
Severe Mental Illness	L				
Developmentally Disabled	L				
Physically Disabled	L				
Persons w/ Alcohol/Other Drug Addictions	L				
Persons w/HIV/AIDS	L				
Victims of Domestic Violence	L				
Other	L				
TOTAL					

Data on subpopulations for the City of North Mankato was largely unattainable. The City analyzed Census and CHAS data, and contacted local service providers, but identifying an unmet need was not able to be done due to the lack of available, up to date, reliable, and consistent data.

Due to limited resources and funding and the low-priority levels of the special needs subpopulations, there will be no specific objectives or funding made available to these populations. The City of North Mankato will continue to work with organizations that provide services for the special needs population and action will be taken if the need is seen.

4.4 Affordable Housing Table 2A

The City of North Mankato has identified the priority housing needs by completing the following table 2A. The table shows the priority level and unmet need for owner and rental housing through the sub categories of small-related, large-related, elderly, and all other households which are then further broken down by income levels. The unmet need is identified by using the analysis from the housing and homeless needs assessment to. The unmet need is the number of households in that category experiencing a cost burden of greater than 30% of their income. The priority is then assigned by analyzing the housing analysis, the unmet need compared to the total amount of households in that category, and staff expertise. The obstacle in meeting underserved needs include lack of funding to address all of the City's housing needs.

**Table 2A
Priority Housing Needs/Investment Plan Table**

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	69
		31-50%	L	14
		51-80%	L	11
	Large Related	0-30%	L	10
		31-50%	L	0
		51-80%	L	0
	Elderly	0-30%	M	35
		31-50%	L	14
		51-80%	L	4
	All Other	0-30%	L	40
		31-50%	L	45
		51-80%	L	30
Owner	Small Related	0-30%	L	44
		31-50%	L	38
		51-80%	H	99
	Large Related	0-30%	L	N/A
		31-50%	L	N/A
		51-80%	L	30
	Elderly	0-30%	H	47
		31-50%	L	27
		51-80%	M	39
	All Other	0-30%	L	23
		31-50%	L	35
		51-80%	L	40
Non-Homeless Special Needs	Elderly	0-80%	L	
	Frail Elderly	0-80%	L	
	Severe Mental Illness	0-80%	L	
	Physical Disability	0-80%	L	
	Developmental Disability	0-80%	L	
	Alcohol/Drug Abuse	0-80%	L	
	HIV/AIDS	0-80%	L	
	Victims of Domestic Violence	0-80%	L	

Data on subpopulations for the City of North Mankato was largely unattainable. The City analyzed Census and CHAS data, and contacted local service providers, but identifying an unmet need was not able to be done due to the lack of available, up to date, reliable, and consistent data.

The following is a list of the objectives and strategies to address affordable housing in the City of North Mankato:

Priority Need: Affordable Housing Units

Objective 2A-1 – Promote Single-Family home ownership opportunities

Strategy A – Provide grants/loans to qualified first-time home buyers for the purchase of affordable owner-occupied housing

Strategy B – Support local homebuyer education courses offered through the Minnesota Valley Action Council

Strategy C – Apply and support applications to state, federal and private funders for housing developers proposing to construct quality single-family affordable housing in North Mankato

Strategy D – Construct new single-family infill housing with priority on the acquisition, demolition and replacement of substandard properties

Objective 2A-2 – Preserve and improve the existing affordable housing stock

Strategy A – Provide low-interest loans/grants to qualified home owners to rehabilitate existing dwellings

Strategy B – Access and leverage other resources that support the rehabilitation of existing affordable housing dwellings

Objective 2A-3 – Identify and demolish substandard properties

Strategy A – Purchase and demolish substandard properties within the City including mobile home units

Objective 2A-4 – Increase the amount and quality of housing units in the Central Business District

Strategy A – Construct second story dwelling units in conjunction with commercial infill projects

Strategy B – Provide low-interest loans/grants to rehabilitate existing rental dwellings in the CBD

Objective 2A-5 – Identify and acquire vacant residential parcels of land

Strategy A – Purchase vacant residential parcels of land with re-use in conformance with HUD regulations

The characteristics of the housing market influence the use of funds made available by demonstrating the areas of need and highest priority. This will be taken into consideration when deciding the best course of action whether it be rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

Due to limited funds and resources, public housing will not be provided by the use of CDBG funds. The City found no need for an increase in the number of accessible units, but it will ensure compliance with Section 504 of the Voluntary Compliance Agreement. The City already currently sponsors local home buying courses to encourage all residents (including public housing) to become more involved in management and participate in homeownership. The City has a strategy of using CDBG funds to support business and industries which create jobs and employment opportunities helping low-income families avoid becoming homeless. The City will continue to analyze the public housing condition will search for other means to address any identified problems.

During the first program year, the Single-Family Direct Homeownership Assistance Grant Program will provide 11 \$8,000 grants available to low- and moderate- income persons to help pay for the down payment and/or closing costs in the acquisition or construction of a new home. This will be available citywide to income qualified persons. This will utilize all of the \$96,068 CDBG funds allotted for the first program year.

4.5 Non-housing Community Development HUD Table 2B

**Table 2B
Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	M					
Disposition	L					
Clearance and Demolition	H	3 units	\$200,000	1 unit		0%
Clearance of Contaminated Sites	L					
Code Enforcement	N					
Public Facility (General)						
Senior Centers	L					
Handicapped Centers	L					
Homeless Facilities	L					
Youth Centers	L					
Neighborhood Facilities	N					
Child Care Centers	L					
Health Facilities	N					
Mental Health Facilities	L					
Parks and/or Recreation Facilities	L					
Parking Facilities	H	1 facility	\$100,000	1 facility		0%
Tree Planting	L					
Fire Stations/Equipment	H					
Abused/Neglected Children Facilities	L					
Asbestos Removal	L					
Non-Residential Historic Preservation	L					
Other Public Facility Needs	L					
Infrastructure (General)						
Water/Sewer Improvements	H	1 street	\$200,000	1 street		0%
Street Improvements	H	1 street	\$100,000	1 street		0%
Sidewalks	H					
Solid Waste Disposal Improvements	N					
Flood Drainage Improvements	L					
Other Infrastructure	L					
Public Services (General)						
Senior Services	L					
Handicapped Services	L					
Legal Services	L					
Youth Services	N					
Child Care Services	L					
Transportation Services	L					
Substance Abuse Services	N					
Employment/Training Services	N					
Health Services	L					
Lead Hazard Screening	L					
Crime Awareness	L					
Fair Housing Activities	L					
Tenant Landlord Counseling	L					
Other Services	L					
Economic Development (General)						
C/I Land Acquisition/Disposition	L					
C/I Infrastructure Development	L					
C/I Building Acq/Const/Rehab	H	1 building	\$300,000	1 building		0%
Other C/I	L					
ED Assistance to For-Profit	N					
ED Technical Assistance	M					
Micro-enterprise Assistance	M					
Other						

The City of North Mankato's priority non-housing community development needs eligible under the CDBG program include public facilities, public improvements, public services, and economic development projects. The priority given to each category is based off of community input, staff expertise, and funding. The obstacle in meeting the underserved needs include lack of funding to address all of the City's community development needs. The community development priorities, objectives, and strategies are described below.

Priority Need: Parks and Recreation (03F) – Medium

Objective 2B-1 – Create or rehabilitate parks and recreation facilities to provide a wide range of recreational opportunities

Strategy A – Add or replace park equipment to provide a wide range of recreational opportunities for all age groups

Strategy B – Create both active and passive parks

Strategy C – Create and expand local pedestrian trail systems to include use by disabled persons

Priority Need: Water/Sewer Improvements (03J) - High

Objective 2B-2 – Reduce water/sewer assessments as part of rehabilitation projects

Strategy A – In target areas, use CDBG funds to reduce water/sewer assessment costs for qualified persons

Priority Need: Street Improvements (03K) - High

Objective 2B-3 – Reduce street assessments as part of rehabilitation projects

Strategy A – In target areas, use CDBG funds to reduce streets assessment costs for qualified persons

Priority Need: Sidewalks (03L) - High

Objective 2B-4 – Construct and reconstruct sidewalks in compliance with ADA requirements

Strategy A – Identify and replace dilapidated sidewalks and infill missing sidewalk segments

Priority Need: Parking Facilities (03G) - High

Objective 2B-5 – Construct and reconstruct public parking facilities in compliance with ADA regulations in the CBD

Strategy A – Identify and replace public parking facilities in poor condition

Strategy B – In the target area, construct new parking facilities

Priority Need: Economic Development Technical Assistance (18B) (18C) – Medium

Objective 2B6 – Promote growth, expansion, innovation, increased productivity, and improved management for small businesses and entrepreneurs.

Strategy A – Provide funding to the South Central Small Business Development Center to provide technical assistance, advice and business support services

Objective 2B-7 – Promote growth, expansion, innovation, increased productivity and improved management for microenterprises.

Strategy A – Provide funding for the South Central Small Business Development Center to provide technical assistance, advice and business support services to owners of microenterprises and persons developing microenterprises

4.6 Barriers to Affordable Housing

As mentioned previously, there are many policies that can affect the affordability of housing in a community. The City of North Mankato has experienced very little if any negative effects that policies can have on affordable housing. The City of North Mankato has worked to and will continue to reduce these barriers in a variety of ways:

- Help finance the Minnesota Valley Action Council’s housing education programs
- Apply for annual funding from the Minnesota Housing Finance Agency to provide assistance
- The use of City of North Mankato grant money when available to provide down payment and closing costs assistance
- Reduced minimum lot sizes to help accommodate new affordable housing construction
- Allow for flexible setbacks for affordable housing projects

4.7 Lead-Based Paint

Recognizing that nearly half (46%) of the total housing units within the City have lead-based paint and that 41% of those are low- to moderate-income households, the City of North Mankato will address this issue by having a lead test completed for any property owners that participate in rehabilitation project.

4.8 Anti-Poverty Strategy

The City of North Mankato has developed an anti-poverty strategy as part of the Consolidated Plan. Poverty can be defined as the condition of not having the means to afford basic human needs such as clean water, nutrition, health care, clothing and shelter. The poverty line is defined by the Office of Management and Budget annually in relation to the community. The City understands the negative effects poverty has on individuals, families, and a community as a whole.

The following charts exhibit the average income and poverty status in the City of North Mankato in 1990 and 2000 according to Census data.

	<u>1990</u>	<u>2000</u>
Median Household Income	\$32,073	\$48,816
Median Family Income	\$37,789	\$59,265
Per Capita Income	\$14,562	\$23,916

2000		
<u>Statistic</u>	<u>Number</u>	<u>Percentage</u>
Total	831	7%
18 years and over	590	6.8%
65 years and older	82	7.2%
Related children under 18 years of age	241	7.8%
1990		
<u>Statistic</u>	<u>Number</u>	<u>Percentage</u>
Total	643	6.3%
18 years and over	526	7.2%
65 years and older	103	11.1%
Related Children under 18 years of age	108	3.7%

The national poverty rate was 13.5% in 1990 and 11.3% in 2000. The State of Minnesota's poverty rate in 1990 was 6.3% and 7.9% in 2000. As you can see, the City of North Mankato and the State of Minnesota rank very well compared to national poverty rates. The City of North Mankato does slightly better than the state as well.

The City of North Mankato addresses the issue of poverty in multiple ways. The City has a goal enhancing job creation and economic development to reduce poverty. This is done by fostering economic development that is diverse and strong for the foreseeable future and working with workforce development center. By providing financial opportunities, creation of high quality jobs, job training, and entrepreneurial services, poverty is combated. The Head Start program is active in the community as well. Studies have shown this program has long-term beneficial effects on reducing crime and poverty and improved education.

4.9 Institutional Structure/Coordination

The Community Development Department of the City of North Mankato is responsible for the development, implementation, and allocation of the Consolidated Plan and CDBG entitlement funds, but many other city, county, and regional organizations that serve the North Mankato area are a part of the institutional structure and are involved in the process. Planning, implementing, and administering the CDBG program is an institutional-wide effort involving the city council and administration, city departments, and planning and port authority commissions. Other organizations that are involved in addressing community development and housing needs include private industry, nonprofit organizations, community and faith-based organizations, and other public institutions.

The City of North Mankato has worked with these agencies to help identify the community needs and ways to address them which has culminated in the creation of this Consolidated Plan. The agencies and citizens alike were consulted through the development of this plan to acquire input and data to formulate the community needs and strategies to address them, and will be consulted with during the implementation of the plan as well.

Coordination within this institutional structure is vital to developing and implementing the best plans and strategies possible to address the needs of the community. The City of North Mankato does its best to solicit involvement and input from the community organizations and will continue to develop strong relationships to implement the strategies and goals as defined by this plan. The organizations include social service providers, state and local units of government, and private industry. This is done through cooperation, meetings, and the sharing of information.

At the beginning of the planning process for the Consolidated Plan, the City of North Mankato met with the City of Mankato to discuss the preparation of the Plan. The cities agreed to work together, share data, and inform each other of meetings. The service areas of the two cities often overlap, so coordination in identifying and addressing needs is important to maximizing effectiveness. The City of North Mankato will also be providing a copy of the plan to Nicollet County to ensure regional coordination and cooperation in the planning process.

4.10 Monitoring

Recipients of Community Development Block Grant (CDBG) funds will be required to complete an agreement with the City of North Mankato. This agreement outlines the amount of funding received, the guidelines and requirements necessary for use of the funds, and the process for review and monitoring. Each payment request will be reviewed individually as the recipient submits for payment.

The Community Development and Finance Departments of the City of North Mankato are responsible for monitoring all recipients of CDBG funding. Monitoring standards include annual record keeping, program income, fair housing standards, labor standards, and ensuring HUD's National objectives are met (benefiting low- and moderate-income persons, aiding the prevention or elimination of slums and blight, or meeting community development needs having particular urgency because existing conditions pose a serious and immediate threat). For public improvement projects, the City will monitor bonding, insurance, and related requirements. All projects will be evaluated with the City's Consolidated Plan to ensure compliance with the goals and strategies identified. Each contract will allow for on-site inspections to ensure long-term regulations and housing codes are being met.

The City of North Mankato will have an annual independent audit completed as required by HUD. There will be an annual public hearing reviewing activities and accomplishments from the previous year (CAPER).

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 8	Department: Public Hearing	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Public Hearing to consider approval of the 2011 CDBG Action Plan

BACKGROUND AND SUPPLEMENTAL INFORMATION: It is necessary to develop a 2011 Action Plan for the use of 2011-2012 Community Development Block Grant (CDBG) funds. Staff is recommending projects which include assistance to the Small Business Development Corporation (SBDC), property acquisition (202 Christensen Street), building acquisition contribution (238 Belgrade Avenue) and program administration for total funding of \$84,000.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve 2011 Community Development Block Grant (CDBG) Action Plan.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Schindle
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	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)		Memo and CDBG Grant Program		
		Action Plan 2011-2012		

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

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

NOTICE OF PUBLIC HEARING TO APPROVE 2011 COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM (CDBG) ACTION PLAN
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 4th day of April, 2011, to hold a public hearing to approve 2011 Community Development Block Grant Program (CDBG) Action Plan.

Such persons as desire to be heard with reference to this issue should appear at this meeting.

Dated this 21st day of March 2011.

Nancy Gehrke, CMC
City Clerk
City of North Mankato, Minnesota

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

James P. Santori, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as *The Free Press and The Land*, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

(B) The printed _____ Notice _____

_____ which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Monday, the 21 day of March, 2011, and was thereafter printed and published on every Monday to and including Monday, the 21 day of March, 2011; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice.

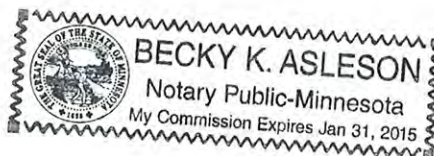
abcdefghijklmnopqrstuvwxyz

By: [Signature] Publisher

Subscribed and sworn to before me on this 21 day of March, 2011.

[Signature]
Notary Public

March 21, 2011
NOTICE OF PUBLIC HEARING
TO APPROVE 2011 COMMUNITY
DEVELOPMENT BLOCK
GRANT PROGRAM (CDBG)
ACTION PLAN
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 4th day of April, 2011, to hold a public hearing to approve 2011 Community Development Block Grant Program (CDBG) Action Plan. Such persons as desire to be heard with reference to this issue should appear at this meeting.
Dated this 21st day of March 2011.
Nancy Gehrke, CMC
City Clerk
City of North Mankato,
Minnesota



City of North Mankato



*Community Development Block Grant Program
Action Plan
2011-2012*

*Submitted to the Department of Housing and Urban Development (HUD)
May 9th, 2011*

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Community Development Block Grant (CDBG) Program

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Funding Sources
CDBG Final Statement

July 1, 2011 – June 30, 2012
City of North Mankato

2011 CDBG Allocation	Unknown
Projected Program Income:	\$1,249,421.55

I. Executive Summary

The City of North Mankato's 2011 Action Plan is in the second year investment plan of the 2010-2014 Consolidated Plan. The Five-Year Consolidated Plan outlines community development issues, partnerships and strategies to meet the needs of its citizens, principally those having low or moderate incomes.

The 2011 Action Plan outlines how the City plans to use CDBG resources in compliance with HUD regulations.

The City of North Mankato will utilize Community Development Block Grant (CDBG) funds to achieve a number of goals as identified in the Consolidated Plan. During the development of the consolidated plan the City of North Mankato conducted extensive community research, analyzed community input, and used these to assess community needs through specific objectives, strategies, and goals. Based on these findings, the City will utilize entitlement funds to address these community needs.

The City of North Mankato has three objectives for the FY 2011 Action Plan. These objectives will utilize all of the limited funding available for the program year.

In this Action Plan, the City has created performance measures to ensure that the goals are achieved for this program year, as well as for the five-year plan, and that the funds are utilized properly. The planned activities will be conducted city-wide but will only be available to low- and moderate-income persons or to address slum and blight conditions.

In its first year of receiving CDBG Entitlement Funds, in the FY 2010 program year to date, one grant was allocated to provide homeownership assistance.

II. Citizen Participation

Citizen participation and consultation with local organizations is an important aspect in developing effective community plans. The Action Plan, as well as all other CDBG documents, follows the Citizen Participation Plan which lays out in detail the efforts to incorporate and broaden citizen participation.

As the Citizen Participation Plan states, the City of North Mankato will hold two public meetings, one during the development of the plan, and one during the program year. This provides an opportunity to gather input and answer questions. Local organizations that are involved in providing services for low- to moderate-income persons, the homeless, and other social needs will be sent notices of the public hearings to solicit and broaden participation. The first public hearing was held on April 4, 2011 and the second public hearing will be held during the program year. All public meetings will be held at the Council Chambers of the Municipal Building and a notice will be published in the *Mankato Free Press* at least 14 days in advance.

A 30-day period will be made available for public comment on the Action Plan. Summaries of comments and questions will be attached to the Consolidated Plan along with reasons to why they were utilized or not.

A copy of the Action Plan, along with all CDBG related documents, will be available at the Municipal Building, Taylor Library, and on the City's website. Copies of proposed use of funds will be available 15 days prior to submitting the plan to HUD. If the City of North Mankato proposes to use the CDBG entitlement funds for a new activity, an additional public hearing will be held in which the public will be notified at least 14 days in advance through the *Mankato Free Press* newspaper.

III. Resources

The estimated Federal Resources available from HUD for projects and programs identified in the 2011 Action Plan total is not known at this time. These funds are allocated from the Community Development Block Grant (CDBG). The available funds may be used in conjunction with MN Housing Finance Agency Funds and Greater MN Housing Fund programs. The City does have a program income of \$1,249,421.55 from previously funded state or federal projects that have money left over or has accumulated.

The City has no involvement in Section 108 loan guarantees, surplus funds from any other activities, grants returned to the line of credit, or income from float-funded activities. The City also does not expect to receive any state, federal or local resources to implement the plan. The City does not receive any Section 8, Low-Income Housing Tax Credits, or McKinney-Vento Homeless Assistance Act funds.

IV. Annual Objectives

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

<input type="checkbox"/>	Objective Category: Decent Housing	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities
	Which Includes:		Which Includes:		Which Includes:
<input type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/>	job creation and retention
<input type="checkbox"/>	assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input type="checkbox"/>	retaining the affordable housing stock	<input type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

**Table 3A
Summary of Specific Annual Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
	Rental Housing Objectives					
	Owner Housing Objectives					
	Homeless Objectives					
	Special Needs Objectives					
	Community Development Objectives					
	Infrastructure Objectives					
	Public Facilities Objectives					
	Public Services Objectives					
	Economic Development Objectives					
18B	ED Technical Assistance	CDBG	Businesses	15		EO-1
18C	Microenterprise Development	CDBG	Businesses	15		EO-1
	Other Objectives					
1	Acquisition of Real Property	CDBG	Housing Units	1		DH-1
1	Acquisition of Real Property	CDBG	Slum and Blight	1		EO-1

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

V. Description of Activities

The following are the Consolidated Plan Projects to be undertaken in the 2011-2012 program year with CDBG funding.

Economic Development Activities

- ◆ ED Technical Assistance
The South Central SBCD will provide one-on-one business development technical assistance and training opportunities for an estimated 15 LMI business owners or prospective business owners. Business owners and prospective business owners will work closely with the SBDC Business Developer to provide an initial need assessment and build a plan for the future. This plan could include specific assistance with business and financial planning, sales and marketing, new products or service development and human resource planning to LMI persons with the goal of creating jobs.

- ◆ Microenterprise Development
The South Central SBCD will provide one-on-one technical assistance to approximately 15 new or existing microenterprises or to persons developing a microenterprise. General support to owners of microenterprises or to persons developing a microenterprise will be provided.

- ◆ Purchase of 238 Belgrade Avenue
The City will use CDBG funds to assist with the acquisition of a foreclosed convenience store. The property has been declared as contributing to the slum and blight conditions and is part of the downtown redevelopment effort. Any re-use of the property will conform to HUD regulations.

Other Objectives

- ◆ Purchase of vacant lot on Christensen Street
The City will use CDBG funds to purchase a vacant residential lot. The re-use of the property will conform to HUD regulations.

The major obstacle to meeting underserved needs is the lack of funding. The City of North Mankato's community needs are greater than the projected funds available through the CDBG as well as other state, local, and private sources. The goals and activities for the CDBG program should be able to be completed based upon the projected available funds however.

Table 3C illustrates the activities the City will use its entitlement funds for. The table lists the activities and provides a description, the objective, the outcome, and amount of funding for each project. This provides an effective way for the community to review the projects and understand what the objectives and benefits are. In each project description there includes outcome measures for each activity (addresses 91.220(e)).

**Table 3C
Consolidated Plan Listing of Projects**

Applicant's Name: North Mankato, MN
Priority Need: Economic Development
Project Title: Economic Development Technical Assistance

Project Description:

The South Central Small Business Development Center will provide technical assistance and peer support for up to 15 existing or potential small business owners who are LMI.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location: Citywide

Specific Objective Number EO-1	Project Id N/A	Funding Sources: CDBG.....\$15,000 ESG HOME HOPWA Total Formula.....\$15,000 Prior Years Funding Assisted Housing PHA Other Funding Total.....\$15,000
HUD Matrix Code 18B	CDBG Citation 570.203(b)	
Type of Recipient Non-profit	CDBG National Objective LMC	
Start Date 8/01/2011	Completion Date 7/30/2012	
Performance Indicator 15 businesses	Annual Units 15	
Local ID N/A	Units Upon Completion 15	

The primary purpose of this project is to help: The Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Applicant's Name: North Mankato, MN
Priority Need: Economic Development
Project Title: Microenterprise Development

Project Description:

The South Central Small Business Development Center will provide technical assistance and peer support to approximately 15 existing or potential microenterprises.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location: Citywide

Specific Objective Number EO-1	Project Id N/A	Funding Sources: CDBG.....\$15,000 ESG HOME HOPWA Total Formula.....\$15,000 Prior Years Funding Assisted Housing PHA Other Funding Total.....\$15,000
HUD Matrix Code 18C	CDBG Citation 570.201(o)	
Type of Recipient Non-profit	CDBG National Objective LMC	
Start Date 8/01/2011	Completion Date 7/30/2012	
Performance Indicator 15 businesses	Annual Units 15	
Local ID N/A	Units Upon Completion 15	

The primary purpose of this project is to help: The Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Applicant's Name: North Mankato, MN

Priority Need: Housing

Project Title: Property Acquisition

Project Description:

The City of North Mankato will acquire a vacant residential parcel of property addressed as 202 Christensen Street. The re-use of the land for residential purposes will benefit LMI persons.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location: 202 Christensen Street

Specific Objective Number DH-1	Project Id N/A	Funding Sources: CDBG.....\$35,000 ESG HOME HOPWA Total Formula.....\$35,000 Prior Years Funding Assisted Housing PHA Other Funding Total.....\$35,000
HUD Matrix Code 1	CDBG Citation 570.207(a)(1)	
Type of Recipient LMI	CDBG National Objective LMC	
Start Date 8/01/2011	Completion Date 7/30/2012	
Performance Indicator Housing	Annual Units 1	
Local ID N/A	Units Upon Completion 1	

The primary purpose of this project is to help: The Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Applicant's Name: North Mankato, MN
Priority Need: Economic Development
Project Title: Building Acquisition

Project Description:

The City of North Mankato will use CDBG funds to assist in the purchase of a commercial building which has been determined to contribute to slum and blight conditions. The re-use of the building or land will conform to HUD CDBG regulations.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location: 238 Belgrade Avenue

Specific Objective Number EO-1	Project Id N/A	Funding Sources:
HUD Matrix Code 1	CDBG Citation 570.207(a)(1)	CDBG.....\$11,000 ESG
Type of Recipient LMI	CDBG National Objective Slum and blight	HOME HOPWA
Start Date 8/01/2011	Completion Date 7/30/2012	Total Formula.....\$11,000 Prior Years Funding
Performance Indicator Business	Annual Units 1	Assisted Housing PHA
Local ID N/A	Units Upon Completion 1	Other Funding Total.....\$11,000

The primary purpose of this project is to help: The Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Applicant's Name: North Mankato, MN
Priority Need: Program Administration
Project Title: Program Administration

Project Description:

For FY 2011, \$8,000 will be used for the overall program administration of the CDBG activities planned for 2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location:

Specific Objective Number	Project Id	Funding Sources:
HUD Matrix Code 21-A	CDBG Citation	CDBG.....\$8,000
Type of Recipient	CDBG National Objective	ESG HOME HOPWA
Start Date 8/01/2011	Completion Date 7/30/2012	Total Formula Prior Years Funding
Performance Indicator	Annual Units	Assisted Housing PHA
Local ID	Units Upon Completion	Other Funding Total.....\$8,000

The primary purpose of this project is to help: The Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Applicant's Name: North Mankato, MN
Priority Need: Economic Development
Project Title: Economic Development

Project Description:

On an as needed basis, be in a position to use program income generated from past CDBG funds to provide grants/loans to existing and future commercial/industrial development projects.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location: Citywide

Specific Objective Number EO-2	Project Id	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Years Funding Assisted Housing PHA Other Funding.....As Needed Total
HUD Matrix Code 18A	CDBG Citation	
Type of Recipient	CDBG National Objective Benefit LMI	
Start Date 8/01/2011	Completion Date 7/30/2012	
Performance Indicator	Annual Units	
Local ID	Units Upon Completion	

The primary purpose of this project is to help: The Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

VI. Geographic Distribution/Allocation Priorities

Qualified small businesses throughout the City may benefit from the ED Technical or Microenterprise assistance. The proposed acquisition of the vacant residential lot will occur in a LMI census tract and the proposed commercial building acquisition will occur in the Central Business District.

VII. Annual Affordable Housing Goals

The proposed acquisition of the vacant residential property will provide an opportunity for the City to create a new housing opportunity for a LMI person or family. The proposed acquisition of the commercial property may provide future LMI second-story housing units as part of redevelopment efforts.

Table 3B
Annual Housing Completion Goals

Grantee Name: City of North Mankato Program Year: FY 2011	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. Barriers to Affordable Housing

The City of North Mankato does its best to create housing policies which do not negatively affect the development of privately funded affordable housing. Policies which can affect the affordability of housing include taxes, fees, utilities, land use and zoning, and building codes.

As mentioned in the Consolidated Plan, the City of North Mankato has experienced very little if any negative effects that policies can have on affordable housing. The City attempts to create flexibility under its zoning and land use controls to minimize negative effects and promote affordable housing.

During FY 2010, down payment assistance grants/deferred loans were made available to LMI persons which combats some of the upfront costs of homeownership which are a major barrier.

IX. Public Housing

The FY 2011 Action Plan does not include public housing activities at this time. This is based upon the funding available and the identified need. No public housing will be created through the 5 years of this plan either. Once again, this is largely due to the lack of funding available.

X. Homeless and Special Needs

The FY 2011 Action Plan does not include homeless and/or special needs activities at this time. This is based upon the funding available and the identified need. The identified need is such that no action is necessary. As indicated in the Strategic Plan Table 1A and 1B, there are no identified homeless persons within the City and the special needs priorities are low. In response, the City will not fund any homeless or special needs activities during the 5 years of this plan.

XI. Other Actions

In the next year, the City will try to address the obstacles to meeting underserved needs. The two obstacles are the lack of funds and available data. The City will research other funding sources in order to compliment the CDBG funds. The City will work with local area service providers as well and other outside organizations in attempts to enhance coordination, citizen participation, and create a better database for future plans and projects. The City will also coordinate its housing strategy with local and regional transportation planning strategies to ensure adequate transportation services will be available for the residents of affordable housing projects.

XII. Monitoring

As stated in the Consolidated Plan, recipients of Community Development Block Grant (CDBG) funds will be required to complete an agreement with the City of North Mankato. This agreement outlines the amount of funding received, the guidelines and timeliness requirements necessary for use of the funds, and the process for review and monitoring. Each payment request will be reviewed individually as the recipient submits for payment.

The Community Development and Finance Departments of the City of North Mankato are responsible for monitoring all recipients of CDBG funding. For recipients receiving over \$25,000 of CDBG funding, a year-end independent audit is required. Other monitoring includes annual record keeping, program income, fair housing standards, labor standards, and ensuring HUD's National objectives are met (benefiting low- and moderate-income persons, aiding the prevention or elimination of slums and blight, or meeting community development needs having particular urgency because existing conditions pose a serious and immediate threat). When applicable, the City will conduct on-site inspections during the program year for any third-party development. For public improvement projects, the City will monitor bonding, insurance, and related requirements. All projects will be evaluated with the City's Consolidated Plan to ensure compliance with the goals and strategies identified. Each contract will allow for on-site inspections to ensure long-term regulations and housing codes are being met.

The City of North Mankato will have an annual independent audit completed as required by HUD. There will be an annual public hearing reviewing activities and accomplishments from the previous year (CAPER).

APPLICATION FOR FEDERAL ASSISTANCE		2. DATE SUBMITTED May 25, 2010	Applicant Identifier
1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	3. DATE RECEIVED BY STATE	State Application identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICATION INFORMATION			
Legal Name: City of North Mankato		Organizational Unit: Department: Community Development Department	
Organizational DUNS: 057156549		Division: N/A	
Address: Street: 1001 Belgrade Ave P.O. Box 2055		Name and telephone number of person to be contacted on matters involving this application (give area Code)	
City: North Mankato		Prefix: Mr.	First Name: Wendell
County: Nicollet County		Middle Name:	
State: Minnesota		Last Name: Sande	
Zip Code: 56002	Suffix:		
Country: USA		Email: wsande@northmankato.com	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <input type="text" value="41"/> --- <input type="text" value="6005423"/>		Phone Number (give area code) 507-625-4141	Fax Number (give area code) 507-625-4151
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See Back of form for description of letters.) <input type="text"/> <input type="text"/> Other (specify)		7. Type of Applicant: (See back of form for Application Types) C - Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <input type="text" value="14"/> --- <input type="text" value="218"/>		9. Name of Federal Agency: HUD	
TITLE (Name of Program): Community Development Block Grant (CDBG)		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Single-Family Direct Homeownership Assistance Grant Program	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of North Mankato		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 1 b. Project 1	
13. PROPOSED PROJECT Start Date: 7/16/2010 Ending Date: 7/16/2011		16. IS THE APPLICANT SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
15. ESTIMATED FUNDING: \$96,068		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
a. Federal	\$96,068		
b. Applicant	\$		
c. State	\$		
d. Local	\$		
e. Other	\$		
f. Program Income	\$1,249,421.55		
g. TOTAL	\$1,345,489.55		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENTATION HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Mr.	First Name Wendell	Middle Name	
Last Name Sande			Suffix
b. Title City Administrator			c. Telephone Number (give area code) 507-625-4141
d. Signature of Authorized Representative			e. Date Signed

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 9	Department: Public Hearing	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Public Hearing to consider proposal to modify Industrial Development District No. 1

BACKGROUND AND SUPPLEMENTAL INFORMATION: This modification is occasioned by the acquisition of the 50.40-acre parcel from the Rist Family for the expansion of Northport Industrial Park.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Modifying IDD No. 1 and Adopting Development Program for Said Industrial Development District.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Schindle
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

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

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

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

NOTICE OF PUBLIC HEARING

**CITY OF NORTH MANKATO
COUNTY OF NICOLLET
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of North Mankato, Minnesota, will hold a public hearing on Monday, April 4, 2011, at a meeting of the Council beginning at approximately 7:00 p.m. at the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, relating to the proposal of the North Mankato Port Authority Commission to modify Industrial Development District No. 1 and adopt a development district plan relating thereto.

A map showing the proposed boundaries of Industrial Development District No. 1 is attached. A copy of the documentation proposed to be considered at the hearing will be on file and available for public inspection at the office of the City Administrator at the Municipal Building.

All interested persons may appear at the public hearing and present their views orally or in writing.

Dated this 25th day of March, 2011.

BY ORDER OF THE NORTH MANKATO
CITY COUNCIL

/s/Nancy Gehrke
Nancy Gehrke, CMC
City Clerk

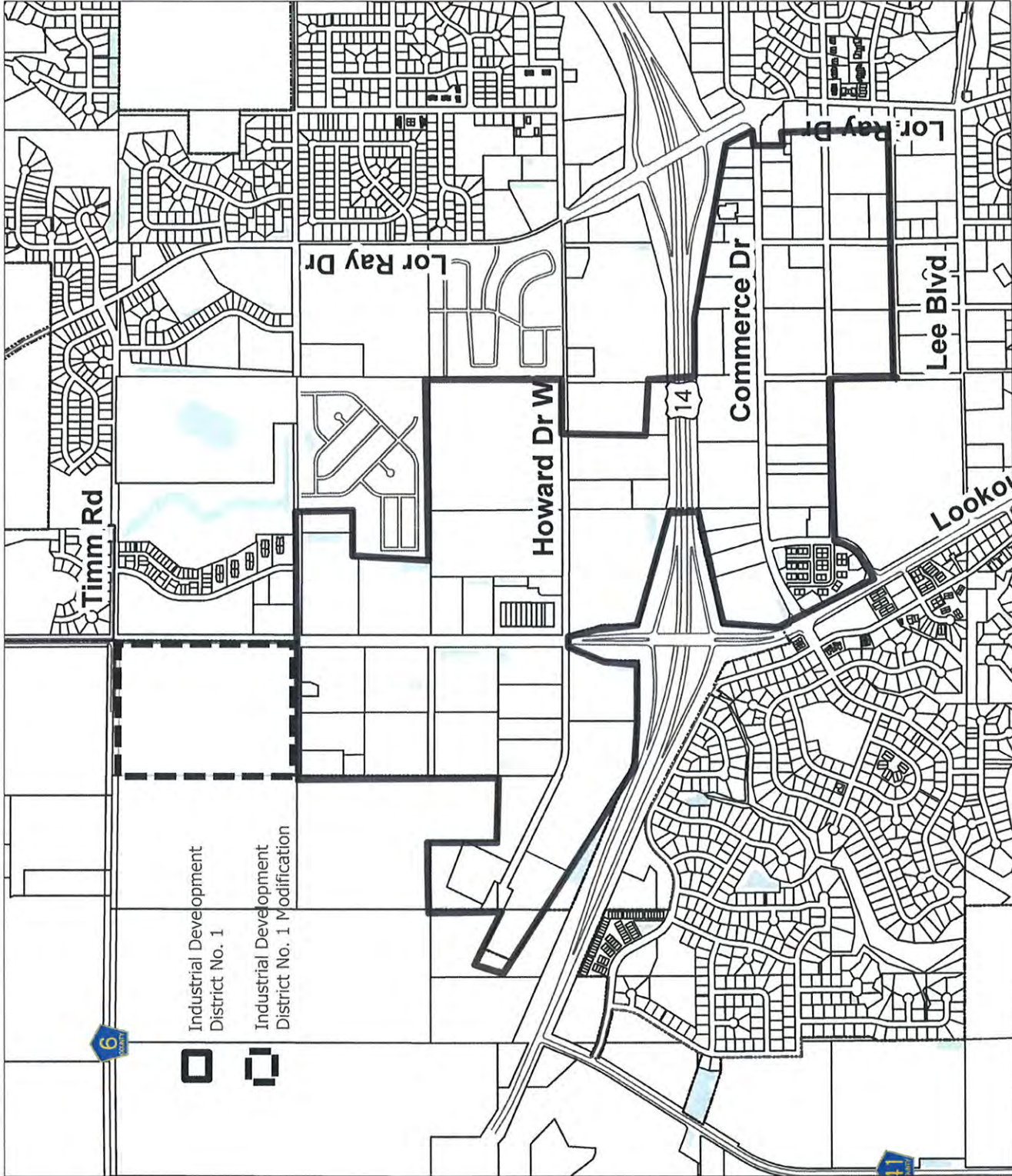


- Legend**
- Roads
 - - - Road Edge
 - Parcels (4-1-10)
 - ⊞ City Limits
 - Minnesota River
 - Lakes & Ponds

IDD - 1



Figure X.X



0 1,385 Feet

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AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

James P. Santori, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as *The Free Press and The Land*, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

(B) The printed _____ Notice

_____ which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Friday, the 25 day of March, 2011, and was thereafter printed and published on every Friday to and including Friday, the 25 day of March, 2011; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice.

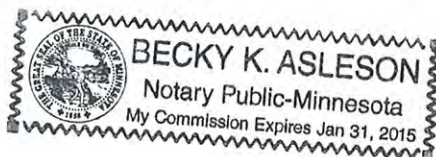
abcdefghijklmnopqrstuvwxyz

By: James P. Santori
Publisher

Subscribed and sworn to before me on this 25 day of March, 2011.

Becky K. Asleson
Notary Public

March 25, 2011
NOTICE OF PUBLIC HEARING
CITY OF NORTH MANKATO
COUNTY OF NICOLLET
STATE OF MINNESOTA
NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of North Mankato, Minnesota, will hold a public hearing on Monday, April 4, 2011, at a meeting of the Council beginning at approximately 7:00 p.m. at the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, relating to the proposal of the North Mankato Port Authority Commission to modify Industrial Development District No. 1 and adopt a development district plan relating thereto.
A map showing the proposed boundaries of Industrial Development District No. 1 is attached. A copy of the documentation proposed to be considered at the hearing will be on file and available for public inspection at the office of the City Administrator at the Municipal Building.
All interested persons may appear at the public hearing and present their views orally or in writing.
Dated this 25th day of March, 2011.
BY ORDER OF THE NORTH MANKATO
CITY COUNCIL
/s/ Nancy Gehrke
Nancy Gehrke, CMC
City Clerk



MODIFICATION OF
INDUSTRIAL DEVELOPMENT DISTRICT NO. 1
CITY OF NORTH MANKATO, MINNESOTA

APRIL 4, 2011

PREPARED BY:
ADVANCE RESOURCES FOR DEVELOPMENT, INC.
MANKATO, MINNESOTA

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INCORPORATION OF PREVIOUS PLANS	1
CURRENT MODIFICATION	1
MAP	2

BACKGROUND

Previously the City of North Mankato and its related development organizations, the Housing and Redevelopment Authority and the North Mankato Port Authority Commission have established and subsequently modified, several Project Areas and related Tax Increment Financing Districts in order to undertake redevelopment to prevent or eliminate blighted areas, enhance the local tax base, create and retain employment opportunities, assist economic development on "marginal property" and promote the health, safety and welfare of the community and its residents. These Project Areas were initially established and subsequently modified on the following dates:

Project Areas	Date of Establishment/Modification
Redevelopment Project III Central Business District	April 5, 1976; July 18, 1983; January 16, 1990; May 20, 1996 and June 22, 1998
Municipal Development District No. 1	December 16, 1985, January 16, 1990; May 20, 1996 and June 22, 1998
Industrial Development District No. 1	May 16, 1985; August 23, 1988; October 17, 1988; June 5, 1989, January 16, 1990; May 20, 1996; June 22, 1998; October 18, 1999; and January 18, 2011

The purpose of the January 16, 1990 modification was to transfer control, authority and operation of the Project Areas to the North Mankato Port Authority Commission and expand the boundaries. On May 20, 1996 the City Council approved the consolidation of the three previously established Project Areas into Industrial Development District No. 1, which was subsequently expanded on June 22, 1998, October 18, 1999 and January 18, 2011.

At the present time, it is proposed that the boundaries of Industrial Development District No. 1 will again be expanded. The purpose for this proposed action is to provide the Port Authority Commission and the City Council with the opportunity to continue development and redevelopment activities as previously initiated and to enable the use of revenues from a proposed tax increment district within the Project Area to fund costs to support an economic development project.

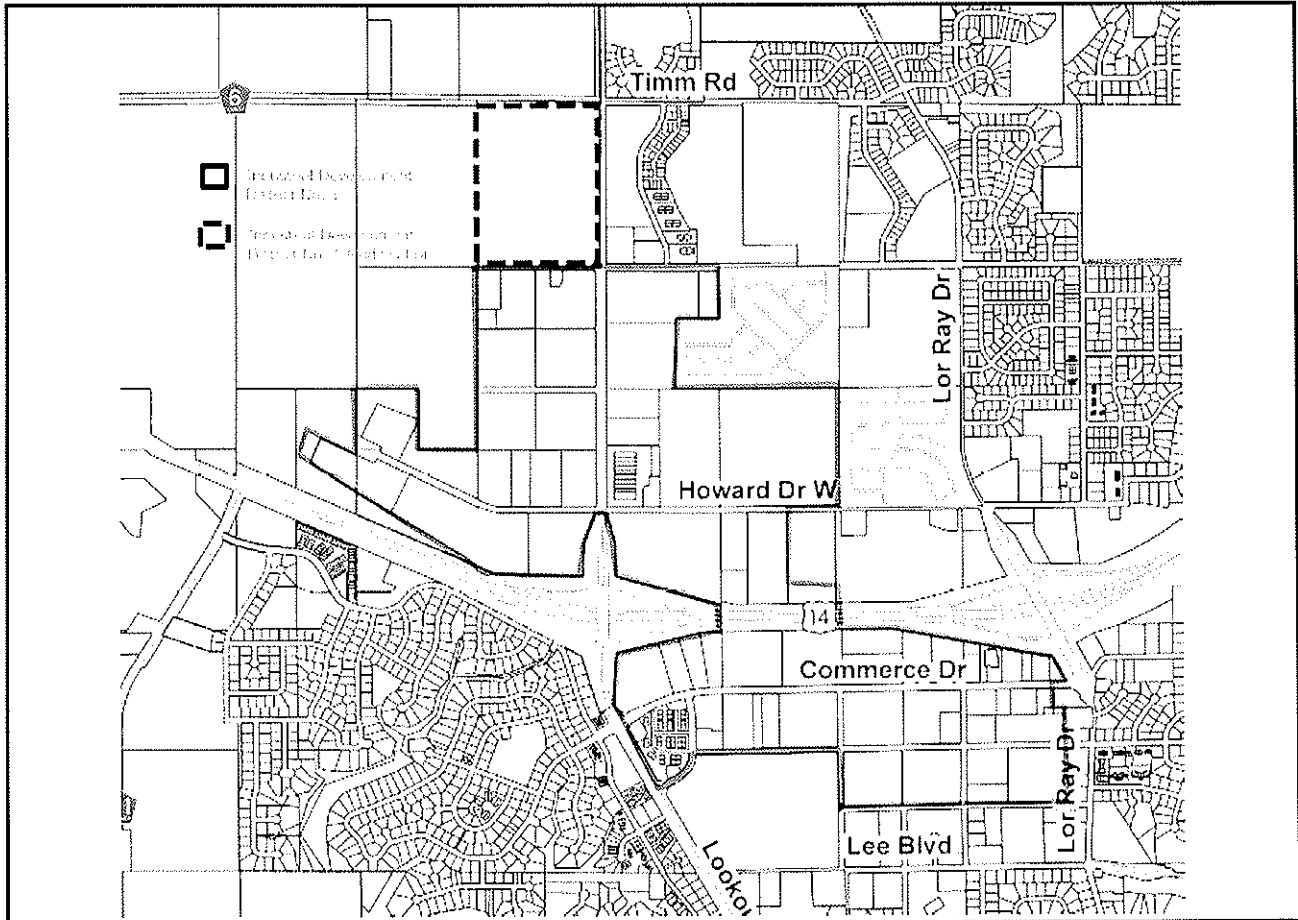
INCORPORATION OF PREVIOUS PLANS

The City previously established and modified various project areas, which were subsequently transferred to the control, authority and operation of the North Mankato Port Authority Commission and combined under one project area - Industrial Development District No. 1. The current modification constitutes the fourth amendment of Industrial Development District No. 1. All provisions of the previous project plans, as originally adopted and subsequently modified, are hereby incorporated by reference except to the extent that Minnesota statutes, sections 469.048 to 469.068, inclusive and amended, requires changes and except to the extent that any such provision is explicitly contrary to a provision of this modification. Except as so modified, the previous project area plans are hereby adopted and incorporated by reference.

CURRENT MODIFICATION

The current modification of the plan involves a boundary expansion of Industrial Development District No. 1 to include the following area: the Northwest ¼ of the Northeast ¼ of Section 3, Township 108 North, Range 27 West.

The map on page 2 shows the location and boundaries of the proposed expansion of Industrial Development District No. 1.



INDUSTRIAL DEVELOPMENT DISTRICT NO. 1
NORTH MANKATO, MINNESOTA
APRIL 4, 2011

**RESOLUTION OF THE NORTH MANKATO CITY COUNCIL
MODIFYING INDUSTRIAL DEVELOPMENT DISTRICT NO. 1 AND
ADOPTING A DEVELOPMENT PROGRAM FOR SAID INDUSTRIAL DEVELOPMENT DISTRICT**

WHEREAS, the North Mankato Port Authority Commission has determined to undertake a modification to Industrial Development District No. 1 and has applied to the City Council of North Mankato to approve said modification; and

WHEREAS, the City of North Mankato (herein called the City) has reviewed the report entitled "Modification of Industrial Development District No. 1, dated April 4, 2011" (herein called the Plan), which sets forth a development program for Industrial Development District No. 1; and

WHEREAS, it is desirable and in the public interest that the City modify Industrial Development District No. 1 and adopt a development program pursuant to Minnesota Statutes, Sections 469.048 to 469.068, encompassing the area which is more particularly described in the Plan (which area is herein called Industrial Development District No. 1); and

WHEREAS, the City's Planning Commission has been consulted with concerning the modification of Industrial Development District No. 1; and

WHEREAS, The North Mankato Port Authority Commission has conducted a public hearing on March 29, 2011, concerning the modification of Industrial Development District No. 1 and recommended approval by the City Council; and

WHEREAS, the City Council has received and considered the comments of the City's Planning Commission and the Port Authority Commission with regard to the contents of the Plan; and

WHEREAS, the City Council on April 4, 2011, after having published a notice of public hearing in the official newspaper of the City, conducted a public hearing on the Plan and received public comments on the same; now, therefore,

THE CITY OF NORTH MANKATO RESOLVES:

Sec. 1. That it is hereby found and determined that there is a need for the activities in Industrial Development District No. 1.

Sec. 2. That it is hereby found and determined that Industrial Development District No. consists of "marginal property" which suffers from at least one of the following conditions:

- A. Faulty planning causing deterioration, disuse or economic dislocation.
- B. The subdividing and sale of lots too small and irregular for good use and development.
- C. Lots laid out ignoring their physical characteristics and surrounding conditions.
- D. Inadequate streets, open spaces, and utilities.
- E. Areas that may flood.
- F. Lower values, damaged investments, and social and economic upsets reducing taxpaying capacity making tax receipts too low for the public services rendered.

- G. Improper use of area, resulting in stagnant or unproductive land that could otherwise contribute to the public health, safety and welfare.
- H. Lower population and some improper use of areas, causing more decline, and requiring more public money for new public facilities and public services elsewhere.
- I. Property valuation too low to establish a local improvements district to construct and install streets, walks, sewers, water and other utilities.
- J. Land within an industrial area not used for industry but needed for industrial development of the area.
- K. State-acquired tax forfeited land.

Sec. 3. That it is hereby found and determined that the development program set forth in the Plan will carry out the objectives of Industrial Development District No. 1 by assisting economic development and redevelopment, retaining jobs and creating new job opportunities, providing additional housing opportunities and enhancing the tax base.

Sec. 4. That the development program as set forth in the Plan having been duly reviewed and considered, is hereby approved and the area described therein is hereby designated as Industrial Development District No. 1 pursuant to Sections 458.191 of Minnesota Statutes.

Sec. 5. That the City Council hereby designates the Executive Director of the Port Authority as the responsible officer to act as administrator of Industrial Development District No.1.

Sec. 6. That the City hereby states that the environmental controls to be applied in connection with the execution of the development program shall consist of the applicable ordinances of this City, and the applicable provisions of Minnesota Statutes.

Adopted this 4th day of April 2011.

Mark Dehen, Mayor

ATTEST:

Nancy Gehrke, City Clerk

THESE ARE DRAFT MINUTES AND NOT YET APPROVED BY THE BOARD

OFFICIAL PROCEEDINGS OF THE
BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF NICOLLET
March 22, 2011

The Nicollet County Board of Commissioners met in special session on Tuesday, March 22, 2011 9:00 a.m. with Chair James Stenson presiding. Commissioners David Haack, Marie Dranttel, Dr. Bruce Beatty and Jack Kolars were present. Also present were Assistant County Attorney Paul Tanis, Deputy Auditor-Treasurer Jaci Kopet, Administrator Robert Podhradsky, and Recording Secretary Margo Brown.

Upon a motion by Commissioner Kolars and seconded by Haack, it was moved to approve the minutes of the March 8, 2011 Board meeting. The motion carried unanimously.

Upon a motion by Commissioner Haack and seconded by Kolars, it was moved to approve the County bills as presented. On a roll call vote, all Commissioners voted yes and the motion carried unanimously.

LIST BILLS

Social Services Director Joan Tesdahl appeared before the Board to request approval of the Social Services bills. Upon a motion by Commissioner Kolars and seconded by Beatty, it was moved to approve the Social Service bills as presented. On a roll call vote, all Commissioners voted yes and the motion carried unanimously. Commissioner Beatty was absent for the vote.

Public Health Director Julie Carroll appeared before the Board to present information about the funds needed to balance the billable services ledger for 2010 and to request Board approval of that information. She noted that the amount of funds needed by the County has decreased over the years. Upon a motion by Commissioner Beatty and seconded by Kolars, it was moved to accept the recommendation of the Public Health Director and approve the amount of county funds needed to balance the Public Health ledger for billable services for 2010. The motion carried unanimously.

Specific information regarding these funds is available from the Public Health Department or the Administrator's Office.

Environmental Services Director Mandy Landkamer appeared before the Board to request a time and date for a public hearing for consideration of the Nicollet County Historic Preservation Ordinance. Upon a motion by Commissioner Kolars and seconded by Dranttel, it was moved to accept the recommendation of the Environmental Services Director and set the public hearing for consideration of the Nicollet County Historic Preservation Ordinance at 10:15 a.m. on May 10, 2011. The motion carried unanimously.

Technologies Director Dayle Moore addressed the Board to request approval of a software maintenance agreement with Manatron. Mr. Moore provided detailed information about how Nicollet County has worked to incorporate this program into our tax system. He discussed some of the challenges with adapting this program, the counties that are not currently participating, and the associated costs. Upon a motion by Commissioner Stenson and seconded by Haack, it was moved to accept the recommendation of the Technologies Director and approve the software maintenance agreement with Minnesota Counties

Computer Cooperative for Manatron Inc. software support, and authorize appropriate signatures on the agreement. The motion carried unanimously.

Human Resources Director Jamie Haefner addressed the Board to request approval of an end of probation request for an employee in Social Services. Director Joan Tesdahl has requested approval for Social Worker Cassandra Groh to become a regular employee. Upon a motion by Commissioner Beatty and seconded by Kolars, it was moved to approve the request of the Human Resources Director for the Social Services Director and approve the end of probation request for Social Worker Cassandra Groh and declare that she is a regular Nicollet County employee effective April 5, 2011. The motion carried unanimously.

Human Resources Director Haefner also informed the Board of several replacement hirings

Social Services Director Joan Tesdahl has hired Lacey Kietzer to fill the vacant Case Aide position vacated by Cara Bruegger. Ms. Kietzer began her duties on March 9, 2011 at a salary of \$14.40 per hour, which represents pay step 3 of pay grade 11.

Public Health Director Julie Carroll has hired Lynn Stuewe to fill the vacant Family Health Clerk position vacated by Betty Torgerson. Ms. Stuewe will begin her position on March 30, 2011 at a salary of \$11.30 per hour, which represents pay step 1 of pay grade 9.

County Attorney Michael Riley has hired Angela Forsythe to replace Ken White, in the position of Assistant County Attorney. Ms. Forsythe began her duties on March 1, 2011 at a salary of \$45,000 annually.

County Recorder Kathryn Conlon has hired Lynn Factor to replace Misti Pribyl as a Torrens Tech/UCC Specialist. Ms. Factor began her position on March 14, 2011 at a salary of \$11.30 per hour, which represents pay step 1 of pay grade 9.

Public Works Director Seth Greenwood addressed the Board to request authorization to advertise for bids for seal coat oil (CRS-2). Upon a motion by Commissioner Kolars and seconded by Beatty, it was moved to accept the recommendation of the public Works Director and authorize him to advertise for bids for 2011 seal coat oil (CRS-2) on April 25, 2011 at 11:00 a.m. The motion carried unanimously.

Public Works Director Greenwood also discussed with the Board County Ditch 4A in the City of Nicollet. City Officials have requested a cleaning of branches of this ditch within the city limits. There is concern about access to the ditch, due to the planters/structures/trees etc. that line the edge of the ditch. Upon a motion by Commissioner Beatty and seconded by Haack, it was moved to authorize expenses, not to exceed \$5,000, for the Public Works Department to proceed with preparations and estimates for possibly constructing a pipe system to line the portion of County Ditch 4A that is located in the City of Nicollet. The motion carried unanimously.

Mr. Greenwood noted that the landowner that lives at the entry to Seven Mile Park has approached Nicollet County in regard to purchasing his property.

Director Greenwood also noted a reminder of the TH 14/CR 41 meeting that will be held tonight in Mankato.

Deputy Auditor-Treasurer Jaci Kopet addressed the Board to request approval of an application for abatement. Upon a motion by Commissioner Beatty and seconded by Kolars, it was moved to accept the recommendation of the County Auditor-Treasurer's Office and approve the following applications for abatement:

For John Kuester of 44850 541st Avenue, Courtland MN 56021 for property located at parcel numbers 04.129.0400 and 04.132.0100 for taxes payable in 2010 in the amount of \$176.00.

For John Kuester of 44850 541st Avenue, Courtland MN 56021 for property located at parcel numbers 04.129.0400 and 04.132.0100 for taxes payable in 2009 in the amount of \$160.00.

The motion carried unanimously.

Deputy Auditor-Treasurer Kopet also requested that the Board consider approval of a gambling permit application for the Nicollet Conservation Club. Upon a motion by Commissioner Haack and seconded by Beatty, it was moved to accept the recommendation of the Auditor-Treasurer's Office and approve the request of the Nicollet Conservation Club to submit an application to the State of Minnesota for a gambling permit. The motion carried unanimously.

At this time, Kristie Blankenship from the Southwest Minnesota Housing Partnership appeared before the Board to request approval of a resolution authorizing submission of an application for authority to participate in the Renter Rehab Deferred Loan Program. Upon a motion by Commissioner Beatty and seconded by Haack, it was moved to adopt the resolution authorizing the Southwest Minnesota Housing Finance Agency to file an application for authority to participate in the Renter Rehab Deferred Loan Program and to administer that program in Nicollet County. The motion carried unanimously.

WHEREAS, the County of Nicollet desires to participate in the Minnesota Housing Finance Agency, Renter Rehab Deferred Loan Program (RRDL), and administer it in accordance with all applicable State and Federal regulations; and

WHEREAS, in order to participate in the program it is necessary for the County of Nicollet to file an application signed by the Southwest Minnesota Housing Partnership, Executive Director with the Minnesota Housing Finance Agency; and

WHEREAS, the need for Nicollet County Board approval concerning the submission of Application for Administrative Authority; and

NOW THEREFORE, be it resolved by the Board of Commissioners of Nicollet County, that the Southwest Minnesota Housing Partnership, Executive Director is authorized to:

1. file an Application for Administrative Authority with the Minnesota Housing Finance Agency for participation in the Renter Rehab Deferred Loan Program (RRDL); and
2. administer through the Southwest Minnesota Housing Partnership program funds awarded by the Minnesota Housing Finance Agency for the rehabilitation of rental property in the County of Nicollet .

County Sheriff David Lange and Jail Programmer Cheryl DeBoer appeared before the Board at this time to ask for consideration of a contract for inmate health services. This program would provide Nicollet County with access to a 24-7 doctor to provide services to inmates. This would make the cost of prescriptions more reasonable and would make medical co-pays by inmates a requirement. There is a cost-per-month for the program that would be adjusted according to usage. Upon a motion by Commissioner Kolars and seconded by Dranttel, it was moved to table the request of the Sheriff regarding

approval of the Advanced Correctional Healthcare (ACH) contract for inmates in the Nicollet County Jail. The motion carried unanimously.

At this time, Chair Stenson opened the Public Hearing regarding continuation for County Ditch 46A. As there is no additional information at this time and the matter is still under appeal, Assistant County Attorney Paul Tanis suggested that the hearing be continued. Chair Stenson closed the Public Hearing. Upon a motion by Commissioner Dranttel and seconded by Beatty, it was moved to continue the public hearing for County Ditch 46A to June 14 at 10:30 a.m. The motion carried unanimously.

Emergency Management Director Denise Wright appeared before the Board to request approval of a resolution declaring a state of emergency. She provided information about the current water level, a meeting that was held last night for residents living in the flood area, plans for home evacuations if necessary, and what the projections are for flooding. Administrator Robert Podhradsky noted that he received compliments on how well Emergency Management staff handled the meeting last night and he wanted to publicly thank Denise Wright and her Assistant Winthrop Block for the work they have done, and will be doing, in regard to the flood emergency. Upon a motion by Commissioner Kolars and seconded by Beatty, it was moved to accept the recommendation of the Emergency Management Director and adopt the resolution declaring that Nicollet County is in a State of Emergency for the Spring Flood of 2011. The motion carried unanimously.

RESOLUTION DECLARING A STATE OF EMERGENCY

WHEREAS, the 2011 spring flooding is expected to impact the population of Nicollet County and its cities; and

WHEREAS, the event is expected to cause significant amount of public property damage; and

WHEREAS, the Nicollet County Department of Emergency Management requests the Nicollet County Board of Commissioners declare Nicollet County in a STATE OF EMERGENCY for the Spring Flood event of 2011.

NOW, THEREFORE, BE IT RESOLVED, that the Nicollet County Board of Commissioners declares Nicollet County in a State of Emergency in order to prepare and do advance measures to protect the County from this spring flooding event.

THEREFORE, BE IT FURTHER RESOLVED, the State of Emergency is effective until such time as the Board of Commissioners has determined that the State of Emergency and threat of spring flooding has passed.

I certify that the above resolution was adopted by the Nicollet County Board of Commissioners on March 22, 2011.

County Administrator Robert Podhradsky addressed the Board to request approval of a proclamation noting April as National County Government Month. Upon a motion by Commissioner Beatty and seconded by Dranttel, it was moved to adopt the resolution proclaiming April as County Government Month with this year's theme being "Serving and Thanking our Veterans, Armed Forces and Their Families." The motion carried unanimously.

National County Government Month – April, 2011 “Serving and Thanking Our Veterans, Armed Forces and Their Families”

WHEREAS, the nation's 3,068 counties provide a variety of essential public services to communities serving more than 300 million Americans, and

WHEREAS, Nicollet County and all counties take seriously their responsibility to protect and enhance the health, welfare and safety of its residents in sensible and cost-effective ways, and

WHEREAS, Nicollet County honors and thanks our residents who have served or are serving this country through military service, and

WHEREAS, county government delivers many important services to America's veterans, military service members and their families, and

WHEREAS, the National Association of Counties is the only national organization that represents county governments in the United States, and

WHEREAS, Nicollet County and the National Association of Counties are working together to better serve American communities.

NOW, THEREFORE BE IT RESOLVED that the Nicollet County Board of Commissioners does hereby proclaim April, 2011 as National County Government Month.

BE IT FURTHER RESOLVED THAT during April 2011, and in future months, the Nicollet County Board of Commissioners does hereby encourage all of its citizens to honor and thank those who are serving or have served in the military service along with their families for the sacrifices they have made.

County Administrator provided information about the following items/meetings:

- Reminder of the joint meeting today with Sibley County at the Gaylord Public Library at 12:30.
- Annual AMC Legislative Conference from March 23rd-24th
- April 11th North Mankato Liaison Committee Meeting at 4:30 p.m.
- Discussed a proposed Joint meeting with Blue Earth County on April 12th. Bob will get back to the Board to confirm this meeting
- April 14th is a Criminal Justice Committee meeting - beginning at 8:30 a.m.

Chair James Stenson reported on the following past and future activities/meetings, including:

- Discussed the issue of remonumentation
- Reviewed the meeting of the Planning & Zoning Advisory meeting last night, specifically regarding a proposed kennel

The Commissioners reported on various past and future activities/meetings, including:

Commissioner Jack Kolars

- The meeting with Governor Dayton in Mankato last week regarding the flooding

Commissioner Dr. Bruce Beatty

- No report

Commissioner David Haack

- No report

Commissioner Marie Dranttel

- No report

Upon a motion by Commissioner Haack and seconded by Stenson, it was moved to approve the expenses and per diems for the meetings noted above during the Commissioner reports and/or listed on the Claims Listing, and authorize payment of those expenses and per diems by the Auditor-Treasurer's Office. The motion carried unanimously.

Chair Stenson adjourned the meeting at 11:10 a.m.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 13A	Department: Administration	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Impound Agreement

BACKGROUND AND SUPPLEMENTAL INFORMATION: Enclosed please find a letter from Premier Veterinary Service along with a proposed Animal Impound Agreement for the period April 1, 2011 through December 31, 2013. The proposed contract reflects a price increase of 15 percent from the current contract which began August 1, 2005. The fee changes are as follows: Impound Animals Unclaimed - Dogs \$66.00 increased to \$75.90; Cats \$49.75 increased to \$57.20. Rabies Suspects (Quarantine) Unclaimed - Dogs \$132.00 increased to \$151.80; Cats \$99.50 increased to \$114.43. Reclaimed Animals - Dogs \$40.20 increased to \$46.23; Cats \$36.95 increased to \$42.49. Rabies Suspects - Dogs \$72.50 increased to \$83.38; Cats \$66.50 increased to \$76.48. The extra board fee per day for reclaimed animals increased from \$13.20 to \$18.18 and for rabies suspect animals from \$18.20 to \$21.93. We have had an excellent working relationship with Premier Veterinary Center and are recommending your approval of the new Impound Agreement.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approval of Impound Agreement.

For Clerk's Use:

Motion By: _____

Second By: _____

Vote Record:

Aye Nay

_____	_____	Schindle
_____	_____	Freyberg
_____	_____	Steiner
_____	_____	Norland
_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution Ordinance Contract Minutes Map

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Other (specify)

Letter, Impound Agreement

Workshop

Regular Meeting

Special Meeting

Refer to: _____

Table until: _____

Other: _____



Leading with Excellence, Serving with Compassion

1606 S. Riverfront Drive

Mankato, MN 56001

Ph:(507) 345-3887 * Fax: (507) 345-8092

www.premierveterinarycenter.com

Dr. Nancy Greenwald, DVM, MPH * Dr. James Rundquist, DVM, MPH

North Mankato City Administrator
1001 Belgrade Avenue
North Mankato, MN 56003

March 3, 2011

Dear Sir:

My name is Dr. Nancy Greenwald and I am one of the veterinarians here at Premier Veterinary Center. I have been recently going over some business contracts in preparation for taking on more of the business responsibilities and realize that our most recent contract regarding animal impoundment was dated August 2005. Since that time, the practice has changed ownership, the name of our facility has changed, and it becomes necessary to adjust our fees to keep up with the ever-changing economy. You will find that the new contract prices reflect a 15% price increase (which is roughly equal to an annual increase of 2.5%).

I have drawn up a new contract for your perusal. The basic premise of the contract has remained the same; additional language and explanations were added to protect both parties. The other main feature of this new contract is that it is for a defined period of time. Creating a contract that has a specified time line requires both parties to reexamine this document on a regular basis which allows our respective organizations to make updates as necessary.

If you would like to set up a time to discuss the new contract, please don't hesitate to contact me at my office: 507-345-3887, or via email at dr.greenwald@premiervetcenter.com. If the contract meets with your approval, feel free to sign and date it and return it to my office. I look forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Greenwald".

Nancy Greenwald, DVM, MPH

**CITY OF NORTH MANKATO
ANIMAL IMPOUND AGREEMENT**

By and between:
CITY OF NORTH MANKATO
1001 Belgrade Avenue
North Mankato, MN 56003

AND

PREMIER VETERINARY CENTER, LLC
1606 S. Riverfront Drive
Mankato, MN 56001

This agreement is made, executed, and entered into between the **CITY OF NORTH MANKATO**, a Minnesota municipal corporation ("City") and Premier Veterinary Center ("Contractor") for animal impounding services effective from April 1, 2011 through December 31, 2013.

THE PARTIES AGREE AS FOLLOWS:

1. **Services**

- A. Contractor agrees to maintain a 24-hours, seven-day facility available to the City; specifically, the North Mankato Police Department acting as the Animal Control Officer (as defined in Minn. Stat. § 343.20 subd. 5) for the City of North Mankato.
 - B. Contractor agrees to board all dogs and cats found or seized by the City in the city of North Mankato. These animals will be held for a minimum of seven (7) business days. A regular business day means any day during which the Contractor is available to the public for four (4) or more consecutive hours between 8:00 a.m. and 5:30 p.m. or by appointment. After that time, Contractor may take steps to place the animal in a private home or to dispose of the cat or dog in a humane manner according to Minn. Stat. § 35.71.
 - C. Contractor will provide necessary veterinary services as requested, including, but not limited to: euthanization, internal parasite treatment, external flea treatment, and burial services. Contractor shall receive compensation therefore as long as the services are in compliance with section 3 of this Agreement. Contractor shall keep an accurate written account of all animals impounded or boarded and the duration of the impoundment. Records will also include documentation on all animals destroyed and any other fees or services rendered, and provide this information upon request by the City.
2. **Term.** The term of this Agreement shall begin on April 1, 2011 and end on December 31, 2013. Either party may terminate this Agreement by giving the other party ninety (90) days written notice to the other.
3. **Compensation.** The fees to be paid by the City to the Contractor for carrying out the obligations and responsibilities of this Agreement shall be as follows:

- A. The City agrees to pay Contractor the following fees for dogs or cats not claimed by their owner:
 1. Impound Animals – Unclaimed
 - a. Dogs - \$75.90, Cats - \$57.20
 - i. This fee includes administrative costs, physical exam, internal and external parasite prevention, and boarding.
 2. Rabies Suspects (Quarantine) – Unclaimed:
 - a. Dogs - \$151.80, Cats - \$114.43
 - i. Animals will be held for ten (10) calendar days.
 - ii. Fees include administrative costs, observation by trained veterinary staff, and quarantined boarding.
 - B. Contractor will invoice the City on a quarterly basis. The City shall make payment to the Contractor within thirty (30) days after receipt of the invoice for services provided.
 - C. Fees assessed to owners of reclaimed or rabies suspect animals are as follows:
 1. Reclaimed Animals
 - a. Basic Impoundment Fee: Dogs \$46.23, Cats \$42.49
 - i. This fee includes the administrative costs, physical exam, internal and external parasite treatment, and one (1) day board.
 - ii. PLUS board fee per day or fractional day of \$18.18 + tax.
 - iii. Proof of rabies is required prior to release; if proof cannot be provided, Contractor will vaccinate the animal for rabies at the current cost of service.
 2. Rabies Suspects
 - a. Dogs \$83.38, Cats \$76.48
 - i. PLUS board fee per day or fractional day of \$21.93 + tax
 - ii. Rabies suspects MAY be released to the owner for the ten-day holding period if **verbal and written authorization** is provided by the North Mankato Police Department.
4. **Disposal of Animals.**

- A. Any animal impounded, except a mistreated animal, which is not claimed after seven (7) regular business days, becomes the private property of the Contractor and may be disposed of in a humane manner or placed in the custody of some other suitable person. A mistreated animal seized by the City pursuant to Minn. Stat. § 343.22 may be humanely disposed of ten (10) days after the animal is taken into custody provided the notice and hearing requirement of Minn. Stat. § 343.235, subd. 3, are satisfied. Any animal taken into custody that has bitten a person or that may have exposed a person to rabies shall be quarantined for at least ten (10) days.
 - B. Upon proper determination by a licensed doctor of veterinary medicine, any animal seized pursuant to Minn. Stat. § 343.22 may be immediately disposed of when the animal is suffering and is beyond cure through reasonable care and treatment.
 - 1. Feral animals.
 - a. These animals have lived in the wild with no human contact, are fearful, unsocialized, and incapable of living in a home environment. Therefore, any animal that is delivered to the Contractor in a live-trap and/or is deemed to be feral will be euthanized immediately. Confining a feral animal for seven business days will cause undue suffering and is thereby considered cruel and inhumane according to Minn. Stat. § 343.22 subd. 3.
 - b. In the event that a dead animal is delivered to the Contractor, Contractor shall dispose of the animal's remains. Cost of disposition is \$26.50.
5. **Sales Tax.** Contractor will charge the City sales tax in the amount of 7.375% where appropriate.
6. **Records.** Contractor shall maintain and preserve at least two (2) years the following records:
- A. The description of the animal by specific breed, sex, approximate age and other distinguishing traits.
 - B. The location at which the animal was seized.
 - C. The date of the seizure.
 - D. The name and address of the person from whom any animal three months of age or over was received.
 - E. The name and address of the person to whom any animal three months of age or over was transferred.
 - F. The history of disease conditions diagnosed by a licensed veterinarian and all treatments administered for animals housed on the premises.

The records of all available animals will be maintained in a form that permits easy perusal by the public. Due to the veterinarian-patient-client relationship, once an animal

has been transferred to its new owner, ethically, the information within the veterinary medical record is considered confidential and privileged. It must not be released except by court order or consent of the owner of the patient. Impounded animal information will not be available without the prior authorization of the City.

7. **Disposition of Remains.** Contractor agrees to comply with the disposition of animal carcasses as required under Minn. Stat. § 35.82, subd. 2(a).

Signed: _____
Mayor, North Mankato

Signed: _____
City Administrator

Nancy Greenwald, DVM, MPH
Premier Veterinary Center, LLC
1606 S. Riverfront Drive
Mankato, MN 56001
(507) 345-3887

Dated: _____

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 13B	Department: Administration	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Xcel Energy Rate Increase Notice

BACKGROUND AND SUPPLEMENTAL INFORMATION: Xcel Energy has submitted a notice of a proposed rate increase as required by Minnesota Statute 216B.16, subd. 1 and the Franchise Agreement.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Information item only, no action required.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Schindle
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	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) _____ Notice of Proposed Rate Increase

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

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

**Notice to Counties and Municipalities
Under Minn. Stat. § 216B.16, subd. 1**

STATE OF MINNESOTA
BEFORE THE
MINNESOTA PUBLIC UTILITIES COMMISSION

David C. Boyd	Chair
J. Dennis O'Brien	Commissioner
Thomas Pugh	Commissioner
Phyllis A. Reha	Commissioner
Betsy Wergin	Commissioner

IN THE MATTER OF THE APPLICATION
OF NORTHERN STATES POWER
COMPANY, A MINNESOTA
CORPORATION, FOR AUTHORITY TO
INCREASE RATES FOR ELECTRIC
SERVICE IN THE STATE OF MINNESOTA

DOCKET NO. E002/GR-10-971

RATE INCREASE NOTICE

Xcel Energy has asked the Minnesota Public Utilities Commission (MPUC) for permission to increase its electricity rates by \$150.1 million, or approximately 5.62 percent effective January 2, 2011 and an additional \$48.3 million or 1.81 percent, for a total of \$198.5 million or 7.43 percent effective January 1, 2012.

In addition, Xcel Energy has requested an increase in the rate charged to customers subscribing to the Windsource program. The current Windsource rate is \$3.53 per 100 kWh block and if approved by the MPUC, the rate will increase to \$4.96 per 100 kWh block.

The MPUC will evaluate our request and will make its decision on final rates in December 2011. If final rates are lower than interim rates, we will refund customers the difference with interest. If final rates are higher than interim rates, we will not charge customers the difference.

Public Comment

Administrative Law Judge Beverly Jones Heydinger has scheduled public hearings so that customers may have an opportunity to present their views on the adequacy and quality of Xcel Energy's service, the level of rates, or other related matters. Any Xcel Energy customer or other person may attend or provide comments at the hearings. You do not need to be represented by an attorney.

Accommodations

If any reasonable accommodation is needed to enable you to fully participate in these public hearings (e.g. sign language, foreign language interpreter, large print materials), please contact the MPUC at **651-296-0406** or **800-657-3782** one week in advance of the hearing.

Public Hearings Schedule

Date	Time	Location
Monday, April 11	1:00 p.m.	Brookdale Regional Library, 6125 Shingle Creek Pkwy, Brooklyn Center
Monday, April 11	7:00 p.m.	Sabathani Center, 310 East 38 th St., Minneapolis
Tuesday, April 12	7:00 p.m.	Intergovernment Center, 10 Civic Center Plaza, Mankato
Wednesday, April 13	1:00 p.m.	West Minnehaha Recreation Center, 685 W. Minnehaha Ave., St. Paul
Wednesday, April 13	7:00 p.m.	Woodbury Central Park, 8595 Central Park Place, Woodbury
Thursday, April 14	7:00 p.m.	Bloomington Civic Center, 1800 W. Old Shakopee Road, Bloomington
Wednesday, April 20	7:00 p.m.	Lake George Municipal Complex, 1101 7 th St. So., St. Cloud

Effect of Rate Changes

The table below provides examples of the effect of the proposed increase on typical bills of Xcel Energy's customers. Individual changes may be higher or lower depending on actual electricity usage.

The rate changes described in this notice have been requested by Xcel Energy. The MPUC may either grant or deny the requested changes, in whole or in part, and may grant a lesser or greater increase than that requested for any customer class or classes.

Proposed change in monthly electricity costs

Customer classification	Average monthly kWh usage	Current monthly cost	Interim monthly increase*	Proposed final monthly increase*
Residential - Overhead Line Service	580	\$64.73	\$3.44	\$4.09
Residential - Underground Line Service	850	\$93.83	\$4.96	\$5.53
Energy-Controlled (Dual Fuel)	966	\$66.74	\$2.61	\$4.69
Small General Service	1,035	\$111.25	\$5.75	\$3.27
Small General Time-of-Day Service	1,467	\$135.25	\$6.45	\$3.68
General Service	18,420	\$1,535.12	\$68.18	\$79.91
General Time-of-Day Service	199,251	\$13,880.98	\$562.00	\$737.74
Peak-Controlled Service	61,990	\$6,229.04	\$300.47	\$452.96
Peak-Controlled Time-of-Day Service	602,797	\$47,193.60	\$2,043.20	\$3,045.37
Small Municipal Pumping	559	\$62.70	\$3.30	\$3.29
Municipal Pumping	5,962	\$559.96	\$26.59	\$30.94

* Monthly increases do not include the portion of your bill for fuel, riders, sales taxes and municipal franchise fees, and may vary by customer based on usage.

Written Comments

Written comments may be sent to the Administrative Law Judge:

Judge Beverly Jones Heydinger

Office of Administrative Hearings

P.O. Box 64620

St. Paul, Minnesota, 55164-0620.

E-mail: Beverly.Heydinger@state.mn.us

Customers may also provide comments to the Minnesota Public Utilities Commission:

121 Seventh Place East, Suite 350

St. Paul, Minnesota, 55101-2147

Phone: **651-296-0406** or **800-657-3782**

Citizens with hearing or speech disabilities may call through Minnesota Relay at **800-627-3529** or **7-1-1**.

E-mail: PublicComments.puc@state.mn.us.

Written comments are most effective when the following three items are included:

- (1) the issue(s) in Xcel Energy's proposal you are addressing;
- (2) your specific recommendation; and
- (3) the reason for your recommendation.

Please be sure to reference OAH docket number 15-2500-21773-2 and MPUC docket number E002/GR-10-971 in all correspondence or requests.

Important: Comments will be made available to the public on the MPUC's Web site, except in limited circumstances consistent with the Minnesota Government Data Practices Act. The MPUC does not edit or delete personal identifying information from submissions.

Evidentiary Hearings

Formal evidentiary hearings on Xcel Energy's proposal are scheduled to start on June 1, 2011, at 9:30 a.m., in the Large Hearing Room, Minnesota Public Utilities Commission, 121 Seventh Place East, Suite 350, St. Paul. The purpose of the evidentiary hearings is to allow Xcel Energy, the Minnesota Department of Commerce-Office of Energy Security ("OES"), the Minnesota Office of Attorney General-Residential Utilities Division, and others to present testimony and to cross-examine each other's witnesses on the proposed rate increase.

Anyone who wishes to formally intervene in this case should contact the Administrative Law Judge, Beverly Jones Heydinger at the above address.

For More Information

You may visit Xcel Energy's offices during normal business hours to examine the current and proposed rate schedules and our request for new rates. Xcel Energy's corporate office is located at:

414 Nicollet Mall
Minneapolis, Minnesota 55401

Phone: 800-895-4999

Web: www.xcelenergy.com, Click on "About Energy & Rates" under the "Company" tab.

Or, you may contact the Department of Commerce at:

85 Seventh Place East, Suite 500
St. Paul, Minnesota 55101

Phone: 651-296-9314

Citizens with hearing or speech disabilities may call through Minnesota Relay at 800-627-3529 or 7-1-1.

Web: <https://www.edockets.state.mn.us/EFiling/search.jsp>
(web address case sensitive)

Select 10 in the year field; enter 971 in the number field; click on Search, and the list of documents will appear on the next page.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 14A	Department: Clerk	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Proposed Rate Increase for Kato Cab Company

BACKGROUND AND SUPPLEMENTAL INFORMATION: Kato Cab Company is proposing to increase their rates due to the recent rise in fuel prices. Attached are the proposed rates, a map depicting the zones, the current rates, the vehicles operated by Kato Cab and a current Certificate of Liability Insurance. Staff recommends approval of the proposed rates.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve proposed rate increase.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Schindle
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	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)		Current and proposed rates, List of vehicles and Certificate of Liability Insurance		
_____		_____		
_____		_____		
_____		_____		

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

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

Kato Cab

Zone	Rate	Senior Citizen Rate
1	5.50	5.00
2	5.50	5.00
3	6.25	5.70
4	7.00	6.40
5	7.75	7.10
6	8.50	7.80
7	9.25	8.50
8	10.00	9.20
9	10.75	9.90
10	11.50	10.60
11	12.25	11.30
12	13.00	12.00
13	13.75	12.70
14	14.50	13.40
15	15.25	14.10
16	16.00	14.80
17	16.75	15.50
18	17.50	16.20
19	18.25	16.90
20	19.00	17.60
21	19.75	18.30
22	20.50	19.00
23	21.25	19.70
24	22.00	20.40
25	22.75	21.10
26	23.50	21.80
27	24.25	22.50
28	25.00	23.20
29	25.75	23.90
30	26.50	24.60

****Additional charges:** \$ 1.75 per mile w/ a \$3.00 pick-up charge for out of town runs,
NO PICK UP CHARGE for u-care, medical assistance & blue rides.
\$ 1.00 for each stop
\$ 1.00 for a time call
\$.50 per minute wait time after 2 minutes
\$.25 for each extra passenger

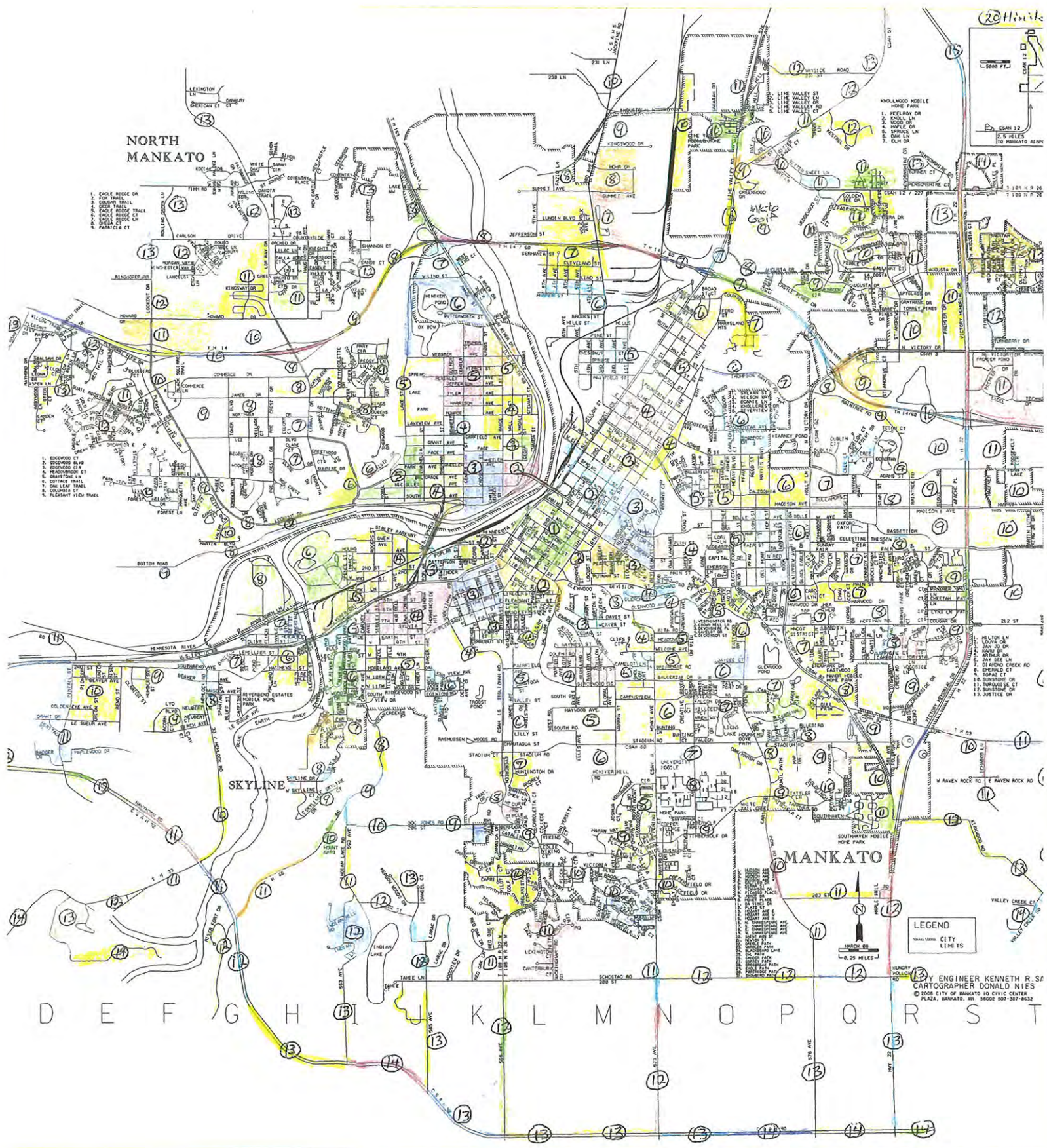
*****DRIVERS MUST CALL IN FOR ALL MEDICAL ASSISTANCE, U-CARE, AND BLUE CROSS CARD CHARGES.**

**NORTH
MANKATO**

- 1. EAGLE RIDGE DR
- 2. TOP TRAIL
- 3. CROWN TRAIL
- 4. EAGLE RIDGE TRAIL
- 5. WINDY RIDGE DR
- 6. WINDY RIDGE CT
- 7. PATRICIA CT

- 1. BIRCHWOOD DR
- 2. BIRCHWOOD CT
- 3. BIRCHWOOD BLVD
- 4. BIRCHWOOD LN
- 5. BIRCHWOOD TRAIL
- 6. BIRCHWOOD DR
- 7. BIRCHWOOD CT
- 8. BIRCHWOOD BLVD
- 9. BIRCHWOOD LN
- 10. BIRCHWOOD TRAIL
- 11. BIRCHWOOD DR
- 12. BIRCHWOOD CT
- 13. BIRCHWOOD BLVD
- 14. BIRCHWOOD LN
- 15. BIRCHWOOD TRAIL

- 1. KNOLHOLDS HOBBLE
- 2. HOPE PARK
- 3. KELROY DR
- 4. KOSAL LN
- 5. WYCKE DR
- 6. WYCKE LN
- 7. ELM LN
- 8. ELM DR



LEGEND
--- CITY LIMITS

ENGINEER KENNETH R. SP
CARTOGRAPHER DONALD NIES
© 2008 CITY OF MANKATO CIVIC CENTER
PLAZA, MANKATO, MN 56008 507-387-8433

D E F G H I J K L M N O P Q R S T

Kato Cab - Rates as of 1-1-09

Zone	Rate	Senior Citizen Rate
1	4.60	4.15
2	4.60	4.15
3	5.30	4.80
4	6.00	5.45
5	6.70	6.10
6	7.40	6.75
7	8.10	7.40
8	8.80	8.05
9	9.50	8.70
10	10.20	9.35
11	10.90	10.00
12	11.60	10.65
13	12.30	11.30
14	13.00	11.95
15	13.70	12.60
16	14.40	13.25
17	15.10	13.90
18	15.80	14.55
19	16.50	15.20
20	17.20	15.85
21	17.90	16.50
22	18.60	17.15
23	19.30	17.80
24	20.00	18.45
25	20.70	19.10
26	21.40	19.75
27	22.10	20.40
28	22.80	21.05
29	23.50	21.70
30	24.20	22.35



The rates & map remain the same as they are now.

****Additional charges:** \$ 1.50 per mile w/ a \$3.00 pick-up charge for out of town runs,
NO PICK UP CHARGE for u-care & blue rides.
\$ 1.00 for each stop
\$ 1.00 for a time call
\$.50 per minute wait time after 2 minutes
\$.25 for each extra passenger

*****DRIVERS MUST CALL IN FOR ALL MEDICAL ASSISTANCE, U-CARE, AND BLUE CROSS CARD CHARGES.**

PLATES & V.I.N. NUMBERS

0	2000	CHEVY IMPALA	XBA-560	2G1WF52E9Y9208614
1	2004	CHEVY IMPALA	492-BZC	2G1WF52E149459055
2	2000	CHEVY IMPALA	334-AXA	2G1WF52E6Y9204147
3	2001	CHEVY IMPALA	247-CMJ	2G1WF52E119130335
4	2003	CHEVY IMPALA	LRK-016	2G1WF52E039339441
5	2003	CHEVY IMPALA	490-AXA	2G1WF52E839126575
6				
7	2004	CHEVY IMPALA	426-BWB	2G1WF52E049200296
8				
9	2003	CHEVY IMPALA	RAV-964	2G1WF52E139100805
10	2002	CHEVY IMPALA	XBA-396	2G1WF52E629384186
11	2004	CHEVY IMPALA	MZK-857	2G1WF52E249360082
12				
13				
14	2004	CHEVY IMPALA		2G1WF52E049327288
15				
16	1998	CHEVY VENTURE	PBL-771	1GNDX03E7WD251093
17	2003	CHEVY VENTURE	341-BVA	1GNDX03E83D144288
18				
19	2000	CHEVY VENTURE	HKF-671	1GNDU03E1YD341142
20	1998	PONTIAC TRANSPORT	NWD-341	1GMDX03E0WD153303
21	2000	CHEVY VENTURE	JAE-507	1GNDX03E3YD172801
23	2004	CHEVY VENTURE	748-CML	1GNDX03E54D203735
24				
25				



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/23/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER American Agency, Inc. 5851 Cedar Lake Road P O Box 16527 Minneapolis MN 55416		CONTACT NAME: Steve Brothers (Rep) PHONE (A/C, No, Ext): (952) 545-1230 FAX (A/C, No): (952) 593-8733 E-MAIL ADDRESS: steveb@americanagency.com PRODUCER CUSTOMER ID#: 00016502															
INSURED Kato Cab, Inc. 722 1/2 N Riverfront Drive Mankato MN 56001-3453		<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: American Casualty Company</td> <td>20427*</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: American Casualty Company	20427*	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #																
INSURER A: American Casualty Company	20427*																
INSURER B:																	
INSURER C:																	
INSURER D:																	
INSURER E:																	
INSURER F:																	

COVERAGES CERTIFICATE NUMBER: 11-12 Lic. Cert REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$	
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			BUA4014132462	5/1/2011	5/1/2012	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 100,000 BODILY INJURY (Per accident) \$ 300,000 PROPERTY DAMAGE (Per accident) \$ 100,000 Underinsured motorist BI split \$ 25,000 PIP-Basic \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 See attached list of vehicles.

CERTIFICATE HOLDER

(507) 625-4151

City of North Mankato
 P.O. Box 2055
 Mankato, MN 56002

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Steven Brothers/SGB

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 14B	Department: Clerk	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Parade Permit for Lasting Imprint Community has Heart Walk/Awareness Event.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Lasting Imprint has applied for a parade permit for the Community has Heart Walk/Awareness Event to be held on Saturday, May 21, 2011 from 12 noon to 2 p.m. Adults, children, strollers starting at Spring Lake Park Shelter No. 3 will walk twice around Spring Lake.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve parade permit.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Schindle
_____	_____	_____	Freyberg
_____	_____	_____	Steiner
_____	_____	_____	Norland
_____	_____	_____	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)		<u>Application for Parade Permit.</u>		

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

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



CITY OF NORTH MANKATO
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to the Chief of Police at least fourteen (14) days in advance of the parade date.

Applicant Information

Name: Kristen Thomas / Angela Heidelberger
 Address: 510 Cornelia Street
 City: North Mankato State: MN Zip: 56003
 Telephone: (507) 317-2180 (507) 779-2489
 Sponsoring Organization: Lasting Imprint
 Address: Same
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Occasion for Parade: Community has Heart Walk / Awareness Event
 Date of Parade: 5-21-11 Estimated Length of Parade: 200-500 people
 Estimated Starting Time: 12:00NOON Estimated Finish Time: 2pm
 General Composition of Parade: Adults, children, strollers
Starting @ Shelter No. 3 - twice around Spring Lake

As a duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Kristen Thomas
Applicant

3-17-11
Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

[Signature] #701
Chief of Police

3-18-11
Date

COMMENTS/ADDITIONAL STIPULATIONS:

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 14C	Department: Clerk	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Audio and Large Group Permit for Lasting Imprint Community Day.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Lasting Imprint has applied for an audio and large group permit to hold their Lasting Imprint Community Day at Spring Lake Park on Saturday, May 21, 2011 from 11 a.m. to 3 p.m. A DJ will play music from 11 a.m. to 3 p.m. Estimated attendance is 200 to 500 people.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve audio and large group permit for Lasting Imprint.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____			Schindle
_____			Freyberg
_____			Steiner
_____			Norland
_____			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)		Application for Audio and Large Group Permit.		
_____		_____		
_____		_____		

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

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

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 40 -2011 SHELTER: _____ SPP # 2 FEE: \$ 60.00 pd.

TYPE OF EVENT: Community Day DATE VALID: 5-21-11 HOURS: 11:00am - 3:00pm

ORGANIZATION: Lasting Imprint SIZE: 200-500

APPLICANT NAME: Angela Heidelberg (Kristen Thomas - event planner)

ADDRESS: 510 Cornelia St. CITY: North Mankato ⁵⁰⁷⁻³¹⁷⁻²¹⁸⁰

ZIP: 56003 DAYTIME PHONE #: 507-779-2489 - cell

TENTS: — ELECTRICITY: ✓ ALCOHOL: —

If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: DJ - music played from 11:00 - 3:00
Amplified music or band requires Council approval

They will also use SPP #3.

OTHER: Food Vendors, Kids Events, (2 bounce houses & 2 slides), tables for face painting, walk around lake - 40 minutes

+ a kids Fun Plan.
PERMIT APPROVED: _____

DATE: March 17, 2011

PERMIT DENIED: _____

REFER TO COUNCIL: ✓

Nancy Schreber by J. H.
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

PROHIBITED

- * Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- * Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- * Glass containers.
- * Bonfires.
- * Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- * Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

ALLOWED

- * Personal grills may be brought in.
- * Keg beer is allowed only with a permit.
- * Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- * Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- * Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: Kristen Thomas
Applicant

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 14D	Department: Clerk	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Audio and Large Group Permit for True Value Company Picnic

BACKGROUND AND SUPPLEMENTAL INFORMATION: True Value has requested an audio and large group permit to hold their company picnic at Spring Lake Park on Saturday, August 6, 2011 from 8 a.m. to 8 p.m. The time requested includes set-up and clean-up. The group will be using a PA system for bingo.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve audio and large group permit for the True Value Company Picnic.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Schindle
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	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)		Application for Audio and Large Group Permit.		

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

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

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 57 -2011 SHELTER: SLP #1 FEE: \$60.00 pd.

TYPE OF EVENT: Company picnic DATE VALID: 8-6-11 HOURS: 8:00-8:00

ORGANIZATION: True Value SIZE: 200

APPLICANT NAME: Beverly McCulloch

ADDRESS: 2415 3rd Avenue CITY: Mankato

ZIP: 56001 DAYTIME PHONE #: 507-995-5228

TENTS: — ELECTRICITY: ✓ ALCOHOL: —

If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: _____
Amplified music or band requires Council approval

OTHER: PA system for bingo

PERMIT APPROVED: _____

DATE: March 21, 2011

PERMIT DENIED: _____

REFER TO COUNCIL: ✓

Nancy Lehrke by J. G.
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

PROHIBITED

- * Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- * Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- * Glass containers.
- * Bonfires.
- * Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- * Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

ALLOWED

- * Personal grills may be brought in.
- * Keg beer is allowed only with a permit.
- * Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- * Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- * Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: Beverly McCulloch
Applicant

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 14E	Department: Clerk	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Parade Permit for March of Dimes Annual Walk

BACKGROUND AND SUPPLEMENTAL INFORMATION: The March of Dimes has applied for a parade permit for their Annual Walk to be held on Saturday, April 30, 2011 from 1 p.m. to 5 p.m. The parade will start and end at Wheeler Park.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve parade permit for March of Dimes Annual Walk.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay		
	_____	_____		Schindle
	_____	_____		Freyberg
	_____	_____		Steiner
	_____	_____		Norland
	_____	_____		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)		Application for Parade Permit.		

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

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



CITY OF NORTH MANKATO
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to the Chief of Police at least fourteen (14) days in advance of the parade date.

Applicant Information

Name: Louise Howard
 Address: 54046 - 188th ST
 City: Mankato State: MN Zip: 56001
 Telephone: 507-381-6144
 Sponsoring Organization: March of Dimes
 Address: 107 N. 2nd St., Suite 103
 City: Mankato State: MN Zip: 56001
 Telephone: 507-388-6342
 Occasion for Parade: March of Dimes Walk
 Date of Parade: 4/30/11 Estimated Length of Parade: 4.2 miles
 Estimated Starting Time: 2pm Estimated Finish Time: 4pm
 General Composition of Parade: walkers

As a duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Louise Howard
Applicant

3/29/11
Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

[Signature] #701
Chief of Police

03-30-11
Date

COMMENTS/ADDITIONAL STIPULATIONS:



North Mankato

When: *Saturday, April 30th*

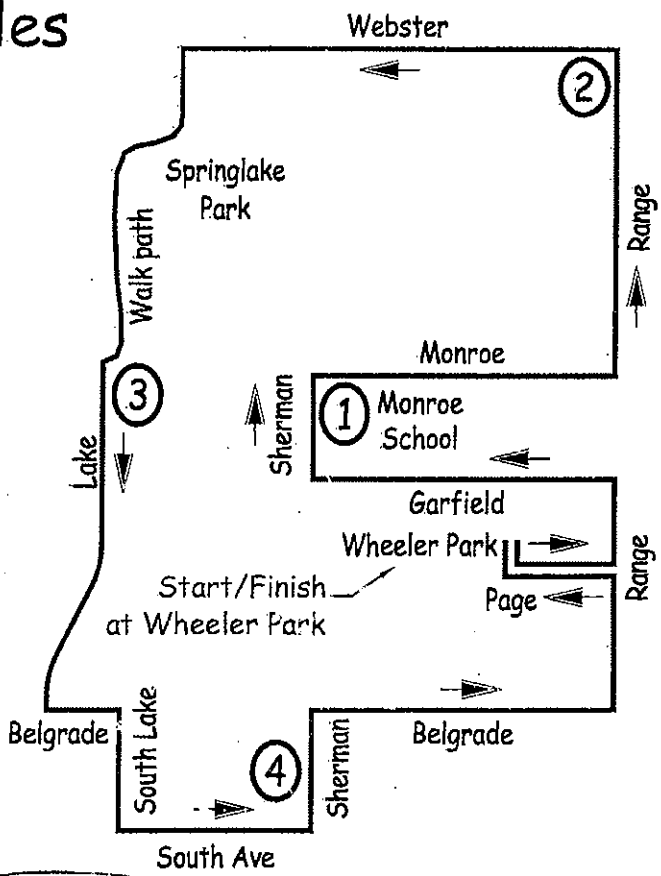
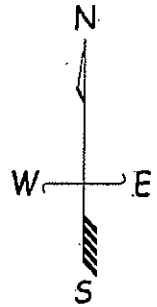
Time: 1:00pm Registration

2:00pm Start of Walk

Start/Finish: Wheeler Park in North Mankato

- Check Points:
- 1. Monroe School
 - 2. Mankato Tent & Awning
 - 3. Springlake Park
 - 4. Belgrade Methodist Church

4.5 Miles



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 14F	Department: Clerk	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Audio and Large Group Permit for March of Dimes

BACKGROUND AND SUPPLEMENTAL INFORMATION: The March of Dimes has applied for an audio and large group permit at Wheeler Park on Saturday, April 30, 2011 from 1 p.m. to 5 p.m. KDOG Radio Show and one DJ will play music from 1-5 p.m. The March of Dimes has also reserved Spring Lake Park Shelter No. 1 to be used as a rest area for walkers.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve audio and large group permit for March of Dimes.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____			Schindle
_____			Freyberg
_____			Steiner
_____			Norland
_____			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)		Audio and large group permit application.		
_____		_____		
_____		_____		
_____		_____		

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

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

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 19 -2011 SHELTER: Wheeler FEE: NC

TYPE OF EVENT: Annual Walk DATE VALID: April 29 - May 2nd HOURS: 8:00a.m. - 4:00p.m.
shelter reserved April 29 - May 2nd to set up & remove picnic

ORGANIZATION: March of Dimes SIZE: 500

APPLICANT NAME: Louise

ADDRESS: 107 N. 2nd St., Suite #103 CITY: Mankato

ZIP: 56001 DAYTIME PHONE #: 388-6342

TENTS: NO ELECTRICITY: ALCOHOL: No

AUDIO DEVICES: Kdog radio show 1 D.J. 1-100 Watt Amp
Amplified music or band requires Council approval music played from 1-5 on the 30th
If keg beer, a \$250 deposit and \$25 fee are required.

OTHER: SLP #1 to be used for rest area for walkers on the 30th

PERMIT APPROVED: _____ DATE: March 22, 2011

PERMIT DENIED: _____

REFER TO COUNCIL: Nancy Behrke by J.G.
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

PROHIBITED

- * Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- * Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- * Glass containers.
- * Bonfires.
- * Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- * Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

ALLOWED

- * Personal grills may be brought in.
- * Keg beer is allowed only with a permit.
- * Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- * Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- * Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: Edward
Applicant

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 14G	Department: Clerk	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: Parade Permit for North Mankato Fun Days Triathlon

BACKGROUND AND SUPPLEMENTAL INFORMATION: The North Mankato Fun Days Triathlon will be held on Sunday, June 26, 2011 from 8 a.m. to 11 a.m. A copy of the map showing the location of the swimmers, bikers and runners is attached.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve Parade Permit for North Mankato Fun Days Triathlon.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Schindle
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)		Application for Parade Permit.		

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

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



CITY OF NORTH MANKATO
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to the Chief of Police at least fourteen (14) days in advance of the parade date.

Applicant Information

Name: Ann Vose
 Address: 2220 W. Dream Dr.
 City: North Mankato State: MN Zip: 56003
 Telephone: 507-387-4814
 Sponsoring Organization: North Mankato Triathlon/Fun Days
 Address: 1001 Belgrade Ave. City of North Mankato
 City: North Mankato State: MN Zip: 56003
 Telephone: 507-625-4141
 Occasion for Parade: North Mankato Triathlon
 Date of Parade: June 26, 2011 Estimated Length of Parade: see attached map *
 Estimated Starting Time: 8:00 a.m. Estimated Finish Time: 11:00 a.m.
 General Composition of Parade: swimmers, bikers, runners

As a duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

[Signature] 3-28-2011
 Applicant Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

[Signature] #701 03-29-2011
 Chief of Police Date

COMMENTS/ADDITIONAL STIPULATIONS:

NORTH MANKATO FUNDAYS TRIATHLON

JUNE 26, 2011

25 mi. swim
12 mi. bike
3.6 mi. run



NORTH MANKATO

swim

bike

return bike

run

1. EAGLE RIDGE DR
2. COUGAR TRAIL
3. DEER TRAIL
4. EAGLE RIDGE TRAIL
5. EAGLE RIDGE CT
6. EAGLE RIDGE LN
7. OMEGA CT
8. PATRICIA CT

1. EDGEWOOD CT
2. EDGEWOOD BLVD
3. EDGEWOOD DR
4. GRAYSTONE CT
5. GRAYSTONE LN
6. COTTAGE TRAIL
7. OAK LEAF TRAIL
8. COLUMBIA CT
9. PLEASANT VIEW TRAIL



COURSE - The **SWIM** portion of the race is in Hiniker Pond. Swim out from the right side of the beach, counterclockwise direction, finish on the beach in front of pavilion. Run to the transition area.

The **BIKE** portion of the race begins at the Hiniker Park/transition area onto Butterworth St., turn right onto Range St., a quick right turn onto Cross St., right turn onto Webster Ave., left turn onto Lake St., right turn onto Belgrade Ave., left turn onto Lee Blvd., cross over Lookout Drive onto Judson Bottom Road. Judson Bottom Road has no shoulders. Please stay on the correct side of the road. From Judson Bottom Road turn right onto Rockford Road/County Road 41. The bike turnaround will be 50 yds. before Pleasant View Drive; a Nicollet County Sheriff's vehicle will be at the turnaround. Continue on Rockford Road/County Road 41 and turn left onto Judson Bottom Road. Then cross over Lookout Drive onto Lee Blvd., turn right onto Belgrade Ave., turn left onto Lake St., turn right onto Lakeview Ave., turn left onto Sherman St., turn right on Webster Ave., turn left onto Cross St., left turn onto Range St., and a quick left turn onto Butterworth into Hiniker Park/transition area. Stay to the right side of the road during the bike portion of the race.

The **RUN** portion of the race begins from the transition area, run on the path around Hiniker Pond (toward the pavilion/west side), turn left onto W. Lind St., left onto Lake St., left onto Lakeview Ave., left onto Sherman St. Next, turn left at the Tyler St. entrance to Spring Lake Park, run straight ahead to the path, turn left on the path all the way around Spring Lake Park, exit the park at Tyler St., turn left onto Sherman St., turn right onto Webster Ave. (stay on the right side/south side of Webster only), turn left onto Cross St., left onto Range St., quick left onto Butterworth into Hiniker Park and the finish line!

Please be aware that no streets will be closed to traffic. There will be North Mankato Police, Mankato Police, race officials, and signs along the route of the race to help with traffic and help make this a safe and fun race.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 15A	Department: Finance	Council Meeting Date: April 4, 2011
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TITLE OF ISSUE: League of Minnesota Cities Insurance Trust Liability Coverage Waiver Form

BACKGROUND AND SUPPLEMENTAL INFORMATION: The City each year, as part of the insurance renewal process, must determine if it wants to waive the tort liability limits that are established by statute. The City has never waived these limits.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Motion to approve not to waive tort limits.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Schindle
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	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)		Waiver Form		

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

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

SECTION I: LIABILITY COVERAGE WAIVER FORM

Cities obtaining liability coverage from the League of Minnesota Cities Insurance Trust must decide whether or not to waive the statutory tort liability limits to the extent of the coverage purchased. The decision to waive or not to waive the statutory limits has the following effects:

- ☐ *If the city does not waive the statutory tort limits*, an individual claimant would be able to recover no more than \$500,000. on any claim to which the statutory tort limits apply. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether or not the city purchases the optional excess liability coverage.
- ☐ *If the city waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could potentially recover up to \$1,500,000. on a single occurrence. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to \$1,500,000., regardless of the number of claimants.
- ☐ *If the city waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

This decision must be made by the city council. **Cities purchasing coverage must complete and return this form to LMCIT before the effective date of the coverage.** For further information, contact LMCIT. You may also wish to discuss these issues with your city attorney.

the City of North Mankato accepts liability coverage limits of \$ 500,000/1,500,000 from the League of Minnesota Cities Insurance Trust (LMCIT).

Check one:

- The city **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minnesota Statutes 466.04.
- The city **WAIVES** the monetary limits on tort liability established by Minnesota Statutes 466.04, to the extent of the limits of the liability coverage obtained from LMCIT.

Date of city council meeting April 4, 2011

Signature _____ Position _____

Return this completed form to LMCIT, 145 University Ave. W., St. Paul, MN. 55103-2044



Spirit of Cooperation

Two Cities Working Together



City of North Mankato

PROCLAMATION

WHEREAS, for more than a century the bicycle has been an utilitarian, economical, environmentally sound and effective means of personal transportation, recreation and fitness; and

WHEREAS, the Cities of North Mankato and Mankato encourage the use of bicycles as a means of transportation; and

WHEREAS, the two Cities encourage the increased use of bicycles, benefitting all citizens of the two Cities by improving air quality, reducing traffic congestion and noise, and fostering exercise; and

WHEREAS, the two Cities, recognizing the use of bicycles as a viable mode of transportation, endeavor to promote safe and responsible bicycling and are committed to incorporating the development of bicycle facilities in the vision for revitalizing the downtown areas; and

WHEREAS, the two Cities encourage all citizens to ride their bicycles or walk to work, to the store, to the park, around their neighborhoods and with friends and family to promote the personal and societal benefits achieved from bicycling and walking;

NOW, THEREFORE, We, Mark Dehen, Mayor of North Mankato, and Eric Anderson, Mayor of Mankato, do hereby proclaim May 16-20, 2011 as

NATIONAL BIKE TO WORK WEEK

in North Mankato and Mankato, Minnesota.

IN WITNESS WHEREOF, we have hereunto signed our names and caused the seals of the Cities of North Mankato and Mankato to be affixed this 4th day of April, 2011.

City of Mankato
10 Civic Center Plaza
Post Office Box 3368
Mankato, MN 56002-3368
(507) 387-8600

Mark Dehen, Mayor
City of North Mankato

Eric Anderson, Mayor
City of Mankato

City of North Mankato
1001 Belgrade Avenue
Post Office Box 2055
North Mankato, MN 56002-2055
(507) 625-4141

CLAIM REPORT
 BILLS PAID AFTER THE COUNCIL MEETING OF MARCH 21, 2011
 END OF MONTH

68439	Affinity Plus Fed Credit Union	employee payroll deductions	\$192.62
68440	Anderson Consulting	professional service-Comm Dev	\$1,050.00
68441	HickoryTech	telephone bill- All Depts.	\$475.50
68442	ICMA Retirement Trust - 457	employee payroll deductions	\$5,003.85
68443	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$380.77
68444	Law Enforcement Labor Service	employee payroll deductions	\$378.00
68445	Minn NCPERS Life Ins	employee payroll deductions	\$96.00
68446	MN Valley Fed Credit Union	employee payroll deductions	\$60.51
68447	Sprint	PCS connection card data play-Police & Public Access	\$159.96
68448	United Way	employee payroll deductions	\$378.38
68449	McComb Group	professional service-Sales Tax Fund	\$1,617.18
68450	Security Management, Inc	professional service (reimbursed)-Unallocated	\$5,102.83
68451	Xcel Energy	electric bill-All Depts.	\$22,150.28
68452	Nicollet County Recorder	notary commission fee-Task Force	\$20.00
68453	State of Minnesota	notary commission fee-Task Force	\$120.00
	Total		<u>\$37,185.88</u>

CLAIMS CONTINUED

General	\$23,531.45
Library	\$676.48
Bookmobile	\$25.00
Community Development	\$1,150.00
Sales Tax Fund	\$1,617.18
2011 Construction	\$4.34
Water	\$4,397.05
Sewer	\$3,174.89
Sanitary Collection	\$825.12
Storm Water	\$1,149.36
Public Access	\$495.01
Minnesota River Valley Drug Task Force	<u>\$140.00</u>
Total	<u><u>\$37,185.88</u></u>

PORT AUTHORITY INVOICES
BILLS PAID AFTER THE COUNCIL MEETING OF MARCH 21, 2011
END OF MONTH

None to report

List of Port Authority Bills in the Amount of \$0.00

Council Meeting of April 4, 2011

Mayor Mark Dehen

Council Member Bill Schindle

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

List of Bills in the Amount of \$37,185.88

Council Meeting of April 4, 2011

Mayor Mark Dehen

Council Member Bill Schindle

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF APRIL 4, 2011

AEP Industries, Inc.	plastic sheeting-Contingency	\$7,026.62
Alex Air Apparatus, Inc.	Chemguard Class A foam & supplies-Fire Dept.	\$553.20
Alpha Wireless Communications	equipment parts-Task Force	\$113.83
Ameripride Linen & Apparel Services	mats, gloves, uniform & towel service-All Depts.	\$662.06
American Payment Center	utility drop box rental-Sewer Dept.	\$93.00
American Public Works Assn.	membership dues-Street Dept.	\$181.25
Baker & Taylor	books-Library & Bookmobile	\$84.70
Batteries Plus	supplies & equipment parts-Street & Water Depts.	\$91.50
Beacon Athletics	supplies-Caswell Park	\$645.00
Belgrade Township Treasurer	annexation reimbursement Rist property-Port Authority	\$1,155.25
Bellkato Corporation	professional service-Street Dept.	\$365.00
Benco Electric Cooperative	electric bill-All Depts.	\$21,734.68
Better Housekeeping Vacuums, Inc.	equipment repair-Bldg & Library	\$94.69
Blue Earth County	supplies-Task Force	\$377.12
Brick House Graphics	supplies-Park Dept.	\$75.17
C & S Supply Co., Inc.	saws, supplies & equipment parts-Street & Park	\$1,364.89
Caretakers of Mankato	snow removal-Public Access	\$93.60
CenterPoint Energy	gas bill-All Depts.	\$9,450.22
City of Mankato	March wastewater fee/final 2010 wastewater fee-Sewer	\$115,349.49
Computer Technology Solutions	equipment repair-Adm, Police, Library & Public Access	\$2,892.41
Crysteel Truck Equipment	equip parts, plow hitch & hydraulic sys-Str & Equip Cert	\$16,219.19
Dehen, Mark	meal for meeting-Mayor	\$12.93
DEMCO, Inc.	supplies-Library	\$43.20
EBSCO Information Service	magazine subscription renewals-Library	\$3,586.94
Emergency Apparatus Maintenance	equipment testing-Fire Dept.	\$2,937.79
Express Services, Inc.	temporary crossing guards-Police Dept.	\$712.67
Fastenal Companies	equip parts & supplies-Street, Park & Sewer Depts.	\$233.05
Ferguson Enterprises	plumbing supplies-Library & Sewer	\$59.48
Ferrellgas	LP gas-Sanitation	\$548.55
Freyberg Petroleum Sales, Inc.	grease-All Depts.	\$1,284.21
Gale Group	books-Library	\$21.59
Hansen Sanitation	refuse pickup-Sanitation	\$45,978.98
Hawkins, Inc.	chemicals & supplies-Water Dept.	\$354.40
Heintz Toyota	repair truck (reimbursed by North Star Ins)-Park	\$1,543.00
Hoffman Construction Co.	Estimate #5 CSAH 41/Carlson Dr/Howard Dr Extension	\$39,193.99

CLAIMS CONTINUED

Infratech Infrastructure Technologies	supplies-Sewer Dept.	\$311.39
Ingram Library Services	books-Library	\$1,077.10
Intech Worldwide	support contract-Police Dept.	\$4,595.00
J M Promotions	book bags-Library	\$786.99
Jacobs Trading Company	sandbags-Contingency	\$13,658.10
Jeane Thorne, Inc.	professional service-Task Force	\$1,530.06
Judd, John	equipment parts & supplies-Task Force	\$683.61
Lab Safety Supply	supplies-Task Force	\$205.32
Larkstur Engineering & Supply, Inc.	equipment parts-Street & Sewer Depts.	\$226.22
Little Falls Machine, Inc.	equipment parts-Street Dept.	\$899.40
Lloyd Lumber Co.	supplies-All Depts.	\$1,264.37
Loe's Oil Company	oil filter disposal-Shop	\$17.00
Mankato Implement, Inc.	equipment parts-Street & Park Depts.	\$280.56
Mankato Oil & Tire Co.	tires-Police, Park & Water Depts.	\$2,378.59
Mankato Public Schools	bus transportation for special programs-Library	\$154.50
Mantronics Mailing Systems, Inc.	supplies for postage machine-Mun Bldg	\$37.93
Midwest Tape	DVD's-Library	\$54.56
Minnesota Chief of Police Assn.	printed material-Police Dept.	\$59.06
Minnesota Historical Society Press	subscription renewal-Library	\$20.00
Minnesota Valley Testing Lab	water testing-Water Dept.	\$25.00
MN Dept Employment & Economic Dev	Thin Film grant repayment-Port Auth Revolving Loan	\$1,931.22
MRCI	wages for MRCI employees-Sanitation	\$6,846.75
Minnesota State University	work study student-Library	\$97.50
North Central International	equipment parts & supplies-Street Dept.	\$716.84
North Kato Supply	supplies-Police & Shop	\$227.64
North Mankato Firemen's Relief	retirement supplement-Firemen's Relief	\$1,000.00
Old Dominion Brush Company	equipment parts-Street Dept.	\$123.36
OverDrive	downloadable ebooks & audio books-Library	\$1,150.74
Petty Cash, Steven Mork	petty cash items-All Depts.	\$148.58
Polar Heating & Cooling, Inc.	ice machine-Fire Dept.	\$5,300.00
PowerPlan	equipment parts-Street Dept.	\$1,566.03
Public Safety Equipment	radar calibration-Police Dept.	\$120.00
Red Feather Paper Co.	supplies-All Depts.	\$884.41
Retrofit Companies, Inc.	recycle light bulbs & batteries-Sanitation	\$531.04
River Bend Business Products	copier maintenance-Mun Bldg	\$297.05
Sande, Wendell	car allowance for April-Admin	\$400.00
Schwicker's	roof repair-Library	\$1,255.95
Select Account	March participant fee-Unallocated	\$107.97
Seppmann, Jadd & Sons	professional service-Sewer Dept.	\$580.00
Shine-Way Janitorial Service, Inc.	carpet & upholstery cleaning-Library	\$170.00

CLAIMS CONTINUED

Sign Pro	supplies-Shop	\$236.23
Smith, Nick	equipment parts & travel expense-Task Force	\$61.62
South Central College	CPR/Fire Rescue/First Aid trng-Fire, Str, Park & Wtr	\$2,045.00
Southern Minnesota Construction	sand-Street Dept.	\$2,515.46
Southwest MN Chapter of ICC	membership dues-Inspections	\$160.00
Sports Institute	professional service-Comm Dev	\$1,500.00
SPS Companies, Inc.	plumbing supplies-Mun Bldg	\$17.51
Staples Advantage	supplies-All Depts.	\$266.60
State Industrial Products	equipment parts-Shop	\$469.44
Survey Services, Inc.	professional service-Port Authority	\$450.00
United Rentals	equipment parts-Street Dept.	\$26.84
US Postal Service	postage-All Depts.	\$3,000.00
Valley National Gases	welding supplies-Shop	\$89.46
Viking Electric Supply	electrical supplies-Street Lighting, Park & Water	\$602.14
Wayne's Auto Body, Inc.	sandblast & paint picnic table legs-Park Dept.	\$1,514.54
Wenzel Auto Electric Co.	equipment parts-Street, Bookmobile & Water	\$232.33
Werner Electric Supply	equipment parts & supplies-Water Dept.	\$529.51
Your #1 Auto	equipment parts-Task Force	\$292.91
Total		<u>\$340,863.08</u>

CLAIMS CONTINUED

General	\$58,650.63
Library	\$9,307.22
Bookmobile	\$69.25
Community Development	\$1,535.69
Contingency	\$20,684.72
Port Authority	\$1,605.25
Port Authority Revolving Loan Fund	\$1,931.22
Equipment Certificates	\$15,668.12
2011 Construction	\$39,193.99
Water	\$11,634.75
Sewer	\$118,024.25
Sanitary Collection	\$55,881.45
Firemen's Relief	\$1,000.00
Public Access	\$2,412.07
Minnesota River Valley Drug Task Force	<u>\$3,264.47</u>
Total	<u><u>\$340,863.08</u></u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF APRIL 4, 2011

Belgrade Township Treasurer	annexation reimbursement Rist property-Port Authority	\$1,155.25
MN Dept Employment & Economic Dev	Thin Film grant repayment-Port Auth Revolving Loan	\$1,931.22
Survey Services, Inc.	professional service-Port Authority	<u>\$450.00</u>
Total		<u><u>\$3,536.47</u></u>

List of Port Authority Bills in the Amount of \$3,536.47

Council Meeting of April 4, 2011

Mayor Mark Dehen

Council Member Bill Schindle

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

List of Bills in the Amount of \$340,863.08

Council Meeting of April 4, 2011

Mayor Mark Dehen

Council Member Bill Schindle

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Council Member Robert Freyberg