

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on November 15, 2021. Mayor Dehen called the meeting to order at 7:00 pm, asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Council Members Whitlock, Steiner, and Norland, City Administrator Harrenstein, and City Clerk Van Genderen. Absent: Council Member Oachs, Community Development Director Fischer and Public Works Director Host.

**Approval of Agenda**

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

**Approval of Council Minutes from November 1, 2021, Council Meeting.**

**Council Member Whitlock moved, seconded by Council Member Norland, to approve the Council meeting minutes of November 1, 2021. Vote on the motion Whitlock, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Approval of Council Work Session Minutes from November 8, 2021, Council Work Session.**

**Council Member Norland moved, seconded by Council Member Steiner, to approve the Council Work Session Minutes of November 8, 2021. Vote on the motion Whitlock, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Public Hearing, 7 p.m. Improvement Project Hearing for Project No. 21-05 ABCDEF Lor Ray Drive Improvement and Project No. 21-06 ABCDEF McKinley Avenue Improvement Project.**

City Engineer Dan Sarff appeared before Council and reviewed the two project areas. He first reviewed the Lor Ray Drive project. The sanitary sewer improvements include extending and increasing the size of sanitary sewer to accommodate development in the area. Watermain improvements include extending watermain services to accommodate expansion in areas north of Somerset Lane and areas along Lor Ray Drive for future growth. There is no existing storm sewer on Lor Ray Drive within the project limits. The proposed street improvements include converting the existing rural roadway section to an urban street section with curb and gutter. The storm sewer improvements would include the construction of storm sewer ranging in size from 12 to 24 inches in diameter, construction of inlets at low points, and construction of new manholes. The proposed storm sewer improvements would only provide drainage for the street right-of-way. Future developments would have their storm sewers. The upgrades include stormwater ponds to meet the requirement of the NPDES permit and MS4 permit. Included in the project would be two new ponds designed to accommodate the stormwater runoff from future developments. Street and surface improvements include a 40-foot wide street with a curb and gutter on both sides. The proposed width would accommodate on-street parking, and the new street would be lowered to 2 to 4 feet to be at or below the grade of adjacent ground. An 8' wide concrete walk would be along the east side and an 8' wide trail along the west side. New street lights would be installed.

City Engineer Sarff reviewed the McKinley Avenue project. The sanitary sewer improvements include replacing the 65-year-old sanitary system with a new 8" PVC pipe, and replacing maintenance holes. No improvements are needed to the existing 21" trunk sewer on Cross Street, which is planned for lining and manhole rehabilitation in the future. Watermain improvements include replacing the 65-

year-old 6” cast iron pipes with 8” PVC watermain pipes, installing new hydrants and valves, and replacing existing service lines with 1” diameter plastic piping within the street right-of-way. It will be the property owner’s responsibility to replace the service line from the right of way to their house if necessary. New auto-reading water meters will also be installed. Storm Sewer improvements include constructing a storm sewer system with 12” to 18 “ diameter pipes connecting to the existing storm sewer at Sherman Street and Center Street. The system will be designed to accommodate a 10-year runoff. Street and surface improvements includes reconstruction of the existing street with new pavement and curb and gutter at a 31” width from Sherman to Cross and a 32” width from Cross to Range. The width will continue to allow parking on both sides. The project also includes new street lights. The current sidewalk system is sporadic with several short unconnected segments. Most of the sidewalks are 5’ wide. City Engineer Sarff reported the Future Sidewalk System Development Map, which was included in the Complete Streets Plan adopted by Council in 2016, includes a sidewalk on both sides of McKinley from Sherman Street to Range Street. City Engineer Sarff reviewed the trees existing on McKinley Avenue and reported that all of the 11 trees in the right-of-way are recommended for removal due to deficiencies and that 7 of the trees are Ash trees. He noted residents would be offered tree replacements to be planted in their front yards.

City Engineer Sarff reviewed the pedestrian and bicycle accommodations proposed along Lor Ray Drive. Pedestrian access includes the construction of an accessible 8’ wide sidewalk on the east side of the street conforming to the City’s Complete Streets guidelines for pedestrians’ access. On McKinley, the proposal is to improve existing sidewalks on a portion of McKinley Avenue, including a new sidewalk on both sides of the street from Sherman Street to Range Street. Bicycle accommodations on Lor Ray Drive include construction of an accessible 8’ wide trail on the west side of the street conforming with the City’s Complete Streets Guide for bicycle access. No bicycle recommendations were made for McKinley.

City Engineer Sarff reviewed the proposed estimates and funding for the projects. The Lor Ray Drive Project total estimate is \$3,690,000 with the financing of \$1,016,000 from the Coronavirus Relief Fund, \$575,000 from Local Road Improvement Program (LRIP) Funds, \$325,000 from Municipal State Aid Advance, and \$1,774,000 in Special Assessments and Bonds. McKinley Avenue's total estimated project cost is \$1,675,000 with funding of \$184,000 from the Coronavirus Relief Fund and \$1,491,000 from Special Assessments and Bonds.

City Engineer Sarff reviewed the Assessment policy. He noted that the City’s assessment policy states 100% of the sanitary sewer and water services are assessable. The balance of the project costs would be 40% assessable to residents, and the remaining 60% is City cost. The calculated McKinley Avenue assessments were approximately \$5,500 to roughly \$23,100. City staff is recommending capping the assessment to \$7,500 per lot for McKinley Avenue.

City Engineer Sarff reviewed the proposed schedule noting the bid opening is scheduled for March 1, 2022, the assessment hearing on April 4, 2022, with construction beginning in early May and concluding in late October or early November.

John Foderick, 927 Center Street, appeared before Council to comment on the McKinley Avenue Project. He noted that on his property the distance between his driveway and garage to the curb is 27 feet and if a sidewalk is installed he would not be able to park his vehicle on his driveway without blocking the sidewalk. He requested council reconsider the construction of a sidewalk on his property.

Carl Pagel, 547 McKinley, appeared before Council to comment on the McKinley Avenue Project. He stated the project is a good project but requested that sidewalk be installed on only one side of the street.

**Consent Agenda**

**Council Member Whitlock moved, seconded by Council Member Norland, to approve the Consent Agenda.**

- A. Bills and Appropriations.
- B. Res. No. 66-21 Accepting Donations/Contributions/Grants.
- C. Set Public Hearing on December 6, 2021, at 7:00 p.m. for the 2021 Budget and Five-Year Capital Improvement Plan, 2022-2026.
- D. Approved Parade Permit for Bells on Belgrade on December 4, 2021, from 6:30 – 7:00 p.m.
- E. Res. No. 67-21 Declaring Costs to be Assessed for Municipal Charges.

**Vote on the motion Whitlock, Steiner, Norland and Dehen aye; no nays. Motion carried.** Mayor Dehen thanked the anonymous donor for the \$150,000 donation for the splash pad.

**Public Comments Concerning Business Items on the Agenda**

None.

**Business Items**

**Res. No. 68-21 Ordering Improvement and Preparation of Plans for Project No. 21-05 ABCDEF Lor Ray Drive Street and Utility Improvement Project and Project No. 21-06 ABCDEF McKinley Avenue Street and Utility Project.**

Council Member Norland stated that she wondered what options there were considering the information about residents' garages being so closed to the streets. Council Member Steiner also had questions concerning how residents could park their vehicles. City Engineer Sarff stated there were at least three other properties with similar issues, to 927 Center Street, with proximity of their garages to the street. He stated the issue bears additional study and the Council could approve the resolution tonight and staff could do additional study of the situation and provide options to the Council at a Council Work Session. City Administrator Harrenstein reported residents would be provided information concerning the process.

**Council Member Norland moved, seconded by Council Member Steiner to Adopt Res. No. 68-21 Ordering Improvement and Preparation of Plans for Project No. 21-05 ABCDEF Lor Ray Drive Street and Utility Improvement Project and Project No. 21-06 ABCDEF McKinley Avenue Street and Utility Project. Vote on the motion Whitlock, Steiner, Norland and Dehen aye; no nays. Motion carried.**

**Res. No. 69-21 Relating to \$4,500,000 Taxable General Obligation bonds, Series 2021B, concurring in the Action of the North Mankato Port Authority Commission in Awarding the Issuance and Sale Thereof and Authorizing the Execution of a Continuing Disclosure Certificate.**

City Administrator Harrenstein reported the action is a concurrence to the bond sale approved by the North Mankato Port Authority. Northland Securities Tammy Omdal reported the City Council must concur with the sale of the bonds and they will be used for the accusation and redevelopment of property on Webster Avenue. Ms. Omdal reported the True Interest Cost final rate was 2.49%, she noted the rates are at historic lows. The bonds are rated at AA which affirms the City's strong financial standing.

**Council Member Steiner moved, seconded by Council Member Norland to adopt Res. No. 69-21 Relating to \$4,500,000 Taxable General Obligation Bonds, Series 2021B, Concurring in the**

**Action of the North Mankato Port Authority Commission in Awarding the Issuance and Sale Thereof and Authorizing the Execution of a Continuing Disclosure Certificate. Vote on the motion Norland, Whitlock, and Dehen aye; no nays. Motion carried.**

**Consider Approving Negotiations of a Three-Year Contract with Dem-Con.**

Finance Director McCann stated the memo contains the analysis of the recycled materials and no additional information has been acquired since the Council Work Session. He stated he was unable to get a response from additional recycle sites, but noted that the cost to transport the materials to a location further away from North Mankato will mitigate most cost savings. Finance Director McCann stated the Council could wait for additional information or move on the knowledge they possess. Council Member Steiner stated he believed the staff recommendation was appropriate.

**Council Member Norland moved, seconded by Council Member Steiner to Approve the Negotiation of a new Three-Year Contract with Dem-Con. Vote on the motion Norland, Whitlock, and Dehen aye; no nays. Motion carried.**

**City Administrator and Staff Comments**

City Administrator Harrenstein reported a recognition ceremony was held earlier this evening for members of the North Mankato Police Department and Mayo Clinic Health System Paramedics, for performing life-saving measures at the scene of a sudden cardiac arrest in July of 2021. Police Chief Ross Gullickson awarded letters of commendation to Officers Vitzthum, Morgan, and Kruger, and the three Mayo Paramedics who were present at the incident and thanked them for their heroic efforts in saving resident Robert Homer's life. Mr. Homer, and his family were present, as well as representatives from Mayo, Council Members, and City staff.

City Administrator Harrenstein reported the Holiday Sharing Tree, is now in operation- envelopes are available to be picked up at the North Mankato Taylor Library. The City of North Mankato along with Business on Belgrade invite you to register your house to be a part of our Hometown Holiday Lights house decorating contest. All registered houses will be put on a map that will be distributed to the public. You must have a house in North Mankato to register. The public will decide who wins, cash prizes will be given to the best individual house and the best group of houses. Register by Monday, November 29th at noon at the latest. Maps will be available starting December 6<sup>th</sup>, and voting will close on December 26<sup>th</sup>. Register at the Library's website or call the library at 507-345-5120. City Administrator Harrenstein reported the library is hosting Breakfast with Santa on Saturday, December 18<sup>th</sup>. Children can meet Santa, enjoy crafts and a goodie bag. There will be two sessions: one at 8:30am and one at 10:30am. Registration will open next Monday, November 22, 2021.

City Administrator Harrenstein reported the following new businesses in North Mankato:

- Mi Pueblo Mexican Bar and Grill (1754 Commerce Dr.) – now open
- The Beast (coming soon to 422 Belgrade Ave. Suite 103)
- The Skin Clinic Medspa (coming soon to 235 Belgrade Ave.)
- Caribou Coffee (coming soon to 1661 Commerce Dr.)

City Administrator Harrenstein reported leaf collection continues throughout the City and will run until all leaves are picked up or a snow event prevents collection.

**Mayor and Council Comments**

Council Member Norland commended the North Mankato Police Department for the work that they do.

Mayor Dehen reported that the City was recognized as one of the founders of the City ArtWalk.

Mayor Dehen commented that Kato Local is a week for everyone to remember to shop local.

At 7:54 pm, on a motion by Council Member Whitlock, seconded by Council Member Norland, the Council Meeting was adjourned.

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Mayor

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City Clerk