

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 20, 2017. 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 roll call: Mayor Dehen, Council Members Norland, Freyberg, Whitlock, and Steiner, City Administrator Harrenstein, Finance Director McCann, City Attorney Kennedy, Community Development Director Fischer and City Clerk Van Genderen. Absent: Public Works Director Swanson.

Approval of Agenda

City Administrator Harrenstein requested Item 9E; Consider Resolution Requesting the Nicollet County Road Authority and Engineer Approve Two Access Points for Parcel #01.103.0100 be moved to after Item 9B. **Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda as amended. Vote on the motion: Norland, Freyberg, Whitlock, Steiner, and Dehen aye; no nays. Motion carried.**

Approval of Council Meeting Minutes

City Clerk Van Genderen stated the word anonymous would be struck from comments made by Council Member Norland about an employee survey. **Council Member Norland moved, seconded by Council Member Freyberg, to approve the minutes of the Council meeting of March 6, 2017. Vote on the motion: Norland, Freyberg, and Dehen aye; Whitlock and Steiner abstain. Motion carried.**

Consent Agenda

Council Member Steiner moved, seconded by Council Member Norland, to approve the Consent Agenda which included:

- A. Bills and Appropriations.
- B. Res. No. 19-17 Approving Donations/Contributions/Grants.
- C. Approved Large Group and Audio Permit for SouthPoint Financial Credit Union Grand Opening at 1800 Commerce Drive on May 18, 2017, from 5:00 p.m. to 7:00 p.m.
- D. Approved the Terms and Conditions of the Mankato Area Foundation Grant.
- E. Res. No. 20-17 Approving Consent Assessment Agreement.

Vote on the motion: Norland, Freyberg, Whitlock, Steiner and Dehen aye; no nays. Motion carried.

Public Comments

None.

Business Items

Res. No. 21-17 Adopting the City of North Mankato Water Supply Plan. City Engineer Sarff stated this was an updated Water Supply Plan required by the Department of Natural Resources (DNR). He stated the Water Supply Plan had four parts and reviewed highlights of each part. Part 1 is the Water Supply System Description and Evaluation noting the City has a Gallons per Capita per Day (GPCD) of 102.43 for the ten year average between 2010 and 2015. In 2014 the GPCD was 111.21, and in 2015 it was 96.6. City Engineer Sarff also noted that 14.5% of water was not billed in 2015 and the goal established by the DNR is less than 10%. The City has responded by increasing evaluation of the system looking to reduce leaks with the goal to decrease unbilled water. Part 2 covers Emergency Preparedness Procedures, noting that during an emergency the City of North Mankato can interconnect

with Mankato or with some infrastructure work, use a well on the WisPak property. Part 3 includes a Water Conservation Plan that covers eight areas. The City is focusing on reducing unaccounted water loss as a major objective. City Engineer Sarff stated Part 4 was Items for Metropolitan Area Communities and did not apply to the City of North Mankato. Council Member Norland requested information on the Mt. Simon Aquifer and the water levels. City Engineer Sarff reported at this time there were no significant issues in the North Mankato area. **Council Member Freyberg motioned, seconded by Council Member Norland to adopt Res. No. 21-17 Adopting the City of North Mankato Water Supply Plan. Vote on the motion: Norland, Freyberg, Whitlock, Steiner and Dehen aye; no nays. Motion carried.**

Res. No. 23-17 Adopting Local Government Business Development Infrastructure Application. Community Development Director Fischer stated the City is proposing to submit a Business Development Public Infrastructure grant application to the Department of Employment and Economic Development (DEED) to seek matching funds for the extension of municipal utilities in the North Port Industrial Park. The estimated cost of the improvements is \$824,255.66 as shown on the attached preliminary engineer's estimate. The BDPI program can fund up to 50% of the total project cost or \$412,127.83. The proposed utility extension would accommodate new industrial development at the intersection of Rockford Road and Timm Road as well as other future industries in the Industrial Park. As part of the application process, it is necessary for the City to adopt a Local Government Resolution. **Council Member Freyberg moved, seconded by Council Member Norland to adopt Res. No. 23-17 Adopting Local Government Business Development Infrastructure Application. Vote on the motion: Norland, Freyberg, Whitlock, Steiner and Dehen aye; no nays. Motion carried.**

Res. No. 22-17 Requesting the Nicollet County Road Authority & Engineer Approve Two Access Points for Parcel #01.103.0100. Administrator Harrenstein stated a business is seeking to develop a parcel located at the intersection of County State Aid Highway 41 and County State Aid Highway 6 and would like access points to both roads. He noted approval of the two access points is dependent upon approval from the Nicollet County Road Authority or the Nicollet County Engineer. The resolution shows the City Council's support of the access points. **Council Member Steiner moved, seconded by Council Member Norland to Adopt Res. No. 22-17 Requesting the Nicollet County Road Authority & Engineer Approve Two Access Points for Parcel #01.103.0100. Vote on the motion: Norland, Freyberg, Whitlock, Steiner and Dehen aye; no nays. Motion carried.**

Authorize the City Administrator to Execute a Development Agreement with H&H Development and Michael A Drummer and Julie K. Drummer; Benson West. Community Development Director Fischer stated this was a development agreement with a private developer in Benson West. He stated the owners' intent is to install private utilities, and the agreement spells out the expectations. City Administrator Harrenstein said the agreement would be modified to include three required access points to sidewalks on Rolling Green Lane. He indicated with the Safe Routes to School study and the Sidewalk Plan the development would be required to meet the City established development standards. **Council Member Norland moved, seconded by Council Member Steiner to Authorize the City Administrator to Execute a Development Agreement with H&H Development and Michael A Drummer and Julie K. Drummer; Benson West. Vote on the motion: Norland, Freyberg, Whitlock, Steiner and Dehen aye; no nays. Motion carried.**

Receive Spring Lake Park Swim Facility Assessment and Authorize the City Administrator to Execute a Contract with USAquatics to Complete Design Documents. City Administrator Harrenstein introduced Tom Schaffer from USAquatics and reminded the Council that they had authorized an assessment of the facility and a review of needed improvements to enhance water quality. Mr. Tom Schaffer from USAquatics presented the report. He stated the assessment revealed that the liner in the pond is original and no longer holds water. The sand in the pond is small course gravel which is harsh on bathers' feet, and the concrete diving well is in poor shape with the concrete failing. The water is filtered through the bottom of the pond, and it has deteriorated with a lot of leaking. The filtration system is undersized for the facility with an estimated turnover rate of 19-20 hours while swimming code requires a maximum turnover rate of 6 hours. Mr. Schaffer reviewed recommendations for the filter and the pump that controls the chemicals. The presentation included amenity recommendations; slides, zip lines, aqua climb walls, shade and concession areas. Administrator Harrenstein stated the current swim pond which was constructed in the 1960s had served the City of North Mankato residents very well. He stated the quoted costs are mainly structural and mechanical with approximately \$600,000 of the projected cost amenities; although this does not include the bathhouse. The City received a \$50,000 grant from the Mankato Foundation to assist with the development of a concession and bathhouse facility in the Spring Lake Facility to accommodate swimmers in the summer and hockey players in the winter. Administrator Harrenstein estimated the cost of the bathhouse at \$250,000 to \$350,000. He stated while the Council could consider rehabilitating the pond they could also focus on a newer amenity, but if the pond is not improved, it can not operate beyond this year. Council Member Steiner stated the pond was beautiful and a classic that was utilized by the public and needs to be improved. Council Member Whitlock stated he was in favor of the improvements. Administrator Harrenstein reminded the Council they were not allocating funds they were only authorizing design documents. Mayor Dehen asked Mr. Schaffer for a time frame. Mr. Schaffer stated construction could start after Labor Day. Mayor Dehen asked if the amenities could be added later. Mr. Schaffer stated that was certainly a possibility with the installation of the infrastructure and then later installing the amenities. Attorney Kennedy asked if the improvements would enhance revenue. Administrator Harrenstein indicated increased capacity would increase revenue, but he believed the Council viewed the pond as a public service. Council Member Freyberg requested Administrator Harrenstein value the swim facility and the Caswell Park Indoor Recreation Center that has been discussed. Administrator Harrenstein stated he had not compared the two, but it would be difficult to deny the swim facility which serves all economic strata. Council Member Freyberg stated both could be eligible for Sales Tax funding. Administrator Harrenstein indicated they would both qualify and the City could issue abatement bonds to obligate future sales tax. Council Member Freyberg asked if the City could make both projects work. Administrator Harrenstein indicated that both could fit into the scheduled borrowing. The first project fits within the regular debt service levy and would not materially affect the debt service levy. The second project would require the use of sales tax funds and that funding is more complex and may require refunding existing debt which could be less than wise. **Council Member Norland moved, seconded by Council Member Steiner to Authorize the City Administrator to Execute a Contract with USAquatics to Complete Design Documents. Vote on the motion: Norland, Freyberg, Whitlock, Steiner and Dehen aye; no nays. Motion carried.**

City Administrator and Staff Comments

Administrator Harrenstein stated it was a productive week last week at the state legislation. He indicated he was anticipating the Sales Tax being included in the omnibus bill and it would be determined later if it would be 9 million or 15 million.

Community Development Director Fischer reported the funds that the City was applying for in the Local Government Business Development Infrastructure Application were not available yet; they have not been allocated from the State. The City wants the application ready.

Mayor and Council Comments

Mayor Dehen thanked the Mankato Area Foundation for the \$50,000 for the Spring Lake Hockey. Council Member Norland requested clarification on the allocation of the funds. Administrator Harrenstein reported the funds were from the Fallenstein Gift.

Council Member Steiner requested clarification on if City staff had looked into allowing dogs in Spring Lake Park. He also stated he was contacted by several residents of Sherman Street who thanked the City for the no feeding deer ordinance as they have many deer.

Public Comments

Phil Henry, 1300 Noretta Drive, appeared before Council and stated he had six deer in his yard. He also indicated he supported the use of funds to repair the Swim Facility.

Sharon Schaller, 241 Belgrade Avenue, Sharon's Craft-N-Floral, stated she thought Bumpers on Belgrade would be discussed at this meeting. Mayor Dehen stated the discussion was pushed back to allow the organizer to attend and the topic would be considered at the April 17th Council Meeting. Ms. Schaller proposed fees and requirements for the proposed Bumpers on Belgrade event.

Tom Hagen, 927 Lake Street, appeared before Council and stated his continued concern over the deer population and indicated he thought the City should look at the situation more seriously. He stated the City needs to preserve the architectural, historical legacy of North Mankato.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned at 8:01 p.m.

Mayor

City Clerk