

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 April 5, 2021. City Administrator Harrenstein on March 31, 2020, under MN Statute Section 13D.021, declared the use of electronic meetings due to the COVID-19 pandemic. 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 remotely through Zoom for roll call: Council Members Whitlock, Oachs, and Steiner, City Attorney Kennedy, Finance Director McCann, and Public Works Director Host, present in the Council Chambers for roll call: Mayor Dehen, Council Member Norland, City Administrator Harrenstein, City Clerk Van Genderen and Mayor for a day Kate Camp. Citizen participation was available through teleconference.

**Mayor Dehen read the following proclamation into the record:**

**WHEREAS**, Kate Camp participated in the League of Minnesota Cities 2020 Mayor for a Day Essay Contest; and

**WHEREAS**, Kate's essay was chosen from out of over 150 participating fourth, fifth, and sixth graders in the State of Minnesota; and

**WHEREAS**, Kate composed a well thought out and compassionate plan for her work if she was Mayor for a day; and

**WHEREAS**, the plan included bringing an end to inequalities in the community, setting an example by being non-judgmental, expressing gratitude to City workers who provide services, doing all she could to provide food and shelter to everyone in need, and being a positive role model for all girls and women; and

**WHEREAS**, Kate recognized the gravity of her plan but added some levity by also making chocolate milk come out of all drinking fountains; and

**WHEREAS**, the City of North Mankato is proud to have Kate Camp as a resident of North Mankato, and recognition of her achievement is warranted.

**NOW, THEREFORE**, I, Mark Dehen, Mayor of the City of North Mankato, Minnesota, do hereby declare;

**KATE CAMP AS MAYOR FOR A DAY!**

in the City of North Mankato, on April 5, 2021.

**Approval of Agenda**

**Council Member Norland moved, seconded by Council Member Oachs, to approve the agenda with the addition of a Proclamation as item 8. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Approval of Council Minutes from the March 15, 2021, Council Meeting.**

**Council Member Steiner moved, seconded by Council Member Oachs, to approve the minutes of the Council meeting of March 15, 2021. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Kate Camp read her winning essay into the record.**

When you think of kids being the Mayor, your mind probably wanders to the stereotypes that are sometimes portrayed in comic strips or movies. Chocolate milk in the drinking fountains, a new holiday, or silly rules that people have to follow. I'll admit, some of those sound fun to me, too, but I would focus on bigger problems than what comes out of the drinking fountains.

If I were Mayor for a day, I would try to fix small inequalities in our community. I cannot control everyone, or even a small portion of the US, but I believe that my efforts could make a difference. As a leader, I would set a good example and be non-judgmental of others no matter what they look like, or who they are. Their race, gender, ethnicity, or beliefs would not matter to me, and I would treat everyone as an equal, because we are.

Also, I would set realistic goals and cooperate with others to achieve them. I would show my community what a wonderful place Minnesota is to live in, and how blessed we are. I would express more gratitude to city service workers, such as librarians, police officers, firefighters, park and rec employees, and more. They work so hard to keep our community beautiful and fun.

If I were Mayor for a day, I would do all I could in my power to make sure people around me got the food and shelter they need. I would look for volunteers to donate to the food shelf, and volunteer myself. I would use being Mayor as an opportunity to show people that girls can do anything they put their minds to, and there is no superior gender or race.

I would probably do more, but those sound like hard goals, and I only have one day! My main goal would be to set a good example and show everyone that Minnesota is a great place to live. And while I'm at it, I might as well make chocolate milk in the drinking fountains.

**Mayor Dehen read the following proclamation into the record:**

**WHEREAS**, the Minnesota State Men's Hockey Team won 4-0 over Minnesota in the NCAA Regional Tournament; and,

**WHEREAS**, because of said victory, the Minnesota State Men's Hockey Team has advanced to its first-ever Frozen Four; and,

**WHEREAS**, Maverick Hockey has been the primary tenant of the Civic Center since the 1995-96 season and is home to the best college hockey fanbase in America.

**NOW, THEREFORE**, I, Najwa Massad, Mayor of the City of Mankato, and Mark Dehen, Mayor of the City of North Mankato, in the State of Minnesota, hereby proclaim Thursday, April 8, 2021, as

**"MAVERICK HOCKEY DAY"**

in the cities of Mankato and North Mankato, to honor, recognize and congratulate the Minnesota State Men's Hockey Team and invite all residents to show their support of Minnesota State Hockey by wearing purple and gold.

**IN WITNESS WHEREOF**, we have hereunto signed our names and caused the seals of the cities of Mankato and North Mankato to be affixed this 5<sup>th</sup> day of April 2021.

**Public Hearing, 7 pm-Ordinance No. 141, Fourth Series Updating and Compiling Certain Ordinances of the City Dealing with the Subjects Embraced in the Code of Ordinances and Providing Penalties for the Violation of the Code of Ordinances.**

Community Development Director Fischer reported State Statute authorizes the City to cause its ordinances to be revised, updated, and compiled. The Ordinance would compile the Ordinances passed in the previous year into the City Code. The Ordinances passed since the last codification were

Ordinances 127 through Ordinances 137. The Ordinances have already been approved and are in effect, Ordinance No. 141, allows them to be compiled into City Code.

With no one else appearing, Mayor Dehen closed the Public Hearing.

**Public Hearing, 7 pm-Proposed Assessment for Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court.**

City Engineer Sarff reviewed the proposed project. He noted the project areas include street and utility improvements on Harrison Avenue from Cross Street to Range Street (300 block) and street and utility improvements on Cliff Court from Cliff Drive to the end of the cul-de-sac. The preliminary engineering report was presented to Council on December 7, 2020, followed by a neighborhood meeting, an improvement hearing on December 21, 2021, and a bid opening on February 23, 2021.

City Engineer Sarff reviewed the existing conditions for each project areas' sanitary sewer, watermain, storm sewer, existing street, and surface. He also reviewed the proposed improvements for the project areas. The 19 existing boulevard trees on Harrison will be removed due to the small boulevard area and the sidewalks' destruction due to root intrusion. Property owners will be offered new trees to replace those removed, but they will not be planted in the boulevard.

Estimated project costs for Harrison Avenue included Street and Surface Improvements/Street Lights for \$349,800, Storm Sewer improvements for \$56,200, Sanitary Sewer Mainline, and Services improvement for \$78,800 and Watermain Mainline and Services for \$98,300, for a total Harrison Avenue project cost of \$583,100. Estimated project costs for Cliff Court included Street and Surface Improvements/Street Lights for \$307,900, Storm Sewer improvements for \$168,500, Sanitary Sewer Mainline and Services improvement \$104,000, and Watermain Mainline and Services for \$119,200 for a total reconstruction cost of \$699,600.

City Engineer Sarff reviewed the City's assessment policy. Sanitary Sewer and Water Services are 100% assessable with the Balance of Project Costs (Street Reconstruction, Sanitary Sewer, Watermain, Storm Sewer, Street Lights) are 40% assessable and 60% City Cost. Based on the project costs and following the City's assessment, calculated assessments were approximately \$5,100 to \$55,000. The City Council, in the past, has capped assessments. Following the assessment caps on recent projects, staff recommends capping the assessments for Harrison Avenue to \$7,500 and Cliff Court to \$9,000. If assessments are prepaid by December 15, 2021, no interest will be charged. A Notice of Final Assessment will be sent out around November 15, 2021-30 days in advance of the prepayment date. If not prepaid, assessments will be certified to the County Auditor and added to property tax statements starting in 2022. Equal payments will be placed on each property with a 15-year installment plan and a 4% interest rate.

City Engineer Sarff reviewed the proposed schedule, including beginning construction in early May and completion in late August.

Julie Warner, 105 Cliff Court, spoke before Council and requested clarification on how the interest rate was set at 4% interest. Finance Director McCann reviewed the assessment policy, which states the interest rate shall be set by resolution, and if bonds are sold, the rate will be no more than 2% above the coupon rate. Ms. Warner requested clarification on the deadline to prepay the assessment to avoid interest. City Engineer Sarff clarified the prepayment date is December 15, 2021. Ms. Warner requested clarification on if there would be outlets for residential sump pumps installed. City Administrator Harrenstein clarified that yes, the outlets would be a part of the project. Ms. Warner requested clarification on access during construction and requested designated parking. City Engineer Sarff stated communication would be provided concerning parking, and if parking on Cliff Drive becomes challenging to locate, designated parking will be considered.

Michael Danberry, 110 Cliff Court, spoke before Council and requested clarification on if the interest rate was fixed or variable. City Administrator Harrenstein confirmed the interest rate is fixed. Mr. Danberry noted a discrepancy in proposed Resolution No. 29-21, where it says the final date to prepay is November 15, 2021, not December 15, 2021. Mr. Danberry requested clarification on if automatic water meters were included in the assessment. City Administrator Harrenstein confirmed the water meters were a part of the assessment. Mr. Danberry thanked Bolton & Menk for their communication.

### **Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 27-21 Accepting Donations/Contributions/Grants.
- C. Res. No. 28-21 Setting Firefighter's Relief Association Retirement Benefits and Establishing Funding Limitations.
- D. Approved Parade Permit for A.B.A.T.E. of Minnesota on May 1, 2021.

**Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.** Mayor Dehen thanked the Mankato Clinic for their grant of \$2,500 to provide swim lessons at the Spring Lake Park Swim Facility.

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

None.

### **Business Items**

**Ordinance No. 141, Fourth Series Compiling Certain Ordinances of the City Dealing with the Subjects Embraced in the Code of Ordinances and Providing Penalties for the Violation of the Code of Ordinances.**

**Council Member Norland moved, seconded by Council Member Steiner, to adopt Ordinance No. 141, Fourth Series Compiling Certain Ordinances of the City Dealing with the Subjects Embraced in the Code of Ordinances and Providing Penalties for the Violation of the Code of Ordinances. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Res. No. 29-21 Adopting Assessment for Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court.**

**Council Member Steiner moved, seconded by Council Member Norland, to Adopt Res. No. 29-21 Adopting Assessment for Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court and changing the final prepayment date from November 15, 2021, to December 15, 2021. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Res. No. 30-21 Accepting Bid Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court.**

**Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res. No. 30-21 Accepting Bid Project No. 19-05 ABCDEF Harrison Avenue and Project No. 20-04 ABCDE Cliff Court. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Approve Developer Agreement for Privately Financed Improvements the Landing North Phase 5B.**

Finance Director McCann reported this is the last phase of the project and would extend Lexington Lane to Somerset Drive and Sunset Court. KWS has contracted with Holtmeier Construction and is ready to begin construction following approval of the agreement. KWS will provide the necessary escrow to secure the project. **Council Member Steiner moved, seconded by Council Member Norland, to Approve Developer Agreement for Privately Financed Improvements the Landing North Phase 5B. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Res. No. 31-21 Establishing Municipal State Aid Streets.**

City Engineer Sarff reported that as a City with a population over 5,000, the City is classified as a Municipal State Aid (MSA) City and can designate up to 20% of the total street mileage within the city limits as MSA streets. With the platting of several new residential subdivisions over the past several years, the total street mileage has increased. With the increase in the total street mileage, the City has mileage available for designation as MSA streets. MSA routes must meet the following requirements: projected to carry a relatively heavier traffic volume or functionally classified as collector or arterial streets, connect the points of major traffic interest, parks, parkways, or recreational areas within an urban municipality, provide an integrated streets system affording, within practical limits, a state-aid street network consistent with projected traffic demands, terminate at one of the following: an MSA street, county road, county state-aid highway, or US/Minnesota trunk highway. Staff have reviewed the City's street system and are recommending the designation of Hoover Drive from Marie Lane to Lee Boulevard and Monroe Avenue from Range Street to US Trunk Highway 169. City Engineer Sarff reported District 7 State Aid Engineer and the MnDOT State Aid Office had approved the proposed revisions. The changes will become effective upon receipt of the formal order from the Commissioner of Transportation.

**Council Member Norland moved, seconded by Council Member Oachs, to adopt Res. No. 31-21 Establishing Municipal State Aid Streets. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Open Forum**

None.

**City Administrator and Staff Comments**

Public Works Director Host reminded residents about the Spring Drop-off and reported a paper shredding truck will be available on Saturday, May 1, 2021, from 8:00 a.m. until the unit is full.

**Mayor and Council Comments**

Council Member Oachs requested a reminder for the dates of drop-off. Public Works Director Host reported the dates are April 29-May 2, 2021.

Council Member Norland stated the City is moving in the right direction in providing opportunities to protect pollinators with the Managed Lawn Ordinance and the work done at Benson and Bluff Park. She indicated cities do not have the power to ban pesticide use, but several cities are banding together to see if legislation can be passed at the State level.

Council Member Norland reported she attended an Xcel Wilmarth facility tour, which burns the City's garbage. She noted the facility scrubs and cleaned the byproducts so what is released from the chimney is steam, not pollutants.

City Administrator Harrenstein commented that City staff have continued to utilize the facility despite an increased cost to dispose of the waste, preferring to consider the environmental impacts.

Mayor Dehen commented that Wilmarth also utilizes water from the Mankato wastewater plant. In the process, the water discharged is cleaner than if it was released directly from the Mankato treatment plant.

Mayor Dehen encouraged residents to purchase a Bunny Box from the Boy Scouts.

Mayor Dehen commented that he and City Administrator Harrenstein attended a press conference with Senator Klobuchar, who was in Mankato, supporting cities and fighting to not change the MSA standards.

Mayor Dehen encouraged everyone to wear purple and gold on Thursday, April 8, 2021, supporting the Minnesota State University Mankato Mavericks Hockey Team.

Attorney Kennedy requested clarification on returning to in-person meetings.

City Administrator Harrenstein reported the resolution that the City Council passed is connected to the Governor's Declaration. The City continues to monitor and follow state guidelines. He noted the threat to City leadership is great if the City opens meetings to the public.

Mayor Dehen encouraged residents to follow CDC and State guidelines and get vaccinated to help them return to normal.

At 8:01 p.m., on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

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Mayor

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City Clerk