

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 August 3, 2020. 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 pm, asking that everyone join in the Pledge of Allegiance. The following were present remotely through Zoom for roll call: Council Members Oachs, Whitlock, City Attorney Kennedy, Finance Director McCann, Community Development Director Fischer, and Public Works Director Host, present in the Council Chambers for roll call: Council Member Norland, Mayor Dehen, City Administrator Harrenstein, and City Clerk Van Genderen. Absent: Council Member Steiner. Citizen participation was available through teleconference and live stream of the meeting.

Approval of Agenda

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

Approval Council Minutes from the July 20, 2020, Council Meeting.

Council Member Norland moved, seconded by Council Member Oachs, to approve the minutes of the Council meeting of July 20, 2020. Vote on the motion: Oachs, Whitlock, Norland, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes from the July 27, 2020, Council Work Session.

Council Member Oachs moved, seconded by Council Member Norland, to approve the minutes of the Council Work Session Meeting of July 27, 2020. Vote on the motion: Oachs, Whitlock, Norland, and Dehen aye; no nays. Motion carried.

Public Hearing, 7 pm, Hearing on Proposed Assessment for Project No. 20-03 ABCDEF Countryside Drive Improvement Project.

City Engineer Sarff appeared before Council and reviewed the proposed project and assessment process. The project is Countryside Drive from Haughton Avenue to Coventry Lane. A residential development proposed on property north of Countryside Drive requires infrastructure improvements on Countryside Drive. Improvements to the sanitary sewer system include a new 8" sanitary sewer system to serve the new residential lots on the north side of Countryside Drive. Improvements to the watermain system include new 8" watermain stub outs to the north to accommodate the new development and new 1" plastic service lines for new lots on the north side of Countryside Drive. New auto-reading water meters will be provided to all properties receiving assessments. Storm Sewer System improvements include a new 12 inch to the 30-inch storm sewer pipe and new manholes and catch basins. A Storm Sewer stub out will be provided for the Park. Storm sewer outlets will be constructed, and the system will accommodate major storm runoff with limited ponding in the streets. The proposed street and surface improvements include reconstruction of the existing street with the new bituminous pavement. The proposed width is 40 feet, which is the same as Countryside Drive from Lor Ray Drive to Haughton Avenue. The width will accommodate two lanes of traffic, on-street parking, and dedicated/shared bike lane. A new 6-foot wide concrete sidewalk on the north side of Countryside Drive will match existing sidewalk configuration to the west. Crossings will be provided as needed at intersection streets and Walter S. Farm Park. New sidewalks and pedestrian ramps will meet the current Americans with Disabilities Act (ADA) standards for accessibility. New street lights will be provided and the restoration of all disturbed turf areas will be completed.

City Engineer Sarff reported the total estimated cost is \$1,937,300. He reviewed the assessment policy and the calculated assessments, which would be approximately \$7,600 to \$34,400 per property. The City utilizes an assessment cap, and in 2020 the Monroe Avenue assessment cap is \$7,000. Since the properties on the south side of Countryside Drive already have sanitary sewer and water service, an assessment cap of \$4,500 is proposed to reflect only street and sewer improvements. The properties to the north of Countryside Drive will be assessed the full cost of sanitary sewer and watermain and the assessment cap applied to the street, storm sewer, and street lighting. City Engineer Sarff reported property owners received letters with the exact amount that will be assessed to their property. Assessments can be pre-paid with no interest if paid in full by December 15, 2020. A notice of final assessment will be sent to all property owners approximately 30 days before the prepayment date. If not pre-paid, the assessment is applied to property tax statements starting in 2021 with equal annual payments over 15 years with an interest rate of 4%.

With no one appearing before Council, the Mayor closed the public hearing.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 62-20 Approving Donations/Contributions/Grants.
- C. Accepted and Implemented the July Traffic and Safety Committee Recommendations.
- D. Res. No. 63-20 Appointing Election Judges.
- E. Approved Parade Permit for Dave's River Valley Harley Davidson 3rd Annual Autism Ride on September 12, 2020.

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

Public Comments Concerning Business Items on the Agenda

None.

Business Items

Res. No. 64-20 Adopting Proposed Assessment for Project No. 20-03 ABCDEF Countryside Drive Improvement.

Mayor Dehen requested clarification on if access to Howard Drive would remain open. City Engineer Sarff reported access from Howard Drive to Countryside Drive would remain accessible during the entire project.

Council Member Whitlock moved, seconded by Council Member Norland to Adopt Res. No. 64-20 Adopting Proposed Assessment for Project No. 20-03 ABCDEF Countryside Drive Improvement. Vote on the motion: Oachs, Whitlock, Norland, and Dehen aye; no nays. Motion carried.

Res. No. 65-20 Accepting Bid Project No. 20-03 ABCDEF Countryside Drive Improvement Project.

City Engineer reported the bids were received and opened on June 30, 2020. Nine bids were received with Holtmeier Construction, Inc. submitting the lowest responsible bid of \$1,077,590.24, which is lower than the engineering estimate of \$1,355,956.

Council Member Oachs moved, seconded by Council Member Norland, to adopt Res. No. 65-20 Accepting Bid Project No. 20-03 ABCDEF Countryside Drive Improvement Project. Vote on the motion: Oachs, Whitlock, Norland, and Dehen aye; no nays. Motion carried.

Set Public Hearing to Consider an Amendment to City Code Chapter 91 and City Code Chapter 156 Providing for Prescribed Grazing.

Community Development Director Fischer reported the Council discussed the proposed prescribed grazing request at the last Council Work Session. The request today is for City Council to set a Public Hearing for August 17, 2020, to review the proposed ordinance further.

Council Member Norland moved, seconded by Council Member Whitlock, to set a Public Hearing to Consider an Amendment to City Code Chapter 91 and City Code Chapter 156 Providing for Prescribed Grazing. Vote on the motion: Oachs, Whitlock, Norland, and Dehen aye; no nays. Motion carried.

Approved the Amended and Restated Public Access, Education, and Government Cable Services Agreement.

Mayor Dehen commented that this public/private partnership has been wonderful to improve the quality of the public access channel.

City Administrator Harrenstein reported there were a few changes, including a slight increase in the City's share of the cost of the operation to \$11,625. The partnership now includes language for an internship program. Bethany will no longer be required to install and maintain editing computers in the public libraries. Instead, individuals interested in editing will be directed to KTV. He commented that staff recommends approval of the agreement.

Council Member Norland moved, seconded by Council Member Whitlock, to Approve the Amended and Restated Public Access, Education, and Government Cable Services Agreement. Vote on the motion: Oachs, Whitlock, Norland, and Dehen aye; no nays. Motion carried.

Open Forum

None.

City Administrator and Staff Comments

City Administrator Harrenstein welcomed J's Sambusa to North Mankato and invited everyone to frequent the location.

City Administrator Harrenstein reported the NorthKato Magazine's first edition was released and invited businesses to support the magazine that focuses on North Mankato.

City Administrator Harrenstein reported Traffic and Safety would be meeting on Tuesday, August 4, 2020, to discuss the corner of Belgrade and Range. Information will be provided to the City Council at the next Council Work Session.

City Administrator Harrenstein reported he reviewed the storm damage to the ravine above Dave Mutch's home. The City will be considering improvements to the ravine.

City Administrator Harrenstein invited Attorney Kennedy to discuss the abatement proceedings that are continuing at 229 Allan Avenue. Attorney Kennedy reported the City has been working with the owners of 229 Allan Avenue to bring their property to City Code as there have been continuing complaints and concerns. August 3, 2020, was the deadline, and if the property is not in compliance, the City can proceed with a civil or criminal case. Police Chief Gullickson reported he has met with

the property owners and will work to abate the issue, whether through civil proceedings or additional assistance from the City.

Public Works Director Host reported Commerce Drive fountain was turned on, and additional hardscape was installed. Howard Drive's improvement continues with the construction of trails. Monroe Avenue's curb and gutter and wear course will be installed this week.

Mayor and Council Comments

Council Member Norland thanked staff for moving the Sitting Bull statue placement forward.

Council Member Norland thanked the teachers from Janesville, who designed and sculpted the sculpture at the corner of Lor Ray Drive and Commerce Drive.

Council Member Norland reported she favored the use of goats because the alternative to removal of noxious weeds would be chemicals.

Council Member Norland encouraged residents who ordered take out to request meals not be served in Styrofoam.

Council Member Oachs welcomed J's Sambusa to North Mankato.

Council Member Oachs extended her condolences to the family of Steve Murphy from the Murphy Brothers, who passed away.

Council Member Oachs extended an invitation to all businesses to attend a business zoom meeting. Meetings are held on Monday mornings at 10 am.

Council Member Whitlock stated he appreciated the NorthKato Magazine.

Mayor Dehen welcomed J's Sambusa to the City of North Mankato.

Mayor Dehen extended his condolences to the family of Steve Murphy.

Mayor Dehen reported Nicollet County is working on creating a grant program for businesses affected by COVID-19. Additional information will be provided when it becomes available.

Mayor Dehen stated a Your View Article was published in the paper on July 25th concerning the sale of three lots. A developer purchased the lots, and the City forgave the \$101,568 in assessments. Mayor Dehen reported the lots had been vacant since 2007 and had not produced any revenue for 11 years. The developer has developed two of the lots, and the third lot has yet to be sold. The homes will generate \$16,000 in taxes, and utilities and the \$110,000 will be recouped within six years. The timeframe will be shorter if the third property is developed. The Council chose to look ahead and focus on how the City could generate income with the property that had been idle for 11 years. The Mayor stated it was good stewardship.

At 8:05 pm on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk