

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 June 3, 2019. 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 Member Whitlock, Steiner, Norland, and Oachs, City Administrator Harrenstein, City Attorney Kennedy, Community Development Director Fischer, Finance Director McCann, and City Clerk Van Genderen. Absent: Public Works Director Host.

Approval of Agenda

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

Approval of Council Meeting Minutes May 20, 2019

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of May 20, 2019. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.

Public Hearing, 7 pm-Proposed Assessment for Project No. 18-05 DEF Commerce Drive Improvement Project.

City Engineer Sarff appeared before Council and reviewed the proposed Commerce Drive Improvement Project. The project is located on Commerce Drive between Lookout Drive and Lor Ray Drive and includes street and drainage improvements, removal and consolidation of access points, streetscaping and lighting, pedestrian nodes, new boulevard trees, screening shrubs and decorative street lighting. The estimated cost of the project is \$3,658,000 with \$1,200,000 from Federal Funds-STP Small Urban, \$700,000 from State Funds-Local Road Improvement Program, \$1,758,000 from City Funds and special assessments. City Engineer Sarff reported the project would include weekly communication meetings with all properties affected by the construction. Finance Director McCann reviewed the proposed special assessments. Using the assessment policy, the assessment would be \$160/linear foot. Using the established pro-rating process from previous projects, the proposed reduced assessment rate is \$67.72/linear foot. Using the pro-rating maintains equitability with previous assessment projects such as Roe Crest Drive and Jefferson Avenue. The proposed assessment still complies with the statutory requirement that the assessment amount greater than 20% of the G.O. bond amount. The total proposed assessment for all lots is \$426,300, which is 11.7% of the total project cost, and 24.3% of the total project cost less state and federal funds. Finance Director McCann reported the properties were provided their actual assessment amounts two weeks before the hearing and properties can prepay the assessment with no interest. If the property owner does not prepay the assessment, it will be certified to the County auditor and will be added to property tax statements starting in 2020 with equal annual payments over 15 years. City Engineer Sarff reviewed the proposed schedule with the approval of the contract on June 3, 2019, and construction beginning June 17, 2019, with an estimated completion date of September 30, 2019. With no one appearing before Council, Mayor Dehen closed the public hearing.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 46-19 Approving Donations/Contributions/Grants.

C. Accepted License Agreement.

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

Public Comments Concerning Business Items on the Agenda

None.

Business Items

Res. No. 47-19 Adopting Assessment for 2019 Commerce Drive Improvement Project No. 18-05 DEF.

Council member Steiner moved, seconded by Council Member Norland to adopt Res. No. 47-19 Adopting Assessment for 2019 Commerce Drive Improvement Project No. 18-05 DEF.

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

Res. No. 48-19 Accepting Bid 2019 Commerce Drive Improvement Project No. 18-05 DEF.

City Engineer Sarff appeared before Council and reported the bids were opened at 11:00 am on Thursday, May 9th. Two bids were received with the low bidder being W.W. Blacktopping with a bid of \$3,153,829.22 and the second bid from OMG Midwest, Inc. (SMC) at \$3,340,317.47. The engineer's estimate was \$2,959,331. The low bid is approximately 6.6% above the Engineer's Estimate, and the next lowest bid is approximately 6% over the low bid. City Engineer Sarff reported that based on past performance on similar projects in previous years, they are recommending awarding the bid to W.W. Blacktopping, Inc. City Engineer Sarff reported the bid was higher based on increasing material costs. City Administrator Harrenstein noted City staff recommends accepting the bid. **Council Member Whitlock moved, seconded by Council Member Norland to adopt Res. No. 48-19 Accepting Bid 2019 Commerce Drive Improvement Project No. 18-05 DEF. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

Open Forum

Phil Henry, 1300 Noretta Drive, appeared before Council and thanked the staff for finding the missing paver stone. He also requested clarification on what would happen with the donated pavers that were removed from the library entrance.

City Administrator and Staff Comments

City Administrator Harrenstein reported that as part of building improvements City staff removed the pavers in front of the library and Police Annex and poured the area with concrete. The donated pavers will be laid in a place of honor once a location is confirmed.

Mayor and Council Comments

Mayor Dehen noted the State Girls' Fast Pitch tournament would be held on Thursday, June 6th and Friday, June 7th.

Council Member Steiner requested clarification on if access will remain available to all businesses during the Commerce Drive reconstruction. City Engineer Sarff reported access would remain.

Council Member Steiner reminded everyone that Art Splash would be occurring on June 15th from 11:00 am to 4:00 pm at South Central College.

Mayor Dehen read a letter from Mrs. Murphy's third-grade class at Hoover Elementary, which stated they would like additional history, science and math museums. Mayor Dehen indicated he would contact them and let them know that the Library offers wonderful summer events that include those topics.

At 7:28 p.m. on a motion by Council Member Norland, seconded by Council Member Steiner the Council Meeting was adjourned.

Mayor

City Clerk