

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 19, 2018. 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 Steiner, Norland, Freyberg, and Whitlock, City Administrator Harrenstein, Finance Director McCann, Community Development Director Fischer, Public Works Director Host, and City Clerk Van Genderen. Absent: Attorney Kennedy.

Approval of Agenda

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

Approval of Council Meeting Minutes

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of November 5, 2018. Vote on the motion: Steiner, Norland, Whitlock, and Dehen aye; Freyberg abstain. Motion carried.

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

Mayor Dehen invited City Engineer Dan Sarff to the podium to discuss the improvement. He asked clarification on when the project plans would be ready. City Engineer Sarff indicated they should be ready by late January and additional public hearings would be held.

City Engineer Sarff reviewed the proposed project. The plan is included in the City's Capital Improvement Plan for 2019, and significant State and Federal funds have been secured for the project. The project is on Commerce Drive from just east of Lookout Drive to just west of Lor Ray Drive. The improvements include removal and installation of bituminous pavement with aggregate base & edge drain, isolated replacement of curb and gutter, ADA pedestrian ramp and sidewalk improvements, concrete multi-use trail construction, driveway entrance construction modifications, street light improvements, and additional improvements. City Engineer Sarff noted the area is mixed use and provides access to approximately 44 businesses and is a primary access point for Taylor Corp businesses. The traffic vpd is 11,500 between Lor Ray Drive and Roe Crest Drive and 4,400 vpd between Roe Crest Drive and Lookout Drive. Between 2011 and 2015 there were a total of 15 crashes. City Engineer Sarff reviewed the street and surface structure of Commerce Drive and noted that the City utilities that were installed in the 1970s are in good condition. Commerce Drive has 73 access points, and with the high traffic volumes and numerous access points safety and mobility are degraded. Discussions with Commerce Drive businesses during the Commerce Drive Development Plan have included reducing the number of access points to businesses if they have multiple accesses. Reactions to these discussions varied widely with some interested or willing to discuss reducing accesses and other businesses rejecting the idea. City Engineer Sarff reviewed the proposed improvements including reconstruction of approximately 400' east of Commerce Lane to Lor Ray Drive and a bituminous overlay on the portion from Lookout Drive east of Commerce Lane to Lor Ray Drive. He indicated there were also proposed lighting and streetscaping improvements which include wider sidewalks and a multi-use trail, enhanced lighting, street trees, branding and wayfinding, gateway enhancements, pedestrian nodes and the inclusion of art. City Engineer Sarff reviewed the estimated cost of the project which totaled \$2,796,000, with federal funding of \$1,159,414, state funding of \$700,000 and City funding of \$936,586. City Engineer Sarff indicated it was anticipated that a portion of the cost would be assessed and invited Finance Director McCann to provide information on the proposed assessment process. Finance Director McCann reported if the City used the Assessment

Policy the assessment per linear foot would be \$158.00 with some parcels being assessed over \$100,000. Reviewing Council practice and how both the Roe Crest Drive and Jefferson Avenue projects were assessed and using that formula, Finance Director McCann reported the reduced rate would cost \$67.00 a linear square foot. Staff believes this would be an equitable way to assess the properties. City Engineer Sarff reported a public hearing would be held in April 2019 when the actual assessments were prepared. Mayor Dehen invited residents and property owners to speak.

Tom Hagen, 927 Lake Street, indicated he was concerned about assessing the business owners for the improvements when the downtown parking lot was not assessed to those business owners. Mayor Dehen responded that the parking lot project was a part of the downtown redevelopment project and was eligible for the use of Local Option Sales Taxes. Mr. Hagen expressed concerns about who maintained the parking lot.

Matthew Chmielewski, Executive Business Director, 1980 Commerce Drive, appeared before Council and reported the road was a unique street because his company does not need the foot or vehicle traffic and he expressed concern about being assessed for the improvements. He also reported revitalization could come from a grassroots effort.

Council Member Freyberg requested clarification on the communication system that would be in place to assist the businesses owners through the road closures. He requested businesses be well informed of the work that would be completed and the timing of that work. City Engineer Sarff indicated a process would be written into the contract. Mayor Dehen indicated there were a lot of pleased Jefferson Avenue citizens.

With no one else 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. Approved Monroe Color Run Large Group Application for Spring Lake Park Shelter #1 on May 18, 2019, from 6:00 am to 11:00 am.
- C. Approved Parade Permit for the Monroe Color Run at Spring Lake Park on May 18, 2019, from 6:00 am to 11:00 am.
- D. Approved Parade Permit for Business on Belgrade's Bells on Belgrade on December 1, 2018, from 6 p.m. to 7 p.m.
- E. Approved Large Group and Audio Permit for the MS Walk on May 11, 2019, from 8:00 a.m. to 2:00 p.m., Audio from 10:00 am to 12:30 pm.
- F. Approved Parade Permit for the MS Walk on May 11, 2019, from 10:00 am to 12:30 pm.
- G. Res. No. 87-18 Approving Consent Assessment Agreement-421 Range Street.
- H. Res. No. 88-18 Approving Consent Assessment Agreement-325 McKinley Avenue.
- I. Res. No. 89-18 Declaring Costs to be Assessed for Municipal Charges.

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

Motion carried.

Public Comments Concerning Business Items on the Agenda

None

Business Items

Res. No. 90-18 Ordering Improvement and Preparation of Plans Project No. 18-05 DEF Commerce Drive Improvement Project.

Council Member Steiner moved, seconded by Council Member Norland to adopt Res. No. 90-18 Ordering Improvement and Preparation of Plans Project No. 18-05 DEF Commerce Drive Improvement Project. Vote on the motion: Steiner, Norland, Freyberg, Whitlock, and Dehen aye; no nays. Motion carried.

Open Forum

Barb Church 102 Wheeler Avenue, appeared before Council and thanked Council Member Freyberg for his comments on the budget and encouraged Council to review the whole budget to locate areas to cut. She also indicated that the food and beverage tax that the City was looking to pass through legislation was already enough additional tax.

Tom Hagen, 927 Lake Street, appeared before Council and encouraged Council to implement Council Member Freyberg's budget ideas.

Phil Henry, 1300 Noretta Drive, appeared before Council and indicated there is always a recession on its way and the City needs to plan for a recession.

City Administrator and Staff Comments

Public Works Director Host indicated the sewer repair would be completed soon.

City Clerk Van Genderen reviewed the Election results and noted that 77% of registered voters voted at the General Election. She thanked the election judges for their hard work. Mayor Dehen noted that 65-70 judges volunteered and thanked them for their service.

Mayor and Council Comments

Council Member Norland stated during this time of thanks we should all be grateful for what we have.

Council Member Whitlock reported he had several Jefferson Avenue residents report that they had excellent communication during the reconstruction.

Council Member Whitlock invited everyone to Bells on Belgrade on December 1, 2018, from 2 pm to 6 pm with the Holiday Parade following at 6:30 pm.

Mayor Dehen requested clarification on leaf collection. Public Works Director Host noted they are still out picking up trouble spots.

Mayor Dehen thanked the Boy Scouts for presenting the flag at the beginning of the Council Meeting.

Mayor Dehen invited everyone out to shop on Shop Small Saturday on November 24, 2018.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned at 7:45 p.m.

City Clerk

Mayor