

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

### **Approval of Agenda**

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

### **Approval of Council Meeting Minutes**

**Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Council meeting of October 15, 2018. Vote on the motion: Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

### **Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 83-18 Approving Donations/Contributions/Grants.
- C. Res. No. 84-18 Consent Assessment Agreement-507 Cornelia Street.
- D. Approved the Memorandum of Understanding with the Anthony Ford Fund.
- E. Res. No. 85-18 Approving the Assignment of the Charter Cable Franchise.

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

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

Lucy Lowry, 2263 North Ridge Drive, appeared before Council and requested clarification on the next steps for the Commerce Drive Improvement Project as there was a discussion about public engagement and hearings. Mayor Dehen commented that the agenda item has the preliminary engineering report and the project will be taken out for public comment.

### **Business Items**

**Res. No. 86-18 Receiving Feasibility Report and Calling Hearing for Project No. 18-05 DEF Commerce Drive Improvement Project.**

City Engineer Dan Sarff appeared before Council and 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 is 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 indicated the City could work with those interested or they could consider a process of condemnation if the Council wanted to close certain accesses. Attorney Kennedy reported businesses could respond with a process of inverse condemnation. Council Member Steiner stated he opposed forcing access closures. City administrator Harrenstein noted this maybe a topic for longer discussion. City Engineer Sarff reviewed the proposed improvements including reconstruction of approximately 400' east of Commerce Lane to Lor Ray 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. City staff was working on a preliminary assessment roll. Council Member Norland noted she approved of the trail and sidewalk which would improve walkability of the corridor. Mayor Dehen requested information on a mid-block crossing between Roe Crest Drive and Lor Ray Drive. City Engineer Sarff reported an access point would need to be closed and the affected business was not interested in closing the access. City Administrator Harrenstein indicated this discussion should maybe be explored and citizen input collected. City Administrator Harrenstein thanked City Engineer Sarff for his work on obtaining the funding for the project. He indicated this is a great project that will improve a busy street. Mayor Dehen requested staff continue to pursue a pedestrian crossing on the east end and continue discussion with Kwik Trip. City Attorney Kennedy indicated that since a portion of the project will be assessed the City needs to be aware of assessing the added value not necessarily a specific cost.

### **Open Forum**

Tom Hagen, 927 Lake Street, appeared before Council and read a portion of a Wall Street Journal article encouraging useful public engagement.

Phil Henry, 1300 Noretta Drive, appeared before Council and reported scammers have been calling his phone. He also indicated he had seen deer between Lee Boulevard and Lor Ray Drive.

### **City Administrator and Staff Comments**

Public Works Director Host stated leaf pick-up would continue and ravine inspections will begin the week of November 5, 2018.

Finance Director McCann reported a budget work session would be held on November 19, 2018, at 6:00 p.m.

City Clerk Van Genderen encouraged voters to get out and vote on November 6, 2018 and thanked election judges for their work.

**Mayor and Council Comments**

Council Member Norland reported she attended a workshop on racial equity and how we should live it out. She also reported attending Blue Zone meetings and indicated the City was making strides toward promoting health.

Council Member Steiner reported at the last HRA Meeting the board was able to view the updates completed to the building. He indicated everything looks good and the updates were needed.

Mayor Dehen reported that on December 4th the first Time to Talk session hosted by the YWCA would be held. He reported the Blue Zones initiative was moving forward and if the community decided to pursue a Blue Zone designation, there would be a lot of volunteer opportunities, along with full-time staffing of the initiative.

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.

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Mayor

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City Clerk