

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 October 1, 2018. Mayor Dehen called the meeting to order at 7:08 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Mayor Dehen, Council Members Norland, Freyberg, and Whitlock, City Administrator Harrenstein, Finance Director McCann, Attorney Kennedy, Community Development Director Fischer, Public Works Director Host, and City Clerk Van Genderen. Absent: Council Member Steiner.

Approval of Agenda

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

Approval of Council Work Session Meeting Minutes

Council Member Norland moved, seconded by Mayor Dehen, to approve the minutes of the Council Work Session meeting of September 17, 2018. Vote on the motion: Norland and Dehen aye; Freyberg and Whitlock abstain. The Minutes will be presented to Council on October 15, 2018, for approval.

Approval of Council Meeting Minutes

Council Member Norland moved, seconded by Mayor Dehen, to approve the minutes of the Council meeting of September 17, 2018. Vote on the motion: Norland and Dehen aye; Freyberg and Whitlock abstain. The Minutes will be presented to Council on October 15, 2018, for approval.

Proclamation

TRIBUTE

Belgrade Avenue United Methodist Church

WHEREAS, 2018 marks the 125th Anniversary of Belgrade Avenue United Methodist Church in our city, which began service in the community in 1893; and

WHEREAS, Belgrade Avenue United Methodist Church began fellowship in a tent on the east side of Sherman Street, between Belgrade and Nicollet Avenues; and

WHEREAS, the first chapel was built on the present site in 1896 followed by an expanded church in 1909, in 1963 the church added the Educational Building and the current church building opened in 1977; and

WHEREAS, we give pause, honor and praise this day for the deep and abiding commitment of those who began this work, and for those that continue to support the community; and

WHEREAS, the community has benefited from the church's influence and the many facets of its outreach and practical assistance to the needy, including providing meals to Salvation Army and Theresa House along with collecting food for Echo Food Shelf and distributing food through Second Harvest Produce Truck. Belgrade Avenue United Methodist Church also provides meeting space for several organizations including Boy Scouts, AA, NA, House of Worship, and many others; and

WHEREAS, it is a pleasure to extend this expression of our esteem and best wishes to the members of this congregation on the memorable occasion of this 125th Anniversary.

NOW, THEREFORE, I do hereby proclaim October as Belgrade Avenue United Methodist Church month in our community, and further provide that a copy of this tribute be presented to the congregation in testimony of the high regard in which this church is held in the City of North Mankato.

Members of the Belgrade United Methodist Church accepted the Tribute.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 73-18 Approving Donations/Contributions/Grants.
- C. Res. No. 74-18 Approving Municipal Assessment for 101 Staley Lane.
- D. Res. No. 75-18 Approving Consent Assessment Agreement.
- E. Approved Licenses for On-Sale Intoxicating, Sunday On-Sale, Soft Drink, Cabaret and Mechanical Amusement Devices for Dave Dorland d/b/a Belgrade Bar and Grill located at 503 Belgrade Avenue.
- F. Accepted a Petition for Vacating and Setting a Public Hearing for the Vacation of a Storm Sewer Easement in Sunrise Acres #5.
- G. Res. No. 76-18 Setting the Sale of Surplus Vehicles.

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

Public Comments Concerning Business Items on the Agenda

Phil Henry, 1300 Noretta Drive, appeared before Council and requested Business Agenda Items B & C not be discussed, so the public would have time to review the agreements.

Business Items

Res. No. 76-18 Authorizing the City to Execute 4d Participation Agreements.

City Administrator Harrenstein reported the 4d Tax Classification program was presented in May of 2018. The program seeks to capture naturally occurring affordable housing. Property owners who rent houses below market rates can apply for a tax break. Mayor Dehen noted this program was implemented by Minneapolis in 2018 and they will be continuing the program in 2019. Finance Director McCann noted Minneapolis limited the program to properties with 4 or more units, but he thought maybe North Mankato could open it to single unit properties. He stated once a property owner submits an application and it is reviewed the application goes to the State. The tax break would not occur until the 2019 taxes. Mayor Dehen stated he was interested in opening the program up to properties with only a single unit. City Administrator Harrenstein requested clarification on the number of properties the program would be limited to. Finance Director McCann suggested 150 properties. Mayor Dehen stated property owners could get a tax break in exchange for keeping rents lower. **Council Member Norland moved, seconded by Council Member Freyberg to Adopt Res. No. 76-18 Authorizing the City to Execute 4d Participation Agreements. Vote on the motion: Norland, Freyberg, Whitlock, and Dehen aye; no nays. Motion carried.**

Council Member Norland moved, seconded by Council Member Freyberg to Table Business Agenda Items B & C from the Agenda. Vote on the motion: Norland, Freyberg, Whitlock, and Dehen aye; no nays. Motion carried.

Receive Information on Camelot Park Landscape.

City Administrator Harrenstein reported both Camelot and Avalon Park were purchased by Cal-Am Properties. He stated a working relationship with the new owners is being built. Recently, the City was alerted to the planned removal of 150 of the 500 trees in Camelot Park. Currently, the owners have removed 30 trees before the City was able to stop the removal of the trees. City Code requires one tree must be on each lot with 20 trees per acre. City Administrator Harrenstein reported Avalon Park has a conditional use permit that was approved by Council. He stated at issue are individual property rights, political representation, and resident concerns. City Administrator Harrenstein noted that Cal-Am Properties recently purchased a mobile park in Maplewood and removed every single tree. Camelot holds approximately 550 trees; the majority are ash trees which will more than likely soon be affected by the emerald ash borer. He stated the City had requested a meeting with the company and a phased approach. Mayor Dehen requested clarification as to why they were cutting all of the trees. City Administrator Harrenstein reported there was not a clear answer from the company. He stated the City would like to negotiate standards for the tree replacement requiring something larger than a seedling. City Administrator Harrenstein reported the purpose of bringing this to the Council was to inform and receive permission to continue discussions with the company. City Attorney Kennedy stated there were a lot of vacancies in Camelot and maybe larger homes would go into the lots. City Administrator Harrenstein noted that the trees coming down could allow for larger homes. Mayor Dehen stated the goal would be to maintain the ambiance of the park and requested to be kept informed.

Open Forum

Barb Church, 102 Wheeler Avenue, appeared before Council and reviewed discussion held during the CIP Work Session concerning the proposed Caswell Park information. She requested Council set criteria for spending sales tax dollars.

Tom Hagan, 927 Lake Street, appeared before Council and requested someone review his ravine.

Phil Henry, 1300 Noretta Drive, appeared before Council and stated the stormwater intakes near his home were plugged with debris during the last large storm and the water rose above the curb.

Lucy Lowry, 2263 Northridge Drive, appeared before Council and requested Council set aside \$15,000-20,000 for new tables and chairs in the Police Annex.

City Administrator and Staff Comments

City Administrator Harrenstein appeared before Council and reported North Mankato participation in the MSU Homecoming parade.

Public Works Director Host reported Jefferson Avenue reconstruction was moving along and the swim facility project was making headway despite the rain. The community room should have an interior slab on Wednesday, October 3rd.

Mayor and Council Comments

Council Member Freyberg requested clarification on the next Budget Work Session. Finance Director McCann reported the next one would be November 5, 2018.

Council Member Norland reported she participated in the MSU Parade and overheard a lot of positive comments about the swim facility.

Council Member Whitlock reported Bier on Belgrade was a success with increased attendance and no incidents reported by the Police. He stated the next event would be Bells on Belgrade on December 1, 2018.

Mayor Dehen read a thank you note for the Fallenstein Playground.

Mayor Dehen stated the next Coffee with the Council would be Saturday, October 6th at 10:30 am at Spring Lake Park Shelter #1. He stated attendees could view the progress on the Swim Facility and learn more about the CIP proposed projects.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Whitlock, the meeting adjourned at 7:48 p.m.

Mayor

City Clerk