

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on February 22, 2021. Mayor Dehen called the meeting to order at 12:00 pm. The following were present remotely through Zoom for roll call: Council Members Oachs, Steiner, Whitlock, and Mayor Dehen, Finance Director McCann, Public Works Director Host, Caswell Sports Director Tostenson, and City Clerk Van Genderen. Absent: Council Member Norland and City Administrator Harrenstein. Citizen monitoring was available through a conference call.

### **Caswell Sports Bonding Project Presentation**

Public Works Director Host presented the Caswell Sports Bonding Project. In 2016 voters authorized a 15 million dollar extension of the existing local option sales and use tax to be collected until 2038. The allowed purposes included developing regional parks, hiking, biking trails, existing and new recreational facilities, expansion of the North Mankato Taylor Library, riverfront redevelopment, and lake improvement projects. In 2019 the Minnesota Legislature granted the extension but reduced the amount to \$9,000,000 for the ballot question's purposes. In 2020 the City of North Mankato requested 10.5 million dollars from the State of Minnesota to be matched with local option sales tax and general fund revenues to complete deferred maintenance at Caswell Park and to construct an indoor recreational facility. In 2020 the Minnesota Legislature granted a 2.0 million dollar grant to the City of North Mankato for Phase I capital improvements and deferred maintenance at the Caswell Park Sporting Complex.

Public Works Director Host reviewed the Caswell Softball Proposed Phase 1 Improvements. Improvements include \$765,000 to upgrade, improve and replace fencing, backstops, and netting. Lighting upgrades for fields 1-4, \$547,000. Concession and restroom upgrades, including concession expansion and ADA upgrades to the bathrooms for \$272,000. New dugouts and dugout benches for \$235,000. Streaming IT upgrades and PA system improvements for \$210,000. Shade Covers for bleachers on fields 1-6 for \$125,000. Removing pavers and replacing them with concrete for \$125,000. The design and bidding for the field improvements will cost approximately \$110,000. Six new scoreboards for fields 1-6 for \$100,000. Bleacher expansion for fields 5 and 6 for \$56,000. Trees for outlining the outfield fence for fields 1-6 \$55,000. Three new pitching/batting warm-up cages for \$30,000. Expansion of Fields 2 and 3 to 300 feet has a cost of \$20,000. The total for Caswell Phase I Improvements is \$2,650,000.

Public Works Director Host reviewed a list of considered but currently not proposed items. Those include turn infields, upper deck viewing improvements, kiosk upgrades, championship field scoreboard, West parking lot improvements, and north parking lot improvements for a total of \$1,910,000. Mayor Dehen requested clarification if the work being completed would still make a championship video board a possibility. Public Works Director Host reported it would work to convert to a championship board at a later date.

Public Works Director Host reviewed the Caswell North Soccer Complex Proposed Phase 1 Improvement. Improvements include installing synthetic turf on the championship field and creating a second championship grade field with the original championship field's excess soils. Lighting upgrade to the turf championship field from 30 candles to 50 candles and installing 30 candles on the new championship grass field. Installation of a bleacher and press box at the Championship field. Caswell Soccer upgrades would equal \$1,838,300.

Public Works Director Host reviewed the Caswell Indoor Recreation Center Proposed Phase 1 Design. Total expenditures for the Recreation Center is \$500,000, which is mainly architectural design services.

The total for Proposed Phase 1 Improvements is \$2,650,000 for Caswell Softball Upgrades, \$1,850,000 for Caswell Soccer Turf Field improvements, and \$500,000 for Indoor Recreation Design services for a total proposed Phase One Improvement Budget of \$5,000,000.

Funding for the project includes \$2,300,000 from Sales Tax Bonds, \$2,000,000 from the State of Minnesota Bonding, a \$500,000 donation from the Mankato United Soccer Club, and a \$200,000 donation from Mankato Adult Softball for a total revenue of \$5,000,000.

Council Member Oachs requested clarification on what would happen to the items that were removed and replaced including backstops, bleachers and old utilities. Public Works Director Host responded that with the use of State Bonding money there maybe restrictions on what can be done with the materials that are removed, but he would be speaking with them.

Council Member Oachs requested clarification on if consideration could be made to not removing the pavers, instead using those funds for a championship board. Public Works Director Host stated it could be considered.

Council Member Whitlock expressed his excitement about the improvements and how the park will become the jewel of Southern Minnesota.

Mayor Dehen commented that several actions will be brought forward to allow for the bidding of the projects and moving them forward in a timely manner.

Council Member Whitlock moved, seconded by Council Member Steiner, to adjourn the meeting at 12:37 pm.

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Mayor

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City Clerk