

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held at 1001 Belgrade Avenue on July 22, 2019. Mayor Dehen called the meeting to order at noon. The following were present for roll call: Mayor Dehen, Council Members Norland, Oachs, Whitlock, and Mayor Dehen, City Administrator Harrenstein, Community Development Director Fischer, Finance Director McCann, Public Works Director Host, City Engineer Sarff, and City Clerk Van Genderen. Council Member Steiner arrived at 12:04 p.m.

Profinium's North Mankato Home Improvement Program

Community Development Director Fischer reported staff has been meeting with Profinium Bank concerning a Home Improvement Program. The loan program is a rehabilitation program that will offer loans from \$10,000 to \$75,000 for owner-occupied single-family homes built before 1995 with an Estimated Market Value under \$200,000. The loan terms would include an interest rate between 4.99% and 5.29% amortized over ten years. Types of improvements allowed include siding, roofing, windows, bathroom, and kitchen remodels, and heating and cooling units. Profinium will work with qualified applicants throughout the loan application process. The City would provide marketing and inspection services. Community Development Director Fischer stated if the Council is interested, staff would develop a Memorandum of Understanding to present at a future Council meeting. It was noted that Mankato recently began a similar program. Council Members expressed interest in the program and City staff reported they would develop a Memorandum of Understanding for presentation at a future Council Meeting.

The Landing Phase 4-Lexington Lane Extension

City Engineer Sarff reported KWS, LLC, the owners and developers of The Landing (Reserve) Subdivision had expressed interest in completing Phase 4 of the subdivision. Phase 4 would include the extension of Lexington Lane to Somerset Lane and possibly the construction of the cul-de-sac extending west from Lexington Lane. In 2007, with the construction of Phase 1, a regional sanitary sewer lift station was installed. The station was designed with the depth and capacity to serve the Reserve Subdivision, along with future development areas to the west, north, and east. A 12" trunk sanitary sewer was also constructed with Phase 1 infrastructure improvements. The trunk was constructed very deep such that future gravity service could be provided to the intended sanitary sewer service area. It will be necessary to extend the trunk sanitary sewer to a point north of Somerset Lane before the construction of Phase 4. City Engineer Sarff reviewed two options. Option 1 included the construction of the trunk sewer by open-cut methods along the Lexington Lane alignment. The estimated cost for Option 1 is \$279,000. Option 2 included the construction of the trunk sewer by directional drilling from Lexington Lane to the north side of Somerset Lane by directional drilling. The estimated cost for Option 2 is \$215,000. City Engineer Sarff reported the advantages and disadvantages of both options and reported the City and the developer recommended Option 1 because the sewer would be within the street right of way rather than an easement, and the option would not impact the subdivision lot layout for Phase 4. Discussion was held concerning the proposal and easements for similar projects. Mayor Dehen requested clarification on if the City could include a provision in the development agreement outlining the requirement for the sale of the lots, if the lots are not sold the developers would take on the City's debt for completion of the sewer line. City Administrator Harrenstein reported the development agreement could include provisions to protect the City's investment. Council Member Norland requested clarification on potential ravine erosion issues. City Engineer Sarff reported the holding pond at the Reserve was designed for all four phases of development.

Tour of Judson Bottom Road

The Work Session went mobile with Council Members, staff and reporters riding golf carts down to look at the rock slides on Judson Bottom Road. A review of several locations where slides occurred revealed rocks/boulders on the road with potential for additional sluffing. Public Works Director Host reported the rocks would potentially continue to occur due to the water in the sandstone along with the freeze-thaw cycle. Options were discussed concerning a netting system, removal of overhanging areas by equipment or dynamite. Discussion was held about discontinuing the use of the road for vehicles and using it more as a walking/biking trail. Continued discussion will be held.

Mayor Dehen closed the Council Work Session at 1:00 p.m.

Mayor

City Clerk