

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held at 443 Belgrade Avenue on June 24, 2019. Mayor Dehen called the meeting to order at 12:00 p.m. The following were present for roll call: Mayor Dehen, Council Members Steiner, Norland, and Whitlock, City Administrator Harrenstein, Community Development Director Fischer, Finance Director McCann, Police Chief Gullickson, Public Works Director Host, and City Clerk Van Genderen. Absent: Council Member Oachs.

### **2018 Annual Police Report**

Police Chief Gullickson reviewed the 2018 Annual Police Report. He stated the five pillars of the organization are to prevent crime; problem-solving, intelligence-led policing, collaboration, and continual improvement. The Police Department is values-based not rules-based, and the goals are to provide quality law enforcement and prevent crime. The report reviewed the Police Officer continuing education, the different divisions of the department, special assignments, and the Police Reserve. A review of Part 1 and Part 2 Crimes revealed a low crime rate with a less than ½ of 1% chance of being a victim of crime in North Mankato. Police Chief Gullickson reported the department now has the policy of at least two officers on duty at all times, even during overnights. The Police Department does have the opportunity to have unallocated patrol time, which allows officers to have extra patrols and provide patrols for homeowners on vacation.

### **The Landing Phase 4-Lexington Lane Extension**

City Administrator Harrenstein reported there is interest in an extension in the reserve development currently owned by KWS. Part of the extension includes a deep sewer to service this area and future expansion. He reported staff was requesting the Council consider financing the utility portion and finance the development improvements of the project with stringent requirements. Finance Director McCann reported the developers were requesting the City finance the infrastructure to be repaid with assessments. The City would require an agreement concerning the developers purchasing certain lots within a certain timeframe to cover the debt payment. Finance Director McCann reported Financial Advisor Tammy Omdal suggested using bank financing if the plan is to pay back the debt quickly. G.O. bonds have a minimum waiting period of 8 years before refinancing, and a bank loan could be repaid more quickly. Finance Director McCann reported the City would require the developers to mortgage the land to finance the project, protecting the City from loss. City Administrator Harrenstein reported the City has not taken on public financing of private developments since 2008. He reported the difference between previous agreements and this agreement is that KWS plans to pay back the project within three years and mortgage the ground, to protect the community's investment. Mayor Dehen reported concern due to the events that occurred during the recession and the City's current procedure of not financing private development infrastructure. He reported concern with the boom and bust cycle and that the City does not want to take on new private infrastructure debt at the end of a boom cycle. City Administrator Harrenstein reported the City would gather more information and flesh out the terms and bring the topic back at another Work Session.

### **Historic Recognition Program**

City Clerk Van Genderen reviewed the Historical Recognition Program and Implementation Plan. She reported the plan would provide North Mankatoan's an opportunity to become aware of their history and the places associated with that history, recognize historical places and buildings that contributed to the community's development and provide residents the opportunity learn about North Mankato's history. The program will include displays at the library, social media posts, historical

plaques, walking tours, website information, historical markers, and oral history program and cooperation with Nicollet County Historical Society to promote and present North Mankato History.

**Update on Electric Car Stations**

Mayor Dehen reported the information provided concerning electric car stations. Potential locations for an electric car station include Commerce Drive or Belgrade Avenue. He reported there were different levels of chargers that could be considered.

**Utility Bill Round Up Program**

Finance Director McCann reported restaurants have recently been offering the opportunity for customers to round up to the nearest dollar to donate money to a cause. The City of Belle Plaine implemented a utility bill round-up program to support their local youth programs. He stated the enclosed example shows that the City's utility billing system would be able to add the roundup option. If the Council decides to move forward with this program, the question would be where would the funds be used; possibilities include historical markers or art programs.

**Discussion on Judson Bottom Road**

Public Works Director Host reported there were two areas of disturbance and showed pictures of the rock slides, including boulders the size of cars on the road. He reported local experts reviewed the area and indicated snow and rain are getting behind the boulders and rocks, and the sand behind the rocks gives out causing a slide. Lookout Drive is not contributing to the slide as very little water is moved down the slope from Lookout Drive. No recent slides have occurred. Discussion was held by Council members, and it was suggested that the City clear the road and open it back up to traffic.

**Tour of the Former Municipal Building**

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

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Mayor

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City Clerk