

Pursuant to due call and notice thereof, a Council Workshop of the North Mankato City Council was held in the Council Chambers of the Municipal Building on December 16, 2013. Mayor Dehen called the meeting to order at 6:00 p.m. The following were present for the meeting: Mayor Dehen, Council Members Spears, Steiner, Norland and Freyberg, Administrator Harrenstein, Finance Director Thorne, Planner Fischer, City Clerk Gehrke and Public Works Director Swanson.

### **Economic Development Policies**

The Mayor thanked the Port Authority Commissioners for coming to the workshop. The City Administrator presented the economic development policies recommended for adoption reporting the process started in July with four stakeholder meetings and discussions with both the City Council and Port Authority Commission. Tony Schertler, Springsted, Inc., will be at the Council meeting to answer any questions. The Administrator gave an overview of the economic development policies highlighting five points: 1) The policies strike a balance between differing opinions on awarding business incentives; 2) The policies discourage “bidding wars” for incentives between North Mankato and cities in Nicollet County and Blue Earth County; 3) The policies specifically guide consideration of incentives to the minimum amount needed for public involvement by requiring specific financial data and financial commitments from those seeking subsidies; 4) The policies minimize public risk by specifically giving preference to projects using the “pay-as-you-go” method as opposed to projects that require up-front borrowing by the public sector; and 5) The policies require projects to be consistent with the City’s Comprehensive Plan or other identifiable goal of the City Council. Two edits were made to the economic development policies: 1) Item I.4. Changing Mankato-North Mankato MSA to Nicollet County and Blue Earth County and 2) Item I.7. Deleting the sentence “The minimum number of jobs to be created by a project is one (a) jobs.” Port Authority Commissioner Gregg Abbott appeared before the Council and stated he would not have a problem with removing the plumbing, heating and signage from the authorized uses for the downtown grants. He also stated that the hilltop businesses should be included to give all businesses a level playing field and rules could be developed for grants outside of the Central Business District. Commissioner Dave Arnold stated the economic development policies give the Port Authority guidelines to follow and also gives them an explanation of why they cannot grant or loan money in certain cases. Commissioner Duane Olenius asked when the makeup of the Port Authority Commission would change. Mayor Dehen reported appointments will be made at the beginning of 2014 which will include the full Council on the Port Authority Commission. Council Member Spears asked that Resolution No. 05-09 be redrafted to emphasize loans over grants.

### **Solid Waste Request for Proposals (RFP)**

Administrator Harrenstein reported Dan Krevit, Foth Infrastructure & Environment, was in attendance. Mr. Krevit presented background information reporting the City of Mankato asked if we wanted to do a joint Request for Proposals (RFP). He presented the draft joint RFP highlighting some of the main points: 1) Fully implements single-stream recycling with new carts on an every-other-week collection schedule; 2) Supports and complements the City of North Mankato’s ongoing, parallel effort to streamline recyclable processing operations at Riverbend Recycling Center; 3) Adds an additional level of trash services (35-gallon cart) for North Mankato; 4) Expands automated trash and recyclables collection city-wide with standardized carts for every residential dwelling; 5) Preserves the residents’ ownership of the

new Hansen Sanitation carts; and 6) Proposes a “Joint” RFP procurement process with the City of Mankato while preserving North Mankato’s independence and individual decision-making authority. He reported the joint RFP process has a number of advantages to North Mankato including: 1) Administrative cost savings; 2) Close coordination of the planning, design and roll-out of the two cities new single-stream recycling systems; 3) Numerous tactics to increase the value and quality of collection service while putting downward pressure on contract costs; and 4) Additional municipal and county resources will be more readily available to help North Mankato continue to develop a more sustainable, cost-effective, regional approach to the solid waste and recycling systems.

In response to questions, he reported each resident would be issued a cart for trash, 35-65- or 90-gallon; and a 90-gallon cart for recyclables. He reported the 24/7 drop-off would continue at the Riverbend Recycling Center. Some discussion was held regarding options other than Minnesota Waste Processing (MWP). Mr. Krevit reported that Nicollet County has designated MWP as the preferred method to process and recover rather than land fill.

Mr. Krevit reported the joint RFP will be presented at the Council meeting for approval to release the RFP.

There being no further business, the Council Workshop was adjourned at 6:55 p.m.

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Mayor

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City Clerk