

## **COUNCIL MINUTES November 18, 2013**

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Council Chambers of the Municipal Building on November 18, 2013. Mayor Dehen called the meeting to order at 7 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for the meeting, Mayor Dehen, Council Members Norland, Freyberg, Spears and Steiner, Administrator Harrenstein, Finance Director Thorne, Attorney Kennedy, Planner Fischer, Public Works Director Swanson and City Clerk Gehrke.

### **Approval of Agenda**

**Council Member Steiner moved, seconded by Council Member Norland, to approve the agenda moving Item 10.D to the end of the meeting. Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen, aye; no nays. Motion carried.**

### **Approval of Minutes**

**Council Member Freyberg moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of November 4, 2013. Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen, aye; no nays. Motion carried.**

### **Public Hearing, 7 p.m. – Consider Amendment to 2012-2013 HUD Action Plan**

The Mayor opened the public hearing to consider the amendment to the 2012-2013 HUD Action Plan. A notice of the public hearing was published in the official newspaper. Planner Fischer reported in May 2012, the 2012-2013 HUD Action Plan was approved by the City Council and HUD. The Plan allocated CDBG funds in the amount of \$95,000 to relocate the home addressed as 238 Nicollet Avenue to Christensen Street and rehabilitate. The Nicollet lot would then be used for downtown parking purposes. The Planner reported staff has been working with the owner of 238 Nicollet Avenue in preparation of an agreement to use CDBG funds to relocate and rehabilitate the home but no agreement was reached. Since HUD requires the timely use of CDBG funds, staff believes it is in the best interest of the CDBG program to use funds for a different project. The Planner reported staff has been approached by the owners of 710 Range Street regarding the purchase of their home. The home is next to a lot previously purchased with CDBG funds. Due to the poor condition of the home at 710 Range Street, it would be demolished and replaced with a new single-family dwelling. Due to the use of CDBG funds at both properties, any new home owners would need to be income eligible. Staff has been in contact with Habitat for Humanity who has expressed interest in constructing a new home on the property. Doug Schaller, 55656 Hemlock Road, Mankato, and owner of 238 Nicollet Avenue appeared before the Council and spoke about not knowing the project involving his home at 238 Nicollet Avenue was likely being withdrawn for consideration at this time. He acknowledged the project is not ready to proceed and supports the Action Plan amendment as proposed. He stated his willingness to sell 238 Nicollet Avenue if CDBG funds become available at a future date. Jolly Corley, 617 Range Street, appeared before the Council and asked about the City's vision for Range Street and lower North Mankato. Mayor Dehen reported the City is in the process of completing the Comprehensive Plan and there is still an opportunity to comment about the Plan on the City's website [www.northmankato.com](http://www.northmankato.com). There being no one else appearing before the Council the Mayor closed this portion of the meeting.

### **Consent Agenda**

**Council Member Norland moved, seconded by Council Member Freyberg, to approve the Consent Agenda which includes:**

1. Bills and Appropriations.

## **COUNCIL MINUTES November 18, 2013**

2. Res. No. 72-13 Approving Donations/Contributions/Grants.
3. Res. No. 73-13 Declaring Costs to be Assessed for Municipal Charges - Delinquent Utility Bills.
4. Res. No. 74-13 Declaring Costs to be Assessed for Municipal Charges - 1009 Range Street.

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

### **Public Comments**

The Mayor opened the meeting to the public for the first time with no one appearing.

### **Business Items**

#### **Amendment to 2012-2013 HUD Action Plan**

Council Member Steiner moved, seconded by Council Member Freyberg, to approve the amendment to the 2012-2013 HUD Action Plan. **Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen, aye; no nays. Motion carried.**

#### **Set Public Hearing for 7 p.m. on Monday, December 2, 2013 to Consider 2014 Budget**

Council Member Steiner moved, seconded by Council Member Norland, to set a public hearing for 7 p.m. on Monday, December 2, 2013 to consider the 2014 Budget. **Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen, aye; no nays. Motion carried.**

#### **Set Public Hearing for 7 p.m. on Monday, December 16, 2013, to Consider Five-Year Capital Improvement Plan, 2014-2018**

Council member Norland moved, seconded by Council Member Steiner, to set a public hearing for 7 p.m. on Monday, December 16, 2013 to consider the Five-Year Capital Improvement Plan, 2014-2018. **Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen, aye; no nays. Motion carried.**

### **Proposal for Professional Auditing Services**

Finance Director Thorne presented the Engagement Letter from Abdo, Eick & Meyers to conduct a full audit of the City's financial statements for the fiscal year ending December 31, 2013 for a fee of \$31,695. **Council member Norland moved, seconded by Council Member Spears, to approve the proposal for professional auditing services from Abdo, Eick & Meyers for the fiscal year ending December 31, 2013 for a fee of \$31,695 and authorize signing the Audit Engagment Letter. Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen, aye; no nays. Motion carried.**

### **City Administrator and Staff Comments**

Administrator Harrenstein reported he would gather additional feedback for the Request for Proposals (RFP) for professional realty services and add this item to the next Council Workshop.

### **Mayor and Council Comments**

#### **Council Member Freyberg**

Council Member Freyberg reported All Seasons Arena (ASA) Board unanimously approved the Mankato City Manager and North Mankato City Administrator complete a financial feasibility study for a third sheet of ice.

## COUNCIL MINUTES November 18, 2013

### Council Member Norland

Council Member Norland relayed thanks from residents for the extended leaf pick up. Public Works Director Swanson reported that crews would continue to pick up leaves until finished or until the weather makes it impossible.

### Mayor

The Mayor thanked those who donated to the North Mankato Taylor Library.

### Coffee with the Council

The Mayor reported Coffee with the Council will not be held in December. The date and place for the January Coffee with the Council will be announced at a later date.

### Public Comments

#### Phil Henry, 1300 Noretta Drive

Phil Henry, 1300 Noretta Drive, appeared before the Council and stated residents have been dumping leaves in the street which clogs the catch basins.

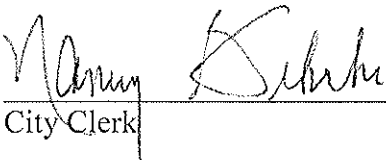
#### Barb Church, 102 E. Wheeler

Barb Church, 102 E. Wheeler, thanked the City Council for referring the zoning changes to the Planning Commission.

Ms. Church also reported on the Riverfront Park noise issue stating the report has been completed and the problem is contributed to low-frequency intrusion. Steps will be taken to change the sound system to alleviate this problem.

There being no further business, the meeting was adjourned at 7:38 p.m. and the Council moved to a closed session to discuss Item 10.D. Belle House vs. City with Assigned Counsel.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk