

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on February 18, 2014. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for the meeting, Mayor Dehen, Council Members Spears, Steiner, Norland and Freyberg, City Administrator Harrenstein, Finance Director Thorne, City Clerk Gehrke, Attorney Kennedy, Planner Fischer and Public Works Director Swanson.

Approval of Agenda

Council Member Steiner moved, seconded by Council Member Spears, to approve the agenda as presented. Vote on the motion: Spears, Steiner, Norland, Freyberg and Dehen, aye; no nays. Motion carried.

Approval of Minutes

Council Member Freyberg moved, seconded by Council Member Steiner, to approve the minutes of the Council meeting of February 3, 2014. Vote on the motion: Spears, Steiner, Freyberg and Dehen, aye; Norland abstained; no nays. Motion carried.

Public Hearing, 7 p.m. – Amendment to City Code, Chapter 32, Entitled “Departments, Boards and Commissions,” Specifically Section 32.30 Port Authority Commission

Mayor Dehen opened the public hearing to consider an amendment to City Code, Chapter 32, entitled “Departments, Boards and Commissions,” specifically Section 32.30 Port Authority Commission. Administrator Harrenstein reported the change addresses changes to membership of the Port Authority Commission stating five members of the Commission shall be comprised of the Mayor and City Council and two members that shall be appointed by the Council and may be removed by a 4/5 vote of the Council. Additionally, the terms of the appointment to the Port Authority for both the Mayor and City Council Members shall be the term of office they were elected to serve by the voters of North Mankato. Barb Church, 102 E. Wheeler Avenue, appeared before the Council and stated it was a good move to add the total Council to the Port Authority Commission and addressed the issue of payment for Commissioners to attend the Port Authority Commission meeting. There being no one else appearing before the Council, the Mayor closed this portion of the meeting.

Ord. No. 54, Fourth Series, Amending North Mankato City Code, Title III, Administration, Chapter 32, Entitled Departments, Boards and Commissions

Council Member Freyberg moved, seconded by Council Member Norland, to adopt Ord. No. 54 Fourth Series, Amending North Mankato City Code, Title III, Administration, Chapter 32, Entitled Departments, Boards and Commissions. Vote on the Ordinance: Spears, Steiner, Norland, Freyberg and Dehen, aye; no nays. Motion carried. Mayor Dehen stated he believes this will increase the transparency of the Port Authority Commission.

Public Hearing, 7 p.m. – Amendment to City Code, Chapter 110 Entitled General Business Regulations and Licensing, Specifically Section 110.22, Tobacco.

Mayor Dehen opened the public hearing to consider an amendment to City Code, Chapter 110, entitled General Business Regulations and Licensing, specifically Section 110.22, Tobacco. He reported that an ordinance was adopted on August 19, 2013 placing a one-year moratorium suspending acceptance of any application for a tobacco license under North Mankato City Code Section 110.22. The following individuals appeared before the Council to speak against e-cigarettes: Chris Crocker, 25 Arlington Court; Jon Anderson, 831 Nicollet Avenue; Dr. Steve

Penkhus, 36 Trail Drive, Mankato; Emily Kruger, 821 Wall Street; and Ann Christensen, P.O. Box 2252, Mankato. The following individuals appeared before the Council speaking in favor of e-cigarettes: Kevin and Debra Morin, 52112 190th Lane, Lake Crystal, Marilyn Bennett, 1009 N. 5th Street, Mankato; Dave Pettis, 6393 178th Street, Lakeville; Jesse Griffin, 5131 13th Avenue South, Lakeville;; and Tam Sang, Lakeville. With no one else appearing before the Council, the Mayor closed this portion of the meeting. Administrator Harrenstein reported there is not an ordinance before the Council tonight. Attorney Kennedy recapped a seminar he attended and stated the City's options regarding e-cigarettes: 1) Allow businesses and the market to operate with regulation or enforcement; 2) Await federal regulations; 3) Await state regulations; and 4) Amend the City Code. Administrator Harrenstein stated the questions is how Council wants staff to proceed in order to update the City Code before August 19, 2014. **Council Member Spears moved, seconded by Council Member Norland, to wait to act on local legislation on e-cigarettes until the State Legislature acts on e-cigarettes but to have something in place before the moratorium expires in August 2014. Vote on the motion: Spears and Norland, aye; Steiner, Freyberg and Dehen, nay. Motion failed.** Mayor Dehen reported he believes staff has the Council's direction to wait until after the State Legislature acts, and if necessary draft an ordinance for Council consideration prior to the expiration of the moratorium.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 12-14 Approving Donations/Contributions/Grants.
- C. Audio and Large Group Permit for Shakespeare in the Park(ing Lot), 1001 Belgrade Avenue, Thursday, May 29, 2014 from 5:30 p.m. to 9:30 p.m.
- D. Parade Permit for Final Stretch North Mankato, Triathlon, Saturday, June 28, 2014 from 8 a.m. to 11 a.m.
- E. Set Spring Cleanup for April 14-18 for the Valley and April 21-25 for the Hilltop.
- F. Set Water Main Flushing for April 21-25 for the Valley and April 28-May 2 for the Hilltop.
- G. February Traffic & Safety Committee Minutes.
- H. Monthly Budget Report.

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

Public Comments

Barb Church, 102 E. Wheeler Avenue

Barb Church, 102 E. Wheeler Avenue, thanked the Council for having the names and terms of the committees on the website and for the monthly budget that was in tonight's packet. She reported she attended the February 13, 2014 Planning Commission meeting and spoke of the consequences of rezoning areas for future redevelopment and that there needs to be more discussion about land use and redevelopment and asked that any rezoning be tabled prior to completion of the Comprehensive Plan.

John and Mary Lowrie, 501 Valerie Lane

John and Mary Lowrie, 501 Valerie Lane, appeared before the Council to speak of their frozen water lines and asked if any consideration would be given to the increased use of water as it was recommended to them to allow a pencil-sized stream of water to run from one of their taps. They requested compensation for the water they would be using to keep their water pipes from freezing. Public Works Director Swanson reported the water mains are higher volume and water will not freeze in the mains. He reported problematic areas are pre-strict codes or special conditions such as extreme grade situation. The Council requested staff prepare a recommendation for excess water usage for those properties that have or are in threat of having frozen water lines. Administrator Harrenstein will bring a recommendation to the Council at their March 3, 2014 meeting.

Bess Tsaouse, 136 Mary Circle

Bess Tsaouse, 136 Mary Circle, appeared before the Council and spoke of a manhole cover that has sunk on Commerce Drive. Public Works Director Swanson reported the manhole cover did not sink but the blacktop around the cover heaved. He reported a temporary repair was made; however, with snowplowing the fix was compromised but once weather permits, it will be permanently fixed.

Business Items**Z-1-14, Request to Rezone 410 Range Street from R-3, Limited-Multiple Dwelling to Central Business District (CBD)**

Planner Fischer presented Z-1-14 a request to rezone 410 Range Street. The Council recently approved the purchase of the property known as 410 Range to make way for additional parking for downtown. The Planning Commission reviewed Z-1-14 and did recommend approval of the Z-1-14. Jerry Troidahl, 414 Range Street, appeared before the Council and asked what the City was going to do make his property secure and what was going to be done with the trees on the property known as 410 Range Street. Administrator Harrenstein reported that a fence would be located between the properties and he stated staff will share the plans prior to the completion of the parking lot. Council Member Spears requested that the highest fence legally possible be placed and as many trees as possible be saved. City Attorney Kennedy reported this property could be used as a parking lot without rezoning the property from an R-3, Multiple Dwelling, to Central Business District (CBD), however the rezoning is proper since it makes the property part of the CBD.

Ord. No. 55, Fourth Series, Rezoning Part of Government Lot 7, Section 7-108-26 (410 Range Street) from R-3, Limited-Multiple Dwelling to Central Business District (CBD)

Council Member Norland moved, seconded by Council Member Steiner, to adopt Ord. 55, Fourth Series, Rezoning Part of Government Lot 7, Section 7-108-26 (410 Range Street). Vote on the Ordinance: Spears, Steiner, Norland and Dehen, aye; Freyberg, nay. Motion carried.

Review Comprehensive Plan Chapter 3 – Land Use and Growth Management

Administrator Harrenstein reported this is the review of the land use recommendations proposed by the consultants and has been reviewed by the Planning Commission; however, they took no action. The Mayor stated he was pleased with the Land Use and Growth Management portion of the Comprehensive Plan. Planner Fischer reported the consultants were in attendance at the meeting to present the Land Use Chapter and answer any questions. Kelsey Johnson and

Addison Lewis, WSB consultants, reported they were happy to be here and reported the Land Use Chapter is a vital component of this plan. As part of the stakeholder process, the consultants met with various stakeholders and citizens as well as reviewing regional and national trends. For ease in viewing, the City was divided into seven different zones. Ms. Johnson reviewed the property within the City limits and the land immediately outside the City limits. She reported the vision for land use designation does not necessarily have to be the same as that which the area is currently zoned since the City of North Mankato does not fall within the Metropolitan area. When looking at future land use decisions, Planner Fischer reported the City does not want to prohibit any business to grow and expand but there may be alternate uses in certain areas. The consultants spoke of guiding areas for different land uses. After considerable discussion, Council Member Freyberg suggested Council Work Sessions be held to review the Land Use chapter of the Comprehensive Plan. Administrator Harrenstein reported the seven sections could be broken out and two sections could be reviewed at each meeting and stated staff is open to how the Council wants to engage the public. Council Member Freyberg noted some inconsistencies in the Land Use Chapter and he stated we need to take some time and review the entire Chapter. The Mayor suggested the Council review Chapter 3 and have all inconsistencies in order and then the Council meet with stakeholders for their input. The Council asked staff to put together a plan for review of the Land Use Chapter.

Mayor and Council Members**Council Member Freyberg**

Council Member Freyberg reported he attended All Seasons Arena and Metropolitan Planning Organization meetings.

Council Member Norland

Council Member Norland attended a University of Minnesota Water Resources Center Workshop on February 5, 2014. Minnesota has the most water of any state in the lower 48. There is a state-wide long-term plan for conservation and preservation of resources including water on the website www.wrc.umn.edu. She reported the bad news is that the water is highly polluted. Part of the plan includes preservation of trees and wetlands.

Council Member Norland reported that she and Council Member Spears attended the annual banquet of the Greater Mankato Diversity Council on February 4, 2014. She presented the Mayor a certificate received at the banquet recognizing the City of North Mankato as a 2013 Champion of Diversity.

Mayor

The Mayor reported the Intergovernmental Meeting scheduled for February 20th will need to be reschedule and once it is rescheduled it will be placed on the website.

Public Comments**Barb Church, 102 E. Wheeler Avenue**

Barb Church, 102 E. Wheeler Avenue, appeared before the Council and thanked the City Planner for putting the names of streets on the maps. She wanted to know the cost of the large zoning maps. She gave a plea to Council not to separate stakeholder groups into separate groups because it is helpful for everyone who is interested to be in the same meeting.

Bess Tsaouse, 136 Mary Circle

Bess Tsaouse, 136 Mary Circle, appeared before the Council and would like the large map posted and more than one meeting where citizens could give their input. She believes all meetings on the Comprehensive Plan should be opened to all citizens. She also asked about ravine property and who was in control of the ravine property. Planner Fischer reported that some property owners own the ravine property and some ravine property is owned by the City. He also stated that ravines are protected so they could not be clear cut. The Mayor recommended this discussion be held with staff.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting was adjourned at 9:03 p.m.

Mayor

City Clerk

CLAIM REPORT
 BILLS PAID AFTER THE COUNCIL MEETING OF FEBRUARY 18, 2014
 END OF MONTH

77148	Void	Void	\$0.00
77149	Hy-Vee, Inc.	meeting supplies-Police Reserve	\$36.84
77150	POST Board	Peace Officer license renewals-Police Dept.	\$360.00
77151	Void	Void	\$0.00
77152	Void	Void	\$0.00
77153	Void	Void	\$0.00
77154	Void	Void	\$0.00
77155	Void	Void	\$0.00
77156	Void	Void	\$0.00
77157	ICMA Retirement Trust - 457	employee payroll deductions	\$3,468.85
77158	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$660.00
77159	Law Enforcement Labor Service	employee payroll deductions	\$450.00
77160	Mead, Donald W. & Lee Etta	balance of pmt purchase 710 Range-Comm Dev Block	\$3,000.00
77161	NCPERS Minnesota-Unit 662400	employee payroll deductions	\$192.00
77162	United Way	employee payroll deductions	\$225.62
77163	Brown-Nicollet Community Health	registration fee Food Manager class-Caswell	\$140.00
77164	Enventis	telephone bill-All Depts.	\$461.40
77165	John Deere Financial	equipment parts-Gen Gov	\$184.57
77166	Telrite Corporation	long distance phone bill-Gen Gov	\$268.11
77167	Delta Dental	employee payroll deductions	\$890.85
77168	MII Life, Inc.-Health Savings Account	2nd quarter contribution for Health Savings Account	\$1,171.89
77169	MII Life, Inc.-VEBA	2nd quarter contribution for VEBA Account	\$28,381.26
77170	National Insurance Services	life insurance March	\$588.43
77171	National Insurance Services	long term disability insurance March	\$1,245.23
77172	National Insurance Services	voluntary life insurance March	\$68.50
	Total		\$41,793.55

CLAIMS CONTINUED

General	\$29,268.60
Community Development Block Grant	\$3,000.00
Water	\$5,013.37
Sewer	\$2,381.89
Sanitary Collection	\$113.00
Storm Water	\$629.57
Public Access	<u>\$1,387.12</u>
Total	<u><u>\$41,793.55</u></u>

PORT AUTHORITY INVOICES
BILLS PAID AFTER THE COUNCIL MEETING OF FEBRUARY 18, 2014
END OF MONTH

None to report

List of Port Authority Bills in the Amount of \$0.00

Council Meeting of March 3, 2014

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

List of Bills in the Amount of \$41,793.55

Council Meeting of March 3, 2014

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF MARCH 3, 2014

Abdo, Eick & Meyers	audit services-Gen Gov	\$6,000.00
Alex Air Apparatus, Inc.	hose-Fire Dept.	\$2,895.00
Ameripride Services	mats, uniform & towel service-Street, Shop & Library	\$523.04
American Legal Publishing Corp.	internet renewal for ordinances-Gen Gov	\$400.00
American Planning Association	membership dues-Comm Dev	\$285.00
Answer 24	service pagers-Public Access & Tactical Response	\$466.20
Audio Editions	supplies & audio books-Library	\$544.79
Baker & Taylor	books-Library & Bookmobile	\$31.98
Blue Earth Environmental Co.	demolition & removal of debris-Comm Dev Block Grant	\$10,000.00
CCP Industries, Inc.	cleaning supplies-Shop	\$136.47
CMI, Inc.	equipment parts-Police Dept.	\$79.00
Caretakers of Mankato	snow removal-Public Access	\$124.80
Cargill, Inc.	road salt-Street Dept.	\$5,898.40
City of Mankato	wastewater fee for March-Sewer	\$65,000.00
Computer Technology Solutions	computer parts-Library	\$55.00
Crysteel Truck Equipment	equipment parts-Street & Park Depts.	\$869.21
Dalco	cleaning supplies-All Depts.	\$665.75
Emergency Automotive Technologies	equipment parts-Fire Dept.	\$668.02
Express Services, Inc.	crossing guards-Police Dept.	\$818.70
Freyberg Petroleum Sales, Inc.	oil-All Depts.	\$2,267.90
Gale/Cengage Learning	books-Library & Bookmobile	\$382.27
Great American Business Products	supplies-Park Dept.	\$582.40
Hansen Sanitation	refuse pickup-Solid Waste	\$50,449.34
Ingram Library Services	books-Library & Bookmobile	\$1,090.08
International Institute of Municipal Clerks	membership dues-Gen Gov	\$230.00
JT Services	supplies-Recycling	\$216.00
Jetter Clean, Inc.	clean sewer line-Sewer Dept.	\$189.00
Kennedy & Graven	legal services-Port Authority	\$733.60
League of Minnesota Cities	legal services-Attorney	\$7,807.04
Matheson Tri-Gas, Inc.	welding supplies-Shop	\$98.17
Menards-Mankato	supplies-Gen Gov & Fire	\$14.68
Minnesota Department of Health	service connection fee-Water Dept.	\$7,754.00
Minnesota Valley Testing Lab	water testing-Water Dept.	\$158.75
MN Dept. of Employment/Economic Dev	Thin Film grant repayment-Port Auth State Rev Loan	\$2,414.02
Moss & Barnett	legal services-Public Access	\$985.00

CLAIMS CONTINUED

MRCI	wages for MRCI employees-Recycling	\$10,320.20
Minnesota State University	work study student-Library	\$149.00
Northern States Supply	supply-Shop	\$65.00
Overhead Door Co. of Mankato, Inc.	overhead door repair-Gen Gov	\$387.66
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$103.55
Reliance Electric of Southern Minnesota	furnace repair-Sewer Dept.	\$143.24
River Bend Business Products	copier maint, shredder, supplies-Gen Gov, Pol & Lib	\$1,729.97
South Central College	training-Police Dept.	\$1,969.11
Staples Advantage	supplies-Library	\$79.56
Universal Truck Equipment, Inc.	equipment parts-Street Dept.	\$419.00
Viking Electric	electrical supplies-Gen Gov, Shop & Water Depts.	\$780.33
Zahl Equipment Service	equipment parts-Street Dept.	\$65.00
Total		<u>\$187,045.23</u>

CLAIMS CONTINUED

General	\$37,206.83
Community Development Block Grant	\$10,000.00
Port Authority	\$733.60
Port Authority State Revolving Loan Fund	\$2,414.02
Water	\$8,598.78
Sewer	\$65,439.06
Recycling	\$10,627.60
Storm Water	\$0.00
Solid Waste	\$50,449.34
Public Access	\$1,420.60
Tactical Response Team	\$155.40
Total	<u>\$187,045.23</u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF MARCH 3, 2014

Kennedy & Graven	legal services-Port Authority	\$733.60
MN Dept. of Employment/Economic Dev	Thin Film grant repayment-Port Auth State Rev Loan	<u>\$2,414.02</u>
Total		<u><u>\$3,147.62</u></u>

List of Port Authority Bills in the Amount of \$3,147.62

Council Meeting of March 3, 2014

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

List of Bills in the Amount of \$187,045.23

Council Meeting of March 3, 2014

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

WHEREAS, the Minn. Stat. 465.03 and 465.04 allows the governing body of any city, county, school district or town to accept gifts for the benefit of its citizens in accordance with terms prescribed by the donor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following donations/contributions/grants are approved as follows:

Donor of Gift	Restriction on Gift	Amount
North Mankato Civic & Commerce Association	Library – Community Read	\$310.00
Jo Marie Robbins	Library - Audiobooks	\$30.00
Gale A H Bigbee	Library – Art Splash	\$20.00
Paul H Schaffer	Library – Art Splash	\$20.00
Traverse des Sioux Library Cooperative	Library – Community Read	\$520.00

Adopted by the City Council this 3rd day of March 2014.

Mayor

City Clerk

RESOLUTION NO.

RESOLUTION DECLARING COSTS TO BE ASSESSED
FOR MUNICIPAL CHARGES

WHEREAS, the City of North Mankato has incurred municipal charges for services rendered in accordance with the following information; and

WHEREAS, all such costs are to be assessed against the property affected thereby;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following costs shall be specifically assessed against such property in the amount specified:

Type: 18203
Parcel No.: 18.667.0510
Legal: Lot 15, Block 6, North Ridge Estates II
Address: 2460 North Ridge Drive

Owner: Christopher and Justine Carlson

Repair of Shut-off Box - \$403.96

Adopted by the City Council this 3rd day of March 2014.

Mayor

ATTEST:

City Clerk

Location	Description	Owner	PID	Legal Description	Amount
2460 North Ridge Drive	Water shut-off box repair	Christopher & Justine Carlson	18.667.0510	Lot 15 Block 6 North Ridge II	403.96
					<u>403.96</u>



CITY OF NORTH MANKATO

December 6, 2013

COPY

Chris & Justine Carlson
2460 North Ridge Drive
North Mankato, MN 56003

Re: Delinquent Bill

Dear Property Owner:

Enclosed is the final notice of invoice #5218 dated September 30 2013, in the amount of \$403.96 for a repaired water shut-off box for the property at 2460 North Ridge Dr.

This letter is to notify you that these charges are past due. If payment is not received by 5:00 pm on December 16, 2013 (ten (10) calendar days from the date of this letter) the North Mankato City Council will take action to have these charges certified to the Nicollet County Auditor for collection with the property taxes on this parcel.

It is our hope that this action will not be necessary. Please make remittance to the City of North Mankato. If you have any questions concerning this matter, please feel free to contact me.

Sincerely,

THE CITY OF NORTH MANKATO

Clara Thorne
Finance Director

Enclosure





CITY OF NORTH MANKATO
 P.O. Box 2055
 North Mankato, MN 56002-2055
 507-625-4141

Invoice

Date	Invoice #
9/30/2013	5218

Bill To
Chris & Justine Carlson 2460 North Ridge Dr North Mankato, MN 56003

COPY

Quantity	Description	Rate	Amount
	Cleaned, straightened & repaired water shut-off box in cement driveway at 2460 North Ridge Drive	403.96	403.96
	SECOND NOTICE 11-7-13		
	THIRD & FINAL NOTICE (Please see attached letter) 12-6-13		
	Total		\$403.96

Prompt payment is appreciated.	Balance Due	\$403.96
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CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 16 -2014 SHELTER: Benson Park FEE: waived
TYPE OF EVENT: 5K Run + 10K Run DATE VALID: 7-19-14 HOURS: 6am - 11am

ORGANIZATION: Mankato YMCA SIZE: 300-500
APPLICANT NAME: Joy Leafblad
ADDRESS: 1401 S. Riverfront CITY: Mankato
ZIP: 56001 DAYTIME PHONE #: 507-345-9813

TENTS: — ELECTRICITY: — ALCOHOL: —

If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: —
Amplified music or band requires Council approval

OTHER: —

PERMIT APPROVED: — DATE: 11-22-13

PERMIT DENIED: —

REFER TO COUNCIL: ✓

Nancy Schuk
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

PROHIBITED

ALLOWED

- * Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- * Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- * Glass containers.
- * Bonfires.
- * Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- * Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

- * Personal grills may be brought in.
- * Keg beer is allowed only with a permit.
- * Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- * Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- * Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: Joy Leafblad 11-22-13
Applicant Date

For Office Use Only	Receipt # _____	Book _____	Park _____	Police _____
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CITY OF NORTH MANKATO
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to the Chief of Police at least fourteen (14) days in advance of the parade date.

Applicant Information

Name: Mankato Family YMCA - Joy Leafblad

Address: 1401 South Riverfront

City: Mankato State: MN Zip: 56001

Telephone: ~~77~~ 507-345-9813

Sponsoring Organization: Mankato Family YMCA

Address: 1401 South Riverfront

City: Mankato State: MN Zip: 56001

Telephone: 507-345-9813

Occasion for Parade: 10K + 5k run

Date of Parade: July 19, 2014 Estimated Length of Parade: 10k

Estimated Starting Time: 8am Estimated Finish Time: 10³⁰am (Run times)

General Composition of Parade: 275-300 runners

As a duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Joy Leafblad
Applicant

1-16-14
Date

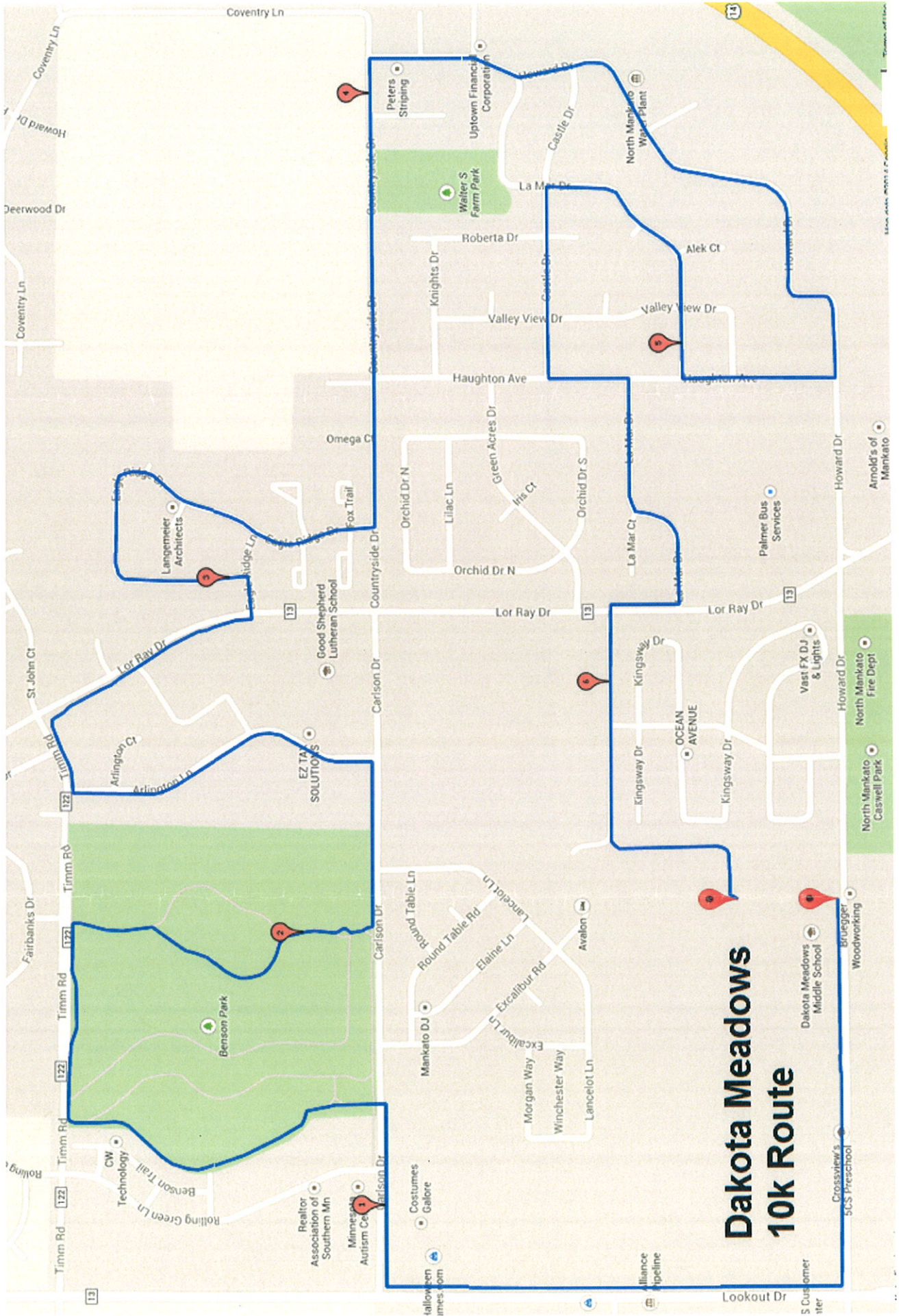
Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

[Signature] #701
Chief of Police

02-25-14
Date

COMMENTS/ADDITIONAL STIPULATIONS:





Dakota Meadows 10k Route

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 32 -2014 SHELTER: SL #1 FEE: —

TYPE OF EVENT: Variety Show DATE VALID: 6/23/14 HOURS: 4:00p-9:00p

ORGANIZATION: Picnic in the Park SIZE: 80-100

APPLICANT NAME: Elaine Hardwick

ADDRESS: 800 Garfield Ave CITY: N. Mankato

ZIP: 56003 DAYTIME PHONE #: 507-995-2170

TENTS: — ELECTRICITY: in shelter ALCOHOL: —

If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: _____

Amplified music or band requires Council approval

Sound system - face away from hill

OTHER: _____

PERMIT APPROVED: _____ DATE: 2/11/14

PERMIT DENIED: _____

REFER TO COUNCIL: ✓ Nancy Schuk
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

PROHIBITED

- * Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- * Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- * Glass containers.
- * Bonfires.
- * Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- * Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

ALLOWED

- * Personal grills may be brought in.
- * Keg beer is allowed only with a permit.
- * Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- * Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- * Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: Elaine Hardwick 2/11/2014
Applicant Date

For Office Use Only	Receipt # _____	Book _____	Park _____	Police _____
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RESOLUTION NO.

RESOLUTION ACCEPTING FEASIBILITY REPORT AND
ORDERING IMPROVEMENT HEARING
FOR PROJECT NO. 13-02AC,
ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS

WHEREAS, pursuant to resolution of the Council, a feasibility report was ordered from Bolton & Menk, Inc., with reference to Project No. 13-02AC for RoeCrest-Noretta-Belgrade ravine improvements; and

WHEREAS, such a feasibility report has been prepared by Bolton and Menk, Inc. and provides information regarding whether the proposed project is necessary, cost-effective and feasible;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

1. The feasibility report is hereby accepted.
2. An improvement hearing is ordered for 7 p.m. on Monday, April 7, 2014.

Adopted by the City Council this 3rd day of March 2014.

Mayor

City Clerk



Preliminary Engineering Report for
2013 Roe Crest-Noretta-
Belgrade Ravine
Improvements

City Project No. 13-02AC

February 2014

Submitted by:

Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: 507-625-4171
F: 507-625-4177

BMI Project No. M19.105950



BOLTON & MENK, INC.
Consulting Engineers & Surveyors

PRELIMINARY ENGINEERING REPORT

**2014 IMPROVEMENT PROJECT:
ROE CREST-NORETTA-BELGRADE RAVINE**

AND

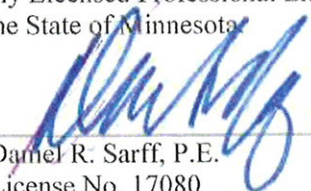
“OLD” BELGRADE AVENUE

CITY PROJECT NO. 13-02AC

CITY OF NORTH MANKATO, MINNESOTA

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By:


Daniel R. Sarff, P.E.
License No. 17080

Date:

2/25/14

**BOLTON & MENK, INC.
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MINNESOTA**

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- Exhibit No. 1 – Preliminary Cost Estimate (with Breakdown)

EXECUTIVE SUMMARY

The project under consideration includes the following areas:

- Within the ravine that extends from the end of Belgrade Avenue west of Lee Boulevard to Clare Drive.
- “Old” Belgrade Avenue from Lee Boulevard to the dead end approximately 1800 feet west of Lee Boulevard.

The existing sanitary sewer within the ravine area serves as a trunk sewer for a service area encompassing approximately 550 acres of upper North Mankato. The existing sanitary sewer is in poor condition and lacks adequate capacity for the area it serves. The existing ravine area is experiencing erosion and slope failures due to overland stormwater flow in the ravine and storm sewer outlets that currently do not extend to the bottom of the ravine. The street and utilities along “Old” Belgrade Avenue were originally constructed between 40 and 60 years ago, and are in need of repair.

The proposed improvements within the ravine area include the replacement of the existing sanitary sewer with a new 15-inch diameter sanitary sewer and the construction of a 36-inch diameter storm sewer. Existing sanitary sewer and storm sewer outlets from the streets above the ravine will be extended and connected to the new sanitary sewer and storm sewer at the bottom of the ravine. The bottom of the ravine will be filled to provide cover over the sanitary sewer and storm sewer and a new bituminous-surfaced maintenance road/trail will be constructed along the entire length of the ravine.

The proposed improvements on “Old” Belgrade Avenue include the replacement of the existing sanitary sewer and watermain systems, bituminous surface, curb and gutter, and the addition of concrete sidewalk. The reconstruction would also include the addition of storm sewer to improve drainage along the street. Due to the narrow street corridor caused by the existing topography, a street width of 20 feet and a sidewalk width of 6 feet are recommended. Retaining walls will be required to provide the street and sidewalk widths recommended. Retaining walls would not be required if only the street section and no new sidewalk was constructed.

The estimated project costs are summarized below.

- Sanitary Sewer and Storm Sewer Improvements in Ravine: \$982,000
- Street and Utility Improvements on “Old” Belgrade Avenue: \$732,000
- Total: \$1,714,000

These costs include allowances for contingencies, engineering, administration, legal and financing costs. It is anticipated that the funding for the proposed improvements will be provided through a combination of special assessments, City enterprise funds and ad valorem taxes.

According to the City's past practice for calculating assessments, the proposed improvements are assessable to the benefitting properties as follows:

- Street Reconstruction, Sanitary Sewer, Watermain, and Storm Sewer – 40% Assessable, 60% City Cost (\$128/front foot)
- Sanitary Sewer Services – 100% Assessable (\$1,243/connection)
- Water Services – 100% Assessable (\$1,086/connection)
- Driveway Pavement – 100% Assessable (\$5.52/sq. ft)

These assessment rates would result in calculated assessments ranging from approximately \$27,000 to \$48,000. Applying the City's past policy of applying a cap on the assessments, the actual assessments would range from between \$7,500 and \$8,500.

From an engineering standpoint, the proposed improvements are feasible, cost effective, necessary, and can be best be accomplished by letting competitive bids for the work. The sanitary sewer and storm sewer in the ravine and the street and utility improvements on "Old" Belgrade Avenue could be combined into one project or bid as separate projects. We recommend that the Council accept this Preliminary Engineering Report and call for a public hearing on the proposed improvements. The proposed schedule for the project is as follows:

- Preliminary Hearings, Design, Approvals, Bidding, and Award of Contract: February 2014 through June 2014
- Construction: June 2014 through November 2014
- Assessment Notices, Hearings: October 2014 through November 2014

I. PROJECT INTRODUCTION

This Preliminary Engineering Report considers utility and street improvements in the following areas:

- Within the ravine that extends from the end of “Old” Belgrade Avenue west of Lee Boulevard to Clare Drive.
- “Old” Belgrade Avenue from Lee Boulevard to the dead end approximately 1800 feet west of Lee Boulevard

The project location is shown on the Vicinity Map, Figure No. 1 of Appendix A.

This proposed improvement project is included in the City of North Mankato’s Capital Improvements Plan which was adopted by the City Council on December 16, 2014, and is scheduled for construction in 2014. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a preliminary engineering report to define the scope and determine the feasibility of the proposed project. The specific objectives of this Preliminary Engineering Report are to:

- Evaluate the need for the project
- Determine the necessary improvements
- Provide information on the estimated costs for the proposed project
- Determine the project schedule
- Determine the feasibility of the proposed project.

The project as proposed would consist of reconstructing the existing street and utilities on the segment of “Old” Belgrade Avenue extending west from Lee Boulevard and reconstructing the existing utilities within the ravine. Specific improvements would consist of the following:

- “Old” Belgrade Avenue:
 - Removal of existing pavement
 - Removal and replacement of sanitary sewer
 - Removal and replacement of watermain
 - Installation of storm sewer
 - Installation of bituminous pavement with concrete curb and gutter
 - Installation of concrete sidewalk and driveway aprons
 - Installation of retaining walls
 - Surface restoration and turf establishment

- Ravine Area:
 - Removal and replacement of existing sanitary sewer
 - Construction of new storm sewer
 - Placement of fill material within the ravine
 - Construction of a bituminous-surfaced access road/trail within the ravine
 - Surface restoration and turf establishment.

II. EXISTING CONDITIONS

A. Sanitary Sewer

An existing 12-inch diameter sanitary sewer is located within the entire length of the ravine area and along the segment of “Old” Belgrade Avenue west of Lee Boulevard. This segment of sanitary sewer was constructed over 60 years ago and serves as the primary interceptor sewer for a 550-acre service area in upper North Mankato. The sanitary sewer in the ravine collects wastewater from sanitary sewers extending down the ravine in the following locations:

- Clare Drive (12”)
- Roe Crest Court (15”)
- Roe Crest Drive (8”)
- LorRay Drive (12”)

The existing sewer within the ravine and along “Old” Belgrade Avenue is vitrified clay pipe (VCP) that is in poor condition. The sanitary sewer within the ravine has not been televised due to concerns that the poor condition of the pipe will result in the camera becoming stuck. It is likely that the deficiencies in the pipe include offset joints, broken and collapsed sections of pipe, sags, and other deficiencies typical of VCP pipe of this age. It is anticipated that tree roots encroaching into the pipes and manholes is also a significant problem. The existing sanitary sewer system has experienced several occasions where wastewater has overflowed from several of the manholes within the ravine. These overflows have occurred during extreme rainfall events, indicating the presence of inflow and infiltration (I & I) of clear water into the sanitary sewer system within the service area. An analysis of the anticipated wastewater flows from the contributing service area and allowances for I & I shows that the existing sewer is undersized. The capacity of the existing sewer is almost certainly further restricted by blockages due to tree roots, broken pipe segments, and other deficiencies.

Figure No. 2 in Appendix A shows the existing sanitary sewer configuration within the project area. Figure No. 3 in Appendix A shows the area served by this interceptor sewer.

B. Storm Sewer and Ravine Drainage

Stormwater runoff from a 78-acre watershed in upper North Mankato flows into and through the ravine that extends from the west end of “Old” Belgrade Avenue to Clare Drive. The watershed area that flows into the ravine is shown on Figure 4 in Appendix A. The extent of existing storm sewer system within the ravine is very limited. A segment of approximately 600 feet of 27-inch and 36-inch diameter storm sewer extends from Clare Drive into the upper reaches of the ravine. This storm sewer was constructed in 1996 and is in good condition. At the lower end of the ravine, near the west end of “Old” Belgrade Avenue, a segment of existing 36-inch diameter storm sewer is in place. This storm sewer discharges onto a bedrock bluff and ultimately into a box culvert that extends under Lookout Drive and the Judson Bottom Road to the Minnesota River. The storm sewer outlet location on the bedrock bluff is stable and the existing box culvert is in good condition and has adequate capacity. Between the upper and lower segments of storm sewer, the remainder of the ravine has open channel flow with some short segments of pipe.

Besides the existing storm sewer extending from Clare Drive, storm sewer outlets from the following streets discharge into the ravine at the following locations:

- Roe Crest Court – 12” storm sewer, outlets approximately midway between top and bottom of the ravine.
- Noretta Drive - 15” storm sewer, extends to the bottom of the ravine.
- Roe Crest Drive – 12” storm sewer, extends to the bottom of the ravine.
- LorRay Drive – 15” and 18” storm sewers outlet near top of the ravine.

Water flows in the ravine only during and shortly after rainfall events and during periods of spring snow melt. In general, the ravine is dry between rainfall events and does not have a continuous flow that is seen in some of the other ravine systems within North Mankato. However, the overland storm water flow in the ravine and the storm water from the multiple storm sewer outlets is causing moderate to severe erosion and slope failures within segments of the ravine. Unless storm sewer or other improvements are made within the ravine, this erosion continue to progress.

There is no existing storm sewer in place along the segment of “Old” Belgrade Avenue west of Lee Boulevard. The storm water runoff from the street and the adjacent areas either flows across the street and down the bluff or flows overland along the street to Lee Boulevard.

Figure No. 2 in Appendix A shows the existing storm sewer configuration within the project area.

C. Watermain

An existing 10-inch diameter cast iron watermain is in place on “Old” Belgrade Avenue. The watermain extends from Lee Boulevard along “Old” Belgrade Avenue and through the ravine to loop with the existing 10-inch diameter watermain on LorRay Drive. This existing watermain was constructed over 40 years ago. Its primary purpose is to provide a cross connection between the upper and lower water systems within North Mankato. Since the two systems are operated as separate independent systems, a valve on this existing watermain loop is normally kept closed and the watermain loop is only be used in emergency situations to transfer water between the two systems. The existing watermain on “Old” Belgrade Avenue also provides water service to the residential properties on “Old” Belgrade Avenue. The existing fire hydrants are spaced beyond the upper limit of recommended hydrant intervals and the existing fire hydrants have less capacity than what would be provided with modern hydrants. Since the services to the residential properties were most likely installed the same time as the mainline, the services are expected to be in the same fair to poor condition.

D. Street and Surface

“Old” Belgrade Avenue west of Lee Boulevard is currently a dead-end bituminous (blacktop) street approximately 18 to 19 feet wide that serves seven residential properties. There is no concrete curb and gutter in place, but segments of the existing street have existing bituminous curb. The existing street is cut into the hillside with steep bluffs above and below the street surface throughout most of the length. The vertical grade of the street is very steep, ranging from 6% to over 10%. The bituminous pavement shows significant signs of oxidation, fatigue, alligator cracking, block cracking, some rutting, and patched areas. There is no existing sidewalk on either side of the street. The soils in this area are expected to be generally clay in nature with the probability of shallow bedrock as evidenced by the rock outcroppings adjacent to portions of the existing street.

An existing maintenance access road extends from the end of "Old" Belgrade Avenue to the top of the ravine at Clare Drive. Currently the maintenance road is utilized only by Public Works staff for maintenance of the sanitary sewer within the ravine and access to the road is restricted by a locked gate located at the end of "Old" Belgrade Avenue.

Figure No. 6 in Appendix A shows the existing street configuration within the project area.

E. Other Utilities

Other non-municipal owned utilities are present within the project limits. These include natural gas, electric, and telecommunication. A major electric transmission line crosses "Old" Belgrade Avenue. A large high-pressure natural gas line runs along "Old" Belgrade Avenue and through most of the length of the ravine.

III. PROPOSED IMPROVEMENTS

A. Sanitary Sewer

Considering the age and condition of the sanitary sewer system on "Old" Belgrade Avenue and within the ravine, and to address the wastewater overflow problems experienced in the past, the construction of new sanitary sewer is recommended. As stated previously, an analysis was conducted to determine the estimated wastewater flows from the area served by this sanitary sewer. The service area consists of approximately 550 acres, includes existing single- and multi-family residential development, commercial development, and office development. The service area also includes approximately 70 acres of undeveloped property for which allowances for future wastewater flows were included. The analysis included allowances for excess flows due to inflow and infiltration. The results of the analysis indicate that the existing 12-inch diameter pipe should be increased to a 15-inch diameter pipe. The increased pipe size along with the elimination of flow restrictions caused by tree roots and deficiencies in the existing pipe will adequately address the capacity issues in the existing system. Throughout most of the length the new sanitary sewer system will be constructed using polyvinyl chloride (PVC) pipe with rubber gasket joints. Precast concrete manholes are proposed to be constructed at intervals not exceeding 600 feet to provide access for maintenance and cleaning. In order to maintain sanitary sewer service during construction, it is proposed that the new sanitary sewer pipe and manholes be construction adjacent to the existing pipe. The flow in the existing sanitary sewer will be maintained in the existing pipe until the new system is constructed. At that time, the flow will be redirected into the new system and the existing pipe will be abandoned in place by filling with sand or flowable fill.

Prior to the construction of the new pipe, fill will be placed in the bottom of the ravine to provide cover for the new sanitary sewer and storm sewer, and to provide for the construction of an improved access road.

Due to limited area available for open cut construction at the top of the ravine near Clare Drive, a trenchless method of pipe installation called pipe bursting is proposed to install the new pipe from Clare Drive to a point approximately 450 feet south into the ravine. Pipe bursting allows a larger pipe to be installed along the alignment of a smaller existing pipe. This is accomplished by pulling a cutting head through the existing pipe to break apart the existing pipe and create a larger hole. The new, larger pipe is pulled through the opening behind the cutting head. This method of construction, while more expensive than conventional open cut trench construction, will virtually eliminate the disruption of surface improvements along the alignment of the new pipe.

The existing sanitary sewers that extend from Roe Crest Court and Roe Crest Drive to the existing sanitary sewer in the ravine have been replaced with plastic pipe in recent years, and will therefore just be connected to the new sanitary sewer at the bottom of the ravine. The existing sanitary sewer that extends from LorRay Drive consists of older clay pipe. This sanitary sewer will be replaced with new plastic sewer pipe from LorRay Drive to the new sanitary sewer at the bottom of the ravine.

The existing service lines from the residential properties on "Old" Belgrade Avenue will be reconstructed with new 4-inch diameter PVC pipe from the mainline sewer in the street to the property line. It is recommended for each home that at the time of construction the service pipe from the right-of-way line to the home be inspected. If it is determined that the line is deteriorated and is a potential source of infiltration into the city's wastewater collection system, the service line will be condemned and ordered to be replaced at the homeowner's cost.

The proposed sanitary sewer construction in the ravine is shown on Figure No. 5 in Appendix A. The proposed sanitary sewer construction along "Old" Belgrade Avenue is shown on Figure No. 6 in Appendix A.

B. Storm Sewer and Ravine Improvements

To address the issues of continuing erosion and slope failures within the ravine, the construction of a new storm sewer system is recommended. A hydraulic analysis was completed to determine the stormwater runoff flow rates for the contributing drainage area for various design rainfall events. The analysis shows that a 36-inch diameter storm sewer is required to collect and transport the stormwater runoff for the 10-year rainfall event. It is recommended that the new 36-inch diameter storm sewer be constructed from end of the existing 36-inch pipe that was installed in 1996 near Clare Drive to the existing 36-inch storm sewer that is in place at the lower end of the ravine near the west end of "Old" Belgrade Avenue. The construction of rock check dams at intermediate points within the ravine is also recommended to provide for temporary ponding in the event that the new storm sewer system surcharges during rainfall events exceeding the 10-year design rainfall.

The bottom area of the ravine will be filled to address eroded areas and slope failures extending along the edges of the ravine will be corrected. Fill will be provided to the depths required to provide adequate cover over the new sanitary sewer and storm sewer. Portions of the existing maintenance roadway will be removed with the filling operations and the construction of the new sanitary sewer and storm sewer systems. A new 10-foot wide maintenance road with a gravel surface will be constructed along the entire length of the ravine from the end of "Old" Belgrade Avenue to Clare Drive. The maintenance road will be designed such that it can be surfaced with bituminous in the future to provide a multipurpose trail.

Effective restoration and turf establishment in the open ravine will be necessary. All disturbed areas will be shaped, seeded, and stabilized using various methods, including mulching, erosion control blankets, and manufactured slope stabilization products.

The existing storm sewers that extend from Roe Crest Drive and Noretta Drive already extend to the bottom of the ravine. The existing storm sewers are in good condition and do not require replacement. They will be connected to the new storm sewer at the bottom of the ravine. The existing storm sewers extending from Roe Crest Court and LorRay Drive currently do not extend to the bottom of the ravine. These storm sewers will be extended to connect into the new storm sewer in the bottom of the ravine.

A new storm sewer system consisting of pipe ranging from 12 to 18 inches in diameter is proposed on "Old" Belgrade Avenue. New inlets will be constructed at the intermediate points between the cul-de-sac and Lee Boulevard to intercept flow to provide adequate drainage and to prevent flooding. Manholes will be located at appropriate intervals to provide access for maintenance and cleaning. The new storm sewer system will connect to the existing storm sewer on Lee Boulevard. If necessary, sump pump drains will be provided adjacent to the street.

Another alternative instead of the storm sewer pipe is to line the ravine waterway with a geotextile fabric and place rip rap in the channel and up the side slopes. This method has a number of disadvantages and they are listed below:

- Continued side slope erosion will slide into the channel and require future cleaning.
- Trees, brush, leaves, and debris will contaminate and clog the water way and require future maintenance.
- Costly installation of rip rap due to access and placement.
- Future trail damage will occur from maintenance operations.
- Labor intensive maintenance due to the limited work area, access, and work environment.
- Aesthetics of the waterway will deteriorate over time with contamination.
- Because of the limited life expectancy of this method compared to a permanent pipe along with the above factors it is anticipated to be more costly than the storm sewer.

For the reasons outlined above, the open channel option in the ravine is not recommended. The proposed storm sewer construction in the ravine is shown on Figure No. 5 in Appendix A. The proposed storm sewer construction along "Old" Belgrade Avenue is shown on Figure No. 6 in Appendix A. A typical cross section showing the proposed storm sewer and filling in the bottom of the ravine is shown on Figure No. 7 in Appendix A.

C. Watermain

While there has been no significant history of breaks or leaks with the existing watermain, considering the age of the watermain and the fact that it is constructed of cast iron pipe, the replacement of the existing watermain within the limits of the new street improvements with a new PVC watermain is recommended. Hydrants will be installed at appropriate intervals and valves will be provided to properly isolate the system for flushing, repair, and

maintenance. The replacement of the portion of the watermain loop in the ravine connecting to LorRay Drive is also proposed as part of this project.

New 1-inch copper water service pipe will be constructed to the right-of-way for each home, and new curb stops will be installed. It is recommended at the time of construction that the service pipe from the right-of-way line to the home be inspected. If it is determined that the line is deteriorated, leaking, or contains lead, the service line will be condemned and ordered replaced at the homeowner's cost.

The proposed watermain construction along "Old" Belgrade Avenue is shown on Figure No. 6 in Appendix A.

D. Street and Surface

Belgrade Avenue will be reconstructed as 19-foot wide bituminous street with concrete curb and gutter on both sides. While this street width is less than desirable, the topographical limitations of the street corridor do not allow for a wider street. This street width will require that no parking be allowed on this segment of Belgrade Avenue. The existing right-of-way and topography are such that the construction of a conventional cul-de-sac at the dead end is not feasible. The construction of a hammerhead-type of turnaround for snow plows and emergency vehicles may be possible. Otherwise an easement may be required from one of the property owners to allow the use of a private driveway as the turn-around.

The City's "typical" bituminous pavement section for residential streets will be utilized: 4 inches of bituminous surfacing, 7-inches of Class 5 aggregate base, and 6 inches of crushed rock base, all placed on a prepared subgrade. The construction of 4-inch diameter perforated edge drains along the back of the curb on one side of the street is proposed to provide subsurface drainage for the pavement section.

A 6-foot wide sidewalk is proposed on the north side of the street. This sidewalk will provide a connection from Lee Boulevard to the paved access road that will also serve as a pedestrian/bicycle trail in the ravine. The construction of a 19-foot wide street and a 6-foot wide sidewalk will require retaining walls up to 10 feet high and extending for a distance of approximately 600 feet in the narrower portions of the street corridor.

As an alternative, the street section could be constructed without sidewalk. This would eliminate most, if not all of the retaining wall construction. While this option would significantly lower the project costs and minimize the extent of grading and excavation required for the street construction, this alternative is not recommended if the proposed paved trail through the ravine is constructed. The proposed sidewalk would provide an area for pedestrian traffic outside the traveled surface of the street, and thus would be a much safer alternative for pedestrians than the option without the sidewalk. Since the proposed sidewalk would not be wide enough for shared pedestrian and bicycle traffic, bicyclists would be required to share the roadway with motorized vehicles with both options.

Existing lawn areas will be restored with topsoil and seed in all disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as a part of construction due to direct conflict with the proposed utilities, or due to unavoidable root damage. Existing vegetation in the ravine will also be reestablished using erosion control mats, prefabricated slope armoring, and other erosion control/slope stabilization materials.

The recommended street and surface construction along "Old" Belgrade Avenue and typical section with the proposed sidewalk is shown on Figure No. 6 in Appendix A. The alternative street and surface construction along "Old" Belgrade Avenue and typical section without the recommended sidewalk is shown on Figure No. 7 in Appendix A.

E. Other Utilities

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

IV. RIGHT-OF-WAY AND EASEMENTS

Most of the existing and proposed utilities in the ravine are located within existing outlots which the City has been utilizing as utility and access easements. Most of the existing property boundaries, rights-of-way, and easements along "Old" Belgrade Avenue were established many years ago using "metes and bounds" surveys and descriptions. Based on preliminary investigations there appear to be some areas where the existing roadway and utilities do not fall within the existing right-of-way and easements, both along "Old" Belgrade Avenue and within the ravine. However, it also appears that prescriptive easements and/or adverse possession could be utilized to secure the areas required for most of the street and utility construction. These issues will require additional surveys and further investigations, but it is anticipated that additional easements (permanent and/or temporary) will be required for the construction of the project.

V. APPROVALS AND PERMITS

Approvals and Permits are required from various agencies for the construction of the project. They include:

- Minnesota Pollution Control Agency (MPCA) General Construction Storm Water Permit
- Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension Permit
- Minnesota Department of Health (MDH) Plan Review

VI. PROJECT COST ESTIMATE AND FINANCING

The estimated project costs are summarized below. The costs have been separated into two sections:

- Sanitary Sewer and Storm Sewer Improvements in Ravine: \$982,000
- Street and Utility Improvements on "Old" Belgrade Avenue: \$732,000
- Total: \$1,714,000

A detailed cost estimate and breakdown is included in Exhibit No. 1 in Appendix B.

These cost estimates are based on public construction cost information from other recent projects similar in scope. A contingency factor has been included to compensate for incidental and unforeseen items of work which may not be readily identifiable during the preliminary design stage. The estimated costs of engineering, administration, legal, and financing are also included. Since the cost estimates are dependent on the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information and no warranty or guarantee as to the accuracy of construction cost is made. Therefore, financing for this project should be based upon actual competitive bid prices with reasonable contingencies.

It is anticipated that funding for the proposed sanitary sewer and storm sewer improvements within the ravine will be provided by City enterprise funds and ad valorem taxes. It is anticipated that funding for the proposed street and utility improvements on “Old” Belgrade Avenue would be provided by a combination of special assessments, City enterprise funds, and ad valorem taxes. According to the City’s past practice for calculating assessments, the proposed improvements are assessable to the benefitting properties as follows:

- Street Reconstruction, Sanitary Sewer, Watermain, and Storm Sewer – 40% Assessable, 60% City Cost
- Sanitary Sewer Services – 100% Assessable
- Water Services – 100% Assessable
- Driveway Pavement – 100% Assessable

Street reconstruction, sanitary sewer, and watermain costs are assessed on a front footage basis, services on a unit basis, and driveways on a square footage basis. Applying these assessment rates to the project costs, results in the following unit costs for the assessable items within the Belgrade Avenue project limits:

Item	Assessable Cost
Street, Sanitary, Watermain	\$128/front foot.
Sanitary Service	\$1,243/connection
Water Service	\$1,086/connection
Driveway	\$5.52/sq. ft.

An assessment cap of \$7,000 plus the driveway assessment was proposed for the Cliff Court Reconstruction Project that was considered by the Council in 2013. For the purposes of this report, it is assumed that the \$7,000 assessment cap will also be applied to this project. The assessment cap would result in adjusted assessments ranging from \$7,500 to \$8,500 after the driveway assessments are included. Assessment proceedings (hearings, notices, etc.) for the project would follow the requirements of Chapter 429, regardless of which bonding authority is utilized. Detailed assessment rolls will be prepared once the Preliminary Engineering Report has been approved and a date has been set for the Improvement Hearing.

VII. POSSIBLE SCHEDULE

The possible schedule for the proposed project is shown below.

Date	Task
February 18, 2014	Neighborhood Meeting #1
March 3, 2014	Resolution Receiving Report and Calling For Hearing on Improvements
March 31, 2014	Neighborhood Meeting #2 (date to be determined)
April 7, 2014	Improvement Hearing
April 7, 2014	Resolution Ordering Improvement and Preparation of Plan and Specifications
April 21, 2014	Resolution Approving Plans and Specifications and Ordering Advertisement for Bids
May 20, 2014	Open Bids
June 2, 2014	Resolution Awarding Contract
June/July 2014	Begin Construction
October/November 2014	Complete Construction (Except Bituminous Wearing Course)
October 6, 2014	Resolution for Hearing on Proposed Assessment
November 3, 2014	Assessment Hearing
November 3, 2014	Resolution Adopting Assessment
December 2014	Certify Assessment Roll to County Auditor
June 2015	Complete Bituminous Wearing Course

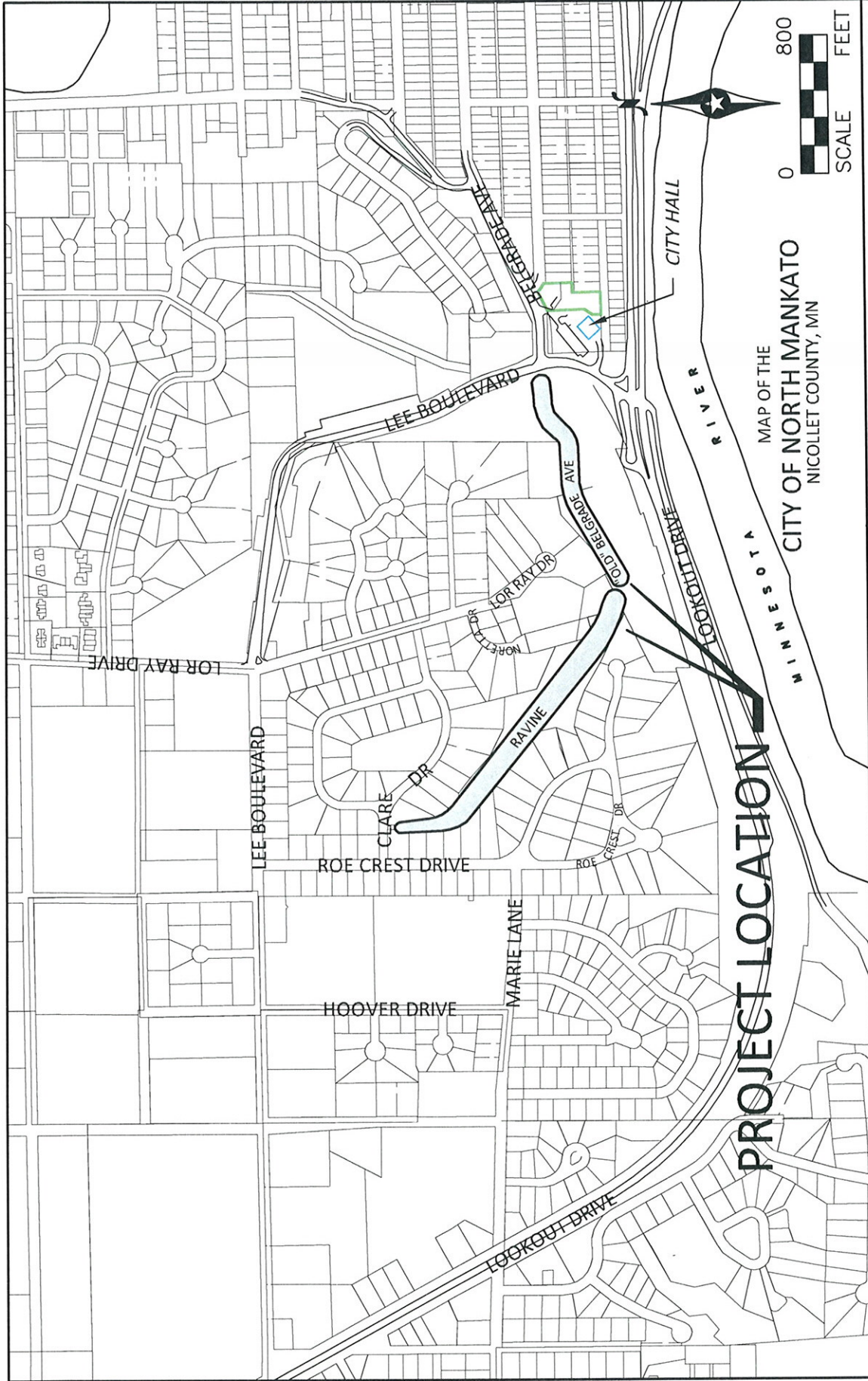
VIII. CONCLUSION AND RECOMMENDATIONS

The existing sanitary sewer within the ravine area and the existing street and utilities on “Old” Belgrade Avenue are deteriorated and in need of repair. This sanitary sewer system provides service to hundreds of homes in upper North Mankato as well as numerous apartments, several schools, nursing homes, commercial businesses, and offices. If the infrastructure is not replaced, the wastewater will continue to overflow from the existing sewer system and flow into the ravine, creating a significant health risk. Maintenance costs will also continue to rise as further deterioration occurs and the infrastructure will ultimately fail. From an engineering standpoint, this project is feasible, cost effective, necessary, and can best be accomplished by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend that the Council accept this report, and call for a hearing on the proposed improvements to solicit further public input on this project.

APPENDIX A - FIGURES





MAP OF THE
CITY OF NORTH MANKATO
NICOLLET COUNTY, MN

CITY OF NORTH MANKATO, MN
2014 "OLD" BELGRADE AVENUE AND
ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS
VICINITY MAP



CITY OF NORTH MANKATO

BOLTON & MENK, INC.
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MANKATO, MN; FAIRMONT, MN; SLEEPY EYE, MN; BURNSVILLE, MN; WILLMAR, MN;
CHASKA, MN; RAMSEY, MN; MAPLEWOOD, MN; BAXTER, MN; ROCHESTER, MN;
AMES, IA; SPENCER, IA; DES MOINES, IA; FARGO, ND

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H:\NMAN\1910595013_Preliminary_Design\Reports\FIG 1-VICINITY MAP SEC.dwg 2/25/14 9:00 am

FEBRUARY, 2014

FIGURE NO. 1



CITY OF NORTH MANKATO, MN
 2014 "OLD" BELGRADE AVENUE AND
 ROE CREST-NORETTA-BELGRADE Ravine Improvements
EXISTING CONDITIONS
 FEBRUARY, 2014

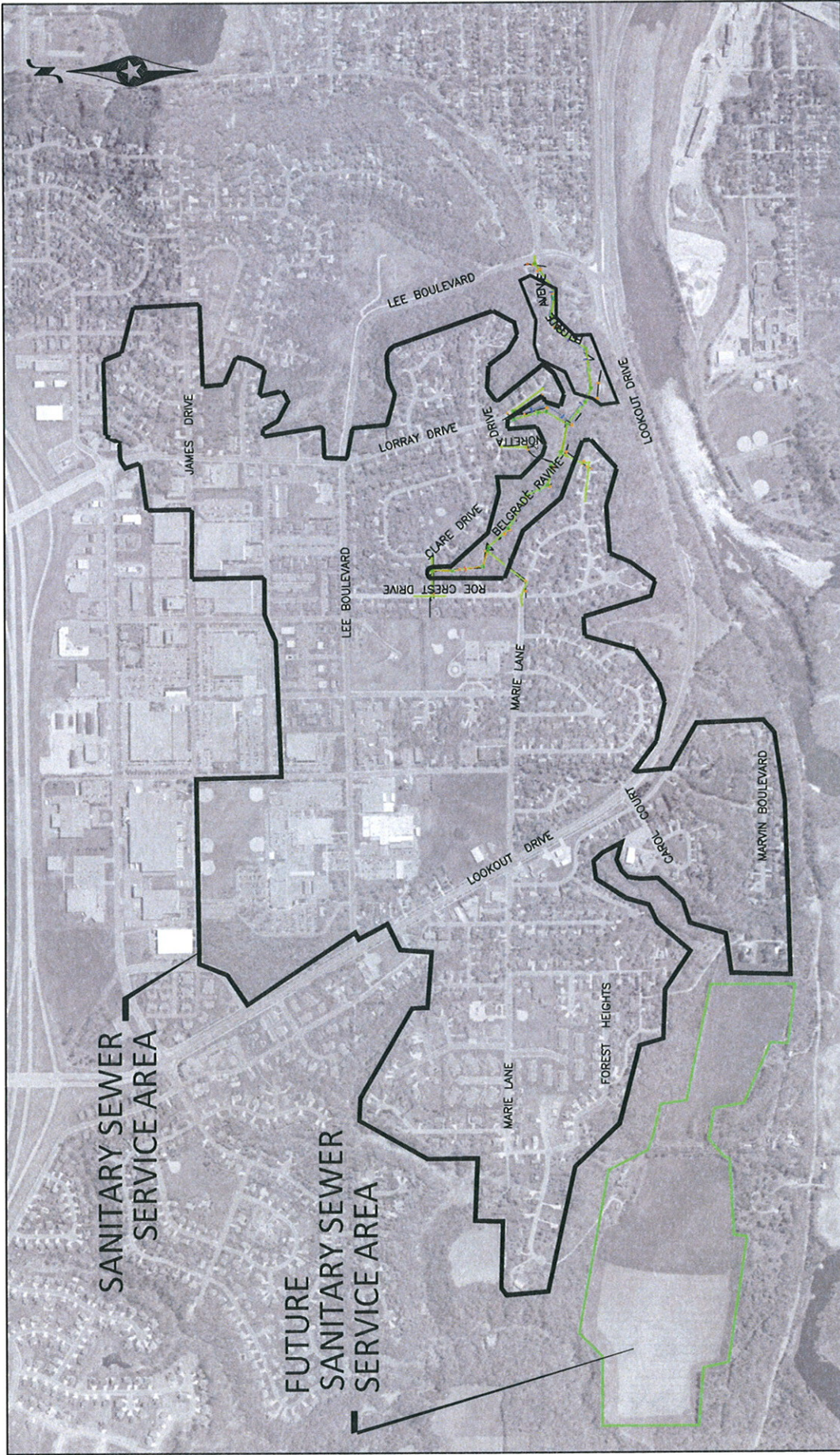


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 Consulting Engineers & Surveyors
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 CHASKA, MN RAMSEY, MN MARPLEWOOD, MN BAXTER, MN ROCHESTER, MN
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND



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FIGURE NO. 2



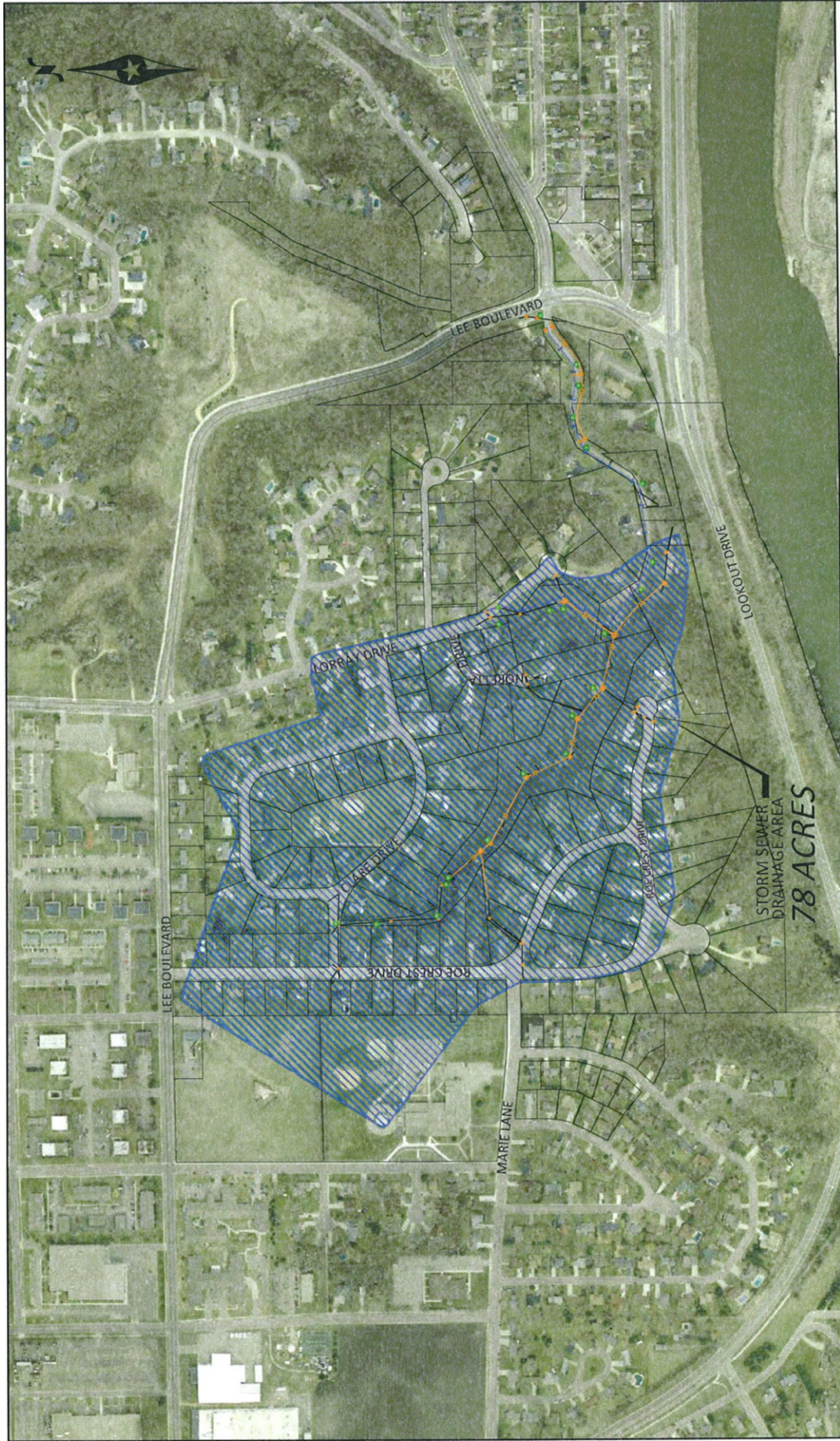
CITY OF NORTH MANKATO, MN
 2014 "OLD" BELGRADE AVENUE AND
 ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS
 SANITARY SEWER DRAINAGE AREA
 FEBRUARY, 2014



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 CHASKA, MN RANSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

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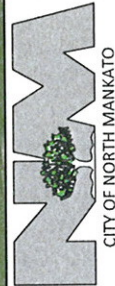
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STORM SEWER
DRAINAGE AREA
78 ACRES

CITY OF NORTH MANKATO, MN
2014 "OLD" BELGRADE AVENUE AND
ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS
STORM SEWER DRAINAGE AREA
FEBRUARY, 2014

FIGURE NO. 4



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MINNAPOLIS, MN SPRINGFIELD, MN BUSHY POND, MN FARGO, ND



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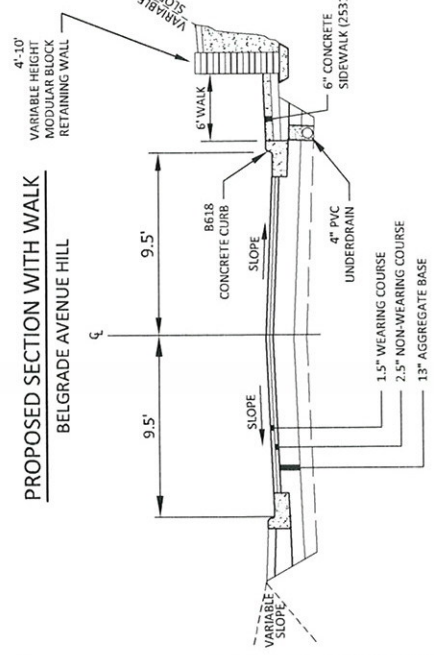
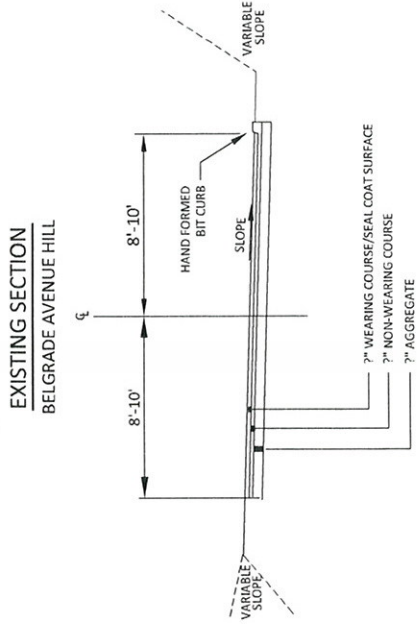
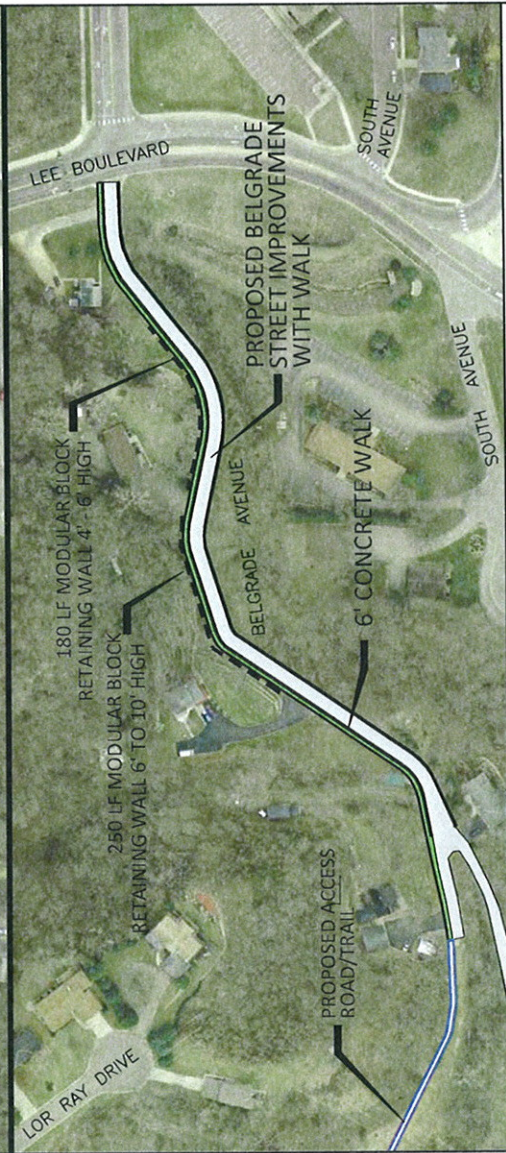
CITY OF NORTH MANKATO, MN
 2014 "OLD" BELGRADE AVENUE AND
 ROE CREST-NORETTA-BELGRADE Ravine IMPROVEMENTS
 PROPOSED UTILITY IMPROVEMENTS
 FEBRUARY, 2014



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 CHASKA, MN FARMUS, MN MAPLEWOOD, MN BAKER, MN CHESTER, MN
 AMES, IA SPRINGFIELD, IL DES MOINES, IA FARGO, ND

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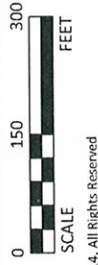
BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILMAR, MN
CHASKA, MN RAMSEY, MN MAPLEWOOD, MN EXETER, MN ROCHESTER, MN
AMES, IA SPEARHEAD, IA DES MOINES, IA FARGO, ND

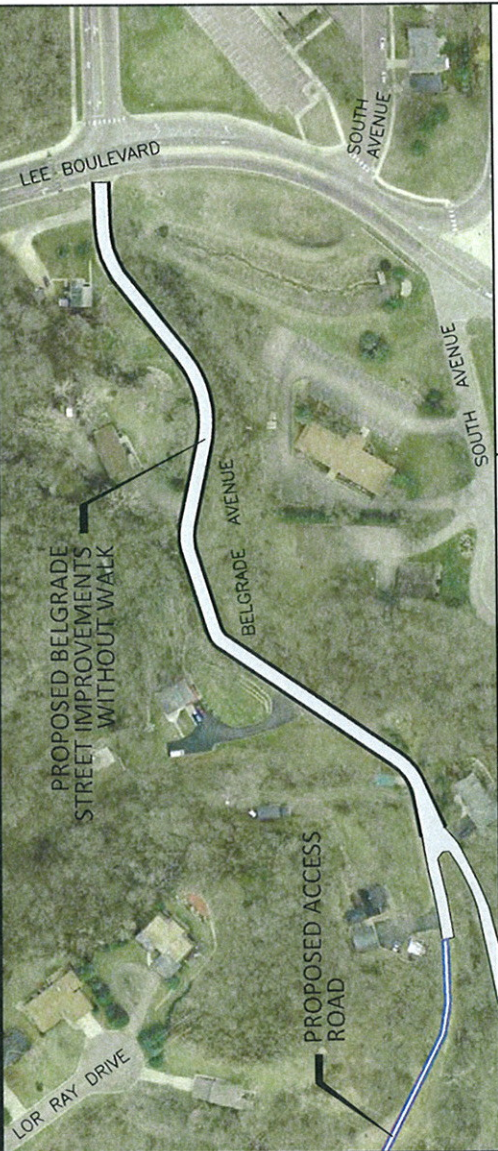
CITY OF NORTH MANKATO

CITY OF NORTH MANKATO, MN
2014 "OLD" BELGRADE AVENUE AND
ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS
BELGRADE AVENUE STREET IMPROVEMENTS
FEBRUARY, 2014

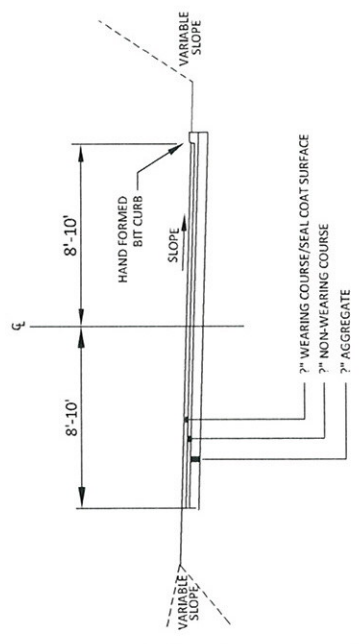
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M:\MANKATO\21010595513_Preliminary_Design\Sheet03\FIG 2-51\FIG.dwg, 2/25/14, 8:57 am

FIGURE NO. 6

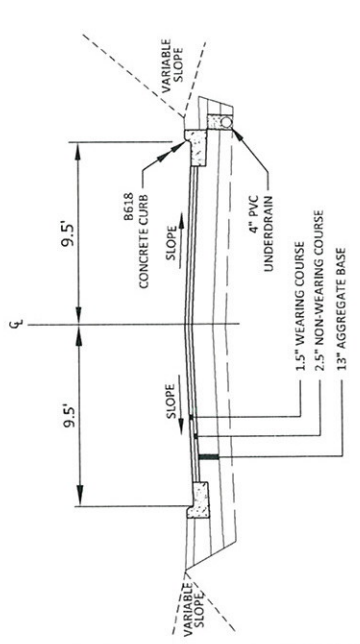




EXISTING SECTION
BELGRADE AVENUE HILL



PROPOSED SECTION WITHOUT WALK
BELGRADE AVENUE HILL



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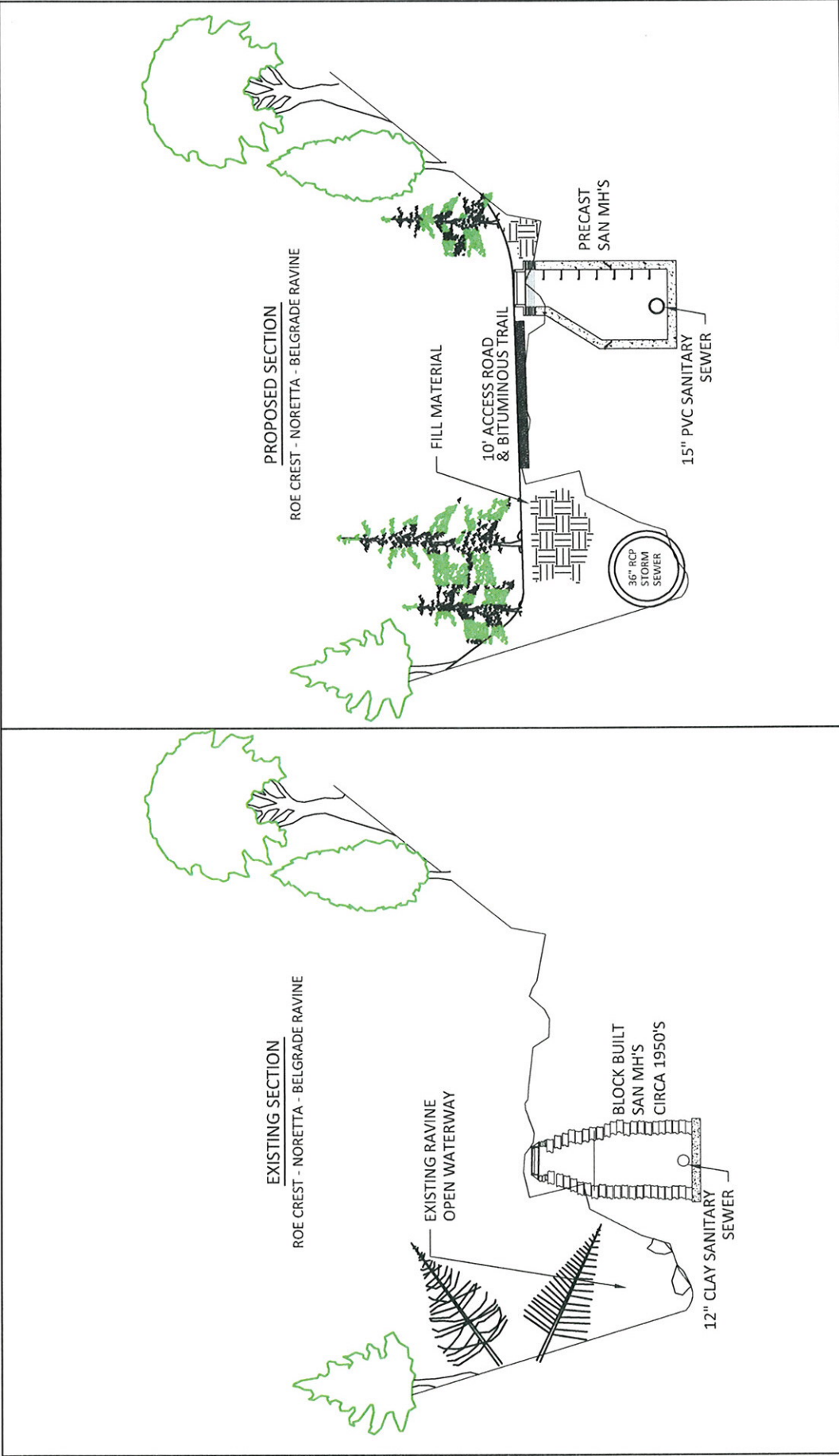
BOLTON & MENK, INC.
Consulting Engineers & Surveyors
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CHASKA, MN RAMSEY, MN MARPLEWOOD, MN BAXTER, MN ROCHESTER, MN
AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND



CITY OF NORTH MANKATO, MN
2014 "OLD" BELGRADE AVENUE AND
ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS
BELGRADE AVENUE STREET IMPROVEMENTS
FEBRUARY, 2014

FIGURE NO. 7

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U:\MANKATO\21252523_Preliminary_Design\Reports\FIG 3-5 STREET.dwg, 2/25/14, 8:58 am



NO SCALE

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 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

CITY OF NORTH MANKATO

CITY OF NORTH MANKATO, MN
 2014 "OLD" BELGRADE AVENUE AND
 ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS
 RAVINE TYPICAL SECTIONS
 FEBRUARY, 2014

FIGURE NO. 8

APPENDIX B - EXHIBITS

EXHIBIT NO. 1

PRELIMINARY COST ESTIMATE

2014 ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS

CITY PROJECT NO. 13-02AC

CITY OF NORTH MANKATO, MINNESOTA

BMI PROJECT NO. M19.105950

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2/25/2014

ITEM NO.	ITEM	UNIT	UNIT PRICE	UPPER SYSTEM - RAVINE		LOWER SYSTEM - "OLD BELGRADE AVENUE"		TOTAL PROJECT	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
1	MOBILIZATION	LS	\$16,000.00	1	\$16,000.00		\$0.00	1	\$16,000.00
2	CLEAR & GRUB TREES	LS	\$5,000.00	1	\$5,000.00		\$0.00	1	\$5,000.00
3	REMOVE MANHOLES	EA	\$300.00	20	\$6,000.00		\$0.00	20	\$6,000.00
4	REMOVE STORM SEWER	LF	\$4.00	448	\$1,792.00		\$0.00	448	\$1,792.00
5	REMOVE GATE	LS	\$200.00	1	\$200.00		\$0.00	1	\$200.00
6	REMOVE CURB & GUTTER	LF	\$3.00	50	\$150.00		\$0.00	50	\$150.00
7	REMOVE BITUMINOUS PAVEMENT	SY	\$3.00		\$0.00	2725	\$8,175.00	2725	\$8,175.00
8	COMMON EXCAVATION (STREETS)	CY	\$16.00		\$0.00	2000	\$32,000.00	2000	\$32,000.00
9	TRAFFIC CONTROL	LS	\$2,000.00		\$0.00	1	\$2,000.00	1	\$2,000.00
10	AGGREGATE BASE CL SPECIAL	CY	\$40.00		\$0.00	590	\$23,600.00	590	\$23,600.00
11	AGGREGATE BASE CL 5	CY	\$30.00		\$0.00	590	\$17,700.00	590	\$17,700.00
12	BITUMINOUS WEAR COURSE	SY	\$6.00		\$0.00	2750	\$16,500.00	2750	\$16,500.00
13	BITUMINOUS NON-WEAR COURSE	SY	\$9.00		\$0.00	2750	\$24,750.00	2750	\$24,750.00
14	TACK COAT	GAL	\$2.00		\$0.00	150	\$300.00	150	\$300.00
15	SEED, FERTILIZE, MULCH	ACRE	\$4,000.00	4	\$16,000.00	0.3	\$1,200.00	4.3	\$17,200.00
16	TOPSOIL BORROW	CY	\$17.00		\$0.00	80	\$1,360.00	80	\$1,360.00
17	WOOD FIBER BLANKETS	SY	\$3.00	2000	\$6,000.00		\$0.00	2000	\$6,000.00
18	INLET PROTECTION	EA	\$140.00	7	\$980.00	8	\$1,120.00	15	\$2,100.00
19	B618 CONCRETE CURB & GUTTER	LF	\$13.00		\$0.00	2340	\$30,420.00	2340	\$30,420.00
20	7" CONCRETE DRIVEWAY PAVEMENT	SY	\$45.00		\$0.00	77	\$3,465.00	77	\$3,465.00
21	4" UNDERDRAINS	LF	\$6.00		\$0.00	1400	\$8,400.00	1400	\$8,400.00
22	SUBGRADE EXCAVATION & BACKFILL	CY	\$30.00		\$0.00	296	\$8,880.00	296	\$8,880.00
23	TEMPORARY EROSION CONTROL	LS	\$8,000.00	1	\$8,000.00		\$0.00	1	\$8,000.00
24	BYPASS PUMP SANITARY	LS	\$2,000.00	1	\$2,000.00		\$0.00	1	\$2,000.00
25	CONNECT TO SANITARY SEWER	EA	\$300.00	1	\$300.00	1	\$300.00	2	\$600.00
26	15" SANITARY SEWER	LF	\$50.00	1760	\$88,000.00	1120	\$56,000.00	2880	\$144,000.00
27	12" SANITARY SEWER	LF	\$35.00	570	\$19,950.00		\$0.00	570	\$19,950.00
28	8" SANITARY SEWER	LF	\$25.00	40	\$1,000.00		\$0.00	40	\$1,000.00
29	4" SANITARY SEWER	LF	\$20.00		\$0.00	200	\$4,000.00	200	\$4,000.00
30	15 X 4 WYE	EA	\$350.00		\$0.00	7	\$2,450.00	7	\$2,450.00

EXHIBIT NO. 1

PRELIMINARY COST ESTIMATE

2014 ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS

CITY PROJECT NO. 13-02AC

CITY OF NORTH MANKATO, MINNESOTA

BMI PROJECT NO. M19.105950

H:\NMAN\M191059503_Preliminary_Design\Spreadsheets\105950 Preliminary Cost Estimate rev 02-25-14.xls|PRELIM COST EST
2/25/2014

ITEM NO.	ITEM	UNIT	UNIT PRICE	UPPER SYSTEM - RAVINE		LOWER SYSTEM - "OLD BELGRADE AVENUE"		TOTAL PROJECT	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
31	SANITARY MANHOLE	LF	\$700.00	67	\$46,900.00	38	\$26,600.00	105	\$73,500.00
32	SANITARY CASTING	EA	\$550.00	7	\$3,850.00	4	\$2,200.00	11	\$6,050.00
33	SAND FILL SANITARY SEWER	FT	\$3.00	1900	\$5,700.00	1100	\$3,300.00	3000	\$9,000.00
34	12" SANITARY SEWER PIPE BURST	LF	\$60.00	570	\$34,200.00		\$0.00	570	\$34,200.00
35	EXPLORATORY EXCAVATION	HOUR	\$200.00	6	\$1,200.00		\$0.00	6	\$1,200.00
36	12" STORM SEWER	LF	\$25.00	110	\$2,750.00	300	\$7,500.00	410	\$10,250.00
37	15" STORM SEWER	LF	\$33.00		\$0.00	270	\$8,910.00	270	\$8,910.00
38	18" STORM SEWER	LF	\$40.00		\$0.00	50	\$2,000.00	50	\$2,000.00
39	36" STORM SEWER	LF	\$58.00	1500	\$87,000.00		\$0.00	1500	\$87,000.00
40	CONNECT TO STORM SEWER	EA	\$200.00	2	\$400.00	1	\$200.00	3	\$600.00
41	STORM SEWER STRUCTURE	LF	\$250.00	56	\$14,000.00	32	\$8,000.00	88	\$22,000.00
42	STORM CASTING	EA	\$600.00	7	\$4,200.00	9	\$5,400.00	16	\$9,600.00
43	SHAPE FILL	LS	\$6,000.00	1	\$6,000.00		\$0.00	1	\$6,000.00
44	COMMON BORROW	CY(CV)	\$12.00	21000	\$252,000.00		\$0.00	21000	\$252,000.00
45	TEMPORARY WATER	LS	\$3,000.00		\$0.00	1	\$3,000.00	1	\$3,000.00
46	10" WATERMAIN	FT	\$33.00	940	\$31,020.00	1140	\$37,620.00	2080	\$68,640.00
47	6" WATERMAIN	FT	\$23.00		\$0.00	50	\$1,150.00	50	\$1,150.00
48	CONNECT TO EXISTING WATERMAIN	EA	\$300.00		\$0.00	2	\$600.00	2	\$600.00
49	HYDRANT	EA	\$3,200.00		\$0.00	3	\$9,600.00	3	\$9,600.00
50	10" VALVE & BOX	EA	\$2,200.00		\$0.00	3	\$6,600.00	3	\$6,600.00
51	6" VALVE & BOX	EA	\$1,300.00		\$0.00	3	\$3,900.00	3	\$3,900.00
52	1" CORP. & SADDLE	EA	\$200.00		\$0.00	7	\$1,400.00	7	\$1,400.00
53	1" CURB STOP	EA	\$200.00		\$0.00	7	\$1,400.00	7	\$1,400.00
54	1" WATER SERVICE	FT	\$16.00		\$0.00	175	\$2,800.00	175	\$2,800.00
55	WATERMAIN FITTINGS	LB	\$5.00	500	\$2,500.00	500	\$2,500.00	1000	\$5,000.00
56	REMOVE HYDRANT	EA	\$250.00		\$0.00	2	\$500.00	2	\$500.00
57	REMOVE VALVE	EA	\$150.00		\$0.00	3	\$450.00	3	\$450.00
58	REMOVE WATERMAIN	FT	\$3.00	980	\$2,940.00	1120	\$3,360.00	2100	\$6,300.00
59	BITUMINOUS STREET REPAIR	SY	\$20.00	711	\$14,220.00		\$0.00	711	\$14,220.00
60	AGGREGATE TRAIL	SY	\$15.00	2555	\$38,325.00		\$0.00	2555	\$38,325.00

EXHIBIT NO. 1

PRELIMINARY COST ESTIMATE

2014 ROE CREST-NORETTA-BELGRADE RAVINE IMPROVEMENTS

CITY PROJECT NO. 13-02AC

CITY OF NORTH MANKATO, MINNESOTA

BMI PROJECT NO. M19.105950

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2/25/2014

ITEM NO.	ITEM	UNIT	UNIT PRICE	UPPER SYSTEM - RAVINE		LOWER SYSTEM - "OLD BELGRADE AVENUE"		TOTAL PROJECT	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
61	6" CONCRETE WALK	SY	\$32.00		\$0.00	780	\$24,960.00	780	\$24,960.00
62	RETAINING WALL	SF	\$38.00		\$0.00	3300	\$125,400.00	3300	\$125,400.00
63	48" CHAIN LINK FENCE	LF	\$18.00		\$0.00	400	\$7,200.00	400	\$7,200.00
64	ADJUST STRUCTURES	EA	\$175.00		\$0.00	10	\$1,750.00	10	\$1,750.00
65	RIP RAP	CY	\$40.00	180	\$7,200.00		\$0.00	180	\$7,200.00
	SUBTOTAL				\$725,777.00		\$540,920.00		\$1,266,697.00
	CONTINGENCIES				\$72,623.00		\$54,100.00		\$126,700.00
	ESTIMATED CONSTRUCTION COST				\$798,400.00		\$595,000.00		\$1,393,400.00
	ENGINEERING, ADMIN & LEGAL				\$183,600.00		\$136,900.00		\$320,500.00
	TOTAL ESTIMATED PROJECT COST				\$982,000.00		\$731,900.00		\$1,713,900.00

**RESOLUTION OF THE CITY OF NORTH MANKATO
RESCINDING THE ZONING CODE VARIANCES APPROVED BY
THE CITY COUNCIL ON MARCH 18, 2013 RELATING TO PROPERTY AT
400 WALL STREET, NORTH MANKATO, MINNESOTA**

WHEREAS, the North Mankato Port Authority Commission is the owner of property at 400 Wall Street, North Mankato, Minnesota; and

WHEREAS, the North Mankato Port Authority Commission previously joined in the request along with The Marigold Apartments, LLC requesting variances be granted to property at 400 Wall Street, North Mankato, Minnesota; and

WHEREAS, after consideration of said request the City Council for the City of North Mankato at a regular council meeting held on March 18, 2013 approved five separate variances as requested by Petitioners; and

WHEREAS, Vanyo Moody, Manager of The Marigold Apartments, LLC, by letter of December 30, 2013 asked to withdraw his zoning code variance requests for The Marigold Apartments, LLC, 400 Wall Street, North Mankato, Minnesota 56003; and

WHEREAS, the North Mankato Port Authority Commission has joined in the request of The Marigold Apartments, LLC;

NOW, THEREFORE, be it resolved by the City Council in and for the City of North Mankato to hereby vacate and rescind the zoning code variances approved by the City Council on March 18, 2013 relating to property at 400 Wall Street, North Mankato, Minnesota 56003.

Adopted by the North Mankato City Council this 3rd day of March, 2014.

Mayor

ATTEST:

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 9C	Department: Finance	Council Meeting Date: 03/03/2014
------------------	---------------------	----------------------------------

TITLE OF ISSUE: Set Public Hearing to Amend City Code, Chapter 52, Water Service, Section 52.03, Repair of Leaks for 7 p.m. on Monday, March 17, 2014

BACKGROUND AND SUPPLEMENTAL INFORMATION: At the February 18, 2014, City Council meeting, Council requested staff prepare a recommendation for excess water usage for those properties that have or are in threat of having frozen water lines.

Staff has prepared an amendment to the Code of Ordinance for Chapter 52: Water Service to include guidelines for a water usage credit for the repair of a frozen service line.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Set Public Hearing

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Steiner
_____	_____	_____	Norland
_____	_____	_____	Freyberg
_____	_____	_____	Spears
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Notice of Hearing</u>				

<input type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Regular Meeting
<input type="checkbox"/> Special Meeting

<input type="checkbox"/>	Refer to: _____
<input type="checkbox"/>	Table until: _____
<input type="checkbox"/>	Other: _____

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA
AMENDING THE WATER SERVICE ORDINANCE

THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA,
HEREBY ORDAINS: The following will be added to North Mankato Code of Ordinance,
Chapter 52: Water Service:

§ 52.03 REPAIR OF ~~LEAK~~SERVICE LINE.

A. It is the responsibility of the consumer or owner to maintain the service pipe from the main into the house or other building. In case of failure upon the part of any consumer or owner to repair any leak occurring in his or her service pipe within 24 hours after oral or written notice has been given the owner or occupant of the premises, the water may be shut off and will not be turned on until a reconnection charge has been paid and the water service has been repaired. When the waste of water is great or when damage is likely to result from the leak, the water supply will be turned off if the repair is not undertaken immediately.

B. Water Usage Credit for Repair of Frozen Service Line

1. All credits are subject to the approval of the Public Works Director.
2. The total amount of any credit shall be approved by the Finance Director.
3. To receive a credit for excess use of water as a result of a frozen water line, a customer shall submit proof that work has been completed to open a frozen water service line.
4. All claims a frozen water line has occurred shall be verified by a city employee designated by the Public Works Director.
5. Any credit issued shall only apply for charges during the month the frozen water line took place.
6. Total gallons credited shall not reduce total water consumption to less than the comparable period average for that property, or a comparable property.
7. Gallons credited per day may not exceed 300.
8. Credits may only be given for two consecutive years.

Adopted by the City Council this 17th day of March 2014.

Mayor

City Clerk

NOTICE OF PUBLIC HEARING TO
AMEND CITY CODE, CHAPTER 52, WATER SERVICE,
SECTION 52.03, REPAIR OF LEAKS

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, March 17, 2014 at 7 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider amending the City Code for Chapter 52, Water Service, to include guidelines for a water usage credit for the repair of a frozen service line.

Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal building, 1001 Belgrade Avenue, North Mankato, MN 56003. All comments must be received by March 17, 2014.

Dated this 3rd day of March, 2014.

Nancy Gehrke, CMC
City Clerk
City of North Mankato, Minnesota