



AGENDA

**Mankato City Council
Regular Meeting
February 13, 2012 - 7 p.m.
Minnesota River Room
EDA Meeting – 6:30 p.m.
Blue Earth River Room**

1. **Call Meeting to Order**

1.1. Roll Call

2. **Approval of Agenda**

3. **Approval of Minutes**

3.1. Regular Meeting of January 23, 2012

4. **Public Open Forum (15 Minutes)**

Those wishing to speak must state their name and address for the record after they reach the podium.

5. **Consent Calendar**

NOTE: All items listed under the Consent Calendar will be enacted by one motion. There will be no separate discussion of these items. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the consent calendar. Removed items(s) will be discussed and acted upon by separate motion.

5.1. Motion to approve the purchase of replacement vehicles for the Public Safety Department and the Waste Water Treatment Plant Division in Public Works.

5.2. Consideration of bids for the Land of Memories Park Blue Earth riverbank stabilization project.

5.3. Motion approving license to encroach for Walgreens, 1270 Madison Avenue.

- 5.4. Resolution of the City of Mankato, Minnesota Amending the Commitment of Specific Revenue Sources and Fund Balances of Special Revenue Funds pursuant to and in Compliance with the Governmental Accounting Standards Board Statement Number 54 (GASB 54).
- 5.5. Resolution calling for hearing on Improvement No. 10192; reconstruction of Carney Avenue from West 7th Street to the south city limits including:
 - West 7th Street from Sibley Street to Carney Avenue; and
 - Rose Street from Alan Court to Carney Avenue; and
 - West 9th Street from Hazel Street to Carney Avenue; and
 - Moreland Avenue from Woodland Avenue to Carney Avenue
- 5.6. Resolution Authorizing the City Manager to Enter into No-Cost Contract for Technical Assistance with Minnesota Pollution Control Agency for Completion of Carbon Baseline Assessment.
- 5.7. Resolution Granting Conditional Use Permit to Allow Apartments Above the Ground Floor (606 North Riverfront Drive). By Request of Kyle Smith.
- 5.8. Resolution Granting Conditional Use Permit to Allow a Restaurant in the B-2, General Business District (1704 North Riverfront Drive). By Request of William B. Dickmeyer.
- 5.9. Set March 5, 2012 as the date of hearing for a Resolution Vacating Right-of-Way – North 20 Feet of Brooks Street adjacent to 500 Brooks Street and the West 10 feet of 4th Avenue adjacent to 1908 and 1914 4th Avenue and 500 Brooks Street. By Request of Growth Holdings, LLC, Thomas Hack, Kimberly Roberts, and Scott Roberts.

6. **Public Hearing**

- 6.1. Estimated assessment hearing on Improvement No. 10097; reconstruction Madison Avenue from North 7th Street to Trunk Highway #22.
 - Resolution Authorizing the City Manager to execute agreement with Xcel Energy to bury power lines on Madison Avenue.
- 6.2. Estimated assessment hearing on Improvement No. 10084; resurfacing on Fifth Avenue between Pine Street and Mills Street and on Mills Street between Fifth Avenue and Sixth Avenue.

7. City Manager's Report

- 7.1. Resolution Authorizing the City Manager to enter into a Cooperative Agreement with Blue Earth County for the realignment of CSAH 60/82.
 - State Aid for Local Transportation Resolution Approving County Project within Municipal Corporate Limits.

8. Reports of City Council Members

- 8.1. City Council Commitment Appointments
- 8.2. Planning Commission Meeting minutes from January 25, 2012.
- 8.3. Multi-Modal Transportation Committee Meeting minutes from January 24, 2012.

9. Miscellaneous Business

View all city committee meetings at: <http://www.mankato-mn.gov/CityCouncil/Calendar.aspx>

- 9.1. Report on City Council Meeting format – Creation of “City Council / Resident Listening Sessions”.
- 9.2. Regular City Council Meeting (followed by work session in Blue Earth River Room), February 27, 2012, 6 p.m., Minnesota River Room.
- 9.3. Regular City Council Meeting, March 5, 2012, 7 p.m., Minnesota River Room.

10. Public Open Forum (15 Minutes)

Those wishing to speak must state their name and address for the record after they reach the podium.

11. Adjournment



MINUTES

**Mankato City Council
Regular Meeting
January 23, 2012 - 6 p.m.
Minnesota River Room**

A Regular Meeting of the Mankato City Council was held on January 23, 2012, with Mayor Eric Anderson presiding. Council members Tamra Rovney, Karen Foreman, Charlie Hurd, Jack Considine, Mark Frost, and Mike Laven. Also present were City Manager Patrick Hentges, Assistant City Manager Tanya Ange, City Engineer Jeff Johnson, Public Safety Director Todd Miller, Finance Director Daniel Scott, Public Works Director Mark Knoff, Wastewater Supervisor Mary Fralish, and City Clerk Cheryl Lindquist. Following Roll call, the Pledge of Allegiance to Our Flag was given.

Appearances

(2.1) Bukata Hayes provided a recap on City Circle Advisory Committee initiatives as well as provided the Diversity Council Annual Report. Mr. Hayes two recommendations he highlighted (from a complete listing) were the creation of an information tree network for emergency notification, in top five language groups in Mankato and the creation of a "Diversity Citizens Group" to provide feedback on various city proposed plans and changes. Mr. Hayes stated the Diversity Council held Prejudice Workshops in for kindergarten – 12th grade and interacted with approximately 12,000 between July 2010 and July 2011.

(2.2) Bryce Stenzel, representing the "Boy in Blue Committee" provided an overview of the "Lincoln Park Civil War Veterans' Memorial Project proposal. Mr. Stenzel explained that the city of Mankato is known for honoring it's war dead and the proposed project would recreate the "Boy in Blue" statue that was once located in Lincoln Park. Mr. Stenzel outlined that they are currently fundraising for the monument, estimated to cost approximately \$61,000. Mr. Stenzel requested permission by the city to have the monument installed at Lincoln Park as well as the city performing the dirt work, plumbing/hook-up to water main and maintenance of the statue/fountain. Mr. Stenzel outlined that the committee's preference would be that the recreated monument be constructed to include the "fountain" aspect but the committee would respect the city's input as that would add to maintenance etc. Mr. Stenzel indicated; however, that in absence of the fountain, the statute would still include the "bowl" portion of the monument similar to the original even if there was not a water feature.

The Council thanked Mr. Stenzel for his presentation and asked that the issue be discussed at a future work session.

Approval of Agenda

Mayor Anderson requested any changes to the Agenda. Mr. Laven requested the addition of item 9.2 under Reports of City Council and Mr. Frost requested the addition of 9.3 under Reports of City Council. Ms. Rovney moved and Mr. Frost seconded a motion to approve the agenda as amended. The motion carried unanimously.

Approval of Minutes

Mayor Anderson requested any changes to the minutes from the Regular Meeting of January 9, 2012. Mr. Frost moved and Mr. Considine seconded a motion to approve the minutes with staff's correction to item 6.1 (Madison Avenue project) to add to Ms. Foreman's motion to bury the power lines identified as option No. 1 in staff's memo. The motion carried unanimously.

Public Open Forum

No one spoke at the first public open forum.

Consent Calendar

Mr. Considine moved and Ms. Foreman seconded a motion to approve the Consent calendar. The motion carried unanimously and the following item was approved.

(6.1) Motion approving 3.2 Percent Malt Liquor License to Thede Enterprises Inc., DBA Tee to Green, 201 N. Victory Drive #271, Mankato.

Public Hearing

(7.1) City Manager Patrick Hentges presented the Resolution Approving Liquor Fee Increase. Mr. Hentges outlined the cost of licensing and enforcement relating to liquor licensing and stated that the increase was included as part of the budget approved December 2011. Mr. Hentges indicated that 2008 was the last increase. Mr. Hentges confirmed that the 20% discount for being a "Gold Star" member would remain. Mr. Hentges also stated that many of these establishments have some of the licenses that the city is proposing of eliminating in item 7.2 of tonight's agenda.

Mayor Anderson opened the public hearing:

Joe Frederick Jr., 516 Cardinal Place, owner of Buffalo Wild Wings, stated he wasn't going to speak out against the fee increases but did acknowledge that liquor license holders provide thousands of jobs and the property taxes (which went up significantly this past year) they pay to the city. Mr. Frederick did request the city reestablishes a police foot patrol downtown on busy nights. (Mr. Hentges

did respond indicating the city still provides a level of foot patrol but not the level of overtime police patrol foot patrol. Mr. Hentges outlined the community governance concept whereby city staff engages business owners work together to solve issues).

Devin Gasswint, South Street Saloon, stated that the city cannot keep raising fees while allowing more liquor licenses. Mr. Gasswint stated that the license holders try to police themselves and business is down significantly the past three years. Mr. Gasswint also requested that city staff monitor illegal drink specials, especially by “corporate-owned license holders” and that the city provide garbage cans in the downtown area to assist with litter.

Eric Hayes, owner of Rounder’s & Red Rocks, agreed with Mr. Frederick regarding foot patrol and Mr. Gasswint regarding illegal drink specials by some license holders. Mr. Hayes stated that at times he feels there are “double standards” and that the license holders shouldn’t be the one to “rat” out other establishments that are running illegal drink specials. Mr. Hayes also asked for clarification as to what the process was to appeal a strikes against a liquor license holder.

Public Safety Director Todd Miller responded by stating that he agrees there is a need for foot patrol downtown but with tight budgets/overtime, his department is looking at redesigning police officers’ schedules so that there is more staff where the calls are. Mr. Miller also noted that his department is aware of some of the “corporate” liquor establishments that are having drink specials and they are addressing those issues. Mr. Miller indicated that his department monitors drink specials on a complaint basis as well as the MSU Reporter/newspapers, signage and viewing social media sites.

Mike Baumann, owner of Wine Café, stated that a 25% increase in fees was a “huge jump” and questioned why license holders who don’t have many calls for service or aren’t in the area of downtown foot patrols are essentially paying for those services for other establishments. Mr. Baumann stated that license holders are paying the ½ percent local option sales tax, ½ percent entertainment tax essentially for the civic center which takes away business. Mr. Baumann asked the council to “take a different look” at the issue and added that business isn’t what it was two years ago.

There being no one wishing to speak, Mayor Anderson closed the public hearing.

Mr. Hurd moved and Ms. Rovney seconded a motion to adopt the Resolution Approving Liquor License Fee Increase.

Mr. Laven stated that he appreciated staff’s analysis of the cost and time enforcing and licensing liquor related issues. Mr. Laven agreed the city should do more to monitor and enforce of corporate-owned establishments who violate the city’s drink special ordinance. Mr. Laven agreed a 25% increase was a “big jump” and appreciated the liquor license owners who spoke tonight and reminded them

to call the city whenever they see another establishment in violation.

Ms. Foreman asked when the last time was that the city increase liquor fees. Mr. Hentges responded that the council increased them in 2007 to be effective in 2008.

Mr. Hurd stated he was in favor of increasing fees slightly every year vs. bigger jumps every few years.

Mr. Frost asked what the amount of increase in fees was back in 2007-2008. Mr. Hentges stated it was approximately \$1000 but the city also added in the 20% gold star discount at that time for those who wanted to participate.

Mr. Considine reminded the council that the increase in liquor fees was included in the budget that was adopted in December 2011.

Mayor Anderson thanked staff for providing details on this item but stated he could not support the Resolution. Mayor Anderson stated that occupancy compliance checks, alcohol server training bar, watch meetings, liquor applications/renewals, etc. is covered by the existing fees we charge and that the proposed increase is to basically cover public safety costs. Mayor Anderson agreed with the speakers that the city brings in considerable dollars via the sales tax and is o.k. with the tradeoff that the general budget absorbs the cost for police. Mayor Anderson added that he owns a business downtown and isn't sure how much the police calls are attributed to problems inside the liquor establishments or from problems arising by students coming downtown.

With members Rovney, Foreman, Hurd, Considine, and Laven voting in favor and Council Member Frost and Mayor Anderson voting against, the Resolution was adopted.

(7.2) Mr. Hentges presented the Ordinance amending Chapter 5 of the Mankato City Code regarding the elimination of coin operated amusement device, dance licenses, liquor establishment dance license, theater, soft drink and tree trimming licensing. Mr. Hentges stated that revenue generated from these amounts to \$15,335 per year and this was part of the budget discussion in December 2011.

Mayor Anderson opened the public hearing. There being no one wishing to speak, Mayor Anderson closed the public hearing.

Mr. Hurd moved and Ms. Foreman seconded a motion to adopt the Ordinance Repealing Sections 5.10, 5.31, 5.32, 5.34, 5.41 and 5.46 of the Mankato City Code Relating to Various Business Licenses (elimination of coin operated amusement device, dance licenses, liquor establishment dance license, theater, soft drink and tree trimming licensing). The motion carried unanimously.

(7.3) Mr. Hentges stated this was an overview of City of Mankato Wellhead Protection Plan as required and accepted by the Department of Health. Mr. Hentges indicated that there was no action required by the council.

Mr. Considine asked if there was reason to believe the city was at risk. Public Works Director Mark Knoff stated no, it was simply required by law. Mr. Considine asked what the cost was to the city. Mr. Doug Klamerus, Short Elliott Hendrickson Consultant to the city, stated that phase 1 of their contract with the city was \$29,000 but it was an hourly proposal and felt they would come in under that. Mr. Considine indicated he felt this was another example of an unfunded mandate.

Eric Tomlinson, Source Water Solutions, gave an overview of the plan and next steps. Mr. Tomlinson outlined that a wellhead protection plan is accomplished in two phases. In the first phase, the wellhead protection area (the surface and subsurface area surrounding the public water supply wells through which contaminants are likely to move and affect drinking water supply) is determined for each well, the drinking water supply management area is delineated using aquifer modeling software and well and aquifer vulnerability is assessed (analysis completed for Wells 11, 14, and 16). Phase Two includes a potential contaminant source inventory and the development of plan objectives and goals.

There was no one from the public wishing to speak to this item and there was no required action by the City Council.

City Manager's Report

(8.1) Mr. Hentges presented the Resolution Accepting Proposal on the Competitive Negotiated Sale of \$6,315,000 in General Obligation Bonds, Series 2012A, Providing for their Issuance Pledging Special Assessments and Levying a Tax for the Payment Thereof.

David MacGillivray, Springsted Financial Advisors and bond counsel to the City, provided a summary of the bid opening and a recap Moody's and Standard & Poor's rating to the City of Mankato. Mr. MacGillivray stated that due to favorable market conditions the original bond issue was reduced from \$6,730,000 to \$6,315,000. Mr. MacGillivray confirmed that the city's bond rating from Moody's at Aa2 and Standard & Poor's at AA. Mr. MacGillivray outlined the rating from both outlines the city's role as a regional economic center and county seat, adequate income and strong market value per capita, strong general fund reserves, strong financial management assessment and moderate debt, coupled with rapid amortization. Mr. MacGillivray also discussed the factors that could improve the city's bond rating (substantial growth in the city's tax base & substantial improvement in General fund reserves) as well as factors that would negatively affect the bond rating (significant erosion of city's tax base and/or significant deterioration in general fund reserves).

Mr. MacGillivray recommended award of General Obligation Bond Series 2012 A to Piper Jaffray & Co with a true interest rate of 1.6585%.

Council Member Laven asked what the impact would be to the credit rating if the city took on more debt. Mr. MacGillivray responded to the factors that are reviewed for an increase in credit rating, such as socioeconomic factors, demographics, length of retiring debt, etc. Mr. MacGillivray noted that he did not think taking on that additional debt would adversely affect the city.

Mr. Considine asked with rates being favorable if the city should consider “refinancing” some of our existing debt. Mr. MacGillivray stated that he would be reviewing that option and will inform city staff of his recommendation.

Mayor Anderson opened the floor for anyone wishing to speak. There was no one from the public wishing to address the council on this issue.

Mr. Considine moved and Ms. Rovney seconded a motion to adopt the Resolution Accepting Proposal on the Competitive Negotiated Sale of \$6,315,000 General Obligation Bonds, Series 2012 A, Providing for Their Issuance Pledging Special assessments and Levying a Tax for the Payment Thereof. The motion carried unanimously.

Reports of City Council Members

(9.1) Mr. Laven presented the U.S. Highway 14 Highway System Investment Plan Resolution. Mr. Laven explained that recently MnDOT issued their twenty (20) year plan and Highway 14 was not included in that plan. Mr. Laven read in part the Resolution which states “Now therefore, be it resolved that the City of Mankato does hereby call on Minnesota Governor Mark Dayton and his Department of Transportation to prioritize the four-lane expansion of Highway 14 and related interchanges in the 2013-2032 Highway System Investment Plan in order to complete this project and protect the lives of southern Minnesota residents, boost economic development and grow southern Minnesota Communities”.

Mayor Anderson opened the floor for anyone wishing to speak to this item. There was no one wishing to speak.

Ms. Foreman noted that with the state’s positive cash flow, it would be interesting to know how much of that was contributed by southern Minnesota and if it’s significant, it may boost our need for that road to be included.

Mr. Hentges referenced the regional trade study that he can send to the council and noted that clearly there are changes contributed by the greater Mankato area to the state and that a powerful argument can be made in light of the region’s needs.

Mr. Laven moved and Mr. Hurd seconded a motion to adopt the U.S. Highway 14 Highway System Investment Plan Resolution. The motion carried unanimously.

(9.2) City Manager Patrick Hentges Performance Evaluation. Council President Mike Laven reported that on January 17, the Mankato City Council met in a closed session to discuss the performance of City Manager Patrick Hentges. The council was pleased with his performance across a wide variety of issues and the work load that was asked of him to meet the strategic goals of the city.

The review covered eight areas, with Hentges meeting or exceeding the performance standards in all eight of the following: organizational management, fiscal/business management, program development and follow-through, relationship with the council, long-range planning, relationship with public and private sector organizations, interagency relations and professional/personal development.

Council President Mike Laven said, "In 2011, the council moved forward on a variety of initiatives and in 2012 City Manager Hentges will be expected to build on our success and continue to position our community for stable financial growth, private sector development while meeting the service demands of the citizens and our regional partners." Mr. Hentges will not receive a pay increase due to 2012 budget constraints.

Ms. Foreman moved and Mr. Frost seconded a motion to affirm Mr. Hentges' performance review as outlined in Mr. Laven's report. The motion carried unanimously.

(9.3) Mr. Frost reported that he and Mr. Laven (as well as staff member Paul Vogel) recently attended a meeting with Realtor Association Government Affairs Committee regarding their request to remove the 25% density restriction in the city's rental ordinance. A meeting will be held between city councilors, realtors and the city's neighborhood associations on February 21 in Wiecking Center, Room 351 at 6:30 p.m.

Miscellaneous Business

Mayor Anderson reminded the council of the following, upcoming meetings:

(10.1) Tentative City Council Strategic Planning Session, February 6, 2012. (Staff indicated this session has been canceled).

(10.2) Regular City Council Meeting, February 13, 2012, 7 p.m., Minnesota River Room.

(10.3) Regular City Council Meeting (followed by work session), February 27, 2012, 6 p.m., Minnesota River Room.

Public Open Forum

(11.1) No one spoke at the second public open forum.

Adjournment

There being no further business before the council, Mr. Hurd moved and Mr. Frost seconded a motion to adjourn. With all members voting in favor, the meeting was adjourned at 8:03 p.m.

Eric T. Anderson, Mayor

ATTEST:

Cheryl S. Lindquist, CMC
City Clerk



AGENDA RECOMMENDATION

Agenda Heading: Consent Calendar Item No 5.1

Agenda Item: Motion to approve the purchase of replacement vehicle equipment for the Public Safety Department and the Waste Water Treatment Plant Division in Public Works.

Recommendation/Action(s): Authorize the purchase to replace vehicles as outlined in the table below.

Equipment Replacement Matrix

Equipment Being Replaced	Age (Years)	Vendor	Disposition	Replacement	Estimated Final Cost
(10) squad cars	4	Mankato Ford	Replace older fleet cars	2012 Ford Utility Vehicle	\$293,300
(1) New	New	Mankato Ford		2012 Ford Utility Vehicle	\$29,330
(1) Police Admin Car	3	Mankato Ford	Replace Detectives car	2012 Ford Fusion Car	\$18,125
1981 GMC tandem Truck	31	Nuss Truck Center	Dispose of	2007 Sterling Tandem	\$90,000

Summary:

1. Ben Sparks, Garage Superintendent for the City of Mankato along with Administrative Staff of the Department of Public Safety spent considerable time evaluating the needs and researching the available options for police vehicle replacement in 2012. After careful analysis and consideration it was unanimously decided to recommend the Ford Utility vehicle based upon its ability to meet the service delivery needs for a city such as ours with varying topography in a northern climate. The Ford Utility was selected for the following reasons:
 - The vehicle has a V-6 engine with a 20% projected better fuel economy over the Crown Victoria.
 - The difference in the cost of the Ford Utility over the Ford Sedan is \$1900; however this expense is recouped at time of resale.
 - Better mobility and accessibility during the winter season allowing for a more rapid and efficient service delivery during inclement winter weather and snow and ice conditions.

Meeting Date: 02/13/2012

- Ability to use the all wheel drive fully equipped police vehicle in winter storm conditions when rear wheel drive vehicles are not capable of operation. Traditionally during these times Public Safety has had to borrow all wheel drive pick-ups from the Public Works Department and press these into service. Public Works vehicles are not equipped for Public Safety work and are not an acceptable alternative to a fully equipped and marked police vehicle.
 - Increased visibility for driver.
 - Increased vehicle clearance allowing for better maneuverability in snow.
 - Resulting better vehicle passed down in the City fleet when no longer in service by the Public Safety Department.
2. The additional Ford Utility will be for the Deputy Director of Emergency Management and Community Governance. This vehicle is an addition to the fleet.
 3. The old Police Administration car will be in the Police fleet as an unmarked car. Unit 41 will be taken out of the fleet and sold. The Police Administration car will be replaced by a Ford Fusion. The Ford Fusion was chosen as an administration car, it was a better fit than the Crown Victoria. A comparison was done between the Fusion and the Fusion Hybrid. Based on the current miles put on the Administration car and assuming a price of gas at 5 dollars, it would take approximately 30 years to recover the additional cost of the Fusion Hybrid. This is a very conservative estimate. If the miles put on the Fusion Hybrid were increased by 3 times, the return on investment could be 10 years.
 4. The used Tandem will be used at the Waste Water Treatment Plant to haul bio-solids. It is used every day.



AGENDA RECOMMENDATION

**Consent Calendar
Item No: 5.2**

Agenda Item:

Consideration of bids for Improvement No. 10327, stabilization of the Blue Earth riverbank.

Recommendation/Action(s):

Award construction contract to Holtmeier Construction of Mankato for the amount of \$147,568.50.

Summary:

The purpose of this project is to stabilize a portion of the Blue Earth riverbank that was damaged by both the spring and fall floods of 2010. Approximately 80' of riverbank was eroded from Land of Memories Park during the fall flood alone. The erosion was severe enough that it washed out a large portion of section A of the campground, including an access road and several campsites. Section A of the campground has been abandoned and is being moved to the northwest corner of Land of Memories Park. The bank is being stabilized to prevent future erosion. The park is also home to two of the city's shallow wells and one deep well.

SEH provided the plans and specifications for the project, which were reviewed by the engineering department. The project will be funded using FEMA funds. The project budget is \$239,000.

Attachments:

Tabulation of Bids



DKF 'VCDWNCVKQP''

"

NCPF 'QHO GO QTKGUDNWG'GCTVJ 'TK>DCPMUVCDKNK CVKQP''

"

EKV['RTQLGEV'32549''

Bid Opening: February 6, 2012 10:00 am

Engineer's Estimate: \$182,930

Rcpj qif gt "	Dlf " Fgr quks'	Cf f gpf c" Tgegkxgf A'	VqvcnDlf 'Co qwpv'
Holtmeier Construction Mankato	Yes	2	\$147,568.50
Lorentz Construction Mankato	Yes	2	\$157,521.00
Selly Excavating Le Center	Yes	2	\$166,818.00
Rehnelt Excavating Kasota	Yes	2	\$173,689.37
Mathiowetz Construction Sleepy Eye	Yes	2	\$178,747.50
Civil Ag Group St. James	Yes	2	\$208,082.50
Minnowa Construction Harmony	Yes	2	\$209,221.00

Addendum 1: Revised Bid Form

Addendum 2: Riprap



AGENDA RECOMMENDATION

Consent Calendar Item No: 5.3

Agenda Item:

License to Encroach for Walgreens sign.

Recommendation/Action(s):

We recommend the acceptance of the License to Encroach for requested purposes and it meets all requirements under section 6.16 of the Mankato City Code.

Summary:

The conversion of Warren Street from one-way to two-way traffic increased the radii at the intersection with Riverfront Drive, which affected the properties of Walgreens and Miller Motors. The city had to buy a piece of right-of-way and that caused a corner of the Walgreens sign to encroach in the new right-of-way. The sign does not affect line of sight nor cause any other issues at its current location, so the city waived the encroachment fee and will allow the encroachment for the life of the structure. If the sign needs to be replaced or improved in the future, it will need to be moved to private property. Walgreens has approved the License to Encroach and it was signed by Julie Larson, their attorney.

Attachments:

Application for License to Encroach
Drawing
Insurance certificate



APPLICATION FOR LICENSE FOR BUILDING, STRUCTURE, OR PHYSICAL ENCROACHMENT IN RIGHT-OF-WAY

The undersigned applicant hereby makes application, pursuant to the provisions of Section 6.16 of the Mankato City Code, for a license required by the provisions of Section 6.16.

Applicant Name: Walgreens - Julie A. Larson
Applicant Address: 104 Wilmet Road MS #1420
Phone: 847-315-4194 Cell Phone: Email: julie.larson@walgreens.com

Real Property Upon Which Encroachment is Proposed to be Located:

Street Address: 602 South Front Street
Legal Description: Aud Plat #5 Lots 1, 13, 14, and 15, except Pike St Subd #2 and except E part of Lot 013 000 00

Legal Description of right-of-way area upon which encroachment is proposed to be located: See attached parcel drawing

Legal Interest of Applicant in the Real Property: Sign structure for Walgreens store

Other record fee owners of Property (names & addresses):

Other parties not listed having any interest in Property and nature of such interest: Walgreens

The size and character of the building, structure, or encroachment to be licensed: 6' x 2.5' illuminated sign with digital message board

The facts which require the issuance of the license are: The City recently purchased right of way in the NW corner of the lot where an existing sign resides. It was determined that the sign structure could remain at the current location as corner improvements do not require relocation. We are granting this license for the lifetime of the structure, and in the event it needs to be replaced/improved, the sign shall be relocated to private property.

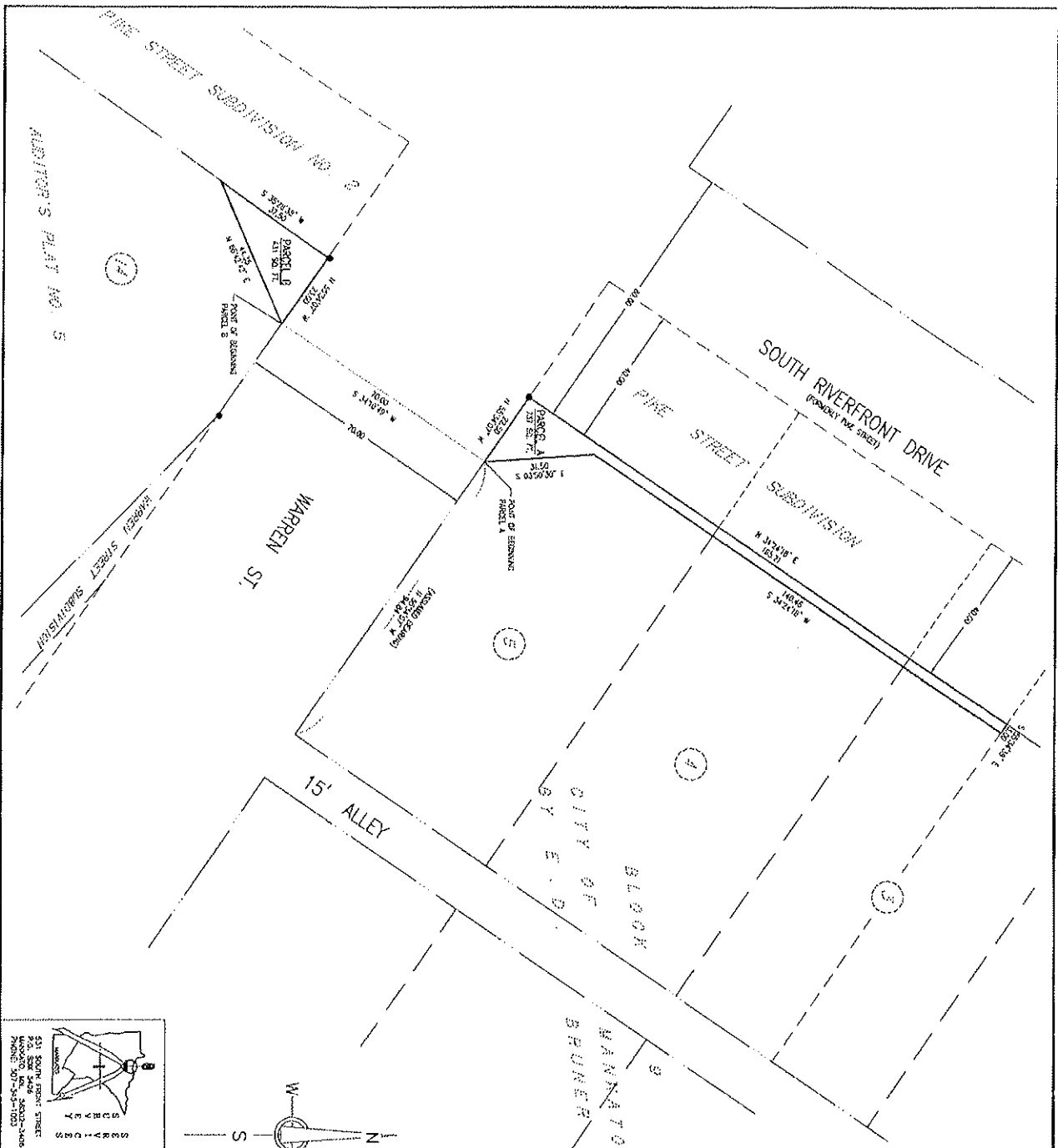
The name and address of the insurer (not the agent) providing the liability insurance required by City Code for the encroachment to be licensed:

Applicant hereby agrees to indemnify the City of Mankato from all claims and demands which may arise as a result of the installation, placement, building, erection, maintenance, occupation, or use of building, structure, or encroachment upon right-of-way. Applicant understands and agrees that if the license for which this application is made is granted, the license issued shall be revocable, and that the applicant shall not acquire any vested rights thereunder.

Applicant Signature: [Handwritten Signature] Date: 12/14/11

City Clerk: Date:

Enclosures: [] Certificate of Insurance [] Scaled Site Plan Drawing [] Application Fee
Engineering Department • City of Mankato • Intergovernmental Center • 10 Civic Center Drive • Mankato, MN 56001 • 507-387-8637



DESCRIPTION

The part of Lots 3, 4, and 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on the one of record with the Blue Earth County Recorder, described as:

Commencing at the westerly corner of said Lot 5, thence North 55 degrees 34 minutes 07 seconds West, (distance unaltered), along the westerly line of said Lot 5, a distance of 54.94 feet to the point of beginning; thence South 55 degrees 34 minutes 07 seconds West, along said westerly line, a distance of 125.00 feet to the point of beginning of Parcel B (formerly Pine Street), according to the plat of Pine Street, Subdivision, on the one of record with the Blue Earth County Recorder, thence North 54 degrees 59 minutes 18 seconds East, along said westerly line of Parcel B, a distance of 125.00 feet to the point of beginning of Parcel A; thence North 55 degrees 34 minutes 07 seconds West, along said westerly line of Parcel A, a distance of 125.00 feet to the point of beginning; thence South 55 degrees 34 minutes 07 seconds West, along a line parallel with the westerly right of way line of said South Riverfront Drive, a distance of 125.00 feet to the point of beginning.

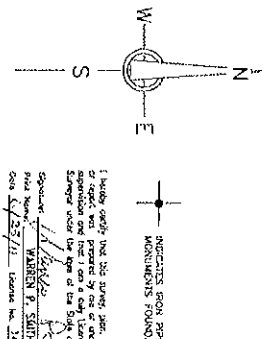
Said Parcel A contains 727 square feet, subject to any and all easements of record.

DISCUSSION

The part of Lot 14, Auditor's Plat No. 5, on the one of record with the Blue Earth County Recorder, contains 62

Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on the one of record with the Blue Earth County Recorder, thence South 59 degrees 34 minutes 07 seconds West, along said westerly line of said Lot 5, a distance of 54.94 feet, thence South 54 degrees 10 minutes 49 seconds West, 70.00 feet to a point on the northerly line of said Lot 14, said point being the point of beginning of Parcel B, a distance of 125.00 feet to the point of beginning of Parcel A; thence North 55 degrees 34 minutes 07 seconds West, along said westerly line of Parcel A, a distance of 125.00 feet to the point of beginning; thence South 55 degrees 34 minutes 07 seconds West, along a line parallel with the westerly right of way line of said South Riverfront Drive, a distance of 125.00 feet to the point of beginning.

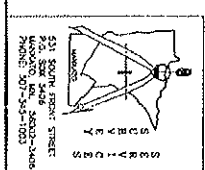
Said Parcel B contains 437 square feet, subject to any and all easements of record.



PARCEL DRAWING

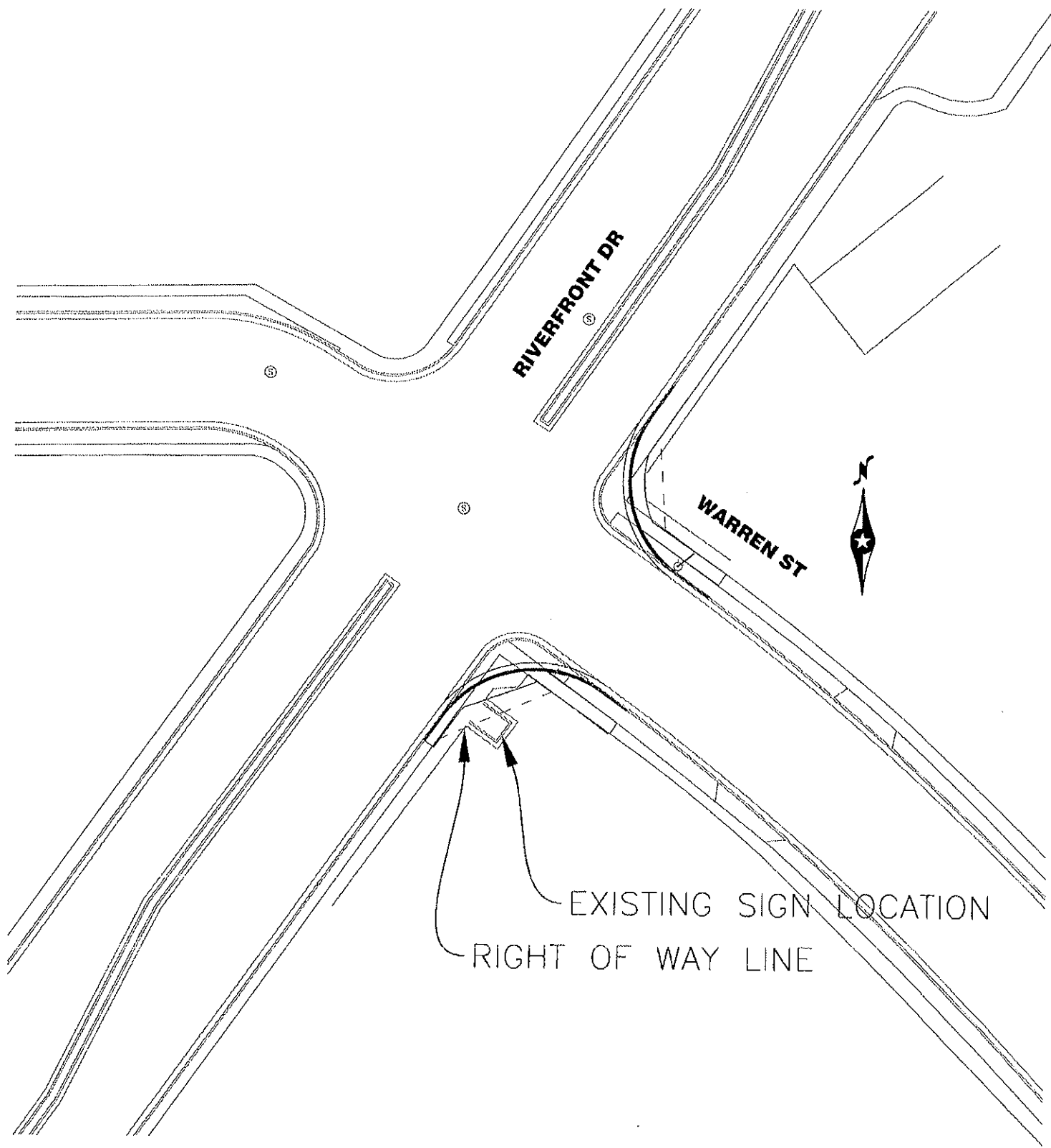
MANKATO, MINNESOTA

PART OF LOTS 3-5, BLOCK 9, CITY OF MANKATO BY E.D. BRUNER AND PART OF LOT 14, AUDITOR'S PLAT NO. 5



531 SOUTH FRONT STREET
MANKATO, MN 56001-3408
PHONE: 507-254-1023

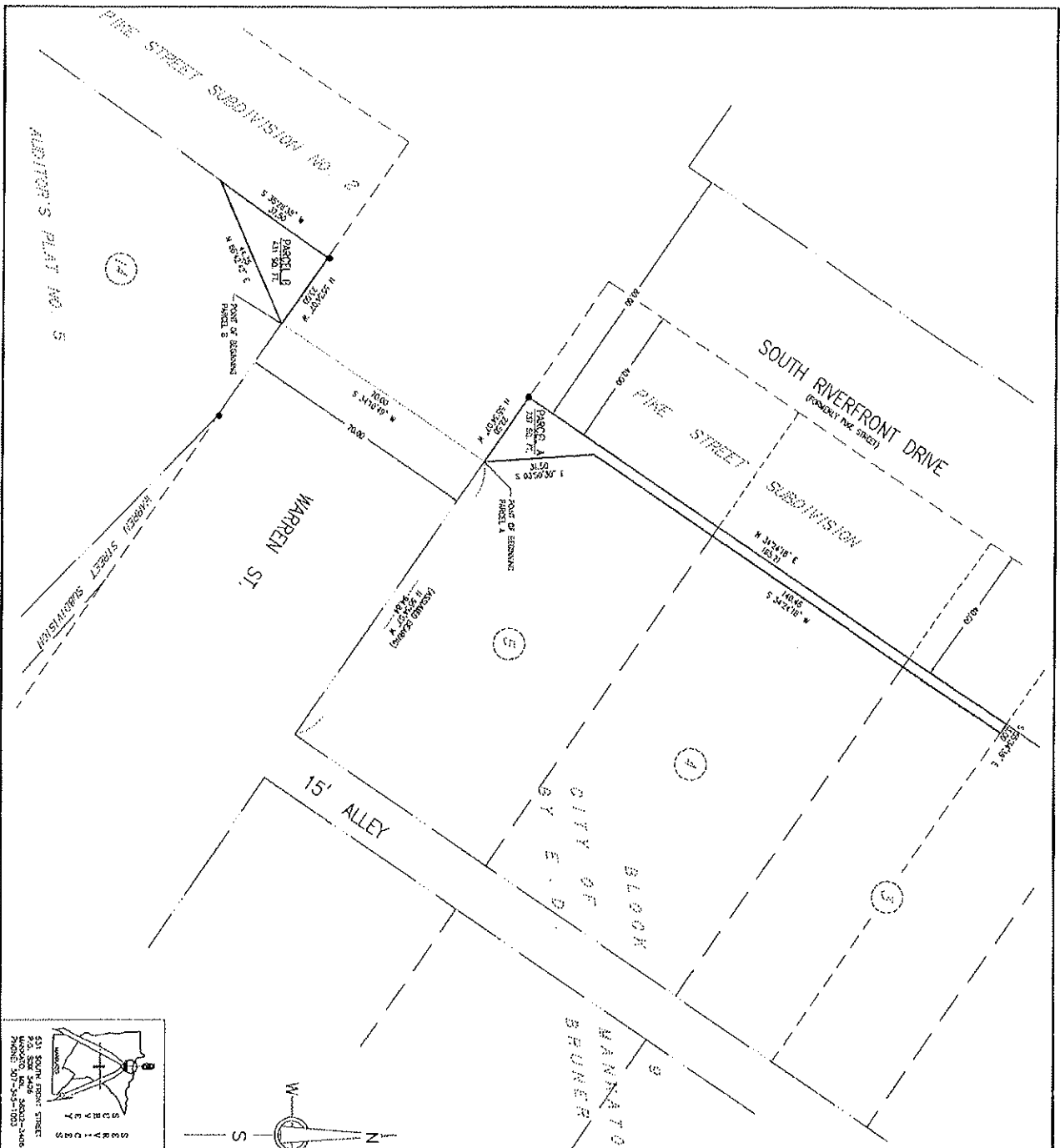
FILE: MANKATO, CITY OF
SCALE: 1"=20'
DATE: JUNE 2011
1:5:21 PM 11/24



RIVERFRONT DR

WARREN ST

EXISTING SIGN LOCATION
RIGHT OF WAY LINE



DESCRIPTION

The part of Lot 3, 4, and 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on the one of record with the Blue Earth County Recorder, described as:

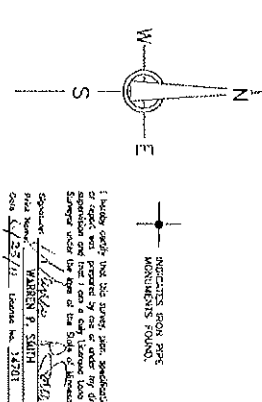
Commencing at the westerly corner of said Lot 5, thence North 55 degrees 34 minutes 07 seconds West, (distance marked), along the westerly line of said Lot 5, a distance of 54.34 feet to the point of beginning; thence South 55 degrees 34 minutes 07 seconds West, along said westerly line, a distance of 125.28 feet to the corner of Parcel 9 (formerly Pine Street), according to the plat of Pine Street, Subdivision, on the one of record with the Blue Earth County Recorder; thence North 34 degrees 52 minutes 18 seconds East, along said westerly line of Parcel 9, a distance of 149.31 feet to the point of beginning; thence South 34 degrees 52 minutes 18 seconds East, along said westerly line, a distance of 3.00 feet; thence South 34 degrees 34 minutes 18 seconds West, along a line parallel with the westerly right of way line of said South Riverfront Drive, a distance of 132.00 feet to the point of beginning.

DISPOSITION

The part of Lot 14, Auditor's Plat No. 5, on the one of record with the Blue Earth County Recorder, contains 62

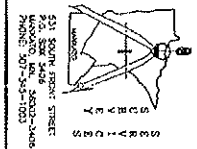
Containing at the southeasterly corner of Lot 3, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on the one of record with the Blue Earth County Recorder, thereabout 39 square feet of land, more or less, of a distance of 54.34 feet, thence South 34 degrees 10 minutes 49 seconds West, 70.00 feet to a point on the northerly line of said Lot 14, said point being the point of beginning; thence South 55 degrees 34 minutes 07 seconds West, along said westerly line of Parcel 9, a distance of 125.28 feet to the corner of Parcel 9 (formerly Pine Street), according to the plat of Pine Street, Subdivision, on the one of record with the Blue Earth County Recorder; thence South 34 degrees 52 minutes 18 seconds East, along said westerly line of Parcel 9, a distance of 149.31 feet to the point of beginning.

Said Parcel 9 contains 431 square feet, subject to any and all encumbrances of record.



1. Land is partly the old survey plat, subdivision, and plat of record, and partly the subdivision, and plat of record, and partly the subdivision, and plat of record, and partly the subdivision, and plat of record.

PARCEL DRAWING	
MANKATO, MINNESOTA	
PART OF LOTS 3-5, BLOCK 9, CITY OF MANKATO BY E.D. BRUNER AND PART OF LOT 14, AUDITOR'S PLAT NO. 5	
FILE: MANKATO, CITY OF	DATE: JUNE 2011
SCALE: 1"=20'	LS: RL: 1324



531 SOUTH PINE STREET
MANKATO, MN 56001-2406
PHONE: 507-544-1023

MEMORANDUM OF LIABILITY INSURANCE

**Current as of:
July 01, 2011**

PRODUCER MARSH USA INC 500 WEST MONROE STREET CHICAGO, ILLINOIS 60661 UNITED STATES OF AMERICA	THIS MEMORANDUM IS ISSUED AS A MATTER OF INFORMATION ONLY TO AUTHORIZED VIEWERS FOR THEIR INTERNAL USE ONLY AND CONFERS NO RIGHTS UPON ANY VIEWER OF THIS MEMORANDUM OTHER THAN THOSE PROVIDED FOR IN THE POLICY. THIS MEMORANDUM DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE DESCRIBED BELOW. THIS MEMORANDUM MAY ONLY BE COPIED, PRINTED AND DISTRIBUTED WITHIN AN AUTHORIZED VIEWER AND MAY ONLY BE USED AND VIEWED BY AN AUTHORIZED VIEWER FOR ITS INTERNAL USE. ANY OTHER USE, DUPLICATION OR DISTRIBUTION OF THIS MEMORANDUM WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED.
---	--

INSURED WALGREEN CO. 1417 LAKE COOK ROAD, SUITE L263 DEERFIELD, ILLINOIS 60015-5223 UNITED STATES OF AMERICA	COMPANIES AFFORDING COVERAGE		NAIC #
	COMPANY A	ZURICH AMERICAN INSURANCE COMPANY	16535
	COMPANY B	NATIONAL UNION FIRE INS. CO. OF PITTSB PA	19445
	COMPANY C	AMERICAN ZURICH INSURANCE COMPANY	40142
	COMPANY D	SELF INSURANCE	N/A

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS MEMORANDUM MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COMPANY LETTER	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS	
					LIMITS IN USD UNLESS OTHERWISE INDICATED	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Blanket Additional Insured <input checked="" type="checkbox"/> Per Project/Location Aggregate <input checked="" type="checkbox"/> Blanket Contractual Liability <input checked="" type="checkbox"/> Liquor Liability	GLO 9310091 08 GLO 9310184 08 (Puerto Rico)	01-Jul-2011 01-Jul-2011	01-Jul-2012 01-Jul-2012	GENERAL AGGREGATE	\$ 5,000,000
					PRODUCTS - COMP/OP AGG	\$ See Below
					PERSONAL & ADV INJURY	\$ 2,000,000
					EACH OCCURRENCE	\$ 2,000,000
					FIRE DAMAGE (Any One Fire)	\$ 500,000
					MED EXP (Any One Person)	\$ 500
						\$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> COMPREHENSIVE \$1,000 <input checked="" type="checkbox"/> COLLISION \$1,000	BAP 9310096 08 BAP 9373954 08 (Phys Dam) BAP 9310183 08 (Puerto Rico)	01-Jul-2011 01-Jul-2011 01-Jul-2011	01-Jul-2012 01-Jul-2012 01-Jul-2012	COMBINED SINGLE LIMIT	\$ 5,000,000
					BODILY INJURY (Per Person)	\$
					BODILY INJURY (Per Accident)	\$
					PROPERTY DAMAGE	\$
						\$
B	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	25030362	01-Jul-2011	01-Jul-2012	EACH OCCURRENCE	\$ 5,000,000
					AGGREGATE	\$ 5,000,000
						\$
A & C	WORKERS COMPENSATION/ EMPLOYERS LIABILITY PARTNERS/EXECUTIVE OFFICERS ARE: <input checked="" type="checkbox"/> INCL. <input type="checkbox"/> EXCL.	WC 9310092-08 (AOS) WC 9310094-08 (WI & NY) EWS 9310093-08 (IL & LA) EWS 9310447-08 (AZ) EWS 9310448-08 (MA & TN)	01-Jul-2011	01-Jul-2012	WORKERS COMP LIMITS	STATUTORY
					EL EACH ACCIDENT	\$ 2,000,000
					EL DISEASE - POLICY LIMIT	\$ 2,000,000
					EL DISEASE - EACH EMPLOYEE	\$ 2,000,000
						\$
D	PRODUCT LIABILITY	Self-Insured	01-Jul-2011	01-Jul-2012	EACH OCCURRENCE	\$ 5,000,000
					AGGREGATE	\$ 5,000,000

ADDITIONAL INFORMATION

WALGREENS PROVIDES FOR THE FOLLOWING COVERAGE ENHANCEMENTS, TO THE EXTENT REQUIRED BY THE TERMS OF OUR SIGNED CONTRACTS, LEASES, AND/OR AGREEMENTS:

THE LANDLORD, LANDLORDS AGENT(S), LANDLORDS LENDER(S), GROUND LESSOR(S), VENDORS, CLIENTS, AND ANY OTHER PARTY AS REQUIRED BY THE SIGNED CONTRACT, LEASE, AND/OR AGREEMENT ARE LISTED AS ADDITIONAL INSURED, AND LOSS PAYEE/MORTGAGEE AS REQUIRED.

BLANKET CONTRACTUAL LIABILITY IS INCLUDED ON THE APPLICABLE POLICIES SHOWN ABOVE.

LIQUOR LIABILITY (DRAM SHOP LAW) IS INCLUDED WITHIN THE FULL LIMITS OF THE COMMERCIAL GENERAL LIABILITY POLICY SHOWN ABOVE.

A DEDUCTIBLE OF \$1,000 APPLIES FOR BOTH COMPREHENSIVE AND COLLISION COVERAGE ON THE BUSINESS AUTOMOBILE POLICY SHOWN ABOVE.

A WAIVER OF SUBROGATION IS INCLUDED ON THE APPLICABLE POLICIES SHOWN ABOVE.

The Memorandum of Insurance serves solely to list insurance policies, limits and dates of coverage. Any modifications hereto are not authorized.



AGENDA RECOMMENDATION

Agenda Heading: Consent Calendar Item No: 5.4

Agenda Item:

Resolution amending the Commitment of Special Revenue Sources and Fund Balance pursuant to and in compliance with the Governmental Accounting Standards Board Statement Number 54 (GASB 54)

Recommendation/Action(s):

Staff recommends passage of the resolution

Summary:

The original resolution was passed on November 28, 2011 by the Mankato City Council. At that time, a request was made for staff to provide additional detailed breakdown of the action passed at that meeting.

City staff has included Exhibit A (attached) to provide the additional column which provides the level of detail requested at that meeting. City staff will provide this addendum (along with the original resolution) to the external auditors as part of their review of the practices and procedures adopted. Due to the fact that this is a new GASB pronouncement, we prefer to provide the external auditors with a complete trail of action items adopted by the City Council rather than an assumption made that the further detail was acceptable by the governing board.

The remainder of this agenda recommendation is the background information provided in November of 2011.

The Governmental Accounting Standards Board Statement Number 54 (GASB 54) was released for implementation. GASB 54 specifically addresses the new definition of fund

balance and revised classifications of fund balance. The classifications are discussed in greater detail in the attached Fund Balance Policy. The intent of GASB 54 is to provide improvements to fund balance transparency in the financial reporting process.

The attached fund balance policy identifies the five classification categories mandated by the GASB 54 implementation. The five categories are in order starting from the most restrictive to the least restrictive. There is one non-spendable category and four spendable categories. Under the former reporting model, fund balance was either reserved or unreserved. Unreserved fund balance could then be classified as either designated or undesignated.

As part of the GASB 54 compliance, *governmental units are required to pass a resolution* "Committing Specific Revenue Sources" for Special Revenue funds. In prior reporting periods, the city identified seventeen special revenue funds. In future periods, we will report five special revenue funds. Those five funds are identified in the actual city council resolution that staff is recommending passage. The twelve other funds will be combined and reported as part of the Economic Development fund, the General fund, or the City Insurance fund.

The implementation by United States public sector entities, of new standards under GASB 54, will provide greater standardization and therefore better comparability in the audit process. In addition, there will be a greater reporting detail on the composition of government fund balances and the availability of resources that comprise fund balance.

Bond rating agencies appear to embrace the concept of GASB 54. Rating agencies support measures that enhance transparency in financial reporting. Moody's Investors Service has indicated, in their summary opinion, that government units in general should witness very little or no impact upon bond ratings as a result of GASB 54 implementation.

Attachments:

Resolution
Exhibit A



RESOLUTION OF THE CITY OF MANKATO, MINNESOTA
AMENDING THE COMMITMENT OF SPECIFIC REVENUE SOURCES AND FUND
BALANCES OF SPECIAL REVENUE FUNDS PURSUANT TO AND IN COMPLIANCE
WITH THE GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT
NUMBER 54 (GASB 54)

WHEREAS, the Council of the City of Mankato passed the GASB 54 Resolution on November 28, 2011; and

WHEREAS, the GASB 54 Resolution identified Special Revenue Funds, identified the specific revenue sources, and established the commitment of each fund; and

WHEREAS, the City Council of the City of Mankato requested additional information regarding each Special Revenue Fund; and

WHEREAS, city staff has drafted a listing referenced in Exhibit A of this resolution; and

WHEREAS, all previous action of the original resolution shall remain in effect unless amended by this resolution or corresponding Exhibit A.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato, Minnesota accepts Exhibit A as the detailed listing addendum of funds reported under the GASB Statement 54 with the additional designations as listed.

This resolution shall be adopted upon passage.

Eric Anderson, Mayor

Cheryl Lindquist, CMC
City Clerk

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GZJ KDK'C''

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Tgxqɩkɩpi 'Nqcp'/Ucvg''	Nqcp'tgr c{o gpwu''	Rtqo qvkqp'qh'geqpqo le'f gxgnɩr o gpv'	Eqo o kwgf ''
Tgxqɩkɩpi 'Nqcp'/Ekɩ'	Nqcp'tgr c{o gpwu''	Rtqo qvkqp'qh'geqpqo le'f gxgnɩr o gpv'	Eqo o kwgf ''
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Vgej 'Rɩwɩ'Qr gtcvkɩpu''	Ngcug'r c{o gpwu''	Rtqɩkɩ kɩpi 'gɩwɩcɩɩkɩj gf 'cpf 'uɩctv'wɩ'' dwɩkɩpɩgɩuɩgɩ'cpf 'kɩp kɩkɩ wɩɩ'y kɩj'' o ctɩngv'tcvg'cpf 'tɩgf wegɩf 'tɩgpv'y kɩj'' cp'go r j cuku'vɩ'f gxgnɩr 'e{dgt'' vgej pɩɩɩi {'	Cuuki pgf ''
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Rwɩɩle'Uchgv{'I tɩcpvɩ'('' F qpcvkɩpu''	Rwɩɩle'Uchgv{'hgf gtcɩɩ'cpf 'uɩcvg'' i tɩcpvɩ''	Rwɩɩle'uchgv{'i tɩcpvɩ'cpf 'f qpcvkɩpu'' hqt'ur gekɩkɩf 'r wɩr qugu''	Cuuki pgf ''
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O J HC'Rtqɩ tco u''	Ucvg'ckf 'cpf 'O J HC'ɩqcp'' tgr c{o gpwu''	Rtqo qvg'gf wecvkɩp'hqt'htu'v'kɩo g'' j qo g'dwɩ'gtu'cpf 'geqpqo le'' f gxgnɩr o gpv'cu'ur gekɩkɩf 'd{'O J HC''	Cuuki pgf ''

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AGENDA RECOMMENDATION

Consent Calendar Item No: 5.5

"
Agenda Item:

Resolution calling for hearing on Capital Improvement Project 10192 – Carney Avenue.

Recommendation/Action(s):

Pass resolution setting date of project feasibility hearing for March 5, 2012.

Summary:

The engineering department is ready to proceed with this reconstruction project as scheduled in the 2012 Capital Improvement Program pending the outcome of a meeting with the Mn/DOT District 7 engineer.

The staff will be meeting with the property owners on February 28th, explaining the work proposed, the project schedule, and the costs the property owners may be assessed and will be ready to present a project feasibility report to the council on March 5th, 2012.

Attachments:

Resolution ordering preparation of report
Capital Improvements Program summary page

**RESOLUTION ORDERING PREPARATION OF REPORT,
AND CALLING FOR HEARING ON IMPROVEMENT
NO. 10192, WITHOUT PETITION**

WHEREAS, it is proposed by the City Council of Mankato, Minnesota, to make the following public improvement, to-wit:

Reconstruction of Carney Avenue from West Seventh Street to south City limits; of
West Seventh Street from Sibley Street to Carney Avenue; of
Rose Street from Carney Avenue to 300 feet west; of
West Ninth Street from Hazel Street to Carney Avenue; and of
Moreland Avenue from Woodland Avenue to Carney Avenue

NOW, THEREFORE, Be it resolved and declared:

1. That said improvement has been referred to the City Engineer of the City of Mankato with instructions to report to the City Council advising as to the feasibility of the proposed improvement and the estimated costs of said improvement.
2. That the City Council of Mankato will consider the making of said improvement, and the assessment of the following property, for all or a portion of the cost of the improvement, to-wit:

Auditors Plat 9: N33' of E330' of Lot 1 & tract 66' x 330' lying N & adjacent
Auditors Plat 48: Lot 2
Auditors Plat 50: Lots 1, 8 & 23
Blue Earth River Addition: Lots 61 thru 65
Fitterer Addition: Lot 1, Block 1
Lamms Addition: Lots 1 thru 5
Ray & Noes Addition: Lot 4 thru 13, Block 3; Lots 1 thru 7 & 12 thru 18, Block 4; Lots 1 thru 7, 13 & 14, Block 5
Registered Land Survey #1: Lots A & B
Residence Park Addition: Lots 11 thru 15, Block 1; Lots 11 thru 16, Block 2, Lots 11 & 12, Block 3
Sec 13-108-27: Commencing in SE corner of Lot 18 Ray & Noes Addn, W150' S15' W25' S84' E175' N99'
Sec 24-108-27: Lots in W330feet of N198feet of NWNW
Southview Subdivision: Lots 1, 4 & 23
Turtle & Gant Addition: Lots 1, 2 & 12
Valliants Subdivision: Lots 4 & 5
West Mankato: Lots 1 thru 3 & 15 thru 17, Block 155; Lots 6 thru 11, Block 156; Lots 7 thru 12, Block 161; Lots
1 thru 3 & 10 thru 16, Block 162; Lots 1 thru 8, Block 169

and all other property abutting and/or benefiting said improvement pursuant to Minnesota State Statute Section 429.011 to 429.111. The estimated cost of said improvements is \$2,481,762.

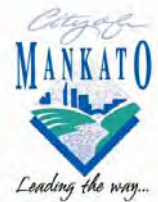
3. That a public hearing shall be held on the proposed improvement on March 5, 2012, in the Minnesota River Room of the Intergovernmental Center at Mankato, Minnesota, commencing at 7:00 p.m. and the City Manager shall give published notice of such hearing and improvement, as required by law.

This resolution shall become effective upon its adoption.

Passed this 5th day of March, 2012

Mayor

ATTEST: _____
Secretary of the Council



Capital Improvement Project Description 2012-2016

YEAR:	2012	CATEGORY:	Streets
PROJECT NUMBER:	10192	DEPARTMENT:	Engineering
PROJECT TITLE:	Carney Avenue (TH 66 Sibley & 7th to S city limit)		

SOURCES OF FUNDS

General Obligation Bonds	150,000
Special Assessments	826,402
G.O. Water Revenue Bond	347,375
G.O. Sewer Revenue Bond	335,451
Turnback Funds	1,326,652
Total	2,985,880

PROJECT DESCRIPTION

Complete reconstruction of the bituminous surface, storm drainage, and sanitary sewer, and replacement of service main and trunk watermain in this segment. Completion of the sidewalk system in the area, compatible with the Master Plan.

Traffic volume: 2200 (2009)

Total length: 5100 feet

Accident rate: 2007-7, 2009-5, 2010-4

(4 were hit and run, the rest had no injuries)

JUSTIFICATION

Resurfacing and replacement of deteriorated pavement surface and defective sanitary sewer and watermain, and deficient storm drainage on the (to be former) trunk highway.

Pavement Rating: Existing 50 to 55 (2008)

REQUIREMENTS

None

IMPACT

Upgrading of system

PLANNING COMMISSION COMMENT

Carney Avenue should be constructed earlier than shown but realizes the turnback issues with road.

MULTI-MODAL COMMITTEE COMMENT

None (2010)

PROJECT HISTORY

Trunk Highway 66 on this route was overlaid in 1978 and refurbished in 2003. Several patch and overlay situations follow that date. With the advent of the construction of

the south route, this becomes a vital link into the city. The project should be upgraded to current traffic and neighborhood demands as a trunk highway turnback project. Timing is proportional to Mn/DOT/Blue Earth County trade-off on TH 60 and CSAH 90, with TH 66 reverting to city from TH 169 interchange at Riverfront Drive to CSAH 90 past Mount Kato.

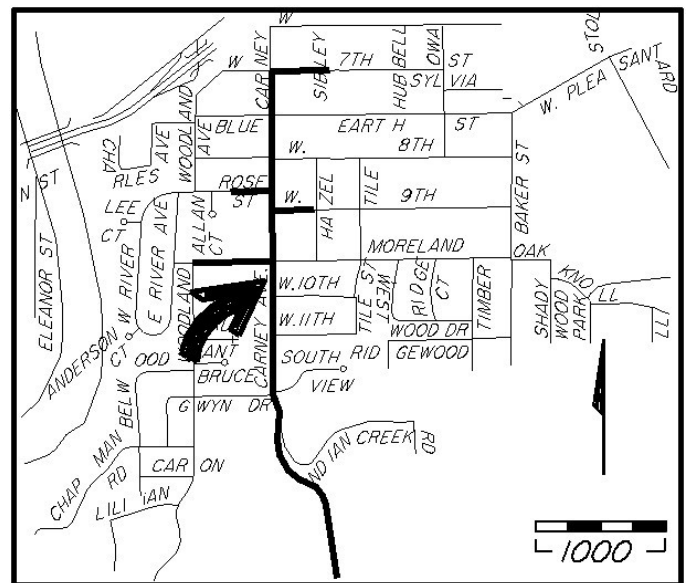
PROJECT MANAGER

Jeff Johnson

(507) 387-8640

jjohnson@city.mankato.mn.us

LOCATION AND RELEVANT GRAPHIC DETAILS





AGENDA RECOMMENDATION

Agenda Heading: Consent Calendar Item No: 5.6

Agenda Item: Resolution Authorizing the City Manager to Enter into No-Cost Contract for Technical Assistance with Minnesota Pollution Control Agency

Recommendation/ Action(s): Adoption of the attached resolution.

Summary: The Minnesota Pollution Control Agency (MPCA) operates and oversees the Minnesota Retiree Environmental Technical Assistance Program ("RETAP"), which provides technical assistance for environmental and sustainability-related projects to communities.

City staff has had ongoing coordination with the Envision 2020 Energy Conservation Task Force in completing a Carbon Baseline Assessment for the Mankato and North Mankato area. The Carbon Baseline Assessment work is being performed primarily privately on a volunteer basis by members of the Energy Conservation Task Force, with assistance in data collection via City staff. This is also a joint effort with the City of North Mankato.

Energy Conservation Task Force members have approached the City with interests of pursuing technical assistance in order to complete the Carbon Baseline Assessment. The RETAP program, offered through the MPCA, has offered 40 hours of no-cost technical assistance on an as-needed basis to assist the efforts of the Energy Conservation Task Force. Specifically, the assistance would be provided through the Community Sustainability Assistance division of RETAP. However, under MPCA regulations, a contract must be completed via a community before technical assistance can commence; the City would essentially serve as a host organization for contracted assistance for the Energy Conservation Task Force.

As the Energy Conservation Task Force is performing the Carbon Baseline Assessment for Mankato and North Mankato, the contract must be approved by North Mankato city officials as well. Staff has been coordinating with North Mankato staff and it is expected that North Mankato will also approve entering into the contract on February 6, 2012.

The proposed contract would further the goals of Mankato's sustainability efforts as outlined in the Strategic Plan, including promotion and increased awareness of energy-efficiency strategies, and provision of benchmark data to measure future progress in carbon footprint reduction. Completion of a Carbon Baseline Assessment is also a key best practice of the MN GreenStep Cities program in which the City participates.

It should be noted that this contract and the results of the Carbon Assessment do not bind the City to any further action steps or policy changes. The agreement clearly states that there is no obligation to implement the recommendations provided by the Consultant.

Attachments:

1. Resolution
2. RETAP Contract

A RESOLUTION AUTHORIZING THE CITY MANAGER TO
ENTER INTO CONTRACT WITH THE MINNESOTA POLLUTION CONTROL AGENCY
FOR NO-COST TECHNICAL ASSISTANCE

WHEREAS, the City of Mankato has previously adopted a Strategic Plan which outlines the City's commitment to examine and where feasible implement sustainable strategies; and

WHEREAS, key benchmarks for a sustainable community as adopted by the Strategic Plan include energy efficient practices and Mankato's participation in the MN GreenStep Cities Program; and

WHEREAS, the City of Mankato has pledged commitment to the Envision 2020 community plan for Mankato and North Mankato; and

WHEREAS, the Energy Conservation Task Force is an active committee of the Envision 2020 program, in which City staff participates; and

WHEREAS, the Energy Conservation Task Force has undertaken a Carbon Baseline Assessment with assistance from City staff, that furthers the benchmarks for sustainability of the City of Mankato Strategic Plan; and

WHEREAS, the Energy Conservation Task Force has requested that the City of Mankato serve as a host organization for technical assistance to be made available through a no-cost contract with the Retiree Environmental Technical Assistance Program ("RETAP") of the Minnesota Pollution Control Agency ("MPCA"); and

WHEREAS, said contract will assist in the completion of the Carbon Baseline Assessment and further the goals of Envision 2020 Energy Conservation Task Force and the City of Mankato Strategic Plan.

NOW, THEREFORE, be it resolved that the City Council of the City of Mankato does hereby authorize the City Manager to enter into contract with the MPCA for RETAP consultant services.

This resolution shall become effective immediately upon its passage and without publication.

Adopted this _____ day of _____ 2012.

Mayor

Attest: _____
City Clerk

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AGENDA RECOMMENDATION

Agenda Heading: Consent Calendar Item No: 5.7

Agenda Item: Resolution Granting Conditional Use Permit to Allow Apartments Above the Ground Floor (606 North Riverfront Drive). By Request of Kyle Smith (CY 02-12).

Recommendation/Action(s): The Planning Commission at their January 25, 2012 meeting recommended adoption of the attached resolution.

Summary: The applicant is requesting a conditional use permit to allow for an apartment/dwelling unit located above the ground floor at 606 North Riverfront Drive. Apartments above the ground floor are conditional uses in the B-1, Community Business District.

The proposal is for a mixed-use development, with lower-level office space and an upper-level apartment unit. The ground floor encompasses 2,900 square feet and is used for office space. A tenant for the office space has not been identified at this time. The apartment will be a renovation of the space above the back portion of the building.

The proposed apartment will contain four bedrooms. The unit will also contain a bathroom, kitchen, and living room area.

The applicant is not proposing any exterior changes to the façade, which was recently renovated. The applicant will need to construct a dumpster enclosure or provide space within the building for trash receptacles.

The parking will be provided via a lease for stalls in the Sheehan parking lot located north of the proposed development.

Attachments:

1. Resolution Granting Conditional Use Permit
2. General Location Map
3. Apartment Floor Plan

A RESOLUTION OF THE CITY COUNCIL
GRANTING A CONDITIONAL USE PERMIT UNDER
THE MANKATO ZONING ORDINANCE

WHEREAS, Growth Holdings, LLC, property owner of the following described real estate located in Mankato, Minnesota, to-wit:

The North Third of Lot 6, Block 1, City of Mankato (606 North Riverfront Drive)

has applied for a conditional use permit to allow an apartment or dwelling unit located above the ground floor in a B-1, Community Business District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY 02-12), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 25th day of January, 2012, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a conditional use permit be approved; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes and recommendation, the City Council hereby finds that:

1. The proposed use is of the same general character of the permitted and conditional uses for the B-1, Community Business District.
2. The proposed use will not be detrimental to the existing uses nor to the health, safety or welfare of the general public.
3. The use conforms to the standards for granting a conditional use permit contained in Section 10.92 of the Mankato City Code.

NOW, THEREFORE, BE IT RESOLVED by the Mankato City Council that the conditional use permit to allow an apartment or dwelling unit located above the ground floor in the B-1, Community Business District be approved subject to the the following conditions:

1. A dumpster enclosure conforming to Mankato City Code Section 10.88 shall be provided for the existing dumpster on-site or the owner shall provide an area within the building for trash receptacles.
2. The applicant shall acquire a rental license prior to occupancy of the unit.
3. The applicant shall submit the signed parking agreement prior to occupancy of the rental unit.

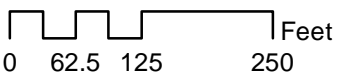
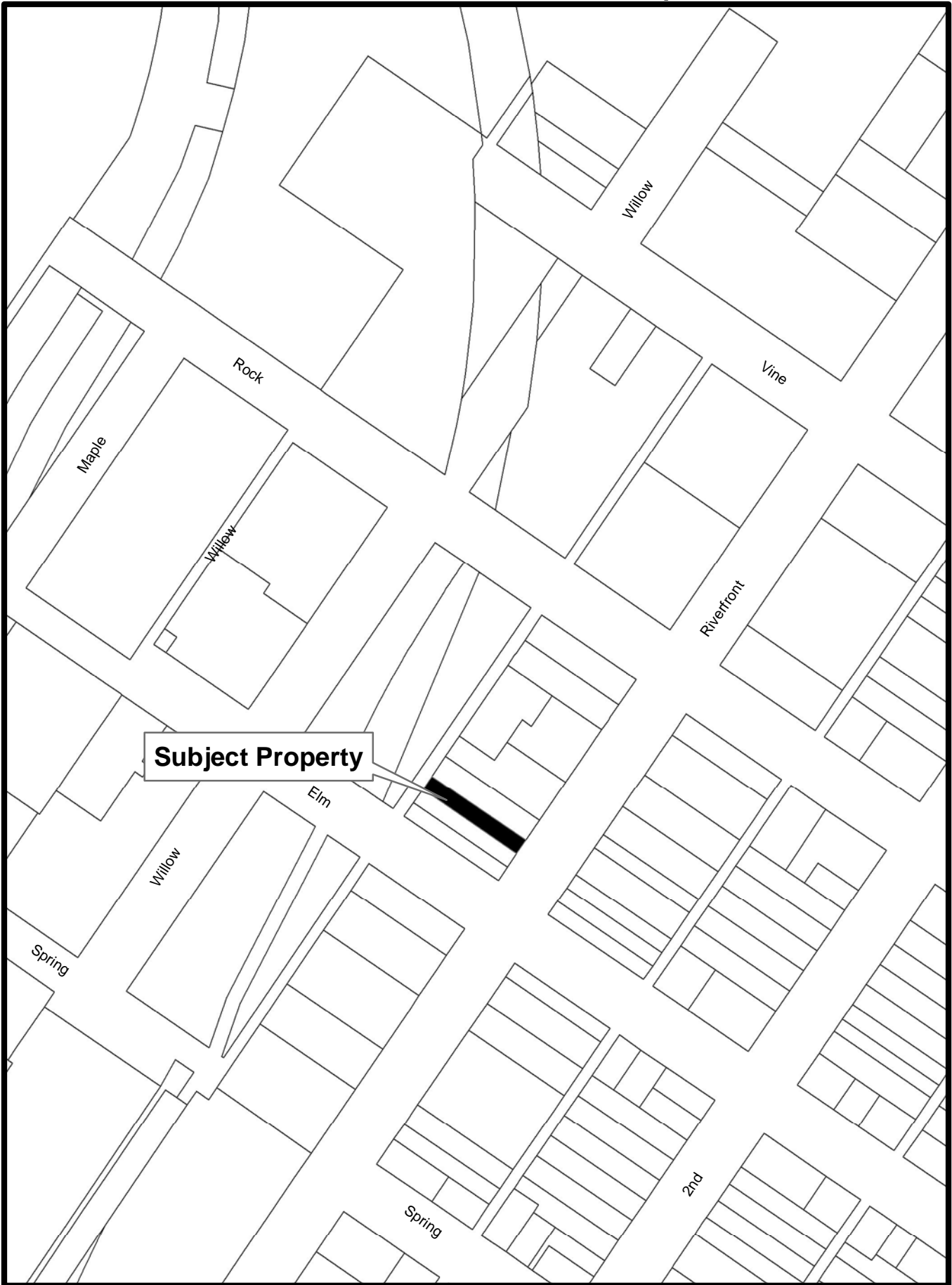
This resolution shall become effective immediately upon its passage and without publication.

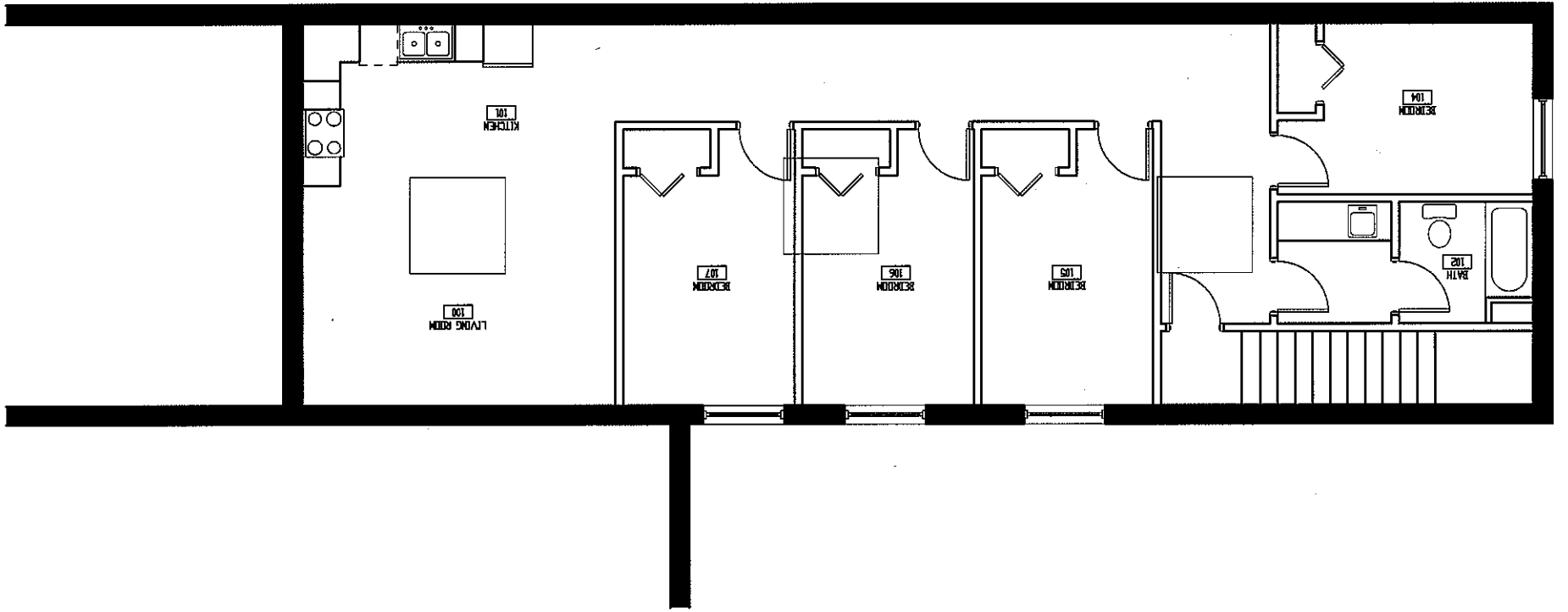
Passed this _____ day of _____ 2012.

Mayor

Attest: _____
City Clerk

General Location Map







Meeting Date: February 13, 2012

AGENDA RECOMMENDATION

Agenda Heading: Consent Calendar Item No: 5.8

Agenda Item: Resolution Granting Conditional Use Permit to Allow a Restaurant in the B-2, General Business District (1704 North Riverfront Drive). By Request of William B. Dickmeyer (CY 04-12).

Recommendation/Action(s): The Planning Commission at their January 25, 2012 meeting recommended adoption of the attached resolution.

Summary: The applicant is requesting a conditional use permit to locate a restaurant in an existing building located at 1704 North Riverfront Drive. Restaurants are considered a conditional use in the B-2, General Business District. The proposed restaurant are 2,089 square feet and is classified by the owner as a "sandwich restaurant" that will not serve alcohol. The floor plan depicts a food preparation area and 8 tables. The developer will construct ADA compliant bathroom facilities.

The restaurant will occupy the front half of the building. An office use may be located in rear half of the structure. The building was previously used as the office and showroom for Custom Home Improvers.

The 12 depicted parking stalls reflect more than the required parking for the restaurant, which requires a total of 10 stalls for customers and staff, per Mankato City Code Section 10.85. If the applicant develops the rear portion of the building as office space then the applicant shall provide 5 more parking stalls (17 total parking stalls). Additional parking stalls may be provided adjacent to the handicapped parking stalls along the north side of the building. If the basement is used for anything other than storage, the parking requirement will be need to be reevaluated and addition parking will be required.

The applicant will be making improvement to the landscaping per Mankato City Code Section 10.88. Frontages will be screened with evergreen and deciduous trees.

Attachments:

1. Resolution Granting Conditional Use Permit
2. General Location Map
3. Restaurant Plans

A RESOLUTION OF THE CITY COUNCIL
GRANTING A CONDITIONAL USE PERMIT UNDER
THE MANKATO ZONING ORDINANCE

WHEREAS, William B. Dickmeyer, DBA Billou Inc., owner of the following described real estate located in Mankato, Minnesota, to-wit:

Lot 1, Block 1, Dickmeyer Subdivision (1704 North Riverfront Drive)

has applied for a conditional use permit to allow a restaurant in a B-2, General Business District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY 04-12), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 25th day of January, 2012, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a conditional use permit be approved; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes and recommendation, the City Council hereby finds that:

1. The request is considered a conditional use within the B-2, General Business District.
2. The development plan conforms to the standards of the B-2, General Business District, and other applicable sections of Chapter 10 of the Mankato City Code.
3. The use conforms to the standards for granting a conditional use permit contained in Section 10.92, Subdivision 5.

NOW, THEREFORE, BE IT RESOLVED by the Mankato City Council that the conditional use permit to allow a restaurant in the B-2, General Business District be approved subject to the the following conditions:

1. A revised landscaping plan shall be submitted for review. Landscaping along the frontage shall meet requirements of Mankato City Code Section 10.88, including one deciduous tree every 50 feet and one evergreen tree every 25 feet of parking lot frontage.
2. Alcoholic beverages shall not be dispensed from this location, unless a revised conditional use permit is reviewed and approved.
3. A building permit shall be submitted for all interior improvements and all proposed changes shall comply with the standards of the building code.

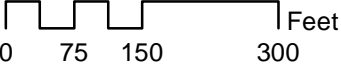
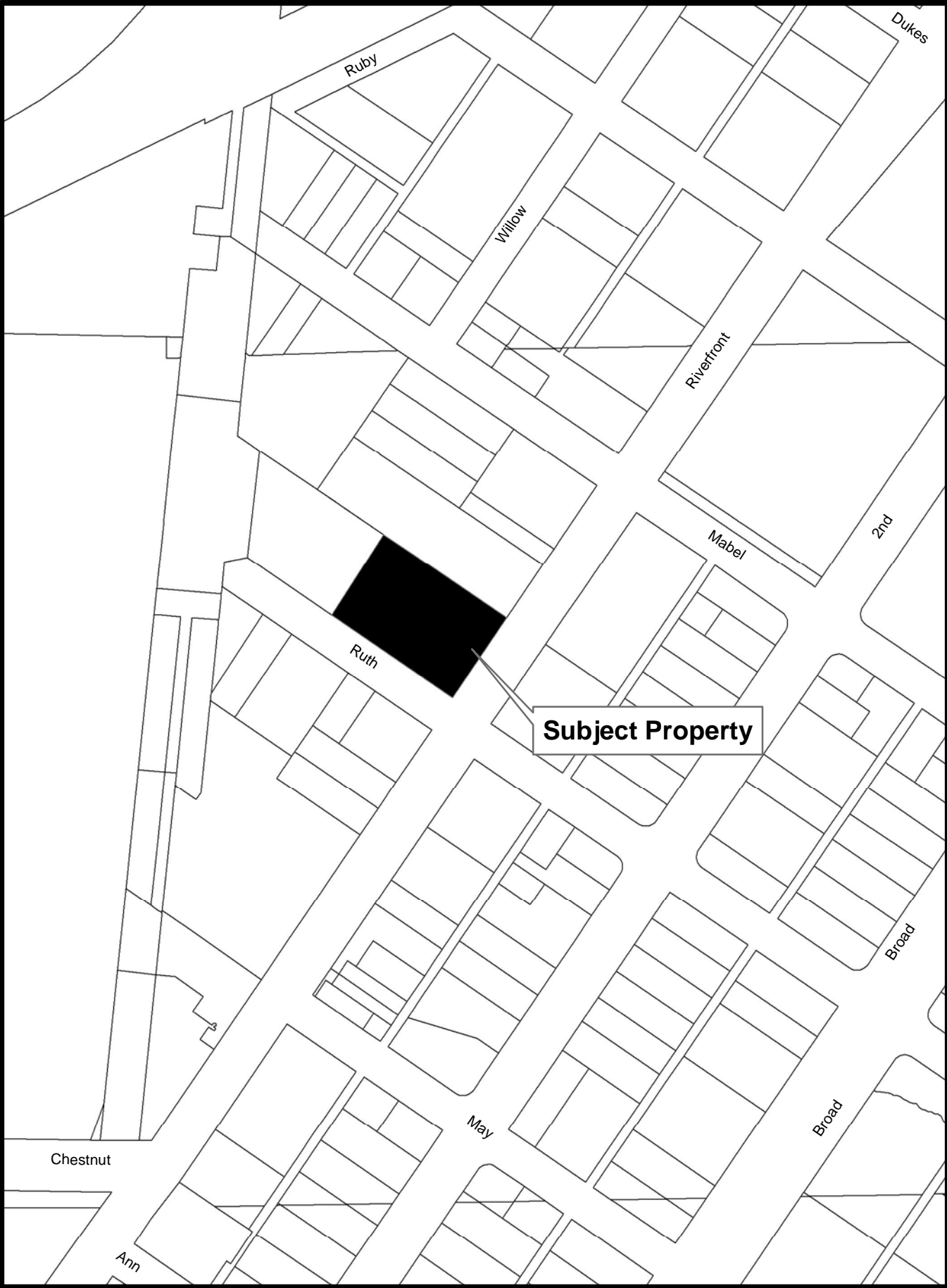
This resolution shall become effective immediately upon its passage and without publication.

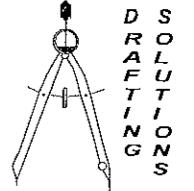
Passed this _____ day of _____ 2012.

Mayor

Attest: _____
City Clerk

General Location Map





310 East Cherry St.
 Kasota, MN 56050
 Phone:
 (507) 351-4609
 Website:
 www.mankatodrafting.com

CONSTRUCTION DOCUMENTS

CONSTRUCTION WARRANTIES:
 THE ARCHITECT ASSURES THE ACCURACY OF THE INFORMATION PROVIDED IN THESE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING CONTRACTORS, ARISING FROM THE BUILDING AND WEATHER CONDITIONS, OR ERRORS IN THE DESIGN OR BLUEPRINTS. IT IS RECOMMENDED THAT YOU CONSULT WITH YOUR CONTRACTOR FOR CONSTRUCTION. OWNERS CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS, ROUGH OPENINGS, POLE OPENINGS AND SPECIFICATIONS THAT MAY AFFECT ORDERING AND DELIVERY OF MATERIALS.

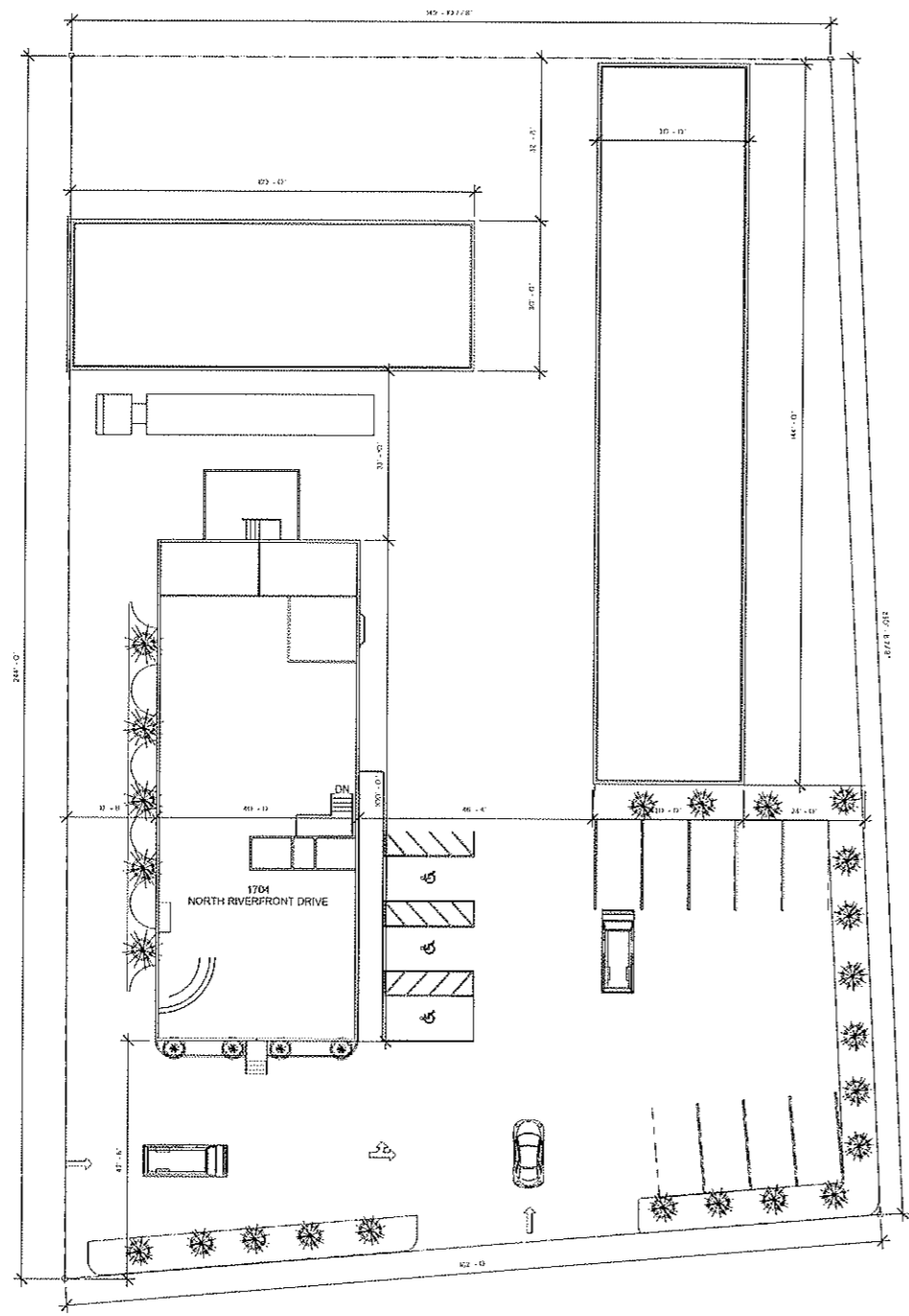
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1.	OWNER REVIEW	12-29-11
2.	CONSTRUCTION DOCUMENTS	

**BILLOU
 PROPERTIES
 SITE/DETAILS**

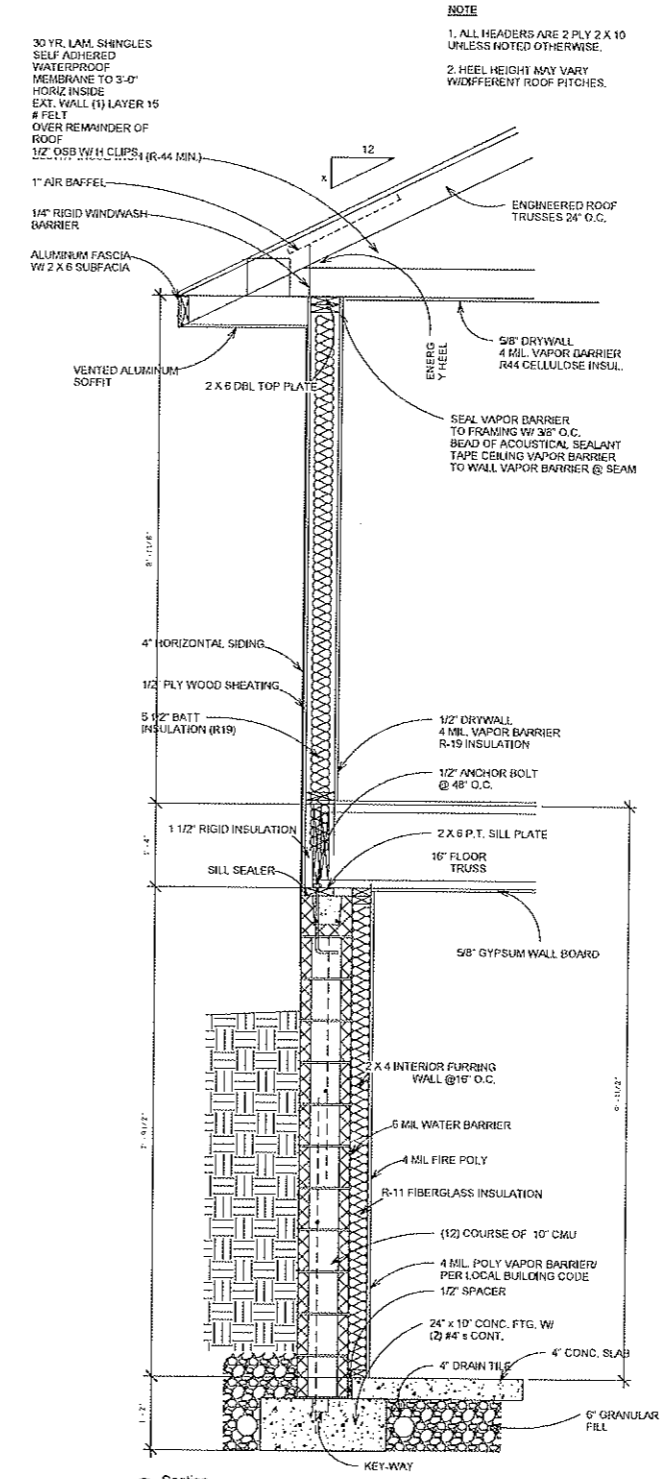
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 Drawn by: James Swenson

A-3

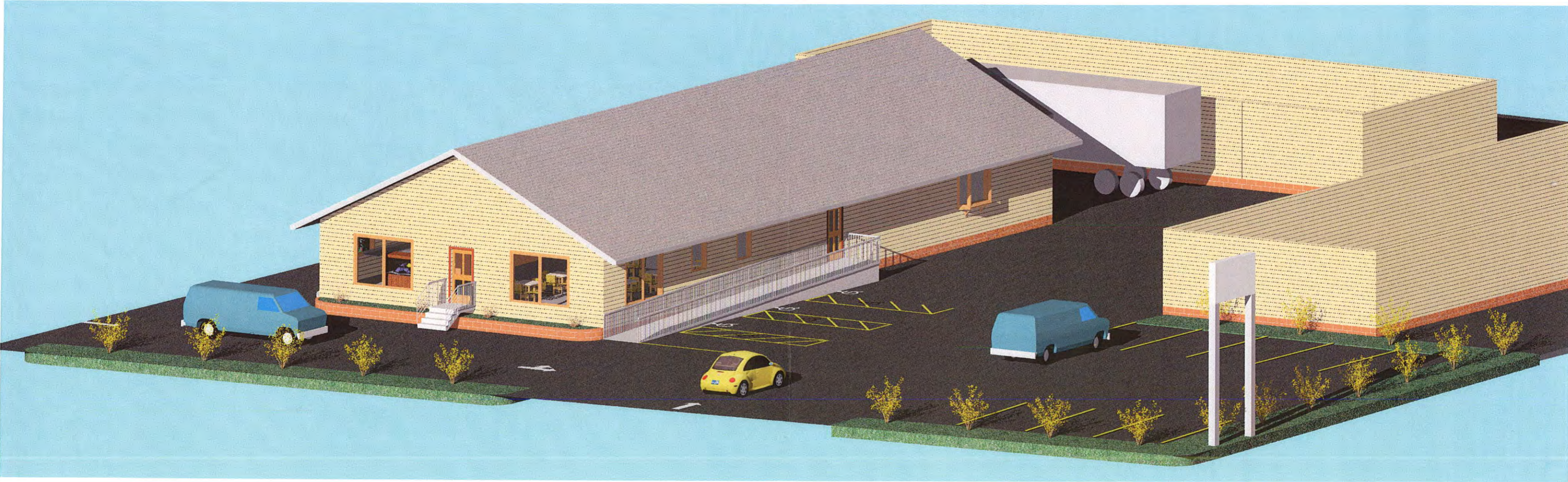
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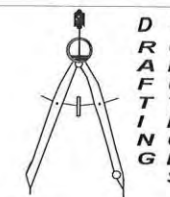


1 Site Plan
 1/16" = 1'-0"



2 Section
 3/4" = 1'-0"





310 East Cherry St.
 Kasota, MN 56050
 Phone:
 (507) 351-4609
 Website:
 www.mankatodrafting.com

CONSTRUCTION DOCUMENTS

No.	Description	Date
1.	OWNER REVIEW	12-29-11
2.	CONSTRUCTION DOCUMENTS	

CONSTRUCTION WARRANTIES:
 BECAUSE THE POSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON SITE" CONSULTATION SUPERVISION, AND CONTROL OVER THE CONSTRUCTION OF THE PROJECT IS LIMITED TO THE DESIGNER'S OWNERS, THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGES, BUILDING AND WEATHER CONDITIONS, OMISSIONS, OR ERRORS IN THE DESIGN OR BLUEPRINTS. IT IS RECOMMENDED THAT YOU BE RESPONSIBLE FOR VERIFYING DIMENSIONS, TROUGH OPENINGS, PUN OPENINGS AND SPECIFICATIONS THAT MAY AFFECT ORDERING AND DELIVERY OF MATERIALS.

BILLOU PROPERTIES
ELEVATIONS

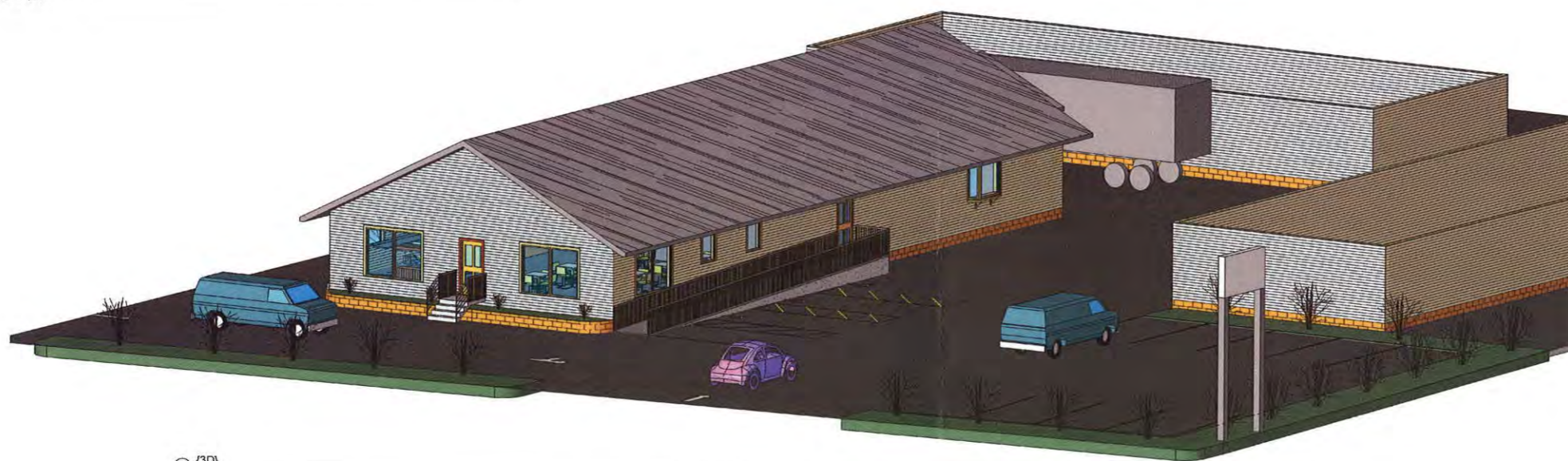
Date: 1-2-12
 Drawn by: James Swenson

A-1

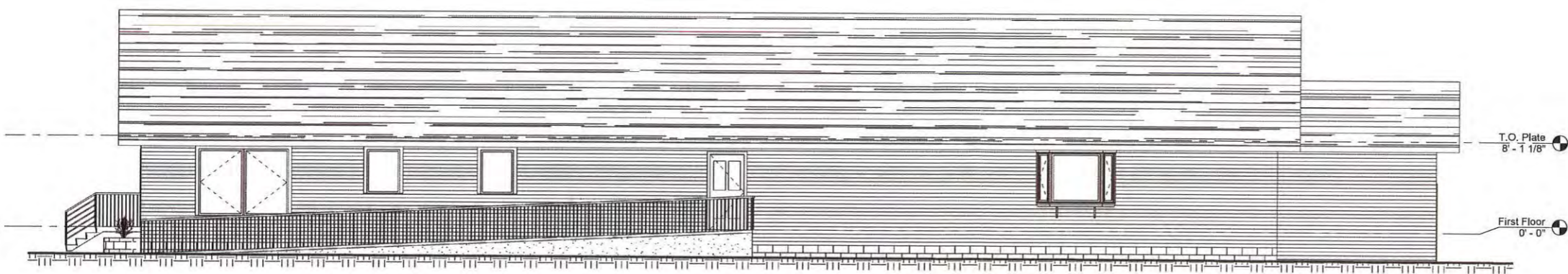
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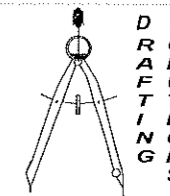
① FRONT ELEVATION
 3/16" = 1'-0"



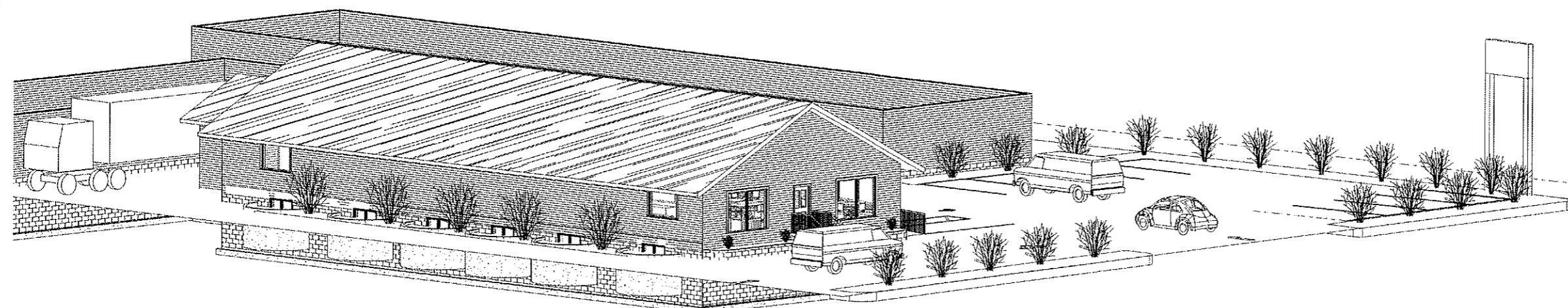
③ (3D)



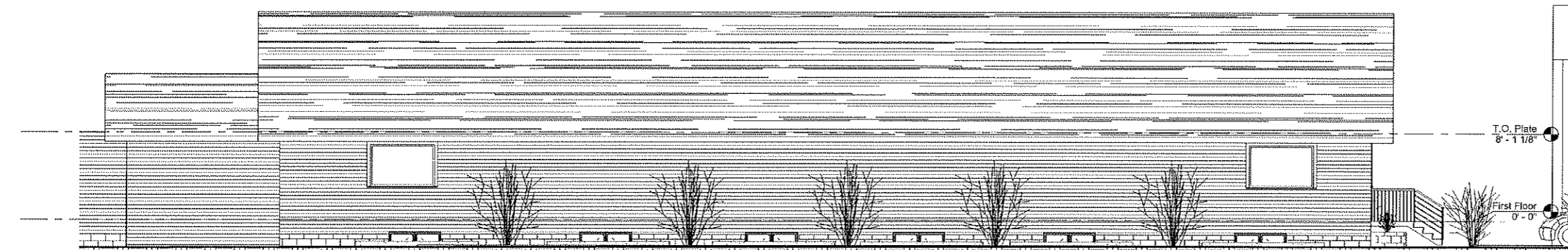
② RIGHT ELEVATION
 3/16" = 1'-0"



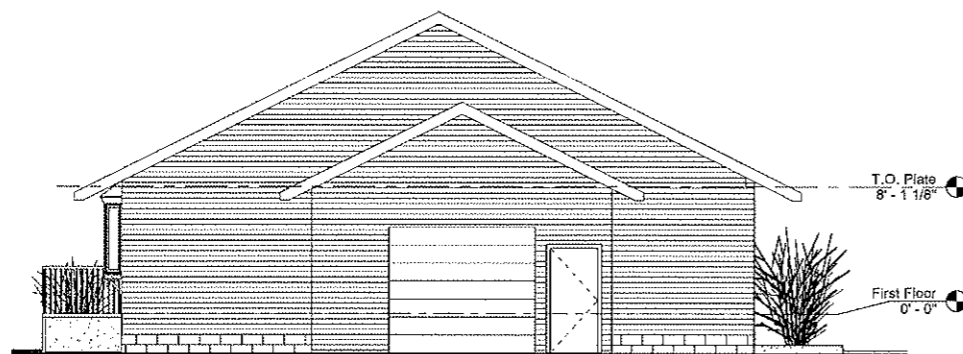
310 East Cherry St.
 Kasota, MN 56050
 Phone:
 (507) 351-4609
 Website:
 www.mankatodrafting.com



③ (3D) 2



② LEFT ELEVATION
 3/16" = 1'-0"



① REAR ELEVATION
 3/16" = 1'-0"

CONSTRUCTION DOCUMENTS

CONSTRUCTION WARRANTIES:
 BECAUSE OF THE POSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON SITE" CONSULTATION SUPERVISION, AND CONTROL OVER THE CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS, AND OTHER LOCAL REGULATIONS, THE DESIGNER DOES NOT WARRANT AGAINST CONTRACTOR NEGLIGENCE, OMISSIONS, OR ERRORS IN THE DESIGN OR BLUEPRINTS. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL BUILDING OFFICIAL PRIOR TO THE START OF CONSTRUCTION. OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, ROUGH OPENINGS, PLUMB LINE, AND SPECIFICATIONS THAT MAY AFFECT ORDERING AND DELIVERY OF MATERIALS.

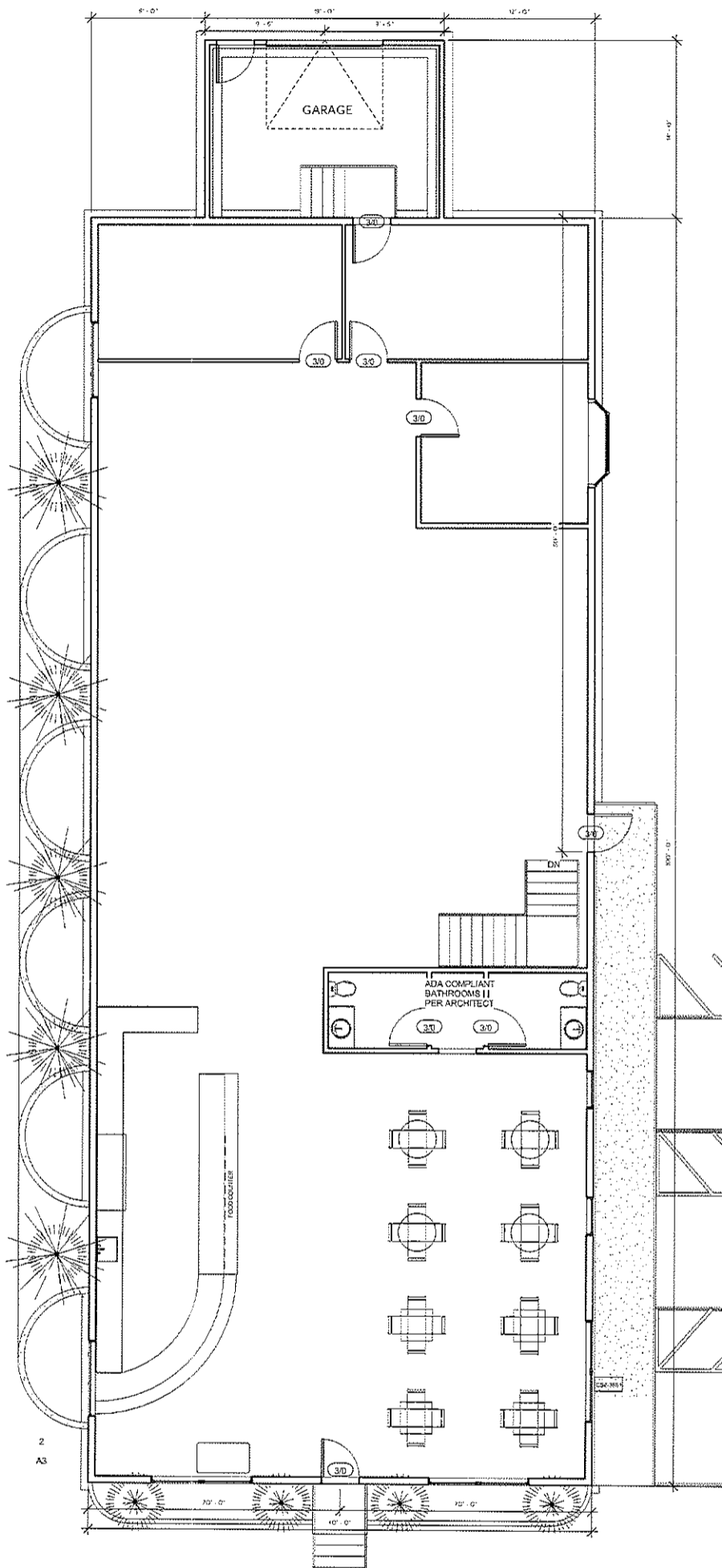
No.	Description	Date
1.	OWNER REVIEW	12-29-11
2.	CONSTRUCTION DOCUMENTS	

**BILLOU PROPERTIES
 ELEVATIONS**

Date: 1-2-12
 Drawn by: James Swenson

A-2

Scale: 3/16" = 1'-0"



1 First Floor
3/16" = 1'-0"

NOTES:

- CEILING HEIGHT: 8' 1 1/8" UNLESS OTHERWISE NOTED
- MIN 7'-0" CLEAR FROM UNDER DUCTS
- WATER CLOSETS: 1.6 GAL MAX
- EXHAUST FAN - VENT DIRECTLY OUTSIDE
- SMOKE DETECTOR CONNECTED TO A SOUNDING DEVICE OR OTHER DETECTOR ALLEGIBLE IN SLEEPING AREAS. MUST BE HARDWIRED AND INTERCONNECTED.
- FIRE STOP ALL KIT SOFFITS. FIRE STOP STUD @ 10' INTERVALS (NO HINGE POINT) AND AT CEILING LINE
- BEDROOM WINDOWS: FIRE EXIT REQ'D. 20" MIN CLEAR WIDTH. 24" MIN CLEAR HEIGHT. 5.7 SQ FT MIN OPENING. 44" MAX SILL HEIGHT.
- STAIRS: 8" MAX RISE. 9" MIN TREAD. HANDRAIL 34"-38" HEIGHT. CONTINUOUS & UNINTERRUPTED THE FULL LENGTH OF STAIRS. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE BY A NEWEL POST OR SAFETY TERMINAL. MIN HEADROOM IS 6'-6"
- GUARDRAILS: UNENCLOSED FLR & ROOF OPNGS. OPEN & GLAZED SIDES OF LANDINGS & RW/PS. BALCONIES, DECKS OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OF FLR BELOW. REQ. A GUARDRAIL W/ A MIN 30" HGT. OPEN GUARDRAILS MUST HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SO THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
- HANDRAILS: ON STAIRS W/ 4 OR MORE RISERS A CONTINUOUS, UNINTERRUPTED HANDRAIL IS REQ'D ON ONE SIDE. INSTALL 34"-38" HIGH & RETURN THE ENDS OR TERMINATE IN A NEWEL POST. HANDRAILS SHALL BE 1 1/4" - 2" IN DIAMETER
- PROVIDE ATTIC VENTILATION EQUAL TO 1 / 150TH ATTIC AREA. IF 50% OR MORE IS PROVIDED IN UPPER PORTION OF ROOF AND REMAINDER IS PROVIDED IN SOFFIT VENTS, IT MAY BE REDUCED TO 1/300TH ATTIC AREA.
- MAINTAIN MINIMUM OF 36" WIDTH OF HALLWAYS AND STAIRWAYS
- DECKS, STAIRS, AND PORCHES: ALL STRUCTURAL MEMBERS MUST BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED
- ALL 2" X 10" OF HEADERS UNLESS OTHERWISE NOTED
- GARAGE NOTE: WALLS LESS THAN 32" IN LENGTH SHALL BE SHEATHED ON BOTH SIDES AND SHALL HAVE A TIE-DOWN DEVICE FASTENED TO THE FOUNDATION SUPPLIER TO PROVIDE TRUSS LAYOUT FOR PERMIT
- PROVIDE OUTSIDE COMBUSTION AIR DUCT TO 12" OF FLOOR
- FURNACE FLUE TO BE FIRE STOPPED AT EVERY FLOOR AND CEILING LEVEL AND MAINTAIN THE PROPER CLEARANCE
- 6" MAX BETWEEN TOP OF THRESHOLD AND 1ST GARAGE STEP. 1 1/2" MAX THRESHOLD
- ALL STAIRWAYS TO BE PROVIDED W/ ILLUMINATION
- IF FOUNDATION WALLS ARE PARALLEL TO FLR FRAMING, SOLID BLOCKING OR DIAGONAL BRACING MUST BE INSTALLED T THE ANCHOR BOLT LOCATIONS IN THE 1ST 2 JOIST OR TRUSS SPACES
- MINIMUM WOOD TO EARTH SEPARATION 6"
- R703.2 A IN OF 1 LAYER OF NO. 15 ASPHALT FELT COMPLYING W/ ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WEATHER-RESISTIVE MATERIAL SHALL BE APPLIED OVER SHEATHING ON ALL EXTERIOR WALLS. APPLY HORIZONTALLY W/ THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2". WHERE JOINTS OCCUR, FELT TO BE LAPPED NOT LESS THAN 6". BUILDING PAPER OR OTHER APPROVED MATERIAL TO BE CONT. UP TO THE UNDERSIDE OF THE RAFTER OR TRUSS TOP CHORD & TERMINATED AT PENETRATIONS UNLESS PROHIBITED BY SHEATHING OR SIDING MANUFACTURER
- R315.3 FASTENERS FOR PRESSURE-PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM BRONZE OR COPPER, EXCEPTION: ONE-HALF (1/2) (12.7MM) DIAMETER OR GREATER STEEL BOLTS.
- VERIFY SLOPE OF GRADE ON SITE
- 2" X 8" SPF TRIMMERS UNLESS OTHERWISE NOTED (SEE TRUSS MANUFACTURER FOR POINT LOADS)
- PLUMBER AND ELECTRICIAN TO INSTALL WASHER/DRYER HOOKUPS AND VENTING ON MAIN FLR AS PER PLAN.

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CONSTRUCTION DOCUMENTS

<p>BILLOU PROPERTIES</p> <p>FIRST FLOOR PLAN</p> <p>Date: 1-2-12 Drawn By: James Swanson</p> <p>Scale: 3/16" = 1'-0"</p> <p style="font-size: 2em; font-weight: bold;">A-4</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>OWNER REVIEW</td> <td>12-28-11</td> </tr> <tr> <td>2</td> <td>CONSTRUCTION DOCUMENTS</td> <td></td> </tr> </tbody> </table>	No.	Description	Date	1	OWNER REVIEW	12-28-11	2	CONSTRUCTION DOCUMENTS		<p>310 East Cherry St. Kasota, MN 56050</p> <p>Phone: (507) 351-4609 Website: www.manhakatodrafting.com</p>	<p style="text-align: center; font-weight: bold;">D S O S A U L T I O N S</p>
No.	Description	Date										
1	OWNER REVIEW	12-28-11										
2	CONSTRUCTION DOCUMENTS											



AGENDA RECOMMENDATION

Agenda Heading: Consent Calendar Item No: 5.9

Agenda Item: Set March 5, 2012 as the date of hearing for a Resolution Vacating Right-of-Way – North 20 Feet of Brooks Street adjacent to 500 Brooks Street and the West 10 feet of 4th Avenue adjacent to 1908 and 1914 4th Avenue and 500 Brooks Street. By Request of Growth Holdings, LLC, Thomas Hack, Kimberly Roberts, and Scott Roberts (CY 03-12).

Recommendation/Action(s): The Planning Commission at their January 25, 2012 meeting recommended adoption of the attached resolution.

Summary: The applicants, Growth Holdings, LLC, Thomas Jeffer Haack, Kimberly A. Roberts, and Scott Roberts, are pursuing the vacation of any right-of-way described as Brooks Street (North 20 feet) adjacent to Lot 1, Block 33 and the partial vacation of Fourth Avenue (West 10 feet) adjacent to Lots 1, 2, 3, Block 33, according to the Plat of Mankato City (500 Brooks Street, 1908 4th Avenue, 1914 4th Avenue). The right-of-way width will be reduced to a residential standard (60-70 feet) and will allow the property owners to clear issues with building encroachments within the right-of-way. In addition, there are building encroachments onto abutting properties that will also be addressed by a plat that will be submitted jointly by the applicants. It should be noted that the encroaching improvements pre-date current development standards, which include a requirement for establishing property lines prior to construction.

Attachments:

1. Resolution Granting Conditional Use Permit
2. General Location Map
3. Vacation Map

RESOLUTION VACATING PORTION OF BROOKS STREET LOCATED ADJACENT TO LOT 1, BLOCK 33, PLAT OF MANKATO CITY AND PARTIAL VACATION OF FOURTH AVENUE, ADJACENT TO LOTS 1, 2, 3, BLOCK 33, PLAT OF MANKATO CITY

WHEREAS, Growth Holdings, LLC, Thomas Jeffer Haack, Kimberly A. Roberts, and Scott Roberts, property owners, have petitioned that the following public streets be vacated:

Brooks Street (North 20 feet) adjacent to Lot 1, Block 33 and the partial vacation of Fourth Avenue (West 10 feet) adjacent to Lots 1, 2, 3, Block 33, according to the Plat of Mankato City (500 Brooks Street, 1908 4th Avenue, 1914 4th Avenue)

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY 03-12), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City of Mankato, on the 25th day of January, 2012, following proper notice, held a public hearing regarding the requests, and following said public hearing, adopted a recommendation that the request be approved; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon said report, minutes and recommendation, the City Council hereby finds that:

1. The vacation does not interfere with or diminish the use of property in the immediate vicinity.
2. It does not cause undue traffic congestion.
3. It complies with all applicable regulations of the district in which it is located and other applicable ordinances.

NOW, THEREFORE, BE IT RESOLVED by the Mankato City Council that the above described streets are vacated and discontinued, subject to the condition that the applicants shall submit the plat adjusting the properties lines and resolving the encroachments. Recording of this resolution shall occur concurrently with the recording of the final plat.

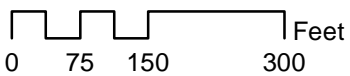
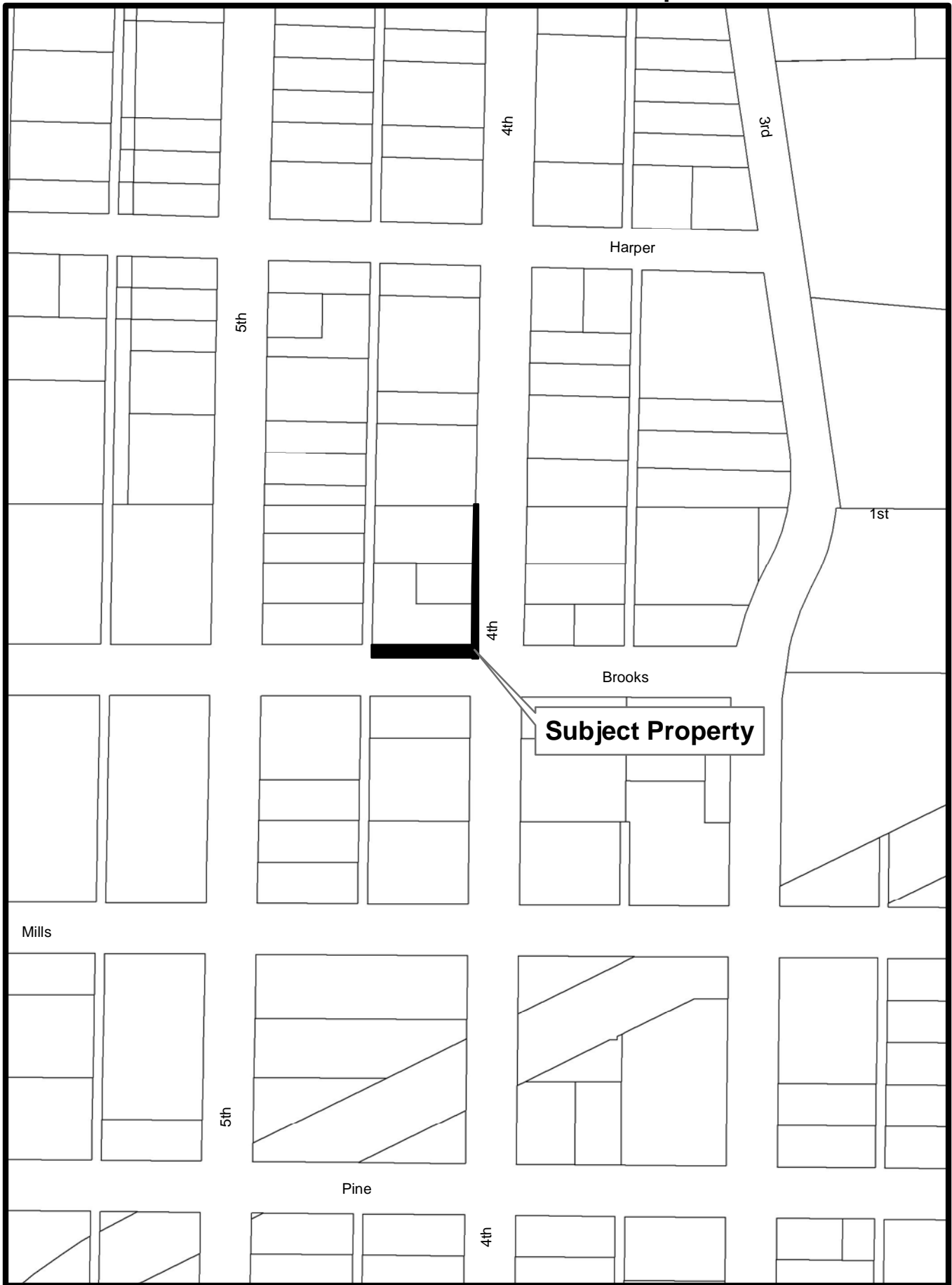
This resolution shall become effective immediately upon its passage and publication per Section 10.04 of the Mankato City Charter.

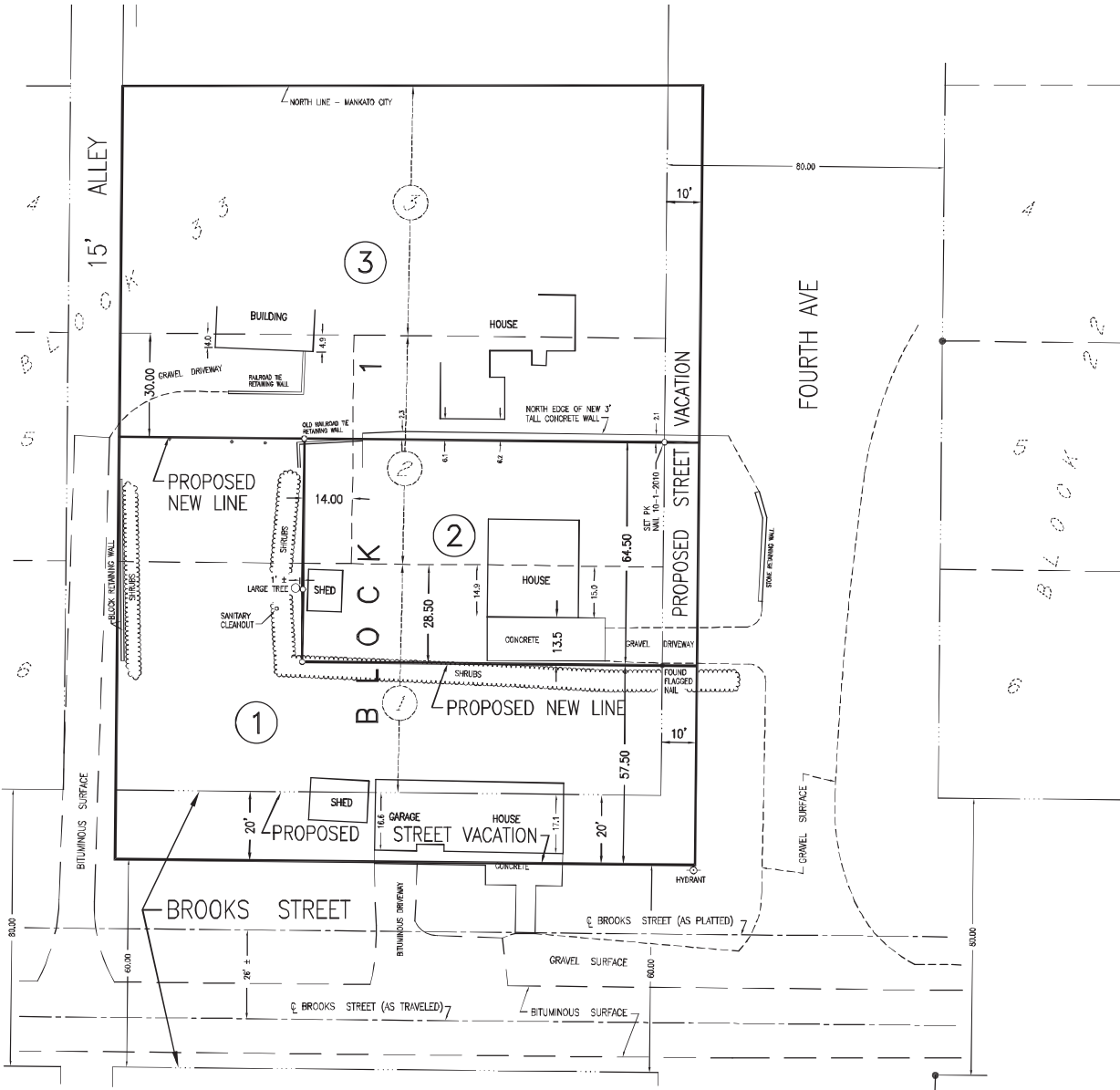
Passed this _____ day of _____, 2012.

Mayor

Attest: _____
City Clerk

General Location Map







AGENDA RECOMMENDATION

Public Hearings Item No: 6.1

Agenda Item:

Estimated assessment hearing on Project No. 10097; Reconstruction of Madison Avenue from 7th Street to Apache Place and resolution requiring Xcel Energy to bury the power lines on Madison Avenue.

Recommendation/Action(s):

Pass resolution adopting estimated assessment roll.
Pass resolution requiring burial of power lines.
Simple majority vote is adequate.

Summary:

The primary purpose of this project is to restore the traffic surface to an acceptable level. The secondary purposes of this project are to incorporate complete street concepts to the corridor by incorporating combined right turn/transit lanes on the north and south sides of the road, and the continuation of the multi-use trail on the south side of the road east of Victory Drive. We will also be incorporating new energy efficient LED lighting throughout the corridor along with landscaping and other features that will complement similar construction projects that have been carried out over the past four years on north and south Riverfront Drive, Madison Avenue from North Riverfront Drive to North 7th Street, and the 2nd Street and Mulberry Street intersections.

From North 7th Street to Victory Drive: We will be performing full depth reclamation of the bituminous surface, incorporating the old bituminous into the existing aggregate base. Once that is accomplished, grading will take place, the excess material will be removed, and the road will be paved with a new bituminous surface. We will also be replacing the medians and select portions of the curb, gutter, and sidewalk as needed, along with installation of new lighting to MSA standards.

From Victory Drive to Apache Place: We will be performing a complete reconstruction of the pavement surface and structural components that support the pavement surface since we have discovered that it has inadequate traffic carrying capabilities when compared to the section from North 7th Street to Victory Drive. We will be incorporating engineering strategies along with proven tried methods to improve the structural section of the road so that it will last long into the future. We will be installing curb where there is no curb, sidewalk where there is no sidewalk, and extending the multi-use trail on the south side of the road to the end of the project. We will also be performing selected replacements and/or repairs to sections of curb and sidewalk on this section, along with installing boulevard trees where applicable, and new lighting to MSA standards. The sewer and domestic water services that do not meet current plumbing codes will be replaced within the right-of-way as part of the city contract, and the benefiting property will be assessed those costs. From that location, usually just behind the walk, if the services into the house do not meet code, it is the responsibility of the owner to replace the pipes, contracting privately with a plumber.

By ordinance, driveways are required to be hard surfaced within one year of a reconstruction project, again as a private agreement between the property owner and a contractor. This private work, replacing the services and/or hard surfacing a driveway, may be added to the property owner's special assessment once the owner or agent approves the work.

The final assessment roll will be calculated using bid prices and actual quantities upon project completion in September of 2012. After council adoption, the property owners will have 30 days in which to pay the full amount without interest. Installment payments are available through property tax collection over a 10- or 15-year term, at the owner's option, with an annual interest rate of 4%. Once certified to Blue Earth County, an owner may pay off the remaining balance at any time.

Notice of hearing and the attached assessment roll was mailed to each affected property owner on January 26, 2012. Informational meetings were held with property owners and business owners on December 7, 2011, and January 12, 2012. To date, objections have been filed to date by property owners at 881 Madison Avenue and property owners at 1511, 1521 and 1531 Madison Avenue will receive a \$3.79 per foot credit for construction completed in front of their property in conjunction with the 2009 Victory Drive project.

Additionally, the project proposed for construction in 2012 differs greatly from the project proposal presented in 2007 or any time before that. The engineering staff is working on a plan that will provide long term solutions to address recurring pavement issues (deep cracking and instability), traffic capacity and flow deficiencies (combined right turn/transit lanes), and most importantly safety (lighting and multi-use trail). Moving the poles between the curb and the sidewalk on the north side or the curb and the multi-use trail on the south side presents a safety hazards to motorists. Moving the poles between the sidewalk and the right-of-way line on the north side or the multi-use trail and the right-of-way on the south side presents safety hazards to non-motorized users. For this reason, staff recommends burying the power lines out of concern of safety for both the motorists and non motorized users of the Madison Avenue corridor.

Attachments:

Resolution adopting assessment
Resolution requiring burial of power lines
Preliminary assessment roll
Objection letter 881 Madison Avenue
Estimated cost to bury power lines

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Estimated Assessment Roll City Project No. 10097
Madison Avenue - 7th Street to TH #22
from 7th Street to Victory Drive

CC=Corner Credit Applied

Setback = Frontage Correction for Irregular Shaped Lots

Parcel No. / Parcel Address	Property Owner	Property Description	Assessable Frontage	Lighting \$14.00	Resurfacing \$30.00	Total Assessment
01.09.08.309.003 710 Madison Ave	Richard Koberoski 8505 Elm Creek Road Madelia, MN 56062	Scheurers Knollcrest Addn Lots 24 to 26 exc Highway	160.00	\$2,240.00	\$4,800.00	\$7,040.00
01.09.08.309.004	Pinnacle Growth LCC 724 Madison Avenue Mankato, MN 56001	Scheurers Knollcrest Addn Lots 27 & 28 exc Highway	126.00 Setback= 160.00	\$2,240.00	\$4,800.00	\$7,040.00
01.09.08.309.005	Olson & Prunty LCC 730 Madison Avenue Mankato, MN 56001	.25A in W2 of SW4 of SW4 NE of RD in 8-108-26	367.12 Setback= 200.00	\$2,800.00	\$6,000.00	\$8,800.00
01.09.08.353.001	Twin Valley Council Boy Scouts 810 Madison Avenue Mankato, MN 56001	Registered Land Survey #74 Lot D	378.00 Setback= 250.00	\$3,500.00	\$7,500.00	\$11,000.00
01.09.08.379.024	Helen & Lynne Groves PO Box 3347 Mankato, MN 56001	Marsh & Bros Addn E95' of S195.5' of Lot 25	95.50	\$1,337.00	\$2,865.00	\$4,202.00
01.09.08.379.035	Bridavis LLC 229 Mayan Way Mankato, MN 56001	Marsh & Bros Addn S245.5' of W76.5' & S225.5' of E50' of W126.5' of Lot 24 exc hwy	126.50	\$1,771.00	\$3,795.00	\$5,566.00
01.09.08.379.038	Bridavis LLC 229 Mayan Way Mankato, MN 56001	Marsh & Bros Addn E50' of Lot 24 exc N150' & S150' of W76' of Lot 23 exc hwy	126.00	\$1,764.00	\$3,780.00	\$5,544.00
01.09.08.379.029	Lonnie & Catherine Bristol 229 Mayan Way Mankato, MN 56001	Marsh & Bros Addn W50' of E100' of S150' of Lot 23	50.00	\$700.00	\$1,500.00	\$2,200.00
01.09.08.379.031	Catherine Irene Bristol 229 Mayan Way Mankato, MN 56001	Marsh & Bros Addn S85' of S150' of E50' of Lot 23	50.00	\$700.00	\$1,500.00	\$2,200.00
01.09.08.381.028	Gail Sadaka 80 Jayro Court Mankato, MN 56001	Marsh & Bros Addn S190' of W69' of 3 E62' of S77' of W112' & E48' of S427' & W38' of E86' of S127' of 4	214.00 CC= 134.00	\$1,876.00	\$4,020.00	\$5,896.00
01.09.08.381.029	Olsen Bulk Service Inc 336 South Bend Avenue Mankato, MN 56001	Marsh & Bros Addn EXC S190' of W69' of Lot 3	126.00	\$1,764.00	\$3,780.00	\$5,544.00
01.09.08.381.040	Joseph & Beth Lynn Miller 970 Madison Avenue Mankato, MN 56001	Schmit Sub Lot 1, Block 1	72.03	\$1,008.42	\$2,160.90	\$3,169.32

Estimated Assessment Roll City Project No. 10097
Madison Avenue - 7th Street to TH #22
from 7th Street to Victory Drive

CC=Corner Credit Applied

Setback = Frontage Correction for Irregular Shaped Lots

Parcel No. / Parcel Address	Property Owner	Property Description	Assessable Frontage	Lighting \$14.00	Resurfacing \$30.00	Total Assessment
01.09.08.381.043 1030 Madison Ave	Mulligan Real Estate Holdings 226 Allen Avenue Mankato, MN 56001	Kellys Sub No 2 Lot 1, Block 1	145.00	\$2,030.00	\$4,350.00	\$6,380.00
01.09.08.381.036 1040 Madison Ave	NELPFA Inc 108 Trumpeter Court Mankato, MN 56001	Kellys Sub Lot 1, Block 1	110.00	\$1,540.00	\$3,300.00	\$4,840.00
01.09.08.454.003 1050 Madison Ave	TRC Glass Mankato LLC 12455 Ridgedale Ave Ste 103 Minnetonka, Mn 55305	W185' of S150' of W10A of SW4 of SE4 N of Hwy 14 in 8-108-26	185.00	\$2,590.00	\$5,550.00	\$8,140.00
01.09.08.454.004 1060 Madison Ave	LJ Remainder LLC PO Box 279 Noonan, ND 58765	Arbordale Subd Lot 1, Block 1	120.20	\$1,682.80	\$3,606.00	\$5,288.80
01.09.08.455.003 1110 Madison Ave	David & Judy Kerr 19800 607 Avenue Mankato, MN 56001	Tract in E5A of W15A of SW4 of SE4 RB#207 P495	140.00	\$1,960.00	\$4,200.00	\$6,160.00
01.09.08.455.007	P Jacks Properties LLP 1120 Madison Avenue Mankato, MN 56001	Arbordale Sub #4 Lot 1, Block 1	109.66	\$1,535.24	\$3,289.80	\$4,825.04
01.09.08.456.002	First National Bank Minnesota 500 Long Street Mankato, MN 56001-4342	Rearng Lots 4-11 Block 1 of Key City Subd Lot 1, Block 1	170.34	\$2,384.76	\$5,110.20	\$7,494.96
01.09.08.457.005 1210 Madison Ave	Lohmann LTD Partnership LLP 104 Wilmont Road MS 1435 Deerfield, IL 60015-5121	Key City Sub Lots 1-3 Blk 1 & Rea Lots 4-11 Blk 1 Key City Lot 1 Blk 2 & vac Service Dr Adj Lot 1 Block 1	408.40 CC= 328.40	\$4,597.60	\$9,852.00	\$14,449.60
01.09.08.476.009 1310 Madison Ave	Patrick & John Smith & C. Olander 5250 Eagle Creek Blvd Shakopee, MN 55379	N230' of S319 of W66' of SE4 in 8-108-26	66.00	\$924.00	\$1,980.00	\$2,904.00
01.09.08.476.010	Kearney Properties LTD Ptnrshp 1400 Madison Avenue Mankato, MN 56001	Madison East Center Exc 1.3A ROW Lot 1, Block 1	750.01	\$10,500.14	\$22,500.30	\$33,000.44
01.09.08.476.006 1410 Madison Ave	Kearney Properties LTD Ptnrshp 1408 Madison Avenue Mankato, MN 56001	E150' of W300' of E731.54' of S301.10' of SE4 of SE4 in 8-108-26	150.00	\$2,100.00	\$4,500.00	\$6,600.00
01.09.08.476.005 1404 Madison Ave	Kearney Properties LTD Ptnrshp 12281 Nicollet Avenue South Burnsville, MN 55337	W300' of E731.54 of S301.10'of SE4 of SE4 exc E150' in 8-108-26	150.00	\$2,100.00	\$4,500.00	\$6,600.00

Estimated Assessment Roll City Project No. 10097
Madison Avenue - 7th Street to TH #22
from 7th Street to Victory Drive

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Setback = Frontage Correction for Irregular Shaped Lots

Parcel No. / Parcel Address	Property Owner	Property Description	Assessable Frontage	Lighting \$14.00	Resurfacing \$30.00	Total Assessment
01.09.17.126.002	Michael & Ann Wright 881 Madison Avenue Mankato, MN 56001	Hilltop Addn Part Lots 1 & 2 Com @ NW Cor Lot 1 S156' W290' Exc N96' of W120'of Lot 1	170.00	\$2,380.00	\$5,100.00	\$7,480.00
01.09.17.126.003	Van Tol Properties LLC 885 E Madison Avenue Mankato, MN 56001	Hilltop Addn Part Lots 1&2 ex N156' of W290' & ex S11'of E143' & ex W70'of E213'of S108' Lot 1	120.15	\$1,682.10	\$3,604.50	\$5,286.60
01.09.17.126.004 891 Madison Ave	Van Tol Properties LLC 885 E Madison Avenue Mankato, MN 56001	Hilltop Addition Lot 3	75.00	\$1,050.00	\$2,250.00	\$3,300.00
01.09.17.126.005 895 Madison Ave	Van Tol Properties LLC 885 E Madison Avenue Mankato, MN 56001	Hilltop Addition Lot 4	143.00 CC= 63.00	\$882.00	\$1,890.00	\$2,772.00
01.09.17.127.018 921 Madison Ave	Speedway Superamerica LLC 529 S Main Street Findlay, OH 45840	East Mankato Lot 3 exc S23'of E15' & all of Lots 1,2 & 4, Blk 4	204.00	\$2,856.00	\$6,120.00	\$8,976.00
01.09.17.127.020	Community Bank Mankato 951 Madison Avenue Mankato, MN 56001	East Mankato Lot 5, Block 1	50.00	\$700.00	\$1,500.00	\$2,200.00
01.09.17.127.019	Community Bank Mankato 951 Madison Avenue Mankato, MN 56001	East Mankato Lot 6 thru 8, Block 1	150.00	\$2,100.00	\$4,500.00	\$6,600.00
01.09.17.128.008	Tamara Braam Properties LLC 1021 Madison Avenue Mankato, MN 56001	East Mankato N82' of Lot 1 & N2 of Lot 2, Block 2	100.00 CC= 33.34	\$466.76	\$1,000.20	\$1,466.96
01.09.17.128.004 1031 Madison Ave	Patterson Brothers Partnership 117 N Minnesota Street New Ulm, MN 56073	East Mankato S2 of Lot 2 & all of Lot 3, Block 2	50.00	\$700.00	\$1,500.00	\$2,200.00
01.09.17.201.012	Richard Otto & Marie Simmonds 1041 Madison Avenue Mankato, MN 56001	East Mankato Lots 4 & 5 & W36'of Lot 6, Block 2	136.00	\$1,904.00	\$4,080.00	\$5,984.00
01.09.17.201.005 1051 Madison Ave	Francois Hamze Trust 79 Navaho Avenue #11 Mankato, MN 56001	East Mankato E14 of Lot 6 & Lot 7 exc E6.5' of S85' Block 2	64.00	\$896.00	\$1,920.00	\$2,816.00
01.09.17.201.004 1069 Madison Ave	Community Bank Mankato 951 Madison Avenue Mankato, MN 56001	East Mankato N67' of Lots 8 & 9, Block 2	100.00 CC= 33.34	\$466.76	\$1,000.20	\$1,466.96

Estimated Assessment Roll City Project No. 10097
Madison Avenue - 7th Street to TH #22
from 7th Street to Victory Drive

CC=Corner Credit Applied

Setback = Frontage Correction for Irregular Shaped Lots

Parcel No. / Parcel Address	Property Owner	Property Description	Assessable Frontage	Lighting \$14.00	Resurfacing \$30.00	Total Assessment
01.09.17.202.001 1111 Madison Ave	Robert Shaver PO Box 106 Winona, MN 55987	First Extension to East Mankato Lots 1 & 2, Block 2	100.00	\$1,400.00	\$3,000.00	\$4,400.00
01.09.17.202.007 1175 Madison Ave	CVS 75958 MN LLC 1 CVS Drive Woonsocket, RI 02895	First Ext to East Mankato Lots 3-12 & E19'of 13 & vac alley adj Lot 3, Block 5	329.00 CC= 249.00	\$3,486.00	\$7,470.00	\$10,956.00
01.09.17.203.001	Derwin & Ramona Dugger 1211 Madison Avenue Mankato, MN 56002	First Extension to East Mankato Lot 1, Block 12	50.00	\$700.00	\$1,500.00	\$2,200.00
01.09.17.203.002	Derwin & Ramona Dugger 1215 Madison Ave Mankato, MN 56002	First Extension to East Mankato Lot 2 Block 12	50.00	\$700.00	\$1,500.00	\$2,200.00
01.09.17.203.003	Timothy & Lynn Sprague (CFD) 114 Cedar Lane Madison Lake, MN 56063	First Extension to East Mankato Lots 3, 4 & 5 Block 12	150.00	\$2,100.00	\$4,500.00	\$6,600.00
01.09.17.203.004	Wayne & Lavon Comstock 2215 Clare Drive N Mankato, MN 56003	First Extension to East Mankato Lots 6, 7 & 8 Block 12	150.00	\$2,100.00	\$4,500.00	\$6,600.00
01.09.17.226.001	H & S Development LLC 1351 Madison Avenue Mankato, MN 56001	2nd Ext to E Mankato Lots 1-16 & W50'vac Extnsn St Adj Lot 16, Block 13	450.00 CC= 370.00	\$5,180.00	\$11,100.00	\$16,280.00
01.09.17.226.002	City of Mankato PO Box 3368 Mankato, MN 56002-3368	North Victory Drive Stage 3 Lot 1, Block 4	224.45	\$3,142.30	\$6,733.50	\$9,875.80
01.09.17.230.006	McDonalds Corporation PO Box 4007 Mankato, MN 56001	McDonalds Add Lot 1, Block 1	196.00	\$2,744.00	\$5,880.00	\$8,624.00
01.09.17.230.007	Bamco Development Co. LLC 139 Lind Court Mankato, MN 56001	North Victory Drive Stage 3 Lot 1, Block 1	72.00	\$1,008.00	\$2,160.00	\$3,168.00
Totals from 7th Street to Victory Drive			6,734.92	\$94,288.88	\$202,047.60	\$296,336.48

Estimated Assessment Roll City Project No. 10097
Madison Avenue - 7th Street to TH #22
 from Victory Drive to TH #22

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Parcel No. / Parcel Address	Property Owner	Property Description	Assessable Frontage	Reconstruction Assessment \$66.00	Curb & Gutter Assessment \$12.00	Lighting Assessment \$14.00	Walk/Trail Assessment \$9.00	Total Estimated Assessment
North Side of Madison Avenue								
01.09.09.352.001 (600 N Victory Dr)	TJ Almquist LLC 8105 Bayberry Circle Victoria, MN 55386	Rooney's Subdivision Wly110ft of Lot 1, Block 1 exc 1160 SF Hwy	110.00	\$7,260.00		\$1,540.00		\$8,800.00
01.09.09.352.002 (1521 Tullamore St)	B A R Partnership 1601 Keokuk Avenue Spirit Lake, IA 51360	Rooney's Subdivision E150'of W260'of of Lot 1, Block 1, exc 1613 SF Hwy	150.00	\$9,900.00		\$2,100.00		\$12,000.00
01.09.09.352.003	Heraclio Mendez (CFD) 1525 Tullamore Street Mankato, MN 56001	Rooney's Subdivision Ely140ft of Lot 1, Block 1 exc 1537 SF Hwy	140.00	\$9,240.00		\$1,960.00		\$11,200.00
01.09.09.354.007	DTA Ranch Real Estate LLC 1101 N State Street Fairmont, MN 56031	Elwin Addition No. 1 Lots 1 & 2, Block 1	300	\$19,800.00		\$4,200.00		\$24,000.00
01.09.09.354.003	Elwin Land Company 1408 Madison Avenue Mankato, MN 56001	Elwin Addition No. 1 Lot 3, Block 1	150.00	\$9,900.00		\$2,100.00		\$12,000.00
01.09.09.354.004	Larry C. Wolff Trust 3890 Central Avenue Dubuque, IA 52001	Elwin Addition No. 1 Lot 4, Block 1	150.00	\$9,900.00		\$2,100.00		\$12,000.00
01.09.09.354.006 (1580 Madison Ave)	Valley Bank 245 Belgrade Avenue North Mankato, MN 56003	Elwin Addition No. 1 Lot 6, Block 1	210.93 CC= 130.93	\$8,641.38		\$1,833.02		\$10,474.40
01.09.09.379.001 (1600 Madison Ave)	Patina Madison Avenue LLC 3300 E First Avenue #320 Denver, CO 80206	North Star Sub Replat Lot 1, Block 2 exc 6767 SF State Hwy	202.00	\$13,332.00	\$2,424.00	\$2,828.00		\$18,584.00
01.09.09.379.007 (1630 Madison Ave)	North Star Properties of Mkto P.O. Box 4006 Mankato, MN 56002-4006	North Star Sub Replat W104'of Lot 5, Block 2 exc N70' & exc S30'	104.00	\$6,864.00	\$1,248.00	\$1,456.00		\$9,568.00
01.09.09.379.009 (1640 Madison Ave)	Nester Family Lmted Ptnrshp P.O. 4006 Mankato, MN 56002-4006	North Star Sub Replat S330'of E111'of Lot 5, Block 2	111.00	\$7,326.00	\$1,332.00	\$1,554.00		\$10,212.00
01.09.09.379.005 (1650 Madison Ave)	Halter Colonial Square LLC 116 Blace Place Eagle Lake, MN 56024	North Star Sub Replat Lot 6, Block 2 exc 7500SF State Hwy	250.00	\$16,500.00	\$3,000.00	\$3,500.00		\$23,000.00

Estimated Assessment Roll City Project No. 10097
Madison Avenue - 7th Street to TH #22
 from Victory Drive to TH #22

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Parcel No. / Parcel Address	Property Owner	Property Description	Assessable Frontage	Reconstruction Assessment \$66.00	Curb & Gutter Assessment \$12.00	Lighting Assessment \$14.00	Walk/Trail Assessment \$9.00	Total Estimated Assessment
01.09.09.379.016	Mankato Auto Mall Assn 1668 Madison Ave Mankato MN 56001	Mankato Auto Mall Add Lots 1 thru 7, Block 1	200.00	\$13,200.00	\$2,400.00	\$2,800.00		\$18,400.00
01.09.09.380.002 (1700 Madison Ave)	Letnes Brothers Enterprises P.O. Box 577 Waite Park, MN 56387	North Star Subd Lot 1, Block 4 exc S30ft	320.00	\$21,120.00	\$3,840.00	\$4,480.00		\$29,440.00
01.09.09.452.011	Scheman Development LLC 1760 Madison Avenue Mankato, MN 56001	River City Centre Add Lot 1, Block 1 & Outlot B & 2862 SF in NW cor	206.77	\$13,646.82	\$2,481.24	\$2,894.78		\$19,022.84
01.09.09.452.008 (1780 Madison Ave)	Scheman Development LLC 1760 Madison Avenue Mankato, MN 56001	River City Centre Add Lot 3, Block 1 exc 2862 SF in NW cor	165.00	\$10,890.00	\$1,980.00	\$2,310.00		\$15,180.00
01.09.09.380.009 (1790 Madison Ave)	Local Oil Co of Anoka Inc 4923 142nd Lane NW Ramsey, MN 55303	River City Centre Add Lot 4, Block 1	322.23 CC= 242.23	\$15,987.18	\$2,906.76	\$3,391.22		\$22,285.16
01.09.09.453.004 (1800 Madison Ave)	Supervalu Inc P.O. Box 990 Minneapolis, MN 55440-0990	Apache Subdivision Lot 1, Block 1	437.00	\$28,842.00	\$5,244.00	\$6,118.00		\$40,204.00
01.09.09.477.008 (1854 Madison Ave)	KGB Inc. 33005 490th Street Kasota, MN 56050	G & K Enterprise Lot 2, Block 1	231.00	\$15,246.00	\$2,772.00	\$3,234.00		\$21,252.00
01.09.09.477.006 (1856 Madison Ave)	Duehring Properties Inc. 20548 State Highway 66 Mankato, MN 56001	Apache Subd No. 2 Lot 1, Block 1 exc W231' & exc N603'	314.50 CC= 234.50	\$15,477.00	\$2,814.00	\$3,283.00		\$21,574.00
01.09.09.476.010	Mega Load Properties LLC (CFD) 12328 900th Avenue Glenville, MN 56036	Apache Subd No. 3 S18'of Lot 2 & all of 1, Block 1	330.00 CC= 250.00	Frontage Road No Charge		\$3,500.00		\$3,500.00
01.09.09.479.003 (1890 Madison Ave)	General Mills Restaurants Inc. PO Box 695019 Orlando, FL 32869-9901	Apache Subd No. 5 Lot 1, Block 1 (1890 Madison Ave)	250.00	\$16,500.00	\$3,000.00	\$3,500.00		\$23,000.00

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South Side of Madison Avenue								
01.09.16.101.001	Trong Ho Prpoerties LLC 2208 Fair Street Mankato, MN 56001	Scheuers Sunray #3 W172.65'of N200'of Lot E exc N25' R/W	175.65 Credit:	\$11,592.90 (\$665.71)		\$2,459.10	\$1,580.85	\$14,967.14
01.09.16.101.003 (1521 Madison Ave)	Robinson & Kindler Properties 2448 North Ridge Drive North Mankato, MN 56003	Scheuers Sunray #3 E180ft of Lot E exc .09A R/W	180.00 Credit:	\$11,880.00 (\$682.20)		\$2,520.00	\$1,620.00	\$15,337.80
01.09.16.101.004 (1521 Madison Ave)	Johnson Outdoors Inc. P.O. Box 8129 Mankato, MN 56002-8129	Scheuers Sunray #3 E180ft of Lot E exc .09A R/W	180.00 Credit:	\$11,880.00 (\$682.20)		\$2,520.00	\$1,620.00	\$15,337.80
01.09.16.101.009 (1541 Madison Ave)	First National Bank Minnesota 500 Long Street Mankato, MN 56001-4342	Scheuers Sunray Add N120ft of Lot A, Block 1	225.00	\$14,850.00		\$3,150.00	\$2,025.00	\$20,025.00
01.09.16.101.016 (1545 Madison Ave)	Ruppel Iowa LLC 998 Fremont Avenue Dubuque, IA 52003	High Ciara Subd Lots 2 & 3, Block 1	176.41	\$11,643.06	\$2,116.92	\$2,469.74		\$16,229.72
01.09.16.101.015 (1549 Madison Ave)	Convenience Store Investments 1626 Oak Street La Crosse, WI 54603	Van Eman 3rd Subd Lot 1, Block 5	172.40	\$11,378.40	\$2,068.80	\$2,413.60		\$15,860.80
01.09.16.126.017 (1621 Madison Ave)	Mighty Mites II LLC 140 East Hicks Lane Sioux Falls, SD 57104	Van Eman 3rd Subd Lots 1, 2 & 3, Block 4	625.00 CC= 545.00	\$35,970.00		\$7,630.00		\$43,600.00
01.09.16.126.016 (1660 Bassett Dr)	Gerald & Geralynn Kottschade 2021 Sunnydale Boulevard Clearwater, FL 33765	Van Eman 3rd Subd Lot 4, Block 4	115.27	\$7,607.82		\$1,613.78		\$9,221.60
01.09.16.126.005	Gerald F. Kottschade 1671 Madison Avenue Mankato, MN 56001	Kottschade Addition Lot 1, Block 1	85.00	\$5,610.00		\$1,190.00		\$6,800.00
01.09.16.126.003	Gerald & Geralynn Kottschade 1671 Madison Avenue Mankato, MN 56001	Thro's Subd #2 Lot 1, Block 1	79.18	\$5,225.88		\$1,108.52		\$6,334.40
01.09.16.127.001 (1701 Madison Ave)	Richard W. Vogelgesang III 22897 Kopps Lane Madison Lake, MN 56063	SubdivisionCDK-55A CIC 65 Vogelesang Subd Phase Unit 1711	150.00	\$9,900.00		\$2,100.00	\$1,350.00	\$13,350.00

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01.09.16.201.001 (1721 Madison Ave)	Amerco Real Estate Company P.O. Box 29046 Phoenix, AZ 85038	Thro's Subdivision W434.68ft of Lot 1 Block 1	434.68	\$28,688.88	\$5,216.16	\$6,085.52	\$3,912.12	\$43,902.68
01.09.16.201.002 (312 Raintree Rd)	First Bank National Assn 2800 East Lake Street, 0012 Minneapolis, MN 55406	Thro's Subdivision E270ft of Lot 1, Block 1	270.00	\$17,820.00	\$3,240.00	\$3,780.00	\$2,430.00	\$27,270.00
01.09.16.202.001 (1815 Madison Ave)	Rydell Management Co. LLC 4101 W 41st Street Sioux Falls, SD 57116	Thro's Subdivision Lot 1, Block 2	580.95 CC= 500.95	\$33,062.70	\$6,011.40	\$7,013.30	\$4,508.55	\$50,595.95
01.09.16.226.022 (1819 Madison Ave)	Legend Foods Inc. 965 Decatur Avenue North Golden Valley, MN 55427	Hilltop Power Center W122'of Lot 4, Block 1	122.00	\$8,052.00		\$1,708.00	\$1,098.00	\$10,858.00
01.09.16.226.023 (1821 Madison Ave)	Autozone Inc. Dept 8088 PO Box 2198 Memphis, TN 38101-2198	Hilltop Power Center Exc W122'of Lot 4, Block 1	280.24 Setback= 178.00	\$11,748.00		\$2,492.00	\$1,602.00	\$15,842.00
01.09.16.226.028 (1831 Madison Ave)	Sam's Real Estate Business Tst PO Box 8050 Bentonville, AR 72712-8050	Hilltop Power Center No. 2 Lot 1, exc 1.5A tract, Block 1	151.14	\$9,975.24		\$2,115.96	\$1,360.26	\$13,451.46
01.09.16.226.025 (1881 Madison Ave)	Wal-Mart Real Estate Business P.O. Box 8050 MS 0555 Bentonville, AR 72712	Hilltop Power Center No. 2 Lot 3, Block 1	171.77	\$11,336.82		\$2,404.78	\$1,545.93	\$15,287.53
01.09.16.226.008 (1851 Madison Ave)	Lindsay-Mankato LLC 3450 County Road 101 Minnetonka, MN 55345	Hilltop Power Center Lot 3, Block 1 (1851 Madison Ave)	165.00	\$10,890.00		\$2,310.00	\$1,485.00	\$14,685.00
01.09.16.226.026	Mankato Arbys LLC 1855 Madison Avenue Mankato, MN 56001	Hilltop Power Center No. 2 Lot 2, Block 1 exc S137ft	203.00	\$13,398.00		\$2,842.00	\$1,827.00	\$18,067.00
01.09.16.226.018 (1861 Madison Ave)	CNL Funding 2000-A LP P.O. Box 1671 Orlando, FL 32802	Hilltop Power Center Exc W203'of Lot 2, Block 1	210.35	\$13,883.10		\$2,944.90	\$1,893.15	\$18,721.15
Totals from Victory Drive to TH 22			8,825.23	\$563,935.07	\$54,095.28	\$123,553.22	\$29,857.86	\$771,441.43

Total Assessment from North 7th Street to Victory Drive \$296,336.48

Total Assessment from Victory Drive to TH 22 \$771,441.43

Grand Total \$1,067,777.91

SIMMONDS
& WRIGHT, LLP
ATTORNEYS AT LAW

881 MADISON AVENUE
MANKATO, MINNESOTA 56001
TELEPHONE 507-345-4543
FAX 507-345-8494

THERESE C. SIMMONDS
MICHAEL G. WRIGHT
JOHN E. SIMMONDS (1929-2007)

January 31, 2012

City Clerk
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001

Re: Madison Ave. Reconstruction Assessment
Location: 881 E. Madison Ave.
Owner: Michael G. & Ann M. Wright

Dear Sir or Madam:

I have reviewed the Notice from the City of Mankato relating to the February 13, 2012 meeting on the proposed assessments for the reconstruction of Madison Ave. from North 7th St. to Apache Plaza. I am the owner of property at 881 E. Madison Ave. in Mankato, MN. Please accept this Notice of Objection to the proposed assessment on the above listed property at 881 E. Madison Ave. Mankato, MN 56001.

The property assessments for this project are based on the length of frontage of each property along Madison Avenue. My property at 881 E. Madison Ave. is at the top of Madison Ave. hill. The property has a combined 170 feet of frontage on both Madison Ave. AND the old Rhine St. portion of Madison Ave.. The properties on the Rhine St. portion of Madison Ave. are not being assessed for this project because this street is NOT a part of the proposed reconstruction of Madison Ave.

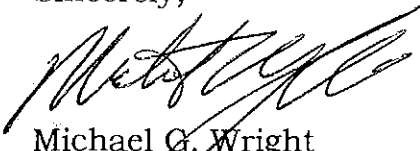
Since my property has only part of its frontage on Madison Ave. and part on old Rhine St., I have concluded that I should not be assessed for the entire 170 feet of frontage because a good share of that amount is not frontage on Madison Ave. where the reconstruction is located. None of the properties on the Rhine St. portion of Madison Ave. are being assessed for the project and neither should I be assessed for that part of my property which is on the Rhine St. portion.

The proposed assessment of \$7480.00 is based on 170 ft. of frontage which includes old Rhine St. frontage. There is a stop sign for old Rhine St. which divides the Madison Ave. portion of my property from the old Rhine St. portion. This is the location of what is essentially the intersection of the two roads. I have enclosed a map of the area showing the location of the stop sign at the intersection with Rhine.

The distance from the east edge of my property to the stop sign is approximately 108ft. Therefore, the property should be assessed for 108ft. of frontage for a total assessment of \$3,240.00 rather than \$7,480.00. No other property along Madison Ave. is being assessed for frontage which is on one of the side streets in this manner. Obviously, this is a miscalculation which apparently started with the previous reconstruction of Madison Ave. and should be corrected at this time.

Thank you for your consideration.

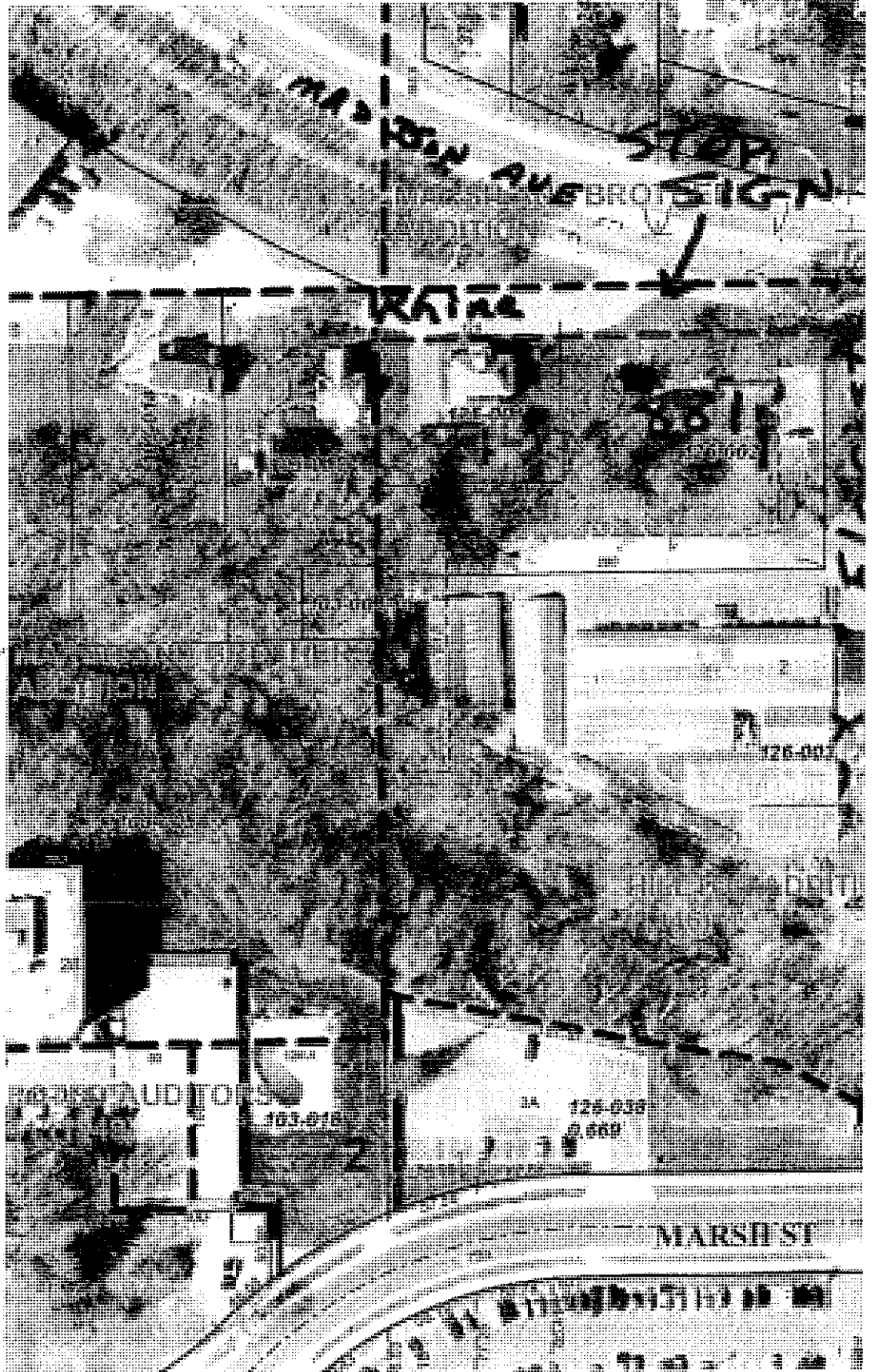
Sincerely,



Michael G. Wright

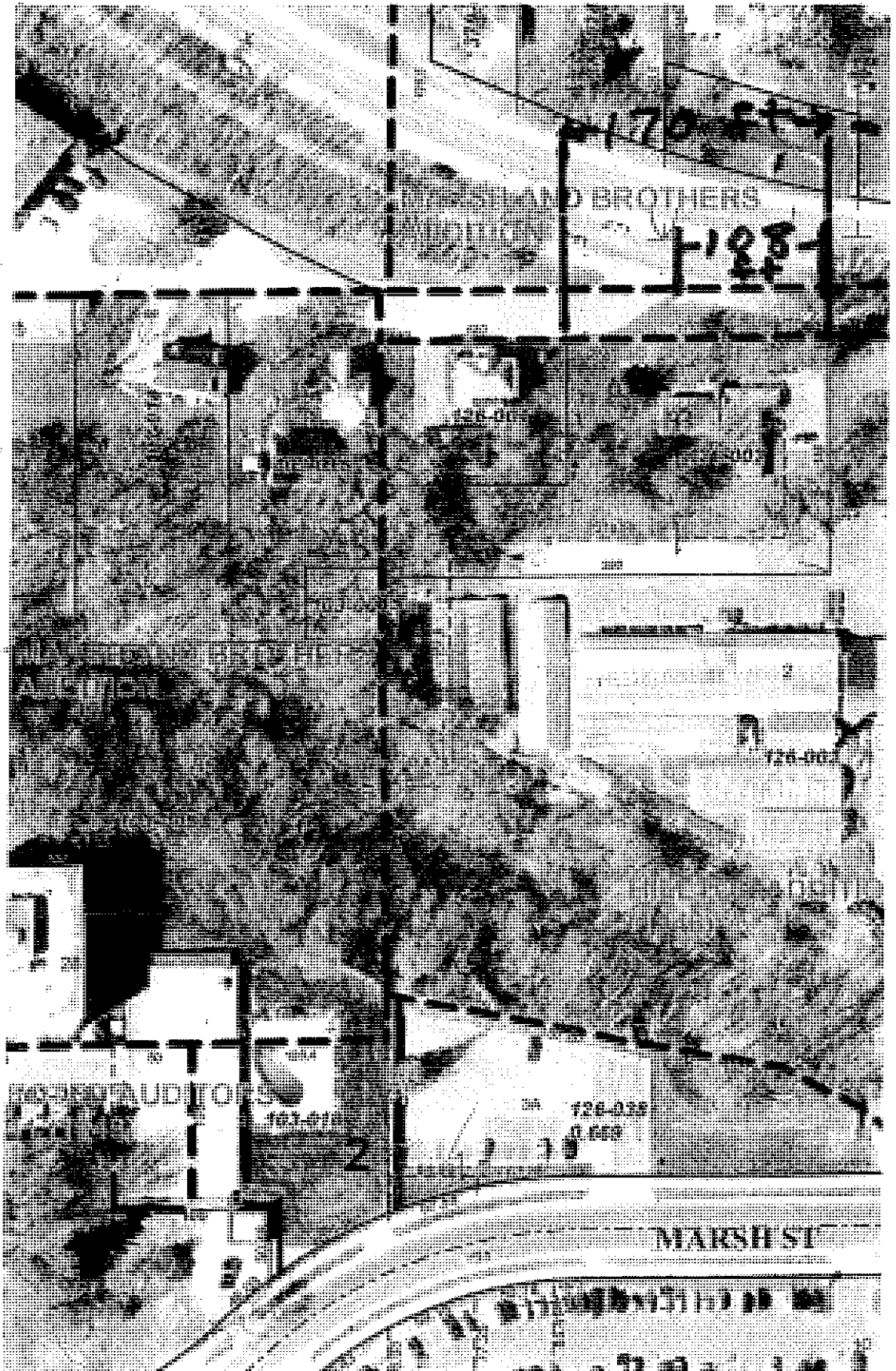
Enclosures

C: Eric Anderson
Mike Laven
Karen Foreman
Tamra Rovney
Mark Frost
Charlie Hurd
Jack Considine
Jeff Johnson



CURRENT ASSESSMENT IN BLACK

PROPOSED NEW ASSESSMENT IN RED





P.O. Box 1090
Mankato, Minnesota 56002-1090

November 21, 2011

Mr. Patrick Hentges, City Manager
City of Mankato
P.O. Box 3368
10 Civic Center Plaza
Mankato, MN 56001-7794

Re: Engineering Estimate to City for Special Facilities Project

Dear Pat:

The City of Mankato has requested information from Northern States Power d/b/a Xcel Energy ("Xcel Energy") regarding the installation costs associated with burying our overhead facilities located along Madison Avenue approximately 550 feet west of Bassett Dr. to the west side of Highway 22. We have completed an Engineering Estimate, which was requested by your staff in 2008 and recently updated for the cost of this project, which we have determined is a "special facilities" installation. Section 5.3 of the rules and regulations in our Minnesota Electric Rate Book (tariff) contains the definition of standard and special facilities; the relevant tariff sections can be provided if requested.

Attachment A to this letter is an Engineering Estimate form, which provides the project scope, assumptions and estimated excess expenditures (i.e., the incremental costs above those for standard facilities) for this project. The estimated excess expenditure associated with this "special facilities" project is \$656,000.00. Xcel Energy can commence construction based on this engineering design; however, scope changes, field conditions, winter construction charges and other variables may impact the final "special facilities" project cost, and hence, the excess expenditures.

The Xcel Energy tariff allows Xcel Energy to recover or seek recovery of any excess expenditures associated with special facilities. The available methods of cost recovery depend on several factors. For example, if the project is distribution facility undergrounding ordered by a city, the cost recovery procedures in our City Requested Facilities Surcharge (CRFS) Rider may apply. The CRFS Rider may also apply if a City requests undergrounding and agrees to use the CRFS. This is a

Minnesota Public Utilities Commission (PUC) approved surcharge on customers within your city only. If the “special facility” does not involve the undergrounding of a distribution facility pursuant to a city’s police powers, or if the city and Xcel energy do not mutually agree to use the CRFS to recover the excess expenditures, there is no automatic surcharge and Xcel Energy must propose a surcharge for approval by the Minnesota Public Utilities Commission.

Or, the city can choose to prepay or to otherwise arrange for payment of the excess expenditures.

If this project were to proceed and cost recovery were to occur under the CRFS Rider or similar surcharge, the following information is useful. Based on the projected excess expenditures associated with this Engineering Estimate and assuming the CRFS Rider is used to recover the costs, the estimated term of the surcharge is 36 months, and the estimated monthly surcharge amount per customer class is as shown below. However, the surcharge would reflect Xcel Energy’s actual expenditures related to this project, so the term and/or total excess expenditures may be different than shown here.

<u>Customer Class</u>	<u>Monthly Surcharge</u>
Residential	\$1.14
Residential Low Income	\$1.00
Small C&I Non-demand Billed	\$1.14
Small C&I Demand Billed	\$3.42
Large C&I	\$4.56
Street Lighting	\$1.14
Small Municipal Pumping Non-Demand	\$1.14
Small Municipal Pumping – Demand Billed	\$3.42
Large Municipal Pumping	\$4.56

Please note that your City will have the opportunity to challenge: (1) Xcel Energy’s determination that a surcharge is necessary; (2) the amount of the surcharge; and (3) how the surcharge is distributed among Xcel Energy’s customers in your City.

Next Steps

Please let us know in writing if the City wishes to proceed with this project. If the project is to proceed, Xcel Energy will confirm that understanding in writing to the City.

If you have any questions, please feel free to contact me at (507) 387-9633.

Sincerely,

A handwritten signature in black ink that reads "David S. Pearson". The signature is fluid and cursive, with the first name being the most prominent.

David S. Pearson
Manager, Community and Local Government Relations
Xcel Energy
Southeast Region
Mankato, MN

Cc: Jeff Johnson, City Engineer

Attachment A: Project Engineering Estimate Form



ATTACHMENT A

SPECIAL FACILITIES ENGINEERING ESTIMATE

This "Engineering Estimate" provides estimated Excess Expenditures based on an engineered design for a requested or ordered non-standard installation (Special Facility). This estimate is only valid for the specific project information and assumptions as detailed in this form.

This Engineering Estimate is Xcel Energy's best evaluation of the Excess Expenditures associated with this Special Facility. However, there will be many factors that influence actual costs, such as: those associated with permitting; inclement weather; winter construction costs; unexpected increases in material costs; unexpected increases or changes in labor charges; scheduling, availability, and/or mobilization; ability to schedule outages on the existing electric facilities of Xcel Energy or other electric companies; emergencies occurring on the electric systems of Xcel Energy or electric companies; and other factors not specifically identified herein but allowed as an incremental cost for recovery. The actual Excess Expenditures will be calculated using Xcel Energy's actual costs, including all allowed overheads.

REQUESTOR INFORMATION

Name: Jeff Johnson, City Engineer, City of Mankato
Address: 10 Civic Center Plaza
Mankato, MN 56001-7794
Phone: 507-387-8640

PROJECT, PERMITTING AND SITING INFORMATION

Xcel Energy has relied on the Project Information, Project Assumptions and Permitting Requirements detailed below to produce this engineering estimate:

Project Information

Name: City of Mankato Madison Ave. Reconstruction Project
Location: Madison Ave. from west of Bassett Dr. to west side of Hwy. 22
Scope: This project requested by the City of Mankato includes the removal of

the existing overhead distribution system and its replacement with a new equivalent underground distribution in an area from approximately 550 feet west of Bassett Dr. to the west side of Hwy. 22.

Project Assumptions:

The city will arrange a pre-construction meeting with affected businesses and property owners to discuss the scope of the project and necessary requirements for businesses to convert their existing electrical system from overhead to underground if now served overhead.

Xcel Energy will trench, bore or backhoe along the proposed route, and no final restoration other than normal backfilling of the trench by Xcel Energy. Xcel Energy will also coordinate with city staff the placement of our pad-mount transformers, switching centers and underground cables.

This estimate does not include: Repair and/or replacement of privately owned sprinkler systems; additional costs incurred due to soil conditions (debris, rock or any other obstruction encountered in the soil that increase the cost of installation; additional installation costs due to frost and/or winter construction charges; repair of customer owned underground facilities not located prior to construction; replacement of privately owned shrubbery located in public right-of-way or utility easements; any costs associated with acquisition of additional right-of-way or easements necessary to install underground facilities.

Permitting Requirements/Siting Issues

Xcel Energy has reviewed the permitting requirements and siting issues that may be a factor for this project. These requirements must generally be satisfactorily resolved prior to starting any field construction.

It is anticipated that no other fees or permits are required from the city, county or MNDOT.

ADDITIONAL INFORMATION

Because costs increase over time, this Engineering Estimate may be considered valid for sixty (60) days from the date below. Unless otherwise agreed, the Requestor may be asked to prepay for Xcel Energy's costs to prepare any additional or revised Engineering Estimate necessary because of project scope changes, delays, or other

factors beyond the control of Xcel Energy.

COST ESTIMATES FOR STANDARD AND SPECIAL FACILITIES AND EXCESS EXPENDITURES

Estimate of Standard Facility Costs: \$ 165,500.00

Estimate of Non-Standard Facility Costs: \$ 722,000.00

Engineering Estimate of Excess Expenditures: \$ 656,000.00


The difference between Standard construction and Non-Standard construction is \$556,500. However, we add back \$99,500 which is a "Customer Contribution of Depreciated Assets" arrived at with an accounting procedure of adding the Standard Facility cost of \$165,500, plus the cost (\$72,000) of removing existing facilities, minus the Depreciated costs (\$99,500.00) of the existing facilities.

Engineering Estimate of Excess Expenditures: \$656,000.00

This estimate expires January 30, 2012.

Estimate Prepared by: Nathan Holmes Date: November 21, 2011

Estimate Prepared by:
(signature)





AGENDA RECOMMENDATION

Public Hearings Item No: 6.2

Agenda Item:

Estimated assessment hearing on Project No. 10084; Reconstruction of Mills Street from 5th Avenue to 6th Avenue, and 5th Avenue from Pine Street to Mills Street.

Recommendation/Action(s):

Pass resolution adopting estimated assessment roll. Simple majority vote is adequate.

Summary:

The project will consist of closing the skewed 5th Avenue and Pine Street intersection and re-route the 5th Avenue traffic to avoid the railroad tracks and install raised concrete medians and railroad gates on Pine Street to improve safety at the intersection.

A new 20 foot wide street will be constructed on the north side of 5th Avenue from Pine Street to Mills Street and on Mills Street from 5th Avenue to 6th Avenue. Also, by ordinance, driveways are required to be hard surfaced within one year of a reconstruction project, again as a private agreement between the homeowner and a contractor. This private work, may be added to the individual's special assessment once the owner or agent approves the work.

The final assessment roll will be calculated using bid prices and actual quantities upon project completion in October of 2012. After council adoption, the property owners will have 30 days in which to pay the full amount without interest. Installment payments are available through property tax collection over a 10- or 15-year term, at the owner's option, with an annual interest rate of 4%. Once certified to Blue Earth County, an owner may pay off the remaining balance at any time.

Notice of hearing and the attached assessment roll was mailed to each affected property owner on January 26, 2012. Staff met with property owners last year regarding the project on an individual basis since there are so few property owners affected by the project. Staff also held an additional open house meeting on February 2nd, 2012 as a matter of procedure and met with two additional property owners. To date, no objections have been filed, the plan is at Mn/DOT Central Office of final approval and we are prepared to proceed quickly once the plans are approved.

Attachments:

Resolutions adopting assessment
Preliminary assessment roll

**RESOLUTION ADOPTING ASSESSMENT
FOR IMPROVEMENT NO. 10084**

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for the following described improvement in the City of Mankato, Minnesota, to-wit:

Reconstruction of Mills Street from 5th Avenue to 6th Avenue,
and 5th Avenue from Pine Street to Mills Street.

NOW, THEREFORE, be it resolved by the City Council of Mankato, Minnesota:

1. That such proposed assessment as hereto attached and made a part hereof is hereby accepted and shall constitute the special assessment against the lands named herein, and each tract of land therein included is hereby found to be benefited by the proposed assessment in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of five or ten years, the first installment to be payable on or before the first Monday in January, 2013. Any deferred installments shall bear interest at four percent (4%) per annum from January 1, 2013. When each installment is due, interest shall be added for one year on all unpaid installments.
3. The owner of any property so assessed may at any time prior to certification of the assessment to the County Auditor, as herein provided, pay the whole of the assessment against any parcel with interest accrued to the date of payment to the City Treasurer and they may at any time thereafter pay to the County Treasurer the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made. Assessments paid within thirty days from the date of billing of the final assessment shall bear no interest.
4. That the City Clerk shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

This resolution shall become effective upon its adoption and without publication.

Passed this 13th day of February, 2012

Eric T. Anderson
Mayor

ATTEST: _____
Cheryl Lindquist
Secretary of the Council

Pine Street & Mills Street Resurfacing

City Improvement No. 10084

Preliminary Assessment Roll

CC= Indicates Corner Credit Applied

Parcel Number / Owner / Address	Property Description	Assessable Frontage	Assessment @ \$18.00
01.09.06.381.001 Jeffrey Fell & Colleen Graham 1725 Sixth Avenue Mankato, MN 56001	Mankato City Lot 6, Block 36	157.50 CC= 77.50	\$1,395.00
01.09.06.381.004 Edward W. Winch 3151 Meadowview Lane Mankato, MN 56002	Mankato City Lots 2 thru 5, Block 36 (1728 5th Ave)	264.00 CC= 184.00 157.50	\$3,312.00 \$2,835.00
01.09.06.381.005 Sandra M. Freiderich 1704 Fifth Avenue Mankato, MN 56001	Mankato City Lot 1, Block 36	66.00	\$1,188.00
01.09.06.455.002 Michael & Dawn White 1705 Fifth Avenue Mankato, MN 56001	Mankato City N100ft of Capitol Square	100.00	\$1,800.00
01.09.06.455.005 Kenneth & Mary Kay Hoffman 19999 584th Avenue Mankato, MN 56001	Capitol Square Lot 2, Block 1 (no address)	96.12	\$1,730.16
01.09.06.455.004 Jordan & Matthew P Greve 1701 5th Ave Mankato, Mn 56001	Capitol Square Lot 1, Block 1	100.00	\$1,800.00
		1,045.12	\$14,060.16



AGENDA RECOMMENDATION

City Manager's Report Item No: 7.1

Agenda Item: Resolution authorizing the City Manager to execute agreement with Blue Earth County for cost sharing of the realignment of CSAH 60 (Stadium Road) with CSAH 82 (South Victory Drive) and municipal consent approving the project.

Recommendation/Action(s): Resolution approving agreement and resolution approving the project.

Summary:

Attached is a proposed agreement with Blue Earth County regarding cost sharing in the estimated \$2.8 million total cost for the realignment of Stadium Road and proposed multi-lane roundabout at the intersection of Stadium Road and Victory Drive. The agreement contemplates that the city will cost share approximately \$600,000 for 25 percent of the cost of the roundabout intersection and 100% of the reconstruction cost of a portion of the south leg of Victory Drive (city street) required to realign it with the proposed roundabout. Additionally, Blue Earth County is seeking 50% city/county cost sharing in the construction of stormwater facilities associated with the project, and the agreement also states that the city will be responsible for 100% of domestic watermains and sanitary sewer costs. This project was previously included in past city CIP plans, but was delayed in anticipation of development on adjacent properties petitioning for the project.

Funding for the city portion of the project could come from yet to be determined assessments to Outlot K, Cottages at Town Hall Acres; Outlot E, Town Hall Acres; stormwater utility funds; funds owed to the city from Blue Earth County for intersection control evaluation studies funded in the past by the city; general obligation bonds; Municipal State Aid dollars; and potentially Local Road Improvement Program (LRIP) dollars.

Municipal consent is required for approval of this project at Mn/DOT Central Office in St. Paul.

On January 24th, 2012 Blue Earth County conducted an open house information meeting regarding the proposed project and as you recall this was last visited by the Council on January 9th, 2012 and was tabled until after Blue Earth County conducted its informational meeting. Since the January 9th meeting staff from Blue Earth County have met with residents on Gull Path and have decided to move the proposed trail 7 feet closer to the back of curb and will be installing a privacy fence along the affected properties as well.

Attachments:

Draft agreement
Resolution authorizing
Resolution giving municipal consent
Meeting summary email
BEC open house attendance
BEC Open house comment cards

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A
COOPERATIVE AGREEMENT FOR REALIGNMENT OF CSAH 60/82
WITH BLUE EARTH COUNTY**

WHEREAS, the provision of public transportation and infrastructure is an essential function of City and County Government operations; and

WHEREAS, Blue Earth County and the City of Mankato have that the realignment of CSAH 60/82 is a street improvement project of the highest priority for public safety and ease of traffic congestion; and

WHEREAS, Blue Earth County and the City of Mankato have developed a proposal to install a multi-lane roundabout at the intersection of Stadium Road and Victory Drive and have agreed upon a cost sharing plan.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that the City Manager be and hereby is authorized to execute an agreement for realignment of CSAH 60/82 with Blue Earth County.

This Resolution shall become effective upon its passage and without further publication.

Dated this 13th day of February, 2012

Eric T. Anderson
Mayor

Attest: _____
Cheryl S. Lindquist, CMC
City Clerk

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A
COOPERATIVE AGREEMENT FOR REALIGNMENT OF CSAH 60/82
WITH BLUE EARTH COUNTY**

WHEREAS, the provision of public transportation and infrastructure is an essential function of City and County Government operations; and

WHEREAS, Blue Earth County and the City of Mankato have that the realignment of CSAH 60/82 is a street improvement project of the highest priority for public safety and ease of traffic congestion; and

WHEREAS, Blue Earth County and the City of Mankato have developed a proposal to install a multi-lane roundabout at the intersection of Stadium Road and Victory Drive and have agreed upon a cost sharing plan.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that the City Manager be and hereby is authorized to execute an agreement for realignment of CSAH 60/82 with Blue Earth County.

This Resolution shall become effective upon its passage and without further publication.

Dated this 13th day of February, 2012

Eric T. Anderson
Mayor

Attest: _____
Cheryl S. Lindquist, CMC
City Clerk

COOPERATIVE AGREEMENT
CITY OF MANKATO AND BLUE EARTH COUNTY
CSAH 60 AND 82 ROUNDABOUT
(STADIUM ROAD AND VICTORY)

Whereas, the intersections of Victory Drive (CSAH 82) with CSAH 83 going east and Stadium Road (CSAH 60) going west have historically suffered high crash rates; and

Whereas, these intersections are congested during peak travel periods; and

Whereas, transportation planning studies have shown the most effective alternative for improving the safety and traffic capacity of these intersections is to realign the east segment of Stadium Road to the north and combine the intersections into a single modern roundabout; and

Whereas, three legs of the new intersection are under Blue Earth County (County) jurisdiction and one leg under City of Mankato (City) jurisdiction; now

Therefore Resolved, the responsibilities for constructing this roadway improvement shall be shared as follows:

- 1) The County will design the roadway, curb and gutter, sidewalk, trail and storm water facilities.
- 2) The City will design and provide to the County water, sanitary sewer and street lighting plans and specifications.
- 3) The County will conduct contract administration and construction inspection duties.
- 4) The County will acquire any needed right of way, relocate utilities and acquire any needed permits.
- 5) The City will pay for all water, sanitary sewer and 50% of storm water facility costs.
- 6) The City will pay for one –fourth of construction and right of way costs for the roadway, curb and gutter, sidewalk and trail for the roundabout and for all of Victory Drive south of the roundabout. This cost is currently estimated to be about \$600,000.
- 7) The County will pay for three – fourths of construction and right of way costs for the roadway, curb and gutter, sidewalk and trail for the roundabout and for all of the other approach roadways, including the Tanager Drive extension needed to connect to the new Stadium road alignment. This cost is currently estimated to be about \$2,200,000.
- 8) The City may apply assessments raised to its share of costs. If assessments are deferred, the deferred assessments will be provided to the County when collected. The balance of City costs will be provided to the County 90% at contract award and 10% when the project is finalized.
- 9) Right of way will be platted as controlled access, with access to Stadium Road by local City Streets.

- 10) After the construction contract is finalized, cost shares will be adjusted to reflect actual rather than estimated costs.

Blue Earth County Board Chair Date

City Council President Date

County Administrator Date

City Manager Date

**UVCVG'CF 'HQT'NQECN'VTCPURQTVCVIQP 'TGUQNWVQP 'CRRTQXPI ''
EQWPV['RTQLGEV'Y WJ R'OWP RRCN'EQTRQTCVG'NIO WU''**

Y J GTGCU, plans for Project No. SAP 07-660-05 & SAP 07-682-08 showing proposed alignment, profiles grades and cross-sections for the construction, reconstruction or improvement of County State-Aid Highway No. 60 & 82 within the limits of the City as a State Aid Project have been prepared and presented to the City.

PQY 'VJ GTGHQTG'DG'W'TGUQNXGF by the City Council for the City of Mankato that said plans be in all things approved.

This Resolution shall become effective upon its passage and without further publication.

Dated this 13th day of February, 2012

Eric T. Anderson
Mayor

Attest: _____
Cheryl S. Lindquist, CMC
City Clerk

State of Minnesota

County of Blue Earth

City of Mankato

I hereby certify that the foregoing Resolution is a true and correct copy of a resolution presented to and adopted by the City Council of Mankato at a meeting therefor held in the City of Mankato, Minnesota, on the 13th day of February, 2012, as disclosed by the records of said City in my possession.

Cheryl Lindquist, City Clerk

MINNESOTA DEPARTMENT OF TRANSPORTATION
 BLUE EARTH COUNTY DEPARTMENT OF PUBLIC WORKS
 CSAH 60, CSAH 82 & VICTORY DRIVE
 CONSTRUCTION PLANS FOR CSAH 60 & CSAH 82
 GRADING, BASE, BITUMINOUS SURFACE, & PONDS

MN PROJ NO. XXXXXXXX

STATE PROJECT NO. 07-660-005

BETWEEN MAP DRIVE & VICTORY DRIVE S
 FROM THE WEST 1/4 CORNER OF SEC 21-108-26
 TO A POINT 1379.28' EAST & 1016.64' NORTH
 OF THE WEST 1/4 CORNER OF SEC 21-108-26

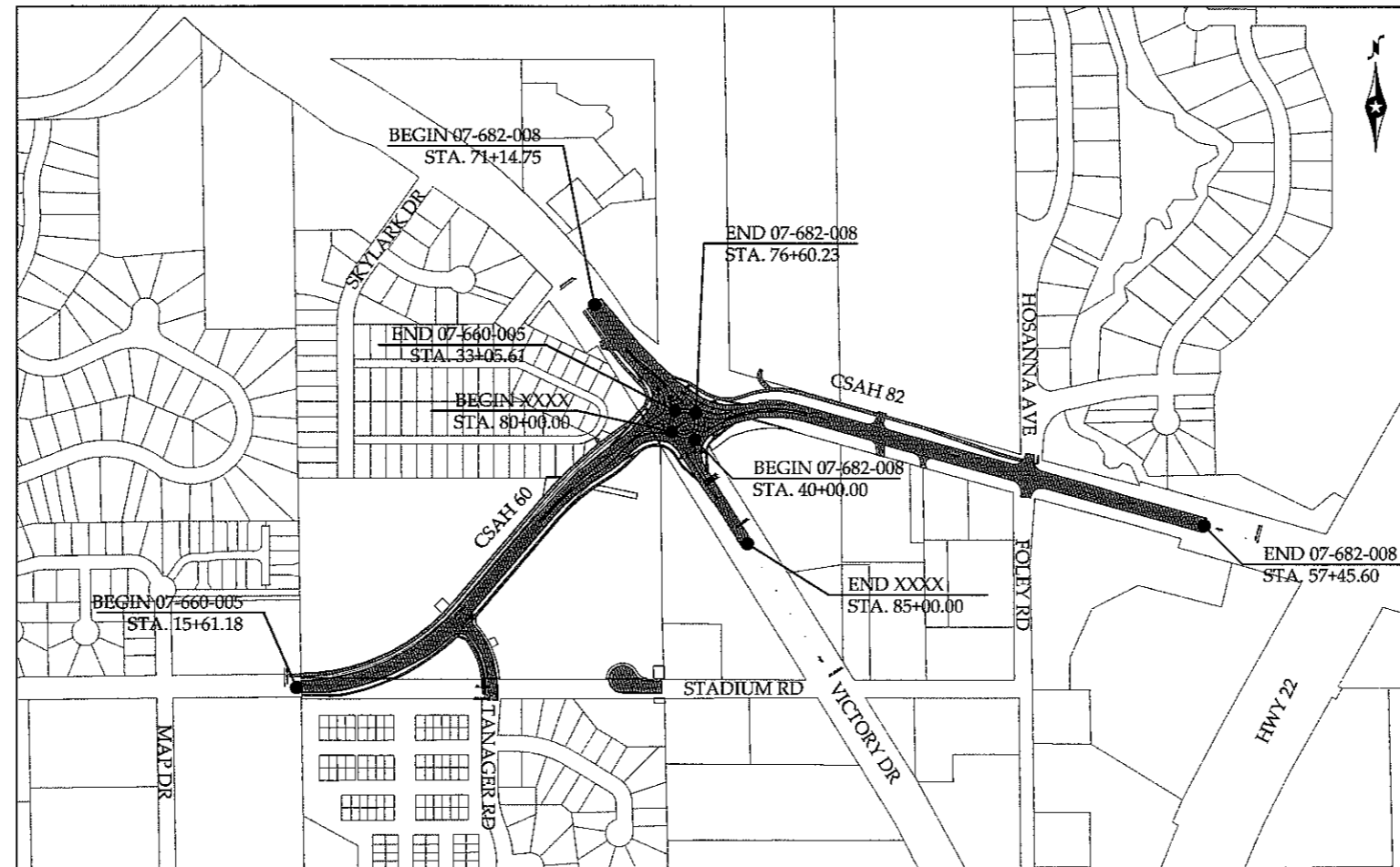
GROSS LENGTH	1744.43	FEET	0.330	MILES
BRIDGE EXCEPTION	0.00	FEET	0.000	MILES
NET LENGTH	1744.43	FEET	0.330	MILES

STATE PROJECT NO. 07-682-008

BETWEEN 209TH STREET & STADIUM ROAD
 FROM A POINT 1082.95' E & 1247.64' S
 OF THE NW CORNER OF SEC 21-108-26 &
 660.73' W & 598.24' N OF THE CENTER OF SEC 21-108-26

STA 40+00.00 - STA 59+45.60		STA 71+14.75 - STA 76+60.23	
GROSS LENGTH	1945.60	FEET	0.368
BRIDGE EXCEPTION	0.00	FEET	0.000
NET LENGTH	1945.60	FEET	0.368

BEGIN 07-660-005
 STA 15+61.18
 END 07-660-005
 STA 33+05.61
 BEGIN 07-682-008
 STA 71+14.75
 END 07-682-008
 STA 76+60.23
 BEGIN 07-682-008
 STA 40+00.00
 END 07-682-008
 STA 59+45.60



GOVERNING SPECIFICATIONS

THE 2005 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

INDEX OF SHEETS

SHEET NO	TITLE
SHEET NO 1	LEGEND
SHEET NO 2	GENERAL PLAN LAYOUT
SHEET NO 3	QUANTITY DIVISIONS
SHEET NO 4	STATEMENT OF ESTIMATED QUANTITIES
SHEET NO 5-6	CONSTRUCTION & SOILS NOTES
SHEET NO 7	EARTHWORK SUMMARY & TABULATIONS
SHEET NO 8-9	STANDARD PLATES & INDEX OF TABULATIONS
SHEET NO 10	TABULATIONS OF QUANTITIES
SHEET NO 11-12	EXISTING UTILITY TABULATIONS
SHEET NO 13-14	TYPICAL SECTIONS
SHEET NO 15-17	CONSTRUCTION DETAILS
SHEET NO 18-20	RIGHT OF WAY PLAN
SHEET NO 21-23	ALIGNMENT PLAN
SHEET NO 24-25	STAGING & TRAFFIC CONTROL
SHEET NO 26-33	EX CONDITIONS & UTILITIES & REMOVAL PLANS
SHEET NO 34-39	SANITARY SEWER PLAN
SHEET NO 40	STORM SEWER PLAN
SHEET NO 41-49	CONSTRUCTION PLAN
SHEET NO 50-54	ROUNDABOUT DETAILS
SHEET NO 55-58	PROFILES
SHEET NO 59-62	EROSION CONTROL AND TURF ESTABLISHMENT
SHEET NO 63-78	SIGNING & STRIPING PLAN
SHEET NO 79-96	LANDSCAPE PLAN
SHEET NO 97-98	CROSS SECTION LAYOUT
SHEET NO 99-101	CROSS SECTION PLANS: CSAH 60
SHEET NO XSA1-XSA13	CROSS SECTION PLANS: CSAH 82 E
SHEET NO XSB1-XSB14	CROSS SECTION PLANS: CSAH 82 N
SHEET NO XSC1-XSC4	CROSS SECTION PLANS: VICTORY DRIVE
SHEET NO XSD1-XSD4	CROSS SECTION PLANS: Tanager Road
SHEET NO XSE1-XSE4	

THIS PLAN CONTAINS 140 SHEETS

SCALE

PLAN	100'
PROFILE	100' HORIZ. 10' VERT.
INDEX MAP	1 MILE
CROSS SECTIONS	10' HORIZ. 10' VERT.

UTILITIES

EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE-CALL AT 1-800-252-1166 OR 1-612-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

ONE CALL:	1-800-252-1166
ELECTRIC:	
XCEL ENERGY	507-387-9683
HICKORY TECH	507-387-1843
BENCO ELECTRIC	507-387-7963
TELEPHONE:	
CHARTER COMMUNICATIONS	507-469-0256
GAS:	
CENTERPOINT ENERGY	612-321-5444

ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

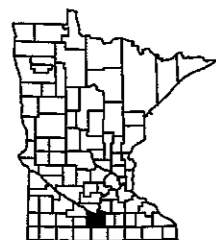
COUNTY ENGINEER: ALAN FORSBERG
 DATE: _____ LICENSE No. 14720

CITY OF MANKATO ENGINEER: _____ DATE: _____

DIST. STATE AID ENGR: REVIEWED FOR COMPLIANCE WITH STATE-AID RULES/POLICY
 DATE: _____

STATE AID ENGR: APPROVED FOR STATE-AID AND FEDERAL AID FUNDING
 DATE: _____

PROJECT LOCATION
 OUTLINE MAP OF MINNESOTA SHOWING LOCATION OF THE COUNTY WITHIN THE STATE.



BLUE EARTH COUNTY

CSAH 60 DESIGN DESIGNATION

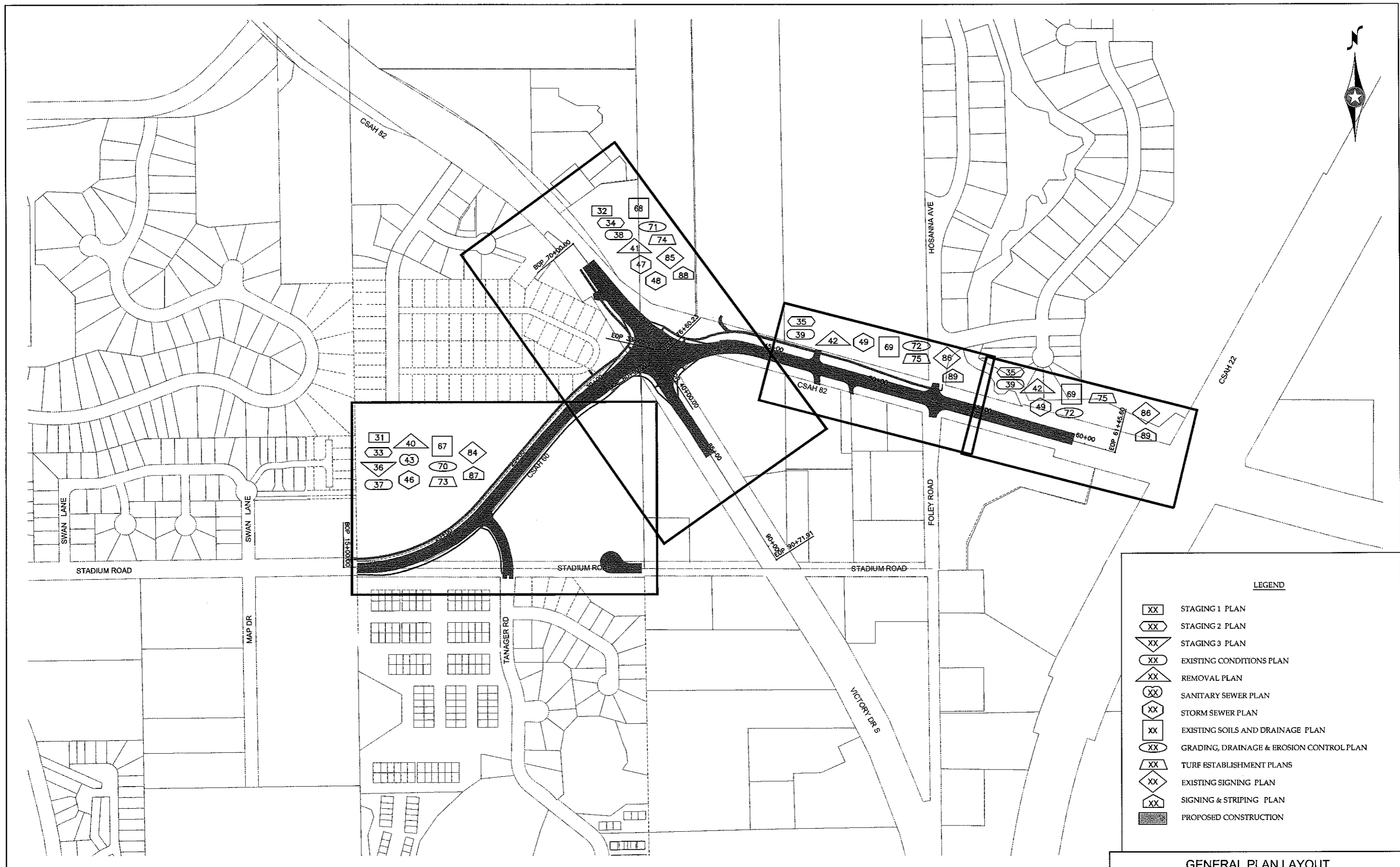
ADT (CURRENT YEAR) 2011 - 10,560
 ADT (FUTURE YEAR) 2031 - 18,310
 (FROM STATE AID ESAL TRAFFIC FORECAST)
 ESAL 1,280,000
 10 TON DESIGN
 FUTURE FUNCTIONAL CLASS MINOR ARTERIAL
 R VALUE 10

DESIGN SPEED 40 MPH
 BASED ON STOPPING SIGHT DISTANCE
 HEIGHT OF EYE 3.5 - HEIGHT OF OBJECT 0.5
 DESIGN SPEED NOT ACHIEVED AT:

CSAH 82 DESIGN DESIGNATION

ADT (CURRENT YEAR) 2011 - 8,980
 ADT (FUTURE YEAR) 2031 - 19,080
 (FROM STATE AID ESAL TRAFFIC FORECAST)
 ESAL 1,243,000
 10 TON DESIGN
 FUTURE FUNCTIONAL CLASS MINOR ARTERIAL
 R VALUE 10

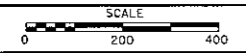
DESIGN SPEED 40+45 MPH
 BASED ON STOPPING SIGHT DISTANCE
 HEIGHT OF EYE 3.5 - HEIGHT OF OBJECT 0.5
 DESIGN SPEED NOT ACHIEVED AT:



LEGEND

- XX STAGING 1 PLAN
- XX STAGING 2 PLAN
- XX STAGING 3 PLAN
- XX EXISTING CONDITIONS PLAN
- XX REMOVAL PLAN
- XX SANITARY SEWER PLAN
- XX STORM SEWER PLAN
- XX EXISTING SOILS AND DRAINAGE PLAN
- XX GRADING, DRAINAGE & EROSION CONTROL PLAN
- XX TURF ESTABLISHMENT PLANS
- XX EXISTING SIGNING PLAN
- XX SIGNING & STRIPING PLAN
- XX PROPOSED CONSTRUCTION

GENERAL PLAN LAYOUT



CERTIFIED BY _____ LICENSED ENGINEER

LIC. NO. 14720 DATE _____

SAP 007-660-005 & SAP 007-682-008 (CSAH 60, CSAH 82 & VICTORY DRIVE) SHEET 3 OF 140 SHEETS

Johnson, Jeff

From: Forsberg, Alan [Alan.Forsberg@co.blue-earth.mn.us]
Sent: Friday, February 03, 2012 2:54 PM
To: Johnson, Jeff
Subject: CSAH 60 / 82 Roundabout Public Meeting
Attachments: 20120203154625.pdf; 20120203154548.pdf

Jeff –

Materials from the public open house for the Stadium Road / Victory Drive roundabout are attached.

The meeting was very effective for sharing information. We were able to meet with individuals and explain the plans and the citizens provided valuable input on concerns, questions and ideas.

Based on this meeting and earlier meetings with representatives from the Cottages at Town Hall Acres, we are making the following changes:

- 1) The shoulder transition is being moved west and boulevard being narrowed in order to move the trail about 10' further from the right of way / property line at the north eastern most town hall lot.
- 2) We have offered to construct a berm with fence in this same area.

Since the meeting, we have staked the right of way line and future trail and street locations so Town Hall residents can better visualize where the trail and road will be located.

We have met with the Town Hall residents and discussed specifics of the fence and berm. We will have a letter agreement on these items along with the temporary easement needed to connect storm water pipes serving their development.

Thanks for attending the meeting and assisting. Your presence was very helpful and appreciated.

Please contact me if you have any further questions or need more information.

alforsberg

This email is intended to be read only by the intended recipient. This email may be legally privileged or protected from disclosure by law. If you are not the intended recipient, any dissemination of this email or any attachments is strictly prohibited, and you should refrain from reading this email or examining any attachments. If you received this email in error, please notify the sender immediately and delete this email and any attachments. Thank you.

BLUE EARTH COUNTY HIGHWAY DEPARTMENT

C.S.A.H. 60 (Stadium Rd.)

Open House

January 24, 2012

NAME	PHONE NUMBER	REPRESENTING
Mrs Mrs Ken Schwan	507-385-0484	SKYLARK
Louis & Pat Plueger	507-720-0815	GULL PATH
3. Ernie & Phyllis Ritzleff	507-388-2150	Gull Path
4. Dan & Rosemary Silver	507-586-2859	ASSOCIATION
5. Ron & Janice	507-345-3880	Home off Stadium Rd
6. Kay Sweet	507-340-1703	Gull path
7. Harvey & Marilyn Christensen	507-388-1231	
8. Harlan & Nancy Compton	507-388-1767	Gull Path
9. Dee Schwan	4436 Washburn Rd	5663
10.		
11. John Schaller	388-2272	Gull Path
12. GARY DANENE DAVIS	625-7343	Gary Body Shop
13. Duane L. Olson	514. 2679	Gull Path
14. WARREN P SMITH	388-7966	MAURY HAEFNER-
15. Eric Anderson	386-1750	City of Mankato
16. Pete Steiner	345-4537	KTDE
17. Gene Taylor	605-350-1174	Gull Path
18. Lowell Carpenter	388-4411	SKYLARK DR.
19. Lorraine Carpenter	388-4411	SKYLARK DR.
20. Rochelle Major	387-2931	SKYLARK DR
21. Steve Soley	387-6450	Trumpeter Ct
22. Dick & Jeanette Macho	387-7227	Gull Path
23. Jeremy Thomers	469-0451	UNIQUE
24. Rod Brockmeyer	388 8711	Gull Path

BLUE EARTH COUNTY HIGHWAY DEPARTMENT

C.S.A.H. 60 (Stadium Rd.)

Open House

January 24, 2012

NAME	PHONE NUMBER	REPRESENTING
1. CAROL & Richard MARTIN	720-0703	Town Hall Hcdes
2. Brenda Barlow	345-4213	" "
3. Sheryl Breding	388-3237	" "
4. Kathy + Dick deMont	625-5749	" "
5. Rainer & Lynn Berg	720-0697	" "
6. Jeffrey Johnson	995-6388	City of Mankato
7. Drew Campbell	507-387-2408	B.E. County Res.
8. Vance Stuebel	388-8129	B.E. Co.
9. Ryan Wempfen	381-8047	mankato mini storage
10. Scott Thompson	507-295-1776	MODOT
11. Doug Groenke	507-380-5112	—
12. MAURY & ANNE HAEFNER	507- 388 ³¹⁷ 6404	MANKATO
13. Roman P. Windschitl	345-1728	MANKATO
14. Gloria Poulos	720-6071	—
15. Tom BICEK	381-3737	—
16. Pam Willard	388-6621	Mankato
17. Tim Grant	304-4381	Env. Svs.
18. Bob Meyer	304-4235	BEC Admin
19. RANDY & ANN MACCRESSON	327-8642	A BIG MINI STORAGE
20. Stacy Fesler	304-4381	BEC ENV. SVS.
21. Dave Wortel	345-4494	—
22. Stacy	—	—
23. Meryl Patching	387-3736	Mankato
24. Elaine M. Sily	625-8752	—

BLUE EARTH COUNTY HIGHWAY DEPARTMENT

C.S.A.H. 60 (Stadium Rd.)

Open House

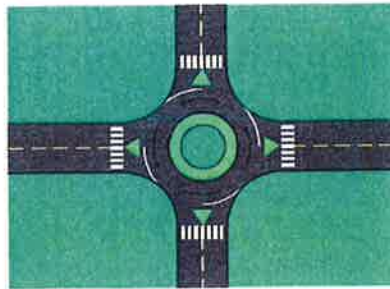
January 24, 2012

NAME	PHONE NUMBER	REPRESENTING
1. Ruth Ducklmeier	720-0120	Assoc.
2. Jane Zibrowski - Ruth Ducklmeier	389-9068	"
3. Janette Hanson	507/380-5530	"
4. MARK PEEPITO	327-9161	
5. Rita Gildner	386-0774	
6. Jay Shipe	382-7782	used Furniture Sales
7. Lorraine Farm	388-1578	Assoc.
8. Donna & Curt Stanke	720-0077	Assoc.
9. Jessie Buyer	304-4491	BEC
10.		
11.		
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16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		

Ready for roundabouts?

Benefits

- Roundabouts are often used in new or remodeled intersections to reduce crashes and driver delay
- Roundabouts show a 48 percent decrease in all crashes and a 78 percent drop in injury crashes
- Roundabouts can handle high levels of traffic with less delay than most stop signs or signals.
- Where roundabouts replace signals, idling decreases which reduces vehicle emissions and fuel consumption by 30 percent or more.
- Driver delay can be reduced by up to 89 percent.



South-Central Minnesota roundabout plans

- 2012: US 14 & Blue Earth County Road 12, **near Mankato**
 - Multi-lane roundabout at the top of each ramp for the new interchange
- 2012: Stadium Road and Victory Drive, **Mankato**
 - Project will realign Stadium Road
 - Roundabout will replace the two "T" intersections of Stadium Road & Victory Drive, and Victory Drive & CSAH 82
- 2013: US 14 & Nicollet County Road 41, **North Mankato**
 - Multi-lane roundabout at the top of each ramp for the new interchange
 - Additional single lane roundabout at the intersection of Lookout Drive and Pleasant View Drive / Old US 14
- 2013: US 169 in **City of Blue Earth**
 - Single lane roundabouts at 7th Street, Leland Pkwy and County Road 44
- 2014: MN 22 & Madison Avenue, **Mankato**
 - Two lane roundabout to replace existing traffic signal
- 2014: MN 22 & Adams Street, **Mankato**
 - Two lane roundabout to replace existing traffic signal
- TBD: US 14 & Lookout Drive, **North Mankato**
 - Multi-lane roundabout at the top of the westbound ramps
- TBD: MN 22 & Blue Earth County Road 90, **south of Mankato**
 - Multi-lane roundabout to reduce crashes

Southwest Minnesota roundabout plans

- 2012/2014: MN 60 Reconstruction Project, **Worthington**
 - Multi-lane roundabouts at:
 - The eastbound I-90 ramps on MN 60
 - MN 60 & US 59/Oxford Street
 - MN 60 & County Road 35
- TBD: North junction of MN 60 & US 71, **Windom**
 - Multi-lane roundabout instead of a future traffic signal

For videos and more information

Visit <http://www.dot.state.mn.us/roundabouts>

December 2011

District 7

Driving Tips

- Prior to the roundabout watch for signing for lane assignments.
- When approaching a roundabout, slow down and get into the appropriate lane.
- Yield to pedestrians in the crosswalk. They have the right-of-way.
- When entering a roundabout, yield to traffic in all circular lanes. Merge when it is safe.
- Continue though the roundabout until you reach your exit. Do not stop or pass in a roundabout.
- When exiting, yield to pedestrians.

For More
Information

Contact:

Scott Thompson

Traffic Engineer

507-304-6156

scott.thompson@state.mn.us

US

12/9/2011

Your Destination...Our Priority



BLUE EARTH COUNTY HIGHWAY

C.S.A.H. 60 (Stadium Rd.)

OPEN HOUSE

January 24, 2012

COMMENTS:

Thanks — can't wait to have
safer access from Tanager to
MSU. Roundabouts are so much
faster than idling at Stop signs!

Elaine Lilly

p:\master\word\comments.doc

Now explain why there is 321 T Road AND 321 T Path / Li

BLUE EARTH COUNTY HIGHWAY DEPARTMENT

C.S.A.H. 60 (Stadium Rd.)

OPEN HOUSE

January 24, 2012

COMMENTS:

I like the change of Tanager Rd
Entrance to new Stadium Rd
Go For it!!!

Ron Johnson

813 Tanager Rd
Mankato MN

BLUE EARTH COUNTY HIGHWAY

C.S.A.H. 60 (Stadium Rd.)

OPEN HOUSE

January 24, 2012

COMMENTS:

Its too close to my house
Ruth Ducklmejer

p:\master\word\comments.doc

BLUE EARTH COUNTY HIGHWAY

C.S.A.H. 60 (Stadium Rd.)

OPEN HOUSE

January 24, 2012

COMMENTS: NOT AGAINST ROUND ABOUT, JUST
MOVE ROAD 100' S.W of our development.

HAVE A "NO OUTLET" SIGN put up
AT VICTORY DRIVE + SKYLARK.

p:\master\word\comments.doc

BLUE EARTH COUNTY HIGHWAY DEPARTMENT

C.S.A.H. 60 (Stadium Rd.)

OPEN HOUSE

January 24, 2012

COMMENTS:

Good job by speaker

** Get more chairs*



AGENDA RECOMMENDATION

Agenda Heading: Reports of City Council Members

Item No: 8.1

"

Agenda Item: City Council Committee Appointments

Recommendation/Action(s): Motion appointing members

Summary:

Attached are the 2013 City Council committee appointments. Please note there is an vacancy for the Public Safety Advisory Committee.

Attachments:

Committee appointments

2012 COUNCIL APPOINTMENTS

Committee	Council Member	Date/Time/Location
All Seasons Arena Board	Eric Anderson	
B.E. County Environmental Services Committee (Council appointment may not be needed)	Charlie Hurd	
B.E. County Library Board	Karen Foreman	
B.E. County Mayors/Clerks	Eric Anderson/Mike Laven	2 nd Thursday/6:30 p.m.
Civic Center Advisory Committee	Eric Anderson/Charlie Hurd	Quarterly Basis
Coalition of Greater MN Cities	Mike Laven/Eric Anderson	Annually 1 st week Aug/3 rd week Nov Monthly Board
County/City Intergovernmental	Mark Frost Karen Foreman	3 rd Thursday/7:00 a.m. City Center Restaurant
Greater Mankato Diversity Council	Karen Foreman Jack Considine (Alt.)	3 rd Monday/4:00 p.m.
GMG Economic/Regional Development Committee	Eric Anderson Mark Frost (Alt.)	
Eastwood Ind. Committee	Eric Anderson	
Economic Development Authority	All Council Members	2 nd Monday/6:00 p.m.
Environmental Committee	Tamra Rovney	3 rd Wed/4:00 p.m.
Human Rights Commission	All Council Members	
Mankato/North Mankato Intergovernmental Committee	Mark Frost/Eric Anderson	
Minnesota Valley COG	Eric Anderson	March/September 3 rd Wed/4:30 p.m.
Planning Commission	Jack Considine Mark Frost (Alternate)	4 th Wed/6:30 p.m. Council Chambers
Public Safety Advisory Committee		Quarterly Basis
Region 9 Development Commission	Eric Anderson	2 nd Wed/6:30 p.m. Region 9 Office
South Central Regional Radio Board	Charlie Hurd	To be determined
Student Senate Liaison	Mike Laven/Karen Foreman	
Multi-Modal Transportation Committee	Tamra Rovney	4 th Tuesday/4:30 p.m.
Youth Asset Committee	Jack Considine/Charlie Hurd	
5 th Judicial Committee (Council appointment may not be needed)	Jack Considine	3 rd Wed/Noon
Community Grant Review Committee	Jack Considine, Mark Frost, Tamra Rovney	TBD

Hwy 14 Partnership (Pat is the Treasurer)	Mike Laven, VP/Pat Hentges, Treasurer	
Hwy 169 Coalition	Mike Laven	
CGMC Legislative Action Day and Reception		February 8, 2012 (St. Paul, MN)
LMC Annual Conference		June 20 – 22, 2012 (Duluth, MN)
LMC Legislative Conference		March 22, 2012 (St. Paul, MN)
NLC Congressional City Conference		March 10 – 14, 2012 (Washington, DC)
NLC Congress of Cities & Expo		November 27-December 1, 2012 (Boston, MA)

Coalition of Greater MN Cities Board of Directors		Pat Hentges (Mike Laven, Alt.)
Annexation and Land Use	Supports substantive changes to the state's annexation law that lead to better land-use planning, energy conservation, greater environmental protection, fairer tax bases, and fewer conflicts between townships and cities.	
Economic Development	Supports legislative initiatives that enhance and expand existing economic development and redevelopment tools, and/or will establish effective new economic development tools for greater Minnesota cities.	
Environment and Energy	Supports an environmental protection program that is based on sound science, rather than administrative ease.	
Labor and Employee Relations	The Labor and Employee Relations Committee is currently the CGMC's only non-lobbying committee.	Krista Amos
LGA and Property Tax Relief	Facing a multi-billion deficit for the next biennium, the state must address its broken revenue system instead of shifting its fiscal problems onto local governments. All units of government must partner together to find a fair, stable, and sustainable revenue system that will prevent a budget crisis like this in the future.	Mike Laven
Transportation (Pat serves as Committee Chair)	State funding sources, including new state revenues, should be distributed equitably to meet the transportation needs of both greater MN and the metro area.	
League of MN Cities (Four Committees – no formal process only one vote per City)		
Improving Service Delivery	Focuses on unfunded mandates, environmental mandates, elections, charter law, open meetings and data privacy, government innovation and cooperation, and public safety.	Only meet three times a year – July, August, and September
Improving Local Economies	Handles issues such as growth management, land use, boundary adjustments, housing, transportation, economic development, and telecommunications.	Only meet three times a year – July, August, and September
Improving Fiscal Futures	Concentrates on municipal financial management, property and other taxes, state aid programs, and financial reporting.	Only meet three times a year – July, August, and September
Human Resources and Data Practices	Considers issues such as employment law, labor relations, data practices, personnel, and pensions.	Only meet three times a year – July, August, and September

National League of Cities (Seven Policy and Advocacy Committees – application process deadline is November of each year)		
Community and Economic Development	Deals with housing, community and economic development, land use, recreation and parks, historic preservation, and international competitiveness.	
Energy, Environment and Natural Resources	Responsible for developing policy recommendations on issues such as air quality, water quality, energy policy, national wetlands policy, noise control, and solid and hazardous waste management.	
Finance, Administration and Intergovernmental Relations	Deals with national economic policy, general financial assistance programs, liability insurance, intergovernmental relations, Census, municipal bonds and capital finance, municipal management, antitrust issues, citizen participation and civil rights, labor relations, Native American sovereignty and municipal authority.	
Human Development	Responsible for the development of policies on employment and job training, early childhood development, TANF (Temporary Assistance to Needy Families), unemployment insurances, income support programs, immigration and refugee policy, health and education, equal opportunity, and social services.	
Information Technology and Communications	Has jurisdiction over issues related to telecommunications and information systems and public access to these systems, including privacy issues, cable TV, phone services, spectrum issues, communications tower siting, universal service, broadcasting, and defense of city rights-of-way from degradation caused by installation of communications facilities.	
Public Safety and Crime Prevention	Responsible for policy in the areas of crime prevention, corrections, substance abuse, municipal fire policy, juvenile justice, disaster preparedness and relief, homeland security, domestic terrorism, court systems and gun control.	
Transportation Infrastructure and Services	Responsible for all policy on transportation issues, including planning, funding, safety and security of public transit, streets and highways, aviation, railroads and ports.	Mike Laven
University Communities Council	Share problems and opportunities which are unique to university communities, especially where a university is a dominant factor in the Community.	Jack Considine

MINUTES

Mankato Planning Commission Regular Meeting January 25, 2012

1. CALL TO ORDER.

Mr. Smentek called the meeting to order at 6:30 p.m.

Commissioners Present: Jack Considine, Trevor Brovold, Najwa Massad, Tony Filipovitch, Mark Luepke, Joe Smentek and student member Ryan Colakovic

Staff Present: Paul Vogel, Community Development Director, Mark Konz, Planning Coordinator, Jon Noerenberg, Planning Assistant and Kari Lozinski, Administrative Secretary

2. APPROVAL OF AGENDA.

Mr. Filipovitch made a motion to approve the agenda. Mr. Considine seconded the motion. The motion was carried unanimously.

3. APPROVAL OF MINUTES.

Mr. Considine made a motion to approve the minutes from November 16, 2011. Mr. Filipovitch seconded the motion. The motion was carried unanimously.

4. NEW BUSINESS

CY 01-12 Preliminary and Final Plat Review of Wings Over White Oak Fourth Addition . . . Outlot E, Wings Over White Oak Second Addition . . . Meridian Land Company, LLC

Mr. Noerenberg presented the staff report.

Mr. Considine asked if the marketing for over occupancy issues have been resolved. Mr. Vogel stated that has been resolved with the help of an association which was formed to monitor the situation. The proposed homes are for single family use and are not structured as a townhouse.

No one wished to speak at the public hearing.

Ms. Massad made a motion to approve the preliminary and final plat. The motion was seconded by Mr. Brovold. The motion carried unanimously.

City Council Agenda Date: February 13, 2012

CY 02-12 Conditional Use Permit . . . Apartments or Dwelling Unit Located Above the Ground Floor in a B-1, Community Business District . . . the North Third of Lot 6, Block 1, City of Mankato (606 N. Riverfront Drive)

Mr. Konz presented the staff report.

(CY 2-12 Continued)

Mr. Brovold inquired who has parking to the west. Mr. Konz stated the parking to the west is owned and managed by the City of Mankato. The required parking for this use is provided in a private lot located to the north.

No one wished to speak at the public hearing.

Mr. Filipovitch made a motion to approve the conditional use permit. The motion was seconded by Mr. Luepke. The motion carried unanimously.

City Council Agenda Date: February 13, 2012

CY 03-12 Vacation of Right-of-Way . . . Brooks Street (North 20 Feet) Adjacent to Lot 1, Block 33 and the Partial Vacation of Fourth Avenue (West 10 Feet) Adjacent to Lots 1, 2, 3, Block 33, According to the Plat of Mankato City (500 Brooks Street, 1908 4th Avenue, 1914 4th Avenue) . . . Growth Holdings, LLC, Thomas Jeffer Haack, Kimberly A. Roberts, and Scott Roberts

Mr. Konz presented the staff report.

Mr. Considine asked for clarification on what was actually built on City property. Mr. Vogel stated a house and shed which were built prior to current standards.

Mr. Brovold questioned why the 60' right-of-way. Mr. Vogel explained this area was platted many years ago with an 80' right-of-way where normally there is only a 60' right-of-way.

Mr. Brovold inquired if we should go through the city and narrow all the roads to 60'. Mr. Vogel stated the City Engineer would like to keep the flexibility of the 80' right-of-way in some areas and after reconstruction in the coming years additional vacations may occur.

No one wished to speak at the public hearing.

Mr. Filipovitch made a motion to approve the vacation. The motion was seconded by Mr. Considine. The motion carried unanimously.

City Council Agenda Date: March 5, 2012

CY 04-12 Conditional Use Permit . . . Restaurant in a B-2, General Business District . . . Lot 1, Block 1, Dickmeyer Subdivision (1704 North Riverfront Drive) . . . William B. Dickmeyer

Mr. Konz presented the staff report.

Mr. Filipovitch asked if the blank space behind the restaurant still had access to the restaurant. Mr. Konz explained the parking will not infringe on the other buildings. Mr. Konz further stated the other buildings are used for storage.

(CY 4-12 Continued)

Ms. Massad inquired if they would need to bring this item back for review if they decided to add a drive-thru. Mr. Konz explained yes they would have to amend the plan. Mr. Vogel stated they will also have to come back for review if they want to serve alcohol.

Mr. Considine stated he thought this street had been vacated within the past few years. Mr. Vogel looked through the previous minutes and found in 2008 Ruth Street to Riverfront Drive was scheduled for street improvements. The overlay had been postponed 5-10 years and will have a total street reconstruct instead at that time.

No one wished to speak at the public hearing.

Ms. Massad made a motion to approve the conditional use permit. The motion was seconded by Mr. Brovold. The motion carried unanimously.

City Council Agenda Date: February 13, 2012

5. MISCELLANEOUS

1. Mr. Smentek gave some ideas on changes he would like to see regarding Home Occupations. Discussion then took place among the Planning Commission.
2. Ms. Massad nominated Mark Luepke for Chair. Mr. Filipovitch seconded this motion and all planning commissioners in attendance were in favor. Mr. Smentek nominated Ms. Massad for Vice Chair. Mr. Brovold seconded the motion and all planning commissioners in attendance were in favor.
3. Mr. Vogel asked for feedback on moving the Planning Commission meetings from 6:30 p.m. to 6:00 p.m. starting January 2013. He stated he does not need an answer immediately, but asked the Commissioners think about it and get back to him by May of this year.

6. ADJOURNMENT.

There being no further business, Ms. Massad moved to adjourn the meeting. The motion was seconded by Mr. Filipovitch and carried unanimously. The meeting was adjourned at 7:30 p.m.

MINUTES APPROVED.

Chair, Mankato Planning Commission

MULTI-MODAL TRANSPORTATION MEETING
4:30 PM, Tuesday, January 24, 2012
Blue Earth River Room
Intergovernmental Center

Committee Members Present:

Najwa Massad, Chair, Planning Commission
Tamra Rovney, City Council
Richard Wheeler, Mass Transit
Richard Keir, Appointments Committee, Bicycle and Pedestrian Interest
Richard Bautch, Traffic Engineer
Thomas Rieff, Airport Representative
Landon Bode, Secretary, Assoc. Engineer/Traffic

Committee Members Absent:

Amran Sabrie, Youth Representative

Guest:

Michael McCarty, PE, Engineering Department

The meeting was called to order by Najwa Massad at 4:30 pm. The following agenda items were discussed:

1. **Germania Park Report - *recommend approval***

Michael McCarty presented a synopsis of this comprehensive Capital Improvements Plan report prepared by SEH (Short Elliott Hendrickson) of Mankato. This NW neighborhood has never been in the CIP for improvements and has aging infrastructure, including cast iron water pipe which is very break-prone. The engineering department worked with SEH to lay out an intelligent approach to bring this neighborhood up to par with the rest of the city. The alleys have also been included and will be done simultaneously with the streets to cause the least amount of disruption to residents. The soil is fractured bedrock which allows for good drainage, allowing a low back curb design feature. Funding over the several years of this project will be approximately \$1M per year, beginning in 2015. There was discussion of the report's sidewalk/trail plan, and Mr. McCarty explained the goal of safe pedestrian crossings and how the design would be formalized after meetings with residents.

Tom Rieff moved the Germania Park Report be submitted to the city council for approval. Richard Wheeler seconded. All were in favor.

2. **Walgreens License to Encroach - *recommend approval***

Landon Bode explained how the conversion of Warren Street to 2-way traffic increased the radii at the intersection with Riverfront Avenue, which affected the properties of Walgreens and Bernie Hogan. The city had a buy a piece of right-of-way and that caused a corner of the Walgreens sign to encroach in the new right-of-way. The sign does not affect line of sight or cause any other issues at its current location, so the city waived the encroachment fee and will allow the encroachment for the life of the structure. If the sign needs to be replaced or improved in the future, it will need to be moved to private property. Walgreens has approved the License to Encroach and it was signed by Julie Larson, their attorney.

Richard Wheeler moved the License to Encroach be submitted to the city council for approval. Richard Bautch seconded. All were in favor.

3. **Airport Tour – *information only***

Tom Rieff extended an invitation from the Airport Commission for the Multi-Modal Committee to visit and tour the airport. The Committee discussed options for the date and time, and decided to meet at the airport for the March meeting (March 27) at 4:30 pm. Mr. Rieff also provided many interesting facts about the airport.

4. **Election of Officers – *information only***

Landon Bode explained the terms of committee members. Copies of city code regarding the Multi-Modal Committee were handed out. Election of chair and vice chair should be done each January. Najwa Massad stated

she would like the position of chair to circulate. Tamra Rovney then nominated Richard Wheeler as chair for 2012. Najwa seconded. All were in favor.

Richard Bautch indicated his willingness to be vice chair. Tamra Rovney seconded his nomination. All were in favor.

As there was no other business, Ms. Massad moved the meeting be adjourned. Mr. Wheeler seconded. The motion carried unanimously.

End of Meeting Minutes

Next month's agenda items:
BRT Report
CSAH 117 Intersection Planning

Minutes taken by Sharon Koch
Meeting ended at 5:25 pm

MULTI-MODAL TRANSPORTATION COMMITTEE

Committee Member	Representing	Address/Phone Number	E-mail
Tamra Rovney	City Council	615 Pfau Street, #4 Mankato, MN 56001 H-388-3326 C-327-6452	trovney@city.mankato.mn.us
Najwa Massad	Planning Commission	2505 Marwood Drive Mankato, MN 56001 W-389-3003 H-345-1032	nmassad@verizonwirelesscentermn.com
Richard Wheeler Chair	Mass Transit	311 Ellis Avenue Mankato, MN 56001 H-387-2204 or 327-5924	richard.wheeler@mnsu.edu
Thomas Rieff	Airport	GreenCare 1717 3 rd Avenue Mankato, MN 56001 W-344-8314 C-381-0660	trieff@greencaremankato.com
Richard Keir (1 st term) Term Expires 6/30/12	Appointments Committee * Bicycle and Pedestrian Interest	1204 Highland Avenue Mankato, MN 56001 H-387-2728 C-420-0032	rkeir@hickorytech.net
Richard Bautch Vice Chair (2 nd term) Term Expires 6/30/12	Appointments Committee * Traffic Engineering	117 Cameo Lane Mankato, MN 56001 H-387-1208 C-327-272	rbautch@hickorytech.net
Amran Sabrie Term Expires 6/30/12	Youth Voice in Local Government	1034 Pfau Street Mankato, MN 56001 351-8142	amsabrie@gmail.com
Landon Bode	Secretary Ex officio Member		lbode@city.mankato.mn.us

*3-year terms, no more than 3 successive terms
Terms expire June 30



AGENDA RECOMMENDATION

Agenda Heading: Miscellaneous Business Item No: 9.1

Agenda Item: Report on City Council Meeting format – Creation of “City Council / Resident Listening Sessions”.

Recommendation/Action(s): Information only

Summary:

As way to increase accessibility and to provide open government, the City Council of the City of Mankato will hold its first “Listening Session” on Monday, March 5 from 6:30-7:00 pm in the Mankato Room at the Intergovernmental Center. The Listening Sessions will be held 30 minutes prior to the start of the first City Council meeting of every month.

The Listening Sessions will be a platform for the City Council to hear citizen and property owner concerns, questions, comments, etc. and interact with them in a deliberate face-to-face informal forum. No action or decision will be made at the Listening Sessions.

As this is a new initiative; time, schedule, or form may be changed in the future.

If citizens or property owners want to appear before the City Council at City Council meeting, they need to call the City Clerk to request an appearance.

Attachments:

Sample Agenda



AGENDA

Mankato City Council
Regular Meeting
SAMPLE AGENDA
Minnesota River Room

1. Call Meeting to Order
2. Approval of Agenda
3. Approval of Minutes
4. Appearances (15 Minutes)
There are no scheduled appearances.
5. Consent Calendar

NOTE: All items listed under the Consent Calendar will be enacted by one motion. There will be no separate discussion of these items. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the consent calendar. Removed items(s) will be discussed and acted upon by separate motion.

6. Public Hearing
7. Licenses
8. City Manager's Report
9. Reports of City Council Members
10. Miscellaneous Business
11. Public Open Forum (15 Minutes)
12. Adjournment