

AGENDA  
Independent School District No. 77  
Mankato, MN 56001

Monday, December 15, 2025 - 5:30 p.m.  
Intergovernmental Center - Minnesota Valley Room

1. CALL TO ORDER AND ROLL CALL (5:30 P.M.)
2. APPROVAL OF AGENDA (5:30 P.M.)
3. PUBLIC COMMENT (5:35 P.M.)
4. INFORMATION (5:45 P.M.)
  - A. 2024-25 Audit Report
5. CONSENT AGENDA (6:00 P.M.)
  - A. Approval of Minutes of December 2, 2025, Regular Meeting
  - B. Approval of December Bills
  - C. Approval of Non-Affiliated Salaries and Benefits for 2025-26 and 2026-27
  - D. Personnel
6. BUSINESS (6:05 P.M.)
  - A. Certification of the 2026-2027 School Year Tax Levy
  - B. Approval of 2024-25 Audit Report
  - C. Second Reading/Approval of School Board Policies
  - D. Approval of Eagle Lake Day Care Construction Project
  - E. Approval of 2026 IAQ/HVAC Project at Kennedy Elementary School
  - F. Approval of 2026 IAQ/HVAC Project at Hoover Elementary School

7. ADJOURNMENT (6:35 P.M.)



## School Board Members for 2025

Shannon Sinning, Chair  
Phone: 507-207-4023  
E-Mail: [ssinni1@isd77.org](mailto:ssinni1@isd77.org)  
Term Ends December 31, 2026

Kari Pratt, Vice Chair  
Phone: 507-207-4025  
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Term Ends December 31, 2026

Christopher Kind, Treasurer  
Phone: 507-207-4027  
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Term Ends December 31, 2028

Erin Roberts, Clerk  
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Term Ends December 31, 2028

Patrick Baker  
Phone: 507-207-4028  
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Term Ends December 31, 2026

Elizabeth Hanke  
Phone: 507-207-4030  
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Term Ends December 31, 2028

Liz Ratcliff  
Phone: 507-207-4029  
E-Mail: [eratcl1@isd77.org](mailto:eratcl1@isd77.org)  
Term Ends December 31, 2028

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Paul Peterson, Superintendent  
10 Civic Center Plaza, Suite 2  
Mankato, MN 56001  
Phone: 387-1868  
E-Mail: [ppeter1@isd77.org](mailto:ppeter1@isd77.org)



## PUBLIC COMMENT GUIDELINES

The Mankato Area School Board welcomes public participation through Public Comment. Hearing from citizens is an important aspect of public service, and the School Board appreciates people sharing their views.

It is important to note that School Board meetings are business meetings held in the public. They are not public meetings nor are they a public forum. They are a business meeting of the elected representatives of the school district. The Mankato Area School Board expects that the same etiquette and decorum displayed during the business meeting be present during the Public Comment.

- Public Comment participation is limited to those individuals who wish to speak to an item on the Board agenda.
- The School Board does not comment or ask questions during Public Comment.
- Each speaker is asked to provide his/her name and city for the record.
- Each speaker is allowed three (3) minutes to speak. The Board Chair will alert speakers when their time is up. Failure to stop speaking and blatantly ignore the cue, will result in an individual losing the ability to participate in Public Comment for the next two months.
- When there is a large number of speakers, the Board Chair may modify Public Comment, such as shortening the time allotted for each speaker, adding an overall time limit, or shifting a portion of Public Comment to the end of the meeting.
- Public Comment participants are prohibited from calling out or addressing any individual School Board or school district staff member. If this occurs, Public Comment will be closed and the individual will not be allowed to participate in future Public Comments.
- Crowd noise or any sort of grandstanding during Public Comment, including applause, talking, shouting, or any outbursts will result in the Public Comment being closed.

Citizens wishing to speak are asked to fill out the form online by 3 pm the day of the meeting or complete a Visitor Registration Card (located at the door of the meeting room) and hand it to the Board Chair or Deputy Clerk prior to the start of the meeting.

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School Board Meeting Agendas and Minutes can be found at:  
<https://www.isd77.org/experience/school-board/agendas-and-minutes>



# MANKATO AREA PUBLIC SCHOOLS

## STRATEGIC ROADMAP

### Mission Statement

*our core purpose*

Excellence, Equity, Empowerment. Every Student, Every Day.

### Core Values



*drivers of our words and actions*

- **Courage:** We do and say what is needed to develop strength, resilience and character.
- **Student Centered:** Student success drives our decisions and actions, and we strive to provide each learner with what they need, when they need it.
- **Integrity:** We are honest, authentic and respectful in every interaction.
- **Accountable:** We know our desired outcomes, understand our individual responsibility for them, and collectively take accountability for results and continuous improvement.
- **Inclusive Practices:** We ensure ALL learners are welcomed and valued, have a sense of belonging and see themselves in their learning.

### Vision



*what we intend to create*

MAPS inspires students to thrive through future focused learning experiences by:

- Pursuing their individual pathway
- Ensuring safe and secure schools
- Fostering inclusivity by understanding and appreciating diversity
- Engaging with families and caregivers
- Partnering with and contributing to our community

with high quality, dedicated and exceptionally trained staff.

### Strategic Directions



*focus of our improvement efforts*

- A. Improving our professional practices so that each learner achieves at high levels in an inclusive educational model that is relevant and flexible
- B. Enhancing our student support structures to meet academic, social, behavioral, and mental health needs
- C. Recruiting, developing, and retaining staff to ensure positive learning experiences for students
- D. Strengthening our parent/caregiver partnerships and connections
- E. Ensuring safe, efficient and effective operations

Excellence, Equity, Empowerment. Every Student, Every Day.

#MAPSready

**School Board Regular Meeting**

**4. A.**

**Meeting Date:** 12/15/2025

**Prepared By:** Amanda Heilman, Director of Business Services

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**Subject:**

2024-25 Audit Report

**Background:**

Mary Reedy from Clifton Larson Allen LLP will be with us at our Board meeting on Monday evening to present the audit report and to answer any questions you might have.

**Recommended Action:**

None.

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**Attachments**

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**School Board Regular Meeting**

**5. A.**

**Meeting Date:** 12/15/2025

**Prepared By:** Paul Peterson, Superintendent

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**Subject:**

Approval of Minutes of December 2, 2025, Regular Meeting

**Background:**

See attachment.

**Recommended Action:**

Recommend approval of the minutes and proceedings as attached.

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**Attachments**

Minutes - December 2, 2025

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**SCHOOL BOARD MINUTES**  
**INDEPENDENT SCHOOL DISTRICT NO. 77**  
**Mankato, Minnesota**

December 2, 2025

The School Board of Independent School District No. 77 met in regular session on Tuesday, December 2, in the Mankato Room at the Intergovernmental Center. Chair Sinning called the meeting to order at 5:30 p.m. Members present at roll call: Patrick Baker, Elizabeth Hanke, Christopher Kind, Kari Pratt, Liz Ratcliff, Erin Roberts, and Shannon Sinning. Absent: None.

Mrs. Ratcliff made a motion, and Mrs. Pratt seconded, approval of the agenda together with a Personnel Addendum. The motion carried on a 7-0 voice vote.

MAPS Student Spotlight: Laura Mohapatra - West High School

MAPS Staff Spotlight: Karen Mehlhaff - Monroe Elementary School

Public Comment: No one wished to speak.

Public Hearing for 2026-27 School Year Property Tax Levy. Amanda Heilman provided background information. Chair Sinning declared the public hearing open. One citizen wished to speak and Chair Sinning closed the hearing.

Information Reports: Fall Student/Staff Recognition presented by Todd Waterbury and Eric Dahlman, 2026-27 and 2027-28 School Calendars presented by Travis Olson, First Readings of School Board Policies presented by John Lustig, and Board Member Workshop/Committee/Student Reports.

Fall Student/Staff Recognition

**The following East High students are recognized for their accomplishments during the Fall season:**

**Girls Cross Country**

- MSHSCA Gold Academic Team Award (3.81 Team GPA)
- MSHSL Class AA State Meet – 7th Place Finishers
- Section 2AA Runners-up
  - Lauren Henkels
  - Ady Lurken – MSHSCA Academic All-State
  - Sarah Pottenger – MSHSCA Academic All-State
  - Elena Schroeder – MSHSCA All-State (22<sup>nd</sup> Place)
  - Macy Hayes



- Elsie Bennett
- Tori Blasl
- Hayden Johnston (Alternate)
- Skylar Nolta (Alternate)

### **Boys Cross Country**

- MSHSCA Gold Academic Team Award (3.89 Team GPA)
- MSHSL Class AA State Meet – 5th Place Finishers
- Section 2AA Champions
  - Dayton Clobes - MSHSCA Academic All-State
  - Nathan Essler - MSHSCA Academic All-State
    - MSHSCA All-State (18<sup>th</sup> Place)
  - Elijah Seiwert
  - Eli Baty
  - Brody Willett
  - Riley Essler
  - Logan Back
  - Will Moeller (Alternate)
  - Benjamin Barker (Alternate)

### **Boys Soccer**

- Kaden Haslach - MSHSCA All-State Second Team Selection

### **Football**

- MSHSCA Gold Academic Team Award (3.31 Team GPA)
  - Hayden Tischler – MSHSCA Academic All-State

### **Volleyball**

- MSHSCA Gold Academic Team Award
  - Claire Huettl – MSHSCA Academic All-State
  - Carlie Wendinger - MSHSCA Academic All-State

### **Girls Tennis**

- MSHSCA Gold Academic Team Award (3.81 Team GPA)
  - Sam Williams – MSHSL State Tournament Singles Runner-up
  - Ashlyn Rigdon – MSHSCA Academic All-State
  - Hannah Westman – MSHSCA Academic All-State
  - Emily Hacker – MSHSCA Academic All-State

### **Girls Swim and Dive**

- MSHSCA Gold Academic Team Award (4.1 Team GPA)
- Section True Team Champions
- Section 1A Champions (MSHSL State Meet 22<sup>nd</sup> Place)
  - Emma Born – MSHSCA Academic All-State
  - Lexi Guentzel – MSHSCA Academic All-State
  - Tiana Huyhn – MSHSCA Academic All-State
  - Jada Sivertsen – MSHSCA Academic All-State
  - 200 Medley Relay – State Participants (13<sup>th</sup> Place) – School Record

- Emma Born, Cami Schuh, Kelsey Andresen and Kamille Andresen
- Cami Schuh – 50 Free – State Participant (18<sup>th</sup> Place)
- Brittan Hoffman – Diving – State Participant (16<sup>th</sup> Place)
- Kamille Andresen – 100 Fly – State Participant (9<sup>th</sup> Place) – School Record
  - 100 Breast – State Participant (14<sup>th</sup> Place) – School Record
- Emma Born – 100 Back – State Participant (24<sup>th</sup> Place)
- 400 Free Relay – State Participants (11<sup>th</sup> Place)
  - Cami Schuh, Emma Born, Brittan Hoffman and Kamille Andresen

### **Girls Soccer**

- Section 2AA Champions
- MSHSL Class AA State Tournament – 4th Place Finishers
  - Gretta Oachs
  - Laina Peterson - MSHSL All-Tournament Team Selection
    - MSHSCA All-State First Team Selection
  - Grace Campbell - MSHSL All-Tournament Team Selection
  - Eme Asher
  - Maddy Scheel
  - Ava Tibodeau
  - Mia Graff
  - Avery Hoffman
  - Hayden Henning – MSHSCA Academic All-State
  - Taylor Schilling
  - Ava Monson
  - Dacoda McCrea
  - Olivia Heinis
  - Lilli Smasal
  - Emily Mulenburg
  - Kate Schimek
  - Chloe Beavens
  - Jenna Borgmeier
  - Emily Pieper
  - Raegan Anderson
  - Eva Starkey
  - Ella Quist

### **Lancers**

- Youth in Music Class AA Marching Band State Champions and Colorguard State Champions

### **MSHSL ExCel Award School Winners**

- Brynn Evans and Elijah Jacobs

### **Hennepin Arts Spotlight Education Showcase for “Grease”**

- Overall Show Honors
  - Costume Crew – Outstanding
  - Light Crew – Outstanding
  - Overall Technical Production – Honorable Mention

- Ensemble Acting Performance – Honorable Mention
- Run Crew – Honorable Mention
- Individual Honors
  - Tessa Holland – Outstanding Performance in a Leading Role (Marty)
  - Daniel Possin – Outstanding in Technical Leadership as Lighting Designer
  - Malia Karau – Outstanding in Technical Leadership as Costumer
  - Cole Hudspith – Honorable Mention in a Leading Role (Kenickie)
  - Nora Sipe – Honorable Mention in a Leading Role (Sandy)
  - Randi Young – Honorable Mention in Technical Leadership as Stage Manager

**The following West High students are recognized for their accomplishments during the Fall season:**

#### **Girls Cross Country**

- MSHSCA Gold Academic Team Award
- MSHSL State Meet
  - Landree Quint - 16th Place
  - Reese Quint - 44th Place

#### **Boys Cross Country**

- MSHSCA Gold Academic Team Award
- MSHSL State Meet
  - Corbin Deichman - 80th Place

#### **Football**

- MSHSCA Silver Academic Team Award
- Academic All State- Trevor Sheldrup

#### **Volleyball**

- MSHSCA Silver Academic Team Award
- MSHSCA Academic All-State: Livi Downs

#### **Girls Swim and Dive**

- MSHSCA Gold Academic Team Award
- MSHSCA State Academic Award:
- State Participant:
  - Jordan Woodford- 100 free- 12th place, 200 free- 11th place
  - Anna Kapsner- 1 meter Diving- 14th place
  - Jordan Woodford, Grace Ward, Olivia Schultze, Lidia Gresback- 200 Free Relay

#### **Girls Tennis**

- MSHSCA Gold Academic Team Award
- Academic Allstate: Claire Heimer

## Lancers

- Youth in Music: Minnesota Class AA State Champions

The consent agenda items outlined below were approved on a motion by Mrs. Pratt, seconded by Mrs. Ratcliff, and carried on a 7-0 roll call vote.

Approval of Minutes of the November 17, 2025, regular Board meeting.

Personnel:

### APPOINTMENTS (INSTRUCTIONAL)

Mya Harrington - Long-term Substitute Teacher at Roosevelt Elementary School beginning December 1, 2025, and ending January 30, 2026. She will be placed at step 1 of the B lane on the Teachers Association salary schedule.

Kari Welter - Part-time, Long-term Substitute Teacher at West High School beginning September 9, 2025, and ending January 20, 2026. She will be placed at step 10 of the SPEC lane on the Teachers Association salary schedule.

Lejla Hashmi - Temporary assignment as ECFE Teacher at MAPS Center for Learning for 2.5 hours per day/1 day per week (M) beginning December 1, 2025, and continuing through the end of the 2025-26 school year. She will be placed at step 3 of the B lane on the ECFE Teachers Association salary schedule. This is in addition to her MAPS Preschool Teacher assignment at MAPS Center for Learning.

### APPOINTMENTS (NON-INSTRUCTIONAL)

Hallie Best - ACES Student Support Assistant at Bridges Community School for 3-4 hours per day/2 days per week beginning November 17, 2025. She will be compensated at the rate of \$17.00 per hour.

Hayley Dahmes - 8-hour, 12-month, Floating Evening Custodian with the District beginning December 1, 2025. She will be placed at classification A13, step 2, in accordance with the agreement between the District and the Minnesota School Employee Association.

Tatiana Garcia - Early Learning Classroom Aide at MAPS Center for Learning for 6.75 hours per day/5 days per week beginning December 22, 2025. She will be placed at classification B21, step 1, in accordance with the agreement between the District and the Minnesota School Employee Association. This is in addition to her Interpreter assignment.

Eleanor Gregoire - ACES Site Lead Substitute on an on-call basis beginning November 16, 2025. She will be compensated at the rate of \$18.75 per hour. This is in addition to her ACES Child Care Assistant Substitute assignment.

Macy Klejeski - ACES Child Care Assistant at Eagle Lake Elementary School for 3-4 hours per day/2 days per week beginning December 1, 2025. She will be compensated at the rate of \$15.00 per hour.

Grace Olson - ACES Child Care Assistant at Rosa Parks Elementary School for 3-4 hours per day/3 days per week beginning December 1, 2025. She will be compensated at the rate of \$15.00 per hour.

#### CONTRACT ADJUSTMENTS (NON-INSTRUCTIONAL)

Maryam Mohamud - Increase in assignment as Special Education Paraeducator at Kennedy Elementary School from 4.75 hours per day/3 days per week (M/TH/F) and 6.25 hours per day/2 days per week (T/W) to 6.25 hours per day/5 days per week beginning August 27, 2025.

Zeinab Nur - Adjust start date to November 24, 2025, as Early Learning Special Education Paraeducator at MAPS Center for Learning.

Hiroko Wollam - Increase in assignment as ABE Teaching Assistant with Adult Basic Education at Lincoln Community Center from 1002 annual hours to 1423 annual hours beginning November 1, 2025.

#### REQUESTS FOR LEAVE (INSTRUCTIONAL)

Kayla Lewis - Adjust start date to November 17, 2025, for Board-approved leave.

#### RESIGNATIONS (NON-INSTRUCTIONAL)

Lisa Knoll - Health & Wellness Paraeducator at Prairie Winds Middle School, has submitted a resignation. The last day of employment will be October 3, 2025.

Travis Noren - Student Success Coach at East High School, has submitted a resignation. The last day of employment will be June 4, 2025.

Abigail Theissen - Early Learning Classroom Aide at MAPS Center for Learning, has submitted a resignation. The last day of employment will be November 26, 2025.

#### Personnel - Addendum

#### APPOINTMENTS (INSTRUCTIONAL)

Ann Schmitz - Part-time (0.40 FTEs) Early Learning Special Education Teacher at MAPS Center for Learning beginning December 10, 2025, and ending May 21, 2026. She will be placed at step 10 of the M lane on the Teachers Association salary schedule.

#### APPOINTMENTS (NON-INSTRUCTIONAL)

Madilyn Bodle - Special Education Paraeducator at Rosa Parks Elementary School for 6.75 hours per day/5 days per week beginning December 2, 2025. She will be placed at classification B22, step 4, in accordance with the agreement between the District and the Minnesota School Employee Association.

Bryn Hacker - Special Education Paraeducator at Rosa Parks Elementary School for 5 hours per day/5 days per week beginning December 15, 2025. She will be placed at classification B22, step 1, in accordance with the agreement between the District and the Minnesota School Employee Association. This is in addition to her ACES Child Care Assistant Substitute assignment.

Olivia Lassen - ACES Child Care Assistant Substitute on an on-call basis beginning December 15, 2025. She will be compensated at the rate of \$15.00 per hour.

Nathalia Lerum - ACES Child Care Assistant at Monroe Elementary School for 3-4 hours per day/3 days per week beginning December 3, 2025. She will be compensated at the rate of \$16.00 per hour.

Randall McReynolds - Health Care Paraeducator at Rosa Parks Elementary School for 6.5 hours per day/5 days per week beginning December 1, 2025. He will be placed at classification B23, step 4, in accordance with the agreement between the District and the Minnesota School Employee Association.

Andrew McTaggart - 8-hour, 12-month, Evening Custodian at Futures/SUN beginning December 8, 2025. He will be placed at classification A13, step 3, in accordance with the agreement between the District and the Minnesota School Employee Association.

Chloe Murray - Non-classroom Paraeducator at Rosa Parks Elementary School for 2.167 hours per day/4 days per week (T-F) beginning December 2, 2025. She will be placed at classification B21, step 1, in accordance with the agreement between the District and the Minnesota School Employee Association.

Grace Olson - ACES Child Care Assistant at Rosa Parks Elementary School for 3-4 hours per day/3 days per week beginning December 1, 2025. She will be compensated at the rate of \$15.00 per hour.

Hannah Pelzel - Special Education Paraeducator at East High School for 3.25 hours per day/1 day per week (M) and 6.75 hours per day/3 days per week (T/TH/F) beginning December 2, 2025. She will be placed at classification B22, step 1, in accordance with the agreement between the District and the Minnesota School Employee Association.

Diana Snow - Special Education Paraeducator at Bridges Community School for 2 hours per day/5 days per week beginning December 2, 2025. She will be placed at classification B22, step 4, in accordance with the agreement between the District and the Minnesota School Employee Association. This is in addition to her Non-classroom Paraeducator assignment at Bridges Community School.

#### CONTRACT ADJUSTMENTS (INSTRUCTIONAL)

Megan Denhof - Increase in assignment as School Psychologist with the District from 0.50 FTE to 0.60 FTE beginning December 15, 2025, for the 2025-26 school year.

#### CONTRACT ADJUSTMENTS (NON-INSTRUCTIONAL)

Abdifatah Aden - Decrease in assignment as Student Success Coach at Prairie Winds Middle School from 4 hours per day/3 days per week (M-W) and 6 hours per day/1 day per week (TH) to 5 hours per day/2 days per week (T/TH) beginning September 8, 2025.

Gibson Blackstad - Increase hourly rate to \$17.00 as ACES Student Support Assistant Substitute beginning December 1, 2025.

Turner Haar - Increase hourly rate to \$16.25 as ACES Child Care Assistant at Washington Elementary beginning December 1, 2025. This is in addition to his Non-classroom Paraeducator assignment at Kennedy Elementary School and ACES Site Lead Substitute assignment.

Monysona Kem - Increase hourly rate to \$15.25 as ACES Child Care Assistant Substitute beginning December 1, 2025.

Hayden Sadaka - Increase hourly rate to \$15.25 as ACES Child Care Assistant Substitute beginning December 1, 2025.

#### RESIGNATIONS (INSTRUCTIONAL)

Martha Turner - English Teacher at East High School, has submitted a resignation for the purpose of retirement. The last day of employment will be January 20, 2026.

#### RESIGNATIONS (NON-INSTRUCTIONAL)

Melissa Vaubel - Special Education Paraeducator at Franklin Elementary School, has submitted a resignation. The last day of employment will be December 5, 2025.

#### TERMINATIONS (NON-INSTRUCTIONAL)

Rylan Fischer - ACES Child Care Assistant at Rosa Parks Elementary School, effective November 20, 2025.

Mindy Fritz - ACES Student Support Assistant at Rosa Parks Elementary School and ACES Site Lead Substitute, effective November 20, 2025.

Owen Krause - ACES Child Care Assistant at Eagle Lake Elementary School, effective November 20, 2025.

Mariama Lebbie - ACES Child Care Assistant Substitute, effective November 20, 2025.

Magdalena Miller - Cook Helper at MAPS Center for Learning, effective November 5, 2025.

The following resolution was moved by Mr. Kind and seconded by Mrs. Hanke and carried on a 7-0 roll call vote.

#### **RESOLUTION ACCEPTING DONATIONS**

WHEREAS, Minnesota Statutes 123B.02, Subd. 6 provides: "The board may receive, for the benefit of the district, bequests, donations, or gifts for any proper purpose and apply the same to the purpose designated. In that behalf, the board may act as trustee of any trust created for the

benefit of the district, or the benefit of pupils thereof, including trusts created to provide pupils of the district with advanced education after completion of high school, in the advancement of education.”; and

WHEREAS, Minnesota Statutes 465.03 provides: “Any city, county, school district or town may accept a grant or devise of real or personal property and maintain such property for the benefit of its citizens in accordance with the terms prescribed by the donor. Nothing herein shall authorize such acceptance or use for religious or sectarian purposes. Every such acceptance shall be by resolution of the governing body adopted by a two-thirds majority of its members, expressing such terms in full.”; and

WHEREAS, every such acceptance shall be by resolution of the governing body adopted by a two-thirds majority of its members, expressing such terms in full; THEREFORE, BE IT RESOLVED, that the School Board of Mankato Area Public Schools, ISD77, gratefully accepts the following donations as identified below:

- Office Depot donated \$1,800 for Washington Elementary School
- Jones Metal Inc donated Metal and Materials (\$175 value) for West High Welding Club Program
- Ryan Gustafson donated \$400 for East High Boys Baseball Program
- Mary Kudela donated \$50 for East High Boys Swim & Dive Program
- Ann & Jon Thompson donated \$400 for West High Wrestling Program
- East High School Boys Soccer Program received the following donations:
  - \$500 from Samuel Domeier
  - \$2,000 from Constance Davis

Whereupon, said Resolution was declared duly adopted.

The following policies were presented for second reading and approval:

503 - Student Attendance

516 - Student Medication

618 - Student Evaluation & Grading

621 - Use of Copyright Materials

623 - Public Access TV

636 - Post-Secondary Courses Offered by Agreement at a Mankato Area Public Schools Site

The revised policies were approved on a motion by Mrs. Ratcliff, second by Mrs. Pratt, and carried on a 7-0 voice vote.

On November 10th at 2:00pm, five (5) bids were received for the Mankato Area Public Schools 2026 Roof Repair and Maintenance Project (see page \_\_\_\_). The administrative team and The Garland Company, our professional roofing consultant, recommend that the bid as submitted by Jackson & Associates in the amount of \$1,392,000 for the base bid to be accepted by the School Board. LTFM revenue will be used to fund this project, and this project will be part of the FY26/FY27 budget. Mr. Baker made a motion to accept the bid as recommended and Mrs. Ratcliff seconded the motion. The motion carried on a 7-0 roll call vote.



There being no further business to consider, Mr. Kind moved and Mrs. Hanke seconded, that the meeting be adjourned. The meeting was declared adjourned at 7:18 p.m., on a 7-0 voice vote.

Clerk \_\_\_\_\_

Attest:

Chairperson \_\_\_\_\_

SCHOOL BOARD PROCEEDINGS  
INDEPENDENT SCHOOL DISTRICT NO. 77  
Mankato, Minnesota

December 2, 2025

The School Board of Independent School District No. 77 met in regular session on Tuesday, December 2, in the Mankato Room at the Intergovernmental Center. Chair Sinning called the meeting to order at 5:30 p.m. Members present at roll call: Patrick Baker, Elizabeth Hanke, Christopher Kind, Kari Pratt, Liz Ratcliff, Erin Roberts, and Shannon Sinning. Absent: None.

1. Ratcliff/Pratt approval of agenda with personnel addendum. 7-0
2. MAPS Student Spotlight - Laura Mohapatra
3. MAPS Staff Spotlight - Karen Mehlhaff
4. Public Comment – No one wished to speak.
5. Public Hearing on 2026-27 School Year Property Tax Levy – One wished to speak.
6. Information: Fall Student/Staff Recognition, 2026-27 & 2027-28 School Calendars, First Reading of School Board Policies, Board Member/Student Reports.
7. Pratt/Ratcliff approval of Consent Agenda Items: Approval of Minutes of the November 17, 2025, regular meeting; Personnel. 7-0
8. Kind/Hanke acceptance of gifts and grants. 7-0
9. Ratcliff/Pratt approval of revised policies. 7-0
10. Baker/Ratcliff approval 2026 Roof Repair & Maintenance bids at DMMS. 7-0
11. Kind/Hanke adjournment at 7:18 p.m. 7-0

Independent School District No. 77  
Mankato, Minnesota  
By: Erin Roberts

The complete minutes and all documents relating to this meeting are on file and available for review in the Superintendent's Office, 10 Civic Center Plaza, Suite 2 and on-line at [www.isd77.org](http://www.isd77.org).



## **2026 Roof Repair and Maintenance Project**

### **Bid Results**

| <b>Contractor</b>                   | <b>Jackson &amp; Associates</b> | <b>Schwickerts</b> | <b>Granite City Roofing</b> | <b>McPhillips Bros. Roofing</b> | <b>Kato Roofing</b> |
|-------------------------------------|---------------------------------|--------------------|-----------------------------|---------------------------------|---------------------|
| <b>5% Bid Bond</b>                  | Yes - 5%                        | Yes - 5%           | Yes - 5%                    | Yes - 5%                        | Yes - 5%            |
| <b>Addenda</b>                      | #1, #2                          | #1, #2             | #1, #2                      | #1, #2                          | #1, #2              |
| <b>BASE BID - Section A,C,D,E,F</b> | \$1,392,000                     | \$1,537,613        | \$1,636,000                 | \$1,842,500                     | \$2,076,010         |
| <b>Add #1 - Sections B</b>          | \$638,000                       | \$622,911          | \$553,000                   | \$726,450                       | \$998,975           |
| <b>Add #2 - Sections G</b>          | \$832,000                       | \$709,489          | \$780,000                   | \$837,750                       | \$1,204,240         |
| <b>Unit Price: Wet Insulation</b>   | \$4.50                          | \$2.40             | \$4.25                      | \$4.50                          | \$3.00              |
| <b>Unit Price: Metal Deck</b>       | \$15.00                         | \$25.00            | \$25.00                     | \$25.00                         | \$24.00             |

**School Board Regular Meeting**

**5. B.**

**Meeting Date:** 12/15/2025

**Prepared By:** Amanda Heilman, Director of Business Services

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**Subject:**

Approval of December Bills

**Background:**

At our meeting on Monday evening, the administrative team will be prepared to answer any questions you might have regarding the report on claims and accounts for December. The total of the bills for December of 2025 is \$11,512,369.32.

**Recommended Action:**

The claims are recommended for payment as presented.

---

**School Board Regular Meeting**

**5. C.**

**Meeting Date:** 12/15/2025

**Prepared By:** John Lustig, Director of Administrative Services

---

**Subject:**

Approval of Non-Affiliated Salaries and Benefits for 2025-26 and 2026-27

**Background:**

The administration recommends that the Board approve the salaries or hourly rates, and fringe benefit categories for non-affiliated personnel for the 2025-26 and 2026-27 fiscal years. Board members have received a detailed analysis of the proposed changes.

**Recommended Action:**

The Administration recommends approval of the non-affiliated salaries and benefits for 2025-26 and 2026-27.

---

## **School Board Regular Meeting**

**5. D.**

**Meeting Date:** 12/15/2025

**Prepared By:** John Lustig, Director of Administrative Services

---

### **Subject:**

Personnel

### **Background:**

#### APPOINTMENTS (NON-INSTRUCTIONAL)

Amanda Furth - Early Learning Special Education Paraeducator at MAPS Center for Learning for 2 hours per day/3 days per week (M-W) beginning December 8, 2025. She will be placed at classification B22, step 1, in accordance with the agreement between the District and the Minnesota School Employee Association. This is in addition to her Substitute Teacher assignment.

Ruthie Gyasi - ACES Child Care Assistant at Hoover Elementary School for 3-4 hours per day/2 days per week beginning January 5, 2026. She will be compensated at the rate of \$16.00 per hour.

Zoe Lienemann - ACES Child Care Assistant Substitute on an on-call basis beginning December 22, 2025. She will be compensated at the rate of \$15.00 per hour.

Kelsey Risk - Special Education Paraeducator at Roosevelt Elementary School for 5.5 hours per day/5 days per week beginning December 8, 2025. She will be placed at classification B22, step 1, in accordance with the agreement between the District and the Minnesota School Employee Association.

Carlese Ronning - Non-classroom Paraeducator at Rosa Parks Elementary School for 2.167 hours per day/3 days per week (M/W/F) beginning December 3, 2025. She will be placed at classification B21, step 1, in accordance with the agreement between the District and the Minnesota School Employee Association.

Amalia Sanchez - Early Learning Classroom Aide at MAPS Center for Learning for 6.5 hours per day/3 days per week (M/W/F) and 6 hours per day/2 days per week (T/TH) beginning December 3, 2025. She will be placed at classification B21, step 1, in accordance with the agreement between the District and the Minnesota School Employee Association.

Sabrina Van Denburgh - Special Education Paraeducator at West High School for 5.25 hours per day/3 days per week (M/T/TH) and 6.75 hours per day/1 day per week (W) beginning January 12, 2026. She will be placed at classification B22, step 1, in accordance with the agreement between the District and the Minnesota School Employee Association.

#### CONTRACT ADJUSTMENTS (NON-INSTRUCTIONAL)

Danica Kenning - Change in assignment from ACES Child Care Associate Substitute to ACES Child Care Assistant Substitute beginning December 2, 2025. She will be compensated at the rate of \$15.00 per hour.

Allison Lashinski - Adjust start date to September 2, 2025, as Early Learning Classroom Aide at MAPS Center for Learning.

#### REQUESTS FOR LEAVE (INSTRUCTIONAL)

Alyson Green - Extend Board-approved leave, returning to work on March 2, 2026.

### RESIGNATIONS (NON-INSTRUCTIONAL)

Hannah Bratlien - ACES Student Support Assistant Substitute, has submitted a resignation. The last day of employment will be December 12, 2025.

Hayley Dahmes - 8-hour Floating Evening Custodian with the District, has submitted a resignation. The last day of employment will be December 30, 2025.

Anna Downs - Special Education Paraeducator at Monroe Elementary School, has submitted a resignation. The last day of employment will be June 5, 2025.

Brooklyn Gossen - ACES Student Support Assistant and ACES Site Lead at Eagle Lake Elementary School, has submitted a resignation. The last day of employment will be December 4, 2025.

Emeri Meger - Rescind Acceptance as ACES Child Care Assistant at Monroe Elementary School.

Ciera Ruzek - ACES Child Care Assistant at Roosevelt Elementary School, has submitted a resignation. The last day of employment will be December 3, 2025.

Sydney Wallace - ACES Student Support Assistant at Kennedy Elementary School, has submitted a resignation. The last day of employment will be December 5, 2025.

Madalynn Wulkan - ACES Child Care Assistant assignment at Jefferson Elementary School and ACES Site Lead Substitute, has submitted a resignation. The last day of employment will be December 23, 2025.

### **Recommended Action:**

The Administration recommends the approval of the personnel items.

---

**School Board Regular Meeting****6. A.****Meeting Date:** 12/15/2025**Prepared By:** Amanda Heilman, Director of Business Services

---

**Subject:**

Certification of the 2026-2027 School Year Tax Levy

**Background:**

This is the final part of the annual tax levy certification process that began in September. At the last board meeting, the district provided detailed information on the tax levy and district budget as part of the Truth in Taxation hearing.

**Recommended Action:**

The administration recommends that the School Board certify a tax levy in the amount of \$40,482,667.07 for the 2026-2027 school year.

---

**Attachments**Levy Limitation and Certification Report

---



Minnesota Department of Education  
Levy Limitation and Certification Report  
2025 Payable 2026

District Number-Type: 0077-01  
District Name: Mankato Public School District  
Home County: Blue Earth County

Date Printed: 12/8/25  
Limits Updated: 11/26/25  
Certified Submitted: 12/8/25

|                                                | LIMIT         | PROPOSED      | CERTIFIED     |
|------------------------------------------------|---------------|---------------|---------------|
| <b>SUBTOTALS BY LEVY CATEGORY</b>              |               |               |               |
| GENERAL - RMV VOTER                            | 5,283,677.04  | 5,283,677.04  | 5,283,677.04  |
| GENERAL - RMV OTHER                            | 7,277,713.13  | 7,277,713.13  | 7,277,713.13  |
| GENERAL - NTC VOTER                            | 0.00          | 0.00          | 0.00          |
| GENERAL - NTC OTHER                            | 9,159,479.00  | 9,159,479.00  | 9,159,479.00  |
| COMMUNITY SERVICE - NTC OTHER                  | 790,683.85    | 790,683.85    | 790,683.85    |
| GENERAL DEBT - NTC VOTER                       | 13,068,253.62 | 13,083,839.94 | 13,068,253.62 |
| GENERAL DEBT - NTC OTHER                       | 4,902,860.43  | 4,899,633.46  | 4,902,860.43  |
| OPEB DEBT - NTC VOTER                          | 0.00          | 0.00          | 0.00          |
| OPEB DEBT - NTC OTHER                          | 0.00          | 0.00          | 0.00          |
| <b>SUBTOTALS BY FUND</b>                       |               |               |               |
| GENERAL FUND                                   | 21,720,869.17 | 21,720,869.17 | 21,720,869.17 |
| COMMUNITY SERVICES FUND                        | 790,683.85    | 790,683.85    | 790,683.85    |
| GENERAL DEBT SERVICE FUND                      | 17,971,114.05 | 17,983,473.40 | 17,971,114.05 |
| OPEB/PENSION DEBT SERVICE FUND                 | 0.00          | 0.00          | 0.00          |
| <b>SUBTOTALS BY TAX BASE</b>                   |               |               |               |
| REFERENDUM MARKET VALUE                        | 12,561,390.17 | 12,561,390.17 | 12,561,390.17 |
| NET TAX CAPACITY                               | 27,921,276.90 | 27,933,636.25 | 27,921,276.90 |
| <b>SUBTOTALS BY TRUTH IN TAXATION CATEGORY</b> |               |               |               |
| VOTER APPROVED                                 | 18,351,930.66 | 18,367,516.98 | 18,351,930.66 |
| OTHER                                          | 22,130,736.41 | 22,127,509.44 | 22,130,736.41 |
| <b>TOTAL LEVY</b>                              |               |               |               |
| TOTAL LEVY                                     | 40,482,667.07 | 40,495,026.42 | 40,482,667.07 |

The school district must submit the completed original of this form to the home county auditor by December 28, 2025. A duplicate form must be submitted to Minnesota Department of Education, School Finance Division, 400 NE Stinson Blvd., Minneapolis, MN 55413, by January 7, 2026.

The certified levy listed above is the levy voted by the school board for taxes payable in 2026.

Signature of School Board Clerk

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Date of Certification

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**School Board Regular Meeting**

**6. B.**

**Meeting Date:** 12/15/2025

**Prepared By:** Amanda Heilman, Director of Business Services

---

**Subject:**

Approval of 2024-25 Audit Report

**Background:**

Mary Reedy from Clifton Larson Allen LLP presented the audit report during the informational portion of tonight's meeting. The District was issued a "clean" or unmodified audit opinion. The auditors found no compliance issues related to Laws, regulations, contracts, and grants that could have financial implications to the District.

**Recommended Action:**

The administration recommends approval of the audit report.

---

**School Board Regular Meeting****6. C.****Meeting Date:** 12/15/2025**Prepared By:** John Lustig, Director of Administrative Services

---

**Subject:**

Second Reading/Approval of School Board Policies

**Background:**

School Board Policy 305 states that it is the responsibility of the Superintendent to recommend additions or modifications to School Board policies. The School Board reviewed the recommended policy modifications during the December 2, 2025, School Board meeting.

**Recommended Action:**

The administration recommends approval of the revised policies as presented.

---

**Attachments**

List of Policies

Presentation

---

School Board First Reading: December 2, 2025

School Board Second Reading/Approval: December 15, 2025

## List of Policies for Board Action

[illegible]





2025 – 2026

# Second Reading of Policies

**December 15, 2025**

Excellence, Equity, Empowerment. Every Student, Every Day.



# **Policy 218**

## **School Board Member Compensation**

**Shifts compensation decisions from fixed amounts in policy to an annual determination at the school board's organizational meeting.**





# **Policy 407**

## **Employee Right to Know – Exposure to Hazardous Substances**

**The recommended revision updates the phrasing from “he or she is” to the plural “they are.”**



# **Policy 445**

## **Teacher Obligations With Regard to Substitutes**



**Updates terminology and aligns procedures with Earned Sick and Safe Time (ESST) requirements.**





Excellence, Equity, Empowerment. Every Student, Every Day.

**School Board Regular Meeting****6. D.****Meeting Date:** 12/15/2025**Prepared By:** Amanda Heilman, Director of Business Services

---

**Subject:**

Approval of Eagle Lake Day Care Construction Project

**Background:**

As part of the 2023 bond referendum, the school district committed to helping address child care space needs in Eagle Lake. Over the past two years, district staff have worked with the City of Eagle Lake, local providers, First Children's Finance and the Eagle Lake EDA to refine a plan that is both responsive to community needs and viable for operators.

The proposed project renovates two classrooms at Eagle Lake Elementary into dedicated child care suites, each with a kitchenette, bathroom, storage, direct exterior access and adjacent fenced outdoor space. A recent review by the Facilities Committee confirmed the design direction and additional feedback from providers and committee members will be incorporated into final documents.

The construction estimate is \$1.18 million, which is \$561,386 below the original bond budget.

**Recommended Action:**

The administration recommends approval to proceed with the Eagle Lake child care renovation plan.

---

**Attachments**

---

**School Board Regular Meeting****6. E.****Meeting Date:** 12/15/2025**Prepared By:** Amanda Heilman, Director of Business Services

---

**Subject:**

Approval of 2026 IAQ/HVAC Project at Kennedy Elementary School

**Background:**

On November 4th at 2:00pm and Combined Mechanical work scope re-bid on November 25th, 2025 at 2:00pm, ninety (90) bids were received for the Mankato Area Public Schools 2026 IAQ/HVAC Project at Kennedy Elementary School.

**Recommended Action:**

The administrative team and Kraus Anderson, our Construction Manager, recommend that the bids as submitted by multiple contractors in the amount of \$8,594,719.00 for the base bid, along with Alternate #1 (skylight replacement) for \$171,480.00 for a total of \$8,766,199.00, be accepted by the School Board. IAQ LTFM and Bond revenue will be used to fund this project, and this project will be part of the FY26/FY27 budget. A summary of the bids received is attached.

---

**Attachments**

Bid Summary

Letter of Recommendation

---



**ARCHITECT: ISG**

**MAPS Kennedy Elementary School**  
**Mankato, MN**

## BID TABULATIONS

**11/25/25 2:00 PM**

WS 23B - Combined Mechanical

## REBID

[illegible]



**OWNER:** Mankato Area Public Schools ISD #77

**ARCHITECT: ISG**

**MAPS Kennedy Elementary School**  
**Mankato, MN**

## BID TABULATIONS

**11/4/25 2:00 PM**

## WS 01J - Final Cleaning

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

11/4/25 2:00 PM  
WS 03A - Concrete

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

11/4/25 2:00 PM  
WS 03A - Concrete

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**WS 04A - Masonry**

[illegible]





**ARCHITECT: ISG**

## BID TABULATIONS

**11/4/25 2:00 PM**

## WS 05A - Structural Steel Material

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**11/4/25 2:00 PM**

## WS 05B - Structural Steel Erection

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**WS 06A - Carpentry**

[illegible]



**ARCHITECT: ISG**

**MAPS Kennedy Elementary School**  
**Mankato, MN**

## BID TABULATIONS

11/4/25 2:00 PM  
WS 07F Metal Panel

[illegible]



**ARCHITECT: ISG**

**MAPS Kennedy Elementary School**  
**Mankato, MN**

## BID TABULATIONS

## WS 07H - Roofing

[illegible]



**ARCHITECT: ISG**

**MAPS Kennedy Elementary School**  
**Mankato, MN**

## BID TABULATIONS

**11/4/25 2:00 PM**

## WS 08A - Doors, Frames & Hardware

[illegible]



**ARCHITECT: ISG**

**MAPS Kennedy Elementary School**  
**Mankato, MN**

## BID TABULATIONS

**11/4/25 2:00 PM**

## WS 08F - Exterior Glass & Glazing

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

## WS 09A - Drywall

[illegible]





**ARCHITECT: ISG**

## BID TABULATIONS

**WS 09B - Tile**

[illegible]



**BID TABULATIONS**  
11/4/25 2:00 PM  
**WS 09C - Ceiling and Acoustical Treatment**

**OWNER: Mankato Area Public Schools ISD #77**  
**ARCHITECT: ISG**

[illegible]

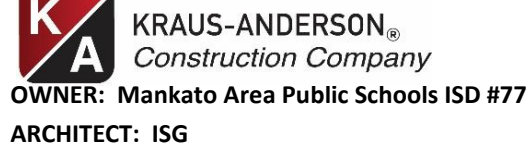


**ARCHITECT: ISG**

## BID TABULATIONS

## WS 09D - Flooring

[illegible]



**KRAUS-ANDERSON®**  
*Construction Company*

**OWNER:** Mankato Area Public Schools ISD #77

**ARCHITECT: ISG**

**MAPS Kennedy Elementary School**  
**Mankato, MN**

## BID TABULATIONS

**11/4/25 2:00 PM**

## WS 09K - Painting

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**11/4/25 2:00 PM**

## WS 12C - Manufactured Casework

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**WS 21A - Fire Suppression**

[illegible]



**ARCHITECT: ISG**

**MAPS Kennedy Elementary School**  
**Mankato, MN**

## BID TABULATIONS

**11/4/25 2:00 PM**

WS 23B - Combined Mechanical

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**WS 26A - Electrical**[illegible]





**ARCHITECT: ISG**

## BID TABULATIONS

**11/4/25 2:00 PM**

## WS 31A - Site Clearing, Earthwork & Utilities

[illegible]



**OWNER:** Mankato Area Public Schools ISD #77

**ARCHITECT: ISG**

**MAPS Kennedy Elementary School**  
**Mankato, MN**

## BID TABULATIONS

**11/4/25 2:00 PM**

### WS 32A - Asphalt Paving

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**11/4/25 2:00 PM**

**WS 32B - Concrete Paving**[illegible]



## **Withdrawal Letter**

### **MAPS - Kennedy**

***November 11, 2025***

***To Whom it May Concern:***

***Due to a clerical error on our part on our bid, we are hereby withdrawing our bid for the MAPS – Kennedy project and the 09 Painting Scope. We apologize for any inconvenience and look forward to other opportunities in the future.***

***Sincerely,***

A handwritten signature in black ink, appearing to be 'Alex Carillo', with a stylized, flowing script.

**Alex Carillo**  
**Owner**  
**BAC 2 PAINT, LLC**



November 12, 2025

Scott Kaminski  
Mankato Area Public Schools  
10 Civic Center Drive, Suite 1  
Mankato, MN 56001

Project: **MAPS Kennedy Elementary School (Work Scope 06A)**

Dear Scott:

This will confirm via our telephone conversation with Mike Hayes (KA) on 11/11/25 @ 2pm, in which we gave notice of our Selective Demolition subcontractor made a clerical error in the bid that they had submitted us for this portion of the Work Scope 06A. This mistake involved having to add an additional amount of \$158,000. This error reflects the total bid price amount and thus this mistake would be added to our original bid price.

In view of the error involved, we hereby request permission to immediately withdraw our bid from consideration for this project.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'NATE HOST', with stylized, overlapping strokes.

**NATE HOST**

VICE PRESIDENT OF CONSTRUCTION

**TEL:** 507-387-6836 x225

**CEL:** 320-493-3616

**FAX:** 507-387-1169

1531 Madison Avenue ■ Suite 200, Mankato, MN 56001



November 12, 2025

Mr. Scott Kaminski  
Mankato Area Public Schools  
10 Civic Center Plaza  
Mankato, MN 56002

RE: **MAPS Kennedy Elementary School**  
**Contract Award Letter**

Dear Mr. Kaminski:

This letter is concerning the contract awards for the above referenced project that was bid on November 4, 2025 with a rebid of the Combined Mechanical work scope on November 25, 2025.

Kraus-Anderson has verified bidders and we submit the following lowest responsible bidders and their total bid amount:

| <b><i>Work Scope</i></b> | <b><i>Contractor, City, State</i></b> | <b><i>Bid Amount</i></b> |
|--------------------------|---------------------------------------|--------------------------|
|--------------------------|---------------------------------------|--------------------------|

|            |                                        |                                                   |                                               |                                              |
|------------|----------------------------------------|---------------------------------------------------|-----------------------------------------------|----------------------------------------------|
| WS<br>01-J | Final Cleaning                         | SPAR LLC<br>Minneapolis, MN                       | Base Bid:<br>Alternate #1:<br>Total Contract: | \$35,000.00<br>\$750.00<br>\$35,750.00       |
| WS<br>03-A | Concrete                               | Evenson Concrete Systems<br>Mankato, MN           | Base Bid:<br>Total Contract:                  | \$78,000.00<br>\$78,000.00                   |
| WS<br>04-A | Masonry                                | Kingdom Builders Masonry<br>LLC<br>Fairmont, MN   | Base Bid:<br>Total Contract:                  | \$143,800.00<br>\$143,800.00                 |
| WS<br>05-A | Structural<br>Steel Material           | Noble-X, Inc.<br>Amery, WI                        | Base Bid:<br>Total Contract:                  | \$50,908.00<br>\$50,908.00                   |
| WS<br>05-B | Structural<br>Steel Erection           | Spartan Steel Erectors, Inc.<br>Mound, MN         | Base Bid:<br>Alternate #1:<br>Total Contract: | \$48,100.00<br>\$10,500.00<br>\$58,600.00    |
| WS<br>06-A | Carpentry &<br>Selective<br>Demolition | Robert W. Carlstrom Co., Inc.<br>Mankato, MN      | Base Bid:<br>Alternate #1:<br>Total Contract: | \$435,000.00<br>\$5,000.00<br>\$440,000.00   |
| WS<br>07-F | Metal Panel                            | Schwickert's Tecta America,<br>LLC<br>Mankato, MN | Base Bid:<br>Total Contract:                  | \$19,785.00<br>\$19,785.00                   |
| WS<br>07-H | Roofing                                | Kato Roofing, Inc.<br>Mankato, MN                 | Base Bid:<br>Alternate #1:<br>Total Contract: | \$192,398.00<br>\$155,230.00<br>\$347,628.00 |

**Work Scope****Contractor, City, State****Bid Amount**

|            |                                                    |                                                        |                              |                                  |
|------------|----------------------------------------------------|--------------------------------------------------------|------------------------------|----------------------------------|
| WS<br>08-A | Doors,<br>Frames, &<br>Hardware –<br>Material Only | Kendell Doors & Hardware<br>LLC<br>Mendota Heights, MN | Base Bid:<br>Total Contract: | \$19,868.00<br>\$19,868.00       |
| WS<br>08-F | Exterior Glass<br>& Glazing                        | United Glass, Inc.<br>Brooklyn Park, MN                | Base Bid:<br>Total Contract: | \$131,730.00<br>\$131,730.00     |
| WS<br>09-A | Drywall                                            | Pietsch Construction Inc.<br>Madelia, MN               | Base Bid:<br>Total Contract: | \$159,700.00<br>\$159,700.00     |
| WS<br>09-B | Tile                                               | Grazzini Brothers & Company<br>Eagan, MN               | Base Bid:<br>Total Contract: | \$29,480.00<br>\$29,480.00       |
| WS<br>09-C | Ceiling &<br>Acoustical<br>Treatment               | Palmer-Soderberg, Inc.<br>Rochester, MN                | Base Bid:<br>Total Contract: | \$324,800.00<br>\$324,800.00     |
| WS<br>09-D | Flooring –<br>Resilient &<br>Carpet                | Rickway Carpet<br>North Mankato, MN                    | Base Bid:<br>Total Contract: | \$28,375.00<br>\$28,375.00       |
| WS<br>09-K | Painting                                           | Mulcahy Nickolaus LLC<br>Oakdale, MN                   | Base Bid:<br>Total Contract: | \$57,905.00<br>\$57,905.00       |
| WS<br>12-C | Manufactured<br>Casework                           | Northern Woodwork, Inc.<br>Thief River Falls, MN       | Base Bid:<br>Total Contract: | \$57,825.00<br>\$57,825.00       |
| WS<br>21-A | Fire<br>Suppression                                | Breth-Zenzen Fire Protection<br>LLC<br>St. Joseph, MN  | Base Bid:<br>Total Contract: | \$236,880.00<br>\$236,880.00     |
| WS<br>23-B | Combined<br>Mechanical                             | Chappell Central, Inc.<br>Willmar, MN                  | Base Bid:<br>Total Contract: | \$5,360,000.00<br>\$5,360,000.00 |
| WS<br>26-A | Electrical                                         | BLK Electric, Inc.<br>North Mankato, MN                | Base Bid:<br>Total Contract: | \$1,037,665.00<br>\$1,037,665.00 |
| WS<br>31-A | Site Clearing &<br>Earthwork                       | Steve James Excavating, Inc.<br>Owatonna, MN           | Base Bid:<br>Total Contract: | \$105,000.00<br>\$105,000.00     |

**KRAUS-ANDERSON®**

| <b>Work Scope</b> | <b>Contractor, City, State</b> | <b>Bid Amount</b> |
|-------------------|--------------------------------|-------------------|
|-------------------|--------------------------------|-------------------|

|            |                    |                                          |                              |                            |
|------------|--------------------|------------------------------------------|------------------------------|----------------------------|
| WS<br>32-A | Asphalt Paving     | Nielsen Blacktopping, Inc.<br>Kasota, MN | Base Bid:<br>Total Contract: | \$15,000.00<br>\$15,000.00 |
| WS<br>32-B | Concrete<br>Paving | Evenson Concrete Systems<br>Mankato, MN  | Base Bid:<br>Total Contract: | \$27,500.00<br>\$27,500.00 |

Total Base Bid: \$ 8,594,719.00  
Total Alternate #1: \$ 171,480.00  
**Contract Total: \$ 8,766,199.00**

We have enclosed the Bid Tabulation sheets that reflect the bids received.

If you have any questions regarding this information, please do not hesitate to contact me at 612.290.6313.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Rob Gemelke  
Senior Project Manager



**School Board Regular Meeting****6. F.****Meeting Date:** 12/15/2025**Prepared By:** Amanda Heilman, Director of Business Services

---

**Subject:**

Approval of 2026 IAQ/HVAC Project at Hoover Elementary School

**Background:**

On November 18th at 2:00pm, seventy five (75) bids were received for the Mankato Area Public Schools 2026 IAQ/HVAC Project at Hoover Elementary School.

**Recommended Action:**

The administrative team and Kraus Anderson, our Construction Manager, recommend that the bids as submitted by multiple contractors in the amount of \$8,581,010.00 for the base bid, along with Alternate #1 (skylight replacement) for \$232,712.00 for a total of \$8,813,722.00, be accepted by the School Board. IAQ LTFM and Bond revenue will be used to fund this project, and this project will be part of the FY26/FY27 budget. A summary of the bids received is attached.

---

**Attachments**

Bid Summary

Letter of Recommendation

---



**ARCHITECT: ISG**

## BID TABULATIONS

**WS 01J - Construction Final Cleaning**

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**WS 03A - Concrete**

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**WS 04A - Masonry**[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**11/18/25 2:00 PM**

## WS 05A - Structural Steel Material

[illegible]



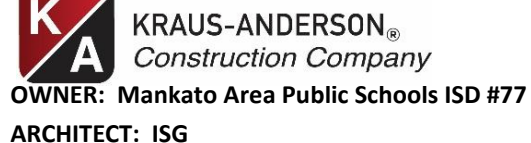
**ARCHITECT: ISG**

## BID TABULATIONS

**11/18/25 2:00 PM**

## WS 05B - Structural Steel Erection

[illegible]



**KRAUS-ANDERSON®**  
*Construction Company*

**OWNER:** Mankato Area Public Schools ISD #77

**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

**11/18/25 2:00 PM**

## WS 06A - Carpentry + Demolition

[illegible]



**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

11/18/25 2:00 PM  
WS 07F - Metal Panel

[illegible]





**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

## WS 07H - Roofing

[illegible]



**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

**11/18/25 2:00 PM**

## WS 08A - Doors, Frames & Hardware

[illegible]



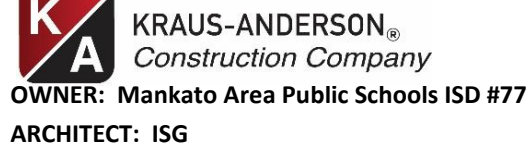
**ARCHITECT: ISG**

## BID TABULATIONS

**11/18/25 2:00 PM**

## WS 08F - Exterior Glass & Glazing

[illegible]



**KRAUS-ANDERSON®**  
*Construction Company*

**OWNER:** Mankato Area Public Schools ISD #77

**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

**11/18/25 2:00 PM**

## WS 09A - Drywall

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

WS 09B - Tile

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**11/18/25 2:00 PM**

## WS 09C - Ceiling and Acoustical Treatment

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**11/18/25 2:00 PM**

**WS 09D - Flooring - Resilient & Carpet**

[illegible]



**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

## WS 09K - Painting

[illegible]





**ARCHITECT: ISG**

## BID TABULATIONS

**11/18/25 2:00 PM**

## WS 12C - Manufactured Casework

[illegible]



**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

**11/18/25 2:00 PM**

**WS 21A - Fire Suppression**

[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**11/18/25 2:00 PM**

WS 23B - Combined Mechanical

[illegible]



**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

**WS 26A - Electrical**[illegible]



**ARCHITECT: ISG**

## BID TABULATIONS

**WS 31A - Site Clearing, Earthwork & Utilities**

[illegible]



**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

### WS 32A - Asphalt Paving

[illegible]



**ARCHITECT: ISG**

**MAPS Hoover Elementary School**  
**North Mankato, MN**

## BID TABULATIONS

**11/18/25 2:00 PM**

## WS 32B - Concrete Paving

[illegible]



**Date:** 11/26/2025

**To:** Scott Kaminski

**Company/Agency:** Mankato Area Public Schools

**Subject:** Request to Withdraw Bid Submission

Dear Scott,

Precision Utilities respectfully requests the withdrawal of our bid submitted for the **MAPS Hoover Elementary School Addition & Renovation / Project No. 22-27126**.

After a detailed internal review, we discovered that a clerical error on our part resulted in the omission of the required allowance within our proposal. This omission significantly impacts the cost structure of our submission and, as a result, renders the current bid financially unfeasible for our company. Despite this setback, we want to express that Precision Utilities remains genuinely interested in the project and looks forward to the possibility of participating in future opportunities related to it.

We sincerely apologize for any inconvenience this may cause and appreciate your understanding in this matter. Should you require a written confirmation, additional documentation, or have any questions, please feel free to contact me directly.

Thank you for your attention.

Sincerely,

**Bryce Novak**

Precision Utilities

Email: [bryce@precisionutilities.com](mailto:bryce@precisionutilities.com)

Phone: 507-514-2953





**November 20, 2025**  
**Mankato Area Public Schools**  
**MAPS – Hoover Elementary School**  
**Project#: 22-27126**

**Re:** Request for Withdrawal of Bid – Work Scope 12C: Manufactured Casework  
**Project:** MAPS Hoover Elementary School  
**Bid Date:** November 18, 2025

To Whom It May Concern,

dakBUILT respectfully submits this formal request to withdraw our bid for Work Scope 12C – Manufactured Casework for the MAPS Hoover Elementary School project.

After completing our internal post-bid review, we identified a **clerical error** in the preparation of our submitted proposal. Specifically, our bid reflected *supply-only pricing*, while the project specifications require the inclusion of *installation labor*. This discrepancy was the result of an internal clerical oversight during the compilation of our bid documents and does not align with the complete scope defined in the contract requirements.

Because this clerical error materially impacts the accuracy and viability of our submitted bid, dakBUILT cannot perform the full scope of work at the price listed. Therefore, in accordance with public bidding practices, we are formally requesting permission to withdraw our bid prior to contract award.

We sincerely apologize for any inconvenience this causes the School District and your project team. dakBUILT maintains the highest respect for the public bidding process, and we appreciate your understanding in allowing withdrawal on the basis of this clerical error.

Please confirm receipt of this letter, and let us know if any additional documentation is required.

Respectfully,

A handwritten signature in black ink, appearing to read "Andrew S. Muhs", with a stylized flourish at the end.

**Andrew S. Muhs**  
**Sales Manager**  
**dakBUILT Cabinets**  
**701-866-7001**  
**amuhs@dakbuilt.com**



November 26, 2025

Mr. Scott Kaminski  
Mankato Area Public Schools  
10 Civic Center Plaza  
Mankato, MN 56002

RE: **MAPS Hoover Elementary School**  
**Contract Award Letter**

Dear Mr. Kaminski:

This letter is concerning the contract awards for the above referenced project that was bid on November 18, 2025.

Kraus-Anderson has verified bidders and we submit the following lowest responsible bidders and their total bid amount:

| <b><i>Work Scope</i></b> | <b><i>Contractor, City, State</i></b>                                         | <b><i>Bid Amount</i></b>                                                             |
|--------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| WS<br>01-J               | Final Cleaning<br>Cleaniacs LLC<br>Buffalo, MN                                | Base Bid: \$34,350.00<br>Total Contract: \$34,350.00                                 |
| WS<br>03-A               | Concrete<br>Evenson Concrete Systems<br>Mankato, MN                           | Base Bid: \$67,000.00<br>Total Contract: \$67,000.00                                 |
| WS<br>04-A               | Masonry<br>Kingdom Builders Masonry<br>LLC<br>Fairmont, MN                    | Base Bid: \$156,600.00<br>Total Contract: \$156,600.00                               |
| WS<br>05-A               | Structural<br>Steel Material<br>Noble-X, Inc.<br>Amery, WI                    | Base Bid: \$75,603.00<br>Total Contract: \$75,603.00                                 |
| WS<br>05-B               | Structural<br>Steel Erection<br>Hursh Metal Erectors, Inc.<br>Forest Lake, MN | Base Bid: \$55,527.00<br>Total Contract: \$55,527.00                                 |
| WS<br>06-A               | Carpentry &<br>Selective<br>Demolition<br>JD Driver LTD<br>Rose Creek, MN     | Base Bid: \$412,500.00<br>Alternate #1: \$17,000.00<br>Total Contract: \$429,500.00  |
| WS<br>07-F               | Metal Panel<br>Schwickert's Tecta America,<br>LLC<br>Mankato, MN              | Base Bid: \$19,925.00<br>Total Contract: \$19,925.00                                 |
| WS<br>07-H               | Roofing<br>Schwickert's Tecta America<br>Mankato, MN                          | Base Bid: \$266,911.00<br>Alternate #1: \$208,127.00<br>Total Contract: \$475,038.00 |

**Work Scope****Contractor, City, State****Bid Amount**

|            |                                                    |                                                        |                                               |                                                |
|------------|----------------------------------------------------|--------------------------------------------------------|-----------------------------------------------|------------------------------------------------|
| WS<br>08-A | Doors,<br>Frames, &<br>Hardware –<br>Material Only | Kendell Doors & Hardware<br>LLC<br>Mendota Heights, MN | Base Bid:<br>Total Contract:                  | \$22,683.00<br>\$22,683.00                     |
| WS<br>08-F | Exterior Glass<br>& Glazing                        | United Glass, Inc.<br>Brooklyn Park, MN                | Base Bid:<br>Total Contract:                  | \$127,777.00<br>\$127,777.00                   |
| WS<br>09-A | Drywall                                            | RTL Construction, Inc.<br>Shakopee, MN                 | Base Bid:<br>Total Contract:                  | \$166,939.00<br>\$166,939.00                   |
| WS<br>09-B | Tile                                               | MCI Carpet One<br>Waite Park, MN                       | Base Bid:<br>Total Contract:                  | \$28,700.00<br>\$28,700.00                     |
| WS<br>09-C | Ceiling &<br>Acoustical<br>Treatment               | Twin City Acoustics Inc.<br>Minneapolis, MN            | Base Bid:<br>Total Contract:                  | \$309,160.00<br>\$309,160.00                   |
| WS<br>09-D | Flooring –<br>Resilient &<br>Carpet                | Commercial Flooring Services<br>LLC<br>Eagan, MN       | Base Bid:<br>Total Contract:                  | \$40,065.00<br>\$40,065.00                     |
| WS<br>09-K | Painting                                           | High Performance Coatings,<br>Inc.<br>Buffalo, MN      | Base Bid:<br>Total Contract:                  | \$85,834.00<br>\$85,834.00                     |
| WS<br>12-C | Manufactured<br>Casework                           | Northwest Cabinets<br>Bemidji, MN                      | Base Bid:<br>Total Contract:                  | \$91,931.00<br>\$91,931.00                     |
| WS<br>21-A | Fire<br>Suppression                                | Breth-Zenzen Fire Protection<br>LLC<br>St. Joseph, MN  | Base Bid:<br>Total Contract:                  | \$236,880.00<br>\$236,880.00                   |
| WS<br>23-B | Combined<br>Mechanical                             | Bauernfeind Goedtel<br>Faribault, MN                   | Base Bid:<br>Total Contract:                  | \$4,955,000.00<br>\$4,955,000.00               |
| WS<br>26-A | Electrical                                         | BLK Electric, Inc.<br>North Mankato, MN                | Base Bid:<br>Alternate #1:<br>Total Contract: | \$1,259,625.00<br>\$7,585.00<br>\$1,267,210.00 |
| WS<br>31-A | Site Clearing &<br>Earthwork                       | Steve James Excavating, Inc.<br>Owatonna, MN           | Base Bid:<br>Total Contract:                  | \$130,000.00<br>\$130,000.00                   |



| <b>Work Scope</b> | <b>Contractor, City, State</b> | <b>Bid Amount</b> |
|-------------------|--------------------------------|-------------------|
|-------------------|--------------------------------|-------------------|

|            |                    |                                          |                              |                            |
|------------|--------------------|------------------------------------------|------------------------------|----------------------------|
| WS<br>32-A | Asphalt Paving     | Nielsen Blacktopping, Inc.<br>Kasota, MN | Base Bid:<br>Total Contract: | \$18,500.00<br>\$18,500.00 |
| WS<br>32-B | Concrete<br>Paving | Evenson Concrete Systems<br>Mankato, MN  | Base Bid:<br>Total Contract: | \$19,500.00<br>\$19,500.00 |

Total Base Bid: \$ 8,581,010.00  
Total Alternate #1:\$ 232,712.00  
**Contract Total: \$ 8,813,722.00**

We have enclosed the Bid Tabulation sheets that reflect the bids received.

If you have any questions regarding this information, please do not hesitate to contact me at 612.290.6313.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Rob Gemelke  
Senior Project Manager