



AGENDA

**Mankato City Council
Regular Meeting
August 8, 2022 - 6 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

Roll Call

Pledge of Allegiance to our Flag

2. **Approval of Agenda**

3. **Approval of Minutes**

Regular Meeting of July 25, 2022

4. **Appearances, Recognition, and Proclamations**

Proclamation designating August 21, 2022, as Fentanyl Poisoning Awareness and Prevention Day in the City of Mankato.

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

Citizens may address the Council on matters not on the agenda, and are encouraged to register with the City Clerk prior to the start of the meeting. Those wishing to speak are limited to three minutes and must state their name and address for the record.

6. **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 item(s) will be discussed and acted upon by separate motion.

A. Motion approving Proclamation designating August 21, 2022, as Fentanyl Poisoning Awareness and Prevention Day in the City of Mankato.

B. Motion approving new appointment to the Public Safety Advisory Committee.

- C. Motion approving application for an On-Sale 3.2 Percent Malt Liquor License for Picklebarn, LLC, DBA Picklebarn, 90 Power Drive.
- D. Motion approving application for On-Sale Intoxicating and Sunday Liquor Licenses for Tee Times, LLC, DBA Tee Times, 551 Belle Avenue, Suite B.
- E. Motion approving the Preliminary Plat of Tartan Glen Subdivision. The subject property is described as Outlot F, Copperfield Subdivision (PID R010920376025); by request of Kim Born Construction.
- F. Motion approving the Preliminary Plat review of Groh Farm Subdivision No. 2. The subject property is described as Outlot D, Groh Farm Subdivision; by request of Drummer Land Investments.
- G. Resolution approving the Final Plat of School Sisters of Notre Dame Subdivision. The subject property is described Lots 7-45, Highwood; Lots A-H, Duke's Subdivision; Lots 18-20, Shaws Addition to Mankato; Outlot No. 1 & 2, Duke's Addition; Part of the Southeast Quarter of Section 5, Township 108 North Range 26 West; and Part of Northwest Quarter of the Northeast Quarter of Section 8, Township 108 North Range 26 West (145 Good Council Drive); by request of School Sisters of Notre Dame Central Pacific Province.
- H. Resolution approving a Conditional Use Permit to allow exterior storage in the B-3, Highway Business, zoning district. The subject property is described as the North 27' of Lot 5 and Lot 6 except the North 250', Block 1, Venstar Subdivision (1711 Premier Drive); by request of Jeremy Fischer on behalf of R. Henry Construction.
- I. Resolution approving a Conditional Use Permit to allow the construction and operation of a 1-megawatt community solar garden in the M-1, Light Industrial District. The subject property is described as Lot 1, Block 1, Sakatah Industrial Park (PID R010432100042); by request of Impact Power Solutions.
- J. Resolution authorizing the City Manager to execute a contract with Minnesota State University, Mankato for public transit services.
- K. Resolution authorizing the City Manager to submit an application for Greater Minnesota, Local Highway Safety Improvement Program (HSIP) Federal Safety Funds for the improvement of the intersection of Hoffman Road and Victory Drive.

- L. Resolution authorizing the City Manager to enter into Amendment #1 for Professional and Technical Services Contract Number 1048714 with the Minnesota Department of Transportation (MnDOT) for Phase I Architecture-History Investigation - Kern Bridge Rehabilitation.

7. **Public Hearings**

- A. Resolution approving the Final Plat of Wolfe Addition No. 2; rezoning for Wolfe Addition No. 2 from T, Transition, to R-2, One and Two Family Dwelling District and B-3, Highway Commercial; and a Planned Unit Development for Wolf Pointe Townhomes. The subject property is described as Outlots A & B, Wolfe Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder, containing 47.08 acres; by request of of Deep Valley Holdings, LLC.
- B. Ordinance rezoning of Outlot A and Outlot B, Circle Seven Subdivision from T, Transition, to O-R, Office Residential and Resolution approving the final plat for Augusta Park Estates. The subject property is described as Outlot A and Outlot B, Circle Seven Subdivision, Mankato (PID R010904200020 and R010904200019); by request of Steve Kuepers.
- C. Resolution approving the vacation of a 10-foot easement located between Lots 1 and 2 and 2 and 3, Block 1, St. Andrews Commercial Centre. The subject property is described as Lots 1, 2, and 3, Block 1, St. Andrews Commercial Centre (301 St. Andrew's Drive); by request of Joe Frederick Sr. of Big Joe, LLC.

8. **City Manager's Report**

- A. Resolution considering bids for project 20170; Tourtellotte Pool/Bathhouse.
- B. Resolution adopting Mankato Land Acknowledgement and Mankato Land Acknowledgment Guide.
- C. Possible interest in acquisition of City-owned land - Poplar Street.
- D. Set August 22, 2022, as the date of public hearing on an Ordinance establishing a prohibition on the possession, use and distribution of edible cannabinoid products by underage persons in public places located in the City of Mankato.
- E. Creation of Council Committee to review Request for Proposals for 1315 Stadium Road.

9. **Reports of City Council Members**

- A. Resolution appointing a Council Member to fill the unexpired term of Mark Frost (current Ward 3).

10. **Miscellaneous Business**

View all city committee meetings by clicking on our [City Calendar](#)

Regular Council Meeting, August 22, 2022, 6 p.m., Mankato Room (with Work Session to follow)

Regular Council Meeting, September 12, 2022, 6 p.m., Mankato Room (with EDA to follow if needed)

Regular Council Meeting, September 26, 2022, 6 p.m., Mankato Room (with Work Session to follow)

11. **Adjournment**



MINUTES

**Mankato City Council
Regular Meeting
July 25, 2022 - 6 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

Roll Call

Members Present: Mike Laven, Dennis Dieken, Karen Foreman, Jenn Melby-Kelley, Jessica Hatanpa, and Mayor Najwa Massad.

Staff Present: City Manager Susan Arntz, Community Development Director Paul Vogel, Administrative Services Director Parker Skophammer, Senior Engineer Michael McCarty, Associate Director of Housing and Economic Development Nancy Bokelmann, and City Clerk Renae Kopischke.

Pledge of Allegiance to our Flag

2. **Approval of Agenda**

Ms. Foreman moved and Ms. Melby-Kelley seconded a motion to approve the agenda as written. The motion carried unanimously.

3. **Approval of Minutes**

Ms. Foreman moved and Ms. Hatanpa seconded a motion to approve the minutes of the Regular Meeting of July 11, 2022, as written. The motion carried unanimously.

4. **Appearances, Recognition, and Proclamations**

Tom Olinger, Abdo, provided an overview of the City of Mankato 2021 Financial Statement Audit.

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

No one spoke.

6. 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 item(s) will be discussed and acted upon by separate motion.

Mr. Dieken pulled item 6.C. Ms. Foreman moved and Ms. Melby-Kelley seconded a motion to approve the Consent Calendar as amended. With all members voting in favor, the motion carried.

- A. Motion authorizing the City Manager to release the Request for Proposals (RFP's) for completing the update to the Transit Development Plan for the Mankato/North Mankato Urbanized Area.
- B. Motion approving License to Encroach for 230 Jaycee Court.
- C. Motion approving amendment and report on Capital Improvement Project 10744; Minnesota Riverbank Stabilization.

Mr. Dieken asked about the stabilization that has already occurred with there being a gap in between the end of the levy project and the start of the proposed improvement.

Mr. McCarty noted that the higher value is to protect the Wastewater Treatment Plant and then Riverfront Park; however, funding would still be sought for the missing section in need of improvements. Brief discussion on improvements.

Ms. Foreman moved and Mr. Dieken seconded a motion to approve the amendment and report on Capital Improvement Project 10744; Minnesota Riverbank Stabilization. The motion carried unanimously.

- D. Resolution authorizing the Submission for the Edward Byrne Memorial Justice Assistance Grant (JAG), and motion approving the Joint Agreement between the City of Mankato and Blue Earth County to share the JAG Program Award.
- E. Resolution authorizing the City Manager to execute contracts with the Minnesota Department of Transportation for calendar year 2022, Section 5307, State Funded Capital Vehicle Grant Agreements for the purchase of vehicles and related equipment associated with the Mankato Transit System.

- F. Resolution approving the annexation of 1034 Thompson Ravine Road. The subject property is described as Lot 3, Gerdt's Subdivision; by request of Jordyn Morris and Brady Garbers.
- G. Resolution approving a Regional Legacy Connecting People to the Outdoors Small Grant application to the Greater Minnesota Regional Parks and Trails Commission and Minnesota Department of Natural Resources for the Greater Mankato River Valley Trail System Wayfinding Signage project.
- H. Resolution accepting Department of Employment and Economic Development Contamination Cleanup Grants and authorizing the City Manager to execute Contamination Cleanup Grant Agreement and Subrecipient Agreements for Lewis Lofts (221 Lamm Street) and Burton Building (101-107 North 2nd Street).
- I. Resolution authorizing the City Manager to enter into Amendment #1 to Agreement Number 1050911 with the Minnesota Department of Transportation (MnDOT) for additional federal aid funding for Capital Improvement Project 10896; Timberwolf Drive Pedestrian Improvements.
- J. Resolution directing Parking Control on Volk Avenue.
- K. Resolution considering bids on Capital Improvement 17502; Dewey Lane Improvements.
- L. Set August 8, 2022, as the date of public hearing for a rezoning for Wolfe Addition No. 2 from T, Transition, to R-2, One and Two Family Dwelling District and B-3, Highway Commercial; review of the Final Plat of Wolfe Addition No. 2; and a Planned Unit Development for Wolf Pointe Townhomes. The subject property is described as Outlots A & B, Wolfe Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder, containing 47.08 acres; by request of Deep Valley Holdings, LLC.
- M. Set August 8, 2022, as the date of public hearing for a review of the Final Plat for Augusta Park Estates and for rezoning of the property from T, Transition, to O-R, Office Residential. The subject property is described as Outlot A and Outlot B, Circle Seven Subdivision (PID R010904200020 and R010904200019), by request of Steve Kuepers, Kuepers, Inc., with permission of the property owner.

- N. Set August 8, 2022, as the date of public hearing for the vacation of a 10-foot easement located between Lots 1 and 2 and 2 and 3, Block 1, St. Andrews Commercial Centre. The subject property is described as Lots 1, 2, and 3, Block 1, St. Andrews Commercial Centre (301 St. Andrew's Drive); by request of Joe Frederick Sr. of Big Joe, LLC.

7. **City Manager's Report**

- A. Ms. Arntz reported on the agreement between the city and Southwest Minnesota Housing Partnership (SWMHP) for implementation of the first phase of a community land trust. She stated that as discussed at the Work Session on June 6, the first phase consists of education/outreach and the purchase and rehabilitation of up to three homes. She indicated that existing homes would be purchased at a price of up to \$250,000 per home, be rehabilitated and then sold to a qualifying family at 60% or less of the median income. She explained that the net cost to the city per home is \$88,333 for the purchase price sourced from the fund balance of Economic Development, up to \$35,000 of rehabilitation funding that is sourced from existing programs, and \$5,000 of administrative fees from the Economic Development budget.

Ms. Arntz noted that the term of the agreement is until the end of 2022, and if SWMHP is successful in their Phase II application to Minnesota Housing, a subsequent agreement would be necessary to continue the program into 2023/2024.

Ms. Melby-Kelley inquired as to how the city was going to find properties to renovate.

Ali Joens, 15191 Monroe, Reading, Minnesota, representing the SWMHP, stated that the process would be home buyer driver; thus, they will work with the buyer.

Ms. Arntz added that as the program becomes more integrated and successful there will be several scenarios. She summarized some of the potential situations.

Mr. Laven moved and Ms. Melby-Kelley seconded a motion to approve the Resolution authorizing the City Manager to enter into an agreement with Southwest Minnesota Housing Partnership for implementation services for a Community Land Trust. The motion carried unanimously.

- B. Ms. Arntz stated that the City Council had work sessions in 2021 and 2022, regarding amendments to the City's Archery Deer Hunt Rules and Regulations. She summarized the changes, which included:
- Incorporation of reference to MN Statute 97B.001 and the MN Data Practices Law.

- Incorporation of the language that recognizes that if more than one of the distance regulations applies, the greater will be the one that is used.
- Providing the schedule for hunt and testing dates on the city's website, including references to the locations.
- Clarification of what happens when a hunter is cited for hunting related violations and under which circumstances privileges may be revoked.
- Updating contact information to role in organization vs. individuals.

Ms. Arntz noted that on July 11, 2022, the City Council reviewed the recommendations from staff and the City Attorney and requested additional clarification that the distance requirements in the policy only apply to buildings or boundaries within the City of Mankato. She added that if adopted, staff will arrange training for all the individuals that connect with the deer hunt, and will also update the city's website with new information.

Ms. Foreman suggested a meeting take place after this year's hunt to further discuss. Ms. Arntz noted that the conversations had started regarding other potential options.

Ms. Foreman moved and Mr. Dieken seconded a motion to approve the amendments to the City of Mankato Archery Deer Hunt Rules and Regulations. The motion carried unanimously.

8. **Reports of City Council Members**

Ms. Foreman mentioned that she is attending the Coalition of Greater Minnesota Cities Summer Conference in Red Wing.

9. **Miscellaneous Business**

View all city committee meetings by clicking on our [City Calendar](#)

Work Session, August 1, 2022, 6 p.m., Minnesota River Room

Regular Council Meeting, August 8, 2022, 6 p.m., Mankato Room (with EDA to follow if needed)

Regular Council Meeting, August 22, 2022, 6 p.m., Mankato Room (with Work Session to follow)

10. **Adjournment**

There being no further business before the Council, Ms. Foreman moved and Mr. Laven seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:56 p.m.

Minutes Approved.

Mayor Massad

ATTEST:

Renae Kopischke
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

6. A.

Meeting Date: 08/08/2022

Agenda Item:

Motion approving Proclamation designating August 21, 2022, as Fentanyl Poisoning Awareness and Prevention Day in the City of Mankato.

Recommendation/Action(s):

Motion approving proclamation.

Summary:

See attached. Proclamation is effective upon approval of the City Council and signature of the Mayor.

Attachments

Proclamation

PROCLAMATION

WHEREAS, Fentanyl is so lethal it can incapacitate and kill within seconds (as little as .25 mg, can be fatal), leaving a person helpless and without breath; and

WHEREAS, Fentanyl-contaminated drugs are killing people who are unaware that the drug they are about to take is laced with or has been completely replaced with Fentanyl; and

WHEREAS, multiple doses of the antidote Naloxone (Narcan) and other emergency interventions may still not prevent the damaging effects and fatalities of fentanyl; and

WHEREAS, according to the Centre for Disease Control and Prevention ("CDC") in 2021, drug overdose deaths in the United States topped 100,000 annually, and Illicit fentanyl accounted for 64% of all the drug related deaths in the United States as of January 2022; and

WHEREAS, Fentanyl poisoning is now the number one cause of death among Americans ages 18 to 45, surpassing COVID-19, suicide, and car accidents, with Fentanyl deaths among teens tripling in only two years; and

WHEREAS, a recent study examined the years of life lost due to unintentional drug deaths among young people aged 10 – 24 and determined that American teens and young adults lost nearly 1.5 million years of life between 2015 and 2019; and

WHEREAS, Fentanyl does not discriminate based on age, sex, gender, race, socioeconomic status, or any other factor and is killing unsuspecting, non-addicted individuals as well as individuals suffering from substance use disorder.

WHEREAS, our children and grandchildren, our spouses and partners, our parents and siblings are among the victims of these drug deaths, and our sincere hope is that we can use this day to bring awareness and honor the memory of our loved ones by preventing more tragic and senseless deaths from illicit fentanyl.

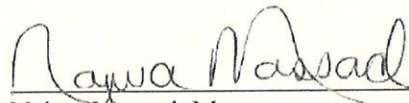
NOW, THEREFORE, I, Najwa Massad, Mayor of Mankato, do hereby proclaim August 21, 2022, as

FENTANYL POISONING AWARENESS & PREVENTION DAY

in the City of Mankato.

IN WITNESS WHEREOF, I have hereunto signed my name and caused the seal of the City of Mankato to be affixed this 8th day of August 2022.




Najwa Massad, Mayor



AGENDA RECOMMENDATION

City Council Regular Meeting

6. B.

Meeting Date: 08/08/2022

Agenda Item:

Motion approving new appointment to the Public Safety Advisory Committee.

Recommendation/Action(s):

Motion approving appointment of Lynn Butcher.

Summary:

Due to a recent resignation, there is a vacancy on the Public Safety Advisory Committee. It is recommended that Lynn Butcher be appointed to fill the vacancy.



AGENDA RECOMMENDATION

Consent Calendar 6. C.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Motion approving application for an On-Sale 3.2 Percent Malt Liquor License for Picklebarn, LLC, DBA Picklebarn, 90 Power Drive.

Recommendation/Action(s):

Motion approving application.

Summary:

An application has been submitted by Sidney and Mitchell Elofson as owners of Picklebarn, 90 Power Drive, Mankato, for an On-Sale 3.2 Percent Malt liquor license.

A liquor license-holder agreement has been negotiated between the applicant and the Department of Public Safety. A background investigation of all persons and premises named in the application reveals nothing that would preclude issuance of this license.

License fees of \$236.25 and an investigation fee of \$155 will be set for deposit into the city's general fund.



AGENDA RECOMMENDATION

Consent Calendar 6. D.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Motion approving application for On-Sale Intoxicating and Sunday Liquor Licenses for Tee Times, LLC, DBA Tee Times, 551 Belle Avenue, Suite B.

Recommendation/Action(s):

Approve contingent upon receipt of the Department of Health Food License and Certificate of Insurance (liquor liability and worker's compensation).

Summary:

An application has been submitted by Richard Laffen as owner of Tee Times, LLC, for an On-sale intoxicating and Sunday liquor license.

Taxes are current for this premise. A liquor license-holder agreement has been negotiated between the applicant and the Department of Public Safety.

The background of all persons and premises named in the application reveals nothing that would preclude issuance of this license.

License fees of \$3,762.43 and an investigation fee of \$500 will be set for deposit into the city's general fund.



AGENDA RECOMMENDATION

Consent Calendar 6. E.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Motion approving the Preliminary Plat of Tartan Glen Subdivision. The subject property is described as Outlot F, Copperfield Subdivision (PID R010920376025); by request of Kim Born Construction.

Recommendation/Action(s):

At the July 27, 2022, meeting, the Planning Commission recommended the following findings:

General requirements

1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
2. The preliminary plat depicts all land as lots of record.
3. A grading and drainage plan has been submitted for review by public works staff.

Streets

1. No additional public streets are being proposed as part of this preliminary plat.

Easements

1. Easements at least 20 feet wide centered on exterior lot lines, and 10 feet wide centered on interior lot lines are provided for utilities.

Block Standards

1. The block width is less than 600 feet long, so it is not required to provide pedestrian ways.
2. The block size is sufficient for two tiers of lots.

Lot Standards

1. The lot has the minimum required street frontage.
2. The lot is designed in conformance with the standards set forth in Chapter 10.

Public Sites and Open Spaces

1. Parkland dedication for the site was required as part of the Copperfield Subdivision in the form of 4.38 contiguous acres of park land dedication and a payment-in-lieu made in the amount of \$28,470.

Summary:

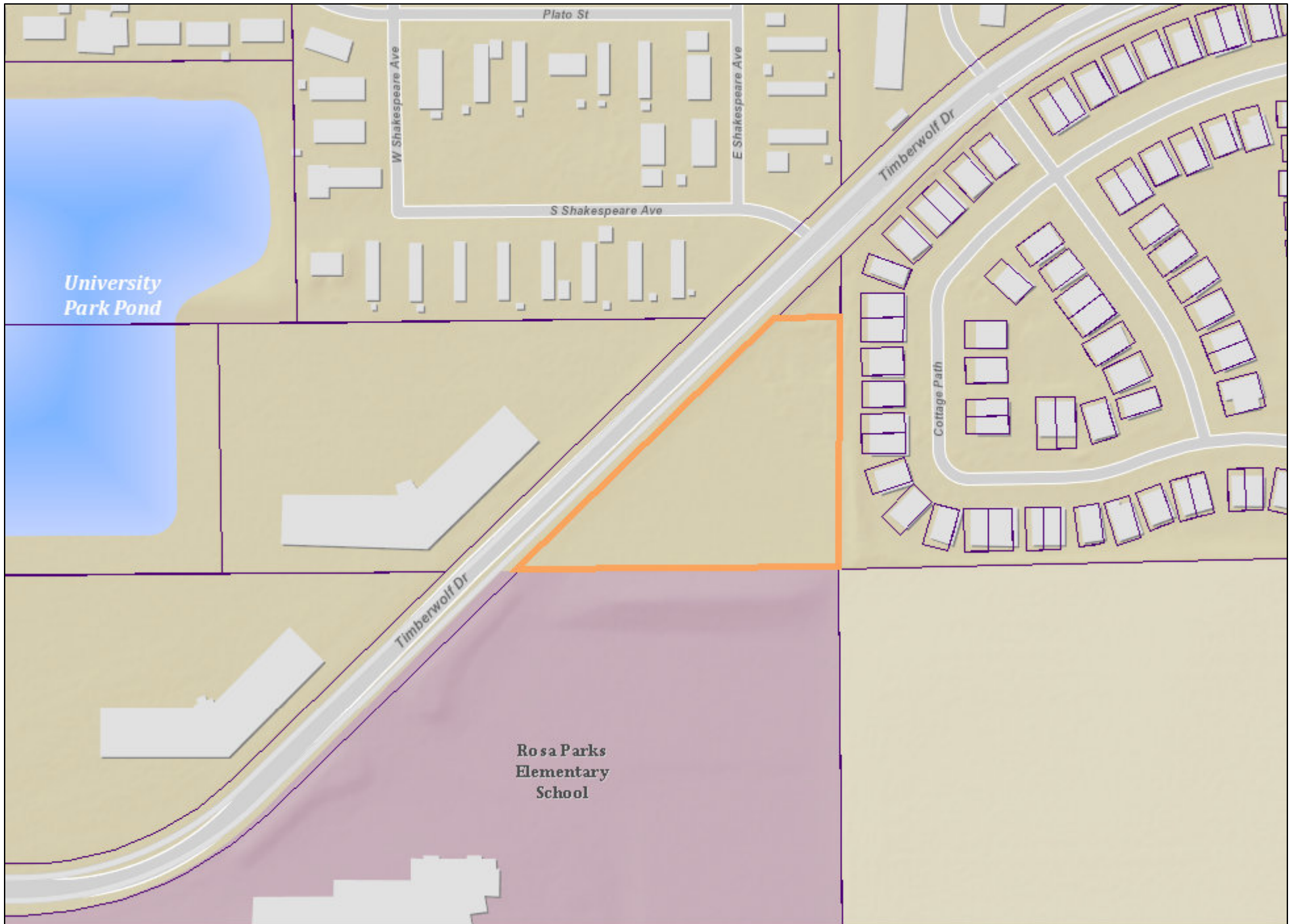
The applicant is requesting preliminary plat review of Tartan Glen in the R-2 one and two-family dwelling district. The subject property is described as Outlot F of Copperfield Subdivision.

The preliminary plat depicts a one lot, one block subdivision. The lot as proposed has an area of 2.01 acres. The preliminary plat depicts utility easements in accordance with the subdivision design standards found in the Mankato City Code. This two acre parcel meets the standards for lot size and frontage in the R-2 zoning district.

Attachments

General Location Map
Preliminary Plat

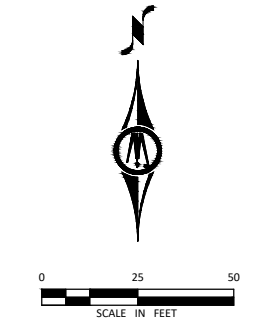
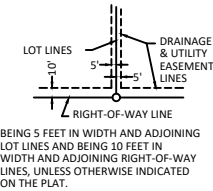
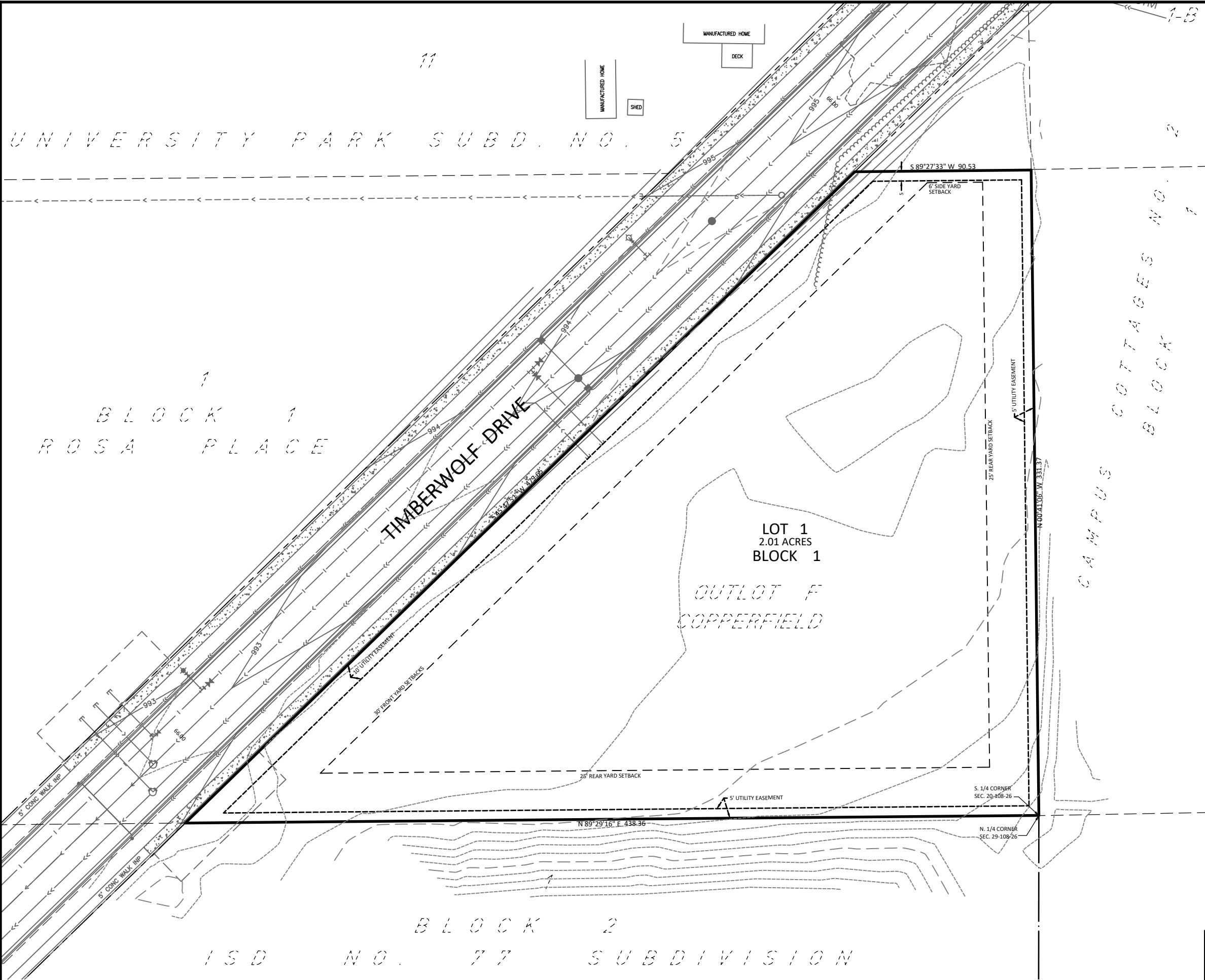
General Location Map



Date: July 2022

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM -
BLUE EARTH COUNTY ZONE - HARN NAD83 - 2011)
(AS PER THE FINAL PLAT OF COPPERFIELD)

UTILITY & SITE DATA

All Zoning, Setback, and Flood Zone information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - R-2, One- and Two-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet
Parking Areas 30 feet

Side
Main and Accessory Buildings 6 feet
Parking Areas 3 feet

Rear
Main and Accessory Building 25 feet
Parking Areas 3 feet

Lot Area (minimum) = 8,000 sq.ft.
Lot Width (minimum) = 60 feet
Ground Coverage by all structures (maximum) = 30%
Building Height (maximum) = 35 feet (main) & 20 feet (accessory)

SURVEYOR'S CERTIFICATION

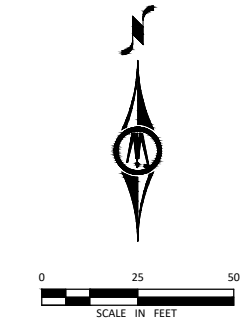
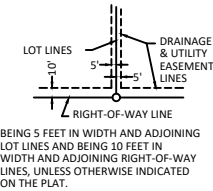
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Elchers
Michael M. Elchers
License Number 46564

05/02/2022
Date

TARTAN GLEN

PRELIMINARY PLAT MANKATO, MINNESOTA		OUTLOT F, COPPERFIELD
BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171		FOR: KIM BORN CONSTRUCTION



BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM -
BLUE EARTH COUNTY ZONE - HARN NAD83 - 2011)
(AS PER THE FINAL PLAT OF COPPERFIELD)

UTILITY & SITE DATA

All Zoning, Setback, and Flood Zone information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - R-2, One- and Two-Family Dwelling District

SETBACKS:	
Front	
Main and Accessory Building	30 feet
Parking Areas	30 feet
Side	
Main and Accessory Buildings	6 feet
Parking Areas	3 feet
Rear	
Main and Accessory Building	25 feet
Parking Areas	3 feet

Lot Area (minimum) = 8,000 sq.ft.
Lot Width (minimum) = 60 feet
Ground Coverage by all structures (maximum) = 30%
Building Height (maximum) = 35 feet (main) & 20 feet (accessory)

SURVEYOR'S CERTIFICATION

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

Michael M. Elchers
Michael M. Elchers
License Number 46564

05/02/2022
Date

TARTAN GLEN

PRELIMINARY PLAT
MANKATO, MINNESOTA



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

OUTLOT F, COPPERFIELD

FOR: KIM BORN CONSTRUCTION



AGENDA RECOMMENDATION

Consent Calendar 6. F.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Motion approving the Preliminary Plat review of Groh Farm Subdivision No. 2. The subject property is described as Outlot D, Groh Farm Subdivision; by request of Drummer Land Investments.

Recommendation/Action(s):

At the July 27, 2022, meeting, the Planning Commission recommended the following findings:

General Requirements

1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
2. The preliminary plat depicts all the land of lots of record.
3. A utility study is being prepared and will be submitted to verify compliance with the city utility requirements. The study shall address future utility services to the site.

Streets

1. The street right-of-way widths conform to the standards listed in Chapter 11 of the Mankato City Code.
2. The proposed subdivision does contain Bassett Drive (80'), Evergreen Drive (60'), and Balsam Drive (60').

Easements

1. The preliminary plat provides standard easements required in Chapter 11 of the Mankato City Code.

Block Standards

1. The blocks within the subdivision were designed for the intended end use as single-family dwellings and multiple-family dwelling lots.

2. The blocks within the subdivision were designed around the existing Groh Farm Subdivision plat and transportation corridor including Bassett Drive, Evergreen Drive, and Fraser Lane.

Lot Standards

1. The lots within the subdivision are intended for residential development, including single-family dwellings and multiple-family dwellings. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plans submitted for the property depict areas for off-street parking for the proposed single-family dwellings and multiple-family dwellings.

Public Sites and Open Spaces

1. The applicant will be making a park land dedication on the southwest corner of the subdivision.

Summary:

Drummer Land Investments is requesting a preliminary plat review for Groh Farm Subdivision No. 2. The subject property is described as Outlot D, Groh Farm Subdivision. The property is located to the south of Madison Avenue and to the east of County Road 12.

The Land Use Plan designation of the area is Medium Density Residential. The preliminary plat depicts the lot divided into two different zoning districts (R-2 and R-3). Both of the proposed zoning districts, R-2 and R-3, will need to conform to the standards set forth in the Medium Density Residential Classification. Lot 1, Block 5 is shown as R-3 with a concept for grouped housing development. Blocks 1-4, and 6 and 7 consist of 73 lots ranging in size from 7,500 square feet to 15,506 square feet in area and are depicted for R-2 zoning designation.

The proposed road network for the subdivision connects to the proposed Bassett Drive extension. Bassett Drive will connect from County Road 12 to Fraser Lane. The proposed right-of-way width for Bassett Drive is 80 feet. The preliminary plat depicts sidewalks on both sides of Bassett Drive. The other roads within the site are Evergreen Drive and Balsam Drive. Evergreen Drive has a 60-foot-wide right-of-way and extends from Bassett Drive southward to its terminus near County Road 12, or the southwest corner of the subdivision. A sidewalk is depicted on the east side of Evergreen Drive. Balsam Drive has a 60-foot-wide right-of-way that extends from Bassett Drive on the northeastern side of the subdivision and connects to Evergreen Drive. Sidewalks are depicted on the western and northern sides of Balsam Drive.

Utilities will be extended from Madison Avenue to the site via connections within the Evergreen Drive and Fraser Lane rights-of-way. Storm water will be directed to the system of ponds located on the southern portion of the subdivision. The ponds will outlet into the wetland complex located to the south of the subject property.

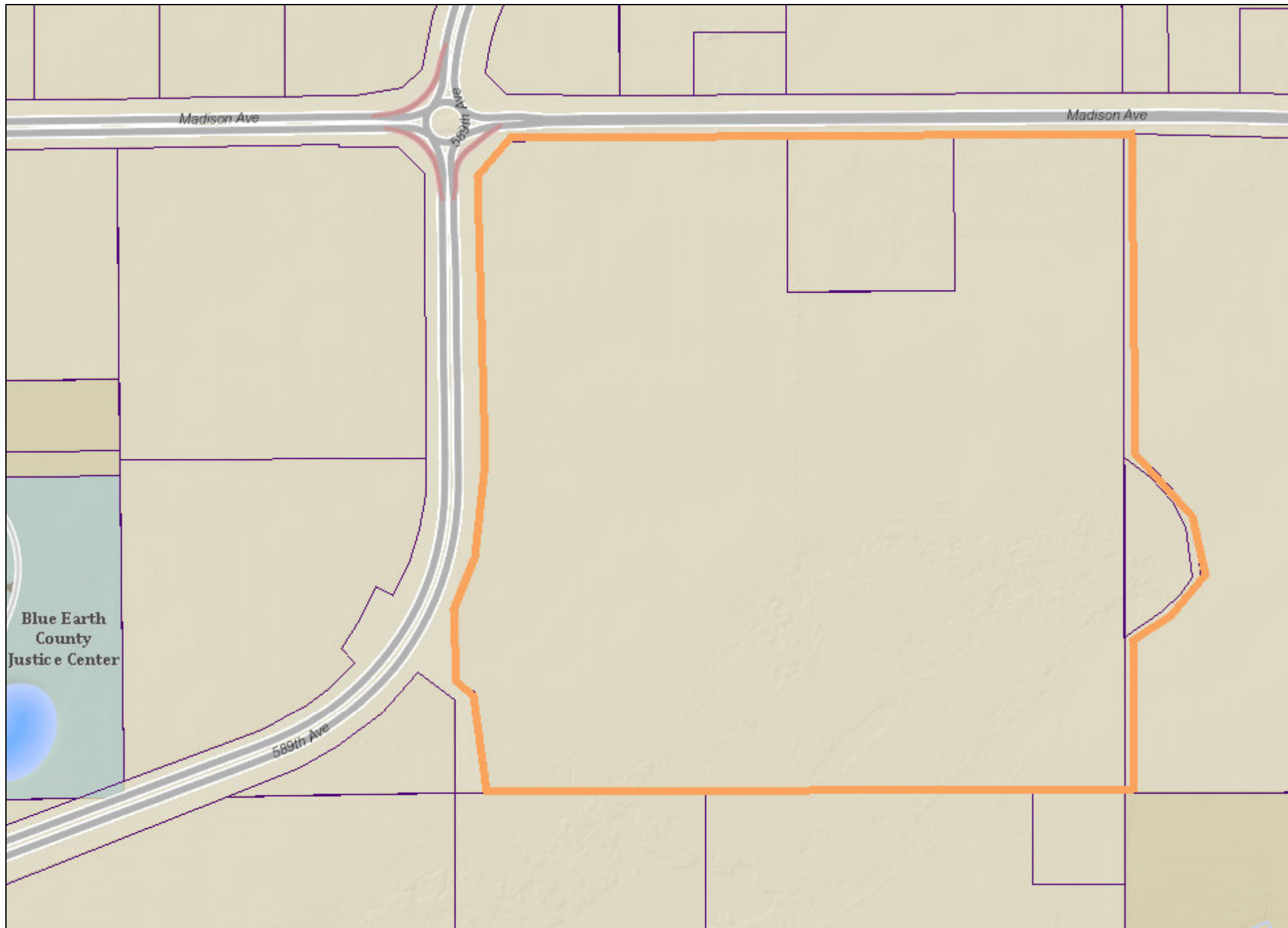
The property is adjacent to a public water wetland and will need to be reviewed for compliance with the shoreland ordinance including setbacks and lot sizes. The preliminary plat depicts buildable areas for lots 6, 7, and 8, Block 3 within the depicted 150-foot setback from the ordinary high-water level. Portions of Lots 2-12, Block 3, and storm water ponds as part of Outlot B are located within the 150-foot setback.

Wetlands on the site have been delineated and will require sequencing prior to the submittal of the final plat, and potential replacement, prior to any impacts. The wetland sequencing shall also address the wetland located with the portion of the property being dedicated to the City of Mankato for parkland. The dedication of parkland will be required prior to affixing signatures on a final plat.

Attachments

General Location Map
Preliminary Plat

General Location Map

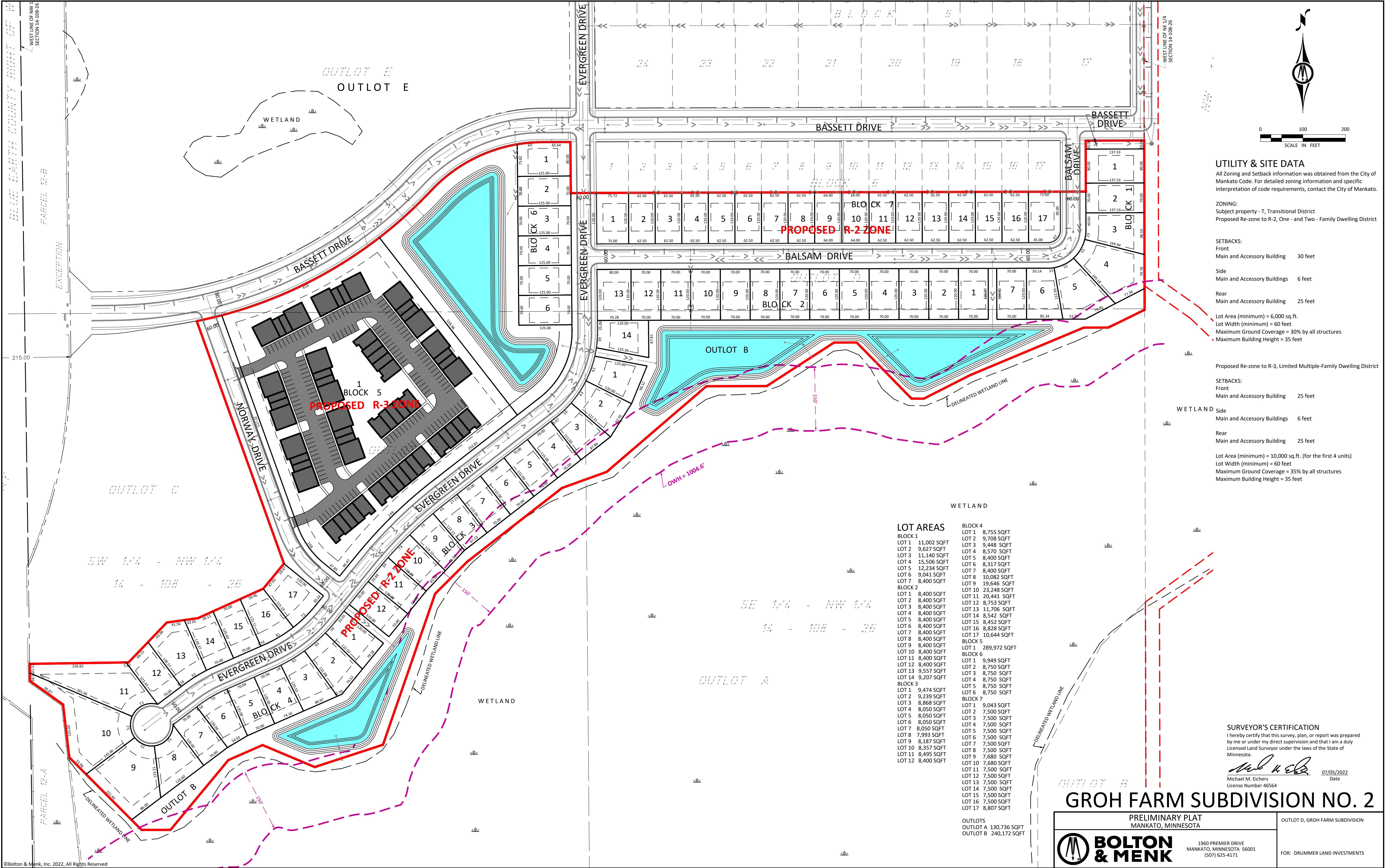


Date: July 2021

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.





UTILITY & SITE DATA
All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - T, Transitional District
Proposed Re-zone to R-2, One - and Two - Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet
Side
Main and Accessory Buildings 6 feet
Rear
Main and Accessory Building 25 feet
Lot Area (minimum) = 6,000 sq.ft.
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 30% by all structures
Maximum Building Height = 35 feet

Proposed Re-zone to R-3, Limited Multiple-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 25 feet
Side
Main and Accessory Buildings 6 feet
Rear
Main and Accessory Building 25 feet
Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units)
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 35% by all structures
Maximum Building Height = 35 feet

LOT AREAS	
BLOCK 1	
LOT 1	11,002 SQFT
LOT 2	9,627 SQFT
LOT 3	11,140 SQFT
LOT 4	15,506 SQFT
LOT 5	12,234 SQFT
LOT 6	9,041 SQFT
LOT 7	8,400 SQFT
BLOCK 2	
LOT 1	8,400 SQFT
LOT 2	8,400 SQFT
LOT 3	8,400 SQFT
LOT 4	8,400 SQFT
LOT 5	8,400 SQFT
LOT 6	8,400 SQFT
LOT 7	8,400 SQFT
LOT 8	8,400 SQFT
LOT 9	8,400 SQFT
LOT 10	8,400 SQFT
LOT 11	8,400 SQFT
LOT 12	8,400 SQFT
LOT 13	9,557 SQFT
LOT 14	9,207 SQFT
BLOCK 3	
LOT 1	9,474 SQFT
LOT 2	9,239 SQFT
LOT 3	8,868 SQFT
LOT 4	8,050 SQFT
LOT 5	8,050 SQFT
LOT 6	8,050 SQFT
LOT 7	8,050 SQFT
LOT 8	7,993 SQFT
LOT 9	8,187 SQFT
LOT 10	8,357 SQFT
LOT 11	8,495 SQFT
LOT 12	8,400 SQFT
BLOCK 4	
LOT 1	8,755 SQFT
LOT 2	9,708 SQFT
LOT 3	9,448 SQFT
LOT 4	8,570 SQFT
LOT 5	8,400 SQFT
LOT 6	8,317 SQFT
LOT 7	8,400 SQFT
LOT 8	10,082 SQFT
LOT 9	19,646 SQFT
LOT 10	23,248 SQFT
LOT 11	20,441 SQFT
LOT 12	8,753 SQFT
LOT 13	11,706 SQFT
LOT 14	8,542 SQFT
LOT 15	8,452 SQFT
LOT 16	8,828 SQFT
LOT 17	10,644 SQFT
BLOCK 5	
LOT 1	289,972 SQFT
BLOCK 6	
LOT 1	9,949 SQFT
LOT 2	8,750 SQFT
LOT 3	8,750 SQFT
LOT 4	8,750 SQFT
LOT 5	8,750 SQFT
LOT 6	8,750 SQFT
LOT 7	8,750 SQFT
LOT 8	8,750 SQFT
LOT 9	7,680 SQFT
LOT 10	7,680 SQFT
LOT 11	7,500 SQFT
LOT 12	7,500 SQFT
LOT 13	7,500 SQFT
LOT 14	7,500 SQFT
LOT 15	7,500 SQFT
LOT 16	7,500 SQFT
LOT 17	8,807 SQFT
BLOCK 7	
LOT 1	9,043 SQFT
LOT 2	7,500 SQFT
LOT 3	7,500 SQFT
LOT 4	7,500 SQFT
LOT 5	7,500 SQFT
LOT 6	7,500 SQFT
LOT 7	7,500 SQFT
LOT 8	7,500 SQFT
LOT 9	7,680 SQFT
LOT 10	7,680 SQFT
LOT 11	7,500 SQFT
LOT 12	7,500 SQFT
LOT 13	7,500 SQFT
LOT 14	7,500 SQFT
LOT 15	7,500 SQFT
LOT 16	7,500 SQFT
LOT 17	8,807 SQFT

OUTLOTS
OUTLOT A 130,736 SQFT
OUTLOT B 240,172 SQFT

SURVEYOR'S CERTIFICATION
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Michael M. Eichers
License Number 46564
07/05/2022
Date

GROH FARM SUBDIVISION NO. 2

BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	OUTLOT D, GROH FARM SUBDIVISION FOR: DRUMMER LAND INVESTMENTS
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AGENDA RECOMMENDATION

Consent Calendar 6. G.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Resolution approving the Final Plat of School Sisters of Notre Dame Subdivision. The subject property is described Lots 7-45, Highwood; Lots A-H, Duke's Subdivision; Lots 18-20, Shaws Addition to Mankato; Outlot No. 1 & 2, Duke's Addition; Part of the Southeast Quarter of Section 5, Township 108 North Range 26 West; and Part of Northwest Quarter of the Northeast Quarter of Section 8, Township 108 North Range 26 West (145 Good Council Drive); by request of School Sisters of Notre Dame Central Pacific Province.

Recommendation/Action(s):

At the July 27, 2022, meeting, the Planning Commission recommended adoption of the resolution approving the final plat.

Summary:

The School Sisters of Notre Dame Central Pacific Province is requesting a final plat review of the School Sisters of Notre Dame Subdivision. The subject property is described as Lots 7-45, Highwood; Lots A-H, Duke's Subdivision; Lots 18-20, Shaw's Addition to Mankato; Outlot No. 1 & 2, Duke's Addition; Part of the Southeast Quarter of Section 5, Township 108 North Range 26 West; and Part of Northwest Quarter of the Northeast Quarter of Section 8, Township 108 North Range 26 West. (145 Good Council Drive).

The proposed one-block subdivision contains one-lot and four-outlots. The subdivision is being proposed to facilitate the sale of a portion of the property from School Sisters of Notre Dame Central Pacific Province to Mankato Loyola. The proposed plat only depicts existing uses on the property. No future uses are contemplated as part of this subdivision. Lot 1, Block 1 contains 50.18 acres and is the location of Mankato Loyola School. The remaining property within the subdivision will be depicted as outlots. Outlot A, encompassing 1.78 acres, is the location of an existing cemetery. Outlot B, depicted as 41.96 acres, is the School Sisters of Notre Dame campus. Outlot C is the area currently depicted as Highwood Subdivision.

The replatting of this property to an outlot will require a new plat in conformance with the R-2 standards if any development is proposed for this area. Outlot D is 8.35 acres and is the location of the existing barn building and community garden plots.

The proposed plat also depicts easement areas for existing storm, water, sanitary sewer, and an underground telephone cable. The 30' sanitary sewer easement, 20' water easement, and telephone easement extend from Outlot B to Fourth Street. A drainage and utility easement are depicted on the southwest corner of Outlot B.

According to the parks and open space plan, the typical radius of a neighborhood park service area is $\frac{1}{4}$ mile and the size is between three and eight acres. This represents five percent of the developable land in the service area. The payment in lieu is for areas where land has already been acquired. The payment rate is then 5% of the gross unimproved land value, as established by the County Assessor, and the payment is used for park development through a dedicated fund. The subject property is within the service area of Tourtellotte Park, which is also considered a neighborhood park with associated amenities, and also in need of capital improvements that are not associated with the community pool. Those improvements include playground equipment and softball field improvements.

Non-residential uses are still required to provide a payment in lieu due to park usage demands. In cases such as schools, the payment is based on the area around the facility (building, drives, and yard spaces – but excluding field areas), because that is the generator of the demand. For this case, staff found a comparable piece of vacant property owned by the school district that was unimproved and was valued at \$25,000 per acre. The area of the Loyola facility was calculated at 9 acres, with the parking lot not included as it is also used for the fields. The calculation of 9 acres at \$25,000 per acre and 5% of the resulting value is \$11,250.

The outlots will be required to make a payment-in-lieu of parkland dedication as they develop in the future.

Development of any of the outlots depicted on the plat will require additional review by the Mankato City Council.

The preliminary plat was approved with the following conditions:

1. The applicant shall confirm the location of utilities on the site and submit a utility servicing plan.

The applicant will submit a utility servicing plan to public works for review and approval.

2. The applicant shall identify the location of the break line for the environmentally sensitive slope area on all proposed lots of record.

The applicant has depicted the break lines on the preliminary plat.

3. The applicant shall record easements for private utilities in conjunction with recording the final plat.

The applicant will record easements in conjunction with the final plat.

4. The applicant shall make a payment in lieu of parkland dedication in the amount of \$11,250 for Lot 1, Block 1. Outlots will be required to make payments in the future based on the anticipated use and acreage.

The payment in lieu of parkland dedication shall be made prior to the City of Mankato affixing signatures to the final plat.

Attachments

Resolution approving Final Plat
General Location Map
Final Plat

**RESOLUTION OF THE MANKATO CITY COUNCIL
APPROVING THE FINAL PLAT OF
SCHOOL SISTERS OF NOTRE DAME SUBDIVISION**

WHEREAS, the applicants have prepared a final plat of School Sisters of Notre Dame Subdivision; and

WHEREAS, the plat (CY 67-22) has been referred to the Mankato Planning Commission, which has reviewed and recommended approval of said plat; and

WHEREAS, the final plat conforms to the standards set forth in Chapters 10 and 11 of the Mankato City Code; and

WHEREAS, a preliminary plat was reviewed by the Planning Commission on June 22, 2022 and recommended for approval with the following conditions:

1. The applicant shall confirm the location of utilities on the site and submit a utility servicing plan.
2. The applicant shall identify the location of the break line for the environmentally sensitive slope area on all proposed lots of record.
3. The applicant shall record easements for private utilities in conjunction with recording the final plat.
4. The applicant shall make a payment in lieu of parkland dedication in the amount of \$11,250 for Lot 1, Block 1. Outlots will be required to make payments in the future based on the anticipated use and acreage.; and

WHEREAS, it is found that the final plat complies with the preliminary plat intent as recommended:

1. The proposed final plat conforms to the goals of the land use plan as a Public-Semi Public use.
2. The proposed final plat conforms to the design standards located within Section 11.05 of the Mankato City Code.
3. The proposed final plat depicts only existing uses, with no future uses contemplated as part of the subdivision.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Mankato hereby approves the final plat of School Sisters of Notre Dame Subdivision and authorizes the Mayor and City Clerk to sign said plat.

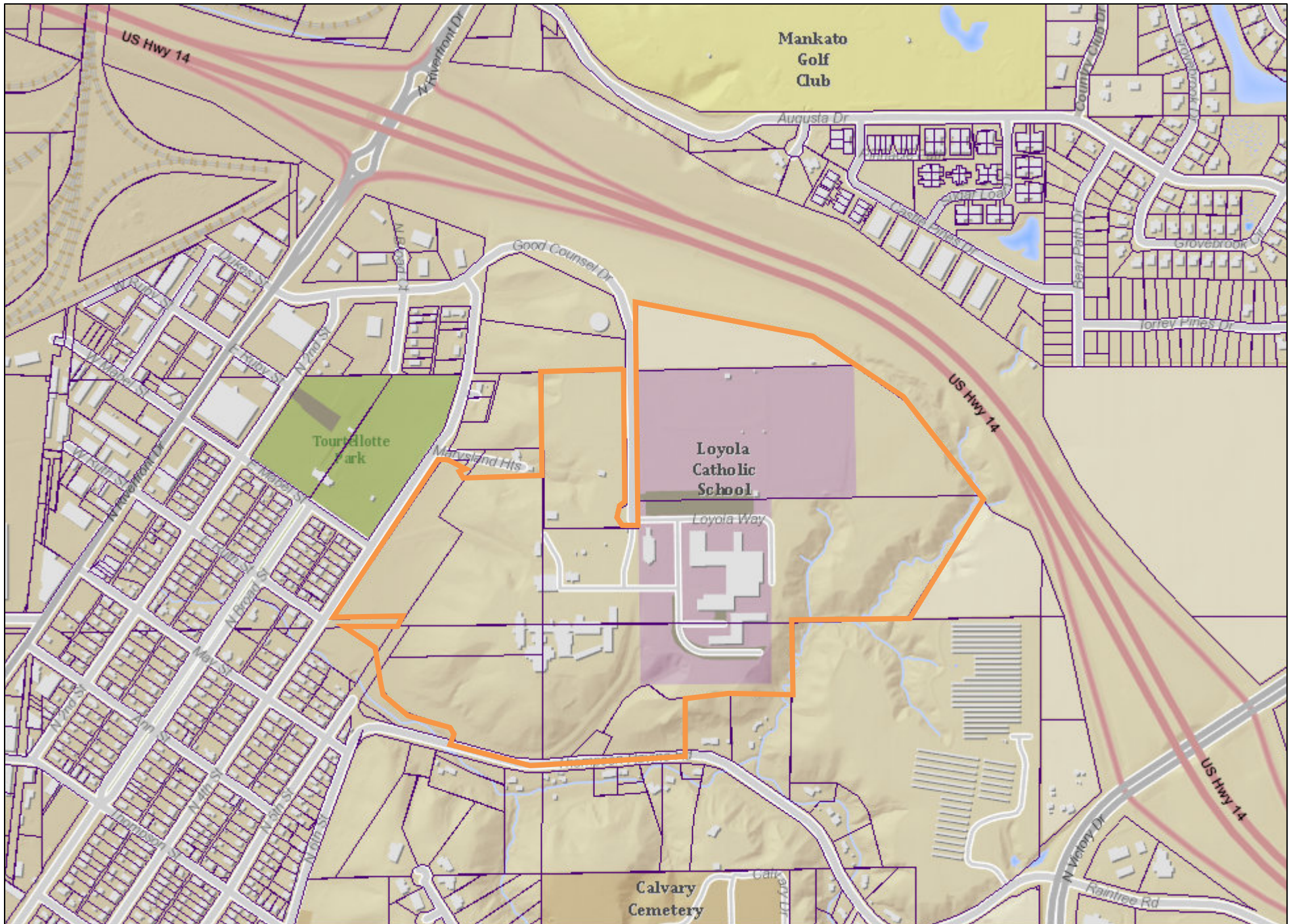
This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

General Location Map



Date: June 2022

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

SCHOOL SISTERS OF NOTRE DAME SUBDIVISION

INSTRUMENT OF DEDICATION

Know all men by these presents that we, School Sisters of Notre Dame Central Pacific Province, Inc., a non-profit corporation under the laws of the State of Minnesota, fee owner of the following described property to wit:

Parcel 1: Lots A, B, C, D, E, F, G and H of Dukes' Subdivision of the South Half of the Southwest Quarter, of Section 5, in Township 108 North, Range 26 West, City of Mankato, Blue Earth County, Minnesota, EXCEPTING that part of said lots included in the Plat of Highwood.

Parcel 2: Lots 7 through 45, both inclusive, of Highwood Addition to Mankato, Minnesota, being a subdivision of the West part of Lots A, B, C, D, E, F, G, H, I, and L of Dukes' Subdivision of the East part of the Southwest Quarter of Section 5, Township 108 North, Range 26 West, Blue Earth County, Minnesota, according to the Plat thereof dated May 22, 1908, and recorded June 5, 1908, in Book 3 of Plats, page 15. Together with all that portion of vacated Alvia Street, located Southwesterly of Lot "I" in Dukes' Subdivision of the South Half of the Southwest Quarter (5% SW¼) of Section 5, Township 108 North, of Range 26 West; all of Juliet Street; all of Fifth Street north of Ruth Street, and all of the alley of Highwood Addition.

Parcel 3: Beginning at the Quarter Section corner on the North side of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota; thence West, on the Section line, for 693.5 feet; thence to the left, at an angle of 93 degrees 29 minutes, for 146.5 feet; thence to the left, at an angle of 3 degrees 9 minutes for 124.35 feet; thence to the left, at an angle of 50 degrees 10 minutes, for 241.6 feet; thence to the right, at an angle of 86 degrees 8 minutes, for 60 feet; thence to the left, at an angle of 77 degrees 45 minutes, for 183.6 feet; thence to the right, at an angle of 63 degrees 35 minutes, for 102.6 feet to the center of road; thence to the left, at an angle of 85 degrees 25 minutes, for 267.2 feet along center of road; thence to the left, at an angle of 21 degrees 16 minutes, for 116.2 feet along center of road to the Quarter Section line running north and south through said Section 8-108-26; thence North on Section line, for 762 feet to the point of beginning.

Parcel 4: Lots 1, 2, 3 and 4, and Lots 17 to 21, both inclusive, of Shaw's Addition to City of Mankato, and Outlots to Dukes' Addition all north of ravine excepting Shaw's Addition and Seminary, of Lots 1 and 2, all situated in the City of Mankato, Blue Earth County, Minnesota, LESS AND EXCEPT the following three parcels:

Exception 1: Commencing at the Southeasterly corner of Block 13, Dukes' Addition (the Southerly line of said Block 13 to have an assumed bearing of South 55 degrees 00 minutes 00 seconds East); thence North 35 degrees 00 minutes 40 seconds East, along the Easterly line of said Block 13, a distance of 300.00 feet to the Southeasterly corner of Lot 15, Shaw's Addition, said point being the point of beginning; thence continuing North 35 degrees 00 minutes 40 seconds East, along the Easterly line of Shaw's Addition, a distance of 210.00 feet to the point of intersection with the Southeasterly extension of the Northerly line of Ruth Street according to the Plat of Dukes' Addition to the City of Mankato on file and of record with the Blue Earth County Recorder; thence North 55 degrees 00 minutes 00 seconds West, along said Southeasterly extension, a distance of 295.00 feet to the point of intersection with the Northeasterly extension of the Westerly line of Shaw's Addition; thence South 35 degrees 00 minutes 40 seconds West, along said Northeasterly extension and along the Westerly line of Shaw's Addition, a distance of 210.00 feet to the Southwesterly corner of Lot 4, Shaw's Addition; thence South 55 degrees 00 minutes 00 seconds East, along the Southerly line of Lots 4 and 15 in said Shaw's Addition, a distance of 295.00 feet to the point of beginning.

Exception 2: Commencing at the Southeasterly corner of Block 13, Duke's Addition (the Southerly line of said Block 13 to have an assumed bearing of South 55 degrees 00 minutes 00 seconds East); thence North 35 degrees 00 minutes 40 seconds East, along the Easterly line of said Block 13, a distance of 300.00 feet to the Southeasterly corner of Lot 15, Shaw's Addition, said point being the point of beginning; thence continuing North 35 degrees 00 minutes 40 seconds East, along the Easterly line of Shaw's Addition, a distance of 210.00 feet; thence South 02 degrees 30 minutes 00 seconds East, 108.39 feet to the point on the Easterly 66.00-foot right-of-way line of Fifth Street according to the Plat of Shaw's Addition; thence South 35 degrees 00 minutes 40 seconds West, along said Easterly right-of-way line, 124.00 feet; thence North 55 degrees 00 minutes 00 seconds West, 66.00 feet to the point of beginning.

Exception 3: Commencing at the Southeasterly corner of Block 13, Duke's Addition (the Southerly line of said Block 13 to have an assumed bearing of South 55 degrees 00 minutes 00 seconds East); thence North 35 degrees 00 minutes 40 seconds East, 240.00 feet to the Northeasterly corner of Lot 13, Block 13, Duke's Addition; thence South 55 degrees 00 minutes 00 seconds East, 66.00 feet to the most Northerly corner of Lot 1, Shaw's Addition; said point being the point of beginning; thence North 35 degrees 00 minutes 40 seconds East, along the Easterly 66.00-foot right-of-way line of Fifth Street, according to the Plat of Shaw's Addition, a distance of 184.00 feet to the point of curvature of a circular curve which center of radius bears North 87 degrees 30 minutes 00 seconds East; thence Southeasterly along a 257.74 foot radius curve central angle 66 degrees 00 minutes 00 seconds, an arc distance of 296.90 feet to the point of tangency of said curve; thence South 68 degrees 30 minutes 00 seconds East, along the tangent of said curve, 226.04 feet to the point of curvature of a circular curve to the right; thence Southerly along a 43.41-foot radius curve, central angle 83 degrees 58 minutes 20 seconds, an arc distance of 63.62 feet to the point of tangency of said curve; thence South 15 degrees 28 minutes 20 seconds West, along the tangent of said curve, 10.00 feet to a point on the Northerly 66.00-foot right-of-way line of Thompson Ravine Road; thence North 74 degrees 31 minutes 40 seconds West, along said Northerly right-of-way line, 514.67 feet to the Southwesterly corner of Lot 1, Shaw's Addition to the City of Mankato (lying Easterly of Fifth Street); thence Northerly along the Westerly line of said Lot 1, a distance of 90 feet, more or less, to the point of beginning.

Parcel 5-A: Commencing at the Quarter post on the North line of Section 8 in Township 108 North of Range 26 West, City of Mankato, Blue Earth County, Minnesota; thence running East, on said Section line, 7 chains and 88 links; thence South 4.5 degrees West, 4 chains and 25 links; thence South 31 degrees West, 7 chains and 90 links, to the center of Ravine Road; thence along said road, South 80 degrees West, 3 chains and 50 links; thence North, along Quarter Section line, 11 chains and 65 links to the place of beginning, LESS AND EXCEPT the following: Commencing at the Northwest corner of the Northeast Quarter of said Section 8, running thence East 10.2 rods; thence South 47 rods; thence West 10.2 rods; thence North 47 rods to the place of beginning.

Parcel 5-B: Commencing at the Northwest corner of the Northeast Quarter of Section 8, Township 108 North of Range 26 West, Blue Earth County, Minnesota; running thence East 10.2 rods; thence South, parallel with the North and South Quarter Section line in said Section 8, 47 rods, more or less, to the center of Thompson Ravine Road; thence Westerly, along the center of said Thompson Ravine Road, 10.2 rods, more or less, to the Quarter Section line; thence North, along the Quarter Section line, 47 rods, more or less, to the place of beginning.

Parcel 6-A: That certain tract or parcel of land lying within the Northwest Quarter of the Northeast Quarter of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as follows, to-wit: Commencing at a point on line 1015.08 feet East of the North Quarter corner of the aforesaid Section 8-108-26; thence running East, on line, a distance of 313.1 feet to the East line of the Northwest Quarter of the Northeast Quarter of said Section 8-108-26; thence South, on line, a distance of 383.3 feet; thence Westerly, at an angle of 90 degrees 20 minutes, a distance of 307.6 feet; thence North, at an angle of 88 degrees 37 minutes, a distance of 390 feet to the place of beginning.

Parcel 6-B: All that part of the Northwest Quarter of the Northeast Quarter of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as follows, to-wit: Beginning at a point on the North line of said Section 8, 520.08 feet East of the North Quarter corner; thence East, on Section line, 498.4 feet; thence South 90 degrees, 392 feet; thence South 85 degrees 20 minutes West, 357 feet; thence North 52 degrees 30 minutes West, 121 feet; thence South 74 degrees 53 minutes West, 57 feet; thence South 50 degrees 30 minutes West, 112 feet; thence South 31 degrees 10 minutes West, 183 feet; thence South 19 degrees 35 minutes West, 110 feet; thence South 77 degrees 15 minutes West, 90.5 feet; thence North 32 degrees 22 minutes East, 521.4 feet; thence North 5 degrees 54 minutes East, 286.2 feet to the place of beginning, LESS AND EXCEPT: Lot 1, Block 1, Good Counsel Subdivision located in the Northwest Quarter of the Northeast Quarter, Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota.

Parcel 7: The South Half of the South Half of the Southeast Quarter of Section 5, Township 108 North, Range 26 West, Blue Earth County, Minnesota, EXCEPTING THEREFROM the following four described tracts or parcels of land:

(a) EXCEPTING: Commencing at a point 7 chains and 77 links North of the Quarter post on the South line of Section 5-108-26; thence running North 2 chains and 23 links; thence East 6 chains; thence South 2 chains and 23 links; thence West 6 chains to the place of beginning.

(b) ALSO EXCEPTING: Beginning at the Southeast corner of said Section 5-108-26; thence running West, along the South line of said Section 5, for 700 feet; thence North 32 degrees 50 minutes East, for 786.4 feet; thence East for 296.4 feet to the East line of said Section 5; thence South, along the East line of said Section 5, for 660.75 feet to the place of beginning.

(c) ALSO EXCEPTING: That part of the following described real property: The South Half of the South Half of the Southeast Quarter of Section 5, Township 108 North, Range 26 West, Blue Earth County, Minnesota, excepting that part described as follows: Commencing at a point 7 chains and 77 links North of the Quarter post on the South line of Section 5-108-26; thence running North 2 chains and 23 links; thence East 6 chains; thence South 2 chains and 23 links; thence West 6 chains to the place of beginning; and also except that part described as follows: Beginning at the Southeast corner of said Section 5-108-26; thence running West, along the South line of said Section 5, for 700 feet; thence North 32 degrees 50 minutes 00 seconds East, for 786.4 feet; thence East for 296.4 feet to the East line of said Section 5; thence South, along the East line of said Section 5, for 660.75 feet to the place of beginning,

which lies Northeasterly of Line 1 described below:

Line 1: From a point on Line 2 described below, 528.74 feet Northwesterly of its point of beginning, run Southwesterly at right angles to said Line 2 for 100 feet to the point of beginning of Line 1 to be described; thence run Northwesterly to a point distant 250 feet Southwesterly (measured at right angles) of a point on said Line 2 distant 778.74 feet Northwesterly of its point of beginning; thence run Northwesterly to a point distant 225 feet Southwesterly (measured at right angles) of a point on said Line 2 distant 793.28 feet Southeasterly of its point of termination; thence run Northwesterly to a point distant 250 feet Southwesterly (measured at right angles) of a point on said Line 2 distant 118.28 feet Southeasterly of its point of termination and there terminating.

Line 2: Beginning at a point on the South line of Section 4, Township 108 North, Range 26 West, distant 346.32 feet East of the Southwest corner thereof; thence run Northwesterly at an angle of 61 degrees 19 minutes 39 seconds from said South Section line (measured from West to North) for 824.31 feet; thence deflect to the left on a tangential curve having a radius of 2291.83 feet and a delta angle of 41 degrees 29 minutes 56 seconds for 1659.96 feet and there terminating.

(d) AND ALSO EXCEPTING: Good Counsel Drive Addition, according to the Plat thereof on file and of record with the Blue Earth County Recorder.

Parcel 8: The North Half of the South Half of the Southeast Quarter of Section 5, Township 108 North, Range 26 West, Blue Earth County, Minnesota.

AND

Also the following tract: Beginning at a point 7 chains and 77 links North of the Quarter post on the South line of said Section 5, Township 108 North, Range 26 West, Blue Earth County, Minnesota; thence North 2 chains and 23 links; thence East 6 chains; thence South 2 chains and 23 links; thence West 6 chains to the place of beginning.

LESS AND EXCEPT the following two described tracts or parcels of land:

(a) EXCEPTING: That part of the following real property: The North Half of the South Half of the Southeast Quarter of Section 5, Township 108 North, Range 26 West, Blue Earth County, Minnesota, and also, beginning at a point 7 chains and 77 links North of the Quarter post on the South line of said Section 5, Township 108 North, Range 26 West, Blue Earth County, Minnesota; thence North 2 chains and 23 links; thence East 6 chains; thence South 2 chains and 23 links; thence West 6 chains to the place of beginning,

which lies Northeasterly of Line 1 described below:

Line 1: From a point on Line 2 described below, 528.74 feet Northwesterly of its point of beginning, run Southwesterly at right angles to said Line 2 for 100 feet to the point of beginning of Line 1 to be described; thence run Northwesterly to a point distant 250 feet Southwesterly (measured at right angles) of a point on said Line 2 distant 778.74 feet Northwesterly of its point of beginning; thence run Northwesterly to a point distant 225 feet Southwesterly (measured at right angles) of a point on said Line 2 distant 793.28 feet Southeasterly of its point of termination; thence run Northwesterly to a point distant 250 feet Southwesterly (measured at right angles) of a point on said Line 2 distant 118.28 feet Southeasterly of its point of termination and there terminating.

Line 2: Beginning at a point on the South line of Section 4, Township 108 North, Range 26 West, distant 346.32 feet East of the Southwest corner thereof; thence run Northwesterly at an angle of 61 degrees 19 minutes 39 seconds from said South Section line (measured from West to North) for 824.31 feet; thence deflect to the left on a tangential curve having a radius of 2291.83 feet and a delta angle of 41 degrees 29 minutes 56 seconds for 1659.96 feet and there terminating.

(b) AND ALSO EXCEPTING: Good Counsel Drive Addition, according to the Plat thereof on file and of record with the Blue Earth County Recorder.

Parcel 9: Commencing at a point 7 chains and 88 links East of the Quarter post on the South line of Section 5, Township 108 North, Range 26 West; running thence East on said Section line 7 chains and 50 links; thence South 11 chains and 50 links to Ravine Road; thence along said road North 55 degrees West 1 chain and 70 links; thence South 88 degrees West 5 chains and 65 links; thence North 78 degrees West 2 chains and 31 links; thence South 80 degrees West 2 chains and 60 links; thence North 31 degrees East 7 chains and 90 links; thence North 4.5 degrees East 4 chains and 25 links to the place of beginning, but excepting, however, therefrom the following described tract, to-wit: Beginning on a point on the North line of Section 8, Township 108, Range 26, a distance of 520.08 feet East of the North Quarter corner; thence East on Section line 498.4 feet; thence South 90 degrees 392 feet; thence South 85 degrees 20 minutes West, 357 feet; thence North 52 degrees 30 minutes West, 121 feet; thence South 74 degrees 53 minutes West 57 feet; thence South 50 degrees 30 minutes West 112 feet; thence South 31 degrees 10 minutes West 183 feet; thence South 19 degrees 35 minutes West 110 feet; thence South 77 degrees 15 minutes West 90.5 feet; thence North 32 degrees 22 minutes East 521.4 feet; thence North 5 degrees 54 minutes East, 286.2 feet to the place of beginning. All of said land lying and being in the Northwest Quarter of the Northeast Quarter of Section 8, Township 108 North of Range 26 West, Blue Earth County, Minnesota, and contains in all 4.615 acres of land, more or less.

AND ALSO EXCEPTING: Lot 1, Block 1, Good Counsel Subdivision, according to the Plat thereof on file and of record with the Blue Earth County Recorder.

Parcel 10: That certain tract or parcel of land lying within the Northwest Quarter of the Northeast Quarter of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota, circumscribed as follows, to-wit: Commencing at a point in the center of "Thompson Ravine" County Aid Road No. 136, said point being 762 feet South and 117 feet East of the North Quarter corner of Section 8-108-26; thence running North 88 degrees East, along the said centerline of said road, a distance of 191 feet; thence North 31 degrees East, 140 feet; thence North 66 degrees West, 95 feet; thence South 47 degrees West, 239.35 feet to the place of beginning.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, and that we dedicate to the public use the public ways and easements as shown hereon.

Dated this _____ day of _____, 2022 by Debra M. Sciano, President of School Sisters of Notre Dame Central Pacific Province, Inc.

By: Debra M. Sciano, President

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Debra M. Sciano who being duly sworn did say that he is the President of School Sisters of Notre Dame Central Pacific Province, Inc., the corporation named in the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said Debra M. Sciano acknowledged said instrument to be the free act and deed of said corporation.

_____, Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2022.

Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2022, by Michael M. Eichers, a Licensed Land Surveyor.

Robert Paul Smith, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2023

APPROVALS

Be it known that on this the ____ day of _____, 2022, the Planning Commission of the City of Mankato did duly review this plat of SCHOOL SISTERS OF NOTRE DAME SUBDIVISION.

Chair person:

Secretary:

Be it known that on this the ____ day of _____, 2022, the City Council of the City of Mankato did duly approve this plat of SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, and said plat is in compliance with the provisions of MS 505.03, Subd. 2.

Mayor:

Clerk:

TITLE OPINION

I, Andrew Willaert, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

Andrew Willaert, Licensed Attorney

TAXPAYER SERVICES DEPARTMENT

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the ____ day of _____, 2022.

Taxpayer Services Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2022, at ____ o'clock, ____ m., and that it was duly recorded on _____ Plats, Number _____.

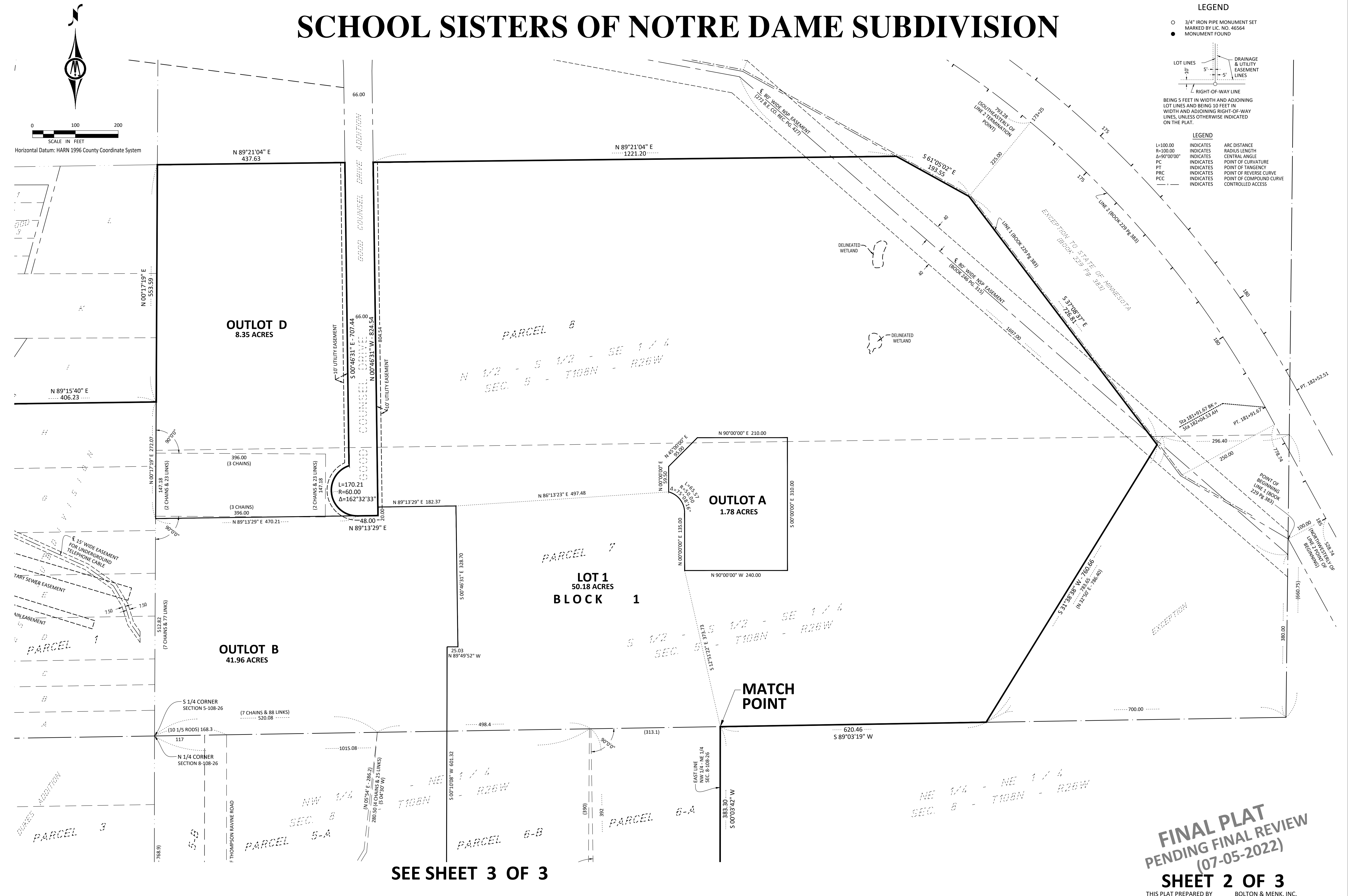
County Recorder

FINAL PLAT
PENDING FINAL REVIEW
(07-05-2022)

SHEET 1 OF 3

THIS PLAT PREPARED BY BOLTON & MENK, INC.

SCHOOL SISTERS OF NOTRE DAME SUBDIVISION



FINAL PLAT
PENDING FINAL REVIEW
(07-05-2022)
SHEET 2 OF 3

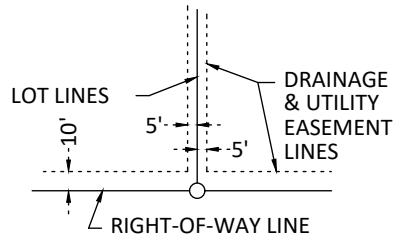
SEE SHEET 3 OF 3

SCHOOL SISTERS OF NOTRE DAME SUBDIVISION

SEE SHEET 2 OF 3

LEGEND

○ 3/4" IRON PIPE MONUMENT SET
● MARKED BY LIC. NO. 46564
● MONUMENT FOUND



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

LEGEND

L=100.00 INDICATES ARC DISTANCE
R=100.00 INDICATES RADIUS LENGTH
A=90°00'00" INDICATES CENTRAL ANGLE
PC INDICATES POINT OF CURVATURE
PT INDICATES POINT OF TANGENCY
PRC INDICATES POINT OF REVERSE CURVE
PCC INDICATES POINT OF COMPOUND CURVE
INDICATES CONTROLLED ACCESS

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LEGEND

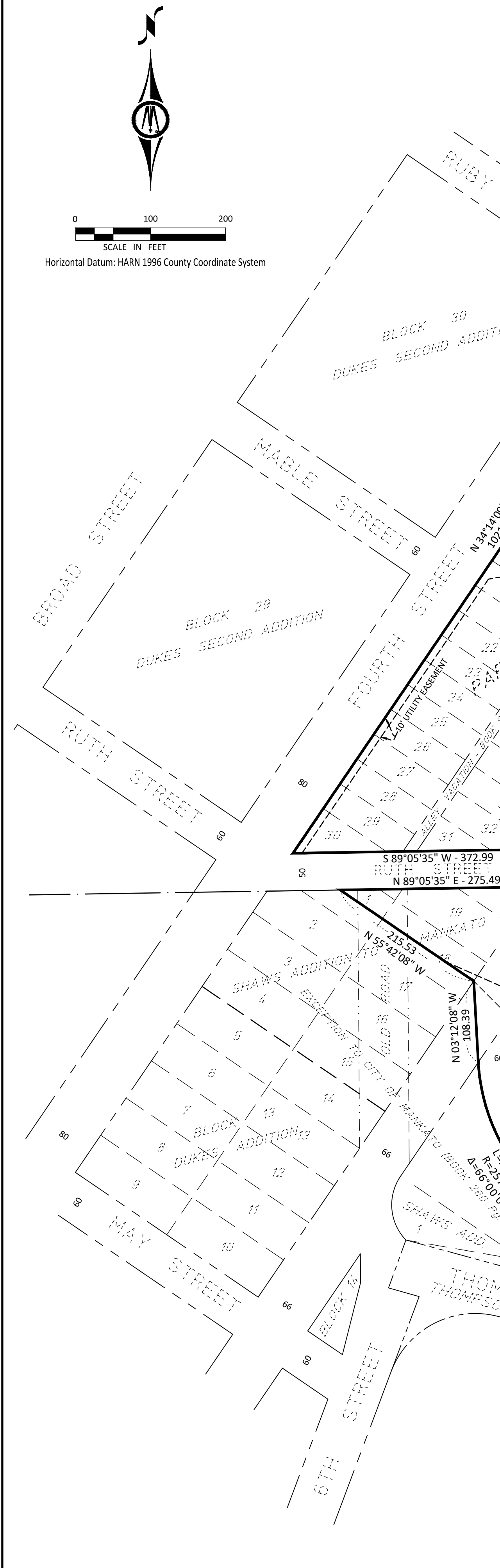
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FINAL PLAT
PENDING FINAL REVIEW
(07-04-2022)

SHEET 3 OF 3

THIS PLAT PREPARED BY BOLTON & MENK, INC.

JOB NUMBER: FIELD BOOK: DRAWN BY:





AGENDA RECOMMENDATION

Consent Calendar 6. H.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Resolution approving a Conditional Use Permit to allow exterior storage in the B-3, Highway Business, zoning district. The subject property is described as the North 27' of Lot 5 and Lot 6 except the North 250', Block 1, Venstar Subdivision (1711 Premier Drive); by request of Jeremy Fischer on behalf of R. Henry Construction.

Recommendation/Action(s):

At the July 27, 2022, meeting, the Planning Commission recommended adoption of the resolution approving the conditional use permit.

Summary:

Jeremy Fischer on behalf of R. Henry Construction is requesting a conditional use permit to allow outside storage in the B-3, Highway Business, zoning district. The subject property is described as the North 27' of Lot 5 and Lot 6 except the North 250', Block 1, Venstar Subdivision (1711 Premier Drive).

Plans submitted show a proposed approximately 32' by 42' concrete pad to be located on the southwest side of the existing structure. Plans show an 8' fence around the south side and a portion of the west side of the concrete pad. The plans show the fence material to be "1 X 6 IPE Boards - stained."

The applicant's narrative states that their proposal will allow for outside storage of products both available for viewing and sale, otherwise known as display, as well as storage for received products, while hiding them from the view of passers-by and limiting the opportunistic removal of products by unauthorized persons. The applicant's narrative further states that storage will include both for viewing and sale items as well as previously ordered products awaiting customer pickup. The materials may include any materials which are not required to be indoors due to potential damage from weather. These items might include, but are not limited to decking, railings, windows, siding, block products, soffit and fascia, exterior stone, and exterior trim.

The property is zoned B-3, Highway Commercial District, and as such, shipping and outside storage when accessory to a permitted or conditional use is considered by the granting of a conditional use permit. The Code further states that if outside storage is allowed, it shall conform to the restrictions in Section 10.82 of the Mankato City Code.

Section 10.82 of the Mankato City Code states that in commercial districts, all outside storage areas shall be fenced and screened from abutting property and public streets with a fence or screen planting of 90% opacity, and that said fence shall not be less than 8' in height. The applicant's proposed fencing is 8' in height. However, the screening shown does not extend the full distance around the proposed storage area. In order to achieve this code requirement, a condition is included with the recommendations that the fence and a potential gate be extended to fully enclose the proposed outdoor storage area.

The applicant's narrative also requests to have an outside display of products. The Mankato City Code allows the outside display of products in the B-3 when accessory to the principal use and when said storage conforms to the standards in the code. In the case of outside display, it is limited to no more than 10 items normally produced or sold in the main structure. Products may only be displayed during posted business hours of the principal use and if the products are weather resistant, they may be exempt from being brought in with special authorization from the Zoning Administrator. The products must be displayed immediately adjacent to the front or corner side of the building and may not be placed in the yard areas. Additionally, the size of display areas is identified in the code. A condition is included herein that the proposed display shall achieve these criteria and, given the location not being immediately adjacent to the front or corner side of the building, the proposed outdoor storage area will not achieve the code criteria for display purposes. A recommended condition is included to outline that display is allowed when in compliance with the Mankato City Code.

The current use of the property is a design center, The Design Element, and a cabinet lab. The offices for R. Henry Construction are also located on the premises. Construction operations such as the operation of construction companies other than for office purposes, are not allowed in the B-3 district. A recommended condition is included herein which specifies that the conditional use permit does not allow the operation of a construction company, or other not permitted use, at the location.

Lighting is not shown on the site plan and a recommended condition is included herein that if exterior lighting is installed, it shall conform to the lighting standards in Mankato City Code Section 10.89.

The site plan shows a proposed new concrete pad on the northern side of the lot that is not included in the proposed storage area. The applicant has stated that they intend to use this area for parking of motor vehicles and turning movements associated with the adjacent loading ramp. A recommended condition is included herein that only allows outdoor storage in the applicant's noted supply storage area and prohibits the use of this parking area for outdoor storage unless reviewed and approved by the Mankato City Council through an additional request.

Attachments

Resolution approving Conditional Use Permit

General Location Map

Plans

Narrative

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

WHEREAS, the applicant of the following property located in the City of Mankato,
to wit:

the North 27' of Lot 5 and Lot 6 except the North 250', Block 1, Venstar
Subdivision (1711 Premier Dr)

Has applied for a conditional use permit to allow outside storage in the B-3, Highway
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 64-22), a copy of
which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 27th day of July, 2022,
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. Outdoor storage, conforming to Mankato City Code, is considered a conditional use in the B-3, Highway Commercial District.
2. The proposed outdoor storage, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City.
3. When implemented with the proposed recommendations, the proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The property is currently served by public facilities and services and there are no proposed changes.
5. When implemented with the recommended conditions, there are no known undue traffic congestion issues caused by the proposal.
6. There are no significant historical and architectural resources associated with the site.
7. There are no significant natural and environmental features on the property.
8. When implemented with the recommended conditions, the proposed use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.
9. When implemented with the recommended conditions, the proposal complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been

modified through the planned development process or the granting of a variance.

10. The proposal will not jeopardize the public's health, safety, or general welfare.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Mankato that the conditional use permit to allow outside storage in the B-3, Highway Business, District be approved subject to the following conditions:

1. The outdoor storage area shall be fully enclosed with either fencing or gates to achieve the requirements in Mankato City Code section 10.82 and the standard of the Highway Gateway District Standards.
2. Outdoor display areas shall achieve the criteria in Mankato City Code section 10.82 and are not allowed in the noted storage area.
3. This conditional use permit does not allow the operation of a general contracting construction company, or other uses that are not permitted within the B-3 zoning district.
4. If exterior lighting is installed in conjunction with the proposal, it shall conform to the standards in Mankato City Code.
5. Outdoor storage authorized with this conditional use permit is limited to the approximate 42' X 32' area identified on the southwest side of the building on the site plan as, "Supply Storage." Outdoor storage in any other areas is prohibited.

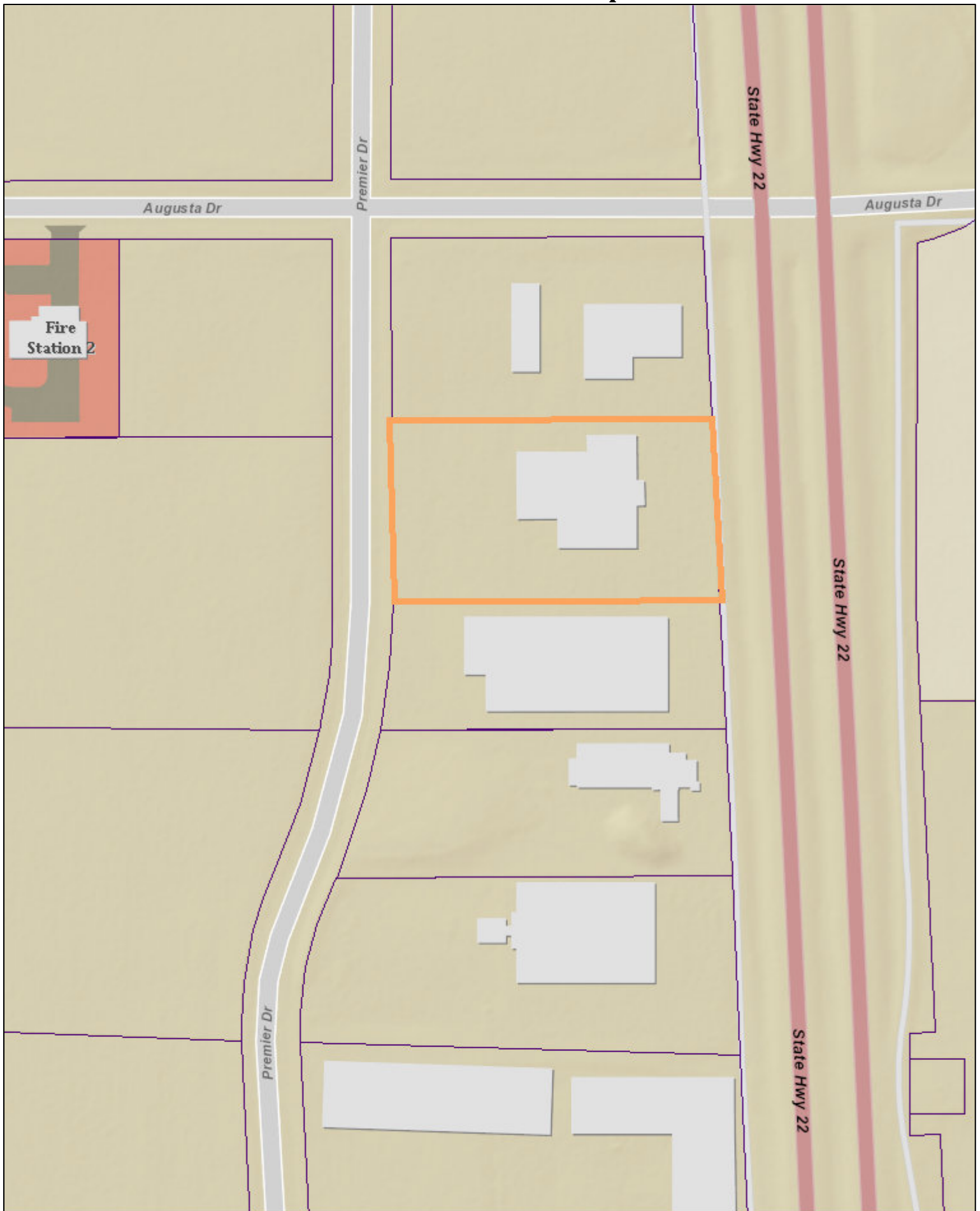
This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

General Location Map

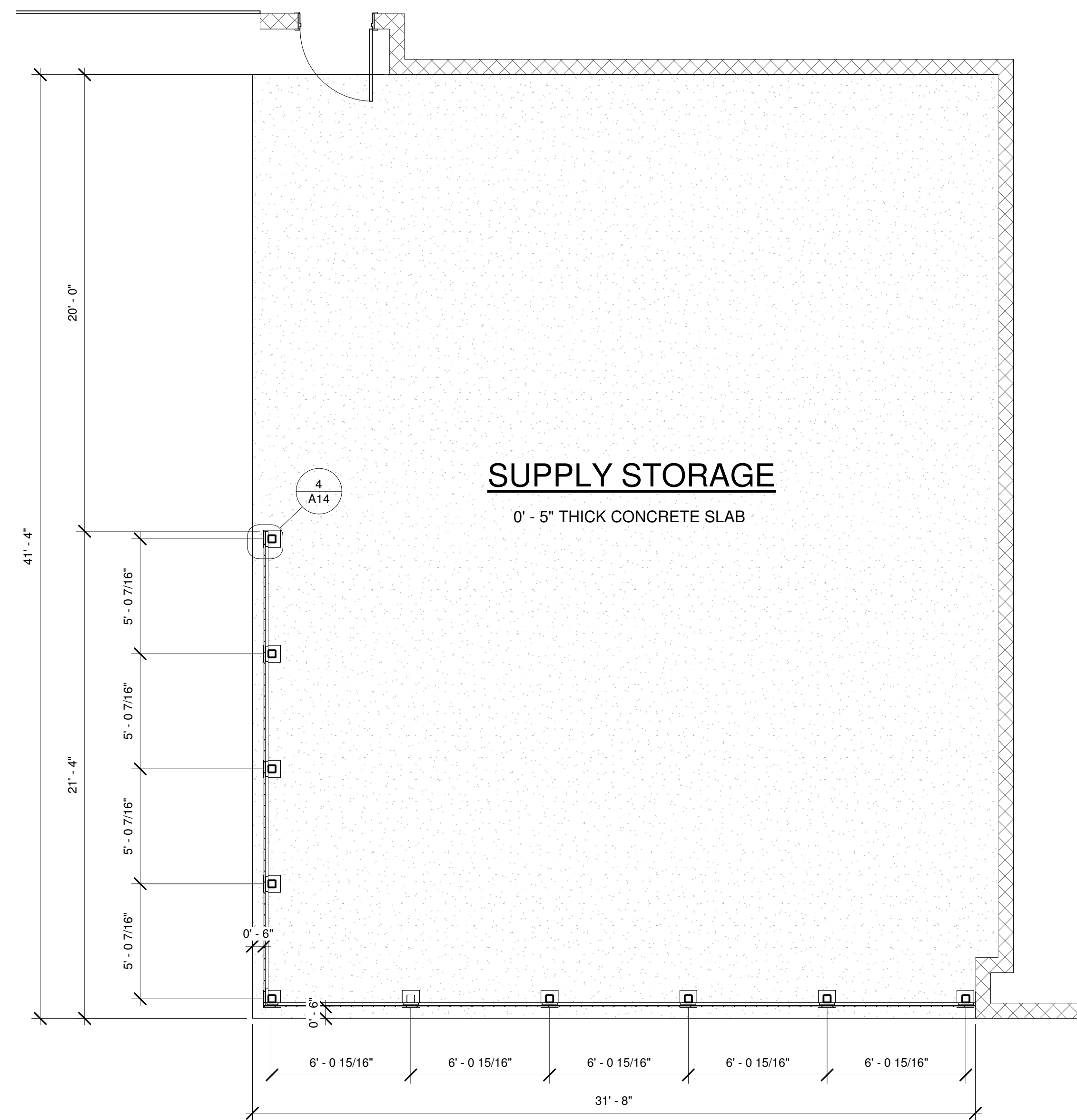
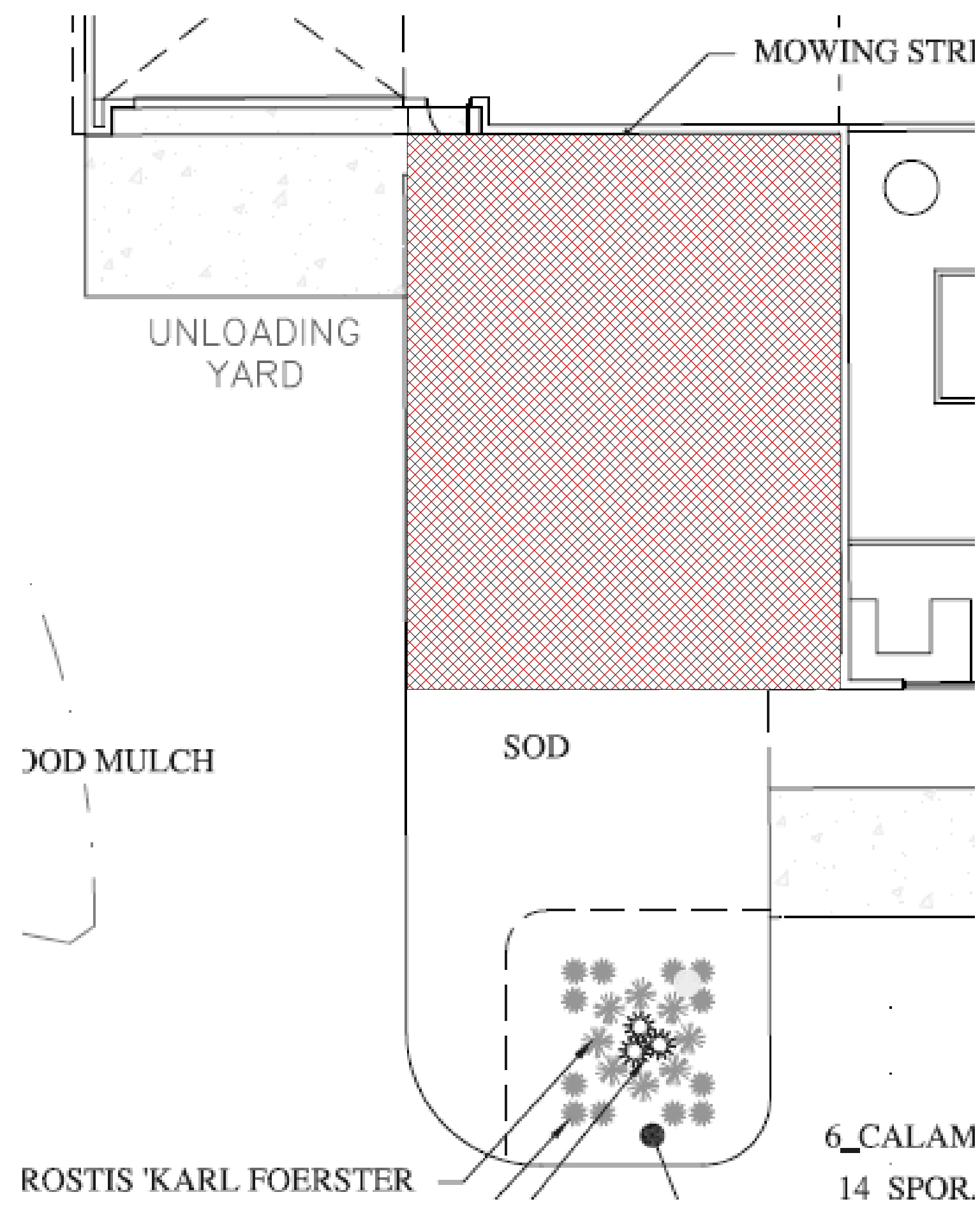
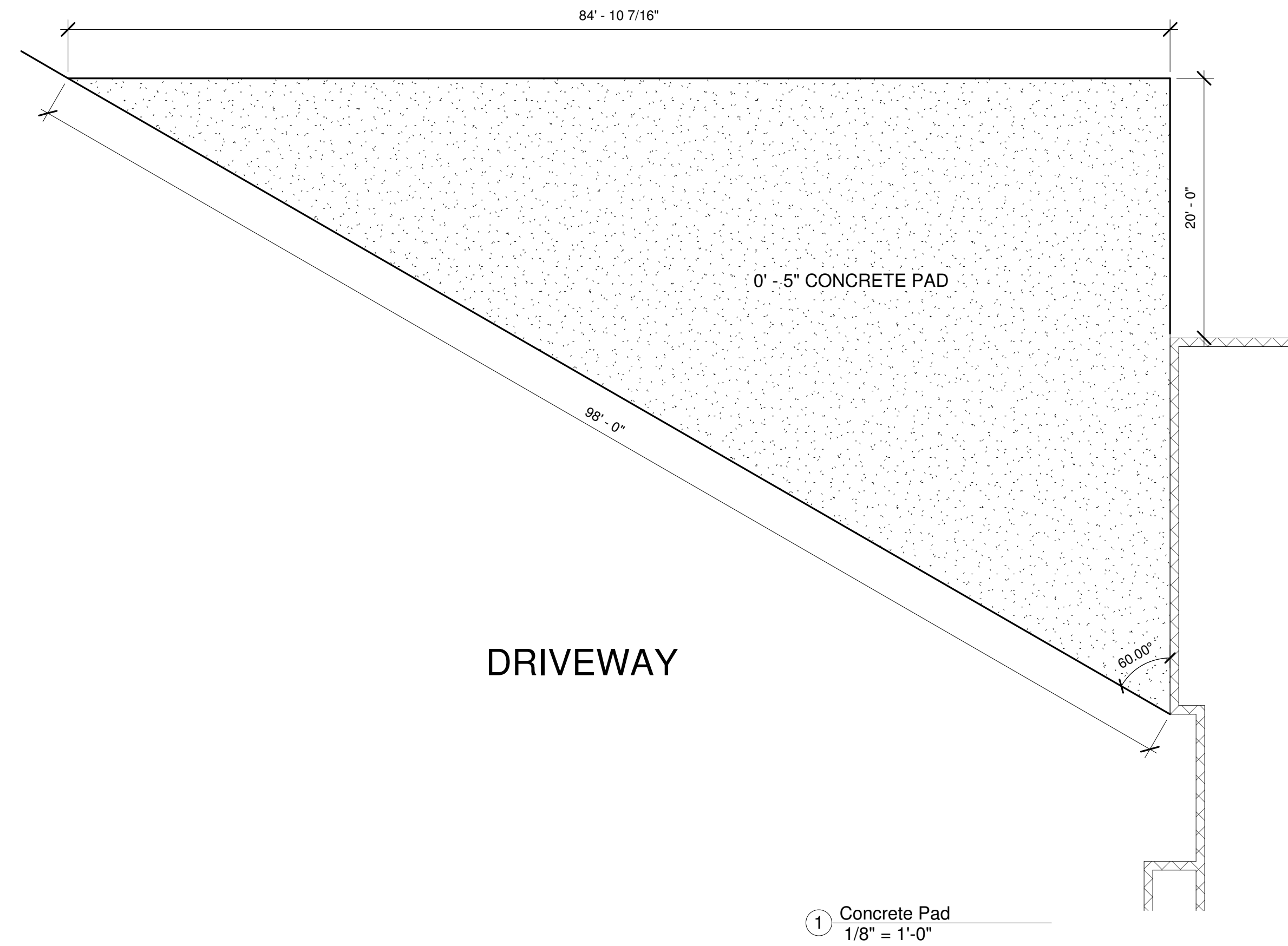
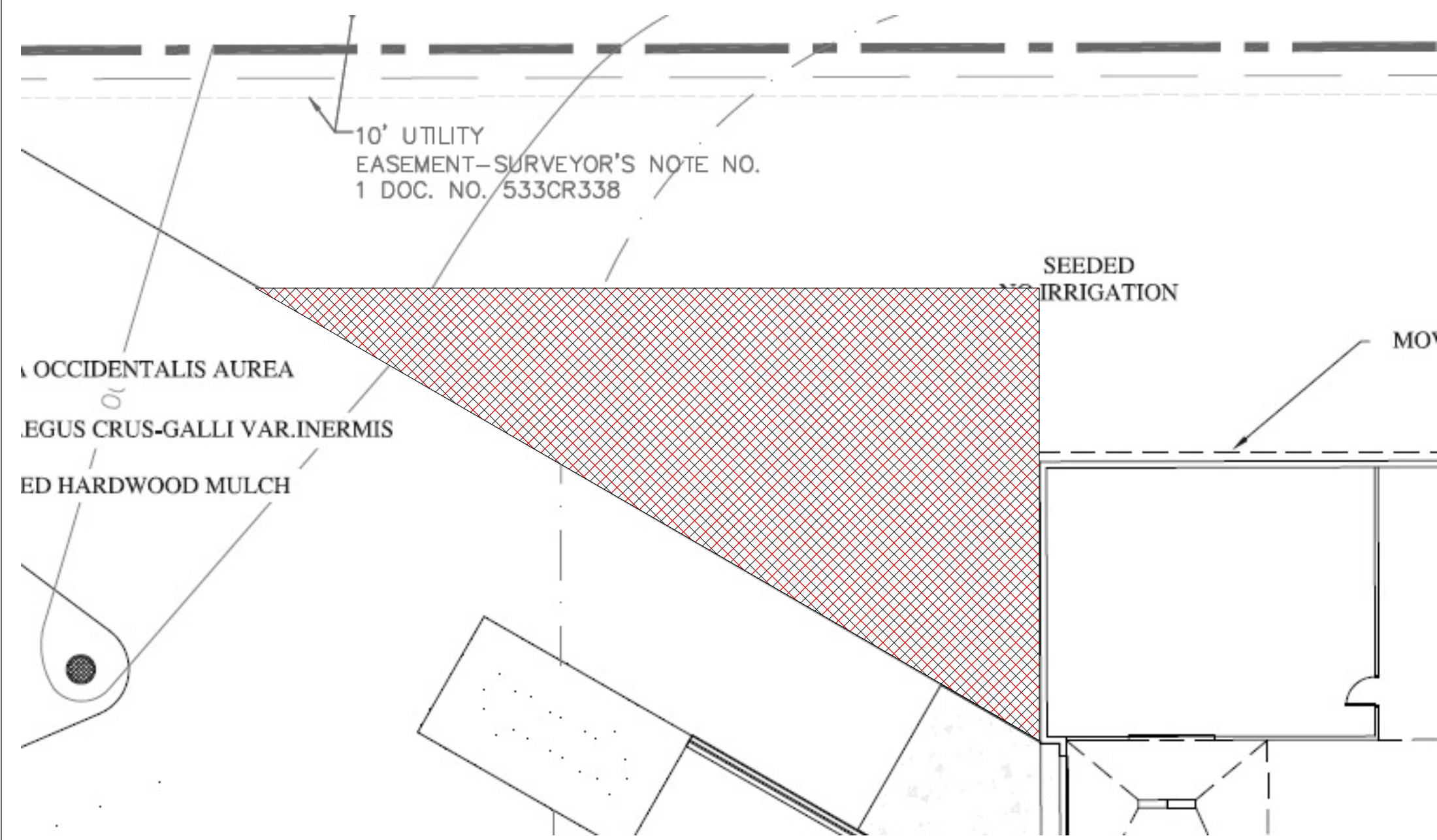


Date: July 2022

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

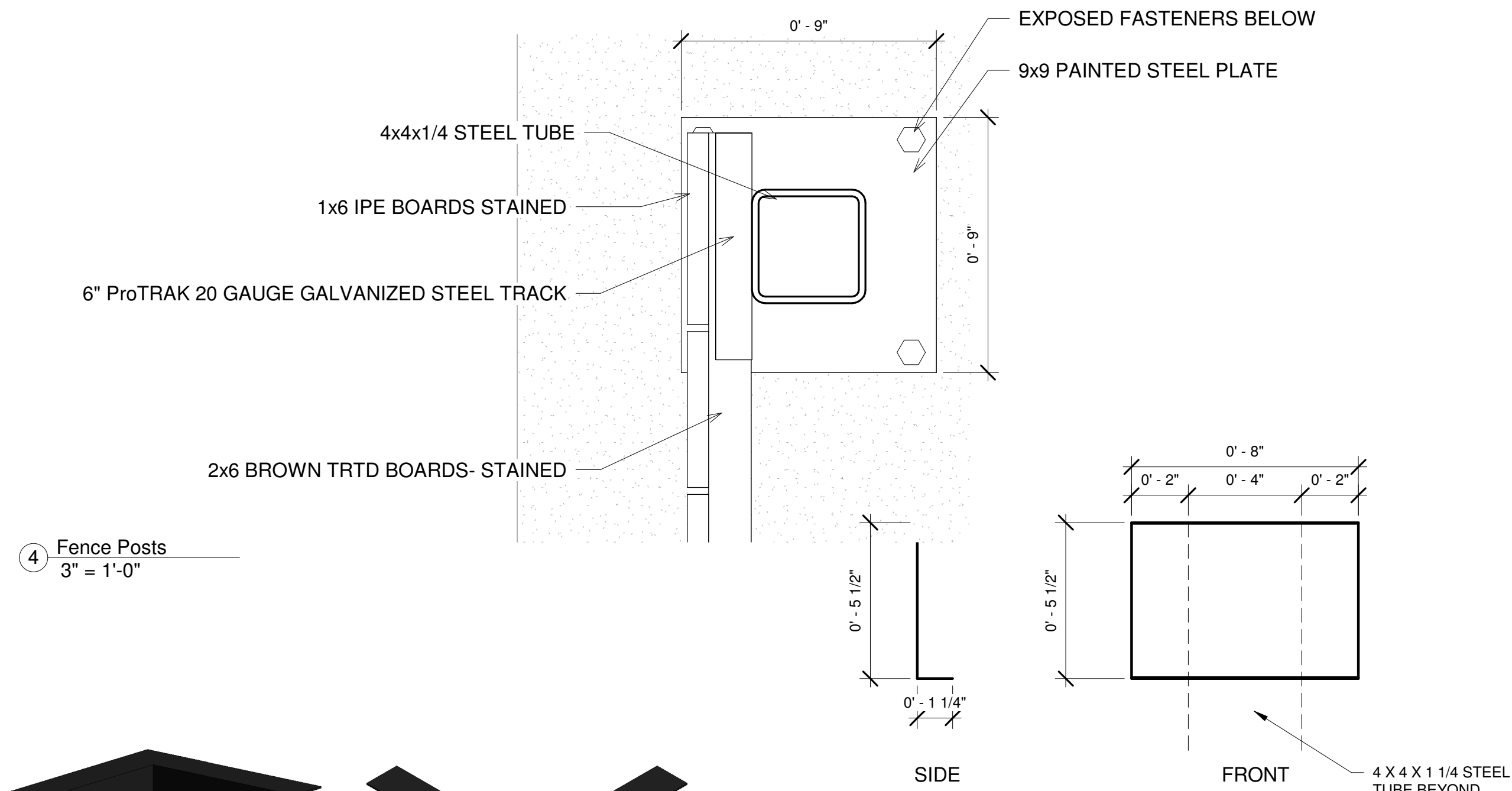




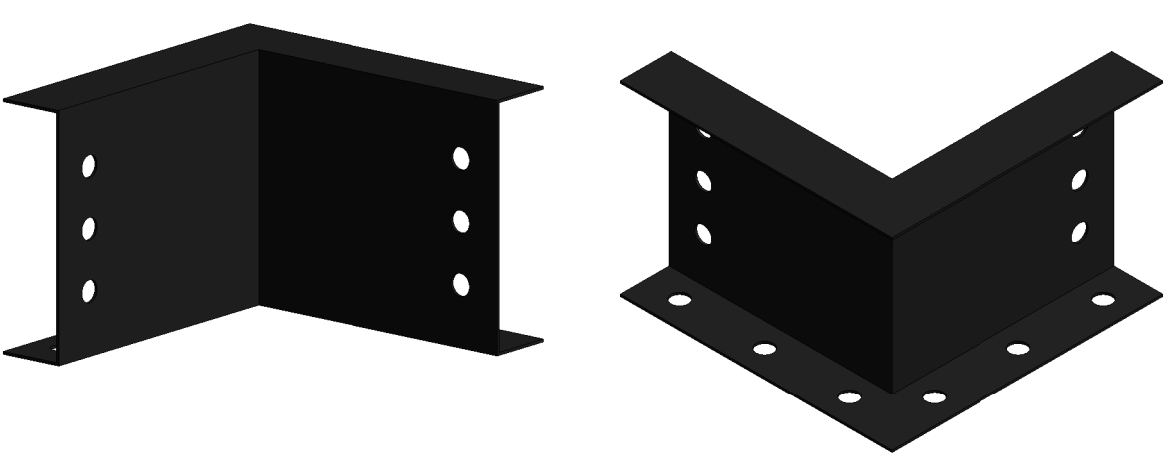
4 Fence Floor Plan
1/4" = 1'-0"

Revision List

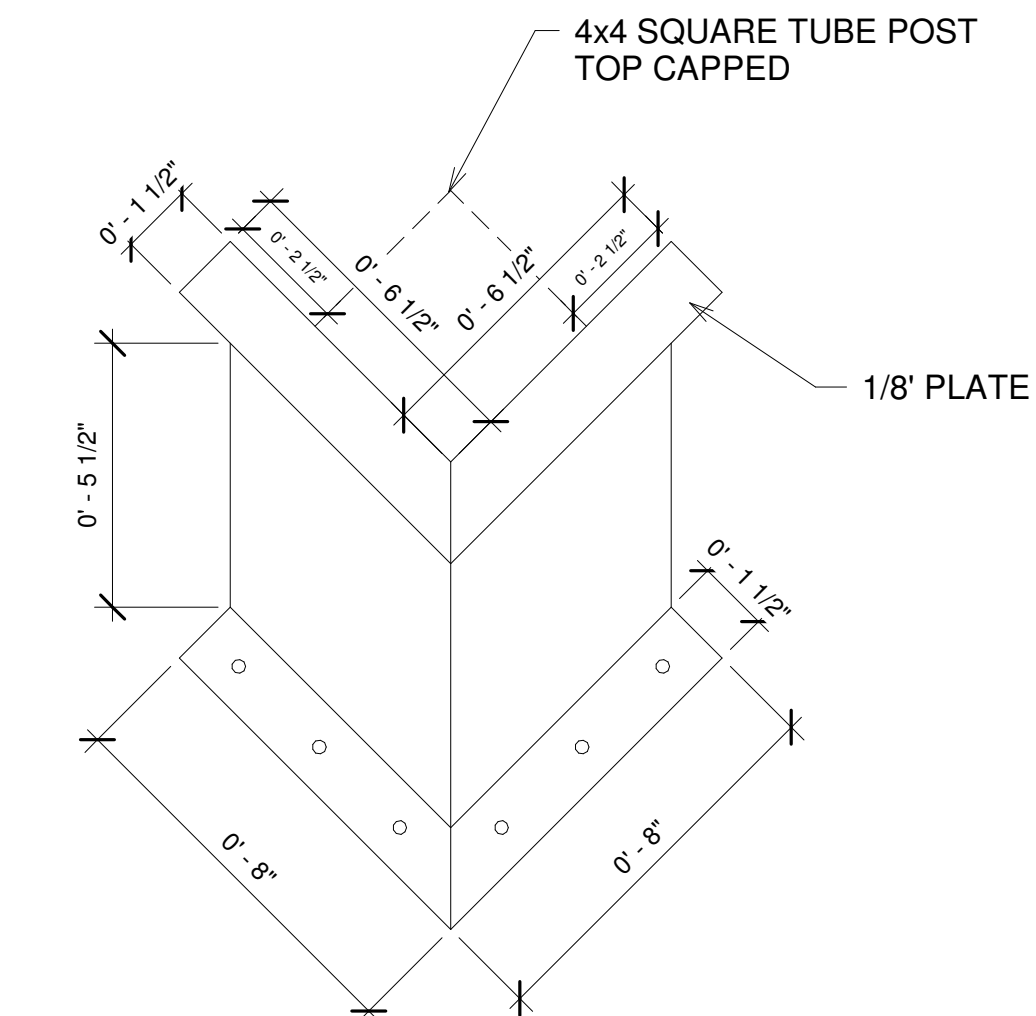
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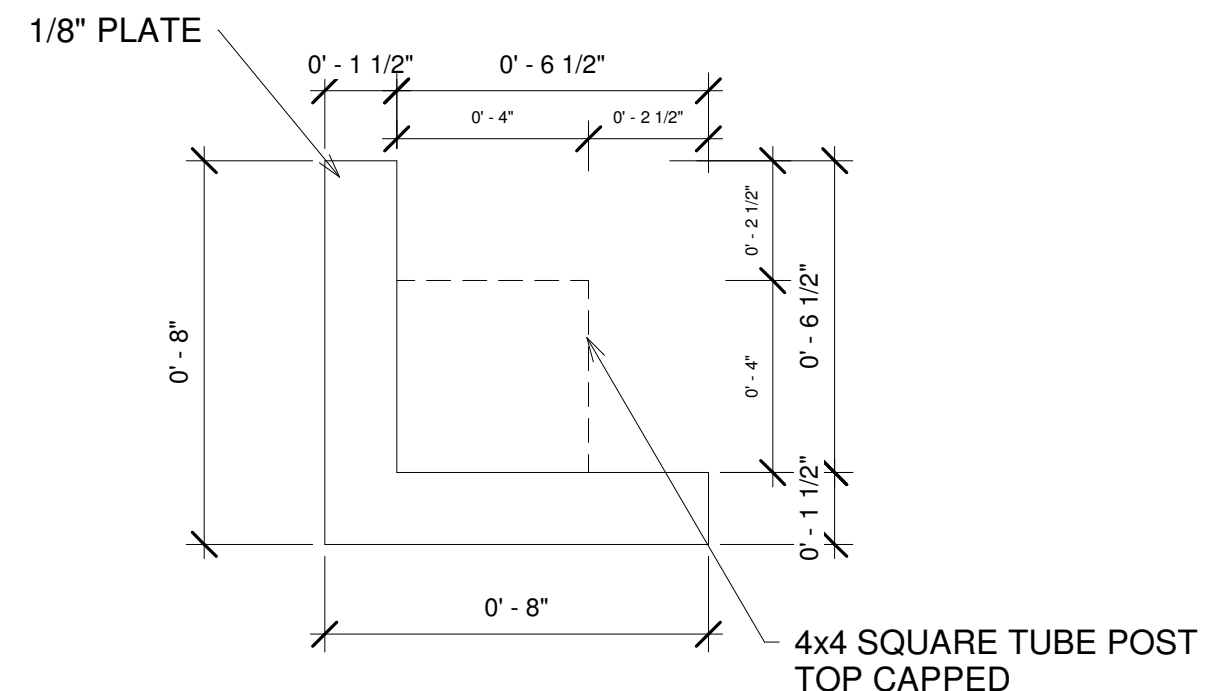
④ Fence Posts
3" = 1'-0"



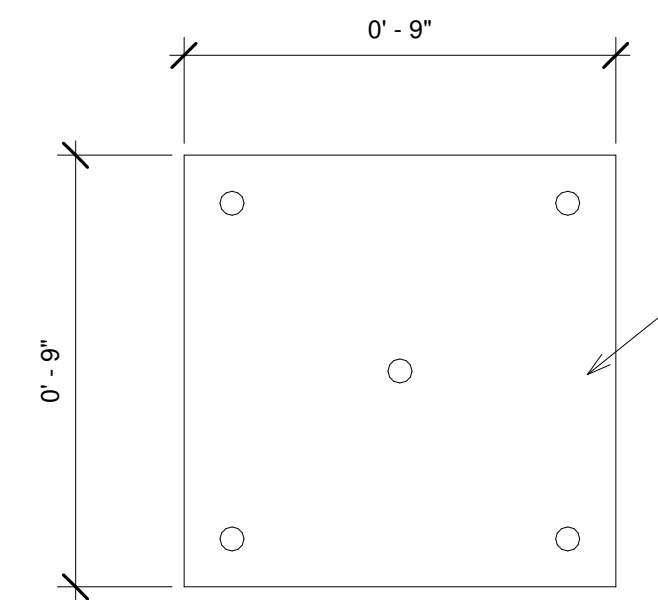
CORNER BRACKET



CORNER BRACKET
TOP VIEW

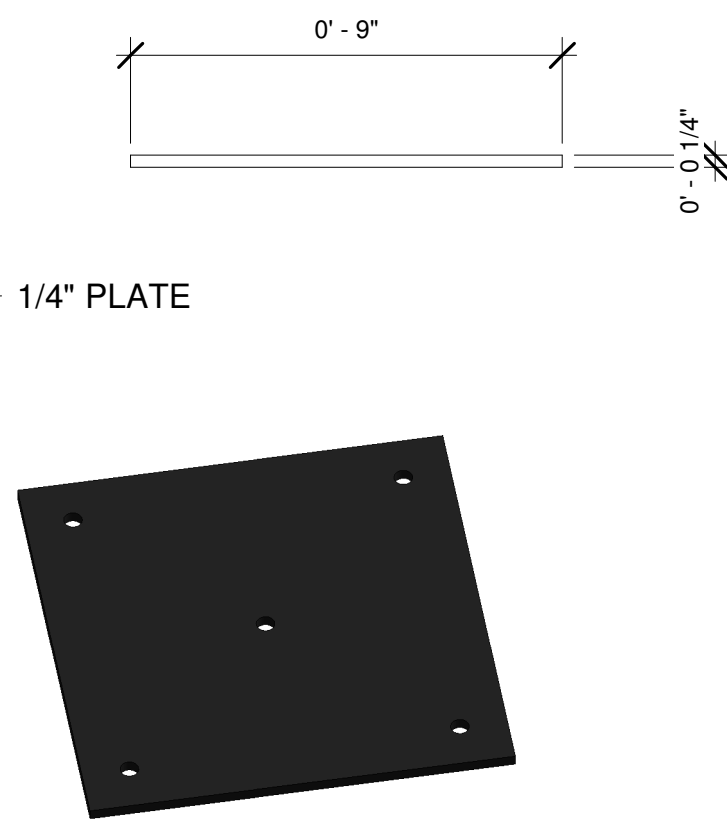


BOTTOM PLATE
TOP VIEW

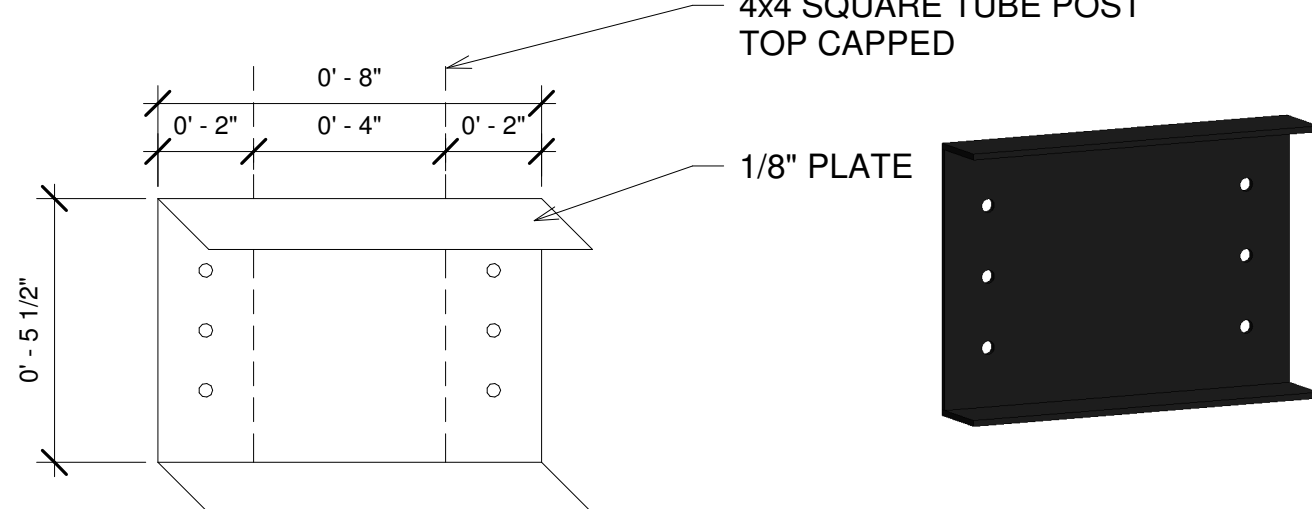


⑤ Brackets
3" = 1'-0"

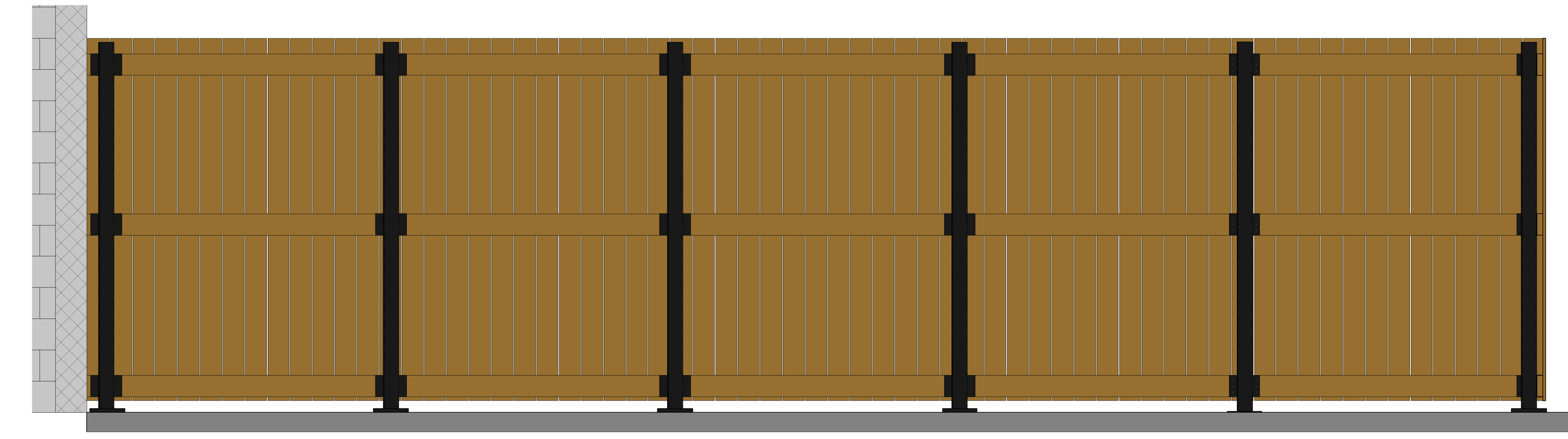
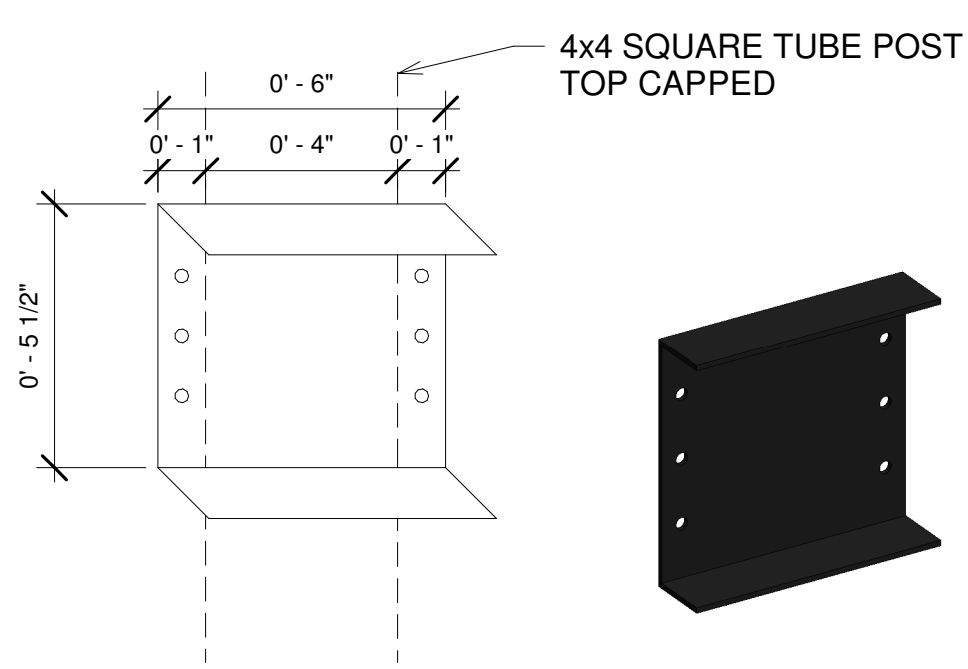
BOTTOM PLATE
SIDE VIEW



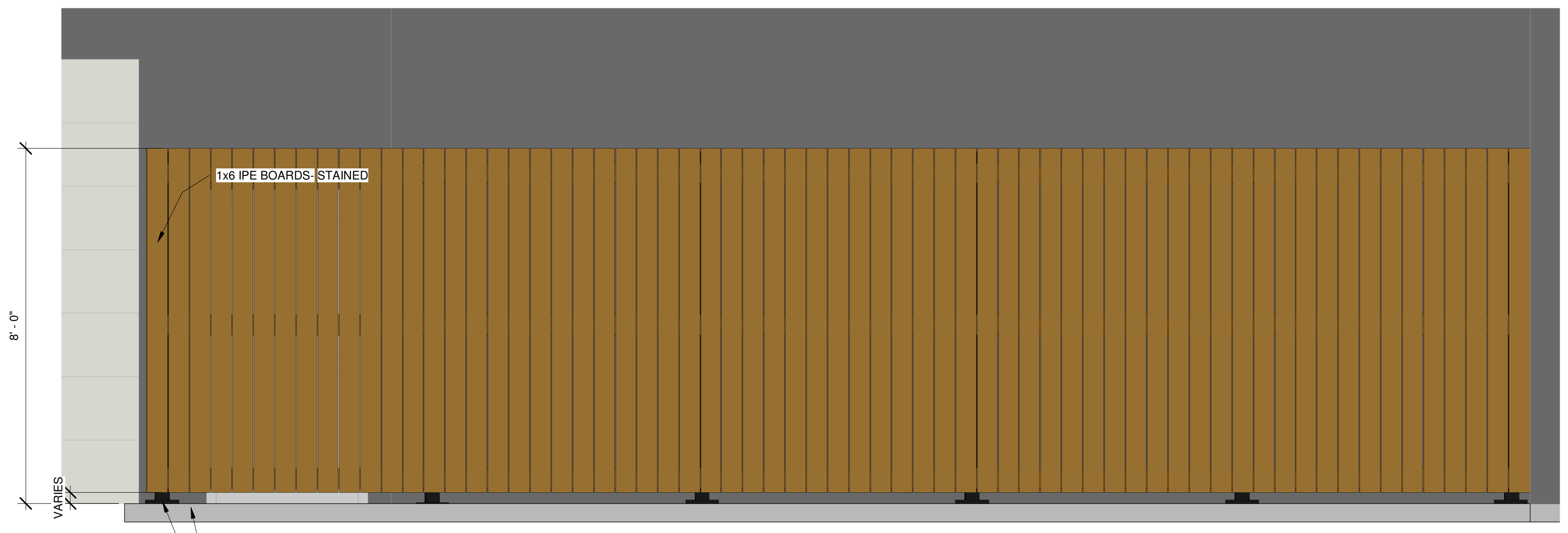
MIDDLE BRACKETS
FRONT VIEW



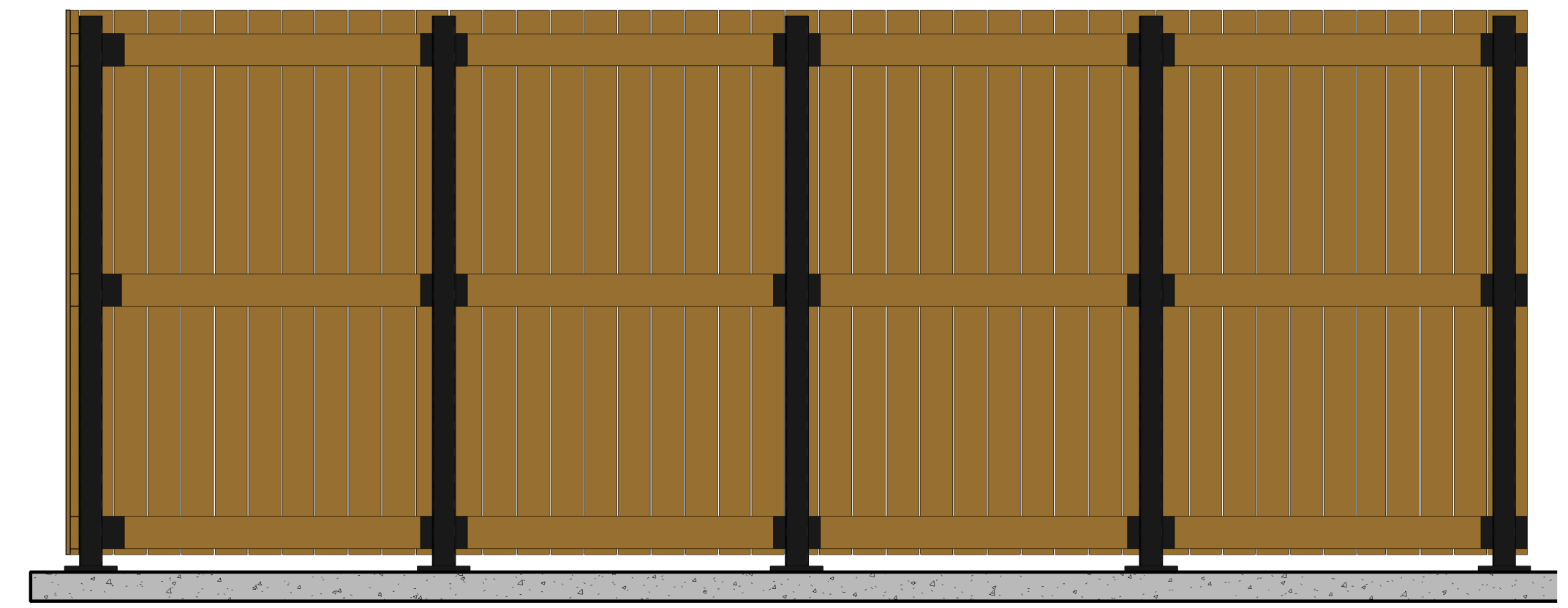
END BRACKETS
FRONT VIEW



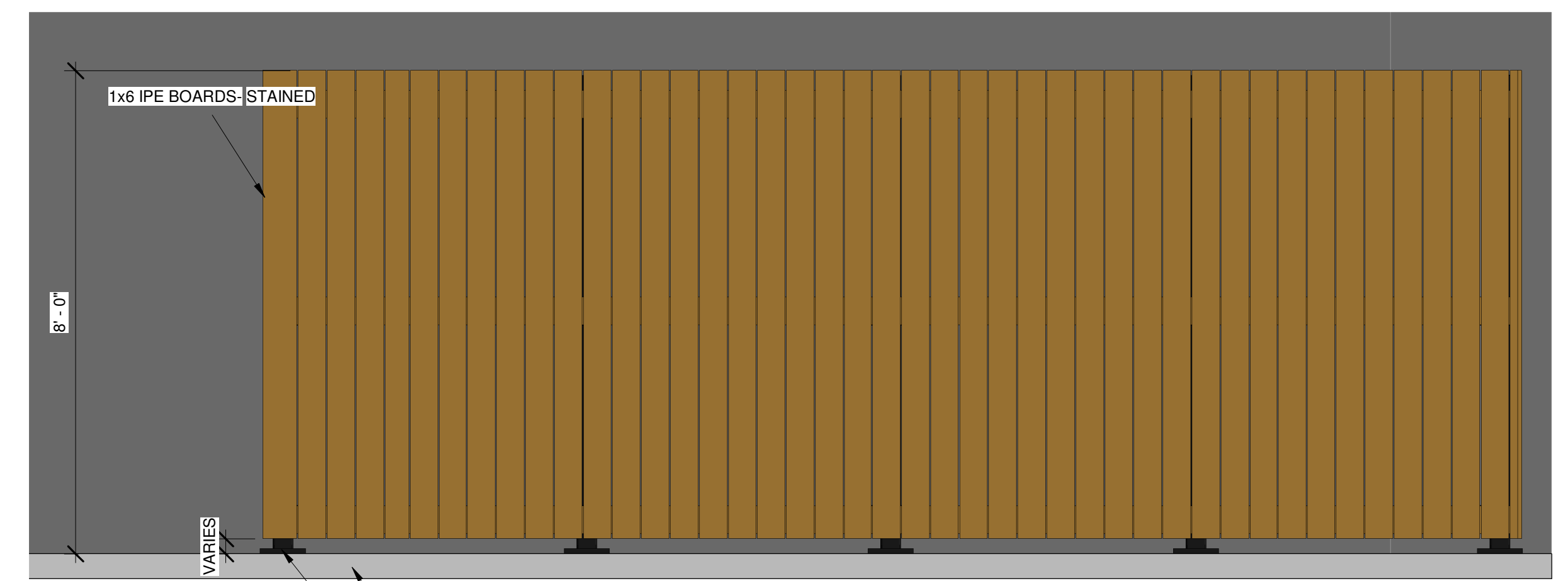
② Front View- Interior
1/2" = 1'-0"



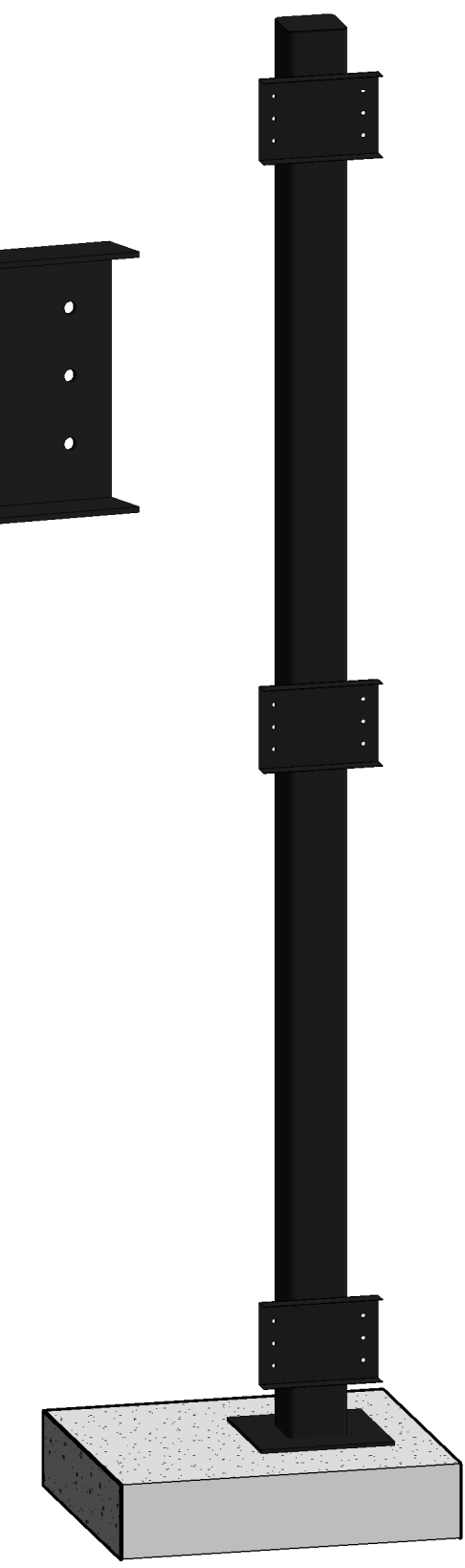
⑥ Front View
1/2" = 1'-0"



③ Side View- Interior
1/2" = 1'-0"



⑦ Side View
1/2" = 1'-0"



⑬ Post

Scale As indicated

Revision List

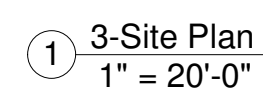
1.
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4.

PID: R010904427012

* 20,211 S.F. = MDC BUILDING
* 20,211 S.F. = TOTAL STRUCTURE

* 3,742 S.F. = TOTAL CONCRETE
* 42,514 S.F. = TOTAL ASPHALT
* 3,429 S.F. = PROPOSED NEW CONC. PADS
* 49,685 S.F. = TOTAL HARDSURFACE

1,038 DIVIDED BY 4,942 S.F. = **21%**



Scale 1" = 20'-0"



R. Henry Construction



July 7, 2022

To Whom it may concern;

This narrative is intended to provide additional information related to the construction and installation of a sales yard for Artisan. The project location is between the existing building and existing asphalt pad on the SE corner of the building, using premium decorative materials to further add to the facility's aesthetic. It is my hope that we will be able to move forward with the project as outlined.

Service and Description of project:

Once completed this project will serve Artisan, and includes installing a concrete pad and fencing to limit viewability of on hand products for sale and viewing by customers and received products awaiting customer pickup.

Purpose of project:

The project will allow for outside storage of products both available for viewing and sale as well as storage for received products, while hiding them from the view of passer byes and limiting the opportunistic removal of products by unauthorized persons.

What will be stored:

Storage will include both for viewing and sale items as well as previously ordered products awaiting customer pickup. The materials may include any materials which are not required to be indoors due to potential damage from weather. These items might include, but are not limited to: decking, railings, windows, siding, block products, soffit and fascia, exterior stone, and exterior trim.

Example of product to be used on fencing:

The fencing will be similar in nature to the existing siding on the building, consisting of IPE boards stained to the same color as the building. (see below)

Sincerely,

Jeremy Fischer

R. Henry Construction

O: 507-345-3007, M: 507-317-2533

jeremy@rhenryconstruction.com





AGENDA RECOMMENDATION

Consent Calendar 6. I.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Resolution approving a Conditional Use Permit to allow the construction and operation of a 1-megawatt community solar garden in the M-1, Light Industrial District. The subject property is described as Lot 1, Block 1, Sakatah Industrial Park (PID R010432100042); by request of Impact Power Solutions.

Recommendation/Action(s):

At the July 27, 2022, meeting, the Planning Commission recommended adoption of the resolution approving the conditional use permit.

Summary:

Impact Power Solutions, with permission of the property owner, is requesting a conditional use permit to allow the construction and operation of a 1-megawatt community solar garden in the M-1, Light Industrial District. The subject property is described as Lot 1, Block 1, Sakatah Industrial Park (Blue Earth County PID R010432100042).

The total project area consists of an approximately 10-acre parcel located in Sakatah Industrial Park. The proposed project consists of one, 1 megawatt (MW) solar garden. The site is zoned M-1, Light Industrial, where electricity generating facilities, when not determined to be objectionable due to noise, odor, or vibration are listed as a conditional use permit in the M-1 district.

Site plans show a proposed 15' access road from Industrial Road. The narrative describes that the access road will be gravel. However, in order to achieve the Mankato City Code, the road will need to be hardsurfaced with asphalt or concrete and a recommended condition is included herein. An infiltration basin is shown on the northern side of the site.

The panels are located approximately 195' from Industrial Road. The panels are located 50' from all property lines. The PV modules will comply with the building setbacks in the M-1 district, which are 30' from the front (south), and 15' from the sides and rear (north, west, and east) boundaries. An 8-foot fence is shown around the proposed panel area, and the narrative mentions that it is a deer-style fence. A recommendation is included that the fence, when installed, is wildlife friendly, which includes an installation that allows a minimum of 5" from grade for migration of wildlife given the wetlands and other environmental features in the area.

The site has not yet been delineated for wetlands. A wetland delineation will be required prior to the submission of a building permit for the project. Any wetlands found at the site will need to be addressed and a wetland Notice of Decision affirming the decision will be required prior to the submission of a building permit.

According to the applicant's narrative, the garden will consist of approximately three thousand two hundred fifty solar panels. The panels are mounted on a steel and aluminum racking structure that generally averages approximately eight feet above grade. The installation will not exceed a maximum height of ten feet above grade. The racking system is installed in the ground with pilings (I-beams) that are driven directly into the ground at a depth usually between six feet and ten feet, depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to one hundred five MPH and fifty pounds per square foot of snow. The garden will have one concrete equipment pad, typically less than five hundred square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by a directionally bored underground conduit that is housed inside of biodegradable PVC housing which will be installed two feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current power generated by the photovoltaic system to alternating current power, which is then connected to the existing three-phase power distribution line at the point of interconnection.

The applicant has stated that the development will not create any noise, dust, fumes, glare, or other pollutants or nuisance to surrounding neighbors. As with the other solar panels in the subdivision, to limit reflection, the solar panels will be required to contain an anti-reflective coating.

The solar arrays will be visible from adjacent roadways and parcels. City Code section 10.82 Subd. 8 requires that in Industrial Districts, outside storage areas shall be screened from the public streets and Residential Districts by screen fencing or plantings of ninety percent (90%) opacity. The applicant's narrative states that the southern side of the site is fully screened from the public road and the mobile home park across Industrial Boulevard by existing trees. The applicant's narrative states that on site

existing vegetation will be preserved whenever possible. After construction, it is recommended that the required tree removal to accommodate construction and the temporary lay down pad be evaluated to determine whether additional screening is needed on the southern side of the property. Required screening shall be provided on the site as per the Mankato City Code. Additionally, the applicant's narrative states that the point of interconnection consists of three electric poles. However, the applicant is working to reduce this number to two.

The applicant's narrative states that no exterior lighting is proposed. A condition is recommended that if exterior lighting is installed it shall conform to the Mankato City Code, including fixture type and the submission of a photometric plan specified in Mankato City Code section 10.89.

The applicant's narrative states that the project site will be planted with pollinator-friendly groundcover, and that the specific seed mix is yet to be determined and will be specified within construction plan sets. The entire site will be maintained with mechanical mowing to prevent overgrowth. The city recommends that the final seed mix be a pollinator friendly and prairie grass mix, and the proposed mix be submitted for review and approval.

Construction of the solar gardens is anticipated to begin in April 2023 and the project completion before December 2023. The actual construction process typically takes three months.

The applicant has provided a decommissioning plan and, as with other solar developments in the city, within one year of any termination of use of the proposed facility for energy generation, the property owner and applicant shall be responsible for dismantling and removing all equipment on site and restoring the property to its pre-existing condition including complete removal of all steel poles and all wire, and the applicant will be required to submit a bond, letter of credit or a designated escrow account to the City of Mankato in the amount of a stamped, certified, Minnesota Engineer's removal cost estimate prior to issuance of a building permit. The amount of the decommissioning security shall exclude any salvage value of the equipment at the site and shall include the complete removal of all components from the site including the underground conduit. The decommissioning estimate contained in the decommission report is subject to review and approval by the City of Mankato upon receipt of the Engineer's cost estimate and the removal of the salvage value.

Attachments

Resolution approving Conditional Use Permit
General Location Map
Plans
Narrative

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

WHEREAS, the applicant of the following property located in the City of Mankato, to wit:

Lot 1, Block 1, Sakatah Industrial Park (PID R010432100042)

Has applied for a conditional use permit to allow the construction and operation of a 1-mega watt solar garden in the, M-1, Light Industrial zoning 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 69-22), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 27th day of July, 2022, 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. Electricity generating facilities, when not determined to be objectionable due to noise, odor, or vibration are listed as a conditional use in the M-1, Light Industrial, zoning district.
2. The comprehensive land use plan identifies this property as Heavy Industrial and the proposal is in keeping with the said designation and policies.
3. The proposal does not interfere with or diminish the use of the property in the immediate vicinity. The properties to the north and east are solar; the property to the west is industrial, and with the required screening, the property to the south, residential, is not planned for interference.
4. Utilities are available for the site if needed. However, the applicant does not need or desire sanitary sewer or water services for the proposed development.
5. The proposal does not cause undue traffic congestion as there will be limited traffic visiting the site. Construction traffic and staging will be addressed during a pre-construction meeting.
6. There are no known historical or architectural resources associated with the site.
7. The proposal, when implemented with the recommended conditions, preserves natural and environmental features such as wetlands and wildlife.
8. The proposal, when considered in conjunction with the recommended conditions, will not cause a negative cumulative effect on the immediate neighborhood, or the City as a whole.
9. The proposal, when considered in conjunction with the recommended conditions, complies with the applicable regulations of the district.

10. The proposal, when considered in conjunction with the recommended conditions, will not jeopardize the public's health, safety or general welfare.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Mankato that the conditional use permit to allow the construction and operation of a 1-mega watt solar garden in the, M-1, Light Industrial zoning district be approved subject to the following conditions:

1. The access road, and all parking and driving surfaces, shall be hardsurfaced with either asphalt or concrete as per Mankato City Code.
2. A wetland delineation and Notice of Decision will be required prior to the submission of a building permit for the project. If wetlands are located upon the site, they shall be addressed by a Notice of Decision prior to submission of a building permit. If wetlands are located upon the site, the applicant shall maintain a minimum of 16.5' setback from the delineated wetland. No impacts to the delineated wetland will be allowed without official approval of the LGU in accordance with Minnesota Rule 8420 and other applicable wetland rules.
3. If wetlands are found on the site, wetland signage, meeting the specifications provided by the City of Mankato, must be installed at the 16.5' setback area, and every 25' along the wetland setback area.
4. All proposed solar array panels shall be constructed in such a fashion so as to include anti-reflective coatings.
5. A pre-construction meeting will be required prior to beginning work onsite.
6. A post-construction meeting shall occur prior to the issuance of a certificate of occupancy or within 1 month of the project's completion to ensure that there is 90% screening on the site in conformance with the Mankato City Code, and other site requirements are achieved.
7. The final seed mix shall be submitted to City staff for review and approval.
8. The property owners shall prepare and submit a formal stormwater management plan for the subject property, for review and approval of City Engineering staff, and shall implement stormwater management strategies as approved. All proposed equipment, including solar arrays, inverters, and transformers shall be constructed and located in such a fashion so as not to negatively impact drainage.
9. Applicant shall provide the applicable construction storm water permit from the MPCA. Applicant shall obtain a Land Disturbance permit prior to beginning work.
10. Applicant shall not exceed a sum total of ground area that may be covered by all arrays of seventy-five percent (75%), the maximum lot coverage allowable in an M-1 district.
11. Applicant shall obtain a building permit from the City of Mankato prior to beginning construction.
12. The cost estimate contained in the decommission report is subject to review and approval by the City of Mankato. The value of the decommissioning shall exclude any salvage value and the proposed estimate submitted shall be signed by an engineer certified to do work in the State of Minnesota.

13. Within one year of any termination of use of the proposed facility for energy generation, the property owner and applicant shall be responsible for dismantling and removing all equipment on site and restoring the property to its pre-existing condition per the terms of the decommissioning plan. The decommissioning plan shall include the removal of all poles, wire, conduit, etc. in their entirety and the site will be restored to pre-development conditions.
14. The applicant shall submit a perpetual, irrevocable bond, letter of credit, or designated escrow account to the City of Mankato in the amount of a stamped, certified, Minnesota Engineer's removal cost estimate prior to issuance of a building permit. The security shall be in effect through the reclamation of the site for the pre-development use as vacant land.
15. The bond amount shall be reevaluated every 5 years, and may result in an increase or decrease in the bond amount. The applicant is responsible for coordinating said requirement and submitting the required data. The final reevaluation shall occur not more than 1 year prior to decommissioning the site. The engineering costs and estimates for the reevaluation are to be paid by the applicant.
16. Prior to the issuance of a construction permit, the applicant shall receive approval from staff regarding their chosen seed mix.
17. The applicant must maintain this area and remove all noxious weeds on a regular basis.
18. The use shall not produce noise, odor or vibration detectable beyond the applicant's property or on any adjacent properties.
19. All lighting installed at the site must achieve the standards of Mankato City Code section 10.89 including, but not limited to, full-cut, fully shielded style and a photometric plan shall be submitted demonstrating the lighting level of the exterior light fixtures that does not exceed ½ foot candle at the property line.
20. All employee, construction and delivery parking shall be provided on-site in the designated area. Parking on public roads, or in the public right of way, is prohibited.
21. The property owners and operators shall allow City of Mankato representatives access to the site during construction and within a reasonable time frame after construction to inspect vegetation, erosion and sediment controls, stormwater system and any nuisance complaints.
22. The owner and operator shall notify the City of Mankato, or designated representative, whenever there is a change in ownership or operator.
23. This conditional use permit shall become invalid unless a Building Permit authorizing the change has been issued within 12 months after the final approval by the Mankato City Council.
24. The manufacturer's licensed engineer or a State of Minnesota licensed professional engineer shall certify in writing that the foundation and design of the solar energy system is within accepted professional standards, given local soil and climate conditions, and this shall be provided within 60 days of project completion.

25. An operation and maintenance plan for the proposed stormwater control measures shall be submitted for review and approval prior to the issuance of a construction permit.
26. The fencing installed at site should be wildlife friendly, which includes a minimum installation of 5" from grade around the entire site, or fencing to allow traversing of wildlife with a minimum opening of 5" at grade.

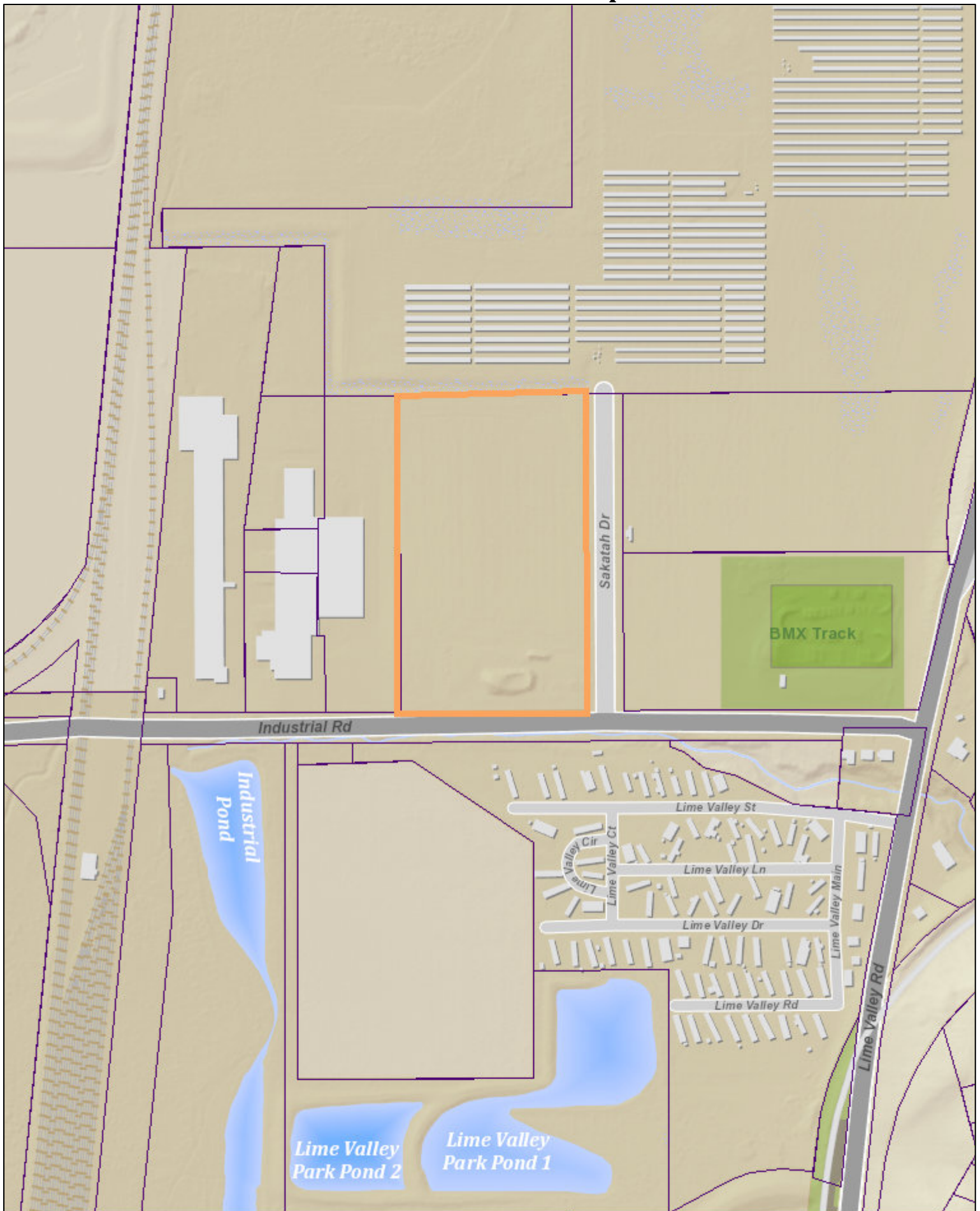
This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

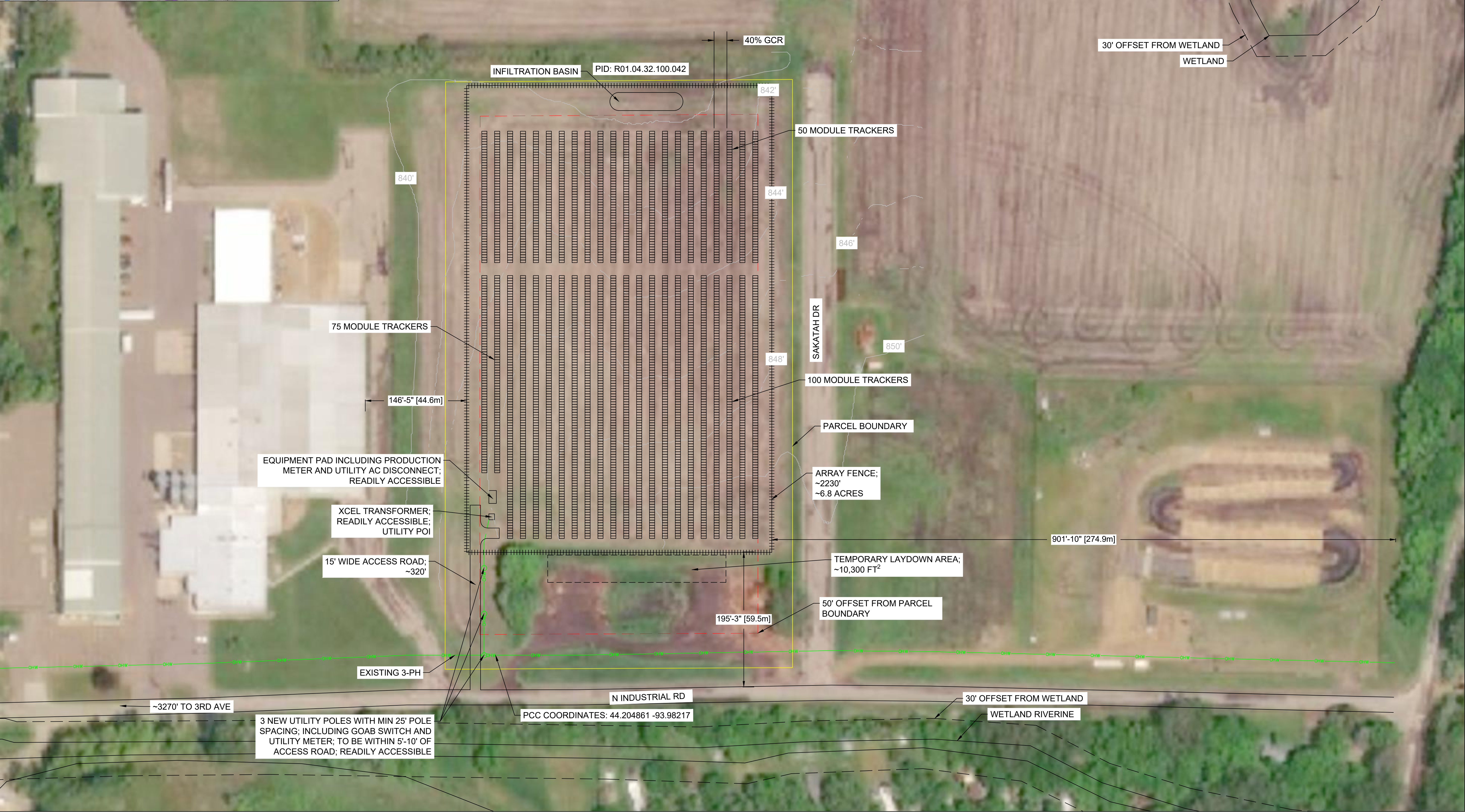
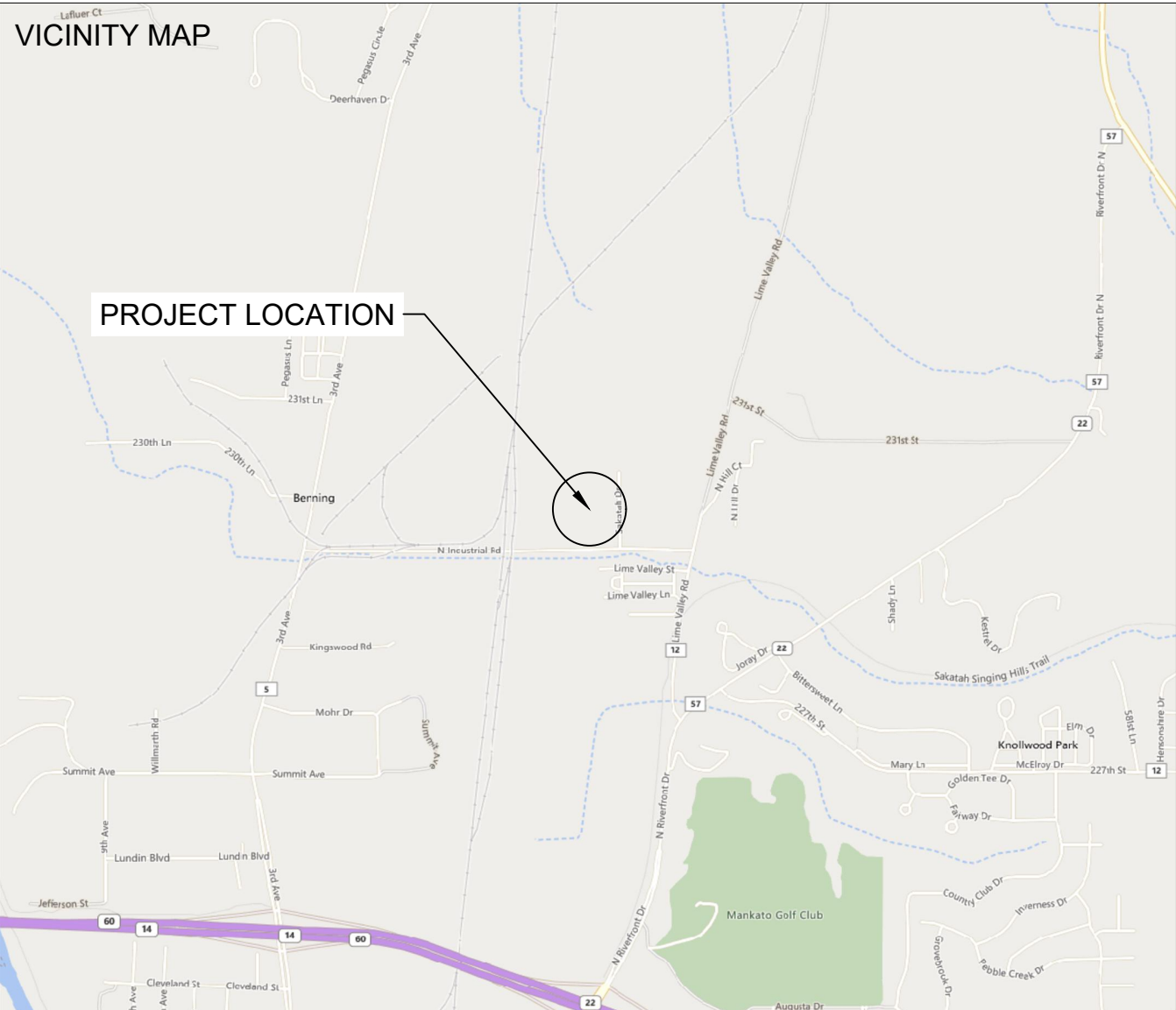
General Location Map



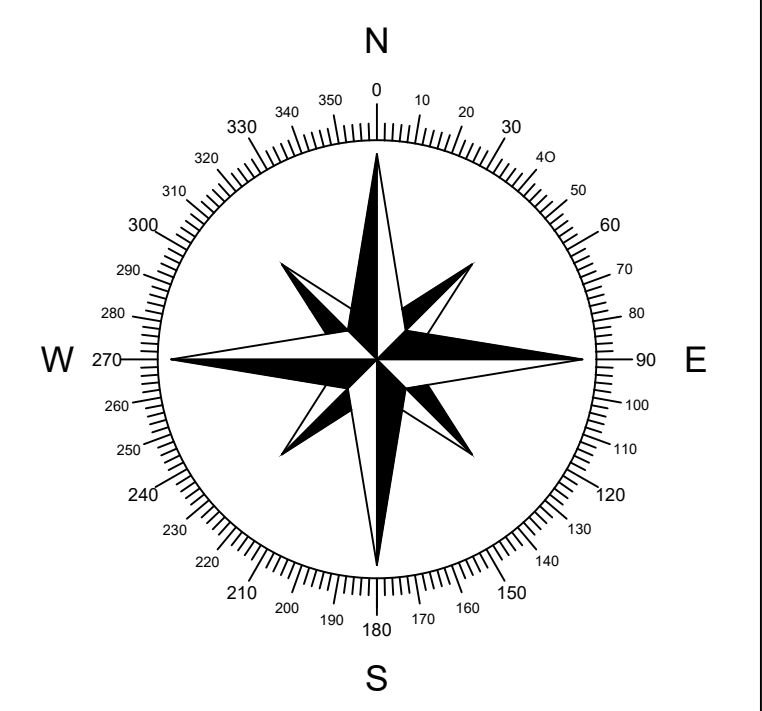
Date: July 2022

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



SPACE FOR PE STAMP:



SHEET NOTES:

UTILITY POLES ARE SHOWN FOR INDICATING LOCATIONS ONLY. SPACING BETWEEN POLES, PHYSICAL PROTECTION BARRIER FOR SWITCHBOARDS, ETC. WILL BE ADDED IN THE DRAWINGS PREPARED FOR THE CONSTRUCTION DOCUMENTS

PROJECT OWNER: MN CSG 2019-59 LLC

NEW ENERGY EQUITY, LLC
2530 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21041
NEWENERGYEQUITY.COM
443-267-5012

PROJECT ADDRESS
320 INDUSTRIAL RD
MANKATO, MN 56001

LAT: 44.2048611111
LONG: -93.9821666667

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1.706 MW
SYSTEM SIZE AC	POWER LIMITED TO 1,000 MW
DC/AC RATIO	1.706
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	3250
MODULE TYPE	JINKO EAGLE 72HM G5B-JKM525M-72HL4-TV
MODULE STC RATING	525 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-26°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 04300348

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR ALL UTILITY ENERGY EQUIPMENT INCLUDING THE METERS AND AC DISCONNECT.

INTERCONNECTION TYPE: SECONDARY

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	1/20/2021
1	JOSE TAVARES	JT	1/28/2021
2	CUP	ELD	9/15/2021
3	JINKO 525	AE	3/2/2022
4	UPDATED CUP	JT	4/20/2022
5			
6			
7			

DRAWN BY

JOSE TAVARES

PROJECT NAME

CITYLOT CSG

DRAWING TITLE

SITE PLAN

SCALE ¹

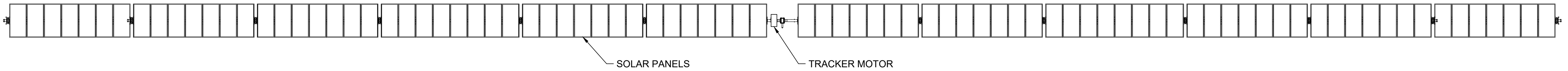
1" = 70'

SHEET

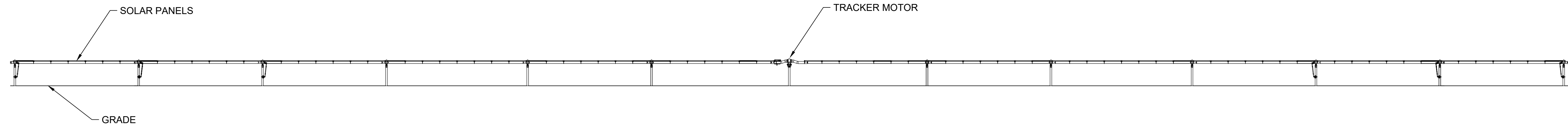
PV1

DRAWING SHEETS AND CONTENTS NOT TO BE DISTRIBUTED WITHOUT EXPLICIT WRITTEN CONSENT FROM NEW ENERGY EQUITY LLC.

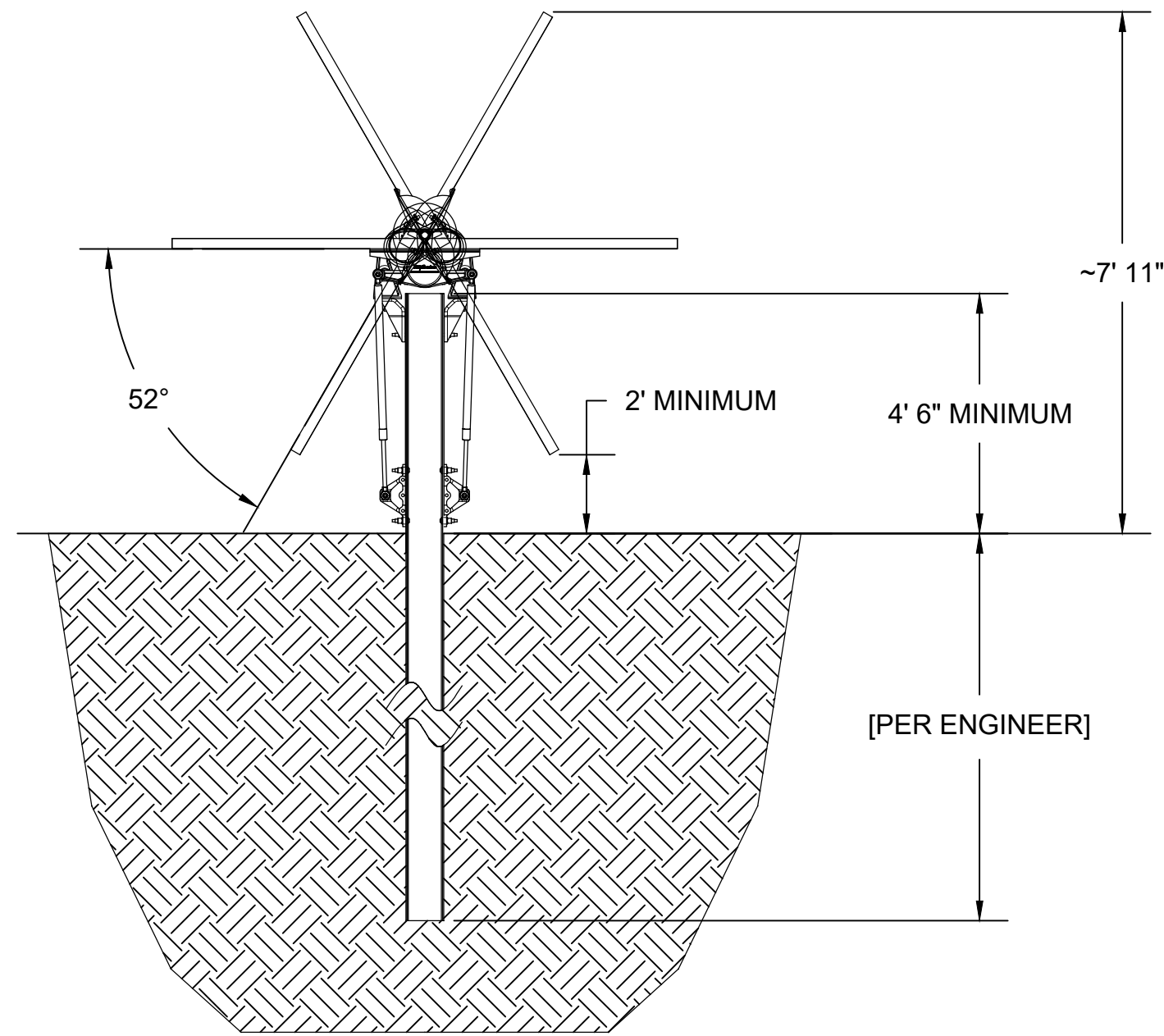
¹ DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"x36" PAPER.



1 SINGLE AXIS TRACKER TOP DOWN VIEW
NTS



2 SINGLE AXIS TRACKER EAST-WEST ELEVATION
NTS



3 SINGLE AXIS TRACKER NORTH-SOUTH ELEVATION
NTS

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1.706 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.706
AZIMUTH	180°
TILT	+/- 52°
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MODULE STC RATING	525 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

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BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 04300348

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INTERCONNECTION TYPE: SECONDARY

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3	JINKO 525	AE	3/2/2022
4	UPDATED CUP	JT	4/20/2022
5			
6			
7			

DRAWN BY

JOSE TAVARES

PROJECT NAME

CITYLOT CSG

DRAWING TITLE

SAT RACKING DETAIL

SCALE ¹

NTS

SHEET

PV2

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1.706 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.706
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	3250
MODULE TYPE	JINKO EAGLE 72HM G5B-JKM525M-72HL4-TV
MODULE STC RATING	525 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-26°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 04300348

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INTERCONNECTION TYPE: SECONDARY

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DRAWN BY

JOSE TAVARES

PROJECT NAME

CITYLOT CSG

DRAWING TITLE

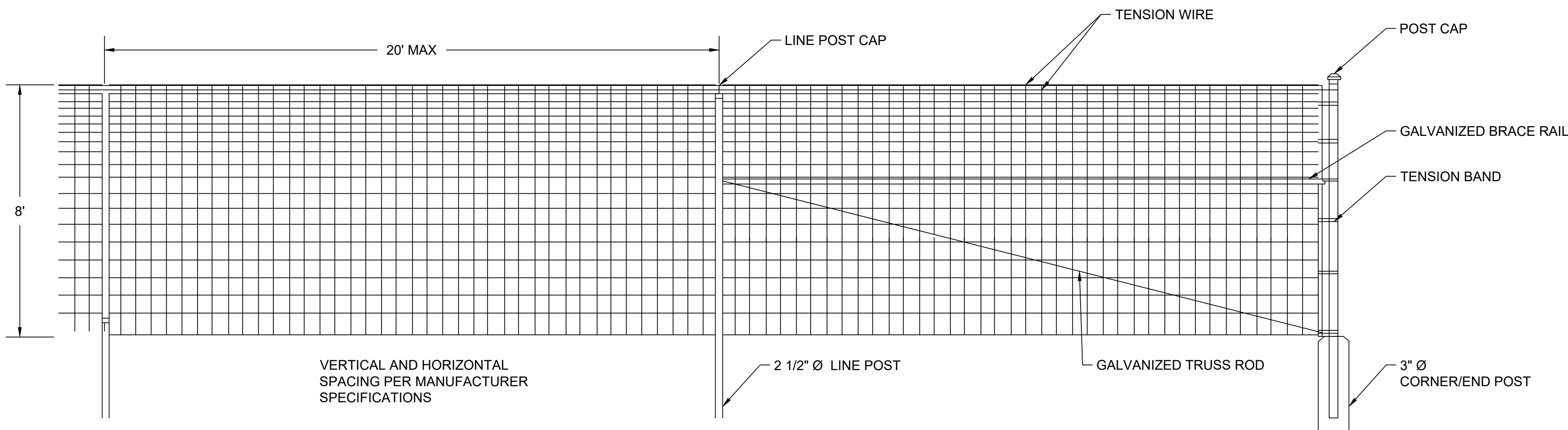
FENCE DETAIL

SCALE ¹

NTS

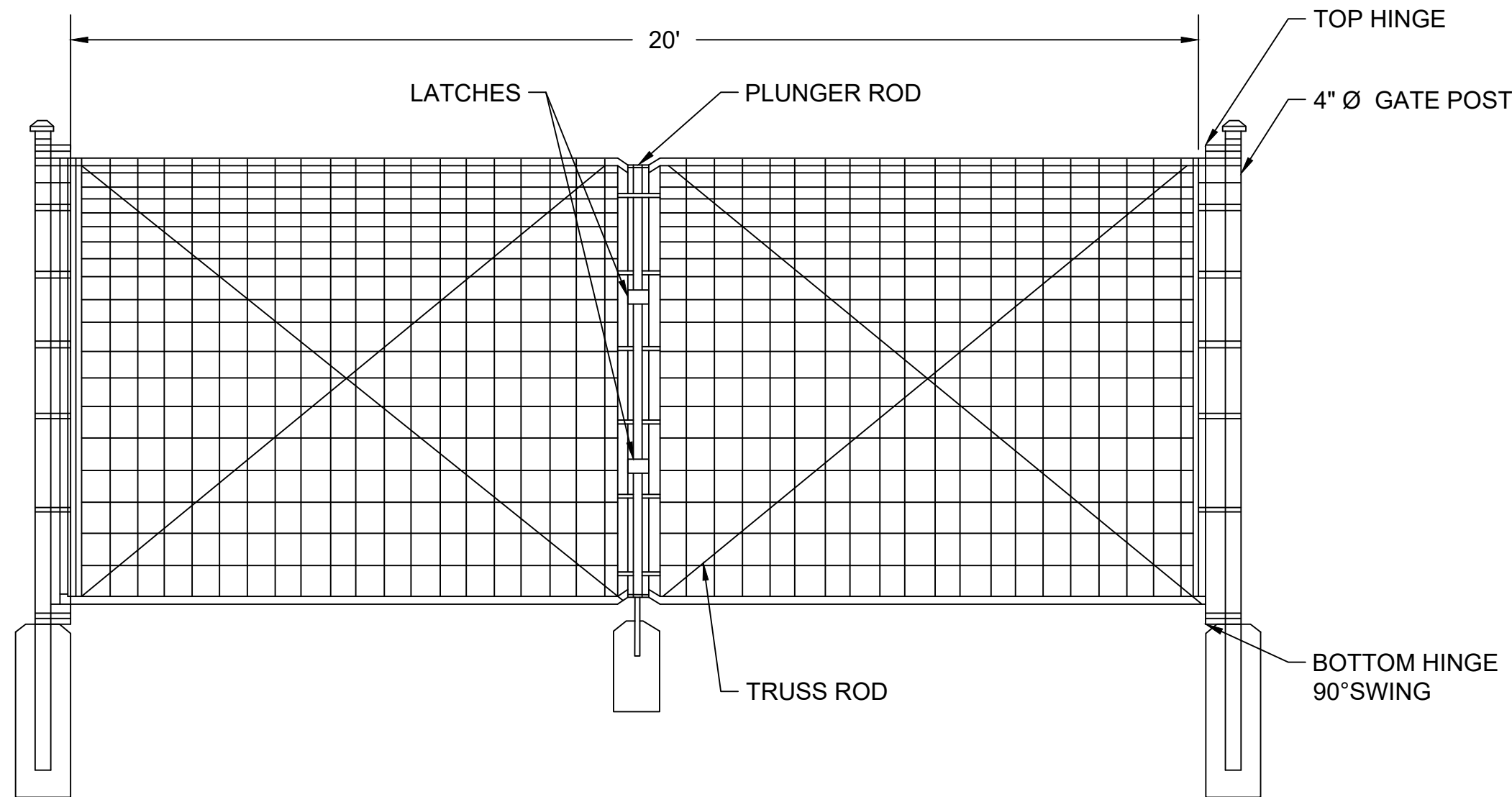
SHEET

PV3



1 8' FIXED KNOT FENCE

NTS



2 8' FIXED KNOT FENCE GATE

NTS

NOTE:
1. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY
AND NOT TO BE USED FOR CONTRUCTION.
2. DO NOT SCALE DRAWING

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1.706 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.706
AZIMUTH	180°
TILT	+/- 52°
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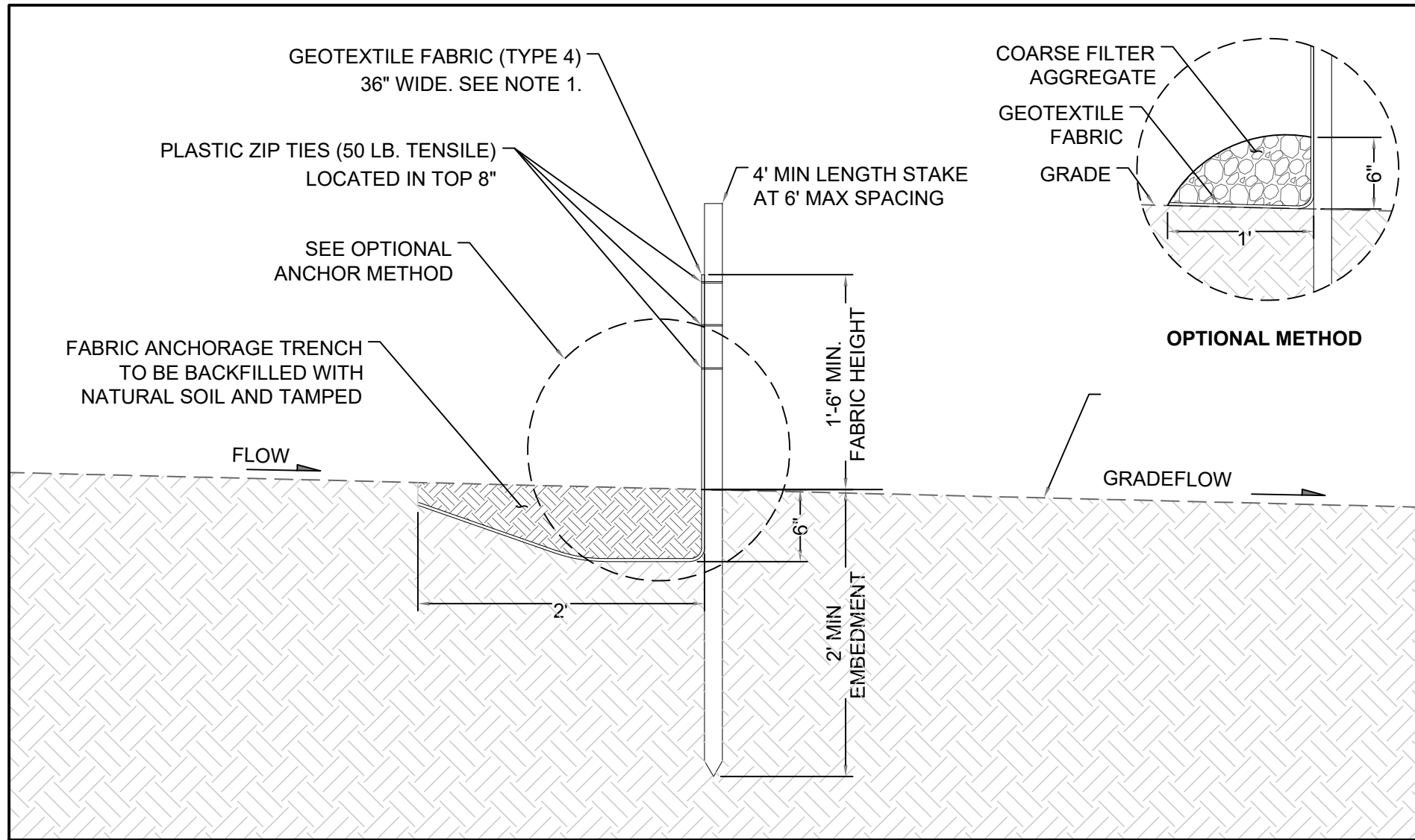
INFILTRATION BASIN DETAIL

SCALE ¹

NTS

SHEET

PV4

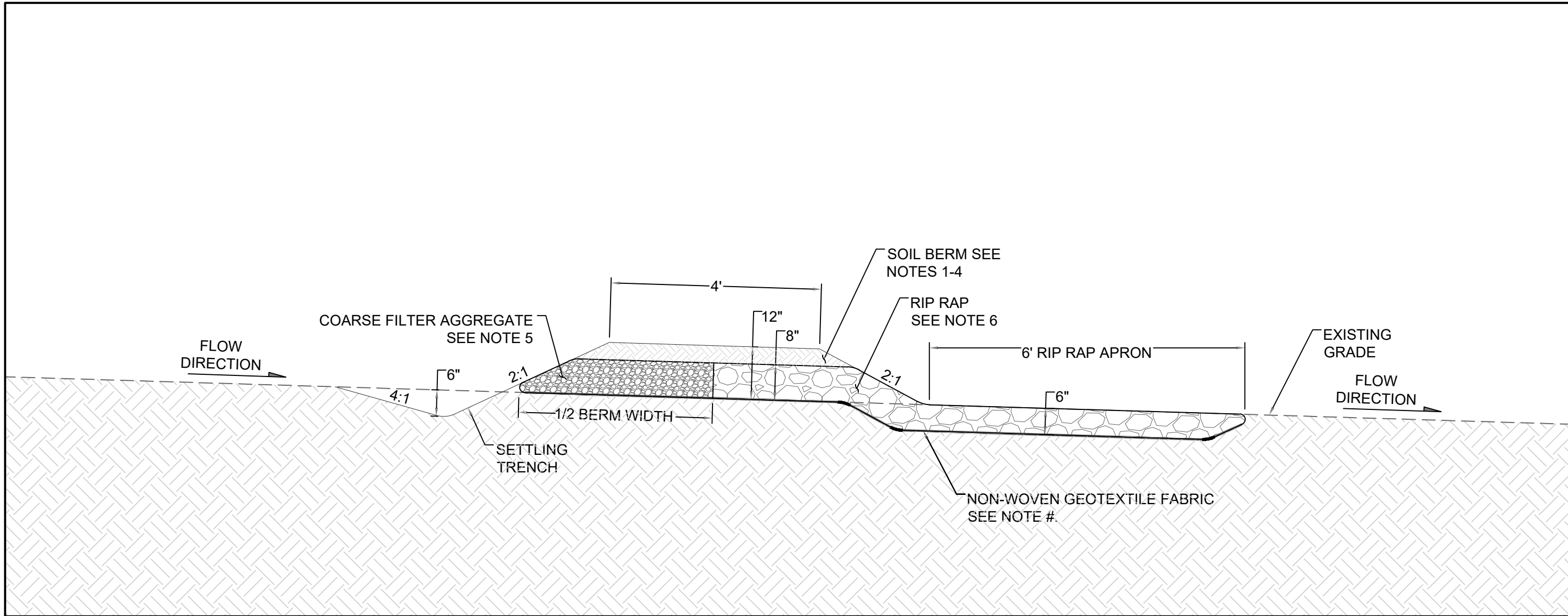


1 SILT FENCE

SCALE: 1"=1' VIEW: SECTION

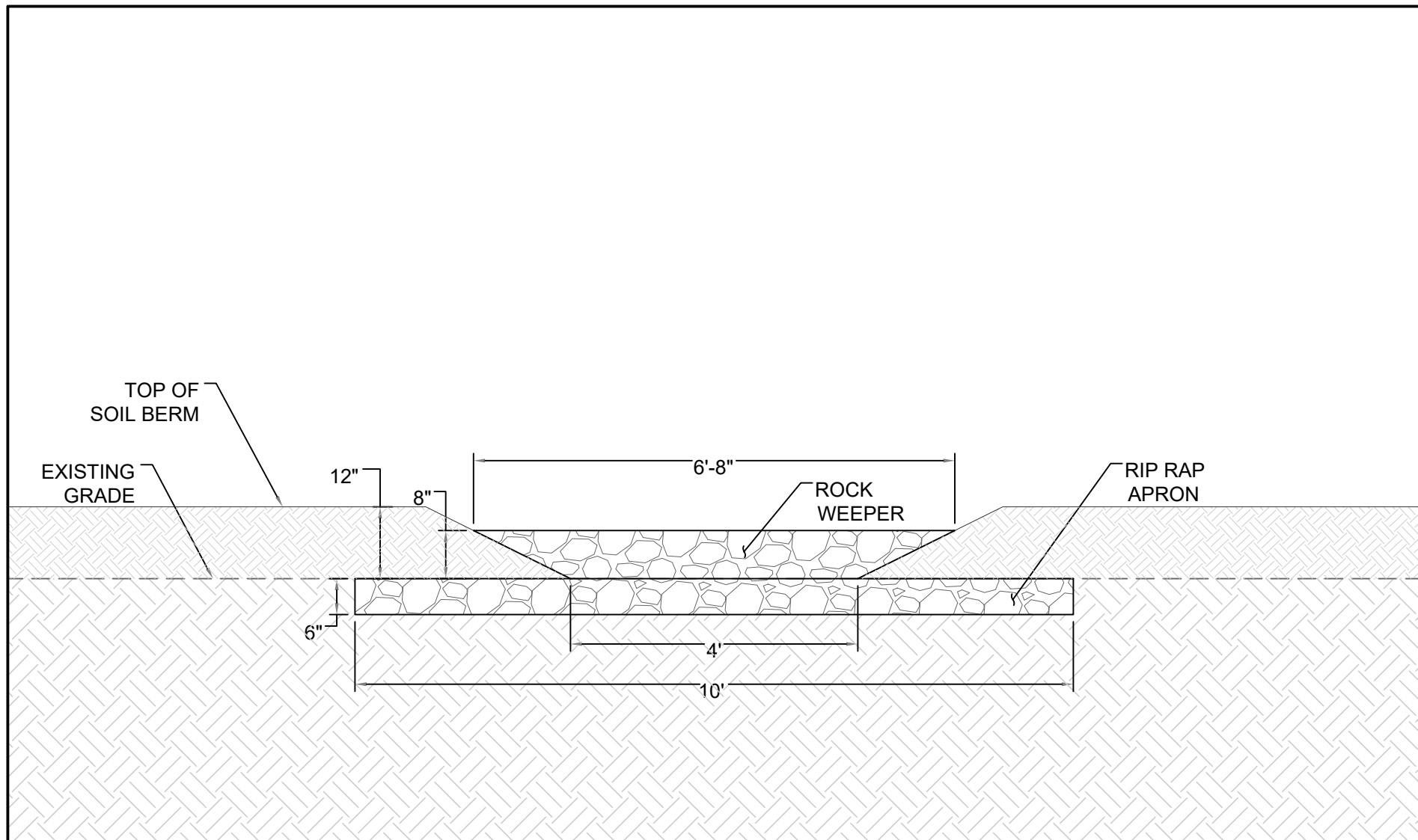
SILT FENCE NOTES

1. GEOTEXTILE FABRIC SHALL BE A WOVEN OR NONWOVEN SYNTHETIC FIBER FABRIC COMPLYING WITH AASHTO M288.
2. GEOTEXTILE FABRIC SHALL BE SPliced TOGETHER WITH A SEWN SEAM AT A SUPPORT POST, OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD.
3. THE FENCE SHOULD FOLLOW THE CONTOUR OF THE SLOPE TO THE MAXIMUM AMOUNT PRACTICABLE AND HAVE NO DIPS OR LOW AREAS WHERE WATER WILL ACCUMULATE AND POOL. POOLED WATER IS A MAJOR CAUSE OF FAILURE BECAUSE OF THE HIGH PRESSURE IT PLACES ON THE FENCE.
4. ENDS OF THE FENCE SHOULD ALWAYS BE ANGLED UP SLOPE SO WATER CANNOT FLOW AROUND THEM.
5. THE MAXIMUM UP SLOPE GRADE PERPENDICULAR TO THE FENCE LINE SHOULD NOT EXCEED 1:1.
6. INSPECT BMPS ACCORDING TO NORMAL MAINTENANCE SCHEDULE.
7. INSPECTION SHOULD INCLUDE ENSURING FABRIC IS PROPERLY TRENCHED INTO THE GROUND AND FABRIC IS NOT TORN OR SAGGING.
8. SEDIMENT REMOVAL AND DISPOSAL IS REQUIRED WHEN SEDIMENT COVERS 1/3 OF THE HEIGHT OF THE FENCE.



2 FILTRATION BERM

SCALE: 1"=2' VIEW: SECTION

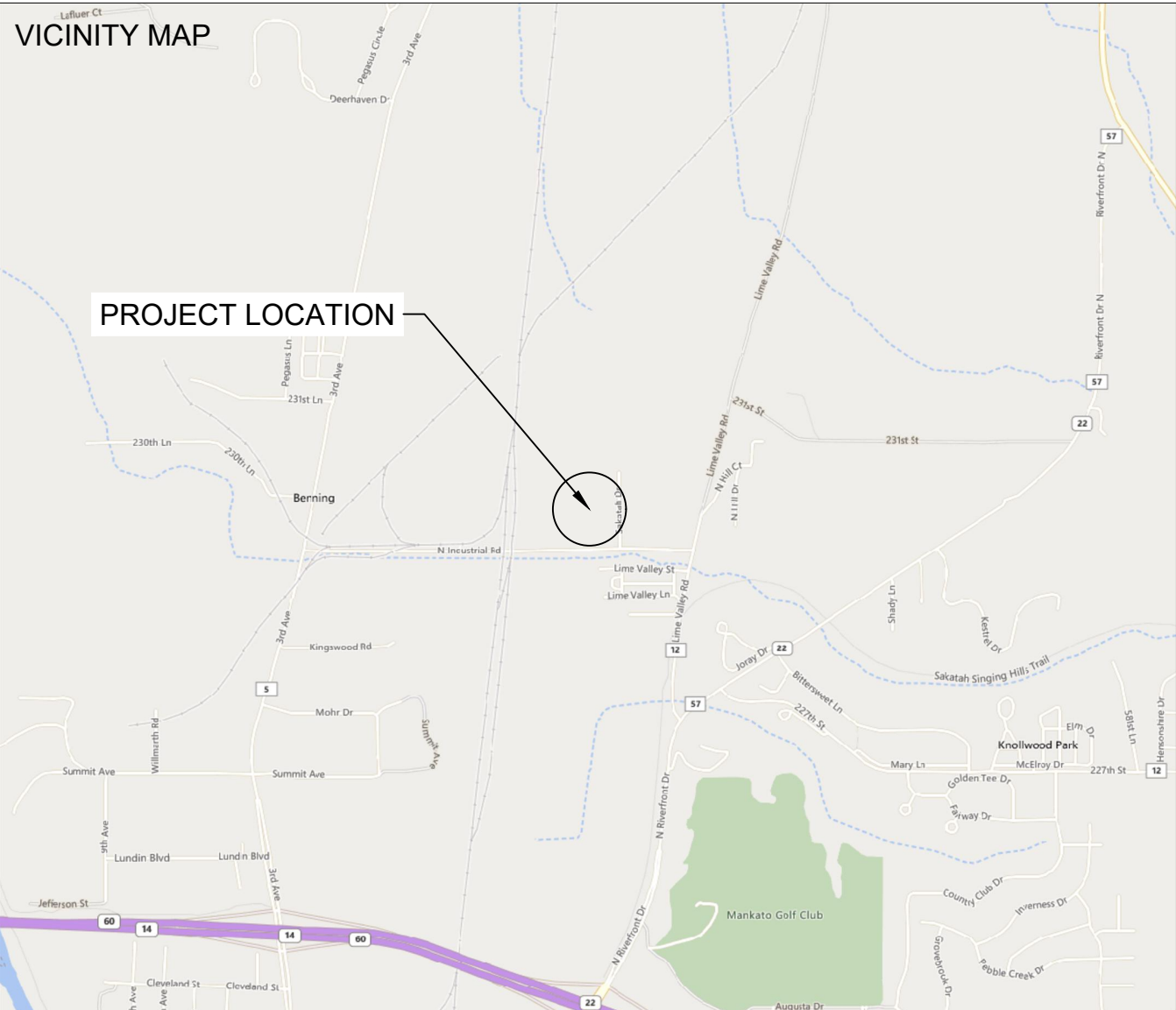


3 FILTRATION BERM - ROCK WEEPER

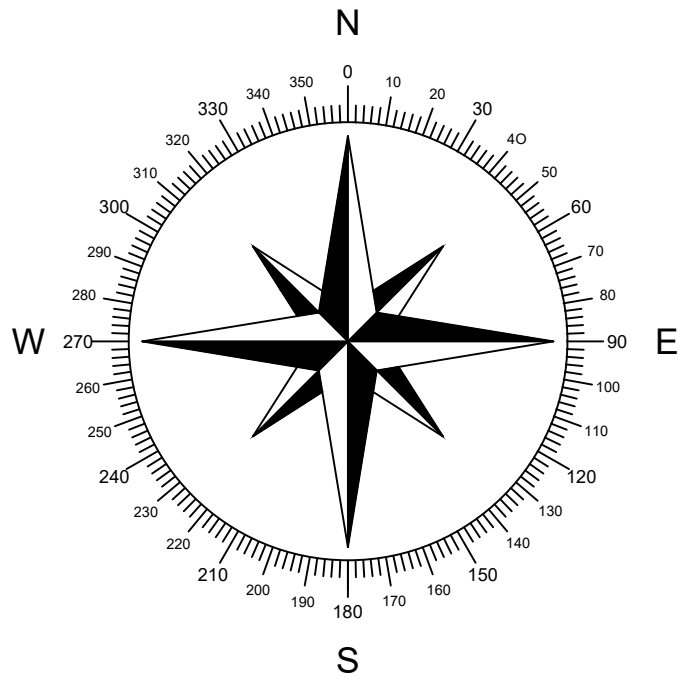
SCALE: 1"=2' VIEW: ELEVATION

FILTRATION BERM NOTES

1. SOIL PREPARATION SHALL INCLUDE THE REMOVAL OF EXISTING VEGETATION, CULTIVATED SOIL, TOPSOIL, AND OTHER SOFT, UNSUITABLE OR DELETERIOUS MATERIAL AND CLODS OR FRAGMENTS LARGER THAN 3" IN ANY DIMENSION.
2. SOILS USED TO CONSTRUCT THE BERM SHALL BE FREE OF ROOTS, VEGETATION, ORGANIC MATTER, AND CONTAIN A SAND CONTENT BELOW 70 PERCENT.
3. SOIL SHALL BE MIXED TO ACHIEVE UNIFORM MOISTURE CONTENT AND COMPACTED. THE FINISHED BERM MUST BE STABILIZED IMMEDIATELY WITH PERMANENT VEGETATION OR EROSION CONTROL BLANKETS. IN AREAS WHICH ARE ANTICIPATED TO RECEIVE HIGH FLOW, SEED SHALL BE COVERED WITH EROSION CONTROL BLANKETS UNTIL PERMANENT VEGETATION IS ACHIEVED.
4. BERMS SHALL BE INSTALLED ON THE CONTOUR PERPENDICULAR TO SHEET FLOW AND SHALL HAVE A CONSISTENT SHAPE THROUGHOUT
5. COARSE FILTER AGGREGATE SHALL BE 1" ROCK CONSISTING OF NATURALLY OCCURRING UNIFORMLY BLENDED MINERAL MATERIALS WITH NO MORE THAN 20% PASSING THE NO. 200 SIEVE AND CONTAINING NO TOPSOIL, ORGANICS, OR SEVERELY WEATHERED ROCK.
6. RIP RAP SHALL HAVE A D50 = 6" AND SHALL BE FREE OF SOIL AND OTHER DEBRIS AND CONSIST OF STONES WITH AT LEAST ONE FRACTURED FACE WHOSE WIDTHS ARE NOT LESS THAN 30% OF THE LENGTH OF EACH STONE.
7. INSPECT BERMS WEEKLY AND BEFORE AND AFTER A RAIN EVENT. REPAIR DAMAGED AREAS WITHIN 24 HOURS AND REESTABLISH VEGETATIVE COVER OR TEMPORARY STABILIZATION AS SOON AS POSSIBLE. IF PORTIONS OF THE BERM OUTSIDE OF THE ROCK FILTERS ARE BREACHED THE BERM SHALL BE EXPANDED OR ENLARGED UNTIL BREACHING IS PREVENTED.



SPACE FOR PE STAMP:



SHEET NOTES:

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MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-26°C / 31°C
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EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 04300348

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR ALL UTILITY ENERGY EQUIPMENT INCLUDING THE METERS AND AC DISCONNECT.

INTERCONNECTION TYPE: SECONDARY

REVISIONS

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	1/20/2021
1	JOSE TAVARES	JT	1/28/2021
2	CUP	ELD	9/15/2021
3	JINKO 525	AE	3/2/2022
4	UPDATED CUP	JT	4/20/2022
5			
6			
7			

DRAWN BY

JOSE TAVARES

PROJECT NAME

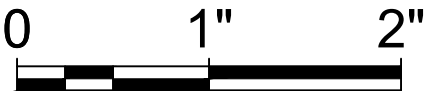
CITYLOT CSG

DRAWING TITLE

DRAINAGE PATTERNS

SCALE ¹

1" = 70'



SHEET

PV5

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1.706 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.706
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	3250
MODULE TYPE	JINKO EAGLE 72HM G5B-JKM525M-72HL4-TV
MODULE STC RATING	525 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-26°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 04300348

NO POSITION, DISTANCE, OR CLEARANCE
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7			

DRAWN BY

JOSE TAVARES

PROJECT NAME

CITYLOT CSG

DRAWING TITLE

ELECTRICAL DETAILS

SCALE¹

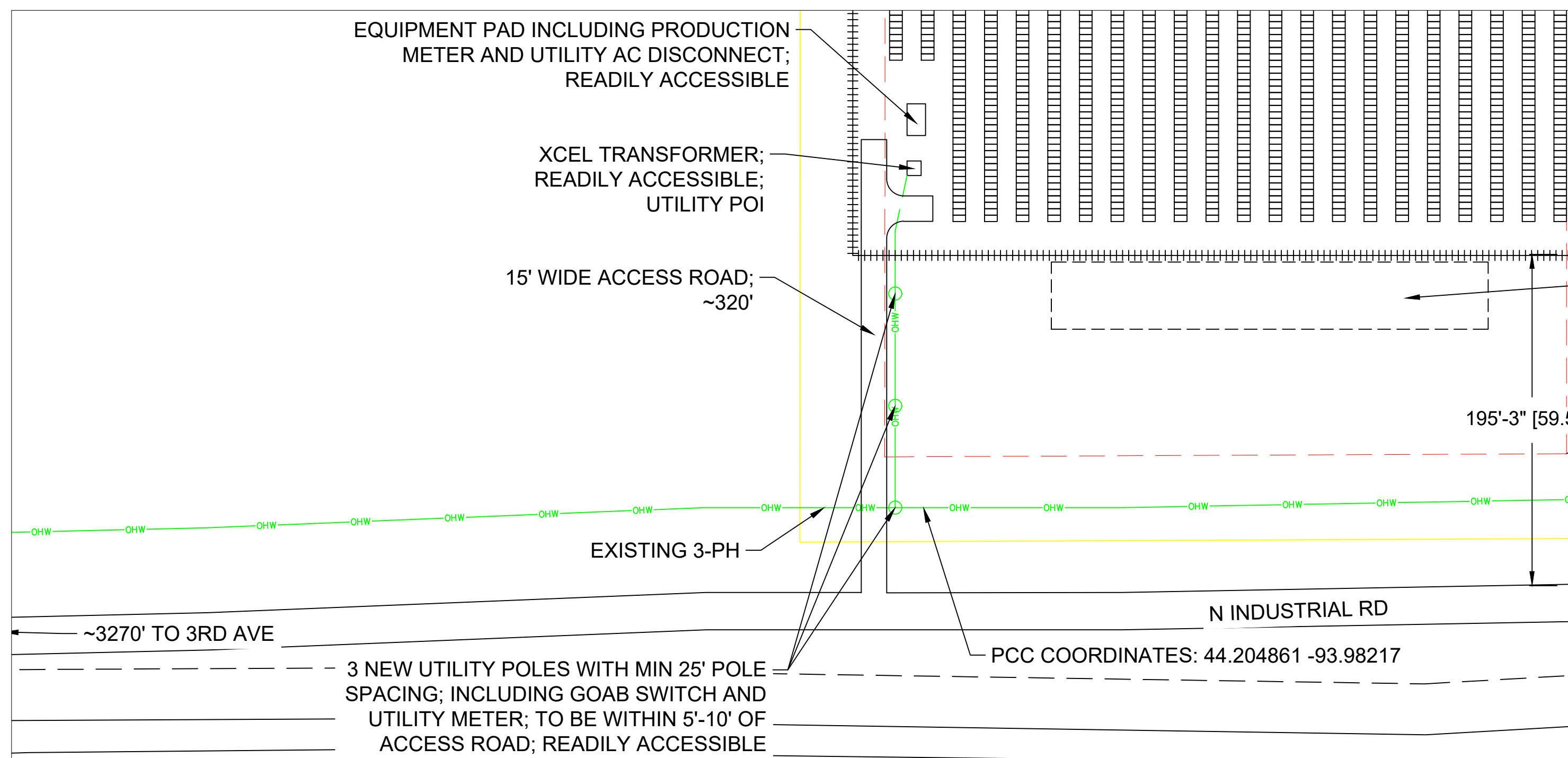
AS NOTED

SHEET

E3

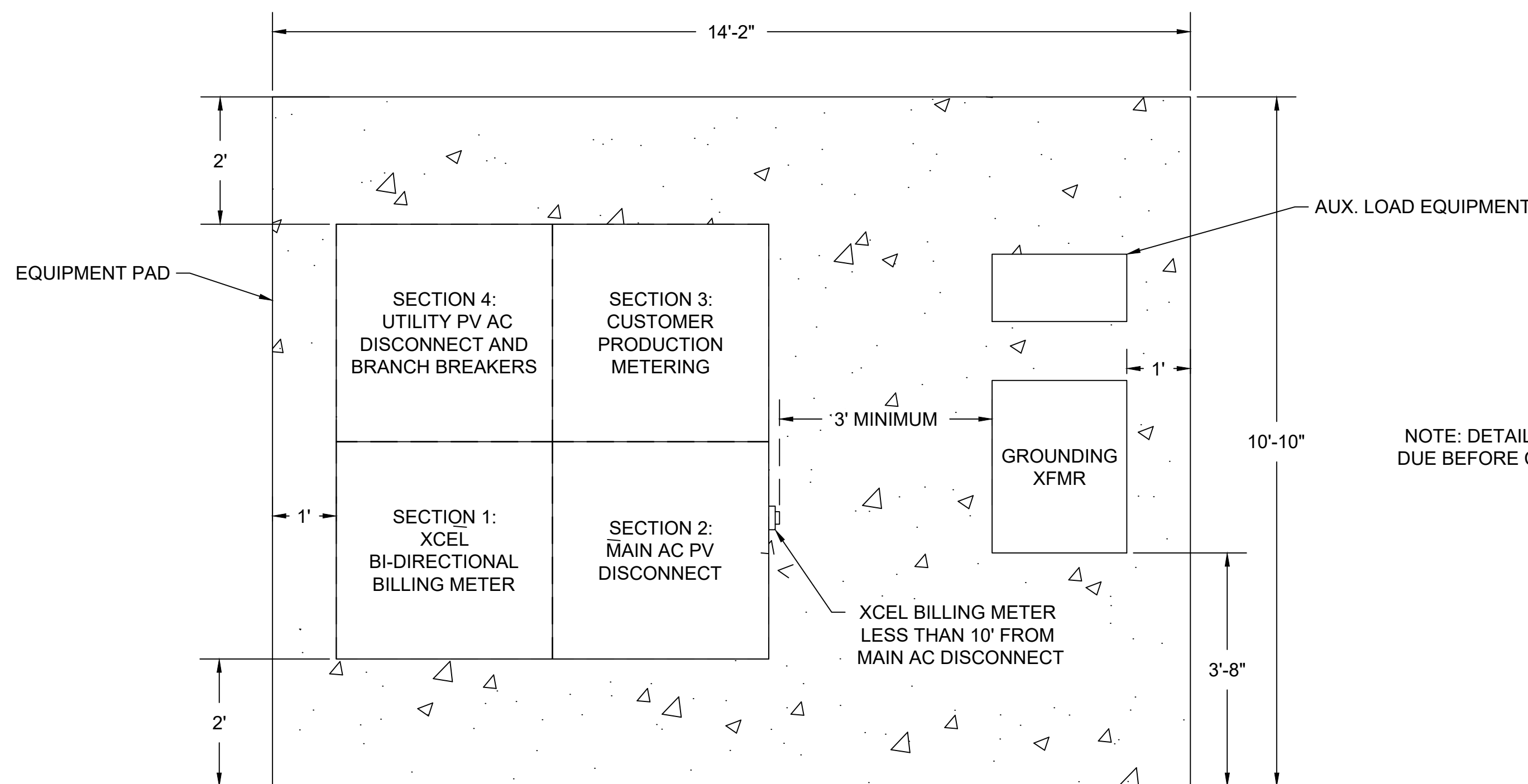
SHEET NOTES:

- Overhead line to underground service conductors detail - provided by utility
- Fence Detail and Fence Grounding - provided in the civil engineering drawings



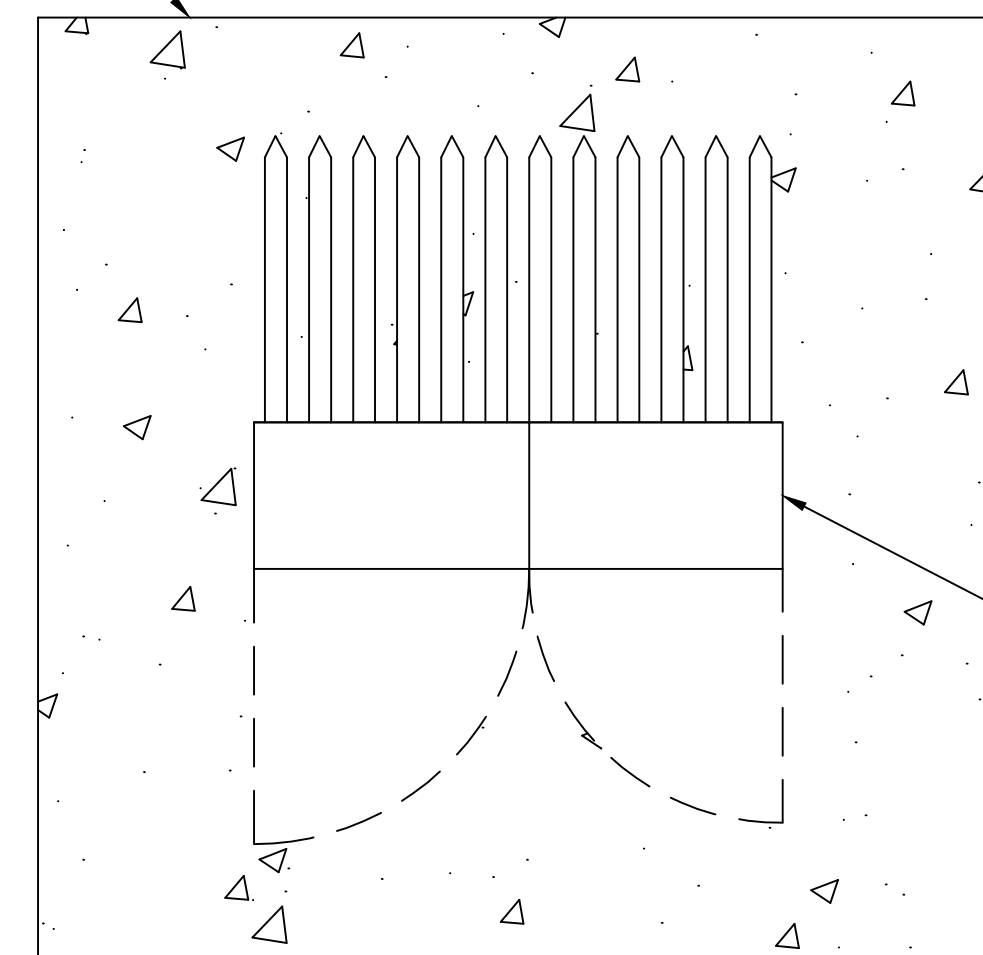
1 INTERCONNECTION PLAN

Scale: 1" = 60'



2 EQUIPMENT PAD PLAN

Scale: 3/4" = 1'

SEPARATE EQUIPMENT
PAD FOR XCEL OWNED
TRANSFORMERNOTE: DETAILED DRAWINGS
DUE BEFORE CONSTRUCTIONXCEL OWNED
INTERCONNECTION
TRANSFORMER

SPACE FOR PE STAMP:

SUNNY HIGHPOWER PEAK3 125-US / 150-US



Cost effective - Modular architecture reduces BOS and maximizes system uptime - Compact design and high power density maximize transportation and logistical efficiency	Maximum flexibility - Scalable 1,500 VDC building block with best-in-class performance - Flexible architecture creates scalability while maximizing land usage	Simple install, commissioning - Ergonomic handling and simple connections enable quick installation - Centralized commissioning and control with SMA Data Manager	Highly innovative - SMA Smart Connected reduces O&M costs and simplifies field service - Powered by award winning enexOS cross sector energy management platform
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SUNNY HIGHPOWER PEAK3 125-US / 150-US

A superior modular solution for utility power plants

The new Sunny Highpower PEAK3 is SMA's latest addition to a comprehensive portfolio of utility solutions. This 1,500 VDC inverter offers high power density in a modular architecture that achieves a cost-optimized solution for utility-scale PV integrators. With fast, simple installation and commissioning, the Sunny Highpower PEAK3 is accelerating the path to energization. SMA has also brought its field-proven Smart Connected technology to the PEAK3, which simplifies O&M and contributes to lower lifetime service costs. The PEAK3 utility system solution is powered by the enexOS cross sector energy management platform, 2018 winner of the Intersolar smarter E AWARD.

Technical Data *	Sunny Highpower PEAK3 125-US	Sunny Highpower PEAK3 150-US
Input [DC]		
Maximum array power	187500 Wp STC	225000 Wp STC
Maximum system voltage	1500 VDC	1500 VDC
MPP voltage range	710 V ... 1425 V	855 V ... 1425 V
MPP trackers	1	1
Maximum operating input current	180 A	180 A
Maximum input short-circuit current	325 A	325 A
Output [AC]		
Nominal AC power	125000 W	150000 W
Maximum apparent power	125000 VA	150000 VA
Output phases / line connections	3 / 3PE	3 / 3PE
Nominal AC voltage	480 V	600 V
Compatible transformer winding configuration	Wye-grounded	Wye-grounded
Maximum output current	151 A	151 A
Rated grid frequency	60 Hz	60 Hz
Grid frequency / range	50 Hz, 60 Hz / -6 Hz ... +6 Hz	50 Hz, 60 Hz / -6 Hz ... +6 Hz
Power factor at rated power / adjustable displacement	1 / 0.0 leading ... 0.0 lagging	1 / 0.0 leading ... 0.0 lagging
Harmonics (THD)	<5%	<5%
Efficiency		
CEC efficiency (subinverter)	98.5 %	98.5 %
Protection and safety features		
Ground fault monitoring: Riso / Differential current	● / ●	● / ●
DC reverse polarity protection	●	●
AC short circuit protection	●	●
Monitored surge protection (Type 2): DC / AC	● / ●	● / ●
Protection class / overvoltage category (as per UL 840)	1 / IV	1 / IV
General data		
Device dimensions (W / H / D)	770 / 830 / 444 mm (30.3 / 32.7 / 17.5 in.)	770 / 830 / 444 mm (30.3 / 32.7 / 17.5 in.)
Device weight	85 kg (185 lbs)	85 kg (185 lbs)
Operating temperature range	25 °C ... +60 °C (77 °F ... +140 °F)	25 °C ... +60 °C (77 °F ... +140 °F)
Storage temperature range	-40 °C ... +70 °C (-40 °F ... +158 °F)	-40 °C ... +70 °C (-40 °F ... +158 °F)
Audible noise emission (full power @ 1m and 25 °C)	< 65 dBA	< 65 dBA
Internal consumption at night	< 5 W	< 5 W
Topology	Transformerless	Transformerless
Cooling concept	OptiCool (forced convection, variable speed fan)	OptiCool (forced convection, variable speed fan)
Enclosure protection rating	Type 4X (as per UL 506)	Type 4X (as per UL 506)
Maximum permissible relative humidity (non-condensing)	100%	100%
Additional information		
Mounting	Back mount	Back mount
DC connection	Terminal lugs - up to 600 kcmil CU/AL	Terminal lugs - up to 600 kcmil CU/AL
AC connection	Screw terminals - up to 300 kcmil CU/AL	Screw terminals - up to 300 kcmil CU/AL
LED indicators (Status/Fault/Communication)	● (2 x 845 pins)	● (2 x 845 pins)
SMA-Specware (Ethernet network interface)	●	●
Data protocols: SMA Modbus / SunSpec Modbus / Wialocom	● / ● / ●	● / ● / ●
OptiTrac: Global Peak (shade tolerant MPP tracking)	●	●
PID Migration Solution	●	●
Integrated Fault Control / O on Demand 24/7	● / ●	● / ●
Off-grid capable / SMA Fuel Save Controller compatible	● / ●	● / ●
SMA Smart Connected (proactive monitoring and service)	●	●
Certifications (as of June 2018)	UL 1741, UL 1998, IEEE 1547, CAN/CSA-C22.2 No.62109	UL 1741, UL 1998, IEEE 1547, CAN/CSA-C22.2 No.62109
FCC compliance	FCC Part 15, Class A	FCC Part 15, Class A
Grid interconnection standards	UL 1741 SA, CA, Rule 21, IEC601 Rule 14H, RRC-02462	UL 1741 SA, CA, Rule 21, IEC601 Rule 14H, RRC-02462
Additional grid support capabilities	L/HVRT, L/HVRT, V&HVA, V&HVA, Frequency-Watt, Ramp Rate Control, Fixed Power Factor	L/HVRT, L/HVRT, V&HVA, V&HVA, Frequency-Watt, Ramp Rate Control, Fixed Power Factor
Warranty		
Standard	5 years	5 years
Optional extensions	10 / 15 / 20 years	10 / 15 / 20 years
Type designation	SHP 125-US-20	SHP 150-US-20
* Preliminary data as of June 2018	● Standard features	○ Optional features

Toll Free +1 888 4 SMA USA
www.SMA-America.com

SMA America, LLC



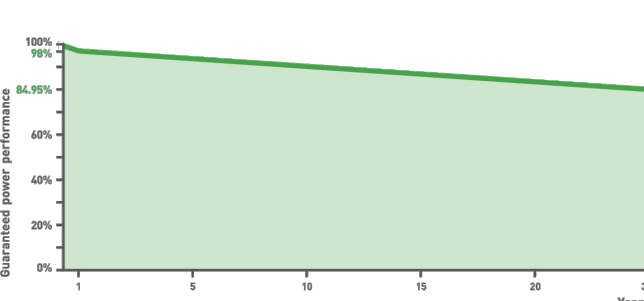
EAGLE 72HM G5B

525-545 WATT • HALF CELL BIFACIAL
Positive power tolerance of 0-+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Best-selling module globally for last 4 years
- Top performance in the strictest 3rd party labs
- 99.9% on-time delivery to the installer
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar panel factories in USA and Malaysia

LINEAR PERFORMANCE WARRANTY

30-Year Performance Warranty



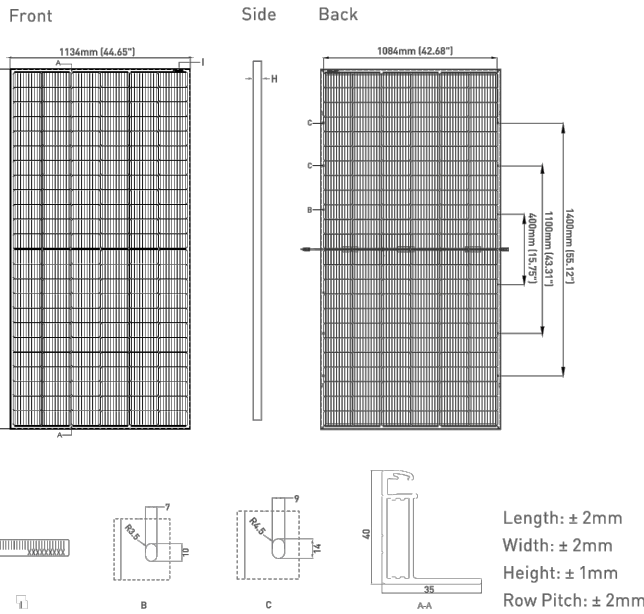
- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products
- ISO45001:2018 Occupational Health & Safety Standards
- UL61730 certified products



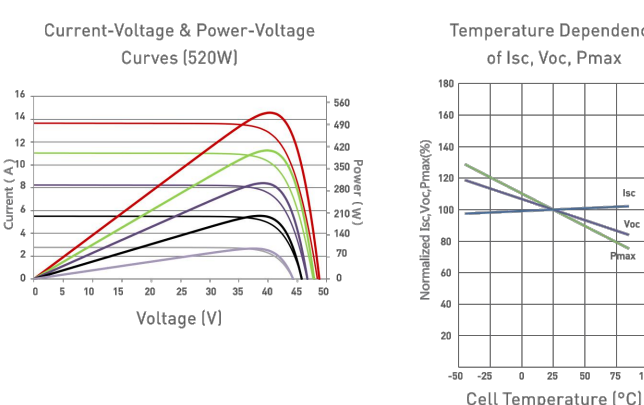
BUILDING YOUR TRUST IN SOLAR. JINKOSOLAR.US



ENGINEERING DRAWINGS



ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



ELECTRICAL CHARACTERISTICS

Module Type	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
JKM525M-72HL4-TV			JKM530M-72HL4-TV			JKM535M-72HL4-TV			JKM540M-72HL4-TV	
Maximum Power (Pmax)	525Wp	391Wp	530Wp	394Wp	535Wp	398Wp	540Wp	402Wp	545Wp	405Wp
Maximum Power Voltage (Vmp)	40.61V	37.74V	40.71V	37.88V	40.81V	37.98V	40.91V	38.08V	41.07V	38.18V
Maximum Power Current (Imp)	12.93A	10.35A	13.02A	10.41A	13.11A	10.48A	13.20A	10.55A	13.27A	10.62A
Open-circuit Voltage (Voc)	49.27V	46.50V	49.35V	46.58V	49.42V	46.65V	49.49V	46.71V	49.65V	46.84V
Short-circuit Current (Isc)	13.64A	11.02A	13.71A	11.07A	13.79A	11.14A	13.87A	11.20A	13.94A	11.26A
Module Efficiency STC (%)	20.34%		20.55%		20.75%		20.94%		21.13%	

*STC: ☀ Irradiance 1000W/m² ☁ Cell Temperature 25°C
NOCT: ☀ Irradiance 800W/m² ☁ Ambient Temperature 20°C
*Power measurement tolerance: ±3%

The company reserves the final right for explanation on any of the information presented hereby. JKM525-545M-72HL4-TV-F1-US
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MECHANICAL CHARACTERISTICS

No. of Half Cells	144 (2x72)
Dimensions	2274x1134x40mm (89.53x44.65x1.57in)
Weight	29.4kg (64.82lbs)
Front Glass	3.2mm, Anti-Reflection Coating
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in) or Customized Length
Fire Type	Type 1
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)
Hailstone Test	45mm Hailstones at 23m/s

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.35%/°C
Temperature Coefficients of Voc	-0.28%/°C
Temperature Coefficients of Isc	0.044%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C
Refer. Bifacial Factor	70±5%

MAXIMUM RATINGS

Operating Temperature (°C)	-40°C ~ +85°C
Maximum System Voltage	1500VDC (UL and IEC)
Maximum Series Fuse Rating	30A

PACKAGING CONFIGURATION

[Two pallets = One stack]
27pcs/pallets, 54pcs/stack, 540pcs/40 HQ Container

BIFACIAL OUTPUT-REARSIDE POWER GAIN

5%	Maximum Power (Pmax)	551Wp	557Wp	562Wp	567Wp	572Wp
	Module Efficiency (%)	21.38%	21.58%	21.78%	21.99%	22.19%
15%	Maximum Power (Pmax)	604Wp	610Wp	615Wp	621Wp	627Wp
	Module Efficiency (%)	23.41%	23.64%	23.86%	24.08%	24.30%
25%	Maximum Power (Pmax)	656Wp	663Wp	669Wp	675Wp	681Wp
	Module Efficiency (%)	25.45%	25.69%	25.93%	26.18%	26.42%



PROJECT OWNER: MN CSG 2019-59 LLC

NEW ENERGY EQUITY, LLC
2530 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21041
NEWENERGYEQUITY.COM
443-267-5012

PROJECT ADDRESS
320 INDUSTRIAL RD
MANKATO, MN 56001

LAT: 44.2048611111
LONG: -93.9821666667

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1.706 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.706
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	3250
MODULE TYPE	JINKO EAGLE 72HM G5B-JKM525M-72HL4-TV
MODULE STC RATING	525 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-26°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 04300348

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

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INTERCONNECTION TYPE: SECONDARY

REVISIONS

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0	ORIGINAL DESIGN	IR	1/20/2021
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4	UPDATED CUP	JT	4/20/2022
5			
6			
7			

DRAWN BY

JOSE TAVARES

PROJECT NAME

CITYLOT CSG

DRAWING TITLE

EQUIPMENT DOCUMENTS

SCALE ¹

NTS

SHEET

E4

SPACE FOR PE STAMP:

Application for Conditional Use Permit Citylot 1MW CSG

Tuesday, July 5, 22
City of Mankato

Impact Power Solutions (IPS) is requesting a Conditional Use Permit for a period of Thirty-Five years on behalf of MN CSG 2019-59 LLC to construct a 1MW AC photovoltaic community solar garden (solar farm) on approximately 6.8 acres of land in the City of Mankato known as Blue Earth County PID R01.04.32.100.042. The site was selected due to its physical characteristics, proximity to existing electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation.

1. Design and Interconnection	3
2. Construction.....	3
3. Storm Water Management	4
4. Operations & Emergency Response	4
5. Access, Parking, Road Use and Maintenance.....	4
6. Landscaping	4
7. Fire Prevention.....	5
8. Visual Impact Analysis	5
9. Decommissioning Plan	5
10. Insurance Information	5
12. Exhibit List.....	6



1. Design and Interconnection:

The garden will consist of approximately Three thousand two hundred fifty solar panels. The panels are mounted on a steel and aluminum racking structure that generally averages approximately eight feet above grade. The installation will not exceed a maximum height of ten feet above grade. The racking system is installed in the ground with pilings (I-beams) that are driven directly into the ground at a depth usually between six feet and ten feet depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to one hundred five MPH and fifty pounds per square foot of snow. The garden will have one concrete equipment pad, typically less than five hundred square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Demonstrative equipment specifications are attached as **Exhibit C**.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by directionally bored underground conduit that is housed inside of biodegradable PVC housing which will be installed two feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current power generated by the photovoltaic system to alternating current power, which is then connected to the existing three-phase power distribution line at the point of interconnection.

The solar array will be contained within an area protected by an eight-foot deer style fence. It will not create any noise, dust, fumes, glare, or other pollutants or nuisance to surrounding neighbors. There will be signage along the fence, approximately 2' x 2', including utility hazard, company information, and contact information on the fence. The solar garden will comply with all applicable state, county, and federal regulations. No exterior lighting is proposed for the project. We do not request the county to provide any services or county personnel.

2. Construction:

IPS would like to begin construction as soon as April 2023 and complete the project before December 2023. The construction process typically takes approximately three months. The site will have a portable toilet for workers. No water supply will be required. Any waste or debris will be gathered in a dumpster that will be removed during construction progress as necessary. Multiple truckloads of equipment will be delivered throughout the construction period. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be on site almost every day throughout the construction process. IPS will use appropriate temporary (construction-related) erosion and sediment control best management practices through construction. IPS agrees to the Site Rules attached as **Exhibit D**.

3. Storm Water Management Measures

A licensed civil engineering firm will determine storm water management measures. Measures will include an analysis of the existing topography, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

4. Operations & Emergency Response:

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. It will be monitored remotely through a computer data acquisition system (DAS) so that appropriate personnel can be dispatched to investigate potential problems. Additionally, twice a year qualified solar operations and maintenance crews will perform maintenance on the array and inspect the solar components, array and fence.

Construction, maintenance and decommissioning of the garden will be conducted in accordance with the Innovative Power Systems Safety Manual, which is attached as **Exhibit E**. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible. No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

Drainage, weeds, screening, general operations, maintenance, stray voltage or electrical:
Impact Power Solutions Inc.
jamieb@ips-solar.com
612-801-5999

5. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a fifteen foot wide gravel road that has a twenty foot entrance connected to Industrial Rd on the Southwest corner of the property. Road access will be controlled for erosion control during construction. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

6. Landscaping:

The project site will be planted with pollinator friendly groundcover. The specific seed mix is yet to be determined and will be specified with construction plan sets. The entire site will be maintained with mechanical mowing to prevent overgrowth.

7. Fire Prevention:

This solar array will meet the requirements of the 2012 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the international Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NFPA) with safety of the public, contractors, and firefighters as the entire objective. Solar specific Code has been included in the NEC for over a decade. Safety is paramount in our solar PV facilities, as we need them to function optimally for their entire system life.

8. Visual Impact Analysis:

IPS conducted a site visit and visual analysis of the parcel and adjacent parcels to determine if any nearby properties would have their line of sight substantially obstructed or impeded by the proposed project. All

surrounding properties to the East, North and West are non-homestead land used for industrial purposes. Two separate similar solar sites exist East and North of this parcel. A manufactured home park exists across Industrial Rd from the site. Existing vegetation and trees obscure nearly all views of this site. On site existing vegetation will be preserved wherever possible. Typically the point of interconnection consists of three electric poles, however IPS is working on a plan to limit the number to two if possible.

9. Decommissioning Plan:

Per City Code IPS has obligations to establish a monetary security for decommissioning removal in the form of a bond, escrow, or letter of credit.

The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project's useful life, or earlier. The City will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

IPS or its successors agree to be responsible for all decommissioning costs, and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by IPS will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

IPS expects that decommissioning will occur 25-35 years after the date that the system becomes operational. Decommissioning will occur in the event that the array is not used for twelve consecutive months. All structures, foundations, electrical equipment all internal or perimeter access roads will be removed. Soils and vegetation will be restored. Disposal of structures and foundations shall meet the provisions of Blue Earth County Solid Waste Ordinance or successor ordinance.

Nonfunctioning solar components consist of valuable recyclable materials including silver, semiconductor material, steel, aluminum, copper and plastics that have a significant salvage value. Also, it is more likely that the System components would be used for continued electrical generation than for scrap.

IPS estimates that 125% of the cost to meet the requirements of the decommissioning plans is \$21,052.75 IPS or its partners shall submit a financial guarantee by posting a bond, Letter of Credit or establishing an Escrow Account in favor of the City of Mankato.

A full schedule of removal and restoration costs is included as Exhibit G.

Decommissioning requirements:

The decommissioning party shall:

- a. Obtain any permits required for the decommissioning, removal, and legal disposal of the system components prior to the commencement of the decommissioning activities.
- b. Remove and dispose of all equipment and components.



- c. Remove all hazardous materials (if any) and transport them to be disposed of by licensed contractors at an appropriate facility in accordance with rules and regulations.
- d. If appropriate, grading, and re-vegetation in accordance with permits and in compliance with all applicable rules and regulations.
- e. Preserve and reclaim the soils on the project site to a level of pre-project quality
- f. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations and replacing with soils as needed.
- g. Remove non-biodegradable electrical conduits and backfill trenches with the native soils removed.

Equipment Removal Procedure:

The decommissioning of the project proceeds in reverse order of the installation:

- a. The solar system shall be disconnected from the utility power grid.
- b. PV modules shall be disconnected, unattached, collected, and removed.
- c. Site aboveground and underground electrical interconnection and distribution materials shall be removed and recycled off site by an approved recycler, provided that IPS will not remove one biodegradable underground conduit housing.
- d. PV module support racking shall be removed and recycled off site by an approved recycler.
- e. PV modules support steel and support posts shall be removed and recycled off site by an approved recycler.
- f. Electrical devices, including transformers and inverters, shall be removed and recycled off-site by an approved recycler.
- g. Concrete pads shall be removed and recycled by an approved recycler.
- h. Fencing shall be removed and recycled by an approved recycler.

10. Insurance Information:

IPS's or its successor will provide a certificate of insurance meeting the following requirements:

- Insurance provider must be rated B+ or better by "Best."
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.
- Contain a severability of interest clause of cross-liability insurance

We at IPS sincerely appreciate all of the help we have received from your staff with regard to our applications and we look forward to collaborating with you further to develop a great project that we can all be proud of.

Thank you



Brian Keenan
Sr Project Developer
(651)226-8274 Cell
briank@ips-solar.com

11. Exhibit List:

- A. Application Form (filed electronically)
- B. Site Plan
- C. Equipment Pack
- D. Site Rules
- E. IPS Safety Manual
- F. (reserved)
- G. Decommissioning Plan



EXHIBIT D

SITE RULES

Project Company will use commercially reasonable efforts to follow and to cause its personnel to follow the following rules while on the Premises. Owner may bar further access to the Premises by any individual who commits repeated, material violations of these rules after such individual has received at least three written warnings of a particular material violation from Owner describing, and including reasonable evidence documenting, such material violation. In addition, any individual violating rules (d)(i), (iv), or (vi) at least three times after receipt of a third written warning with documented evidence of such violation, will be immediately expelled from the Premises and will be banned from the Premises thereafter. The rules are as follows:

a. When not in active use by Project Company, all access gates, as well as all interior gates, will remain closed at all times.

b. Smoking is prohibited except in designated construction areas and in vehicles. Project Company will employ reasonable precautions to prevent fires and will be responsible for all damage caused by Project Company.

c. Project Company will keep the Premises clean and free of debris created by Project Company, its contractors, or others brought on to the Premises by Project Company. Project Company will not use the Premises for storage of items that are not related to, used or to be used in connection with, or for the benefit of all or a portion of the Project.

d. At no time will any of employees of Project Company bring any of the following onto the Premises:

- i. weapons of any type, including but not limited to, guns, bows and arrows, or sling shots;
- ii. animal calling devices;
- iii. fishing equipment or nets;
- iv. dogs, cats or any other animals;
- v. alcoholic beverages;
- vi. illegal drugs or related paraphernalia.

e. Project Company, its employees, contractors, agents and any individual allowed onto the Premises by Project Company will use reasonable efforts to confine their activities on the Premises to the designated access routes and to the areas upon which operations are then being conducted.

f. No wood, plants, animals (dead or alive), antlers, artifacts or any other item that was not originally brought onto the Premises by Project Company personnel will be removed from

the Premises by such personnel, except that Project Company can burn, remove and clear wood, plants and brush on the Premises.

g. A speed limit of 25 miles per hour (15 miles per hour at night) will be strictly observed while using roads on the Premises.

h. This Agreement does not cover or include any right or privilege of hunting or fishing on the Premises, all such rights being expressly reserved to Owner.



Exhibit E
Employee Safety Manual
Rev 06/2013

Impact Power Solutions, Inc.
2670 Patton Road
Roseville, MN 55113
651-789-5305
651-789-4415 Fax
lps-solar.com

TABLE OF CONTENTS

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COMPANY POLICY LETTER

SAFETY AND HEALTH POLICY FOR Impact Power Solutions, Inc.

The purpose of this policy is to develop a high standard of safety throughout all operations of **Impact Power Solutions, Inc.**

We believe that each employee has the right to derive personal satisfaction from his/her job and the prevention of occupational injury or illness is of such consequence to this belief that it will be given top priority at all times.

It is our intention here at **Impact Power Solutions, Inc.** to initiate and maintain complete accident prevention and safety training programs. Each individual from top management to the working person is responsible for the safety and health of those persons in their charge and coworkers around them. By accepting mutual responsibility to operate safely, we will all contribute to the wellbeing of personnel.



Jamie Borell- Chief Executive Officer

Safety Program Outline

(Impact Power Solutions, Inc.)

Element 1 - Safety Orientation: Each employee will be given a safety orientation by *Jamie Borell*, CEO or Eric Hanson, COO, when first hired. The orientation will cover the following items:

A description of the accident prevention program:

- We have a formal written accident prevention program. It consists of this safety orientation, safety meetings as described in Element 2, and Self-inspections as outlined in Element 3.
- We also have basic safety rules that all employees must follow. They are:
- Never do anything that is unsafe in order to get the job done. If a job is unsafe, report it to your supervisor or foreman. We will find a safer way to do that job.
- Do not remove or disable any safety device! Keep guards in place at all times on operating machinery.
- Never operate a piece of equipment unless you have been trained and are authorized.
- Use your personal protective equipment whenever it is required.
- Obey all safety warning signs.
- Working under the influence of alcohol or illegal drugs or using them at work is illegal and absolutely prohibited.
- Do not bring firearms or explosives onto company property.
- Horseplay, running and fighting are prohibited
- Clean up spills immediately. Replace all tools and supplies after use. Do not allow scraps to accumulate where they will become a hazard. Good housekeeping helps prevent accidents.

How and when to report injuries, including first aid kits and their locations:

- If injured on the job, report to Michael Paul, onsite safety coordinator 612-998-0328.
- We have first aid qualified workers here but we do not have “designated” first-aiders. First aid at the job site is done on a Good Samaritan basis.
 - If first aid trained personnel are involved in a situation involving blood, they should:
 - Avoid skin contact with blood/other potentially infectious materials by letting the victim help as much as possible, and by using gloves provided in the first aid kit.
 - Remove clothing, etc. with blood on it after rendering help.
 - Wash thoroughly with soap and water to remove blood. A 10% chlorine bleach solution is good for disinfecting areas contaminated with blood (spills, etc.).
 - Report such first aid incidents within the shift to supervisors (time, date, blood presence, exposure, names of others helping).
- **First aid kit locations at jobsites include:**
- **First-Aid kits on the roof and in the company van.**

Temperature Extremes

Workers subjected to temperature extremes, radiant heat, humidity, or air velocity combinations which, over a period of time, may produce physical illness. Protection by use of adequate controls, methods or procedures, or use of protective clothing will be provided to employees working in these conditions. Excessive exposure to heat is referred to as heat stress and excessive exposure to cold is referred to as cold stress.

Heat related illness (HRI) and cold-induced illnesses (Hypothermia/frostbite) are well known, recognized workplace hazards. All work operations involving exposure to temperature extremes, either humidity/heat extremes or cold extremes have the potential for inducing heat stress and heat related illnesses or cold stress resulting in frostbite or hypothermia, therefore, **Impact Power Solutions, Inc.** has developed a policy to address these issues. All employees will receive training relating to the causes and effects, as well as the personal and environmental factors that may lead to temperature extreme related illnesses. Each employee will be provided with training and materials that include but are not limited to:

- The chosen method or methods to assess the risk for HRI or cold stress.
- A section covering training elements to provide employees information on what the employer will do when working in extreme weather conditions.
- A section on first aid including how to identify HRI symptoms and cold stress systems. The proper first aid application for an individual that is suffering from HRI or cold weather illness, and procedures for summoning medical aid personnel.
- A section identifying where and how adequate drinking water will be supplied.

What to do in an emergency including how to exit the workplace:

- An evacuation map for the office and each jobsite is posted. It shows the location of exits and emergency meeting location.

Fire Emergency

- A fire extinguisher or fire extinguishers will be covered as part of this orientation.
- If you discover a fire: Tell another person immediately. Call or have them call 911 and a supervisor.
- If the fire is small (such as a wastebasket fire) and there is minimal smoke, you may try to put it out with a fire extinguisher.
- If the fire grows or there is thick smoke, do not continue to fight the fire.
- Tell other employees in the area to evacuate.
- Go to the designated emergency meeting location outside the building.

Use and care of required personal protective equipment (PPE):

- Some tasks in our company require an employee to wear PPE to protect against injury.
- Employees be instructed by the onsite job foreman using the manufacturer's instructions on how to use and care for these PPE.

On-the-job training about what you need to know to perform the job safely:

- Before first assigned a task, an onsite job supervisor will demonstrate what to do along with safety instructions and required PPE.
- We have established safety rules and personal protective equipment (PPE) requirements based upon a hazard assessment for each task.
- Do not use equipment or attempt to do any of these tasks until required training and PPE.

Safety Meetings and Self-Inspections

- **Employee Safety Meetings**

- At the beginning of each job and at least weekly thereafter.
- Review of any walk-around safety inspections conducted since the last safety meeting.
- Review of any citation to assist in correction of hazards.
- Evaluation of any accident investigations conducted since the last meetings to determine if the cause of the unsafe acts or unsafe conditions involved were properly identified and corrected.
- Document attendance and other subjects discussed.

Safety Disciplinary Policy

Impact Power Solutions, Inc. believes that a safety and health Accident Prevention Program is unenforceable without some type of disciplinary policy. Our company believes that in order to maintain a safe and healthful workplace, the employees must be cognizant and aware of all company, State, and Federal safety and health regulations as they apply to the specific job duties required. The following disciplinary policy is in effect and will be applied to all safety and health violations.

The following steps will be followed unless the seriousness of the violation would dictate going directly to Step 2 or Step 3.

1. A first-time violation will be discussed orally between company supervision and the employee. This will be done as soon as possible.
2. A second-time offense will be followed up in written form and a copy of this written documentation will be entered into the employee's personnel folder. Time off without pay (3-day minimum).
3. A third-time violation will result in termination.

If an employee of this company knowingly and willingly violates any of the safety rules or procedures or puts his/her self in an imminent danger situation, the employee will be immediately discharged.

General Safe Work Practices for Construction

Personal Protective Equipment

- Suitable clothing must be worn; long pants, at least short-sleeved shirts and adequate foot wear.
- Hard hats, safety glasses or goggles must be used when a potential hazard exists. (Safety glasses must be ANSI Z87 or Z87.1 approved).
- Hearing protection (earplugs or earmuffs) must be used in high noise areas.

- Gloves (as needed).

Housekeeping

- Always store materials in a safe manner. Tie down or support materials if necessary to prevent falling, rolling, or shifting.
- Shavings, dust scraps, oil or grease should not be allowed to accumulate. Good housekeeping is a part of the job.
- Trash piles must be removed as soon as possible. Trash is a safety and fire hazard.
- Immediately remove all loose materials from stairs, walkways, ramps, platforms, etc.
- Do not block aisles, traffic lanes, fire exits, gangways, or stairs.

Other general safe work practices

- Avoid shortcuts – use ramps, stairs, walkways, ladders, etc.
- Do not remove, deface or destroy any warning, danger sign, or barricade, or interfere with any form of accident prevention device or practice provided for your use or that is being used by other workers.
- Get help with heavy or bulky materials to avoid injury to yourself or damage to material.
- Do not use tools with split, broken, or loose handles, or burred or mushroomed heads. Keep cutting tools sharp and carry all tools in a container.
- Know the correct use of hand and power tools. Use the right tool for the job.

Fall protection

- Fall hazards of 10 feet or more will be outlined and addressed in our jobsite fall protection work plan.
- Fall hazards of less than 10 feet will be protected by covers, guardrails or other methods and will be addressed in our self-inspections and safety meetings.
- Standard guardrails must be erected around all floor openings and open-sided surfaces.

Electrical

- Ground-fault circuit interrupters (GFCI) will be used whenever possible.
- Electric cords will be inspected daily and repaired or replaced as necessary.
- Do not operate any power tool or equipment unless trained in its operation.
- Use tools only for their designed purpose.

Ladder safety

- Inspect before use for physical defects.
- Ladders are not to be painted except for numbering purposes.
- Do not use ladders for skids, braces, workbenches, or any purpose other than climbing.
- When you are ascending or descending a ladder, do not carry objects that will prevent you from grasping the ladder with both hands.
- Always face the ladder when ascending and descending.
- Always maintain 3 points of contact with the ladder.
- If a ladder must be placed over a doorway, barricade the door to prevent its use and post a warning sign.
- Only one person is allowed on a ladder at a time.
- Do not jump from a ladder when descending.
- All joints between steps, rungs, and side rails must be tight.
- Safety feet must be in good working order and in place.
- Rungs must be free of grease and/or oil.

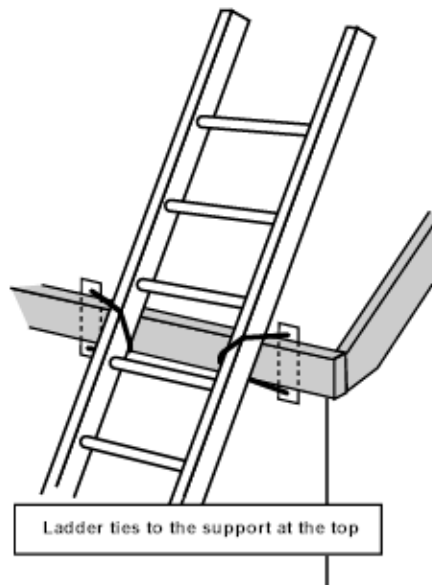
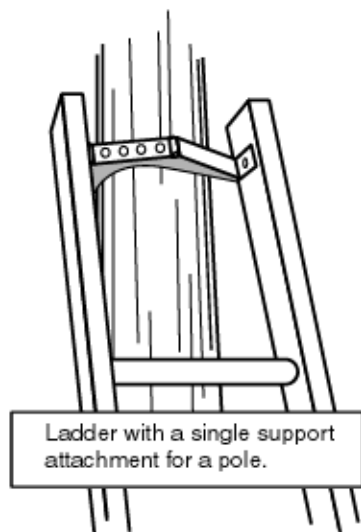
Stepladders

- Do not place tools or materials on the steps or platform of a stepladder

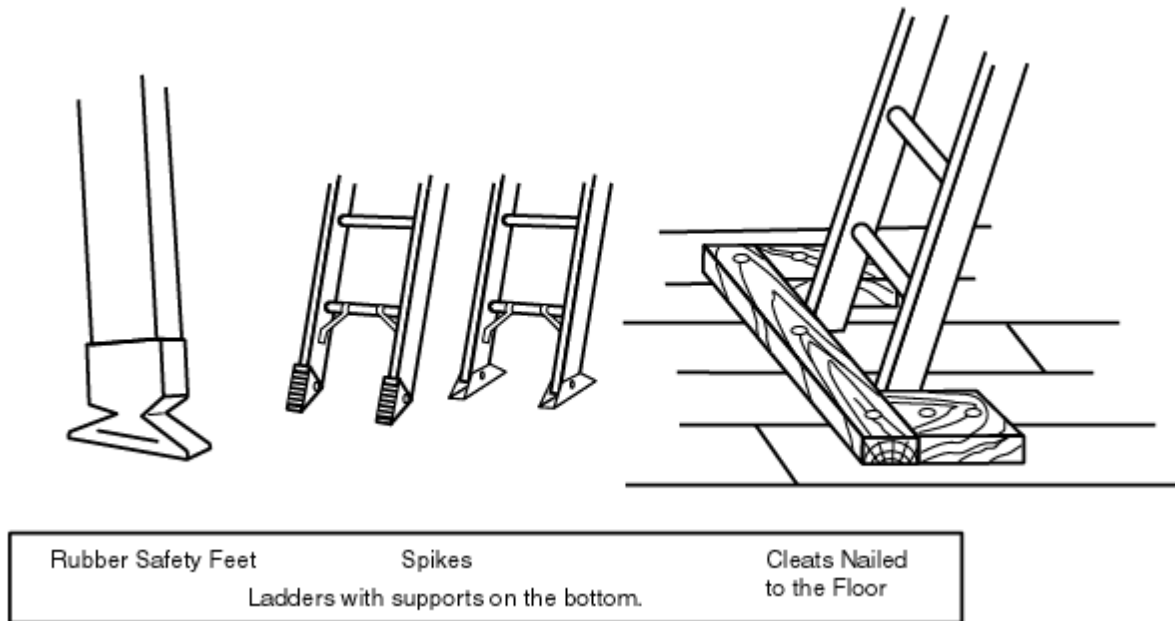
- Do not use the top two steps of a stepladder as a step or stand.
- Always level all four feet and lock spreaders in place.
- Do not use a stepladder as a straight ladder.

Straight type or extension ladders

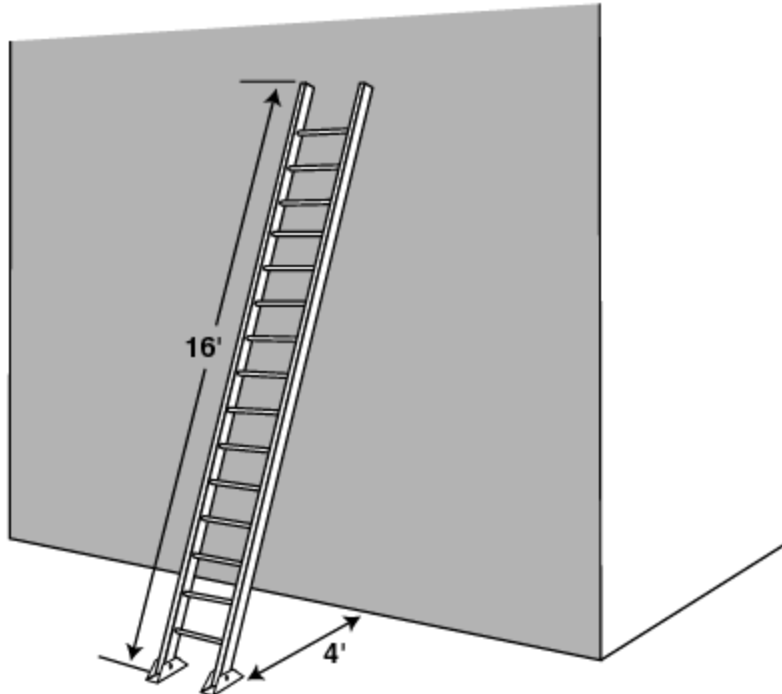
- All straight or extension ladders must extend at least three feet beyond the supporting object when used as an access to an elevated work area.
- After raising the extension portion of a two or more-stage ladder to the desired height, check to ensure that the safety dogs or latches are engaged.
- All extension or straight ladders must be secured or tied off at the top.



- All ladders must be equipped with safety (non-skid) feet.



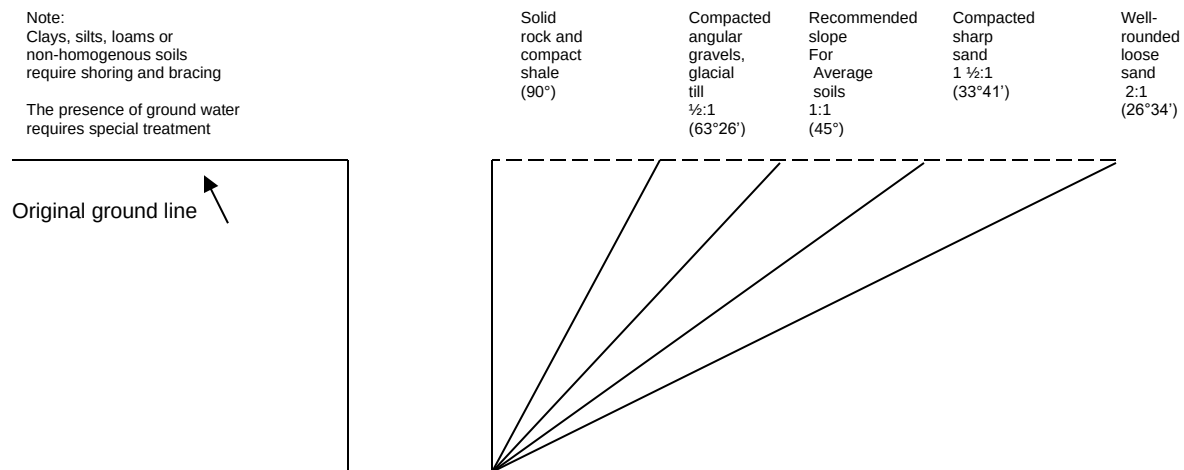
- Portable ladders must be used at such a pitch that the horizontal distance from the top support to the foot of the ladder is about one-quarter of the working length of the ladder.



Trenching and Excavating

1. The determination of the angle of repose and design of the supporting system shall be based on careful evaluation of pertinent factors, such as:
 - a. Depth and/or cut/soils classification
 - b. Possible variation in water content of the material while excavation is open
 - c. Anticipated changes in materials from exposure to air, sun, water, or freezing
 - d. Loading imposed by structures, equipment, or overlaying or stored material
 - e. Vibration from equipment, blasting, traffic, or other sources

Approximate Angle of Repose For sloping of sides of excavations



2. Walkways or bridges with standard railings **must be provided** when employees or equipment are required to cross over excavations.
3. The walls and faces of all excavations in which employees are exposed to danger from moving ground **must be guarded** by a shoring system, sloping of the ground, or some other equivalent means.
4. **No person must be permitted** under loads handled by power shovels, derricks, or hoists.
5. **All employees must be protected** with personal protective equipment for the protection of the head, eyes, respiratory system, hands, feet, and other parts of the body.

Scaffold Safety Rules

1. General

Before starting work on a scaffold, inspect it for the following:

- a. Are guardrails, toe boards, and planking in place and secure?
 - b. Are locking pins at each joint in place?
 - c. Are all wheels on moveable scaffolds locked?
2. Do not attempt to gain access to a scaffold by climbing on it (unless it is specifically designed for climbing – always use a ladder).
 3. Scaffolds and their components must be capable of supporting four times the maximum intended load.
 4. Any scaffold, including accessories such as braces, brackets, trusses, screw legs, ladders, etc., damaged or weakened in any way, must be immediately repaired or replaced.
 5. Scaffold planks must extend over their end supports not less than 6 inches or more than 12 inches, unless otherwise specifically required.
 6. Scaffold platforms must be at least 18 inches wide unless otherwise specifically required or exempted.
 7. Where persons are required to work or pass under the scaffold, scaffolds shall be provided with a screen between the toe board and guardrail, extending along the entire opening. The screen must be made of No. 18 gauge U.S. Standard wire, ½ inch mesh or equivalent protection.
 8. All scaffolds must be erected level and plumb, and on a solid footing.
 9. Do not change or remove scaffold members unless authorized.
 10. Do not allow workers to ride on a rolling scaffold when it is being moved. Remove or secure all materials and tools on deck before moving.
 11. Do not alter any scaffold member by welding, burning, cutting, drilling, or bending.

Motorized vehicles and equipment

1. Do not ride on motorized vehicles or equipment unless a proper seat is provided for each rider.
2. Always be seated when riding authorized vehicles (unless they are designed for standing).
3. Do not operate any motorized vehicle or equipment unless you are specifically authorized to do so by your supervisor.
4. Always use seat belts in the correct manner.
5. Obey all speed limits and other traffic regulations.
6. Always be aware of pedestrians and give them the right-of-way.
7. Always inspect your vehicle or equipment before and after daily use.
8. Never mount or dismount any vehicles or equipment while they are still in motion.
9. Do not dismount any vehicle without first shutting down the engine, setting the parking brake and securing the load.
10. Do not allow other persons to ride the hook or block, dump box, forks, bucket or shovel of any equipment.
11. Each operator must be knowledgeable of all hand signals and obey them.
12. Each operator is responsible for the stability and security of his/her load.

Job Orientation Guide

Company: **Impact Power Solutions**

Employee:

Trainer:

Hire Date:

Date

Position:

This checklist is a guideline for conducting employee safety orientations for employees new to (Customize by adding the name of your company). Once completed and signed by both supervisor and employee, it serves as documentation that orientation has taken place.

	Date	Initials
1. Explain the company safety program, including:		
Orientation	_____	_____
On-the-job training	_____	_____
Safety meetings	_____	_____
Accident investigation	_____	_____
Disciplinary action	_____	_____
2. Use and care of personal protective equipment, (Hard hat, fall protection, eye protection, etc.)	_____	_____
3. Line of communication and responsibility for immediately reporting accidents.		
A. When to report an injury	_____	_____
B. How to report an injury	_____	_____
C. Who to report an injury to	_____	_____
D. Filling out accident report forms	_____	_____
4. General overview of operation, procedures, methods and hazards as they relate to the specific job	_____	_____
5. Pertinent safety rules of the company and WISHA	_____	_____
6. First aid supplies, equipment and training		
A. Obtaining treatment	_____	_____
B. Location of Facilities	_____	_____
C. Location and names of First-aid trained personnel	_____	_____
7. Emergency plan		
A. Exit location and evacuation routes	_____	_____
B. Use of firefighting equipment (extinguishers, hose)	_____	_____
C. Specific procedures (medical, chemical, etc.)	_____	_____
8. Vehicle safety	_____	_____
9. Personal work habits		
A. Serious consequences of horseplay	_____	_____
B. Fighting	_____	_____
C. Inattention	_____	_____
D. Smoking policy	_____	_____
E. Good housekeeping practices	_____	_____
F. Proper lifting techniques	_____	_____

NOTE TO EMPLOYEES: Do not sign unless ALL items are covered and ALL questions are satisfactorily answered.

The signatures below document that the appropriate elements have been discussed to the satisfaction of both parties, and that both the supervisor and the employee accept responsibility for maintaining a safe and healthful work environment.

Date: _____ Supervisor's Signature: _____

Date: _____ Employee's Signature: _____

JOB SAFETY ANALYSIS WORKSHEET

TITLE OF JOB OPERATION:

Date: _____

Title of person who does job:

Employee observed:

Location:

Analysis made by:

Analysis approved by:

Sequence of basic job steps	Potential accidents or hazards	Recommended safe job procedures

Personal protective equipment required for this position:

Other hazards that may develop and will be addressed in our safety meetings:

--

FALL PROTECTION WORK PLAN

COMPANY: _____ DATE: _____
 SITE ADDRESS: _____

REPORT PREPARED BY: _____ TITLE: _____

- 1) SPECIFIC WORK AREA: _____
- 2) ACTIVITIES: _____
- 3) IDENTIFY ALL FALL HAZARDS IN THIS AREA: _____

- 4) CHECK THE METHOD OF FALL RESTRAINT OR ARREST TO BE UTILIZED:

慌 STANDARD GUARDRAIL	慌 FULL BODY HARNESS	慌 SCISSOR LIFT
慌 SECURED TO EXISTING STRUCTURE	慌 TIE-OFF POINT CAPABLE OF 5000 LB/PERSON	慌 BOOM LIFT

慌 SHOCK ABSORBING LANYARD	慌 RETRACTABLE LANYARD	慌
慌 FORKLIFT BASKET		
慌 SCAFFOLD W/GUARDRAIL	慌 OTHER (SPECIFY)	
慌 WARNING LINE	慌 WARNING LINE & SAFETY MONITOR (See WAC 296-155-24521)	

- 5) DESCRIBE PROCEDURES FOR ASSEMBLY, MAINTENANCE, INSPECTION AND DIASSEMBLY OF THE SYSTEM (IF ADDITIONAL SPACE IS REQUIRED, COMPLETE ON THE BACK OF THIS FORM OR ATTACH A SEPARATE SHEET.)

- 6) DESCRIBE PROCEDURES FOR HANDLING AND SECURING TOOLS, EQUIPMENT AND MATERIALS AND FOR PROVIDING OVERHEAD PROTECTION FOR WORKERS (IF ADDITIONAL SPACE IS REQUIRED, COMPLETE ON THE BACK OF THIS FORM OR SEPARATE SHEET):

- 7) DESCRIBE THE METHOD FOR PROMPT, SAFE REMOVAL OF INJURED WORKER(S):
 (Calling 911 is not sufficient as a means of rescue)

- 8) I CERTIFY THAT I HAVE RECEIVED FALL PROTECTION ORIENTATION INCLUDING THE MATERIAL COVERED IN THIS FALL PROTECTION WORK PLAN.

<u>EMPLOYEE NAME:</u>	<u>DATE:</u>
_____	_____
_____	_____
_____	_____

Firm Name		Address	
Date	Time	# of employees	
Subject discussed			

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Walk-around Safety Inspection

- ☐ **Power lines:** Minimum 10' clearance / insulate – de-energize, under 50 kw; over 50 kw – refer to Chapter 155
- ☐ **Trench/excavation:** Any trench four feet or must be sloped, shored or braced
- ☐ **Guardrails:** Any opening four feet or more above ground level must be guarded
- ☐ **Standard guardrail:** Top rail = 39" to 45" above working surface. Midrail = halfway between top rail and floor. Toe board = 4".
- ☐ **Scaffold:** Fully planked
- ☐ **Scaffold:** Fall protection provided if fall hazards over 10 feet exist
- ☐ **Stairs:** Four or more risers must have handrails
- ☐ **Fall protection:** Any exposure to fall hazards of 10' or greater must be eliminated by the use of safety harness/belt, lanyard or lifeline, horizontal lines, or cantenary lines. Positive fall restraint/protection must be utilized at all times. Two lanyards may be necessary at the beam/upright traverse points. No exposure at any time is allowed.
- ☐ **Fall protection work plan:** Job specific, in writing; available on-site for all fall hazards above 10'.
- ☐ **Open belts and pulleys, chains and sprockets, points of operation** must be guarded to prevent accidental contact. Air compressors and electric motor pulleys are the most common hazards.
- ☐ **Radial saws:** Cutting head must return easily to start position when released; blade must not extend past the edge of the worktable; off/on switch should be at front of operator's position.
- ☐ **Table saws:** Upper hood guard; anti-kickback, push stick, belt and pulley guarded
- ☐ **Circular saws:** Blade guard instantly returns to covering position
- ☐ **Never wedge or pin a guard.**
- ☐ **Ladders:** Extended 36" above landing and secured to prevent displacement
- ☐ **Floor holes/openings:** Covered and secured; be sure no tripping hazards in the area.
- ☐ **Extension cords/electric power tools:** Marked/covered by Assured Grounding Program
- ☐ **Clothing:** Minimum of short sleeve shirts, long pants, and substantial footwear; no recreational shoes
- ☐ **Hard hats:** readily accessible at all times; worn when overhead hazard exists
- ☐ **Oxygen/acetylene storage areas:** Cylinders chained and separated
- ☐ **Personal protective equipment:** Head, eye, ear, respiratory, and leg protection – high visibility vests when required
- ☐ **Housekeeping:** Workers are responsible for their own area of exposure
- ☐ **First aid/fire extinguishers:** Available and readily accessible

Other hazards observed: _____

Supervisor's signature

Date

Employee's signature

Date

Equipment Safety Inspection Checklist

Date: _____

Project: _____

Equipment: _____

All guards and fenders	_____	OK	_____	Needs Repair
Brakes	_____	OK	_____	Needs Repair
Lights – front, rear, side, dash	_____	OK	_____	Needs Repair
Back-up alarm – horn	_____	OK	_____	Needs Repair
Ladders, stairs, hand holds	_____	OK	_____	Needs Repair
ROPS (Roll-over protection)	_____	OK	_____	Needs Repair
Seat belts	_____	OK	_____	Needs Repair
Fire extinguisher	_____	OK	_____	Needs Repair
Glass	_____	OK	_____	Needs Repair
Tires	_____	OK	_____	Needs Repair
Electrical cords	_____	OK	_____	Needs Repair
Ground fault circuit interrupters	_____	OK	_____	Needs Repair
Electrical hand tools	_____	OK	_____	Needs Repair
Powder actuated tools	_____	OK	_____	Needs Repair
Condition of pneumatic hand tools	_____	OK	_____	Needs Repair

Other Items Checked:

Oil level and leaks	_____	OK	_____	Needs Repair	_____	Add	_____	Change
Hydraulic oil level and leaks	_____	OK	_____	Needs Repair	_____	Add	_____	Change
Anti-freeze level and leaks	_____	OK	_____	Needs Repair	_____	Add	_____	Change
Fuel level and leaks	_____	OK	_____	Needs Repair	_____	Add	_____	Change
First aid kit	_____	OK	_____	Needs Repair	_____	Add	_____	Change

Repaired by: _____

Checked by: _____

Jobsite Inspection

Employer Impact Power Solutions, Inc.____

Report Number: _____

Inspector's name: _____

Date of inspection: _____

	YES	NO	N/A
FALL PROTECTION			
Is fall protection used when exposed to 10' fall hazard?			
Are fall protection anchorage points installed properly?			
Is fall protection work plan available and implemented?			
LADDERS / STAIRWAYS			
Stairway installed before 2 nd floor studs raised?			
Guardrail and handrail on stairways with 4 or more risers?			
Ladders extend 3 ft beyond upper landing?			
Ladders used for purpose they were designed for?			
Top of ladder used as step?			
Defective ladder marked and removed from service?			
Ladder/stairway safety training program implemented?			
GUARDING			
Hand-held power circular saws properly guarded?			
Table saws properly guarded?			
Radial saws properly guarded?			
Power miter saws properly guarded?			
Pneumatic nailer/stapler have safety device on muzzle?			
STRUCTURE CONSTRUCTION			
Walls braced to prevent collapse?			
Scaffolds fully planked and guarded?			
Floor openings guarded (12" or more)?			
Wall openings guarded by standard railing or equivalent?			
Open sided surfaces guarded by standard railing or equivalent?			
Stair or ramp provided for break in elevation >19"?			
Ramp used for access is at least 18" wide?			
PERSONAL PROTECTIVE EQUIPMENT (PPE)			
Individual hard hats available on site?			
Hard hats used when exposed to flying or falling objects?			
Eye protection worn?			
Suitable clothing -short sleeved shirt and long pants worn?			
Proper footwear worn?			
Is leg protection used during chainsaw usage?			
ELECTRICAL			
Extension cords with ground pin?			
Extension cords free of improper splices?			

Multi-outlet J-Box are waterproof?				
GFCI or assured grounding program?				
RELATED PROGRAM REQUIREMENTS				
Is a Crew Leader-Crew Safety meeting held at beginning of job & weekly thereafter?				
Are safety meetings tailored to the operations?				
Are safety meetings documented?				
Are safety walk-around inspections conducted at the beginning of the job and weekly thereafter?				
Are walk-around inspections documented and available for inspection?				
Do employees work with hazardous chemicals/materials?				
Is there a hazard communication program that is written and implemented?				
FIRST-AID				
Are first-aid supplies available on-site?				
Is there a first-aid trained person or persons on site?				
Are crew leaders and supervisors first aid trained?				
HOUSEKEEPING				
Is proper housekeeping maintained at the jobsite?				
SANITATION				
Adequate supply of potable water provided?				
Toilets provided and maintained at jobsite?				

CityLot CSG

Decommissioning Plan

Prepared for:

Impact Power Solutions
2670 Patton Road, Roseville, MN, 55113

Location: Mankato, MN
May 3, 2022



Table of Contents

1 - Introduction.....	1
2 - Summary Statement of Expected Residual Value.....	1
3 - Basis of Plan Narrative.....	1
4 - Schedule of Removal and Restoration Costs.....	3
5 - Schedule of Salvage Values.....	4

1.0 Introduction

The purpose of this report is to describe the decommissioning process for the CityLot solar photovoltaic generation facility (“the project”) located adjacent to: 155 Sakatah Dr, Mankato, MN 56001. The project consists of 3250 solar modules mounted to a driven pile, single axis tracker system. Both direct current (DC) and alternating current (AC) conductors will be trenched in conduit. After final circuit consolidation at the PV system pad mounted switchboard, the system’s voltage will be stepped-up to distribution level at the Xcel owned transformer and interconnected, onto an existing utility distribution circuit.

The project converted approximately 6.8 acres of agricultural land into a power generation facility. Construction included elevated solar modules mounted on driven steel piles, concrete inverter/transformer pads, and gravel access roads.

2.0 Summary Statement of Expected Decommissioning Cost

The expected residual value of the solar facility is the difference between the removal/restoration cost and the salvage value. The decommissioning cost to remove the solar pv facility and reestablish the property back to a grassy field is not expected to exceed a net expenditure of \$22000 at the end of the project’s expected service life.

3.0 Basis of Plan Narrative

The following is a list of assumptions and clarifications to further define the methodology used to establish the scope and values of the removal costs and salvage values.

3.1 General

- The intent of the decommissioning work will be to fully remove the solar facility, dispose of any components, and restore the site to a permanently stabilized grassed field.
- The service life of the facility is assumed to be 35 years. All dollar amounts are in net-present-value. It is assumed that all values will inflate/deflate at consistent with baseline inflation, therefore, the net-present-value comparison of removal cost to salvage value will remain relevant at the end of the service life.
- Costs associated with this plan represent a “turn key” operation for a general contractor to be hired for this work, including permits, mobilization, contingency, etc.
- Haul costs assume a maximum distance of 60 miles between the project and nearest disposal or recycling facility.
- No maximum duration has been assigned for this work. It has been assumed that this work would be handled by a single crew without full time site personnel.

3.2 Civil Infrastructure

- Topsoil used to backfill excavations will be borrowed from onsite locations. No topsoil import is included.
- Remove rip rap at stormwater basins.
- Aggregate removal will be the full depth of the aggregate section for roads, equipment pads, and other areas utilizing aggregate. No aggregate will be buried. Includes subgrade scarification prior to backfilling with topsoil.
- Turf establishment includes mulch, fertilizer, and water as necessary to achieve 70% ground cover as required to satisfy the NPDES Construction General Permit.
- Sediment control cost consists of silt fence but could also be fiber logs. Location of sediment control will be downslope from exposed soils only in areas where sedimentation offsite or into onsite water bodies can reasonably be expected.
- Trees and shrubs shall be protected and shall remain in place.

3.3 Structural Infrastructure

- Steel pile foundation removal is estimated at 25% the effort and cost as pile installation.
- Steel racking removal is estimated at 50% the effort and cost of racking installation.

3.4 Electrical Infrastructure

- PV modules to be recycled. Assumption is that the modules are 72 cell polysilicon modules, having an approximate dimension of 6' x 3' in dimension.
- Switchgear including transformers will be removed from their respective concrete pads and recycled or returned to the manufacturer.
- Copper wiring will be dug up (if required) and recycled.
- Aluminum wiring will be dug up (if required) and recycled.
- On site riser or interconnection poles shall be removed.
- String inverters/combiner boxes are no more than 130 lbs. in weight and not more than 40" x 25" x 12" in dimension. A two-person crew can dismantle a string inverter and recycle the components.
- Transformers are pad mounted and weigh approximately 8,500 pounds. These are dry type transformers, so there is no need for any oil disposal.
- Underground power and communication cables can be removed by excavating with a power trencher or excavator.

3.5 Recycling PV Modules

- Recycling solar modules have environmental benefits such as
 - o Creating a useful and sustainable method of disposal
 - o Providing raw materials for repurposing and reprocessing
 - o Recovering up to 90% of the photovoltaic glass and up to 95% of the semiconductor material necessary for further production
 - o Recycling of rare earth metals.

4.0 Schedule of Removal and Restoration Costs

CityLot CSG						
ENGINEER'S ESTIMATE						
5/3/2022						
Schedule of Removal and Restoration Costs						
		QUANTITY	UNITS	\$/UNIT	COST	NOTES
	CIVIL INFRASTRUCTURE					
1	Aggregate Removal	75	CY	\$4.00	\$300.00	Remove full section of aggregate road, structural concrete base material, and surfacing around equipment pads
2	Aggregate Haul and Offsite Disposal	75	CY	\$10.00	\$750.00	
3	Geotextile Removal under Aggregate Roads	4,800	SF	\$0.18	\$864.00	
4	Geotextile Haul and Offsite Disposal	4,800	SF	\$0.01	\$48.00	
5	Topsoil Backfill	23	CY	\$10.00	\$230.00	Onsite relocation of topsoil to backfill road and equipment pad excavations
6	Rip Rap Removal	120	CY	\$10.00	\$1,200.00	Remove CMP of approximate 30' length with no greater than 2' of cover
7	Rip Rap Haul and Offsite Disposal	120	CY	\$10.00	\$1,200.00	
8	Chainlink Fence Removal	2,230	LF	\$1.00	\$2,230.00	Includes fence mesh, post framing, concrete foundations, gates, etc. Assumes min 20' clearance from energized equipment
9	Chainlink Fence Haul and Offsite Disposal	2,230	LF	\$0.50	\$1,115.00	
10	Reinforced Concrete Equipment Pad Removal	1	EA	\$500.00	\$500.00	
11	Concrete Waste Haul and Offsite Disposal	1	EA	\$500.00	\$500.00	
12	Site Grading	1	AC	\$2,000.00	\$2,000.00	Grading smooth all areas disturbed by removals, excavations, etc, assumed (0.1 x project area) + Road Area + Equipment Pad Area
13	Turf Establishment	1	AC	\$1,500.00	\$1,500.00	Hydroseed all areas disturbed by removals, excavations, etc
14	Sediment Control	1350	LF	\$1.50	\$2,025.00	Silt fence, assumed 2 x the project area N-S length
	Structural Infrastructure					
15	Foundation Removal	650	EA	\$4.50	\$2,925.00	Assumed [20] posts for 100 mod tables and [15] posts for 75 mod tables
16	Foundation Haul and Offsite Disposal	650	EA	\$1.50	\$975.00	
17	Steel Racking Removal	1.706	MW	\$3,000.00	\$5,118.00	
18	Steel Racking Haul and Offsite Disposal	1.706	MW	\$500.00	\$853.00	
	Electrical Infrastructure					
19	Removal of Solar Modules	3,250	EA	\$3.00	\$9,750.00	
20	Removal of String Inverters	8	EA	\$40.00	\$320.00	
21	Removal of Switchgear/Xfmr	2	EA	\$1,200.00	\$2,400.00	
22	Removal of Riser and Interconnection Poles	3	EA	\$800.00	\$2,400.00	
23	Removal of SCADA/Aux Panel/Weather Station	1	EA	\$350.00	\$350.00	
24	Removal of Medium Voltage AL Cables	1	MW	\$1,200.00	\$1,200.00	
25	Removal of Fiber Optic Cables	1	MW	\$250.00	\$250.00	
	Total Cost				\$41,003.00	

5.0 Schedule of Salvage Values

CityLot CSG						
ENGINEER'S ESTIMATE						
5/3/2022						
Schedule of Salvage Value						
		QUANTITY	UNITS	\$/UNIT	Value	NOTES
	Structural Infrastructure					
1	Steel Pile	33.12	TONS	\$40.00	\$1,324.80	Assuming 80 lbs. per pile
2	Steel Racking	66.24	TONS	\$40.00	\$2,649.60	
3	Chainlink Fence	2,230	LF	\$0.50	\$1,115.00	
	Electrical Infrastructure					
4	PV Modules	3,250	EA	\$2.00	\$6,500.00	
5	String Inverters	8	EA	\$500.00	\$4,000.00	
6	Equipment Switchgear in Xfmrs	2	EA	\$1,200.00	\$2,400.00	
7	SCADA/Aux/Weather Station Equipment	1	EA	\$350.00	\$350.00	
8	MV AL Collection Lines	197	lbs	\$0.20	\$39.40	http://www.nehringwire.com/aluminum/aac-all-aluminum-conductor/
9	DC Copper Wires	5,130	lbs	\$1.00	\$5,130.00	http://colonialwire.com/wp-content/uploads/2013/09/WIRE-WEIGHTS1.pdf
10	AC Aluminum Wires	1,630	lbs	\$0.40	\$652.00	
	Total Cost				\$24,160.80	

NET EXPENSE = REMOVAL – SALVAGE = \$16,842.20

Multiply by 125% for safety factor:

\$16,842.20 X 125% = \$21,052.75



AGENDA RECOMMENDATION

Consent Calendar 6. J.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Resolution authorizing the City Manager to execute a contract with Minnesota State University, Mankato for public transit services.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Minnesota State University, Mankato is requesting public transit services that will be commonly referred to and marketed as:

- Campus Express
- Route 1A North
- Route 1A South
- Route 1B North
- Route 1B South
- Route 8 Campus Circulator
- Route 9 Morning Express
- Route 12 Nighttime Express
- Route 33 Stomper Express

The City of Mankato Transit System provides service for Minnesota State University, Mankato on an annualized basis. The university shares the cost of service through reimbursement for required matching funds and capital replacement costs.

Per the agreement, the university will pay the City of Mankato based on a per hour rate of \$105.00 for the fixed routes and episodic service except for the following:

- The Thursday, Friday and Saturday Route 33 Nighttime Stomper Express, which operates during the university's academic school year, is funded through a shared arrangement between the city and the university.

The university will pay the city \$7,500 per semester, in recognition of the lost cash fare and bus pass sales that will occur because university students, faculty, and staff are able to board any city bus with their MavCard.

The university agrees to make two payments based upon the following schedule upon invoicing:

Dates	Amount Due (estimate)
Fall Semester 2021, due Friday, March 10, 2023	\$264,565.00
Spring Semester 2022, due Friday, July 1, 2023	\$270,581.00
Total	\$535,146.00

This includes the University Fall Semester and lost revenue on any city bus from the MavCard. The university is still responsible for shares of capital replacement and other non-grant eligible costs.

Paratransit service for eligible mobility challenged riders and Demand Response (KATO Flex) will be charged at rates published by the city.

This agreement is contingent upon approval of the federal resources from the Urbanized Area Formula Funding program (49 U.S.C 5307) through the Minnesota Department of Transportation Office of Transit and Active Transportation. The Urbanized Area Formula Funding Program authorizes grants to public transit systems in urban areas with populations of more than 50,000 for both capital and operating projects. Based on population and density figures, these funds are distributed directly to the transit agency from the Federal Transportation Administration.

The federal and state funding share totals 80 percent of eligible costs incurred through operations of the Fixed Route. The city provides the balance of eligible expenses through a local match that includes:

- Cash from nongovernmental sources i.e., farebox revenue
- Non-farebox revenues from the operations of public transportation services, such as the sale of advertising and concession revenues i.e., Interior and exterior bus advertising on the two buses used to provide all day service on the Campus Express and the Campus Circulator routes.
- Amounts received under a service agreement with a state or local service agency or private social service organization i.e., Minnesota State University – Mankato and North Mankato.
- Amounts appropriated or otherwise made available to a department or agency of the government i.e., transit property tax levy of \$165,000.

Ineligible expenses include charter bus operations, sightseeing services, services wholly outside the urbanized area, capital replacement funding, or school bus operations, etc.

Attachments

Resolution
Agreement

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH
MINNESOTA STATE UNIVERSITY, MANKATO FOR PUBLIC TRANSIT SERVICES

WHEREAS; Minnesota State University, Mankato and the City of Mankato intend to enter into an agreement for public transit services for the 2022/2023 university academic year; and

WHEREAS; both parties desire to include certain terms and conditions in the existing contract for public transit services; and

WHEREAS; Minnesota State University, Mankato is requesting public transit services that will be commonly referred to and marketed as: Campus Express, Route 1A North, Route 1A South, Route 1B North, Route 1B South, Route 8 (Campus Circulator), Route 9 (Morning Express), Route 12 (Nighttime Express), Route 33 (Nighttime Stomper Express); and

WHEREAS; Minnesota State University, Mankato is requesting episodic service during the contract period; and

WHEREAS; Minnesota State University, Mankato may request additional auxiliary public transit service during the contract period.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANKATO, MINNESOTA that the City Manager is hereby authorized to execute a contract for public transit services between the City of Mankato and Minnesota State University, Mankato.

BE IT FURTHER RESOLVED by the City of Mankato, Minnesota that this contract be in effect from August 15, 2022, through May 6, 2023. This resolution shall become effective upon passage without further publication.

Adopted this 8th day of August 2022.

Najwa Massad, Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

F.Y. 23	Cost Center	Obj. Code	Amount \$535,146.00	Vendor #	P.O. # P0
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MINNESOTA STATE

STATE OF MINNESOTA

MINNESOTA STATE COLLEGES AND UNIVERSITIES

MINNESOTA STATE UNIVERSITY, MANKATO

JOINT POWERS AGREEMENT

THIS JOINT POWERS AGREEMENT, and amendments and supplements thereto, (hereinafter "contract") is between the State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities, on behalf of Minnesota State University, Mankato, 238 Wigley Administration Center, Mankato, MN 56001 (hereinafter "UNIVERSITY"), which is empowered to enter into joint powers agreements pursuant to Minnesota Statutes, Chapter 471.59, Subd. 10, and the City of Mankato, 10 Civic Center Plaza, P.O. Box 3368, Mankato, MN 56002-3368 (hereinafter "CITY"), which is empowered to enter into joint powers agreements pursuant to Minnesota Statutes, Chapter 471.59, Subd. 10;

WHEREAS, CITY represents that it is duly qualified and willing to perform the services set forth herein.

NOW, THEREFORE, in consideration of the mutual undertakings and agreements hereinafter set forth, the CITY and UNIVERSITY agree as follows:

1. This Agreement shall be contingent upon approval of the grant from the Minnesota Department of Transportation for which CITY has applied.
2. **Definitions:** The terms defined in this section shall, for purposes of the Agreement, have the meanings herein specified unless the context clearly requires otherwise.
 - a. "Revenues" shall mean sums of money collected by the CITY from:
 - i. The fare boxes on the buses when used to provide the Campus Circulator, Route 1A North, Route 1A South, Route 1B North, Route 1B South, Route 8 (Campus Circulator), Route 9 (Morning Express), Route 12 (Nighttime Express) and Nighttime Stomper Express (Route 33) bus service to the UNIVERSITY.
 - ii. The sale of interior and exterior bus advertising on the two (2) buses used to provide all day service on the Campus Express and the Campus Circulator bus routes.
 - b. "Equipment" shall mean all buses used to provide this contractual service along with tires, seats, signs, and bike racks affixed to buses.
 - c. "Bus Service" shall mean transporting the general public and trained service animals on buses within the designated service area.

- d. “Operating Hour” shall mean the amount of time elapsing between the time the bus arrives at its initial starting point on the route and the time it departs for the bus garage from its ending point on the route; rounded to the nearest one half (1/2) hour.
 - e. “Campus Express” shall mean the hours of operation commencing at 6:00 PM and ending at 10:00 PM or any fraction thereof, Monday through Thursday and Friday, commencing at 7:00 AM and ending at 6:00 PM, during the UNIVERSITY academic school year.
 - f. “Route 1A North” shall mean the hours of operation commencing at 7:00 AM and ending at 6:00 PM, Monday through Thursday, during the UNIVERSITY academic school year.
 - g. “Route 1A South” shall mean the hours of operation commencing at 7:00 AM and ending at 6:00 PM, Monday through Thursday, during the UNIVERSITY academic school year.
 - h. “Route 1B North” shall mean the hours of operation commencing at 7:00 AM and ending at 6:00 PM, Monday through Friday, during the UNIVERSITY academic school year.
 - i. “Route 1B South” shall mean the hours of operation commencing at 7:00 AM and ending at 6:00 PM, Monday through Thursday, during the UNIVERSITY academic school year.
 - j. “Route 8 Campus Circulator” shall mean the hours of operation commencing at 7:00 AM and ending at 6:00 PM, Monday through Friday, during the UNIVERSITY academic school year.
 - k. “Route 9 Morning Express” shall mean the hours of operation commencing at 7:00 AM and ending at 10:00 AM, Monday through Friday, during the UNIVERSITY academic school year.
 - l. “Route 12 Nighttime Express” shall mean the hours of operation commencing at 6:00 PM and ending at 10:00 PM or any fraction thereof, Monday through Thursday, during the UNIVERSITY academic school year.
 - m. “Route 33 Nighttime Stomper Express” shall mean the hours of operation commencing at 6:00 PM and ending at 11:00 PM or any fraction thereof, Monday through Saturday, beginning the Monday prior to the start of the UNIVERSITY academic school year, August 15, 2022, and continuing through the end of the UNIVERSITY academic school year, May 5, 2023 (last day of classes).
3. **Services:** The CITY shall provide bus service between the UNIVERSITY campus and selected adjacent neighborhoods as scheduled in accordance with Exhibit 4. In addition, the CITY shall offer a reduced fare within the U-Zone (see attached Exhibit 4). Paragraphs 2.a. and 5.b. do not apply to revenues collected within the U-Zone by routes other than the “Campus Express” or “Route 8 Campus Circulator.”
- a. User friendly “Live Bus Tracking” has been developed through a collaborative effort of the Information Technology Departments of the CITY and UNIVERSITY. This mobile application allows the bus riders the opportunity to use electronic devices, including “smart phones”, to find out the location of a bus on any route. Within the bus location system, consistent within a timeframe mutually agreed to by the CITY and University, provision is in process to incorporate the use of the UNIVERSITY small on-campus Daytime Maverick Shuttle and Nighttime Red Eye Shuttles.
4. **Schedule/Routes:** The bus service provided by the CITY shall be rendered at such times and dates and along such routes as set forth in the schedules attached hereto and incorporated by reference as Exhibit 4. The UNIVERSITY may, after consultation with the CITY and approval from MnDOT Office of Transit and Active Transportation (Minnesota Department of Transportation), affect reductions in the schedule as set forth in Exhibit 4 upon a thirty (30) day prior written notice to the CITY. ***See Exhibit 4.***

All route maps affecting the Route 1A North, Route 1A South, Route 1B North, Route 1B South, Route 8 Campus Circulator, Route 9 Morning Express, Route 12 Nighttime Express, Campus Express and the Route 33 Nighttime Stomper Express will be printed by the UNIVERSITY’S Printing and Photocopying Services

Department. The cost of this printing shall be at the expense of the UNIVERSITY. Prior to the beginning of the academic year, the UNIVERSITY may request CITY bus service for episodic or extended service of the existing daily schedule. The CITY, if they can provide such service, may provide the following service:

EPISODIC SERVICES

Residence Community Move in/International Student Orientation - Fall Welcome Week

See Exhibit 1

Winter Welcome Week – One (1) bus for incoming new students (primarily international students)

January 3-6, 2023, Tuesday – Friday: 8:00 AM – 10:00 AM and 3:00 PM-6:00 PM.

Admissions Open House Shuttling

October 20-21, 2022, Thursday - Friday: 8:15 AM - 9:30 AM and 3:00 PM- 4:00 PM (MEA)

October 28, 2022; Friday: 8:30 AM – 9:30 AM

November 18, 2022; Friday: 8:30 AM – 9:30 AM

February 20, 2023, (President's Day) Monday: 8:15 AM - 10:00 AM

February 24, 2023, Friday: 8:30 AM – 9:30 AM

Commencement

Fall Semester Commencement: Three (3) buses.

Saturday, December 10, 2022: 8:00 AM - 3:00 PM;

(The two Saturday ceremonies are scheduled at 9:00 AM and 12 PM (Noon))

Spring Semester Commencement: Three (3) buses

Friday, May 5, 2023; 11:00 AM – 6:00 PM;

(The two Friday ceremonies are 12:00 PM and 3:00 PM.)

Saturday; May 6, 2023; 8:00 AM - 6:30 PM; Three (3) buses

(The three Saturday ceremonies are at 9:00 AM, 12:00 PM (Noon) & 3:00 PM)

Mavericks After Dark - One (1) bus - Student Activities transportation

Tuesday, August 30, 2022, 4:30 PM - 8:30 PM (Rain date of Wednesday, August 31, 2022); Round trip from UNIVERSITY campus to Spring Lake Park pool;

All episodic service for the 2022-2023 UNIVERSITY academic school year must be identified in this Agreement.

Episodic service requested after this Agreement has been executed shall not be provided.

5. **Per Hour Rates, Bus Pass Prices and Other Finance Related Considerations:**

See Exhibit 2: Stomper Express Cost Breakout Estimate

- a. The UNIVERSITY shall pay the CITY for services provided based on a per hour rate of One Hundred Five and 00/100 Dollars (\$105.00). Services shall include the Campus Express, Route 1A North, Route 1A South, Route 1B North, Route 1B South, Route 8 Campus Circulator, Route 9 Morning Express, Route 12 Nighttime Express, Route 33 Nighttime Stomper Express, and episodic service.

- b. The Thursday, Friday and Saturday Route 33 Nighttime Stomper Express which operates during the UNIVERSITY academic school year, is funded through a shared arrangement between the CITY and the UNIVERSITY. The Monday, Tuesday and Wednesday Route 33 Nighttime Stomper Express which operates during the academic school year is funded by the UNIVERSITY. Hours and cost responsibilities are displayed as follows:

The UNIVERSITY shall pay no more than **Five Hundred Thirty-Five Thousand One Hundred Forty-Six and 00/100 dollars (\$535,146.00)** for the 2022-2023 academic school year, including the service beginning the week of August 15, 2022. If hours are adjusted down due to cancellation of scheduled service during the semester (i.e. weather), a corresponding reduction in total cost will be reflected in the semester invoice.

- c. The expense for providing thirty-five (35) hours of Monday through Sunday Stomper Express service the week prior to the start of the UNIVERSITY academic school year shall be borne by the UNIVERSITY. These hours of service shall be in addition to the service provided during the UNIVERSITY academic school year.
- d. The standard bus fare of One and 50/100 Dollars (\$1.50) will be waived for all UNIVERSITY students and employees riding the Nighttime Stomper Express by showing the driver a valid UNIVERSITY MavCard. The prevailing bus fare will apply to all other persons.
- e. The UNIVERSITY will pay the CITY Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00) at the end of Fall Semester 2022 and Seven Thousand Five Hundred and 00/100 (\$7,500.00) at the end of Spring Semester 2023 in recognition of the lost cash fare and bus pass sales that will occur because of all UNIVERSITY students, faculty and staff being able to board any fixed route CITY bus using their MavCard. The program allowing students, faculty and staff to board CITY buses using their MavCard is strictly limited to those students, faculty and staff that are currently enrolled at/employed by the UNIVERSITY. This program shall not be extended to other public or private organization or person without prior consent from the CITY.
- f. On Demand services are not included and exempt from MavCARD "Free Ride" Provisions
6. **Nondiscrimination:** In connection with the performance of this Agreement, both the CITY and the UNIVERSITY shall not discriminate against any person because of race, religion, color, sex, national origin, creed, age, marital status, or status with regard to public assistance or physical disability or any other group or class against which discrimination is prohibited by State or Federal Law, including Title IX of the Education Amendment of 1972, Section 504 of the Rehabilitation Act of 1973 and Section 402 of the Vietnam Era Veterans Readjustment Assistance Act of 1974.
- Both parties agree to execute any documents and agreements which may be required of either party by the State of Minnesota or the United States Government or its agencies to demonstrate compliance with any laws or regulations requiring nondiscrimination or affirmative action in the operation of this agreement.
7. **Authority of CITY:** The CITY enters into this Agreement by authorization of its CITY Council by resolution adopted, a copy of which is attached as Exhibit B (**MSU Contract Exhibit 5**).
8. **Authority of UNIVERSITY:** The UNIVERSITY enters into this Agreement by authorization of Minnesota Statute 136F, Subdivision 3.
9. **Termination by UNIVERSITY:** The UNIVERSITY may terminate or modify the service to be provided hereunder upon thirty (30) days' written notice to the CITY, but such termination shall not relieve the UNIVERSITY from its obligations to pay costs incurred on a prorated basis up to date of termination.
10. **Term of Contract/Dates and Hours of Service:** This Agreement shall be for a term commencing on Monday, August 15, 2022, and terminate on Saturday, May 6, 2023. The dates of operation/hours of service

and dates without service shall be described in Exhibit 3. ***See Exhibit 3: Bus Routes, Times, and Dates (2 pages)***

11. **Termination by CITY:** The CITY may at any time terminate this Agreement upon a thirty (30) days' written notice to the UNIVERSITY only if it is unable to procure the necessary equipment and/or personnel to perform the day-to-day operational requirements of this contract. The CITY shall, however, use its best efforts to procure personnel and equipment.
12. **Modification:** The UNIVERSITY and the CITY agree that no modification of this Agreement, except as stipulated in Paragraph 4 shall be binding on them or either of them unless such modification is offered in writing and duly accepted in writing by both parties.
13. **Integration:** This document is fully integrated, embodying the entire agreement between the parties.
14. **Non-Waiver of Rights:** The failure of either party to insist upon strict performance of any of the terms, covenants or conditions herein shall not be deemed a waiver of any subsequent breach or default.
15. **Notice:** Any notice required to be given in this Agreement by either the CITY or UNIVERSITY shall be sufficient if provided via email or mailed by United States mail or actual personal service of the notice. Notice to the CITY shall be emailed to Shawn Schloesser at sschloesser@mankatomn.gov or delivered to Mankato Transit, 10 Civic Center Plaza, P.O. Box 3368, Mankato, MN 56002-3368. Notice to the UNIVERSITY shall be emailed to Richard Straka at richard.straka@mnsu.edu or delivered to the Vice President for Finance and Administration, 238 Wigley Administration Center, Minnesota State University, Mankato, Mankato, MN 56001.
16. **Liability:** The parties agree that each will be liable for any loss or damage to property or for personal injury or death which may be attributed to each party's negligent acts as determined by a court of law. The UNIVERSITY'S liability is limited by Minnesota Statute 3.736 and other applicable law.
17. **Liability Insurance:** In connection with the operation of this Agreement, the CITY shall maintain liability insurance coverage, including automobile insurance, in an amount equal to the maximum liability imposed by Minnesota Statutes Section 466.04, (***see Exhibit 7***), as it may be amended from time to time. As to insurance policies procured and maintained by the CITY in compliance with this section of the Agreement, the CITY shall submit to the UNIVERSITY'S Vice President for Finance & Administration Office, a certified copy of the insurance policy prior to the effective date of the Agreement.

Any insurance policy procured by the CITY pursuant to this clause shall name the UNIVERSITY as an additional named insured on such insurance policy and provide that the UNIVERSITY shall be given ten (10) days' written notice before cancellation or reduction by carrier of such coverage. The CITY agrees that it will give the UNIVERSITY thirty (30) days' notice in writing of any request it may make for cancellation or reduction of such coverage.
18. **Control of Operations:** The CITY shall retain complete control over the operation of buses used in providing the service. This control shall include limiting the number of passengers on any given bus, the decision not to provide the service at any given time due to the condition of the equipment, streets or weather, limiting the number of stops and selection of personnel to operate buses. The CITY shall use its best efforts to provide the service described in this Agreement, but in the case of mechanical failure of a bus, shall not be obligated to obtain additional equipment or discontinue other services to provide the service to the UNIVERSITY. Changes in performance however, including limiting the number of stops or other changes in scheduling shall be made only after consultation with the UNIVERSITY and a written or emailed notice is given.
19. **State Audits:** The books, records, documents and accounting procedures and practices of the CITY relevant to this Agreement shall be subject to examination by the UNIVERSITY and the legislative auditor and/or state auditor as appropriate.

20. **Advertising:** Promotional efforts encouraging ridership is a shared responsibility between the CITY and the UNIVERSITY. The printing of bus schedules and updates shall be a UNIVERSITY responsibility as well as the printing of large posters for on-campus bus shelters. The CITY will advertise the service provided hereunder in appropriate media, including but not limited to, the Minnesota State UNIVERSITY, Mankato Campus Reporter Newspaper. The CITY shall distribute such schedules to affected apartment complexes. Reporter display ads are the responsibility of the CITY which will publish display ads at the beginning of each semester. Promotional novelties (e.g., key chains, lanyards, backpacks, etc.) are financial undertaking of UNIVERSITY (due to grant restrictions for CITY) but there will be a shared responsibility of distribution between CITY and UNIVERSITY.
21. **Consideration and Terms of Payment:** In consideration of services performed by the CITY under this Agreement, the UNIVERSITY agrees to pay the CITY the estimated amounts as outlined on the budget and identified as Exhibit C, which is hereby attached hereto and made a part of this Agreement.
- Should fare box revenues (Paragraph 5.d.) and advertising revenues (Paragraph 25) exceed the estimated amount as shown in Exhibit 6, then the net cost to the UNIVERSITY shall be reduced by the excess amount of such revenues. Conversely, should fare box recovery or advertising revenue not meet the projected estimates, the net cost to the UNIVERSITY shall be increased by the amount of the shortfall. The UNIVERSITY agrees to make two payments based upon the following schedule upon receipt of invoice: ***See Exhibit 6: UNIVERSITY Agrees to Pay the CITY.***
22. **Cancellations:** In the event of cancellation, the UNIVERSITY shall be liable for the payments due in Paragraph 21, less rebates received by the CITY, for cancellation of costs to the CITY regardless of whether the UNIVERSITY cancels or modified the service provided hereunder, as determined on a pro rata basis of termination, only for services performed.
23. **Warranty of Financial Responsibilities:** The UNIVERSITY warrants to the CITY that it is financially responsible and able to perform all the monetary requirements of this Agreement. If requested, the UNIVERSITY shall provide documentary evidence to the CITY demonstrating the existence and commitment of funds sufficient to perform its commitments. Such documentary evidence shall be supplied to the CITY within twenty (20) days of its request.
24. **Suspension of CITY's Obligations:** The obligations of the CITY hereunder shall be suspended to the extent that it is hindered or prevented from complying herewith because of labor disturbances, including strikes and lockouts, Acts of God, fires, storms, accidents governmental regulations or interferences of any cause whatsoever beyond the control of the CITY.
- Force Majeure – The time within which any of the Parties hereto shall be required to perform any act or acts under this contract, except for payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse of structures, riot, war, labor, and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials, or any cause beyond the reasonable control of such Party (any such delay being called “unavoidable delay” in this contract), provided however that the Party entitled to such extension hereunder shall give prompt notice to the other Party of the occurrence causing such delay.
25. **Advertising Revenues:** Revenues from advertising placed in/on the two regularly scheduled all day Campus Express or Campus Circulator buses shall be credited to the UNIVERSITY.
26. **Data Practices Act –** Information supplied by UNIVERSITY to CITY is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 (the “Act”). Such information shall become public unless it falls into one of the exceptions of the Act. UNIVERSITY shall notify CITY in writing of any data UNIVERSITY believes is classified as non-public..
27. **No Assignment –** This contract may not be assigned by either party without the written consent of the other party.

IN WITNESS WHEREOF, the parties have set their hands on the date(s) indicated below intending to be bound thereby:

MINNESOTA STATE UNIVERSITY, MANKATO

Recommended:

By: _____
David Cowan

Title: Facilities Services Director

Date: _____

Recommended:

By: _____
Dr. David P. Jones

Title: V.P. for Student Affairs & Enrollment Management

Date: _____

Approved:

By: _____
Richard J. Straka

Title: V.P. for Finance & Administration

Date: _____

Approved:

By: _____
Edward S. Inch

Title: President

Date: _____

AS TO FORM AND EXECUTION

By: _____
Rena Hiniker

Title: Office Administrator

Date: _____

CITY OF MANKATO

Approved:

By: _____
Susan MH Arntz

Title: City Manager

Date: _____

EXHIBIT 1

Residence Community Move in/International Student Orientation - Fall Welcome Week

Residence Community Move-In/International Student Orientation/Welcome Week							
	Monday, August 15, 2022	Tuesday, August 16, 2022	Wednesday, August 17, 2022	Thursday, August 18, 2022	Friday, August 19, 2022	Saturday, August 20, 2022	Sunday, August 21, 2022
Residence Community Move In/ Welcome Week				<u>3 Buses</u> 8:30 AM to 5:00 PM Campus core to the parking lots <u>1 Bus</u> 2:00 PM to 6:30 PM Stadium Heights to Student Union (or University Dining Center (UDC)-TBD on meal location) and Preska bus stop <u>1 Bus</u> 2:00 PM to 6:30 PM Stadium Heights to (either UDC or Student Union) and Preska bus stop	<u>1 Bus</u> 9:30 AM to 5:00 PM Stadium Heights to Taylor Center and Student Union <u>1 Bus;</u> 7:00 PM to 12:30 AM Stadium Heights to Student Union	<u>1 Bus</u> 9:30 AM to 4:00 PM Stadium Heights to Student Union <u>1 Bus</u> 7:00 PM to 12:30 AM Stadium Heights to Student Union	<u>1 Bus</u> 9:30 AM to 6:30 PM Stadium Heights to Student Union and Preska bus stop
International Student Orientation Weekd	<u>1 Bus</u> 9:00 AM to 10:00 AM and 3:00 PM to 8:00 PM Campus Loop stopping at Summit & Jacobs, Stadium Heights, The Grove at Mankato and Highland Apartments	<u>1 Bus</u> 7:30 AM to 10:00 AM and 3:00 PM to 6:00 PM Campus Loop stopping at Summit & Jacobs, Stadium Heights, The Grove at Mankato and Highland Apartments	<u>1 Bus</u> 7:30 AM to 10:00 AM and 3:00 PM to 6:00 PM Campus Loop stopping at Summit & Jacobs, Stadium Heights, The Grove at Mankato and Highland Apartments	<u>1 Bus</u> 7:30 AM to 10:00 AM and 3:00 PM to 6:00 PM Campus Loop stopping at Summit & Jacobs, Stadium Heights, The Grove at Mankato and Highland Apartments	<u>1 Bus</u> 7:30 AM to 10:00 AM and 3:00 PM to 6:00 PM Campus Loop stopping at Summit & Jacobs, Stadium Heights, The Grove at Mankato and Highland Apartments		

EXHIBIT 2
Stomper Express Cost Breakout Estimate

2022 Fall Semester							
Segment	Hours Per Day	Operational Days	Total Hours	Cost Per Hour	Total Cost	MSU Share	CITY Share
Residence Community Move in Week Monday, August 15 to Sunday, August 21, 2022	5	7	35	\$105.00	\$3,675.00	\$3,675.00	\$0.00
Monday - Wednesday	5	47	235	\$105.00	\$24,675	\$24,150.00	\$0.00
Thursday - Saturday	5	46	240	\$105.00	\$25,200	\$13,387.50	\$12,337.50
Fall Semester Total	5	100	510	\$105.00	\$53,550	\$41,212.50	\$12,337.50
2023 Spring Semester							
Segment	Hours Per Day	Operational Days	Total Hours	Cost Per Hour	Total Cost	MSU Share	CITY Share
Monday - Wednesday	5	50	245	\$105.00	\$25,725	\$25,725.00	\$0.00
Thursday - Saturday	5	50	250	\$105.00	\$26,250	\$13,125.00	\$13,125.00
Spring Semester Total	5	100	495	\$105.00	51,975	\$38,850.00	\$13,125.00
2022/2023 Academic Year Totals							
	Hours Per Day	Operational Days	Total Hours	Cost Per Hour	Total Cost	MSU Share	CITY Share
Academic Year Totals	5	200	1,005	\$105.00	\$105,525.00	\$80,062.50	\$25,462.50

EXHIBIT 3

Bus Routes, Times and Dates, Page 1 of 2

Bus Route	Hours of Bus Service	Dates of Bus Service	Dates of No Bus Service
Campus Express	Monday – Thursday, 6:00 PM - 10:00 PM Friday, 7:00 AM - 6:00 PM	August 22, 2022 through May 5, 2023	Monday, September 5, 2022 Thursday, November 24, 2022 Monday, December 12, 2022 through Friday, January 6, 2023 Monday, January 16, 2023 Monday-Friday, March 6-10, 2023
Route 1A North	Monday – Thursday, 7:00 AM - 6:00 PM	August 22, 2022 through May 4, 2023	Monday, September 5, 2022 Thursday, November 24, 2022 Monday, December 12, 2022 through Monday, January 16, 2023 Monday-Thursday, March 6-9, 2023
Route 1A South	Monday – Thursday, 7:00 AM - 6:00 PM	August 22, 2022 through May 4, 2023	Monday, September 5, 2022 Thursday, November 24, 2022 Monday, December 12, 2022 through Monday, January 16, 2023 Monday-Thursday, March 6-9, 2023
Route 1B North	Monday – Friday 7:00 AM - 6:00 PM	August 22, 2022 through May 5, 2023	Monday, September 5, 2022 Thursday, November 24, 2022 Monday, December 12, 2022 through Friday, January 6, 2023 Monday, January 16, 2023 Monday-Friday, March 6-10, 2023
Route 1B South	Monday – Thursday 7:00 AM - 6:00 PM	August 22, 2022 through May 4, 2023	Monday, September 5, 2022 Thursday, November 24, 2022 Monday, December 12, 2022 through Monday, January 16, 2023 Monday-Thursday, March 6-9, 2023
Route 8 Campus Circulator	Monday – Friday 7:00 AM - 6:00 PM	August 22, 2022 through May 5, 2023	Monday, September 5, 2022 Thursday, November 24, 2022 Monday, December 12, 2022 through Friday, January 6, 2023 Monday, January 16, 2023 Monday-Friday, March 6-10, 2023
Route 9 Morning Express	Monday – Friday 7:00 AM - 10:00 AM	August 22, 2022 through May 5, 2023	Monday, September 5, 2022 Thursday, November 24, 2022 Monday, December 12, 2022 through Friday, January 6, 2023 Monday, January 16, 2023 Monday-Friday, March 6-10, 2023
Route 12 Nighttime Express	Monday – Thursday 6:00 PM – 10:00 PM	August 22, 2022 through May 4, 2023	Monday, September 5, 2022 Thursday, November 24, 2022 Monday, December 12, 2022 through Friday, January 6, 2023 Monday, January 16, 2023 Monday-Friday, March 6-10, 2023

EXHIBIT 3 cont.
Bus Routes, Times and Dates

Route 33 Stomper Express	Monday – Saturday 6:00 PM – 11:00 PM	August 22, 2022 through May 5, 2023 (Last day of classes)	Monday, September 5, 2022 Thursday, November 24, 2022 Monday, December 12, 2022 through Monday, January 16, 2023 Monday-Friday, March 6-10, 2023
Campus Express, Route 1A North, Route 1A South, Route 1B South, Route 8 Campus Circulator, Route 9 Morning Express, Route 12 Nighttime Express, Route 33 Stomper Express bus schedules are identified and shown on Exhibit 4.			

EXHIBIT 4 Bus Schedule

MTS BUS SCHEDULES IN THE U-ZONE (Minnesota State University, Mankato – Campus Area)										Fall, 2022 – Spring, 2023 Semester August 22, 2022 – May 5, 2023																																																	
ALL ROUTES BEGIN AT THE TIME LISTED AND DEPART AT THE TIME AFTER THE HOUR LISTED IN THE TABLES																																																											
HOURS OF SERVICE 7:00 A.M. - 6:00 P.M. MSU ROUTE 1A NORTH: MONDAY - THURSDAY <table border="1"> <thead> <tr> <th>Departs CSU</th><th>College Station</th><th>The Grove</th><th>Huber</th><th>Huber</th><th>Huber</th><th>Huber</th><th>Huber</th><th>Huber</th><th>Arrives CSU</th></tr> </thead> <tbody> <tr><td>:10</td><td>:16</td><td>:17</td><td>:18</td><td>:19</td><td>:20</td><td>:24</td><td>:27</td><td></td><td></td></tr> <tr><td>:30</td><td>:36</td><td>:37</td><td>:38</td><td>:39</td><td>:40</td><td>:44</td><td>:47</td><td></td><td></td></tr> <tr><td>:50</td><td>:56</td><td>:57</td><td>:58</td><td>:59</td><td>:00</td><td>:04</td><td>:07</td><td></td><td></td></tr> </tbody> </table>										Departs CSU	College Station	The Grove	Huber	Huber	Huber	Huber	Huber	Huber	Arrives CSU	:10	:16	:17	:18	:19	:20	:24	:27			:30	:36	:37	:38	:39	:40	:44	:47			:50	:56	:57	:58	:59	:00	:04	:07												
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MAVERICK SHUTTLE ON-CAMPUS ONLY Monday-Friday 7am - 3:30pm																																																											
UZONE BUS FARE 50¢ WITHOUT MAVCARD																																																											

U-ZONE BUS ROUTES

Fall 2022– Spring 2023

CAMPUS BUS ROUTES

IMPORTANT DATES

Monday, Aug. 15	Stomper Nighttime Express
Monday, Aug. 22	Fall semester classes begin – Off-Campus and Campus Circulator begin service at 7:00 a.m.
Monday, Sept. 5	Labor Day – No Bus Service
Thursday, Nov. 24	Thanksgiving Holiday – No Bus Service
Friday, Nov. 25	No Off-Campus and Campus Circulator (Except Stomper Express)
Friday, Dec. 9	Last day of Fall Semester – Last day of Off-Campus and Campus Circulator Service
Monday, Jan. 9	Spring semester classes begin – Off-Campus and Campus Circulator begin service at 7:00 a.m.
Monday, Jan. 16	Martin Luther King, Jr. Day – No Bus Service
Monday, Mar. 6	Spring Break – No Off-Campus and Campus Circulator (Except Stomper Express)
Friday, Mar. 10	Spring Break – No Off-Campus and Campus Circulator (Except Stomper Express)
Friday, May 5	Last day of Spring Semester – Last day of Off-Campus and Campus Circulator

***No Stomper Express Service:**
 * Monday, January 16, 2023 * Friday, May 5 - Sunday, August 20, 2023

Bus and shuttle services are provided through a partnership between the City of Mankato and Minnesota State (Mankato Student Association/Student Transportation and Parking Program). The City of Mankato Transportation Fee is the primary funding source.

DEPARTMENT OF TRANSPORTATION

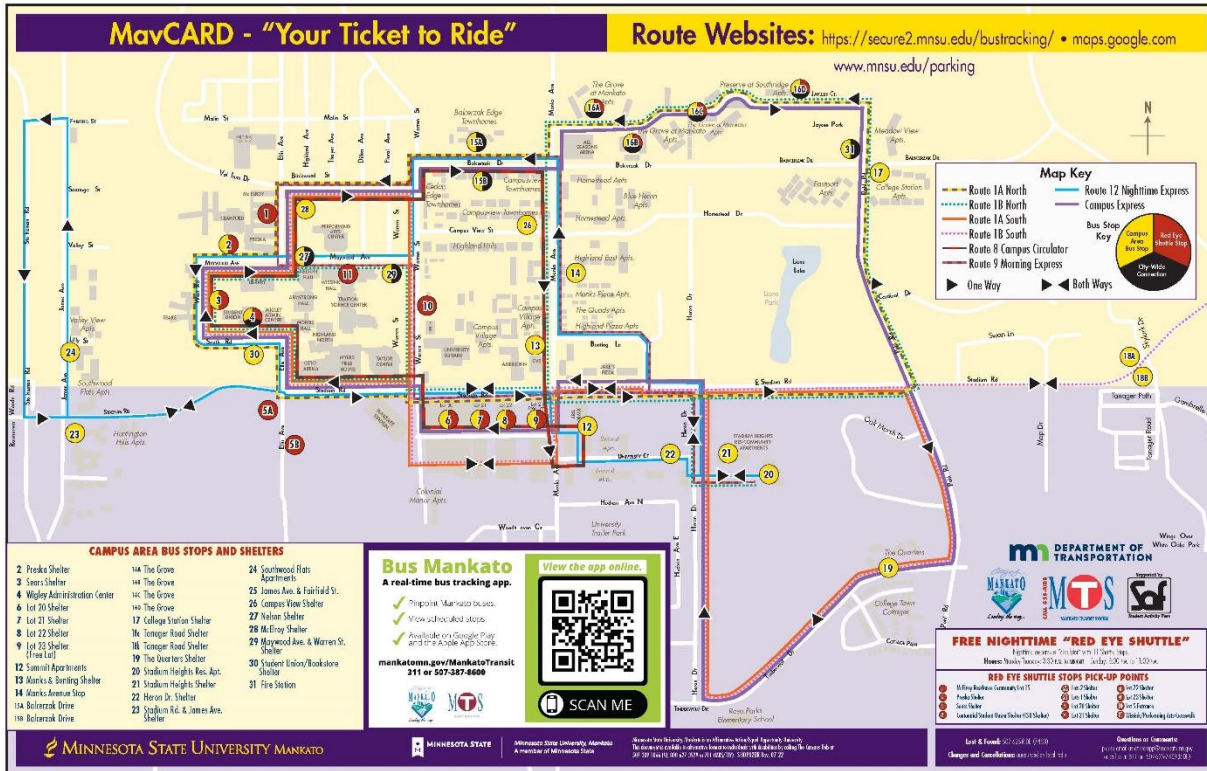


EXHIBIT 5
Resolution

EXHIBIT 6

Exhibit 5 - 2022-23 Bus Contract Cost Estimates - 6/22/22 Revised

[illegible]

received 6/22/22

EXHIBIT 6
UNIVERSITY agrees to pay the CITY

Dates	Amount Due
Fall Semester 2022, due Friday, March 10, 2023	\$264,565 (estimate)
Spring Semester 2023, due Friday, July 1, 2023	\$270,581 (estimate)
TOTAL	\$535,146 (estimate)

EXHIBIT 7

2021 Minnesota Statutes

466.04 MAXIMUM LIABILITY.

Subdivision 1. Limits; punitive damages.

(a) Liability of any municipality on any claim within the scope of sections 466.01 to 466.15 shall not exceed:

(1) \$300,000 when the claim is one for death by wrongful act or omission and \$300,000 to any claimant in any other case, for claims arising before January 1, 2008;

(2) \$400,000 when the claim is one for death by wrongful act or omission and \$400,000 to any claimant in any other case, for claims arising on or after January 1, 2008, and before July 1, 2009;

(3) \$500,000 when the claim is one for death by wrongful act or omission and \$500,000 to any claimant in any other case, for claims arising on or after July 1, 2009;

(4) \$750,000 for any number of claims arising out of a single occurrence, for claims arising on or after January 1, 1998, and before January 1, 2000;

(5) \$1,000,000 for any number of claims arising out of a single occurrence, for claims arising on or after January 1, 2000, and before January 1, 2008;

(6) \$1,200,000 for any number of claims arising out of a single occurrence, for claims arising on or after January 1, 2008, and before July 1, 2009;

(7) \$1,500,000 for any number of claims arising out of a single occurrence, for claims arising on or after July 1, 2009;

(8) twice the limits provided in clauses (1) to (7) when the claim arises out of the release or threatened release of a hazardous substance, whether the claim is brought under sections 115B.01 to 115B.15 or under any other law; or

(9) \$1,000,000 for any number of claims arising out of a single occurrence, if the claim involves a nonprofit organization engaged in or administering outdoor recreational activities funded in whole or in part by a municipality or operating under the authorization of a permit issued by a municipality.

(b) No award for damages on any such claim shall include punitive damages.

Subd. 1a. Officers and employees.

The liability of an officer or an employee of any municipality for a tort arising out of an alleged act or omission occurring in the performance of duty shall not exceed the limits set forth in subdivision 1, unless the officer or employee provides professional services and also is employed in the profession for compensation by a person or persons other than the municipality.

Subd. 1b. Total claim.

The total liability of the municipality on a claim against it and against its officers or employees arising out of a single occurrence shall not exceed the limits set forth in subdivision 1.

Subd. 2. Inclusions.

The limitation imposed by this section on individual claimants includes damages claimed for loss of services or loss of support arising out of the same tort.

Subd. 3. Disposition of multiple claims.

Where the amount awarded to or settled upon multiple claimants exceeds the applicable limit under subdivision 1, paragraph (a), clauses (4) to (9), any party may apply to any district court to apportion to each claimant a proper share of the total amount limited by subdivision 1. The share apportioned each claimant shall be in the proportion that the ratio of the award or settlement made to each bears to the aggregate awards and settlements for all claims arising out of the occurrence.

<https://www.revisor.mn.gov/statutes/cite/466.04>



AGENDA RECOMMENDATION

Consent Calendar 6. K.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Resolution authorizing the City Manager to submit an application for Greater Minnesota, Local Highway Safety Improvement Program (HSIP) Federal Safety Funds for the improvement of the intersection of Hoffman Road and Victory Drive.

Recommendation/Action(s):

Adoption of attached resolution.

Summary:

In mid-July, the Minnesota Department of Transportation (MnDOT) released a solicitation for Local Highway Safety Improvement Program (HSIP) Funding. The purpose of this funding is to achieve a significant reduction in fatalities and serious injuries on all public roads.

The solicitation is only for 2023 funds and will need to be used for a project that has a demonstrated safety issue such as a fatal or serious injury crash. The program typically funds projects with a cost share of 90% federal and 10% local. However, this round of funding will be piloting a 100% federal, 0% local share on select projects. The maximum award is \$500,000 per project, per agency for multi-jurisdictional projects.

Staff has reviewed various segments of roadway within Mankato and is recommending submitting an application for the improvement of Hoffman Road and Victory Drive (CSAH 82). In preliminary discussions with Blue Earth County, they are supportive of the project. The total project cost is estimated at \$1.2 million, with federal funding at \$1 million. The remaining costs would be 100% state aid eligible.

If, for some reason, the level of funding awarded is not at a level that creates a palatable project for the city, staff will request that the application be withdrawn and funding be allocated to the other ranking projects.

Attachments

Resolution

HSIP Guidebook

**RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR FY 2023 FUNDING
UNDER THE HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) ON BEHALF OF THE
CITY OF MANKATO FOR THE IMPROVEMENT OF THE INTERSECTION OF HOFFMAN ROAD
AND VICTORY DRIVE (CSAH 82)**

WHEREAS, Minnesota Department of Transportation (MnDOT) has announced the solicitation for federally funded HSIP projects to be considered by the Office of Traffic, Safety, and Technology (OTS) in partnership with State Aid for Local Transportation (SALT) for state fiscal year 2023; and

WHEREAS, in order to be considered, the final applications must be submitted no later than September 9, 2022; and

WHEREAS, city staff have identified the intersection of Hoffman Road and Victory Drive (CSAH 82) as a project that may qualify for funding under this program.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA that the City Manager be and hereby is authorized to execute and submit applications for funding under the Highway Safety Improvement Program funding for local projects for the intersection of Hoffman Road and Victory Drive (CSAH 82).

This resolution shall become effective upon its adoption.

Passed this 8th day of August 2022.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk



Local Solicitation for HSIP Funding

Greater Minnesota, 2023 through 2027

July 2022

Table of Contents

Local Solicitation for HSIP Funding	1
2022 Local Solicitation.....	4
Funds Available.....	4
Solicitation Timeline	5
Checklist for Application Completeness	6
Project Selection.....	7
Eligibility	7
Project Selection Criteria	7
Projects within Metropolitan Planning Areas	8
Safety Planning	9
Reactive Projects	9
Ineligible Projects	10
Key Solicitation Processes	11
Application Review	11
Funding Match.....	11
Funding Maximum.....	11
Letter of Support: MPO	11
Letter of Support: MnDOT.....	12
Pilot: Project Development Funds.....	12
Reactive Projects	12
Requests for Additional Funds	12
Resources	13
Appendix A – Glossary and Links	13
Appendix B – HSIP and Signals	14

Appendix C – Narrow Shoulder Paving Guidelines..... 15

Appendix D – Delegated Contract Process..... 16

Appendix E – Preliminary and/or Construction Engineering with HSIP Funds..... 17

2022 Local Solicitation

The Highway Safety Improvement Program (HSIP) is a core Federal-aid program with the purpose of achieving a significant reduction in fatalities and serious injuries on all public roads.

The Minnesota program is structured to:

1. encourage widespread deployment of safety countermeasures,
2. engage local and state agencies, and
3. emphasize effective treatments

Funds are divided between local agencies and trunk highways based on fatal and serious injury crashes.

Funds Available

The Office of Traffic Engineering (OTE) is soliciting for HSIP funding for the years 2023 through 2027. See tables below for approximate HSIP funds available by ATP.

This solicitation is the only way for HSIP funds to be applied to a project.

OTE strongly encourages submitting more projects than the minimum targets listed as savings can provide more dollars for quality projects. If funds are left unallocated in the first two years of the STIP after this solicitation, those funds may go to a project that can be delivered in the necessary timeframe.

ATP	2023	2024	2025	2026	2027
1	540,000	220,000	220,000	960,000	2,600,000
2	200,000	370,000	230,000	1,050,000	1,300,000
3	1,600,000	960,000	3,050,000	5,100,000	5,100,000
4	290,000	530,000	520,000	2,100,000	2,100,000
6	630,000	1,540,000	980,000	3,140,000	3,600,000
7	0	430,000	420,000	1,900,000	2,400,000
8	30,000	460,000	860,000	1,390,000	1,600,000
Total	3,290,000	4,510,000	6,280,000	15,640,000	18,700,000

Solicitation Timeline

Dates	Action
07/25/2022	2023 SOLICITATION OPENS
July 2022	2023 Solicitation Open; Application Review available via State Aid
August 2022	2023 Solicitation Open; Application Review available via State Aid
September 2022	2023 Solicitation Open
09/09/2022	2023 APPLICATIONS DUE to SafetyProject.DOT@state.mn.us
mid-September 2022	Selection Committee Scoring
09/19/2022	FINAL PROJECT AWARD RECOMMENDATIONS

Dates	Action
09/12/2022	2024-2027 SOLICITATION OPENS
September 2022	Solicitation Open; Application Review available via State Aid
October 2022	Solicitation Open; Application Review available via State Aid
November 2022	Solicitation Open
11/23/2022	2024-2027 APPLICATIONS DUE to SafetyProject.DOT@state.mn.us
December 2022	Selection Committee Scoring
January 2023	Selection Committee Scoring
02/03/2023	FINAL PROJECT AWARD RECOMMENDATIONS

Checklist for Application Completeness

The following table lists the minimum information required by the Selection Committee for project selection. Applications will be considered complete upon submission. Interpretation regarding the project application shall be determined by the State Traffic Safety Engineer and/or State Aid Traffic Safety Engineer.

Description of Project	Submit
All Safety Projects	<u>Complete Application Form:</u> ☐ Name of lead agency ☐ Name(s) of partner agencies ¹ ☐ Map or description of project location ☐ Description of project treatment ☐ Number of miles, intersections, or curves treated ☐ Total project cost ² ☐ Total requested federal funds ☐ Preferred funding year ☐ Description of site selection (e.g. CRSP ratings, crash history, other systemic considerations)
County Road Safety Plan (CRSP) Project	☐ Project sheet ³ ☐ List of Recommended Projects with the star ratings ☐ Document considerations if project differs from plan
Reactive Project	☐ Number of crashes (2017 to 2021) by severity ☐ Document any unique characteristics as needed
Any portion of project is located within Metropolitan Planning Organization (MPO)	☐ Letter of support or priority from MPO (www.mndot.gov/planning/program/mpordcatp.html)
Any work will be performed in MnDOT right-of-way	☐ Letter of support or recognition from District Traffic Engineer (www.mndot.gov/trafficeng/contacts.html)

NOTE: Due to issues in compatibility and accessibility, please use the Word template rather than a fillable form.

¹ Joint projects between Local Agency and MnDOT District will require selection by both local and district HSIP Selection Committees.

² It is recommended to assess CRSP project costs: review recent projects and revise estimates as appropriate to provide more realistic estimates.

³ Projects directly out of the CRSP have contain most application information on the Project Sheet; minimal supplemental information is needed. Please review and revise cost estimates as appropriate.

Project Selection

Eligibility

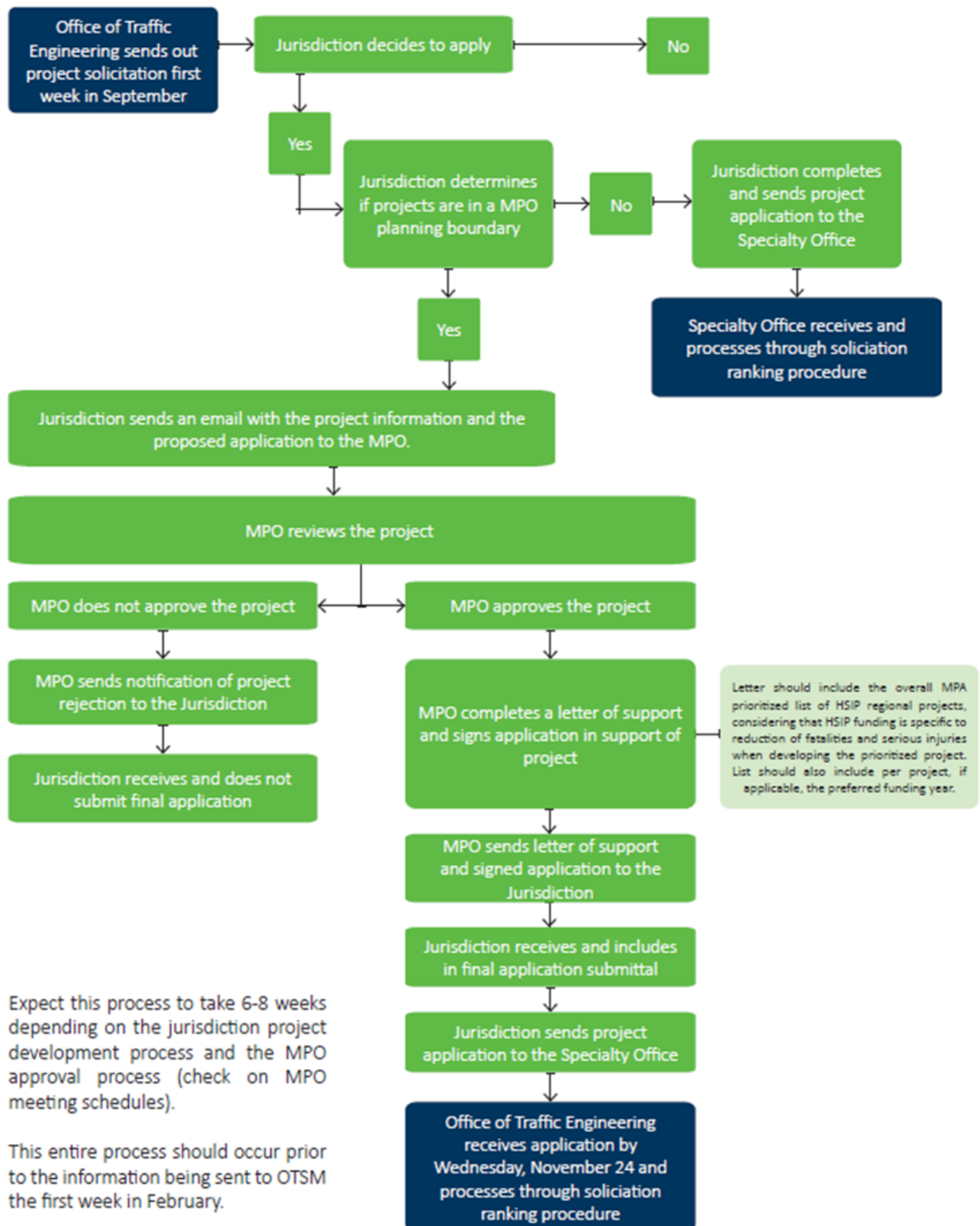
1. Applications must be received on or before **November 23, 2022**
2. Application is complete, as described in the checklist above
3. Application specifies roadway and begin/end points
 - This will expedite the environmental review and historical site evaluation process
4. Reactive projects must have a benefit-cost ratio greater than 1.00
5. Only stand-alone projects will be considered
 - It is recognized that portions of larger projects have elements that improve the safety of an intersection or section of roadway. Safety features (e.g. guardrail) that are routinely provided as part of a broader project should be funded from the same source as the broader project.
6. Applicant(s) must agree to maintain any selected project for the life of the treatment

Project Selection Criteria

Applications will be reviewed and scored by Selection Committee comprise of State Aid and OTE staff.

Description	Example Considerations
Is the project identified in a safety plan focusing on fatal and serious injury crashes?	County Road Safety Plan; documented systemic analysis
Is the project a low-cost solution?	Total cost per site or mile treated
Is the project a widely deployed solution?	Number of sites or miles treated
Does the project promote partnership between agencies?	Multi-county; county-city partnership; MnDOT-local partnership
Alignment with Program Goals	Site selection criteria; counter-measure effectiveness; MPO support/priority

Projects within Metropolitan Planning Areas



Safety Planning

While all low-cost/high-impact projects will be considered, the County Road Safety Plan should be a starting point for project identification. Both Phase 1 and Phase 2 plans are acceptable. Please include the project sheets from the plan when possible.

Priority will be based on:

1. High priority locations from either Phase 1 or Phase 2 safety plans
 - Risk factors will be considered for sites not included in the CRSP: please document the values
2. Non-priority locations from Phase 2 safety plans
 - Systemic projects
 - County nominated projects
3. Other safety planning focused on Fatal and Serious Injury crashes
 - Road Safety Audits
 - Intersection Control Evaluations
 - Other safety analysis

Reactive Projects

Reactive projects will be considered but must have a B/C greater than 1.00 to be considered for funding. Locations must have a significant crash history that includes a fatal or serious injury crashes in the prior 5 years.

To simplify the benefit-cost analysis, OTE will conduct the calculation. Information required from the applicant for the project includes:

- a. Number of sites or miles treated
- b. Five years of crash data (i.e. 2016-2020)
 - Fatal (K) crashes
 - Serious Injury (A) crashes
 - Moderate Injury (B) crashes
 - Possible Injury (C) crashes
 - Property Damage (PDO) crashes
- c. Estimated project costs (exclude right-of-way)
- d. Optional: description of any unique characteristics (e.g. greater average traffic growth)

An example benefit-cost analysis worksheet is available at www.mndot.gov/trafficeng/safety/hsip.html. An electronic copy of the analysis output will be available upon request.

Ineligible Projects

- Conducting a Road Safety Audit
- Overlays
- Guardrail Updates
- Sign Upgrades
- “Force Account”: all projects must be done by a qualified contractor through design-bid-build process

Edgeline restriping projects will be considered for 6-inch edgelines only; these projects will be selected based on risk as identified in the County Road Safety Plans.

New or reconstructed signals will be considered if they meet the criteria contained in Appendix B.

Key Solicitation Processes

State Aid and OTE recognize process improvements for the solicitation. Changes to the 2021 solicitation should:

1. Simplify documentation materials for applicants
2. Streamline project award process
3. Maintain rigor of safety selection process

Application Review

Applications will be considered complete upon submission. Interpretation regarding the project application shall be determined by the State Traffic Safety Engineer and/or State Aid Traffic Safety Engineer.

State Aid is providing an opportunity to review applications for completeness and clarity. Consider contacting Girma Feyissa (girma.feyissa@state.mn.us) to arrange a time for discussion.

Funding Match

All federal safety funds require a 10% local match: this includes both HSIP and Section 164 funds.

This solicitation we will be piloting a 100% funding (i.e. 0% local match) on select projects. These will be multi-county, low-cost projects with a preference for uniform roadway systems and smooth transitions between jurisdictions. Please note: this will be at the discretion of the State Traffic Safety Engineer, applicants should always plan for a 10% local match.

Funding Maximum

A maximum of \$500,000 per project. For multi-county applications, this maximum is per agency.

Q: Can an agency submit multiple applications?

A: Yes! The maximum applies per project. An agency can submit multiple applications for separate projects. Dividing a single logical project into multiple applications is not in the spirit of the solicitation.

Q: How does the maximum impact multi-agency projects?

A: The maximum applies per agency. An application in coordination with five counties would have a maximum of \$2,500,000 available (i.e. \$500,000 × 5 counties).

Letter of Support: MPO

Agencies submitting projects within Metropolitan Planning Organization (MPO) boundaries should be discussing, coordinating, and prioritizing projects jointly. A letter of support from the MPO is required if any portion of the project falls within the boundaries one of the eight MPOs. The letter should outline support and/or prioritization for the planning organization.

For information on MPO boundaries and contacts, see www.mndot.gov/planning/program/mpordcatp.html.

Letter of Support: MnDOT

A letter of support from the District Traffic Engineer (DTE) is required if any portion of the project falls within MnDOT right-of-way. For contact information, see www.mndot.gov/trafficeng/contacts.html.

Pilot: Project Development Funds

Multi-county projects may be eligible for project development funds. For specifics and questions, please contact Girma Feyissa (girma.feyissa@state.mn.us).

Reactive Projects

To simplify the benefit-cost analysis, OTE will conduct the calculation. Information required from the applicant for the project includes:

- a. Number of sites or miles treated
- b. Five years of crash data (i.e. 2017-2021)
 - Fatal (K) crashes
 - Serious Injury (A) crashes
 - Moderate Injury (B) crashes
 - Possible Injury (C) crashes
 - Property Damage (PDO) crashes
- c. Estimated project costs (exclude right-of-way)
- d. Optional: description of any unique characteristics (e.g. greater average traffic growth)

NOTE: remember to set the filters to 2017 through 2021 in MnCMAT (www.mndot.gov/stateaid/mnccmat2.html) if you submit an Intersection Report or a Section Report.

An example benefit-cost analysis worksheet is available at www.mndot.gov/trafficeng/safety/hsip.html. An electronic copy of the analysis output will be available upon request.

Requests for Additional Funds

If you are applying for additional safety funds to an already awarded project it will be necessary to review by Selection Committee. Please contact Girma Feyissa (girma.feyissa@state.mn.us) regarding the process.

Resources

Appendix A – Glossary and Links

Annual HSIP Report

FHWA maintains annual reports on the Highway Safety Improvement Program within each state. These reports highlight successes and challenges in administering the program and meeting performance measures.

www.safety.fhwa.dot.gov/hsip/reports

Minnesota Crash Mapping Analysis Tool (MnCMAT2)

Five years of crash data is appropriate, 2016 to 2020. <http://www.mndot.gov/stateaid/mnccmat2.html>.

Minnesota Strategic Highway Safety Plan (SHSP)

The current 2020 SHSP outlines countermeasures and statewide focus areas in fatal and serious injury crashes.

www.mndot.gov/trafficeng/safety/shsp/index.html.

For a statewide summary of focus area trends and crash characteristics, see “Appendix A: Focus Area Fact Sheets” (page 39) of the prior 2014 SHSP. www.mndot.gov/trafficeng/safety/shsp/Minnesota_SHSP_2014.pdf

MnDOT Office of Traffic Engineering (OTE)

www.mndot.gov/trafficeng/safety/index.html

MnDOT State Aid for Local Transportation

www.mndot.gov/stateaid/trafficsafety.html

Traffic Engineering Manual (TEM)

www.mndot.gov/trafficeng/publ/tem/index.html

Traffic Safety Fundamentals Handbook (2015)

www.mndot.gov/trafficeng/publ/fundamentals/2015-mndot-safety-handbook-reduced.pdf

Appendix B – HSIP and Signals

Revised October 10, 2012

In most cases, traffic signals are not safety control devices. They assign right of way for vehicles and are necessary for operational purposes. However, in some cases they can improve safety. The objective of the Highway Safety Improvement Program (HSIP) is to “reduce the occurrence of and the potential for fatalities and serious injuries resulting from crashes on all public roads” (23 CRF 924.5). Signal projects will be considered for funding provided they meet the following criteria.

Section 4 of the Minnesota Manual on Uniform Traffic Control Devices can be found at the link below:

www.mndot.gov/trafficeng/publ/mutcd/mnmutcd2014/mnmutcd-4.pdf

New Signals

Warrant 7, Crash Experience from the MMUTCD must be met. Specifically, “Five or more reported crashes, of the types susceptible to correction by a traffic control signal, have occurred within a 12-month period”. Exceptions to meeting this warrant may be made if an adequate case is made on how the new signal will reduce the number of, or potential for, fatalities and serious injuries.

All new signals shall meet current MnDOT design standards. If exceptions to incorporating these standards are necessary due to site specific conditions, explanation should be included with the application.

Installation of red light running (enforcement) lights is strongly encouraged. Installation costs are low when installed with new signals and they provide the benefit of red light running enforcement to be accomplished by one law enforcement officer, instead of two.

Documentation should be provided confirming that other intersection types were considered but are not feasible. Those considered should include intersection types that reduce the probability of severe right-angle crashes. Roundabouts restricted crossing u-turn (RCUT) intersections, and some other alternative intersection types fall into this category.

Existing Signals

Rebuilding an existing signal system is only eligible for HSIP funding if it is necessary for implementation of a geometric improvement (constructing new lanes). The signal system is incidental to the primary safety improvement on these projects, which is geometric.

Retiming of Signal Systems

The development and implementation of new signal timing plans for a series of signals, a corridor or the entire system is eligible.

Appendix C – Narrow Shoulder Paving Guidelines

Guidelines for HSIP-funded narrow shoulder paving in conjunction with county resurfacing projects.

The HSIP steering committee agrees that when narrow shoulder paving projects have been funded through HSIP, it makes sense under certain circumstances to do the work in conjunction with a resurfacing project, rather than as a separate, stand-alone project. The steering committee is proposing revised guidelines on this issue that will affect future project selection.

The County Road Safety Plans (CRSPs) are identifying **6 miles per county per year** for narrow shoulder paving. This work involves the paving of existing aggregate or turf shoulders with 1 to 2 feet of pavement and the addition of a safety edge and a shoulder rumble strip or edgeline rumble stripe. The following guidelines are proposed for the selection of future HSIP projects on the local system:

- Narrow shoulder paving can be done in conjunction with resurfacing if the project is along one of the segments specifically identified in the CRSP for this type of work.
- The project can be at a different location than those identified in the CRSP if it is along a higher-risk segment, as identified in the CRSP. The CRSP assigns a risk rating to highway segments based on the following criteria: traffic volume, rate and density of road departure crashes, curve density and edge assessment. The risk rating ranges from 0 (lower risk) to 5 (higher risk). **If the proposed project is along a highway segment with a rating of 4 or 5, then it can be done in conjunction with a resurfacing project.** This process ensures that narrow shoulder paving is being done at locations of higher risk rather than being driven by the schedule of pavement rehabilitation projects.
- The shoulder paving must include a safety edge and either shoulder or edgeline rumble strips.
- The County should use regular construction dollars to upgrade guardrail and other safety hardware as part of the resurfacing project.

At this time, all other HSIP-funded project types on the local system will continue to be funded as separate, stand-alone projects.

Appendix D – Delegated Contract Process

A brief overview of the Delegated Contract Process (DCP) has been provided below. The outlined criteria must be completed to meet the April 15th deadline requirement for all selected projects:

1. Environmental document prepared by sponsoring agency and approved by DSAE and SALT.
2. Right of Way and Utility Relocation certificate approved or condemnation proceedings have been formally initiated*.
3. District State Aid Engineer (DSAE) approval of plans and a satisfactory review by State Aid that project plans are complete and reflect the project that was selected.
4. Engineer's Estimate and working days estimate including how working days were computed*.
5. Request for Lab Services form*.
6. Permits received or NPDES permit application filled out by sponsoring agency*.
7. SALT requests DBE goal.
8. Plans reviewed and approved by SALT and returned to sponsoring agency with suggested changes.
9. SALT requests authorization for HSIP or HRRRP projects.
10. Bid opening can be set after authorization by SALT and sponsoring agency.
11. Sponsoring agency prepares proposal, sells project documents and advertises per State Statute (required ad language provided by SALT).
12. Bid opening should be within 90 days of authorization.
13. DBE clearance must be given by MnDOT Office of Civil Rights before project is awarded by sponsoring agency (if applicable).
14. Submit above information for all projects that will be included in the construction contract. Above Federal requirements will apply to all work included in the construction contract.

* These items are all submitted to SALT along with DSAE approved plan set.

Additional Resources

For detailed information about the FEDERAL (DCP) process, please visit our website:

www.mndot.gov/stateaid/projectdelivery/pdp/dcp/dcp-checklist.pdf

For questions about the Federal Aid process, please contact Girma Feyissa (girma.feyissa@state.mn.us) or your DSAE (www.mndot.gov/stateaid/dsae.html).

Appendix E – Preliminary and/or Construction Engineering with HSIP Funds

HSIP funds that are used for preliminary engineering (PE) and construction engineering (CE) will require additional steps before work can begin and federal funds can be reimbursed.

NOTE: PE and CE work must be in the STIP. While PE will usually have its own SP number, CE can be included in construction's but will need to be specifically called out.

Who Will Do The Work?

- Process 1 = Local Public Agency (LPA), Railroad, Utility
- Process 2 = Consultant

Process 1

1. LPA submits a project memo (PM)
 - PE will have its own separate two-page minor impacts project memo, CE will be part of the construction project memo
2. LPA submits PIF
 - NOTE: a PIF is not needed if a railroad or utility company is doing work on their own system.
3. SALT requests federal authorization
4. Agreements routed and executed: PE or CE and force account (FA) agreement
 - SALT drafts agreements; LPA Council or Board resolution needed
5. Work can begin

Process 2

1. LPA submits a project memo (PM)
 - PE will have its own separate two-page minor impacts project memo, CE will be part of the construction project memo
2. SALT requests DBE goal from MnDOT Office of Civil Rights to be used in consultant solicitation
3. SALT requests federal authorization
4. Agreements routed and executed: PE or CE agreement
 - SALT drafts agreements; LPA Council or Board resolution needed
5. LPA solicits for consultant
6. Pre-award Audit of chosen consultant done by MnDOT before contract is finalized if it is greater than \$50,000
7. LPA finalizes contract and work can begin

This is an overview: please contact Rachel Broughton (rachel.broughton@state.mn.us) or Girma Feyissa (girma.feyissa@state.mn.us) to help guide you through the process.



AGENDA RECOMMENDATION

Consent Calendar 6. L.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Resolution authorizing the City Manager to enter into Amendment #1 for Professional and Technical Services Contact Number 1048714 with the Minnesota Department of Transportation (MnDOT) for Phase I Architecture-History Investigation - Kern Bridge Rehabilitation.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

In August 2019, the City of Mankato submitted a Letter of Intent expressing interest and commitment to relocating the Kern Bridge as part of the Minnesota River Trail system, providing a pedestrian crossing of the Blue Earth River between Land of Memories Park and Sibley Park. The results of the letter selection resulted in the City of Mankato having the top score with 522 points, and an invitation to submit a full application for the relocation of the historic bridge.

In November 2019, the City of Mankato submitted a full application for installation of the Kern Bridge as outlined in the Letter of Intent. This application outlined the proposed installation location, construction methodology, and proposed design and historical team. Also included were planned funding sources and Federal Aid project delivery history.

The City of Mankato was notified in January of 2020 that it was selected to be the new owner of the Kern Bridge and to receive federal funding to relocate and rehabilitate the bridge. The funding is currently scheduled for FY 24 and FY 25. This would anticipate construction starting in late 2023 or early 2024. Due to the uniqueness and complexity of the project, it is anticipated to take 12-18 months to perform preliminary design and permitting for the project with an additional 9-12 months needed for final design and development of construction documents.

As a part of the preliminary design for the relocation of the Kern Bridge, it is necessary to engage the services of an architectural historian. The services provided will include elevation of architectural and historical resources in the area of potential effect of the project. Additionally, guidance will be provided on design and construction elements to ensure that the structure will be eligible for placement on the National Register of Historic Places. A maintenance plan will also be provided to ensure that the future maintenance and repair activities are done in compliance with the requirements of being listed on the National Register of Historic Places.

This work will be performed by Hess, Rosie and Company, Ltd. Due to the unique nature of this work and the use of Federal Funds, MnDOT is contracting directly with the consultant. MnDOT, in turn, is contracting with the City of Mankato for the local share of the professional services. The total cost of the professional services is estimated at \$55,676. The City of Mankato is responsible for 20% of this cost, or \$11,135.20. The balance is funded through MnDOT.

The amendment is to add \$250 to the overall approved contract budget. These additional expenses are for mileage and parking fees for Hess, Rosie, and Company, Ltd. staff. The cost split for this additional cost remains at 80% federal funds, 20% local funds. This will increase the overall contract cost to the city by \$50.00 for a total of \$11,185.20.

Attachments

Resolution
Amendment

**RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AMENDMENT #1
TO THE PROFESSIONAL AND TECHNICAL SERVICES CONTRACT NUMBER 1048714 WITH
THE MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT), FOR PHASE 1
ARCHITECTURE-HISTORY INVESTIGATION FOR THE INSTALLATION OF THE KERN
BRIDGE OVER THE BLUE EARTH RIVER FROM LAND OF MEMORIES PARK
TO SIBLEY PARK**

WHEREAS, the Mankato City Council Procurement Policy specifies that only the Board can enter into an agreement with another agency; and

WHEREAS, the Council has been awarded ownership of the Kern Bridge and intends to develop permitting and design documents, an architectural historian is needed to provide professional services; and

WHEREAS, professional services, such as those provided by doctors, engineers, lawyers, architects, accountants, and other services requiring technical, scientific, or professional training are exceptions to competitive bidding requirements in accordance with Minnesota State Statutes 471.345, Uniform Municipal Contracting Law; and

WHEREAS, the City of Mankato and MnDOT have agreed to the terms and conditions by which MnDOT will undertake architecture and history investigation of the Project under contract number 1048714.

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

1. That the City Manager is hereby authorized and directed to enter into Amendment #1 to contract 1048714 with MnDOT for architecture and history investigation for the installation of the Kern Bridge and negotiate the contract in the amount of \$55,926.00.

This resolution shall become effective upon its adoption.

Passed this 8th day of August 2022

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

AMENDMENT NUMBER 1 TO MnDOT CONTRACT NUMBER: 1048714

Contract Start Date: January 27, 2022	Original Contract Amount:	\$ 55,676.00
Original Contract Expiration Date: October 31, 2023	Previous Amendment(s) Total:	\$ 0.00
Current Contract Expiration Date: October 31, 2023	Current Amendment Amount:	\$ 250.00
New Contract Expiration Date: N/A	Total Amended Contract Amount:	\$ 55,926.00

Federal Project Number: STPF-TA 0722(098)**State Project Number (SP):** 137-090-005**Project Identification:** Phase I Architecture-History Investigation – Kern Bridge Rehabilitation

This amendment is by and between the State of Minnesota, through its Commissioner of Transportation (“State”), the City of Mankato, Address: Intergovernmental Center, 10 Civic Center Plaza, Mankato, MN, 56001; acting through its City Council (“City”), and Hess, Roise and Company, Ltd., a Corporation, Address: 100 North First Street, Minneapolis, MN 55401 (“Contractor”).

RECITALS

1. State has a contract with Contractor identified as MnDOT Contract Number 1048714 (“Original Contract”) to conduct a Phase I architectural history survey to identify and evaluate potential architectural/historical resources in the Area of Potential Effect (APE) for a proposed Kern Bridge rehabilitation project in the City of Mankato.
2. The Original Contract is being amended because:
 - A. The Contractor has added some new staff recently who are working on this project. As a result, the classifications; hours; and rates of these new staff need to be added to the contract budget.
 - B. The subcontractor is adding their expected expenses which also needs to be added to the contract budget.
3. State, City, and Contractor are willing to amend the Original Contract as stated below.

CONTRACT AMENDMENT

Unless otherwise noted, in this amendment, deleted contract terms will be struck out and the added contract terms will be bolded and underlined.

REVISION 1. Subarticle 2.1 is amended as follows:

- 2.1. The following Exhibits are attached and incorporated into this Contract. In the event of a conflict between the terms of this Contract and its Exhibits, or between Exhibits, the order of precedence is first the Contract, and then in the following order:
 - Exhibit A: Contract Terms
 - Exhibit B: Insurance Requirements
 - Exhibit C: Specifications, Duties, and Scope of Work
 - Exhibit ~~D~~ **D-1**: Compensation and Payment
 - Exhibit E-1: Budget Details**
 - Exhibit ~~E~~ **F-1**: Travel Regulations
 - Exhibit ~~F~~ **G-1**: Invoice Form
 - Exhibit ~~G~~ **H-1**: Progress Report Form
 - Exhibit ~~H~~ **I-1**: Contractor Payment Form

REVISION 2. Subarticle 6.1 is amended as follows:

- 6.1. The State will pay for performance by the Contractor under this Contract in accordance with Exhibit ~~D~~ **D-1**.

REVISION 3. Exhibit A: Terms and Conditions, Article 28 is deleted in its entirety, and replaced as follows:**INTENTIONALLY OMITTED**

The Original Contract and any previous amendments are incorporated into this amendment by reference. Except as amended herein, the terms and conditions of the Original Contract and any previous amendment remain in full force and effect.

THE BALANCE OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minnesota Statutes §16A.15 and §16C.05.

Signed: _____

Date: _____

CONTRACTOR

Contractor certifies that the appropriate person(s) have executed the amendment on behalf of Contractor as required by applicable articles, bylaws or resolutions.

Signed: Elizabeth A. Gale

Title: Principal

Date: 7/27/2022

CITY

Signed: _____

Title: _____

Date: _____

DEPARTMENT OF TRANSPORTATION

(with delegated authority)

Signed: _____

Title: _____

Date: _____

COMMISSIONER OF ADMINISTRATION

Signed: _____

Date: _____

1. Compensation and Payment.

1.1. Consideration. State will pay for all services performed by Contractor under this Contract as follows:

1.1.1. Compensation. Contractor will be paid on a Fixed Hourly Rate basis as follows:

Labor Rate Costs*:	\$ 29,745.00
Direct Expense Costs:	\$ 731.00
Subcontractor(s) Costs:	
Charlene Roise - Historian	\$ 25,450.00

* Labor Rate includes direct labor, overhead and profit

1.1.2. Overtime. State will not pay overtime rates for any overtime worked by Contractor or a subcontractor unless State's Authorized Representative has specifically authorized overtime, in writing.

1.1.3. Direct Costs. Allowable direct costs include project specific costs listed in **Exhibit E-1**. Any other direct costs not listed in **Exhibit E-1** must be approved, in writing, by State's Authorized Representative prior to expenditure.

1.1.4. Budget Details. See **Exhibit E-1** for budget details on Contractor and its Subcontractor(s).

1.1.5. Travel Expenses. Contractor will be reimbursed for travel and subsistence expenses in the same manner and in no greater amount than provided in the current "Minnesota Department of Transportation Travel Regulations." Contractor will not be reimbursed for travel and subsistence expenses incurred outside the State of Minnesota unless it has received prior written approval from State for such out of state travel. State of Minnesota will be considered the home base for determining whether travel is "out of state". See **Exhibit F-1** for the current Minnesota Department of Transportation Reimbursement Rates for Travel Expenses.

1.1.6. Total Obligation. State will pay eighty percent of the project costs (up to \$44,740.80). The City will pay twenty percent of the project costs (up to \$11,185.20). The total obligation for all compensation and reimbursements to Contractor under this contract will not exceed **\$55,926.00**.

1.2. Payment

1.2.1. Invoices. Contractor must submit invoices electronically for payment, using the format set forth in **Exhibit G-1**. Contractor will invoice State and County directly on a monthly basis. Invoices will detail the total cost of the project, and also identify the 80% State and 20% City amount due.

1.2.2. Progress Reports. Contractor must submit a monthly progress report, using the format set forth in **Exhibit H-1** showing the progress of work in work hours according to the tasks listed in the Specifications, Duties, and Scope of Work.

1.2.3. State's Payment Requirements. State will promptly pay all valid obligations under this Contract as required by Minnesota Statutes §16A.124. State will make undisputed payments no later than 30 days after receiving Contractor's invoices and progress reports for services performed. If an invoice is incorrect, defective or otherwise improper, State will notify Contractor within 10 days of discovering the error. After State receives the corrected invoice, State will pay Contractor within 30 days of receipt of such invoice.

1.2.4. City's Payment Requirements. City will follow the same payment schedule as the State detailed in subarticle 1.2.3.

1.2.5. All Invoices Subject to Audit. All invoices are subject to Audit, at State's discretion.

1.2.6. Invoice Package Submittal. Contractor must submit the signed invoice, the signed progress report and all required supporting documentation, for review and payment, to State's Consultant Services Section, at ptinvoices.dot@state.mn.us and to the City's Authorized Representative, Michael McCarty, at mmccarty@mankatomn.gov. Invoices will not be considered "received"

within the meaning of Minnesota Statutes §16A.124 until the signed documents are received by State's Consultant Services Section.

- 1.2.6.1. Each invoice must contain the following information: MnDOT Contract Number, Contractor's invoice number (sequentially numbered), Contractor's billing and remittance address, if different from business address, and Contractor's signature attesting that the invoiced services and costs are new and that no previous charge for those services and goods has been included in any prior invoice.
- 1.2.6.2. Except for Lump Sum contracts, direct nonsalary costs allocable to the work under this Contract, must be itemized and supported with invoices or billing documents to show that such costs are properly allocable to the work. Direct nonsalary costs are any costs that are not the salaried costs directly related to the work of Contractor. Supporting documentation must be provided in a manner that corresponds to each direct cost.
- 1.2.6.3. Except for Lump Sum contracts, Contractor must provide, upon request of State's Authorized Representative, the following supporting documentation:
 - Direct salary costs of employees' time directly chargeable for the services performed under this Contract. This must include a payroll cost breakdown identifying the name of the employee, classification, actual rate of pay, hours worked and total payment for each invoice period; and
 - Signed time sheets or payroll cost breakdown for each employee listing dates and hours worked. Computer generated printouts of labor costs for the project must contain the project number, each employee's name, hourly rate, regular and overtime hours and the dollar amount charged to the project for each pay period.
- 1.2.7. **Subcontractors.** If Contractor is authorized by State to use or uses any subcontractors, Contractor must include all the above supporting documentation in any subcontractor's contract and Contractor must make timely payments to its subcontractors. Contractor must require subcontractors' invoices to follow the same form and contain the same information as set forth above.
- 1.2.8. **Retainage.** Under Minnesota Statutes §16C.08, subdivision 2(10), no more than 90% of the amount due under this Contract may be paid until State's agency head has reviewed the final product of this Contract. The balance due will be paid when State's agency head determines that Contractor has satisfactorily fulfilled all the terms of this Contract.
- 1.2.9. **Federal Funds.** If federal funds are used, Contractor is responsible for compliance with all federal requirements imposed on these funds and accepts full financial responsibility for any requirements imposed by Contractor's failure to comply with federal requirements.

2. Conditions of Payment.

- 2.1. All services provided by Contractor under this Contract must be performed to State's satisfaction, as determined at the sole discretion of State's Authorized Representative and in accordance with all applicable federal, state and local laws, ordinances, rules and regulations, including business registration requirements of the Office of the Secretary of State. Contractor will not receive payment for work found by State to be unsatisfactory or performed in violation of federal, state or local law.

3. Contractor Payment Form Requirement.

- 3.1. Contractors making payments to subcontractors, regardless of their tier or Disadvantaged Business Enterprise (DBE) status, are required to complete **Exhibit I-1**, the "Contractor Payment Form", and submit it to State's Office of Civil Rights (OCR) until final payment is made. Contractor must include payments to subcontractors, service providers, sub-consultants and independent contractors. Failure to comply with this form and Minnesota's prompt payment law may cause progress payments to Contractor to be

withheld. Contractor must submit one copy of this form to State's OCR and one to State's Project Manager, no later than 10 days after receiving a payment from State.

THE BALANCE OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

<u>Direct Labor</u>					
Task	Principal	Historian A	Historian B	Researcher	Total
Task 1:					
Project Initiation	6	0	0	0	6
Task 2:					
Phase I Architecture-History Investigation	61	16	16	40	133
Task 3					
Plan Development and Submittals	40	0	0	0	40
Task 4					
NRHP Documentation Revisions	26	4.5	0	11	41.5
Total Hours	133	20.5	16	51	220.5
Hourly Rate	\$ 150.00	\$ 140.00	\$ 130.00	\$ 95.00	
Total Direct Labor Costs:	\$ 19,950.00	\$ 2,870.00	\$ 2,080.00	\$ 4,845.00	\$ 29,745.00
Expenses					\$ 731.00
Subcontractor - Charlene Roise (Historian)					\$ 25,450.00
TOTAL CONTRACT AMOUNT					\$ 55,926.00

Expenses	Cost
Mileage (to be reimbursed in accordance with the Travel Regulations not to exceed):	\$ 616.00
Parking Fees	\$ 40.00
Photocopies	\$ 75.00
Expenses Total	\$ 731.00

Subcontractor - Charlene Roise (Historian)	
Task	Hours
Task 1: Project Initiation	6
Task 2: Phase I Architecture-History Investigation	50
Task 3: Plan Development and Submittals	40
Task 4: NRHP Documentation Revisions	30
Total Hours	126
Hourly Rate	\$ 200.00
Total Direct Labor Costs:	\$ 25,200.00
Expenses	Cost
Mileage (to be reimbursed in accordance with the Travel Regulations not to exceed):	\$ 230.00
Parking Fees	\$ 20.00
Expenses Total	\$ 250.00
Subcontractor Total	\$ 25,450.00

**MINNESOTA DEPARTMENT OF TRANSPORTATION
REIMBURSEMENT RATES FOR TRAVEL EXPENSES**

Subject	Conditions/Mileage	Rate
Personal Car	(1)	Current IRS Rate
Commercial Aircraft	(2)	Actual Cost
Personal Aircraft	(1)	Current IRS Rate
Rental Car	(2)	Actual Cost
Taxi	(3)	Actual Cost

Subject	Meals	Rate
Breakfast	(1) (5)	\$9.00/person
Lunch	(1) (5)	\$11.00/person
Dinner	(1) (5)	\$16.00/person

Subject	Lodging	Rate
Motel, Hotel, etc.	(2) (4) (6)	Actual Cost
Laundry/Dry Cleaning (After seven continuous days in Travel Status)	(1) (3)	\$16.00/week
Telephone, Personal	(1)	\$3.00/day

Travel Status

- More than 35 miles from Home Station and/or stay overnight at commercial lodging (motel, etc.).
- Leave home in travel status before 6 a.m. for breakfast expense that day.
- In travel status after 7 p.m. for supper expense that day.
- On travel status and/or more than 35 miles from Home Station for lunch expense that day.

Restrictions

1. A maximum rate shown or a lesser rate per actual reimbursement to an employee.
2. Include receipt or copy of receipt when invoicing. (Coach class for aircraft, standard car size, and standard room (not to exceed \$150.00)).
3. Include receipt or copy of receipt when more than \$10.00.
4. Reasonable for area of a stay.
5. The gratuity is included in maximum cost.
6. To be in Travel Status and at a commercial lodging.

INVOICE NO. _____
Estimated Completion: ____% (from Column 6 Progress Report)
Final Invoice? ☐ Yes ☐ No

Invoice Instructions:

Contractor must:

1. Complete the invoice and, if applicable, the progress report, in their entirety
2. Sign the invoice and progress report
3. Attach supporting documentation
4. Scan the entire invoice package*, **in the following order:**
 - a. Completed, Signed Invoice Form
 - b. Completed, Signed Progress Report Form (if applicable)
 - c. Supporting Documentation

Note: Whenever possible, convert landscape pages to portrait pages and optimize the document to decrease the size.
5. E-mail the invoice package, in .pdf, to ptinvoices.dot@state.mn.us

MnDOT Contract Number: 1048714
Contract Expiration Date: October 31, 2023
SP Number: 137-090-005 TH Number: N/A

Billing Period: From _____ to _____
Invoice Date: _____

	Total Contract Amount	Total Billing to Date	Amount Previously Billed	Billed This Invoice
1. Direct Labor Costs: (Attach Supporting Documentation)	\$29,745.00			
2. Direct Expense Costs: (Attach Supporting Documentation)	\$731.00			
5. Subcontractor Costs: Charlene Roise - Historian	\$25,450.00			
Net Earning Totals:	\$55,926.00			
Total Amount due this invoice:				\$

Contractor: Complete this table when submitting an invoice for payment

Source Type	Total Billing to Date	Amount Previously Billed	Billed This Invoice
1071			
Total**			

State's 80% Portion: _____
City's 20% Portion: _____

I certify that the statements contained on this invoice, and its supporting documents, are true and accurate and that I have not knowingly made a false or fraudulent claim, or used a false or fraudulent record in connection with this Invoice. I understand that this invoice is subject to audit.

Contractor: Hess, Roise and Company, Ltd.

Signature: _____

Print Name: _____

Title: _____

*If you are unable to support electronic submission of Invoices, you must contact the Authorized Representative for possible alternatives.

For Invoice No.: _____

Progress Report Instructions:

1. Contractor must complete the progress report form, in its entirety.
2. Contractor must sign the progress report.
3. Contractor must include the completed, signed progress report as part of the invoice package, and submit it as instructed (see Contract and/or invoice form for further details).

(Note: Whenever possible, convert landscape pages to portrait pages and optimize the document to decrease the size.)

MnDOT Contract No. 1048714

Contract Expiration Date: October 31, 2023

SP Number: 137-090-005

TH Number: N/A

Billing Period: from _____ to _____

From: Hess, Roise and Company, Ltd.

Task	% of Total Contract	ENGINEERING ESTIMATE				Hours Budget	Hours Accrued This Period	Total Hours Accrued To Date	% of Budget Hours Used
		% Work Completed This Period	% Work Completed To Date	Weight % Completed This Period	Weight % Work Completed to Date				
1	2	3	4	5	6	7	8	9	10
Task 1: Project Initiation	3%					12			
Task 2: Phase I Architecture-History Investigation	53%					183			
Task 3: Plan Development and Submittals	23%					80			
Task 4: NRHP Documentation Revisions	21%					71.5			
TOTALS:	100%					346.5			

***Note: If Budgeted Hours Used for any task exceeds 100%, Contractor must attach an explanation to the invoice package.**

I certify that the above statement is correct, and certify that I have not knowingly made a false statement or used a false record in the preparation of this form:

Contractor's Project Manager

Date

State Project Number:	Payment Reporting Period: to	Prime Contractor:
Invoice Number:	Date Paid by State:	Subcontractor:

Submittal Instructions: Contractors making payments to subcontractors, regardless of their tier or DBE status, are required to complete and submit this form to State's Office of Civil Rights (OCR) until final payment is made. Contractor must include payments to subcontractors, service providers, sub-consultants and independent contractors. Failure to comply with this form and Minnesota's prompt payment law may cause progress payments to the Prime Contractor to be withheld. Contractor must submit one copy of this form to State's OCR (at Joyce.Brown-Griffin@state.mn.us); State's Project Manager, Consultant Services (at ptinbox@state.mn.us) no later than 10 days after receiving a payment from State.

(A) Contractor's Name, Address & Telephone Number		(B) Total Contract Amount	(C) Committed DBE %	(D) Actual DBE % to Date
Name:				
Address:				
Phone:				
(E) Name of Subcontractor(s)/Supplier(s)	(F) DBE? (Indicate)	(G) Description of Work	(H) Subcontract Amount	
1.		1.	1.	
2.		2.	2.	
3.		3.	3.	
(I) Amount of Current Payment	(J) Date Subcontractor Payment Issued	(K) Amount Paid to Date	(L) % Paid to Date	(M) Final Payment? (Yes or No)
1.	1.		1.	1.
2.	2.		2.	2.
3.	3.		3.	3.
(N) Company Official's Signature, Title & Contact Info		(O) Date Signed	(P) Name, Title & Contact Info for the Individual Completing the Report	
Signature:			Signature:	
Title:			Title:	
Phone Number:	Fax Number:	Phone Number:	Fax Number:	

(This form may be submitted in an alternate format)

Contractor Payment Form Instructions:

- (A) **Contractor's Name, Address & Telephone Number:** Enter the Prime Contractor's Information
- (B) **Total Contract Amount:** Enter the Total Contract Amount of the contract, as a whole
- (C) **Committed DBE %:** Enter the DBE requirement, as certified by the Prime Contractor in their proposal, which is the minimum percentage to be met.
- (D) **Actual DBE % To Date:** Enter the DBE percentage that have been met to date.
- (E) **Name of Subcontractor(s)/Supplier(s):** Enter the name of each subcontractor and/or supplier being used under the contract (add lines if necessary).
- (F) **DBE?:** Indicate whether each subcontractor and/or supplier is a DBE, or not.
- (G) **Description of Work:** Enter a description of the service(s) each subcontractor and/or supplier is providing under the contract.
- (H) **Subcontract Amount:** Enter the amount each subcontractor and/or supplier has been contracted for.
- (I) **Amount of Current Payment:** Enter the amount each subcontractor and/or supplier is being paid in this reporting period.
- (J) **Date Subcontractor Payment Issued:** Enter the date that the Prime issued payment to the Subcontractor.
- (K) **Amount Paid to Date:** Enter the amount each subcontractor and/or supplier has been paid to date, including the current payment.
- (L) **% Paid to Date:** Enter the percentage of total payments each subcontractor and/or supplier has received to date, in comparison to their contracted amount.
- (M) **Final Payment?** (Yes or No): Indicate whether the payment for each subcontractor and/or supplier, for the current payment, is the final payment or not.
- (N) **Company Official's Signature and Title:** A company official must sign each Contractor Payment Form submitted – include their title for reference.
- (O) **Date Signed:** Enter the date the Contractor Payment Form was signed by the company official.
- (P) **Name & Title of Individual Completing the Report:** Enter the Name and Title of the person who actually completed the Contractor Payment Form.

If you have any questions regarding this form, call the Office of Civil Rights at 651-366-3073



AGENDA RECOMMENDATION

Public Hearings 7. A.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Resolution approving the Final Plat of Wolfe Addition No. 2; rezoning for Wolfe Addition No. 2 from T, Transition, to R-2, One and Two Family Dwelling District and B-3, Highway Commercial; and a Planned Unit Development for Wolf Pointe Townhomes. The subject property is described as Outlots A & B, Wolfe Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder, containing 47.08 acres; by request of of Deep Valley Holdings, LLC.

Recommendation/Action(s):

At the July 27, 2022, meeting, the Planning Commission recommended adoption of the following: Ordinance rezoning Block 2, Block 1, and Outlot A from T-Transition to R-2, One- and Two-Family Dwelling District; Ordinance rezoning Block 1, Block 3, Block 4, Outlot B from Transition to B-3, Highway Business District; and Resolution approving the final plat.

Summary:

The applicant is requesting a review of the final plat of Wolfe Addition No. 2; rezoning for Wolfe Addition No. 2 from T, Transition, to R-2-, One- and Two-Family Dwelling District and B-3, Highway Commercial; and a Planned Unit Development for Wolf Pointe Townhomes. The subject property is described as Outlot A, Wolfe Addition.

Final Plat

The final plat is reflective of the preliminary plat. Lots, 1, 2, and 3, Block 2 have been reduced in size to provide for Outlot A to cover the storm ponds on site and address the ownership of the pond property, which was a condition of approval for the preliminary plat.

The wetlands have been delineated. Notice of Decision was sent on July 8, 2022. The TEP found that 3 wetlands on site were not incidental and would require sequencing and replacement prior to wetland impacts.

There are wetlands on site, the applicant is in the process of submitting a wetland sequencing and replacement plan.

Road networks

Access to utilities is to be provided through existing and planned road networks. Excel Drive, which bisects the southern portion of the site, then turns east and proceeds to the northeastern corner of the lot where it meets at a four-way with Power Drive, Dogleg Street, and Fieldcrest Drive will serve as a utility easement. Turnberry Drive in the southwestern corner of the lot will also serve as a pathway for utilities on site. Access to the site will predominantly be through North Victory Drive to the South, and through Power Drive to the East.

The preliminary plat was reviewed by the planning commission on June 22, 2022, and was approved with the following conditions:

1. The applicant shall provide an analysis of public utility demand. The information shall include the average and peak demand.

Utility analysis will be submitted to public works for review prior to issuance of a building permit.

2. The applicant shall provide a hydraulic report in conformance with the grading manual.

The hydraulic report will be submitted to public works prior to review.

3. The applicant shall construct Excel Drive from Fieldcrest Drive to Victory Drive.

The subdivision agreement will address timing and costs for improvements within the subdivision.

4. The applicant shall coordinate with adjacent property owners and the City of Mankato to develop a plan for deferred assessments for the construction of Turnberry Drive.

The subdivision agreement will address timing and costs for improvements within the subdivision. The final portion of Turnberry drive will not be constructed until the property to the West petitions for annexation and the improvement of the road .

5. The proposed ponds should be located on separate outlots and publicly owned.

The ponds are located in outlots and will be dedicated to the city.

6. The applicant shall provide continuous lighting on Excel Drive and Turnberry Drive in the commercial areas. The lighting in the residential areas shall meet the city lighting standards for residential neighborhoods.

The lighting improvements will be designed per city standards.

7. The applicant shall provide a wetland delineation and all wetlands proposed for replacement shall be fully replaced prior to construction within the subdivision beginning.

The applicant has submitted a wetland delineation and will be submitting it for sequencing and replacement of the wetlands.

8. The applicant shall obtain a planned unit development, final plat, and rezoning prior to any construction beginning on the site. At the time of planned unit development submission, the applicant shall provide a narrative detailing the public benefits of the planned unit development as noted in the Mankato City Code.

The items listed have been submitted in conjunction with the final plat.

9. The applicant shall make a payment-in-lieu of parkland dedication in the amount of \$59,115.

A payment in lieu of parkland dedication shall be made prior to the city of Mankato affixing signatures to the final plat.

Rezoning

The land use plan amendment for the subject property from commercial to medium density residential was approved by the city council at their April 11, 2022, meeting. As the property is now designated on the land use plan as medium density residential, rezoning the property from T-transition to R-2 one and two-family dwelling district would be in keeping with the land use plan.

Planned Unit Development

The applicant is requesting a planned unit development in the R-2 zoning district which consists of 116 units of slab-on-grade twin homes, 58 two-unit dwellings. Additionally, the applicant is requesting that the development not be subject to the 25% rental density. The occupancy shall still adhere to the standards of the R-2 zoning district; family-traditional or family-functional.

The minimum lot size for a planned unit development is 2 acres for the R-2 zoning district. The proposed lot meets the required lot size. The land use plan identifies the area for medium density residential and specifies 7-10 units per acre as medium density. The proposed plan of 116 units is divided into 42 units on Lot 1, Block 1 (4.08 acres) Wolfe Addition No. 2, and 74 units on Lot 1, Block 2 (9.15) of Wolfe Addition No. 2. This provides 116 units on 13.23 acres which is a total density of 8.77 units per acre for the grouped housing development.

The number of principal structures that may be constructed within a planned unit development is determined by dividing the net acreage of the project by the required lot area per unit for the zoning district. The net area of Lot 1, Block 1 is 177,724.8 square feet (4.08 acres) and the net area of Lot 1, Block 2 is 398,574 square feet (9.15 acres). The minimum lot size in the R-2 one and two-family dwelling district is 8,000 square feet for two-family dwellings. This would allow up to 22 two-family dwellings and a total of 44 units on Lot 1, Block 1 and 49 two-family dwellings and a total of 99 units on Lot 1, Block 2.

Planned unit developments are offered flexibility in exchange for providing public benefits. The proposed project would provide a variety of housing types for the area. North of the property is a low-density residential development consisting of single family detached homes, east of the property is M-1 light industrial uses, the land to the south and is identified as commercial on the land use plan.

Attachments

Resolution approving Final Plat

Resolution approving Planned Unit Development

Ordinance Rezoning Property R-2

Ordinance Rezoning Property B-3

General Location Map

Final Plat

PUD Plan

PUD Narrative

PUD Twinhome Building Plans

PUD Civil Plans

Rezoning Map

**RESOLUTION OF THE MANKATO CITY COUNCIL
APPROVING THE FINAL PLAT OF
WOLFE ADDITION NO. 2**

WHEREAS, the applicants have prepared a final plat of Wolfe Addition No. 2;
and

WHEREAS, the plat (CY 70-22) has been referred to the Mankato Planning Commission, which has reviewed and recommended approval of said plat; and

WHEREAS, the final plat conforms to the standards set forth in Chapters 10 and 11 of the Mankato City Code; and

WHEREAS, a preliminary plat was reviewed by the Planning Commission on May 25, 2022 and recommended for approval with the following conditions:

1. The applicant shall provide an analysis of public utility demand. The information shall include the average and peak demand.
2. The applicant shall provide a hydraulic report in conformance with the grading manual.
3. The applicant shall construct Excel Drive from Fieldcrest Drive to Victory Drive.
4. The applicant shall coordinate with adjacent property owners and the City of Mankato to develop a plan for deferred assessments for the construction of Turnberry Drive.
5. The proposed ponds should be located on separate outlots and publicly owned.
6. The applicant shall provide continuous lighting on Excel Drive and Turnberry Drive in the commercial areas. The lighting in the residential areas shall meet the city lighting standards for residential neighborhoods.
7. The applicant shall provide a wetland delineation and all wetlands proposed for replacement shall be fully replaced prior to construction within the subdivision beginning.
8. The applicant shall obtain a planned unit development, final plat, and rezoning prior to any construction beginning on the site. At the time of planned unit development submission, the applicant shall provide a narrative detailing the public benefits of the planned unit development as noted in the Mankato City Code.
9. The applicant shall make a payment-in-lieu of parkland dedication in the amount of \$59,115

WHEREAS, it is found that the final plat complies with the preliminary plat intent as recommended:

1. General Requirements

1. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.

2. A drainage study has been submitted to verify compliance with the City drainage requirements.
 3. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.
 4. On-site wetlands have been delineated.
2. Streets
 1. The street right-of-way widths conform to the standards listed in Chapter 11 of Mankato City code by meeting the right-of-way standards.
 2. The applicant will be completing the road network from Fieldcrest Drive to Victory Drive by constructing the extension of Excel Drive and Turnberry Drive.
3. Easements
 1. The final plat provides the standard easements required in Chapter 11 of the Mankato City Code.
4. Block Standards
 1. The blocks within the subdivision were designed for the intended end use as residential and commercial lots.
5. Lot Standards
 1. The lots within the subdivision are intended for residential and commercial development. The lots are designed in conformance with the standards set forth in Chapter 10.
 2. The concept plans submitted for the commercial development depict areas for off-street loading, off-street parking and large vehicle parking.
 3. The concept plan for the residential areas achieves larger lot sizes that will address corner lot requirements. The applicant has submitted a planned unit development for the residential portion of the site.
6. Public Sites and Open Spaces
 1. The applicant will be making a \$59,115 payment-in-lieu of parkland dedication. The Parks and Open Space Plan does not show that a park is needed in this location. The area is served by the Trail Creek Park according to the Parks and Open Space Plan.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Mankato hereby approves the final plat of Wolfe Addition No. 2 and authorizes the Mayor and City Clerk to sign said plat, and authorizes the City Manager to enter into a subdivision agreement with the developer for the construction of the public improvements.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A PLANNED UNIT DEVELOPMENT UNDER
THE MANKATO ZONING ORDINANCE**

WHEREAS, the applicants of the following property located in the City of Mankato, to wit:

Outlot A and Outlot B, Wolfe Addition.

Have applied for a planned unit development to allow a grouped housing project in the R-2, One and Two-family Dwelling District and exemption from the rental density provisions of Section 5.42, Subdivision 20 of the Mankato City Code; 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 (CY70-22), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 27th day of July, 2022, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a planned unit development be approved with conditions; 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 lots within the subdivision are intended for residential and commercial development. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the residential areas achieves larger lot sizes that will address corner lot requirements.
3. The applicant has submitted a planned unit development for the residential portion of the site.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Mankato that the planned unit development be approved subject to the following conditions:

1. The planned unit development provides a public benefit by offering a variety of housing types for the area.
2. The occupancy shall still adhere to the standards of the R-2 zoning district; family-traditional or family-functional.
3. Wetlands shall be replaced prior to construction, or the applicant shall submit a revised planned unit development.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Mankato that the planned unit development be exempt from the rental density provisions of Section 5.42, Subdivision 20 of the Mankato City Code in conformance with the planned unit development plan.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

**ORDINANCE REZONING CERTAIN REAL PROPERTY
LOCATED IN THE CITY OF MANKATO FROM
T, TRANSITION TO
R-2, ONE AND TWO-FAMILY DWELLING DISTRICT**

WHEREAS, that tract or parcel of land, herein called the "tract", lying and being in the City of Mankato, County of Blue Earth and State of Minnesota, legally described as the northern portion of Outlot A, Wolfe Addition, to be described as Lot 1, Block 1, Lot 1, Block 2, and Outlot A, Wolfe Addition No. 2, is currently zoned T, Transition District by the City of Mankato; and

WHEREAS, the owner, has petitioned the City of Mankato for rezoning of the tract from a T, Transition District to R-2, One and Two-Family Dwelling District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a study of the request and made a report (CY 70-22), recommending such rezoning, a copy of which report has been referred to the Council of the City; and

WHEREAS, the Planning Commission of the City, on the 27th of July, 2022, following proper notice, held a public hearing regarding the proposed rezoning, the minutes of which hearing have been presented to the Council of the City; and

WHEREAS, based upon such staff report, the Planning Commission's recommendations, minutes, and the presentation made to the City Council at the time of the public hearing on this ordinance, the City Council hereby finds and determines that the rezoning of the tract from a T, Transition District to an R-2, One and Two-Family Dwelling District is in the best interest and promotes the health and welfare of the community, and is in conformity with the comprehensive plan of and for the City.

NOW, THEREFORE, the City of Mankato, Minnesota does ordain that the tract shall be and is hereby zoned and classified, pursuant to the provisions of Chapter 10 of the Mankato City Code, as being in and constituting R-2, One and Two-Family Dwelling District.

This ordinance shall, in accordance with the provisions of Sections 2.14 and 5.06 of the Mankato City Charter, become effective 30 days after publication of notice of its adoption.

Passed this _____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

**ORDINANCE REZONING CERTAIN REAL PROPERTY
LOCATED IN THE CITY OF MANKATO FROM
T, TRANSITION TO
B-3, HIGHWAY COMMERCIAL DISTRICT**

WHEREAS, that tract or parcel of land, herein called the "tract", lying and being in the City of Mankato, County of Blue Earth and State of Minnesota, legally described as the northern portion of Outlot A, Wolfe Addition, to be described as Outlot B, Lot 2, Block 1, and all of Blocks 3 and 4, Wolfe Addition No. 2, is currently zoned T, Transition District by the City of Mankato; and

WHEREAS, the owner, has petitioned the City of Mankato for rezoning of the tract from a T, Transition District to B-3, Highway Commercial District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a study of the request and made a report (CY 70-22), recommending such rezoning, a copy of which report has been referred to the Council of the City; and

WHEREAS, the Planning Commission of the City, on the 27th of July, 2022, following proper notice, held a public hearing regarding the proposed rezoning, the minutes of which hearing have been presented to the Council of the City; and

WHEREAS, based upon such staff report, the Planning Commission's recommendations, minutes, and the presentation made to the City Council at the time of the public hearing on this ordinance, the City Council hereby finds and determines that the rezoning of the tract from a T, Transition District to an B-3, Highway Commercial District is in the best interest and promotes the health and welfare of the community, and is in conformity with the comprehensive plan of and for the City.

NOW, THEREFORE, the City of Mankato, Minnesota does ordain that the tract shall be and is hereby zoned and classified, pursuant to the provisions of Chapter 10 of the Mankato City Code, as being in and constituting B-3, Highway Commercial District.

This ordinance shall, in accordance with the provisions of Sections 2.14 and 5.06 of the Mankato City Charter, become effective 30 days after publication of notice of its adoption.

Passed this ____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

General Location Map



Date: May 2022

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

WOLFE ADDITION NO. 2

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Theodore H. Wolfe, Jr., and Rita L. Wolfe Family Irrevocable Trust Dated October 1, 2010, fee owners of the following described property to wit:

Outlots A & B, Wolfe Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder. Containing 47.08 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area WOLFE ADDITION NO. 2, and that we dedicate to the public use the public ways and easements as shown hereon.

Dated this _____ day of _____, 2022 by Stephen Wolfe, Sr., Trustee of Theodore H. Wolfe, Jr., and Rita L. Wolfe Family Irrevocable Trust Dated October 1, 2010.

By: Stephen Wolfe, Sr., Trustee

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Stephen Wolfe, Sr., Trustee, or their successors in trust, under the Theodore H. Wolfe, Jr., and Rita L. Wolfe Family Irrevocable Trust Dated October 1, 2010, known by me to be the persons named in the foregoing instrument and who did acknowledge said instrument to be their act and deed.

_____, Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2022.

Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2022, by Michael M. Eichers, a Licensed Land Surveyor.

Robert Paul Smith, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2023

APPROVALS

Be it known that on this the _____ day of _____, 2022, the Planning Commission of the City of Mankato did duly review this plat of WOLFE ADDITION NO. 2.

Chair person:

Secretary:

Be it known that on this the _____ day of _____, 2022, the City Council of the City of Mankato did duly approve this plat of WOLFE ADDITION NO. 2.

Mayor:

Clerk:

TITLE OPINION

I, Randy J. Zellmer, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

Randy J. Zellmer, Licensed Attorney

TAXPAYER SERVICES DEPARTMENT

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____, 2022.

Taxpayer Services Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the _____ day of _____, 2022, at ____ o'clock, ____m, and that it was duly recorded on _____ Plats, Number _____.

County Recorder

FINAL PLAT
PENDING FINAL REVIEW
(07-19-2022)

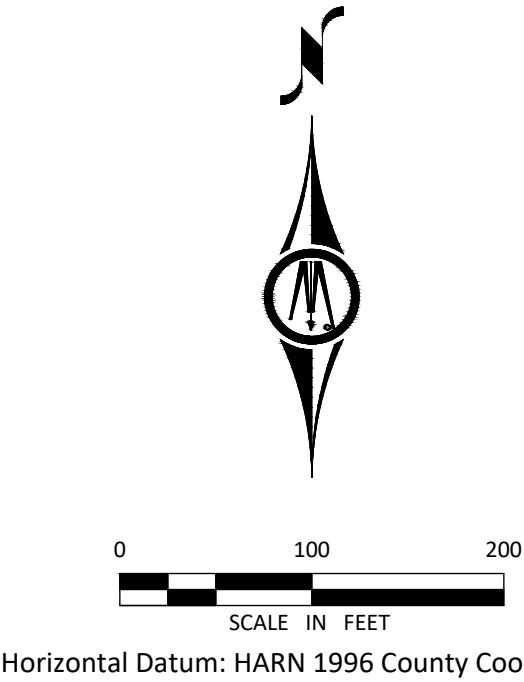
SHEET 1 OF 2

THIS PLAT PREPARED BY BOLTON & MENK, INC.

JOB NUMBER:

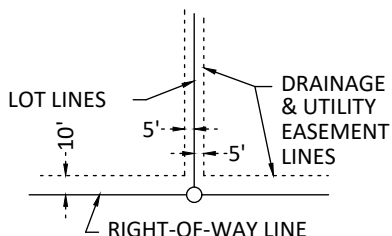
FIELD BOOK:

DRAWN BY:



LEGEND

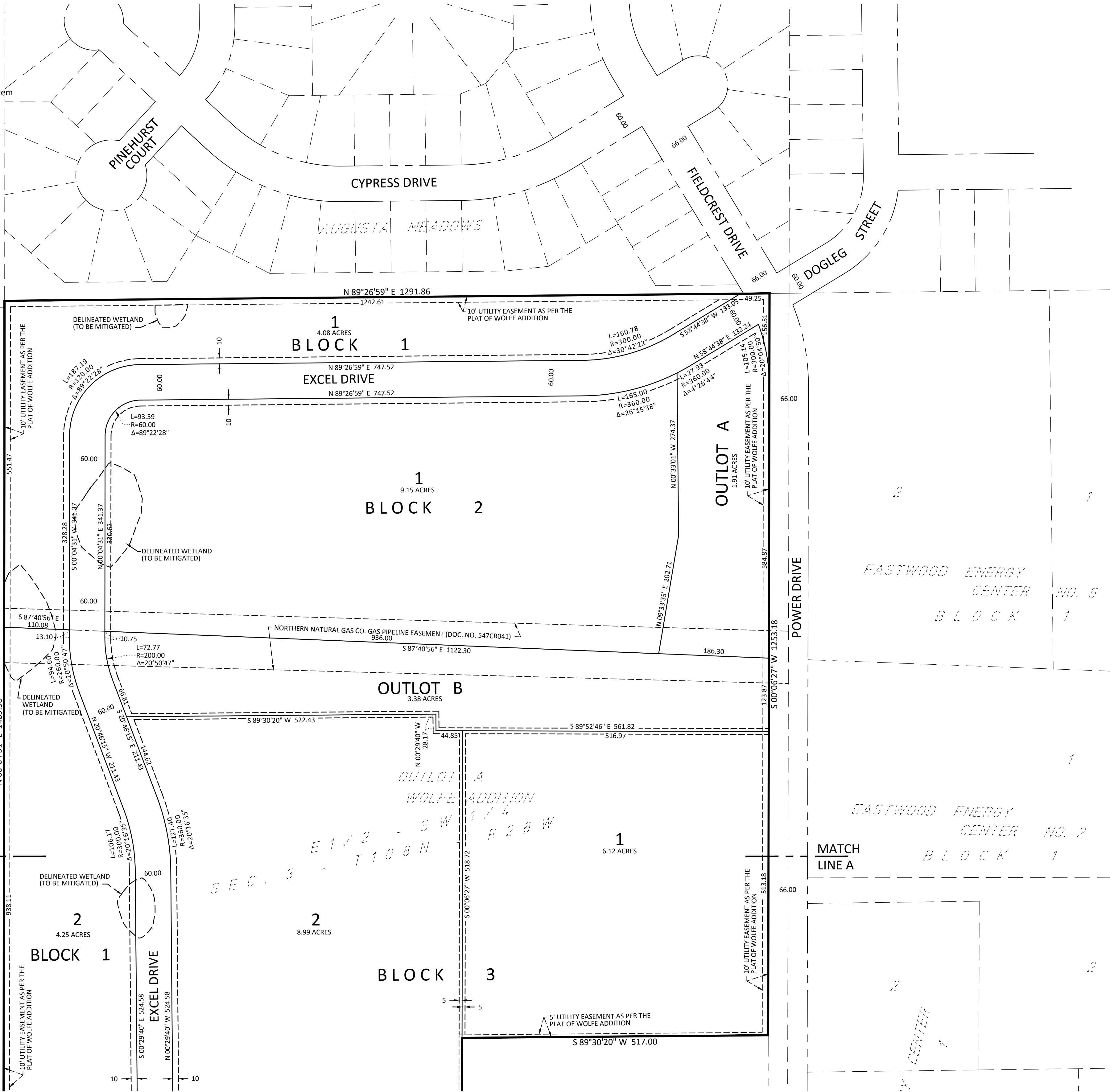
- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

LEGEND

- | | | |
|-------------|-----------|-------------------------|
| L=100.00 | INDICATES | ARC DISTANCE |
| R=100.00 | INDICATES | RADIUS LENGTH |
| Δ=90°00'00" | INDICATES | CENTRAL ANGLE |
| PC | INDICATES | POINT OF CURVATURE |
| PT | INDICATES | POINT OF TANGENCY |
| PRC | INDICATES | POINT OF REVERSE CURVE |
| PCC | INDICATES | POINT OF COMPOUND CURVE |
| —+— | INDICATES | CONTROLLED ACCESS |



SEE SHEET 2 OF 2

WOLFE ADDITION NO. 2

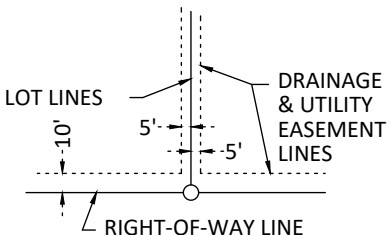
SEE SHEET 1 OF 2



Horizontal Datum: HARN 1996 County Coordinate System

LEGEND

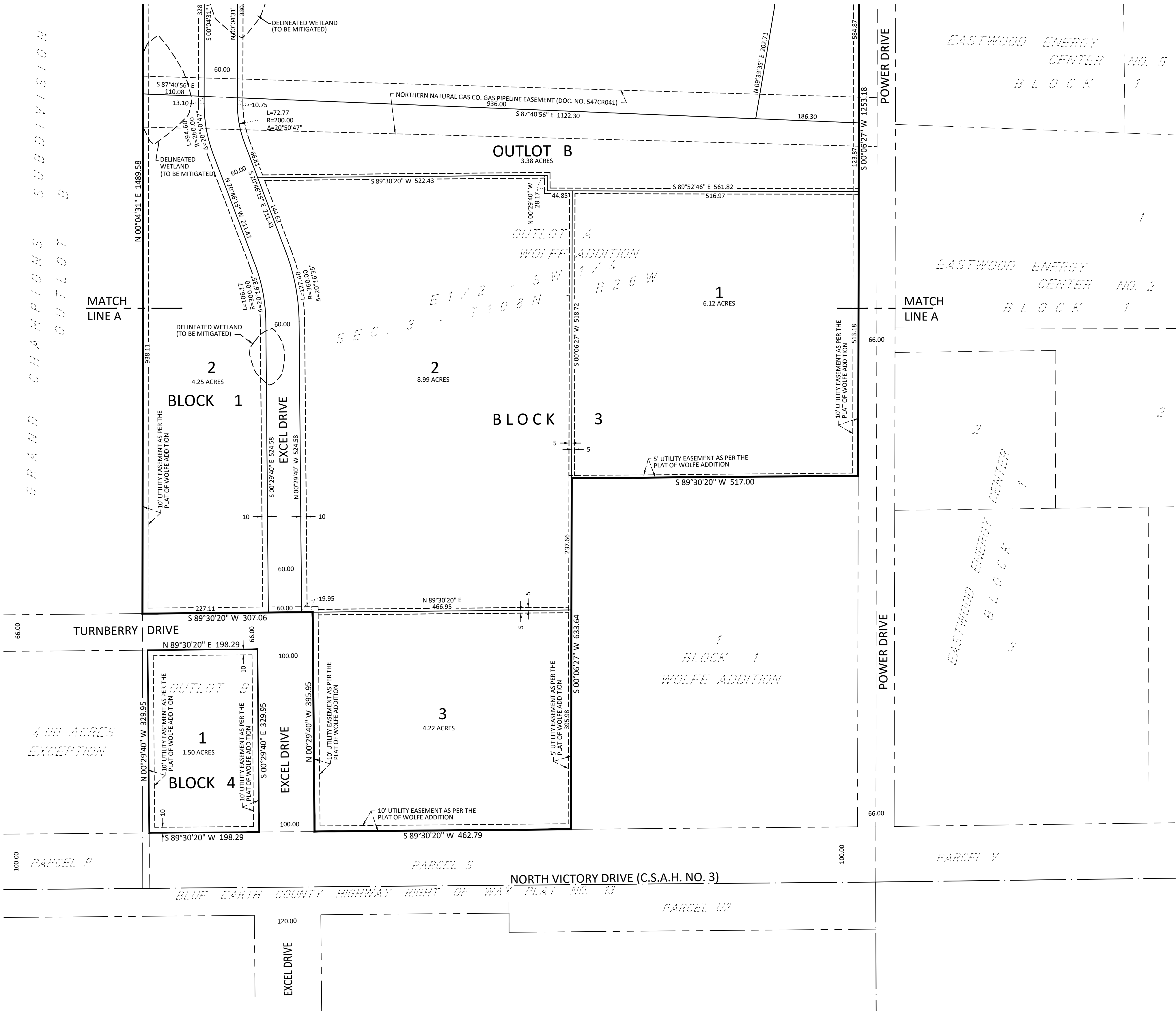
- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

LEGEND

- | | | |
|-------------|-----------|-------------------------|
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| PCC | INDICATES | POINT OF COMPOUND CURVE |
| + | INDICATES | CONTROLLED ACCESS |



FINAL PLAT
PENDING FINAL REVIEW
(07-19-2022)

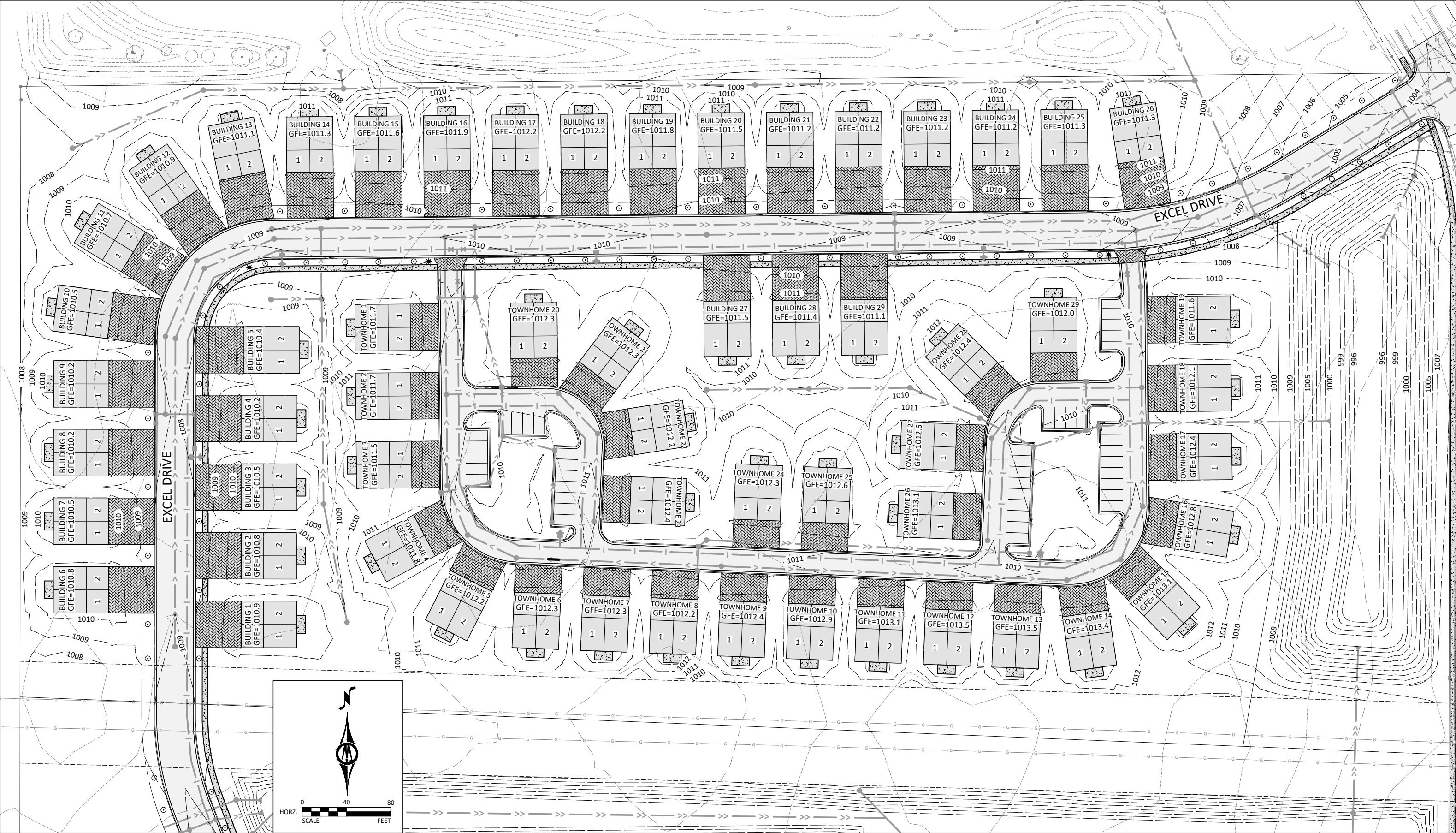
SHEET 2 OF 2

THIS PLAT PREPARED BY BOLTON & MENK, INC.

JOB NUMBER:

FIELD BOOK:

DRAWN BY:



WOLF POINTE TOWNHOMES

PLANNED UNIT DEVELOPMENT PLAN

NARRATIVE

July 5, 2022

The Planned Unit Development (PUD) portion of the proposed new Lot 1, Block 1, and Lot 1, Block 2, Wolfe Addition No. 2. The proposed PUD will consist of 116 total units of residential slab-on-grade Twin-homes.

The described PUD development property is in the northeast quadrant of the City of Mankato and is positioned just south of Augusta Meadows and to the west of Power Drive and is 13.23 acres.

The property is already annexed into the City of Mankato and is planned to be zoned R-2.

The PUD property is proposed to be developed with 58 Twin-home building. Each unit will consist of two or three bedrooms (see attached building floor plans).

Specifically, the Planned Unit Development Area includes:

58 Buildings of Twin-home Slab-on-grade Style Single Family Attached buildings.

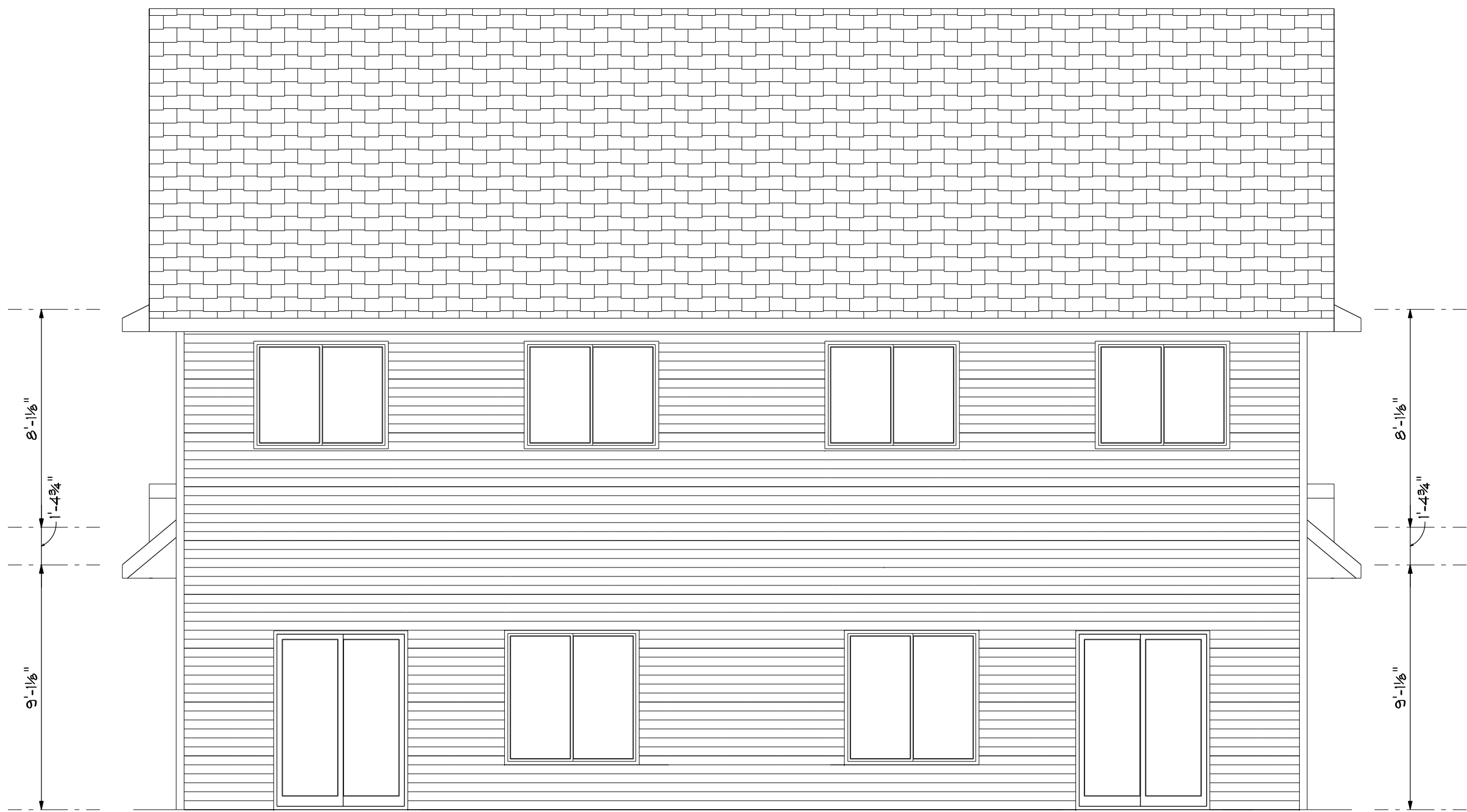
- **(116 total twin-home residential units)**

The developer is sensitive to the maintaining a high quality & aesthetically pleasing development and intends to maintain the property in the development with a high quality of standards to enhance the neighborhood and community of Mankato.

Excel Drive will be dedicated to the City of Mankato and Excel Trail shall be a private drive and shall be maintained by the Owner's and/or Association.

Open yard areas/landscaping within the PUD Plan area will be maintained privately and in compliance with City Code, by the Owner's and/or Association.

The developer would like to have this PUD **not** be subject to the 25% Rental Density Ordinance.



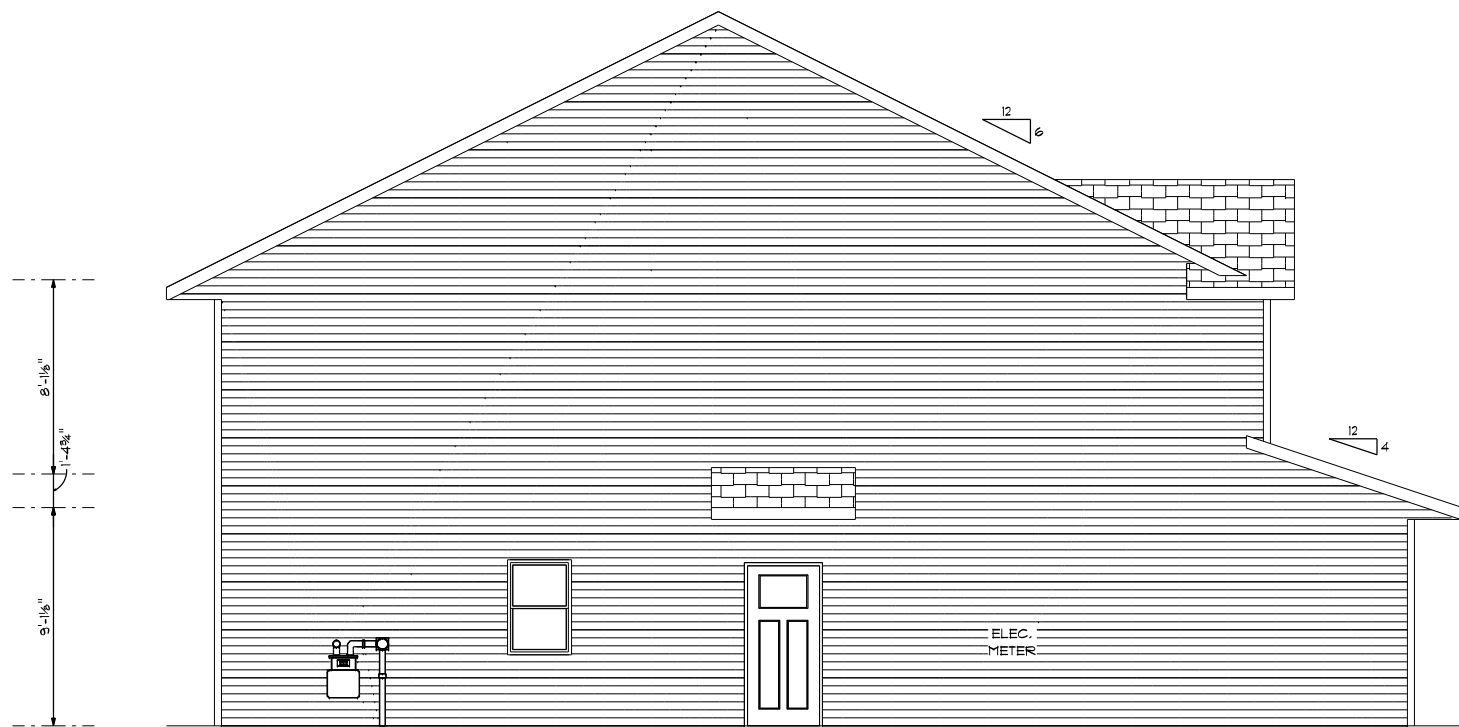
REAR ELEVATION

SCALE: 1/4" = 1'-0"



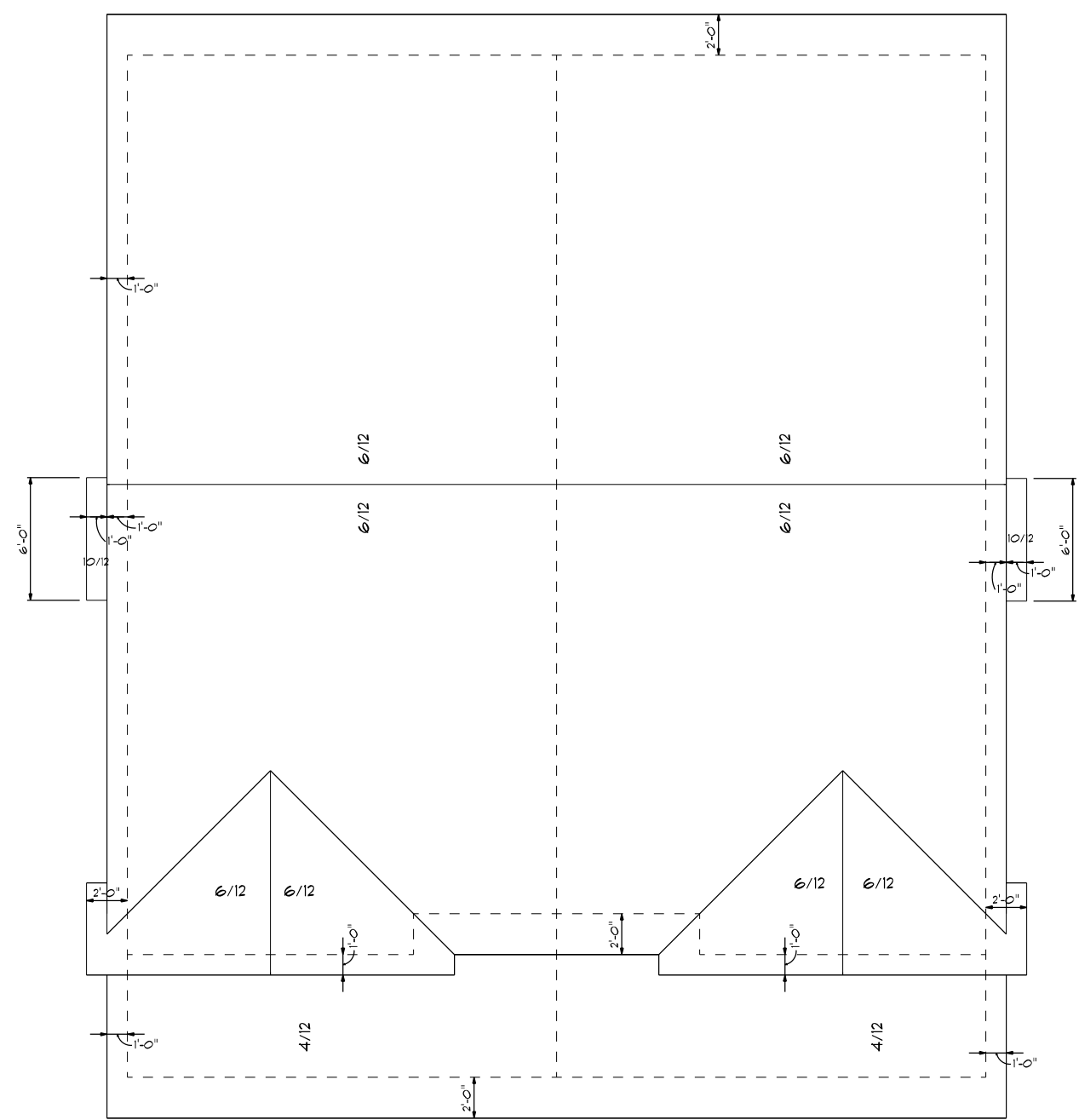
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PLANS FOR: TWIN HOME 3-BEDROOM

HOMRAK CONST.

SCALE: 1/4" = 1'-0"
DRAWN BY:
RACHIE OACHS

ELEVATIONS

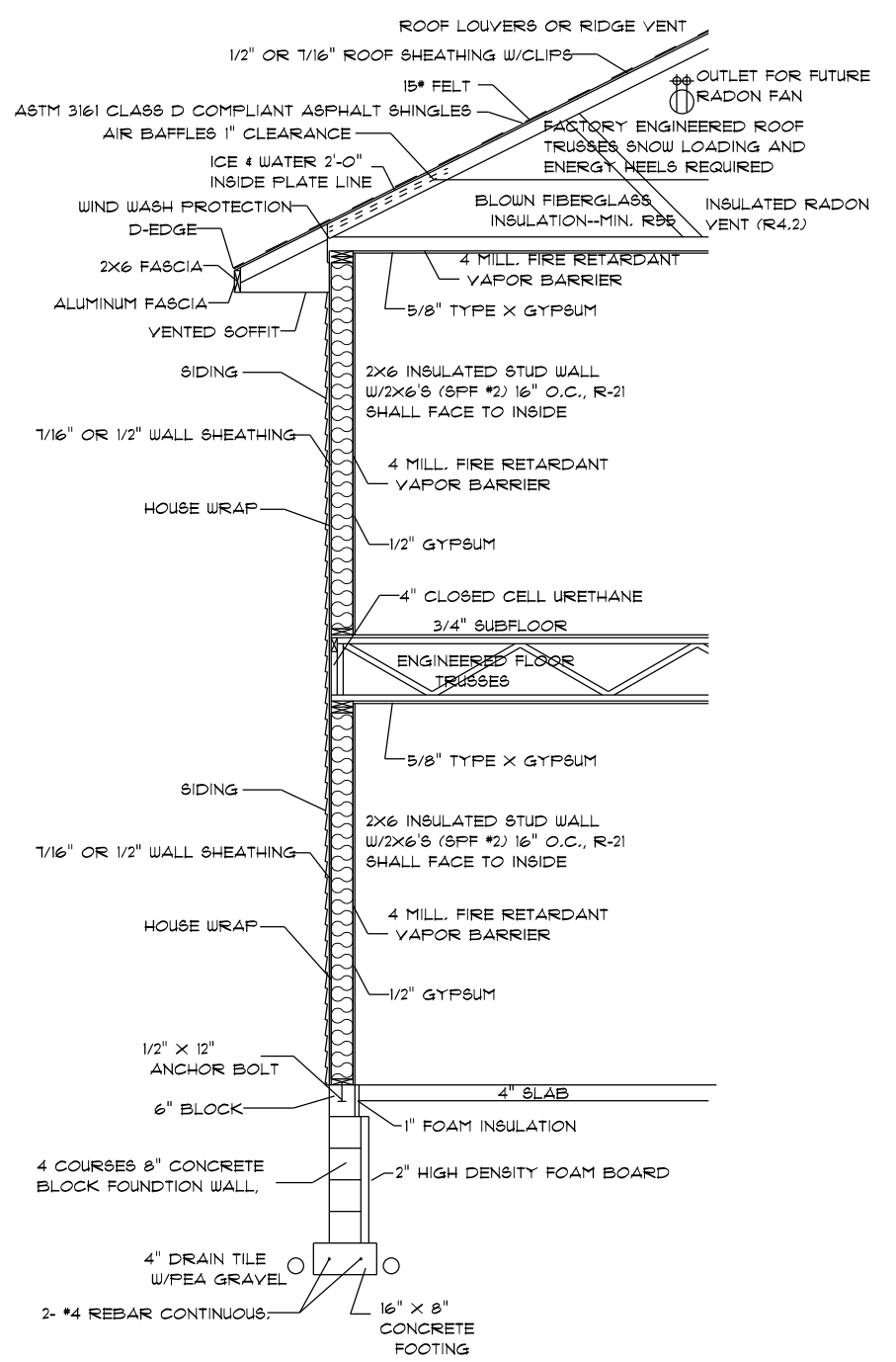
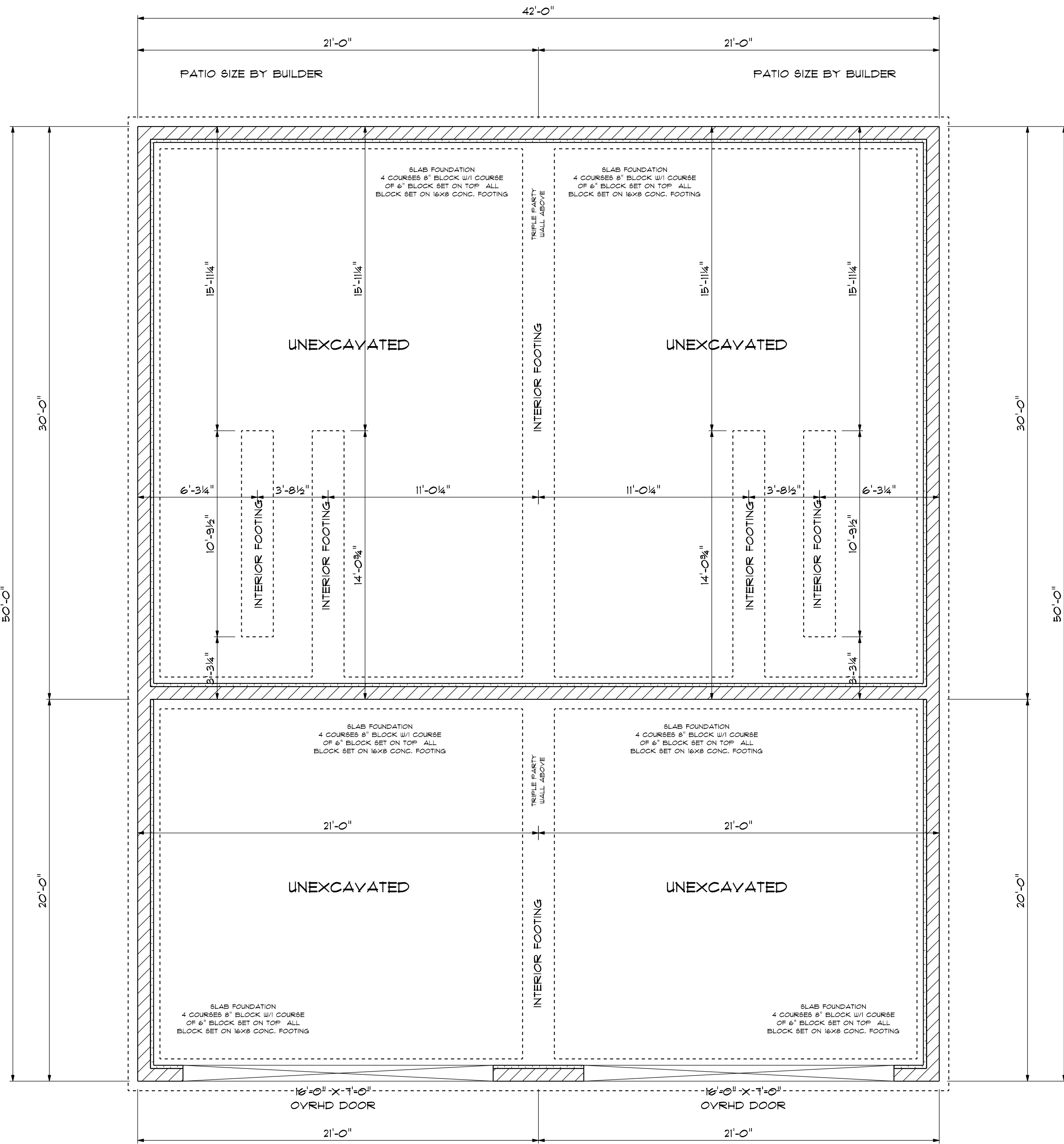
BUILDERS FIRST SOURCE

BUS. 807.381.8609 CONTR. 807.381.8602 FAX 807.381.8603
1831 STADIUM RD. HANKATO, MN. 56002
PRELIM. DATE: 3-30-20 REVISION DATE: REVISION DATE: REVISION DATE:
REVISION DATE: REVISION DATE: REVISION DATE:

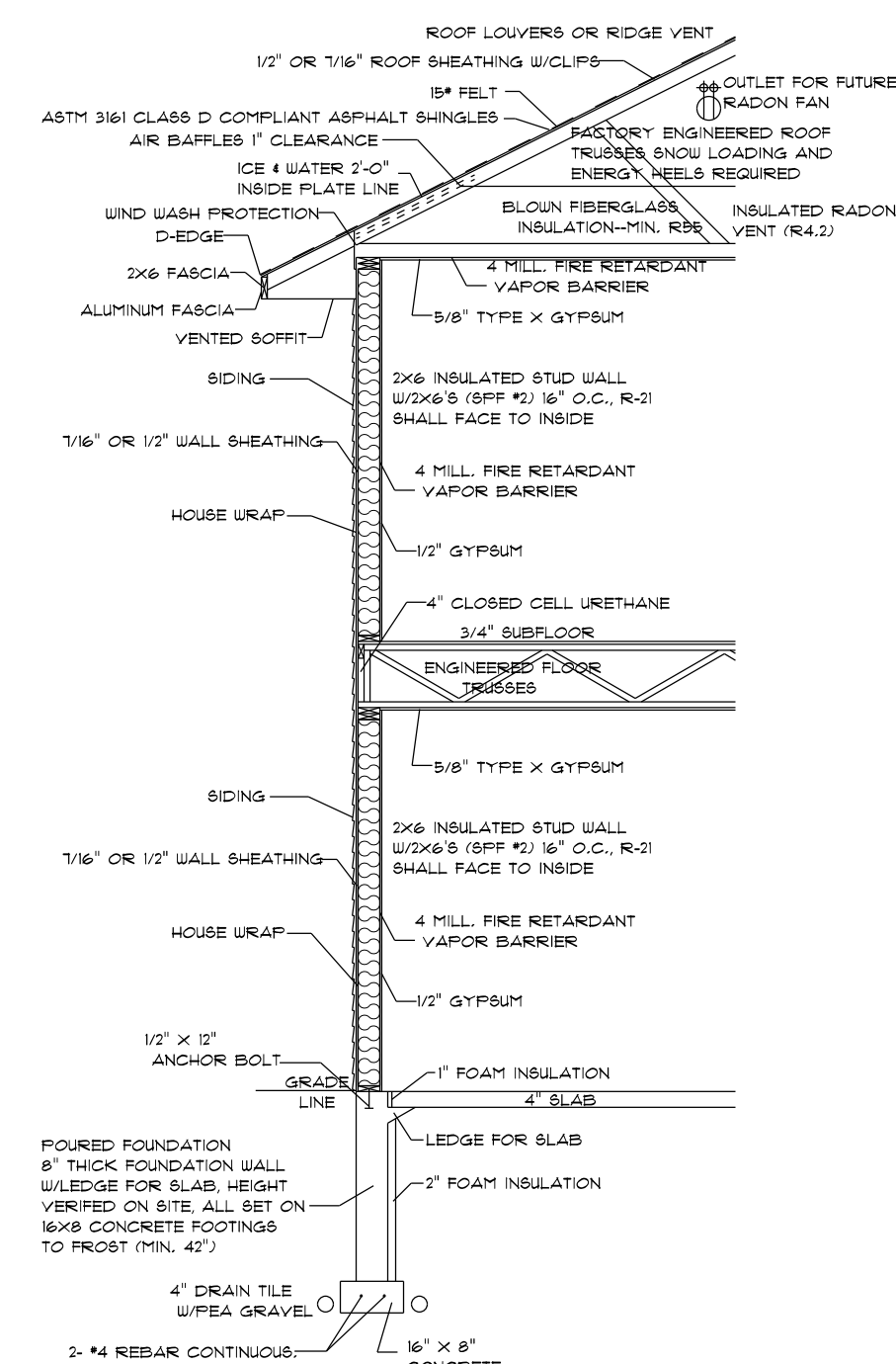
Builders
FirstSource

THE DESIGNS AND PLANS INDICATED ON THIS
DRAWING ARE THE PROPERTY OF BRS, HANKATO, MN.
ALL RIGHTS ARE RESERVED. NO DESIGN OR
PLANS MAY BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF
BRS, HANKATO, MN. AUTHORIZED BY:

BECAUSE OF THE IMPOSSIBILITY OF PROVIDING A PERSONAL AND/OR ON
SITE CONSULTATION AND SUPERVISION OVER THE CONSTRUCTION AND BECAUSE
OF THE VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND WEATHER
CONDITIONS, THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE
DESIGN OR PLANS FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES
OR ERRORS IN THE DESIGN OF THE BLUE PRINTS. IT IS RECOMMENDED
THAT THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS, ROUGH
OPENINGS, PLAN CHANGES AND SPECIFICATIONS THAT MAY AFFECT ORDERING AND
DELIVERY OF MATERIALS.



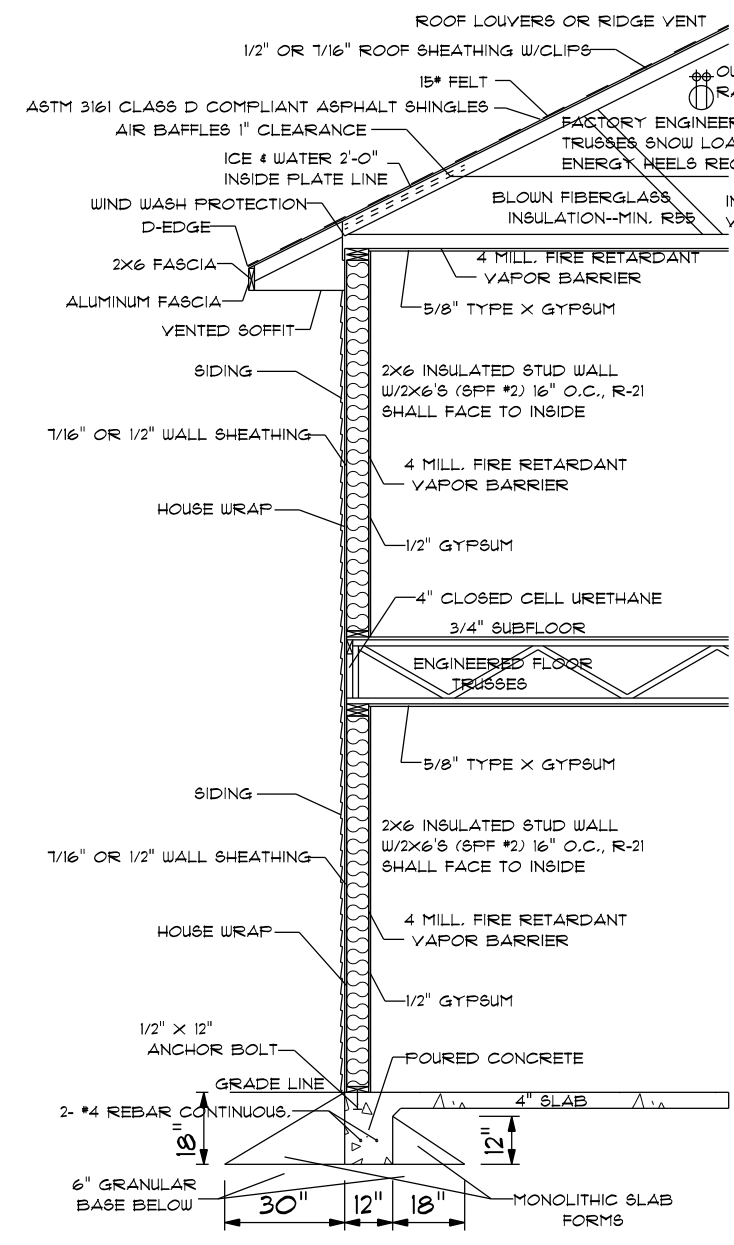
NOTES:
-ALL WATER FROM FOUNDATION DRAINS OR SUMP MUST BE PUMPED OR DRAINED DIRECTLY TO THE EXTERIOR THROUGH RIDGED PLASTIC OR STEEL PIPING.
-ALL FOOTINGS SHALL BE FORMED FULL DEPTH, 42" MIN. BELOW FROST, 12" BELOW VIRGIN SOILS.
-REBAR CLEAN, 4" SPACED AND SUPPORTED 90 DEGREE BENDS AT ALL CORNERS AND TIED AS REQUIRED.



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GENERAL NOTES:
-ALL TRUSSES ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO TRUSS MANUFACTURER.
-TRUSS LAYOUTS TO BE VERIFIED BEFORE CONSTRUCTION.
-TRUSS MANUFACTURER TO VERIFY HEADERS/BEAM SIZES AND POINT LOADS WHERE GIRDERS EXERT CONCENTRATED LOADS.
-ALL MICRO LAM BEAMS, GIRDERS TRUSS SIZES AND LOCATIONS ARE TO BE STRUCTURALLY ENGINEERED AND VERIFIED PRIOR TO CONSTRUCTION.
-ALL BONUS ROOMS TO BE VERIFIED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION.
-SOLID BEARING REQUIRED FOR ALL BEAMS AND HEADERS.
-IRC CODE STATES ALL WALLS OVER 10'-0" IN HEIGHT REQUIRE ENGINEERING. ENGINEERING PROVIDED BY OTHERS.
-WHEN NARROW WALL CONSTRUCTION IS REQUIRED, THE METHOD IS TO BE VERIFIED BY BUILDER.
-TYPICAL CEILING PLATE HEIGHT IS 8'-1 1/8" UNLESS NOTED.
-42" MINIMUM DEPTH REQUIRED FOR ALL NON-HEATED FROST FOOTINGS.
-#6 REBAR # 6'-0" ON CENTER AND WITHIN 12'-0" FROM CORNER BECKGIPS.
-#4 REBAR CONTINUOUS FOR FOOTING REINFORCEMENT.
-VAPOR RETARDER REQUIRED UNDER ALL CONCRETE SLABS IN HABITABLE AREAS.
-ANCHOR BOLTS # 6'-0" ON CENTER.
-30" MINIMUM REQUIRED WIDTH # TOILETS.

CATEGORY ONE HOUSE
-WINDOWS TO BE CAULKED AND TAPED.
-SILL SEALER TO BE INSTALLED UNDER ALL SILL PLATES.
-SEALED CONTINUOUS AIR AND VAPOR BARRIER TO BE INSTALLED ON WARM SIDE OF EXTERIOR WALLS WITH ALL JOINTS, OPENINGS AND PENETRATIONS SEALED IN A PERMANENT MANNER.
-PENETRATION IN THE RM JOIST OR WALLS BY SUB-CONTRACTORS TO BE SEALED.
-UNSUPPORTED SHEATHING JOINTS TO BE SEALED ON EXTERIOR OF JOINT.
-AIR BARRIER ON EXTERIOR OF HOME TO BE WITH JOBLOCKS OR SOLID WOOD BLOCK FOR PENETRATIONS.
-ATTIC ACCESS TO BE SEALED WITH SPRAY TEXTURE OR CAULK.
-1/2" SEALED COMBUSTION FURNACE.
-CENTRALIZED EXHAUST SYSTEM.
-DIRECT VENT GAS WATER HEATER.
-MAXIMUM 300 CFM ON ANY ONE APPLIANCE.
-SMOKE DETECTORS REQUIRED IN COMMON AREA AND ALL BEDROOMS.
-HOUSE/GARAGE COMMON WALLS AND CEILINGS TO BE SHEETROCKED WITH 5/8" SHEETROCK FOR FIRE PROTECTION IN HABITABLE AREAS.
-SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 18" OF THE FLOOR.
-SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 24" ARC SWING OF DOORS.
-SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN STAIRWELLS.



TYPICAL WALL SECTION
NOT TO SCALE

NOTES:
-ALL WATER FROM FOUNDATION DRAINS OR SUMP MUST BE PUMPED OR DRAINED DIRECTLY TO THE EXTERIOR THROUGH RIDGED PLASTIC OR STEEL PIPING.
-ALL FOOTINGS SHALL BE FORMED FULL DEPTH, 42" MIN. BELOW FROST, 12" BELOW VIRGIN SOILS.
-REBAR CLEAN, 4" SPACED AND SUPPORTED 90 DEGREE BENDS AT ALL CORNERS AND TIED AS REQUIRED.

DIMENSIONED TO THE EXTERIOR
OF THE SHEATHING/BLOCK

BUILDER/HOMEOWNER TO VERIFY MATERIALS AND LOCATIONS OF MATERIAL WHICH MAY AFFECT TRUSS LOADING SPECIFICATIONS
1st FLOOR COVERINGS/FINISHES/COUNTERTOPS

PLANS FOR: TWIN HOME 3-BEDROOM

HOMRAK CONST.

SCALE: 1/4" = 1'-0"

DRAWN BY: RACHEL CAMP

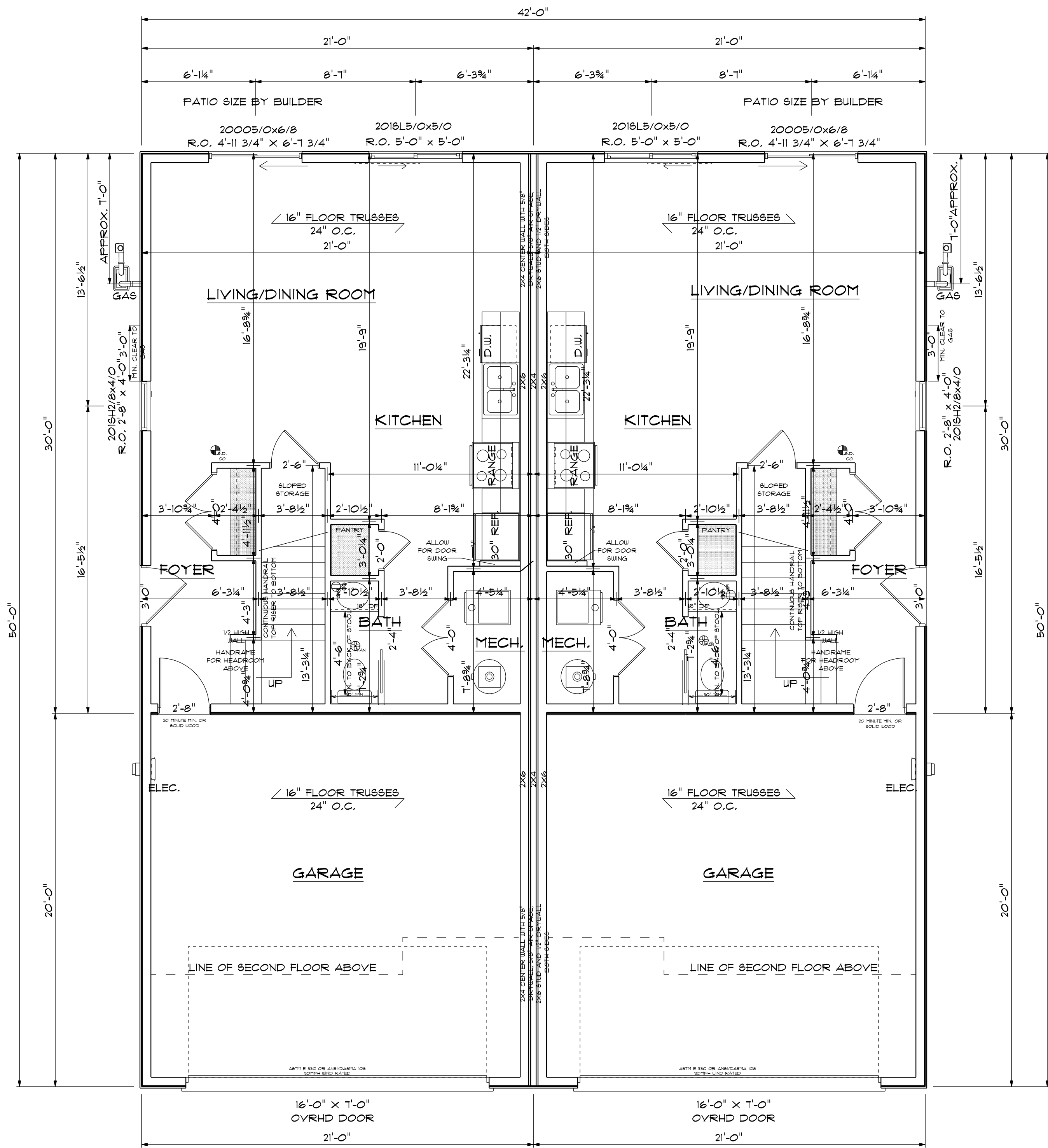
BUILDERS FIRST SOURCE

BUS: (807)397-5400 CORN: (807)397-5400 FAX: (807)397-5400
835 STADIUM RD, HAWKINSVILLE, TN 38002

PRELIM. DATE: REVISION DATE: REVISION DATE: REVISION DATE:
REVISION DATE: REVISION DATE: REVISION DATE: REVISION DATE:

FOUNDATION

BECAUSE OF THE IMPOSSIBILITY OF PROVIDING A PERSONAL AND/OR ON SITE CONSULTATION AND SUPERVISION OVER THE CONSTRUCTION AND BECAUSE THE TRUSS MANUFACTURER'S SPECIFICATIONS ARE SUBJECT TO CHANGE, THE BUILDERS FIRST SOURCE HAWKINSVILLE, TN, SHALL ASSUME NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEPENDENCIES ON THE TRUSS MANUFACTURER'S SPECIFICATIONS. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS, ROUGH OR FINISH, AND SPECIFICATIONS THAT MAY AFFECT ORDERING AND DELIVERY OF MATERIALS.



630 SQ. FT. MAIN FLOOR EACH UNIT
420 SQ. FT. EACH GARAGE

9'-0" CEILINGS MAIN FLOOR

DIMENSIONED TO THE EXTERIOR
OF THE SHEATHING/BLOCK

BUILDER/HOMEOWNER TO VERIFY MATERIALS AND
LOCATIONS OF MATERIAL WHICH MAY AFFECT TRUSS
LOADING SPECIFICATIONS
1st FLOOR COVERINGS/FINISHES/COUNTERTOPS

- GENERAL NOTES:
- ALL TRUSSES ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO TRUSS MANUFACTURER
 - TRUSS LAYOUTS TO BE VERIFIED BEFORE CONSTRUCTION
 - TRUSS MANUFACTURER TO VERIFY HEADER/BEAM SIZES AND POINT LOADS WHERE GIRDERS EXERT CONCENTRATED LOADS
 - ALL MICRO LAM BEAMS, GIRDERS TRUSS SIZES AND LOCATIONS ARE TO BE STRUCTURALLY ENGINEERED AND VERIFIED PRIOR TO CONSTRUCTION
 - ALL BONUS ROOMS TO BE VERIFIED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION
 - SOLID BEARINGS REQUIRED FOR ALL BEAMS AND HEADERS
 - IRC CODE STATES ALL WALLS OVER 10'-0" IN HEIGHT REQUIRE ENGINEERING. ENGINEERING PROVIDED BY OTHERS
 - WHEN NARROW WALL CONSTRUCTION IS REQUIRED, THE METHOD IS TO BE VERIFIED BY BUILDER
 - TYPICAL CEILING PLATE HEIGHT IS 8'-1 1/8" UNLESS NOTED
 - 40" MINIMUM DEPTH REQUIRED FOR ALL NON-HEATED FROST FOOTINGS
 - #6 REBAR # 6'-0" ON CENTER AND WITHIN 2'-0" FROM CORNER
 - #4 REBAR CONTINUOUS FOR FOOTING REINFORCEMENT
 - VAPOR RETARDER REQUIRED UNDER ALL CONCRETE SLABS IN HABITABLE AREAS.
 - ANCHOR BOLTS # 6'-0" ON CENTER
 - 30" MINIMUM REQUIRED WIDTH # TOILETS
- CATEGORY ONE HOUSE
- WINDOWS TO BE CALKED AND TAPED
 - BILL SEALER TO BE INSTALLED UNDER ALL BILL PLATES
 - SEALED CONTINUOUS AIR AND VAPOR BARRIER TO BE INSTALLED ON WARM SIDE OF EXTERIOR WALLS, WITH ALL JOINTS, OPENINGS AND PENETRATIONS SEALED IN A PERMANENT MANNER
 - PENETRATION IN THE RIM JOIST OR WALLS BY SUB-CONTRACTORS TO BE SEALED
 - UNSUPPORTED SHEATHING JOINTS TO BE SEALED ON EXTERIOR OF JOINT
 - AIR BARRIER ON EXTERIOR OF HOME TO BE WITH J-BLOCKS OR SOLID WOOD BLOCK FOR PENETRATIONS
 - ATTIC ACCESS TO BE SEALED WITH SPRAY TEXTURE OR CAULK
 - 100% SEALED COMBUSTION FURNACE
 - CENTRALIZED EXHAUST SYSTEM
 - DIRECT VENT GAS WATER HEATER
 - MAXIMUM 300 CFM ON ANY ONE APPLIANCE
 - SMOKE DETECTORS REQUIRED IN COMMON AREA AND ALL BEDROOMS
 - HOUSE/GARAGE COMMON WALLS AND CEILING TO BE SHEETROCKED WITH 5/8" SHEETROCK FOR FIRE PROTECTION
 - SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 18" OF THE FLOOR
 - SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 24" ARC SWING OF DOORS
 - SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN STAIRWELLS

BUILDERS FIRST SOURCE

BUS. (807) 387-5628 CONTR. (807) 387-5382 FAX (807) 387-5629
1631 STADIUM RD. MANKATO MN. 56002

PREP. DATE: 3-30-20	REVISION DATE:
REVISION DATE:	REVISION DATE:
REVISION DATE:	REVISION DATE:



PLANS FOR: TWIN HOME 3-BEDROOM

HOMRAK CONST.

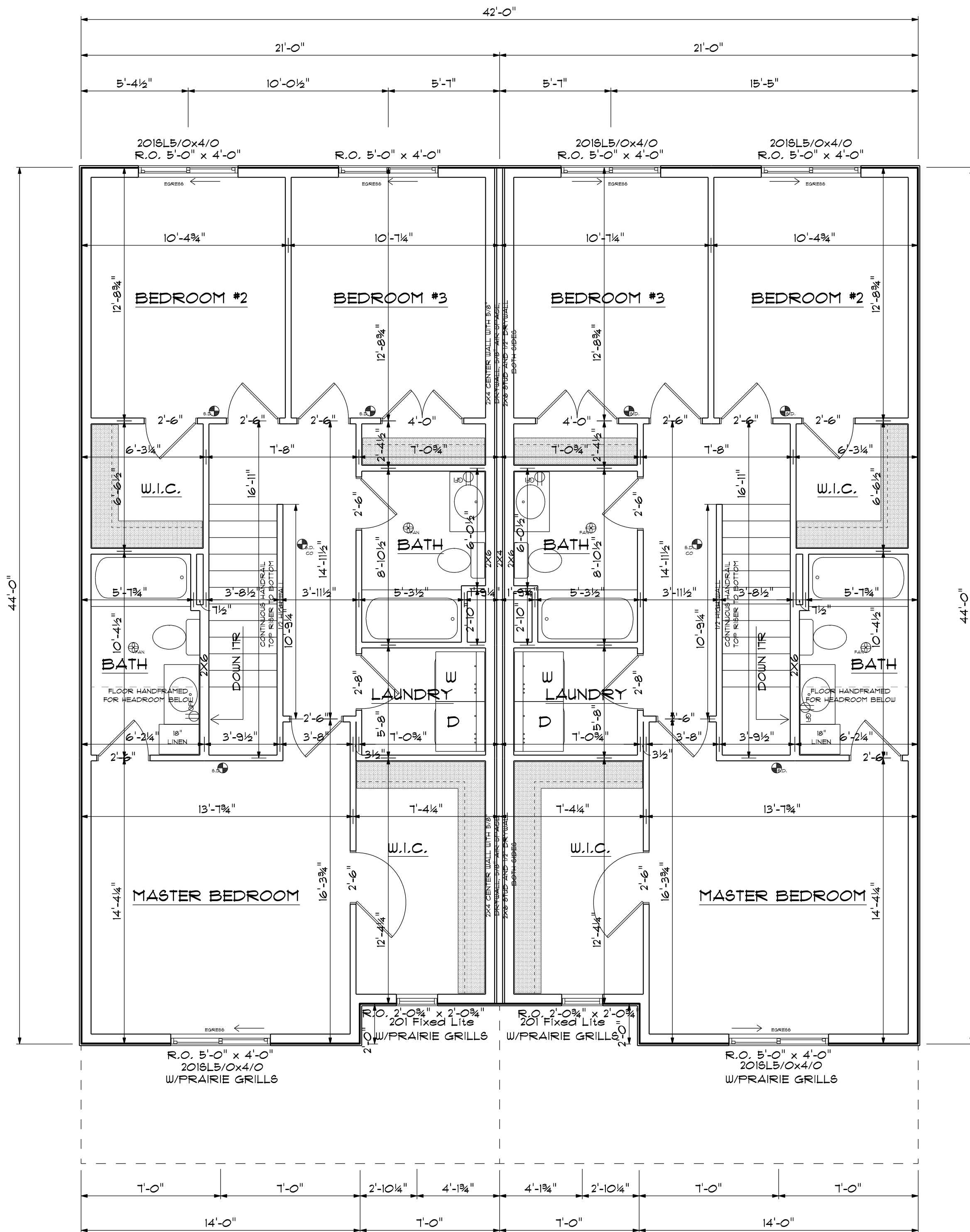
SCALE: 1/4" = 1'-0"

DRAWN BY: RACHEL CACHS

FLOORPLAN

THE DESIGN AND PLANS INDICATED ON THIS DRAWING ARE THE PROPERTY OF BPS MANKATO 364. NO PARTS OF THIS DRAWING ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF BPS MANKATO 364. MN. AUTHORIZED BY:

BECAUSE OF THE IMPOSSIBILITY OF PROVIDING A PERSONAL AND/OR ON SITE VISIT TO THE PROJECT, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS, AND WEATHER CONDITIONS. BUILDERS FIRST SOURCE MANKATO 364 SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE DESIGN OF THE BLUE PRINTS. IT IS RECOMMENDED THAT THE OWNER CONSULT WITH A BUILDING PROFESSIONAL FOR ANY DISCREPANCIES OR CHANGES. THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES OR CHANGES. THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES OR CHANGES. THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



8'-0" CEILING SECOND FLOOR

910 SQ. FT. EACH UNIT SECOND FLOOR

DIMENSIONED TO THE EXTERIOR
OF THE SHEATHING

BUILDER/HOMEOWNER TO VERIFY MATERIALS AND
LOCATIONS OF MATERIAL WHICH MAY AFFECT TRUSS
LOADING SPECIFICATIONS
1st FLOOR COVERINGS/FINISHES/COUNTERTOPS

- GENERAL NOTES:

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 - *TRUSS MANUFACTURER TO VERIFY HEADERS/BEAM SIZES AND POINT LOADS WHERE GIRDERS EXERT CONCENTRATED LOADS
 - *ALL MICRO LAM BEAMS, GIRDER TRUSS SIZES AND LOCATIONS ARE TO BE STRUCTURALLY ENGINEERED AND VERIFIED PRIOR TO CONSTRUCTION
 - *ALL BONUS ROOMS TO BE VERIFIED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION
 - *SOLID BEARING REQUIRED FOR ALL BEAMS AND HEADERS
 - *IRC CODE STATES ALL WALLS OVER 10'-0" IN HEIGHT REQUIRE ENGINEERING. ENGINEERING PROVIDED BY OTHERS
 - *WHEN NARROW WALL CONSTRUCTION IS REQUIRED, THE METHOD IS TO BE VERIFIED BY BUILDER
 - *TYPICAL CEILING PLATE HEIGHT IS 8'-1/8" UNLESS NOTED
 - *42" MINIMUM DEPTH REQUIRED FOR ALL NON-HEATED FROST FOOTINGS
 - *#6 REBAR # 6'-0" ON CENTER AND WITHIN 12'-0" FROM CORNER
 - *#4 REBAR CONTINUOUS FOR FOOTING REINFORCEMENT
 - *VAPOR RETARDER REQUIRED UNDER ALL CONCRETE SLABS IN HABITABLE AREAS
 - *ANCHOR BOLTS # 6'-0" ON CENTER
 - *30" MINIMUM REQUIRED WIDTH # TOILETS
- CATEGORY ONE HOUSE

 - *WINDOWS TO BE CAULKED AND TAPED
 - *GILL SEALER TO BE INSTALLED UNDER ALL GILL PLATES
 - *SEALED CONTINUOUS AIR AND VAPOR BARRIER TO BE INSTALLED ON SHIRT SIDE OF EXTERIOR WALLS WITH ALL JOINTS, OPENINGS AND PENETRATIONS SEALED IN A PERMANENT MANNER
 - *PENETRATION IN THE RIM JOIST OR WALLS BY SUB-CONTRACTORS TO BE SEALED
 - *UNSUPPORTED SHEATHING JOINTS TO BE SEALED ON EXTERIOR OF JOINT
 - *AIR BARRIER ON EXTERIOR OF HOME TO BE WITH JABLOCKS OR SOLID WOOD BLOCK FOR PENETRATIONS
 - *ATTIC ACCESS TO BE SEALED WITH SPRAY TEXTURE OR CAULK
 - *32% SEALED COMBUSTION FURNACE
 - *CENTRALIZED EXHAUST SYSTEM
 - *DIRECT VENT GAS WATER HEATER
 - *MAXIMUM 300 CFM ON ANY ONE APPLIANCE
 - *SMOKE DETECTORS REQUIRED IN COMMON AREA AND ALL BEDROOMS
 - *HOUSE/GARAGE COMMON WALLS AND CEILINGS TO BE SHEETROCKED WITH 5/8" SHEETROCK FOR FIRE PROTECTION
 - *SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 18" OF THE FLOOR
 - *SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 24" ARC SWING OF DOORS
 - *SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN STAIRWELLS

BECAUSE OF THE POSSIBILITY OF PROVIDING A PERSONAL AND/OR ON SITE VISIT TO THE PROJECT, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED HEREIN. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDERS FIRST SOURCE

BUS. (807)381-5608 CONTR. (807)381-5392 FAX (807)381-5609
163 STADIUM RD. MANKATO, MN. 56002

PREP. DATE: 2-20-20	REVISION DATE:	REVISION DATE:
REVISION DATE:	REVISION DATE:	REVISION DATE:

Builders FirstSource

PLANS FOR: TWIN HOME 3-BEDROOM

HOMERAK CONST.

SCALE: 1/4" = 1'-0"

DESIGN BY: RACHIEL OACHS

SECOND FLOOR

WOLF POINTE, LLC

CONSTRUCTION PLANS FOR

WOLF POINTE

MANKATO, MN

PAVEMENT CONSTRUCTION, SITE GRADING
WATERMAIN, SANITARY SEWER AND STORM SEWER INSTALLATION

JULY 2022

RESOURCE LIST

CITY OF MANKATO, MN

City Hall
10 Civic Center Plaza
Mankato, MN 56001
507-387-8695

City Manager:
Susan Arntz

Mayor: Najwa Massad

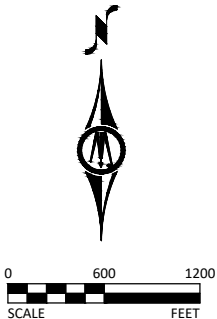
City Council Members:
Mike Laven
Karen Foreman
Dennis Dieken
Mark Frost
Jenn Melby-Kelley
Jessica Hatanpa

Asst. City Engineer:
Michael McCarty, P.E.
10 Civic Center Plaza
Mankato, MN 56001
507-387-8600

Public Works Director:
Jeffrey Johnson, P.E.

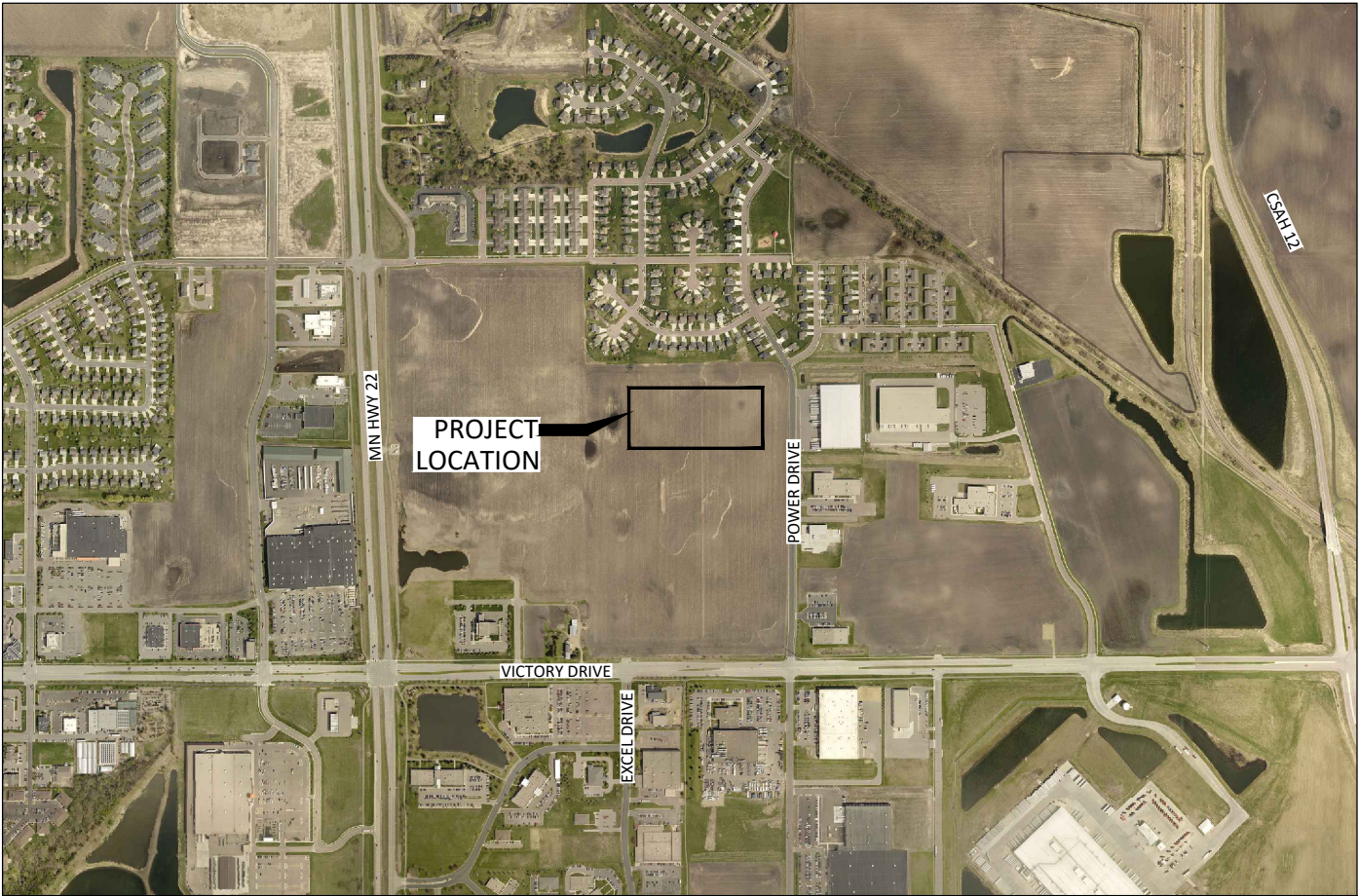
Infrastructure Superintendent:
Anthony Talamantez

MAP OF THE
CITY OF MANKATO
BLUE EARTH COUNTY, MN



NOTE: 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](#), 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY 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."



SHEET
NUMBER

SHEET TITLE

GENERAL

G0.01 - G0.02	TITLE SHEET & LEGEND
G1.01	CONSTRUCTION TABLES (NOT PROVIDED)
G2.01	PROJECT OVERVIEW

CIVIL

C0.01	EXISTING CONDITIONS (NOT PROVIDED)
C1.01 - C1.0X	CONSTRUCTION DETAILS (NOT PROVIDED)

STORMWATER POLLUTION PREVENTION PLAN (NOT PROVIDED)

C2.01	PROJECT INFORMATION AND LOCATION MAP
C2.02	NARRATIVE
C2.03	SITE AND SOILS MAP
C2.04 - C2.05	BEST MANAGEMENT PRACTICE DETAILS
C2.06 - C2.12	EROSION & SEDIMENT CONTROL PLAN

GRADING PLAN (NOT PROVIDED)

C3.01 - C3.04	CENTERLINES PLAN & PROFILE
C3.05 - C3.0X	DETAILED GRADING PLAN

SANITARY & WATER SERVICE PLAN

C4.01	UTILITY & SERVICE LAYOUT
C4.02	MAINLINE ALIGNMENT PROFILES
C4.03	LOOP 1 AND 2 ALIGNMENT PROFILES
C4.04	UNIT SERVICE SCHEDULE

STORM SEWER PLAN & PROFILE

C5.01	MAINLINE 1 - STA 500+00 TO 503+50
C5.02	MAINLINE 2 - STA 510+00 TO 517+50
C5.03	BACKYARD DRAINAGE - STA 590+00 TO 594+00

C6.01 - C6.0X	SITE PLAN (NOT PROVIDED)
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L1.01 - L1.02	TREE PLANTING PLAN AND DETAILS (NOT PROVIDED)
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THIS PLAN SET CONTAINS XX SHEETS.

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REVIEW
ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

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0M1.127414			

⚡ BM=1006.33
TOP NUT HYDRANT
NORTHEAST QUADRANT OF
POWER DRIVE / DOGLEG ROAD

PROJECT DATUM: BLUE EARTH COUNTY
HORIZONTAL: 2011 COUNTY COORDINATES
VERTICAL: NAVD 1988

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

WOLF POINTE, LLC
WOLF POINTE
TITLE SHEET

SHEET

G0.01

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EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN NON TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGN TRAFFIC
	BARRICADE PERMANENT		SIGNAL CONTROL CABINET
	BASKETBALL POST		SOIL BORING
	BENCH		SIREN
	BIRD FEEDER		TELEPHONE BOOTH
	BOLLARD		TILE INLET
	BUSH		TILE OUTLET
	CATCH BASIN RECTANGULAR CASTING		TILE RISER
	CATCH BASIN CIRCULAR CASTING		TRANSFORMER-ELECTRIC
	CURB STOP		TREE-CONIFEROUS
	CLEAN OUT		TREE-DEAD
	CULVERT END		TREE-DECIDUOUS
	DRINKING FOUNTAIN		TREE STUMP
	DOWN SPOUT		TRAFFIC ARM BARRIER
	FILL PIPE		TRAFFIC SIGNAL
	FIRE HYDRANT		TRASH CAN
	FLAG POLE		UTILITY MARKER
	FLARED END / APRON		VALVE
	FUEL PUMP		VALVE POST INDICATOR
	GRILL		VALVE VAULT
	GUY WIRE ANCHOR		VAULT
	HANDHOLE		VENT PIPE
	HANDICAP SPACE		WATER SPIGOT
	IRRIGATION SPRINKLER HEAD		WELL
	IRRIGATION VALVE BOX		WETLAND DELINEATED MARKER
	LIFT STATION CONTROL PANEL		WETLAND
	LIFT STATION		WET WELL
	LIGHT ON POLE		YARD HYDRANT
	LIGHT-GROUND		
	MAILBOX		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

SURVEY SYMBOLS

	BENCHMARK LOCATION
	CONTROL POINT
	MONUMENT FOUND
	CAST IRON MONUMENT
	STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS
	BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

HATCH PATTERNS

	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

NOTE:
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	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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REVIEWED

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LIC. NO. 59617 DATE XX/XX/XXXX

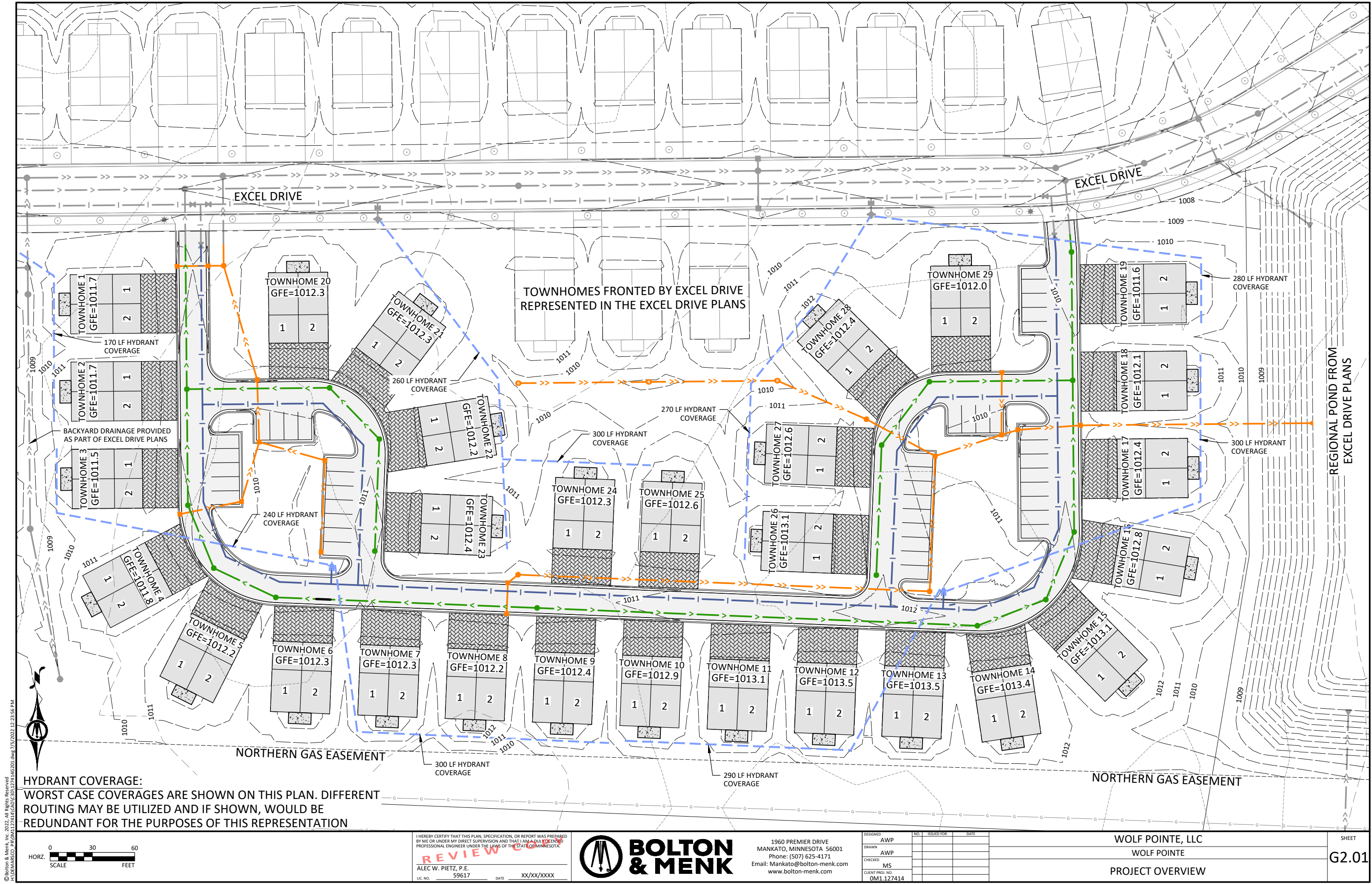


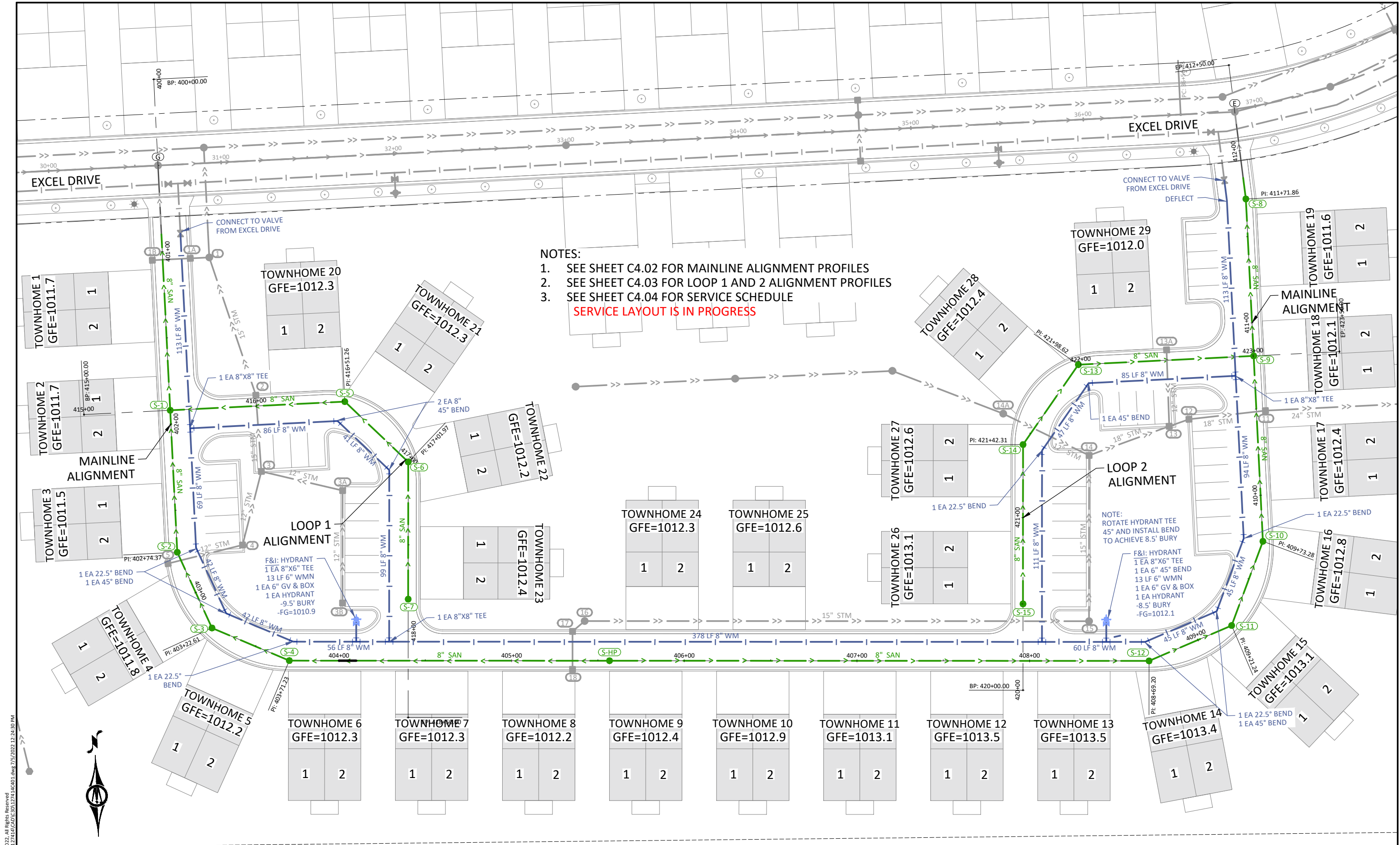
1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	AWP	NO.	ISSUED FOR	DATE	WOLF POINTE, LLC	
DRAWN	AWP				WOLF POINTE	
CHECKED	MS				LEGEND	
CLIENT PROJ. NO.	0M1.127414					

SHEET

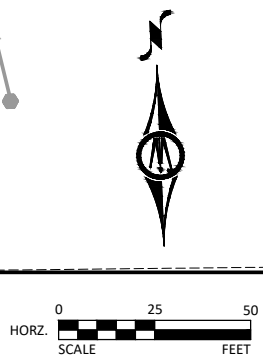
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- NOTES:
1. SEE SHEET C4.02 FOR MAINLINE ALIGNMENT PROFILES
 2. SEE SHEET C4.03 FOR LOOP 1 AND 2 ALIGNMENT PROFILES
 3. SEE SHEET C4.04 FOR SERVICE SCHEDULE
- SERVICE LAYOUT IS IN PROGRESS**

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REVIEW

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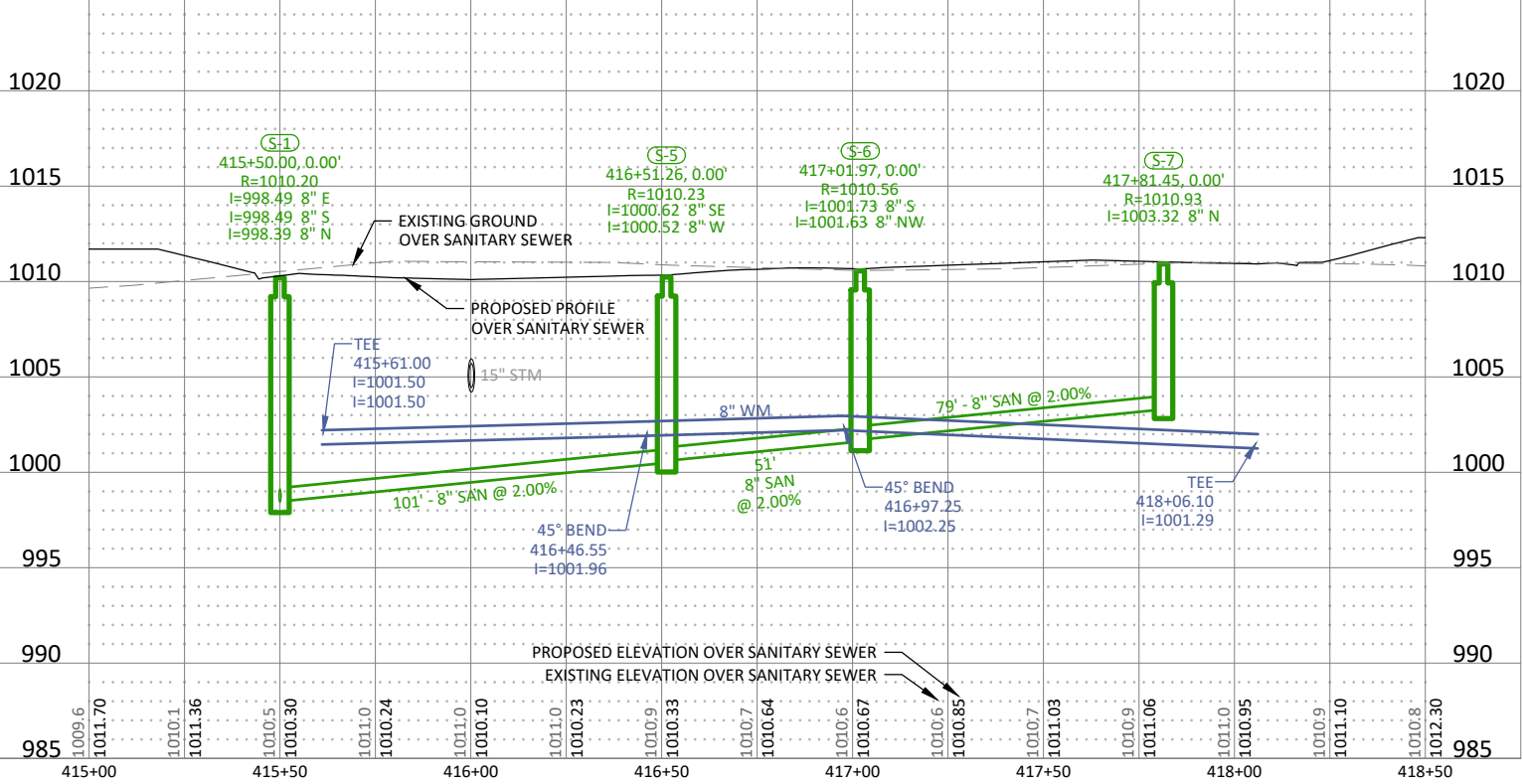
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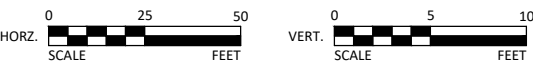
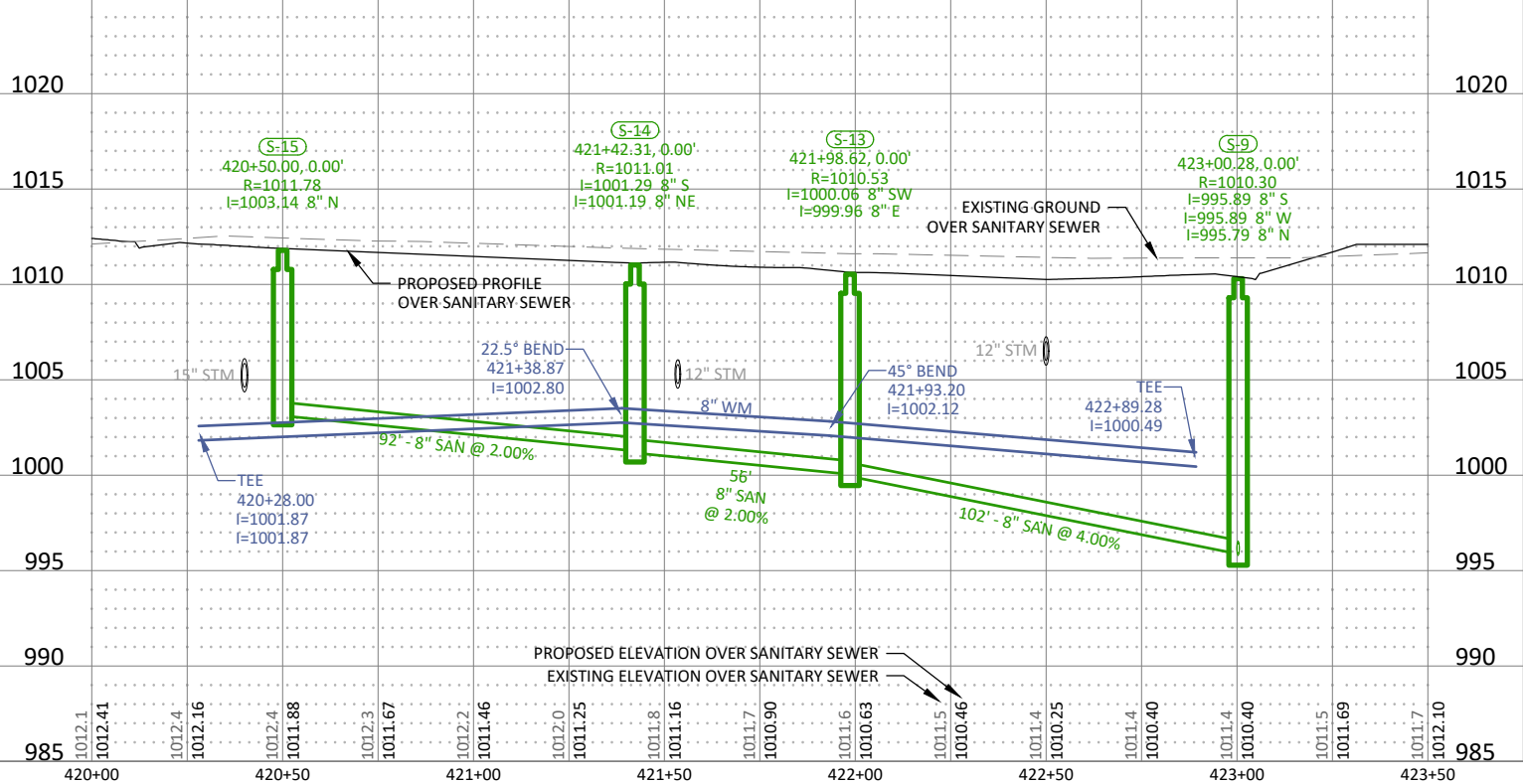
WOLF POINTE, LLC
WOLF POINTE
SANITARY & WATER SERVICE PLAN
UTILITY & SERVICE LAYOUT

SHEET
C4.01

1025 LOOP 1 ALIGNMENT - STA 415+00 TO 418+50 1025



1025 LOOP 2 ALIGNMENT - STA 420+00 TO 423+50 1025



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REVIEW

ALEC W. PIETZ, P.E.
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WOLF POINTE, LLC
WOLF POINTE
SANITARY & WATER SERVICE PLAN
LOOP 1 AND 2 ALIGNMENT PROFILES

SHEET
C4.03

SERVICE SCHEDULE IS IN PROGRESS

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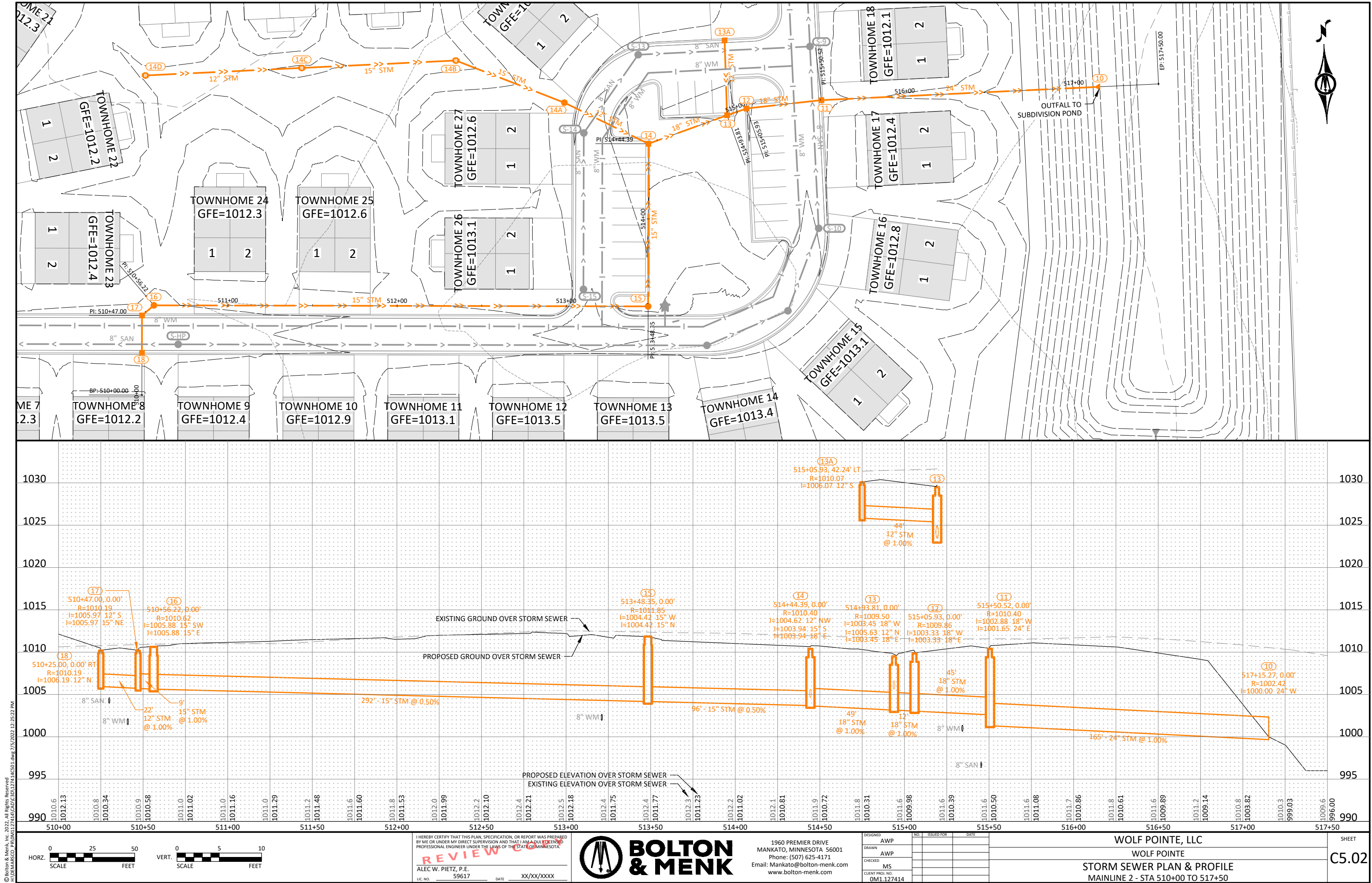
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& MENK**

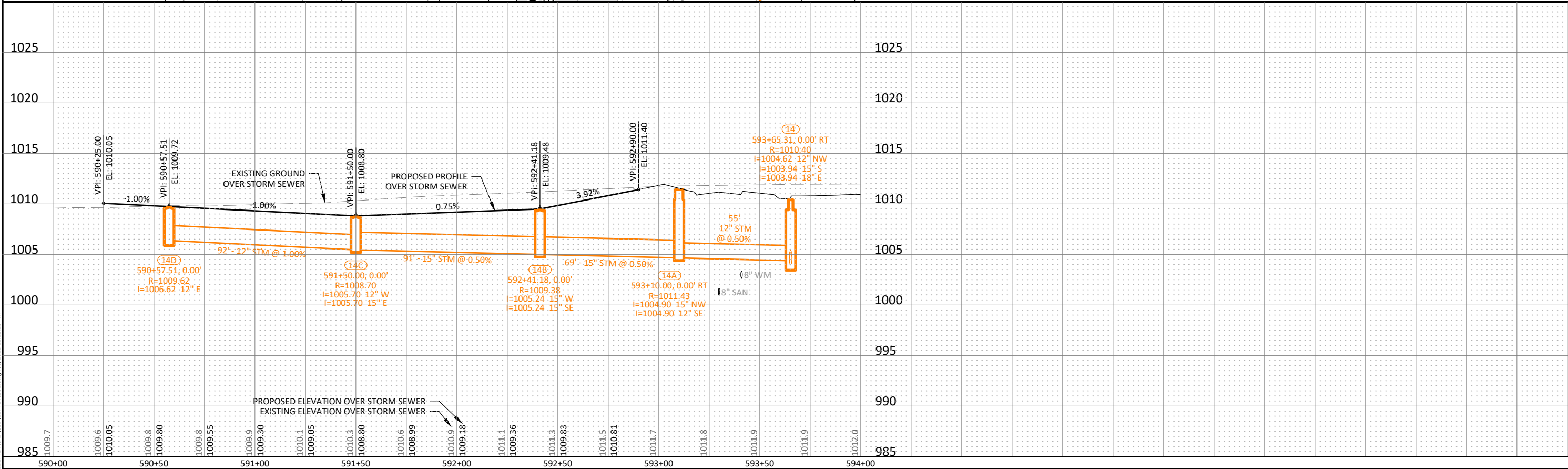
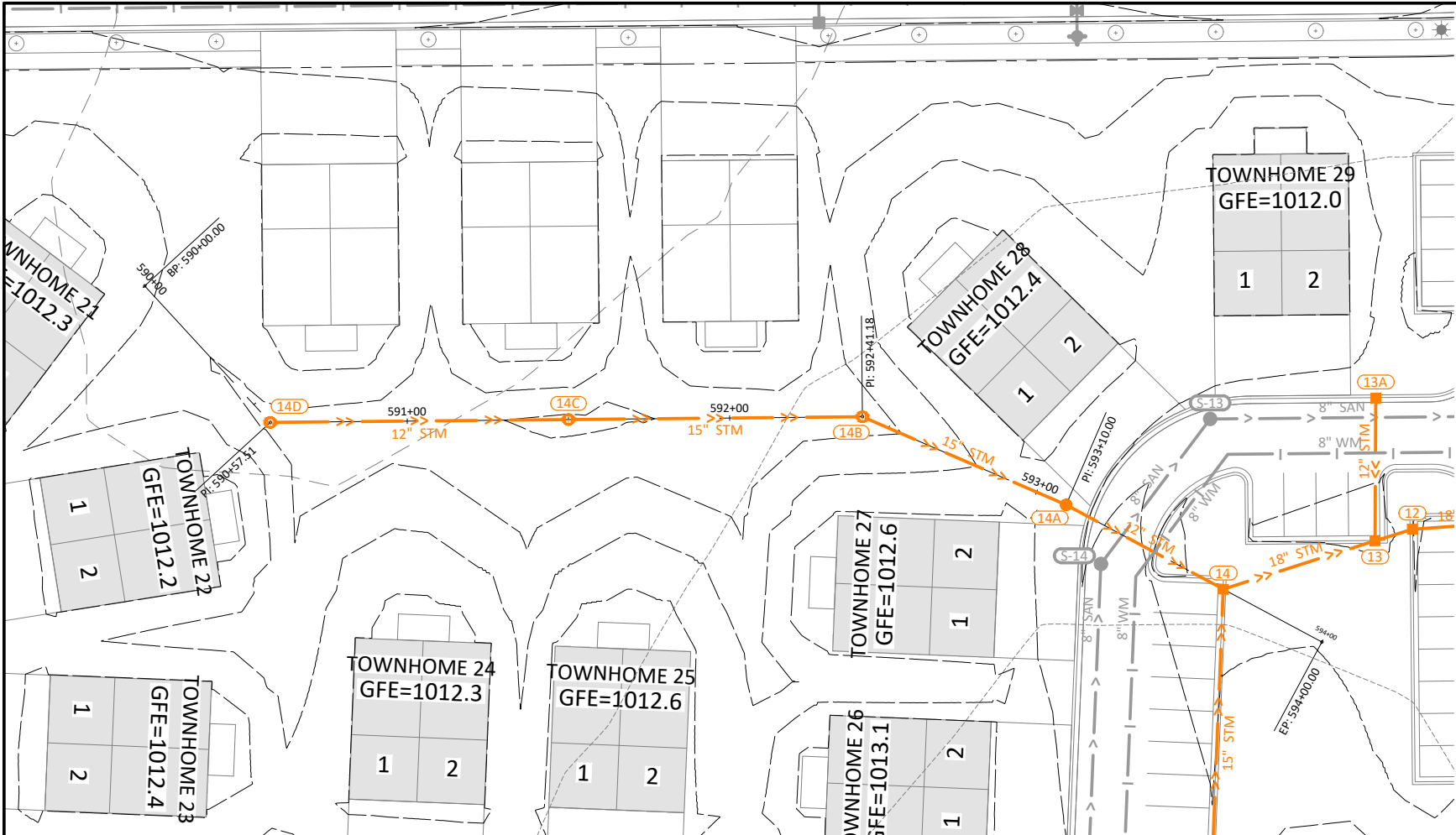
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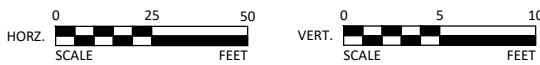
WOLF POINTE, LLC
WOLF POINTE
SANITARY & WATER SERVICE PLAN
UNIT SERVICE SCHEDULE

SHEET
C4.04





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REVIEW
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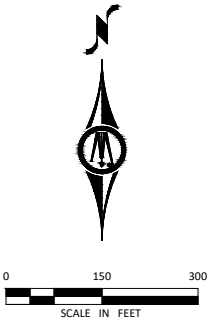
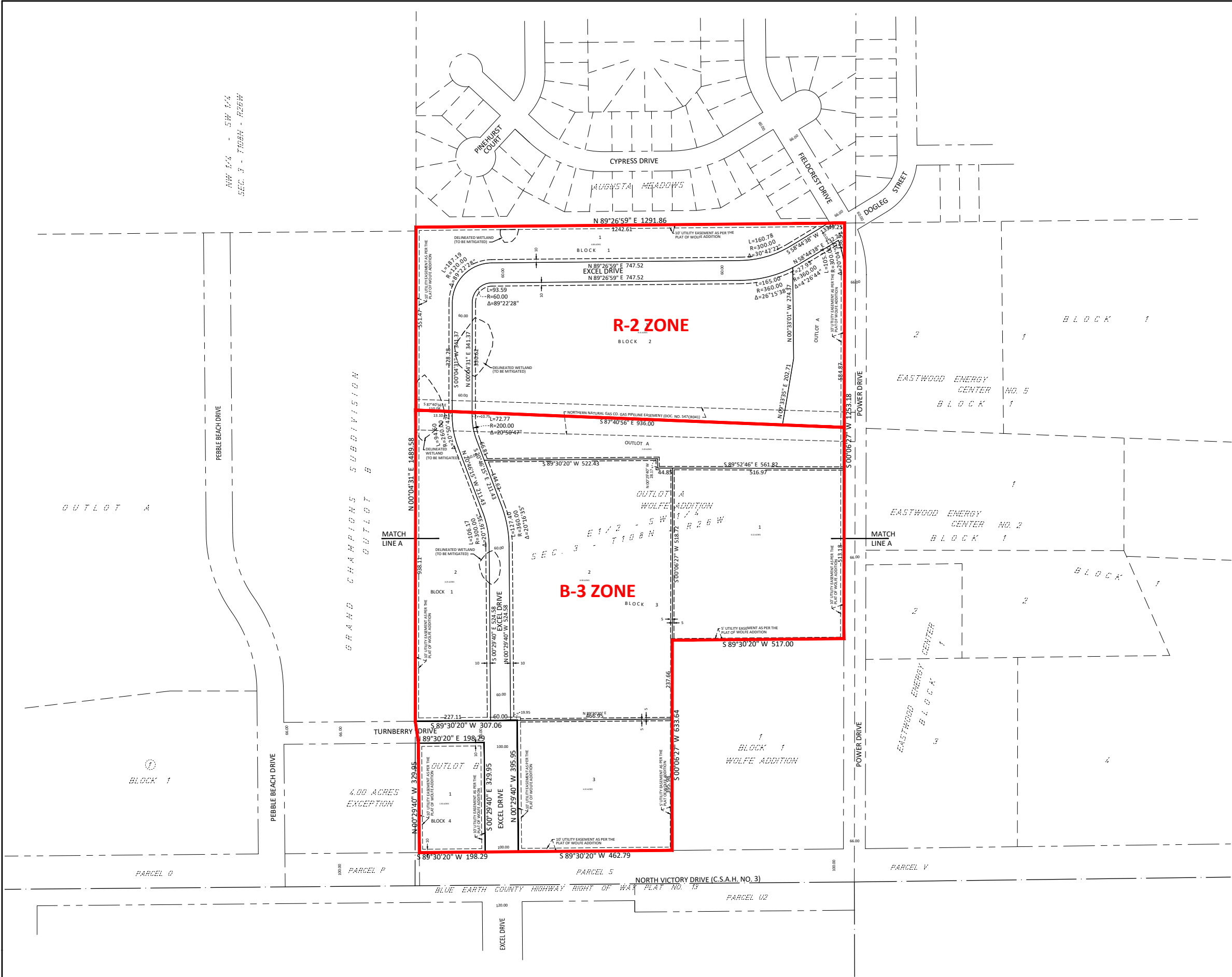


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CLIENT PROJ. NO.	0M1.127414			

WOLF POINTE, LLC
WOLF POINTE
STORM SEWER PLAN & PROFILE
BACKYARD DRAINAGE - STA 590+00 TO 594+00

SHEET
C5.03



UTILITY & SITE DATA
All Zoning, Setback, and Flood Zone information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - T - Transition District
Proposed Re-zone to R-2, One- and Two-family Dwelling District and B-3, Highway Commercial District.

SETBACKS (R-2, One- and Two-family Dwelling District):
Front
Main Building 30 feet

Side
Main Building 6 feet

Rear
Main Building 25 feet

Lot Area (minimum) = 6,000 sq.ft. (single) & 8,000 (two family) .
Lot Width (minimum) = 60 feet
Ground Coverage by all structures (maximum) = 35%
Building Height (maximum) = 35 feet

SETBACKS (B-3, Highway Commercial District):
Front
Main and Accessory Building 15 feet 15 feet
Parking Areas 15 feet

Side
Main and Accessory Buildings 6 feet 3 feet
Parking Areas 3 feet

Rear
Main and Accessory Building 6 feet 3 feet
Parking Areas 3 feet

Lot Area (minimum) = 10,000 sq.ft.
Lot Width (minimum) = 150 feet
Maximum Ground Coverage = 75% by all structures
Maximum Building Height = No requirement

SURVEYOR'S CERTIFICATION
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.


Michael M. Eichers
License Number 46564

05/03/2022
Date

WOLFE ADDITION NO. 2

ZONING EXHIBIT MANKATO, MINNESOTA		OUTLOT A & B, WOLFE ADDITION
	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	FOR: DEMARS CONSTRUCTION



AGENDA RECOMMENDATION

Public Hearings 7. B.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Ordinance rezoning of Outlot A and Outlot B, Circle Seven Subdivision from T, Transition, to O-R, Office Residential and Resolution approving the final plat for Augusta Park Estates. The subject property is described as Outlot A and Outlot B, Circle Seven Subdivision, Mankato (PID R010904200020 and R010904200019); by request of Steve Kuepers.

Recommendation/Action(s):

At the July 27, 2022, meeting, the Planning Commission recommended adoption of the ordinance rezoning Outlot A and Outlot B, Circle Seven Subdivision from T-Transition to OR, Office Residential District.

At the July 27, 2022, meeting, the Planning Commission recommended adoption of the resolution approving the final plat.

Summary:

Steve Kuepers of Kuepers, Inc. is requesting the final plat review of Augusta Park Estates and the rezoning of the subject area from T, Transition, to O-R, Office Residential. The subject property is described as Outlot A and Outlot B, Circle Seven Subdivision, Mankato.

Final Plat

The subject properties were previously platted as outlets as part of Circle Seven subdivision. In order to provide a lot and block legal description and allow development to occur, replatting is required.

The final plat for the proposed Augusta Park Estates subdivision contains two blocks and four lots. Block 1 has three lots; Lot 1, Block 3 is 2.36 acres; Lot 2, Block 3 is 2.57 acres, and Lot 3, Block 3 includes 6.31 acres. A 120' X 15' rectangular parcel has been created on the southeast corner of Lot 3 and will be dedicated to August Drive right of way for the future round-about at Highway 22. Block 2 has one lot, and it is 3.49 acres.

The concept plan submitted with the preliminary plat showed the proposed development to include multi-family dwellings, parking garages, parking lots and recreation and amenity areas within the future development. The total development is proposed to contain 270 new multi-family units. The concept plans contain a unit breakdown for the development of 12 studio units, 96 one-bedroom units and 162 two-bedroom units.

Utilities are provided within the Premier Drive corridor, and as requested during the Site Plan and Traffic Advisory Committee review process, final calculations of the average utility demand on a peak day will be provided at the time of building permit submission for review and approval. The applicant has provided a hydraulic report which demonstrates that the site is designed to meet City requirements, alleviate the Trunk Highway 22 ditch and conforms to the site specific criteria.

Access points to each of the lots are from Premier Drive and conform to engineering and access management standards.

The applicant submitted a trip generation analysis for the proposed development with the preliminary plat. The analysis found that the proposed development has fewer daily trips and peak hour trips than the previously considered and contemplated draft development plans that were only conceptual. The conceptual plans included 235,000 square feet of general office space and 54 single-family residential units.

As a result of the conditions of approval of the preliminary plat, the applicant has submitted a traffic impact study with the final plat. The findings of the report showed that, based on traffic impact analysis described in the report, it is not expected that the proposed development will introduce operational deficiencies that require intersection geometry or traffic control improvements. While traffic operations are expected to be acceptable without roadway geometry or traffic control changes, there are some low-cost improvements that could be considered to improve traffic flow and roadway safety. The improvements include striped right turn lanes on the northbound and southbound intersection approaches. This is a common treatment on stop-controlled approaches, and it would mitigate a condition where right-turning vehicles are queued behind through-moving and left-turning vehicles. The second proposed improvement is a striped left turn lanes on the eastbound and westbound approaches. This would place left-turning vehicles out of the through traffic stream, reducing rear-end crash potential and mitigating traffic flow impediments caused by left-turning vehicles. Lastly, as part of traffic study, the applicant has been asked to evaluate the pedestrian connections. The applicant will be installing a pedestrian connection from the northwest side of Premier Drive to the southwest side of the Premier and Augusta intersection. The application has provided mapped images demonstrating the improvements and they are included in the attachments of this report.

Payment in lieu of parkland dedication fees will be required prior to affixing signatures to the final plat in the amount of \$45,300, which is the remaining amount from the Circle Seven Final plat. When Circle Seven was platted, payment was allowed in phasing as the outlots were replatted. The remaining portion of this amount is \$45,300.

During a review of the preliminary plat, public comment included the desire for landscaping between the properties. To illustrate the potential landscaping on the property, the developer has provided a landscaping rendering of the landscaping.

Rezone

The applicant is requesting the official zoning of the property from T, Transition, to O-R, Office Residential. The requested O-R zoning is consistent with the underlying land use plan designation for the area, which depicts the area as Office Residential.

Attachments

Resolution approving Final Plat

Ordinance Rezoning Property to OR

General Location Map

Final Plat

Traffic Impact Study

Traffic Impact Study Supporting Information

Augusta Premier Striping

**RESOLUTION OF THE MANKATO CITY COUNCIL
APPROVING THE FINAL PLAT OF
AUGUSTA PARK ESTATES**

WHEREAS, the applicants have prepared a final plat of Augusta Park Estates;
and

WHEREAS, the plat (CY 68-22) has been referred to the Mankato Planning Commission, which has reviewed and recommended approval of said plat; and

WHEREAS, the final plat conforms to the standards set forth in Chapters 10 and 11 of the Mankato City Code; and

WHEREAS, a preliminary plat was reviewed by the Planning Commission on May 25, 2022 and recommended for approval with the following conditions:

1. Payment in lieu of parkland dedication in the amount of \$45,300 will be required prior to affixing signatures on the final plat.
2. A conditional use permit will be required for the proposed housing development on the lots on the easterly side of Premier Drive which include shared amenities.
3. Prior to the submission of the final plat, the applicant shall work with the Minnesota Department of Transportation (MnDOT) to ensure adequate space and associated pedestrian and other infrastructure improvements for the planned roundabout at the intersection of Highway 22 and Augusta Drive. The final plat shall reflect any required dedication of right-of-way for said purposes.
4. The applicant shall submit a hydrology report and drainage analysis at the time of submission of the final plat.
5. If the pedestrian connection to the trail along State Highway 22 remains, the applicant shall work with the Minnesota Department of Transportation on fees, maintenance agreements and applicable right-of-way permits prior to construction.
6. The final plat shall reflect the existing Access Control along Highway 22.; and

WHEREAS, it is found that the final plat complies with the preliminary plat intent as recommended:

1. General Requirements

1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
2. The preliminary plat and final plat depict all the land of lots of record.
3. A drainage study is being prepared and will be submitted to verify compliance with the city drainage requirements.

2. Streets

1. The street right-of-way widths conform to the standards listed in Chapter 11 of Mankato City Code.
2. The proposed subdivision does not contain any new public streets.

3. Easements

1. The final plat provides standard easements required in Chapter 11 of the Mankato City Code.

4. Block Standards

1. The blocks within the subdivision were designed for the intended end use as office-residential lots.
2. The blocks within the subdivision were designed around the existing Premier Drive corridor.

5. Lot Standards

1. The lots within the subdivision are intended for multiple family residential development. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plans submitted for the multiple dwelling units depict areas for off-street parking.
3. The concept plans for the multiple dwelling units achieve larger lot sizes that will address transition yard setbacks as required between the adjacent residential properties and contain sufficient area for double frontage lots.

6. Public Sites and Open Spaces

1. The applicant will be making a payment-in-lieu of parkland dedication. The Parks and Open Space Plan does not show that a park is needed within this subdivision. The area is served by Country Club Park. Funds will be used to further develop the park.
2. The plan does not show that a park is needed in this location. The area is served by the Trail Creek Park according to the Parks and Open Space Plan.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Mankato hereby approves the final plat of Augusta Park Estates and authorizes the Mayor and City Clerk to sign said plat.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

**ORDINANCE REZONING CERTAIN REAL PROPERTY
LOCATED IN THE CITY OF MANKATO FROM
T, TRANSITION TO
OR OFFICE-RESIDENTIAL DISTRICT**

WHEREAS, that tract or parcel of land, herein called the "tract", lying and being in the City of Mankato, County of Blue Earth and State of Minnesota, legally described as Outlot A and Outlot B, Circle Seven Subdivision, to be described as Blocks 1 and 2, Augusta Park Estates, is currently zoned T, Transition District by the City of Mankato; and

WHEREAS, the owner, has petitioned the City of Mankato for rezoning of the tract from a T, Transition District to OR Office-Residential District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a study of the request and made a report (CY 68-22), recommending such rezoning, a copy of which report has been referred to the Council of the City; and

WHEREAS, the Planning Commission of the City, on the 27th of July, 2022, following proper notice, held a public hearing regarding the proposed rezoning, the minutes of which hearing have been presented to the Council of the City; and

WHEREAS, based upon such staff report, the Planning Commission's recommendations, minutes, and the presentation made to the City Council at the time of the public hearing on this ordinance, the City Council hereby finds and determines that the rezoning of the tract from a T, Transition District to an OR Office-Residential District is in the best interest and promotes the health and welfare of the community, and is in conformity with the comprehensive plan of and for the City.

NOW, THEREFORE, the City of Mankato, Minnesota does ordain that the tract shall be and is hereby zoned and classified, pursuant to the provisions of Chapter 10 of the Mankato City Code, as being in and constituting OR Office-Residential District.

This ordinance shall, in accordance with the provisions of Sections 2.14 and 5.06 of the Mankato City Charter, become effective 30 days after publication of notice of its adoption.

Passed this _____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

General Location Map



Date: May 2022

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuses or misinterpretation.

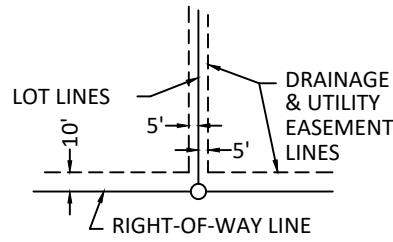
AUGUSTA PARK ESTATES



LEGEND

○ 3/4" IRON PIPE MONUMENT SET
MARKED BY LIC. NO. 46564
● MONUMENT FOUND

LEGEND
L=100.00 INDICATES ARC DISTANCE
R=100.00 INDICATES RADIUS LENGTH
Δ=90°00'00" INDICATES CENTRAL ANGLE
PC INDICATES POINT OF CURVATURE
PT INDICATES POINT OF TANGENCY
— INDICATES CONTROLLED ACCESS

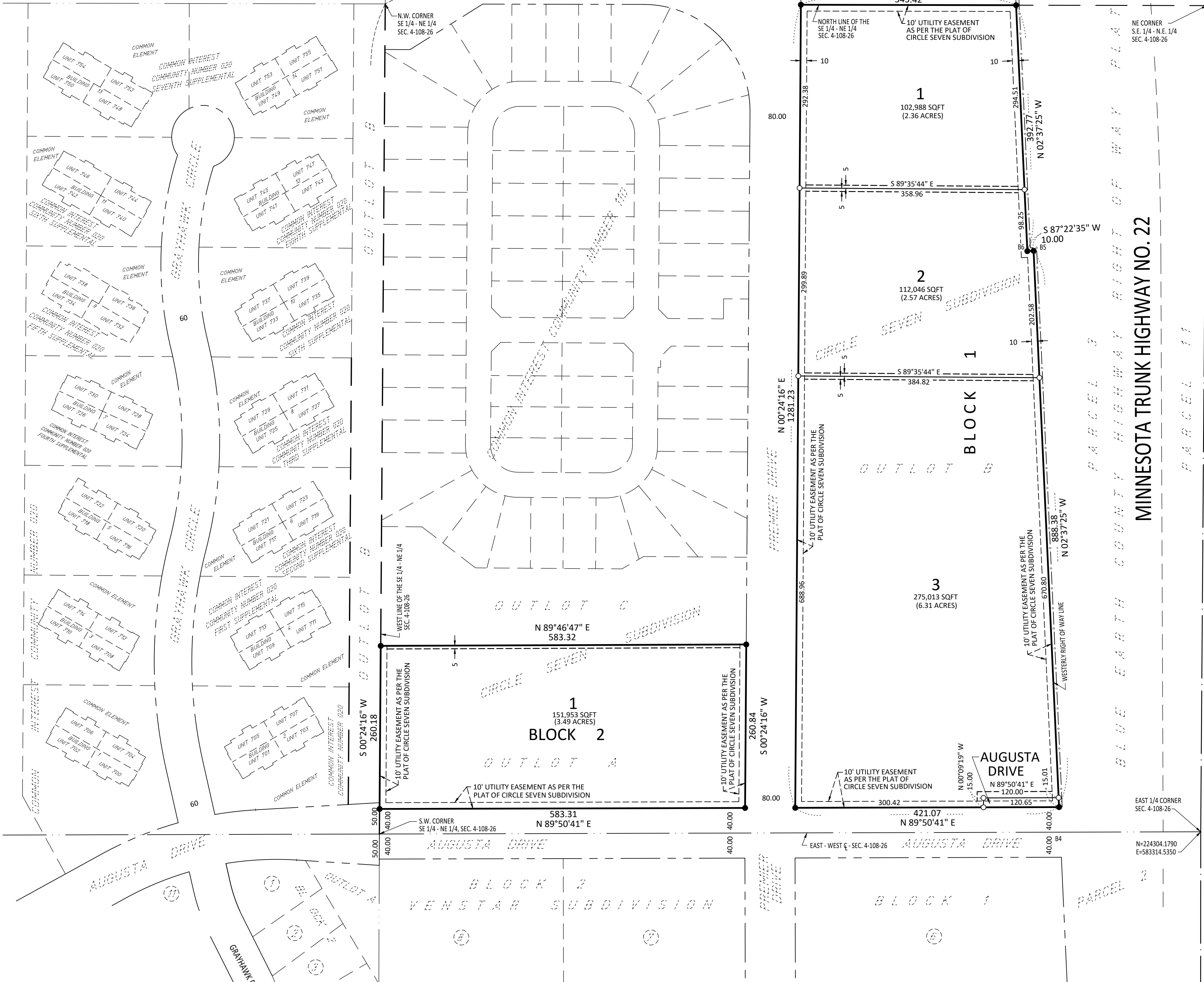


BEING 5 FEET IN WIDTH AND ADJOINING
LOT LINES AND BEING 10 FEET IN
WIDTH AND ADJOINING RIGHT-OF-WAY
LINES, UNLESS OTHERWISE INDICATED
ON THE PLAT.
(SHOWN AS PER THE PLAT OF CIRCLE
SEVEN SUBDIVISION.)

0 100 200
SCALE IN FEET

BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM -
BLUE EARTH COUNTY ZONE - HARN NAD83 - 2011)
(AS PER THE FINAL PLAT OF CIRCLE
SEVEN SUBDIVISION)

N. W. 1/4 - N.E. 1/4
SEC. 4 - T108N - R26W



INSTRUMENT OF DEDICATION

Know all men by these presents that we, Augusta Park Estates of Mankato, LLC, a Minnesota limited liability company, fee owner of the following described property to wit:

Outlots A & B, Circle Seven Subdivision, according to the plat thereof on file and of record with the Blue Earth County Recorder. Containing 14.78 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area AUGUSTA PARK ESTATES, and that we dedicate to the public use the easements as shown hereon.

Dated this _____ day of _____, 2022 by Steven D. Kuepers, chief manager of Augusta Park Estates of Mankato, LLC.

By: Steven D. Kuepers, chief manager

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Steven D. Kuepers, who being duly sworn did say that he is the chief manager of Augusta Park Estates of Mankato, LLC, the Minnesota limited liability company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its board of governors, and said Steven D. Kuepers acknowledged said instrument to be the free act and deed of said company.

_____, Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2022.

Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2022, by Michael M. Eichers, a Licensed Land Surveyor.

Robert Paul Smith, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2023

APPROVALS

Be it known that on this the _____ day of _____, 2022, the Planning Commission of the City of Mankato did duly review this plat of AUGUSTA PARK ESTATES.

Chair person:

Secretary:

Be it known that on this the _____ day of _____, 2022, the City Council of the City of Mankato did duly approve this plat of AUGUSTA PARK ESTATES, and said plat is in compliance with the provisions of MS 505.03, Subd. 2.

Mayor:

Clerk:

TITLE OPINION

I, Scott Hamak, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

Scott Hamak, Licensed Attorney

TAXPAYER SERVICES DEPARTMENT

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____, 2022.

Taxpayer Services Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the _____ day of _____, 2022, at _____ o'clock, _____m., and that it was duly recorded on _____ Plats, Number _____.

County Recorder

THIS PLAT PREPARED BY

**FINAL PLAT
PENDING FINAL REVIEW
(07-01-2022)**

BOLTON & MENK, INC.



**BOLTON
& MENK**

Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: 6/24/2022
To: Steve Kuepers
From: Kevin Mackey PE, PTOE
Subject: Augusta Park Estates: Traffic Impact Analysis
Kuepers, Inc
Project No.: 0M1126869

This memorandum has been prepared to document results from traffic impact analysis that was performed for the proposed Augusta Park estates development. The development is generally located on the northwest quadrant of TH 22 and Augusta Drive in Mankato, MN. This analysis focuses on traffic impacts at the intersection of Augusta Drive and Premier Drive.

The general study area and development location is shown in **Figure 1**.

Development Details

This analysis assumes the development will contain 270 multifamily housing units. Access to the development is assumed to be from the north approach of Premier Drive and from the west approach of Augusta Drive.

Existing Traffic Conditions

Existing Intersection Configuration at Augusta Drive and Premier Drive

The intersection of Augusta Drive and Premier Drive is a four-legged intersection with a single lane on each approach (no dedicated turn lanes). The intersection is currently under northbound/southbound two-way stop control.

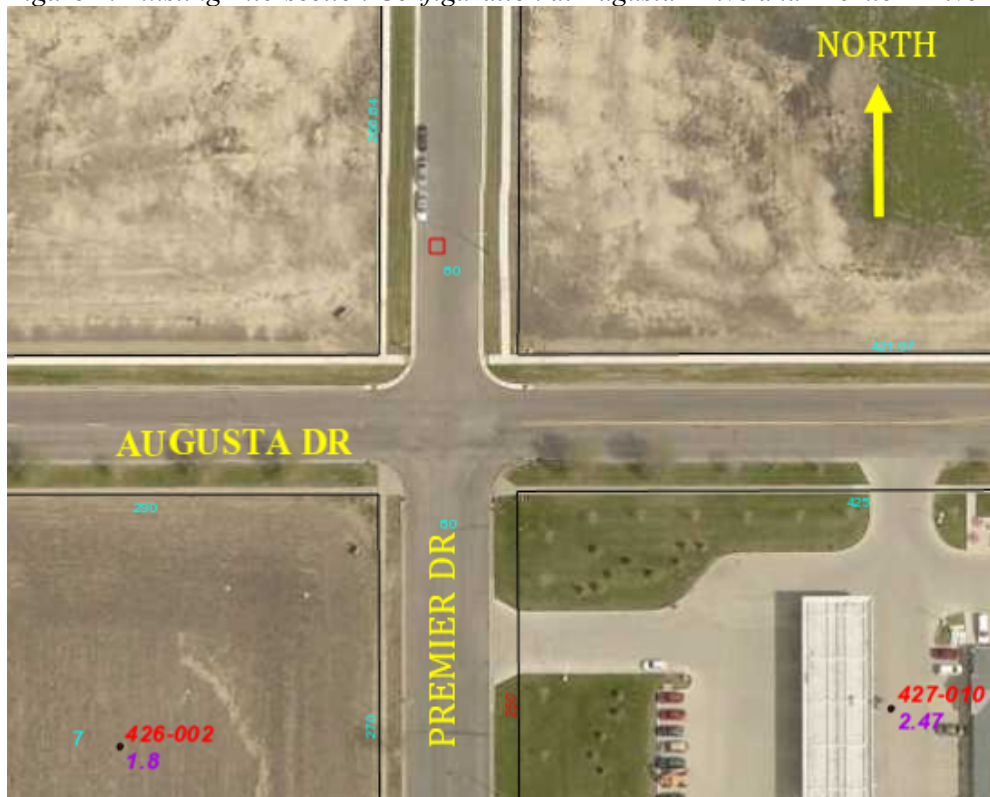
The existing intersection configuration is shown in **Figure 2**.

Figure 1 – Study Area



*Development area and access locations shown here are approximate and shown for illustrative purposes

Figure 2: Existing Intersection Configuration at Augusta Drive and Premier Drive



Source: Blue Earth County GIS

Daily Traffic Volumes

Existing traffic data was collected at the intersection of Augusta Drive and Premier Drive in the third week of June 2022.

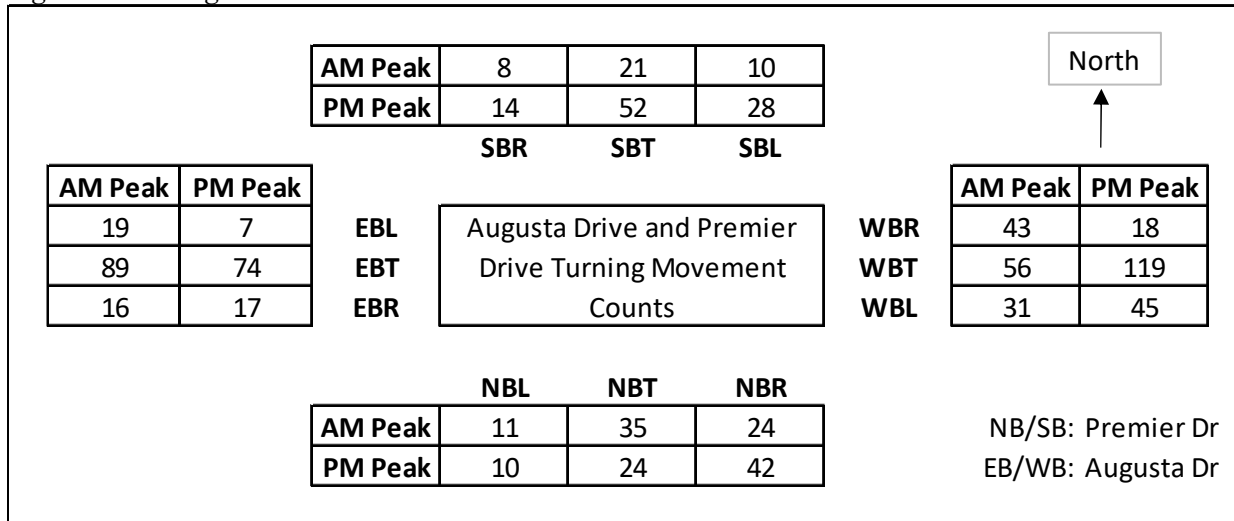
2022 daily traffic volumes at the intersection are as follows:

- North approach (Premier Drive): 1,500 vehicles per day
- South approach (Premier Drive): 2,300 vehicles per day
- East approach (Augusta Drive): 3,500 vehicles per day
- West approach (Augusta Drive): 2,600 vehicles per day

Peak Hour Traffic Volumes (No Build)

2022 AM and PM peak hour turning movement counts are shown in **Figure 3**.

Figure 3: Turning Movement Counts

Existing Peak Hour Intersection Level of Service (No Build)

Existing AM and PM peak hour intersection level of service was estimated using the Synchro 11 analysis software. Synchro 11 implements an analysis method based on that prescribed in the *Highway Capacity Manual* (6th Edition), which is an industry standard for intersection traffic operations analysis. This analysis will consider operations at LOS “E” or worse deficient and in need of some type of mitigation to improve traffic flow.

Existing AM and PM peak hour intersection level of service is summarized in **Table 1**.

Table 1: Existing AM and PM Peak Hour Intersection Level of Service (No Build)

Approach	AM Peak Hour		PM Peak Hour	
	Control Delay (secs/vehicle)	Level of Service	Control Delay (secs/vehicle)	Level of Service
Eastbound (free)	1.2	**	0.5	**
Westbound (free)	1.8	**	1.9	**
Northbound (stop)	11.8	B	10.9	B
Southbound (stop)	11.9	B	13.5	B

**Level of service is not reported for uncontrolled intersection approaches

Under existing conditions, AM and PM peak hour intersection operations are at LOS B on the stop-controlled approaches, which is well within typical design standards.

Traffic Conditions With Proposed Development

Traffic Generated By Proposed Development

The amount of traffic generated by the multifamily housing development was estimated using data from the Institute of Transportation Engineers' *Trip Generation* (11th edition). *Trip Generation* is an industry standard for estimating traffic volumes associated with new developments. Based on this data, the following trip generation totals are estimated:

- Daily trips = 1,820
- AM peak hour trips = 108
- PM peak hour trips = 138

Trip generation estimate details are summarized in **Table 2**.

Table 2: Trip Generation Estimates for Proposed Development

Land Use	ITE Code	Variable	Units on Site	Daily Trip Rate/Unit	AM Trip Rate/Unit	PM Trip Rate/Unit	Daily Trips	Daily In	Daily Out	AM Trips	AM In	AM Out	PM Trips	PM In	PM Out
Apartments	220 - Multifamily Housing (Low Rise)	Dwelling Units	270	6.74	0.4	0.51	1,820	910	910	108	26	82	138	87	51

Trip Distribution

Trip distribution refers to the origins and destinations of traffic leaving and entering a site. Trip origin and destination locations for site-generated traffic were estimated based on the 2022 traffic data that was collected for this Traffic Impact Study and engineering judgement. This analysis assumes the following:

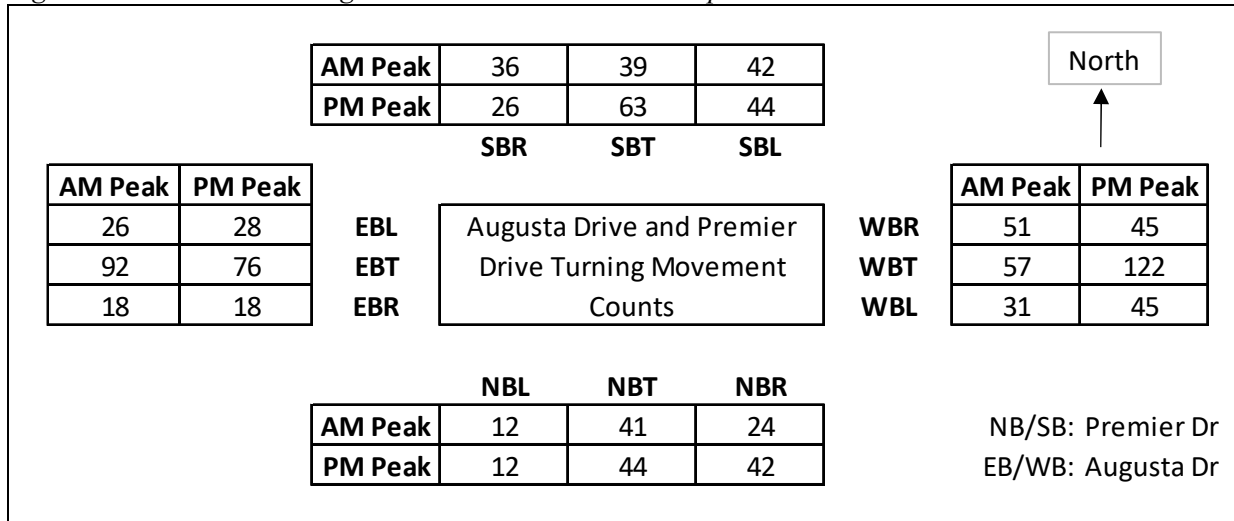
- 35 percent of site-generated trips are to/from Augusta Drive, east of Premier Drive
- 25 percent of site-generated trips are to/from Augusta Drive, west of Premier Drive
- 25 percent of site-generated trips are to/from Premier Drive, south of Augusta Drive
- 15 percent of site-generated trips are to/from Premier Drive, north of the proposed development

Trip Assignment

Trip assignment refers to the roadways used to travel between trip origins and destinations. The roadways used to enter and exit the proposed development were based on proposed access locations, existing traffic patterns in the study area, and engineering judgement.

Peak Hour Turning Movement Counts With New Development

Using the traffic generation estimates described above, site-generated traffic was added to existing AM and PM peak hour turning movement counts. AM and PM peak hour turning movement counts that include site-generated traffic are shown in **Figure 4**.

Figure 4: Peak Hour Turning Movements With New DevelopmentPeak Hour Intersection Level of Service With New Development

The inclusion of site-generated traffic is not expected to introduce traffic operations deficiencies.

AM peak hour LOS B is expected on the stop-controlled approaches (the same as today), and PM peak operations no worse than LOS C are expected with the addition of site traffic. While the southbound approach is expected to operate at LOS C with site-generated traffic compared to the LOS B experienced today, this is only 3 seconds of extra delay per vehicle and is well within typical design standards.

Table 3: Existing AM and PM Peak Hour Intersection Level of Service (With Development)

Approach	AM Peak Hour		PM Peak Hour	
	Control Delay (secs/vehicle)	Level of Service	Control Delay (secs/vehicle)	Level of Service
Eastbound (free)	1.4	**	1.8	**
Westbound (free)	1.7	**	1.6	**
Northbound (stop)	12.6	B	12.5	B
Southbound (stop)	13.5	B	16.5	C

**Level of service is not reported for uncontrolled intersection approaches

Summary of Analyses and Recommendations

Based on traffic impact analysis described in this report, it is not expected that the proposed development will introduce operations deficiencies that require intersection geometry or traffic control improvements.

While traffic operations are expected to be acceptable without roadway geometry or traffic control changes, there are some low-cost improvements that should be considered to improve traffic flow and roadway safety:

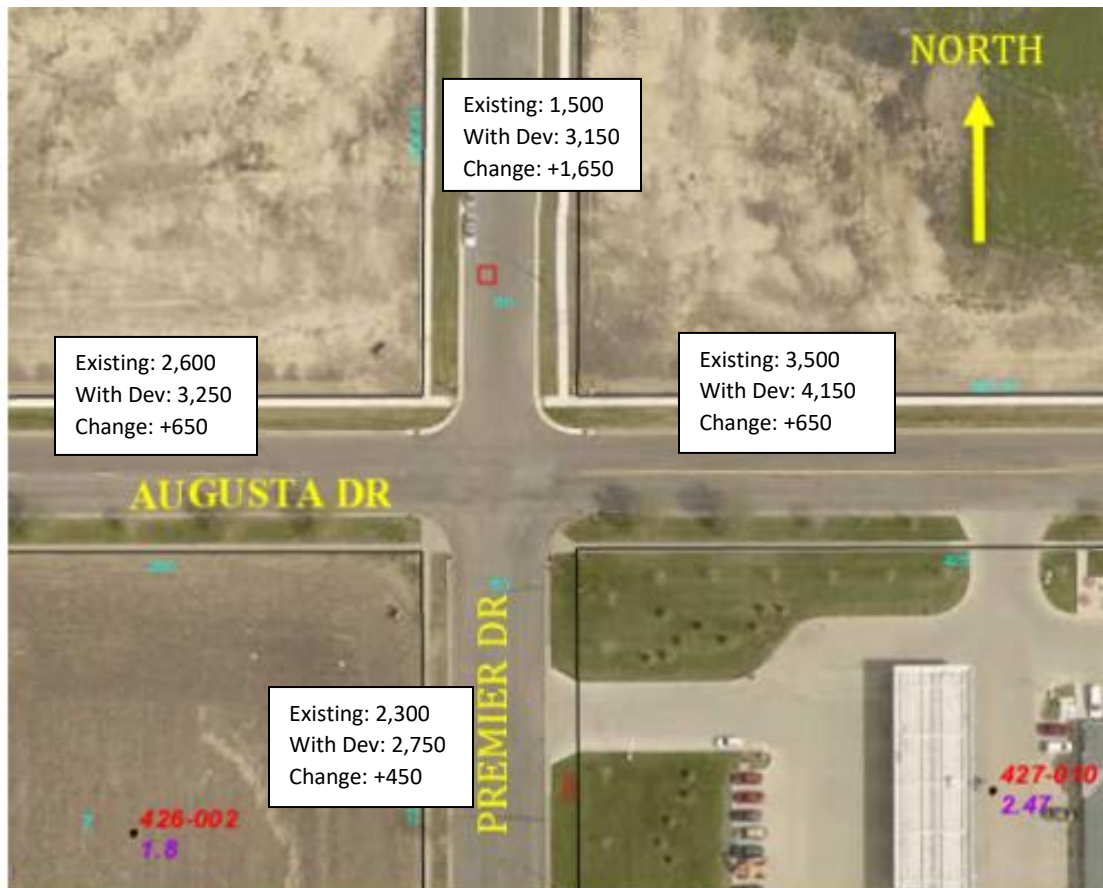
- Striped right turn lanes should be considered on the northbound and southbound intersection approaches. This is a common treatment on stop-controlled approaches and it would mitigate a condition where right turning vehicles are queued behind through-moving and left-turning vehicles.
- Striped left turn lanes should be considered on the eastbound and westbound approaches. This would place left-turning vehicles out of the through traffic stream, reducing rear-end crash potential and mitigating traffic flow impediments caused by left turning vehicles.

Traffic Estimates From Development

Total Traffic

- Traffic generated by development was estimated using the **Institute of Transportation Engineer's Trip Generation** manual – this is the industry standard.
 - Daily trips: 1,820
 - AM peak hour trips: 108 (26 in, 82 out)
 - PM peak hour trips: 138 (87 in, 51 out)

Daily Traffic – Before and After



Traffic Control

- A traffic signal is **not warranted**, even with added traffic from development
 - Future traffic growth from other development in the area could change this, but this would require significant growth, and is beyond the scope of this analysis
 - Signals are **typically** warranted when major roadway volumes are between 8,000 and 10,000 ADT and minor roadway volumes are between 4,500 and 6,000 ADT. **Note that this is based on generalized traffic data.**
- Traffic control warrants are based on guidance in the Minnesota Manual on Traffic Control Devices (MUTCD)
- Maintaining existing side street stop control (northbound/southbound) is recommended and will provide acceptable traffic operations

Level of Service (LOS)

Background

- Level of service (LOS) is the standard way to describe traffic delays
- LOS is presented in letter grades between LOS A (good) LOS F (bad)
 - LOS D and better is typically considered acceptable in Mankato and Minnesota in general
- For two-way stop controlled intersections, the stop-controlled approach with the worst delays is used to identify level of service
- Delay to LOS thresholds are shown below
 - Example: If a stop-controlled approach experiences 14 seconds of delay, that would be LOS B. If it experienced 22 seconds of delay it would be LOS C

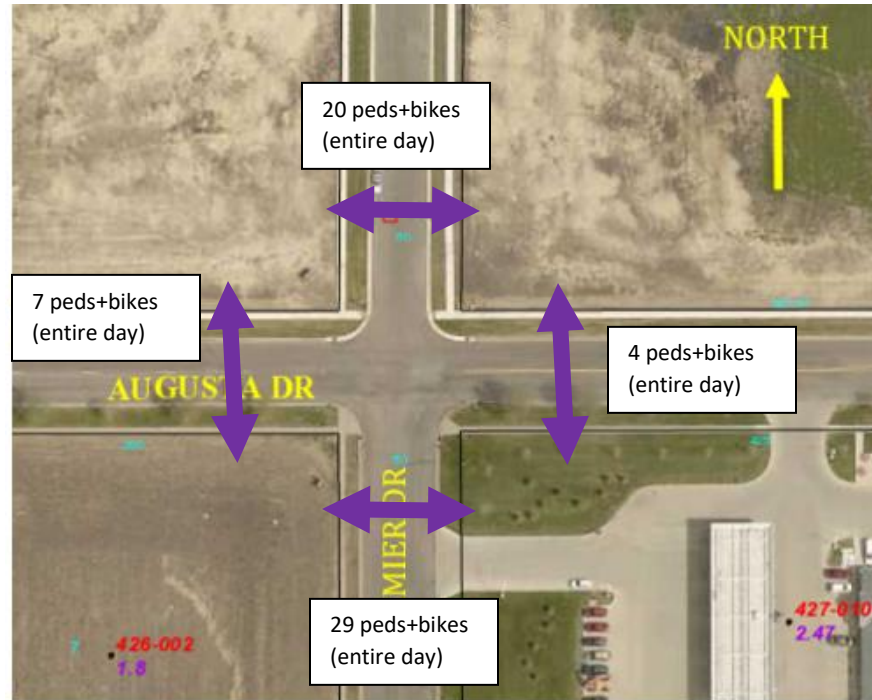
LOS	Control Delay (seconds)	
	Signals	Stop Control
A	Less than 10	Less than 10
B	10 to 20	10 to 15
C	20 to 35	15 to 25
D	35 to 55	25 to 35
E	55 to 80	35 to 50
F	80 or more	50 or more

Analysis Results

- Existing
 - LOS B on northbound and southbound approaches in AM and PM peak hours
- With Development
 - LOS B on northbound and southbound approaches in AM peak hour
 - LOS C on southbound approach in PM peak hour, but this is only an extra 3.5 seconds of delay experienced by each vehicle (still well within acceptable limits)
 - LOS B on northbound approach in PM peak hour
- **General conclusion**
 - **Traffic operations remain well within acceptable limits with new development**

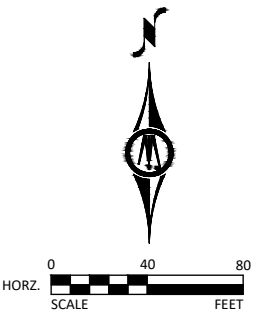
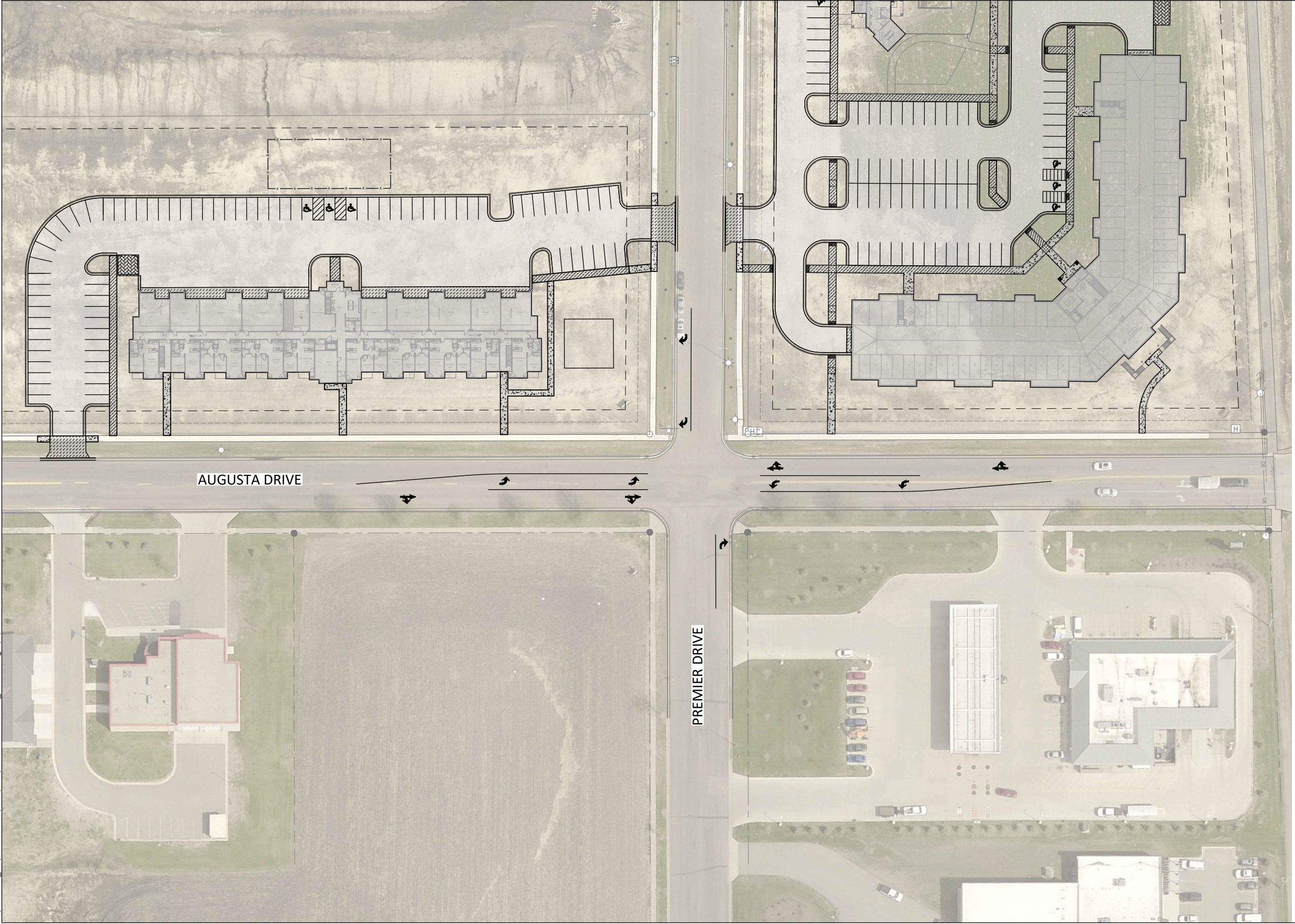
Existing Pedestrian/Bike Volumes

- Existing pedestrian and bike activity is low (and this data was collected in June, when conditions are good)
- Data below shows average ped+bike crossings, using the average of two days of June data



Potential for Adding Turn Lanes

- Eastbound and westbound left turn lanes can be considered to reduce crash potential caused by vehicles stopped waiting to turn, and can also provide some traffic flow benefits
- Northbound and southbound right turn lanes can be considered for minor traffic flow benefits since these would allow right turns their own space. Right turns have the fewest traffic conflicts and can proceed with the least delays, and it can be frustrating when you are turning right and are stuck behind a left turning or through moving vehicle that has more conflicts to evaluated
- It appears that turn lanes can be added with simple striping since roads are wide enough





AGENDA RECOMMENDATION

Public Hearings 7. C.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Resolution approving the vacation of a 10-foot easement located between Lots 1 and 2 and 2 and 3, Block 1, St. Andrews Commercial Centre. The subject property is described as Lots 1, 2, and 3, Block 1, St. Andrews Commercial Centre (301 St. Andrew's Drive); by request of Joe Frederick Sr. of Big Joe, LLC.

Recommendation/Action(s):

At the July 27, 2022, meeting, the Planning Commission recommended adoption of the resolution approving the vacation.

Summary:

Big Joe LLC, is requesting the vacation of two utility easements described as, the 10.00 foot wide utility easement located between Lots 1 and 2, Block 1, St. Andrews Commercial Centre, EXCEPTING therefrom the northerly 5.00 feet and the southerly 10.00 feet of said Lots 1 and 2 and, the 10.00 foot wide utility easement located between Lots 2 and 3, Block 1, St. Andrews Commercial Centre, EXCEPTING therefrom the northerly 5.00 feet and the southerly 10.00 feet of said Lots 2 and 3.

The applicant owns the three contiguous parcels. In anticipation of doing a simple lot split on the parcels, the applicant is requesting to vacate the utility easements so there are not easements left-over from the platting process. The applicant does not have a specific time for when the lot will be split or what dimensions the lots will have after splitting.

The design standards of the Mankato City Code require utility easements centered on interior property lines. A recommendation for approval cannot be made that would allow non-compliance with the design standards. If the lot is split, new utility easements shall be dedicated in accordance with the subdivision design standards.

Attachments

Resolution approving Vacation

General Location Map

Easement Vacation Exhibit

Easement Petition

**RESOLUTION VACATING CERTAIN UTILITY EASEMENT
IN ST. ANDREWS COMMERCIAL CENTRE**

WHEREAS, BIG JOE LLC, owner of the following described property to wit:

Lots 1, 2, and 3 Block 1, St. Andrews Commercial Centre

has petitioned that the following described utility easements be vacated and discontinued:

The 10.00 foot wide utility easement located between Lots 1 and 2, Block 1, St. Andrews Commercial Centre, EXCEPTING therefrom the northerly 5.00 feet and the southerly 10.00 feet of said Lots 1 and 2. and, the 10.00 foot wide utility easement located between Lots 2 and 3, Block 1, St. Andrews Commercial Centre, EXCEPTING therefrom the northerly 5.00 feet and the southerly 10.00 feet of said Lots 2 and 3

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 65-22), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission on the 27th day of July, 2022 adopted a recommendation that the vacation request of the utility easements be granted with conditions; and

WHEREAS, the City Council finds the subject easements are no longer needed for public or private utilities:

1. The owner of the property has petitioned to vacate two easements as they are no longer needed for public utility purposes.
2. The owner has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies that no utilities are present within the easement.
3. The property does not conform to the design standards found in Mankato City Code Section 11.05 subd. 4.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Mankato that the request for vacation of the utility easements be granted subject to the following conditions:

1. Upon the lot being split, new 10-foot utility easements shall be dedicated in accordance with the subdivision design standards.
2. The vacation should be recorded in conjunction with a future subdivision of property.

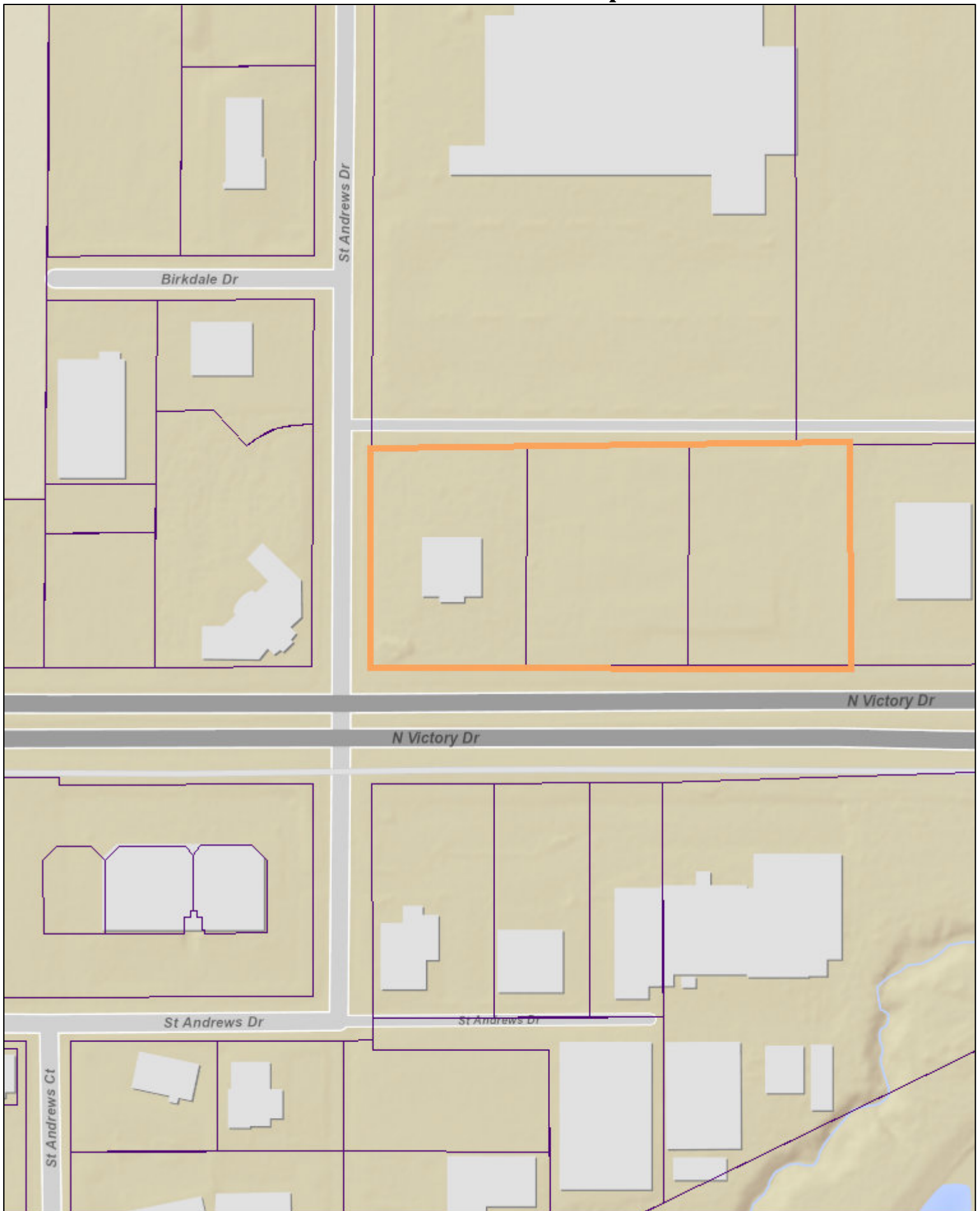
This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

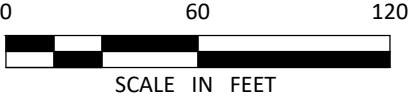
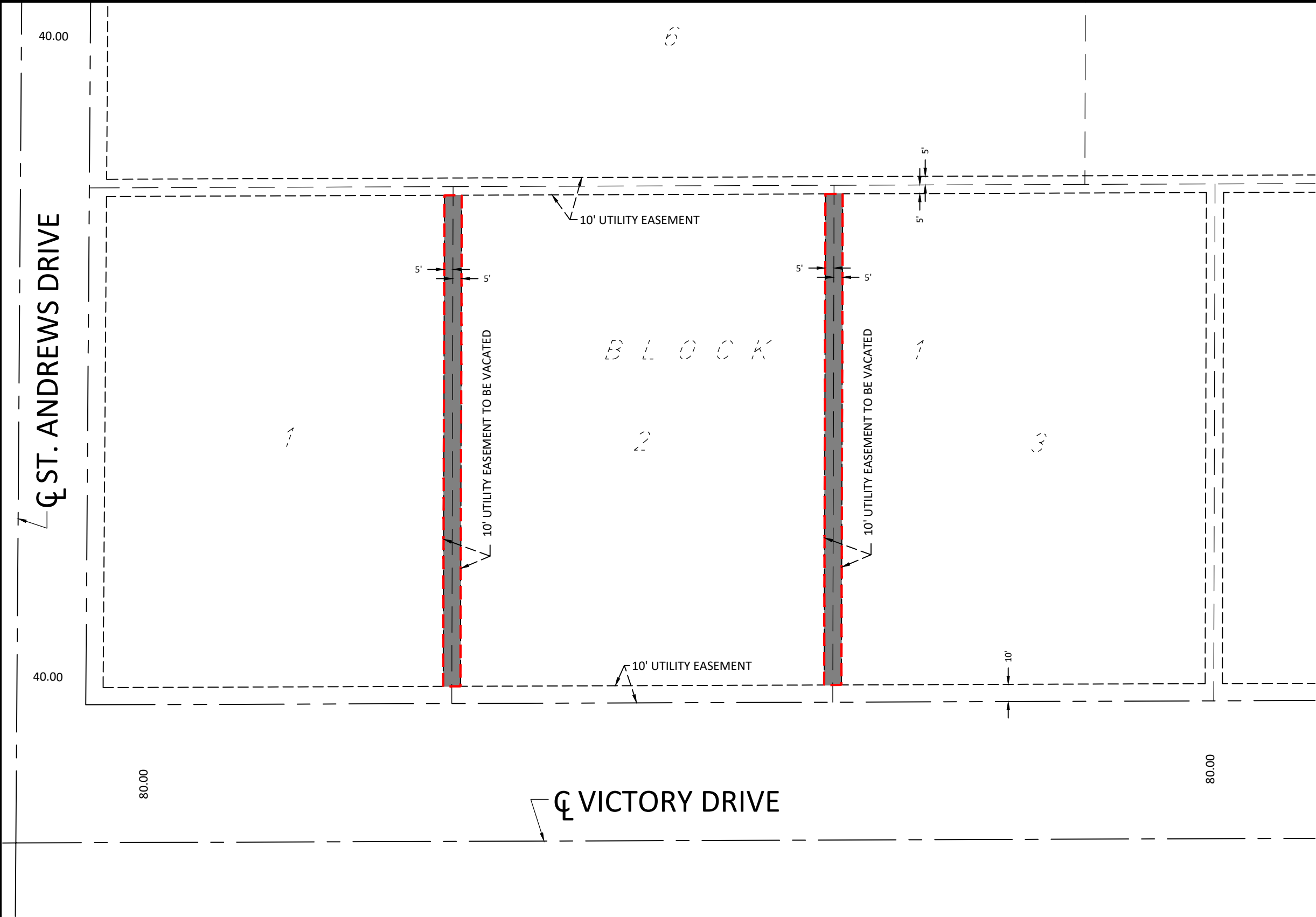
General Location Map



Date: July 2022

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Easement Vacation

The 10.00 foot wide utility easement located between Lots 1 and 2, Block 1, St. Andrews Commercial Centre, EXCEPTING therefrom the northerly 5.00 feet and the southerly 10.00 feet of said Lots 1 and 2.

The 10.00 foot wide utility easement located between Lots 2 and 3, Block 1, St. Andrews Commercial Centre, EXCEPTING therefrom the northerly 5.00 feet and the southerly 10.00 feet of said Lots 2 and 3.

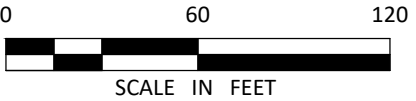
SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

06/27/2022
Date

EASEMENT VACATION DRAWING MANKATO, MINNESOTA		LOTS 1, 2, & 3, BLOCK 1, ST. ANDREWS COMMERCIAL CENTRE
 BOLTON & MENK	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	
		FOR: BIG JOE, LLC



Easement Vacation

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The 10.00 foot wide utility easement located between Lots 2 and 3, Block 1, St. Andrews Commercial Centre, EXCEPTING therefrom the northerly 5.00 feet and the southerly 10.00 feet of said Lots 2 and 3.

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

06/27/2022
Date



EASEMENT VACATION DRAWING
MANKATO, MINNESOTA

**BOLTON
& MENK**

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

LOTS 1, 2, & 3, BLOCK 1,
ST. ANDREWS COMMERCIAL CENTRE

FOR: BIG JOE, LLC



**PETITION TO VACATE UNDER SECTION 10.04,
CHAPTER 10 OF THE CITY CHARTER**

**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:**

The undersigned property owner/owners respectfully represent:

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Lots 1, 2, & 3, Block 1, St. Andrews Commercial Centre, according to the plat thereof on file and of record with Blue Earth County Recorder.

The petitioner is interested in having vacation of any interest the City may or may not have in the following described ~~right-of-way~~, to wit:

^{easement}
The 10.00 foot wide utility easement located between Lots 1 and 2, Block 1, St. Andrews Commercial Centre, EXCEPTING therefrom the northerly 5.00 feet and the southerly 10.00 feet of said Lots 1 and 2.

The 10.00 foot wide utility easement located between Lots 2 and 3, Block 1, St. Andrews Commercial Centre, EXCEPTING therefrom the northerly 5.00 feet and the southerly 10.00 feet of said Lots 2 and 3.

That the above-described portion of this ^{easement} ~~street or alley~~ is not necessary for ^{utilities} ~~traffic circulation~~ and, therefore, the vacation of the described portion of said ~~street or alley~~ ^{easement} would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 28th day of June, 2022.

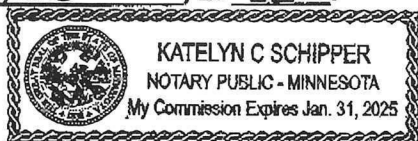
[Signature]
Petitioner

516 Cardinal Pl Mankato, MN. 56001
Mailing Address

507-317-6280
Phone

Joseph f sr@gmail.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 28 day of June, 2022.



[Signature]
Notary Public



AGENDA RECOMMENDATION

City Manager's Report 8. A.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Resolution considering bids for project 20170; Tourtellotte Pool/Bathhouse.

Recommendation/Action(s):

Adoption of the attached resolutoin

Summary:

On [June 13, 2022](#), the Council adopted a resolution receiving the final design and ordering an advertisement for bids for project 20170, Tourtellotte Pool/Bathhouse. Bidding documents and advertisement for bids were available on June 20 and bids received on July 15, 2022.

Five complete bids were received that conformed to the bidding requirements. The bids are summarized below and include the alternates (slide and lift):

Company Name	City, State	Bid Amount	
Ebert Construction	Corcoran, MN	\$8,435,280.00	
Tri-State General Contracting	Jackson, MN	\$8,483,951.00	
Robert W. Carlstrom Co. Inc.	Mankato, MN	\$8,599,798.00	
Brennan Construction	Mankato, MN	\$9,100,100.00	
Knutson Construction Services	Rochester, MN	\$9,212,160.00	

The engineer's estimate for the project, including alternate (water slide and lift) was \$6,390,800.00. The lowest bid (Ebert Construction) was \$2,044,480 over the estimate or 32%.

As available funding and sales tax capacity is a critical factor for this project and other sales tax projects, staff recommends rejecting the bids and rebidding the project with some adjustments to the project specifications and timeframe. A bid alternate is recommended for the equipment building using concrete blocks instead of poured concrete. Another possible specification change is for the ceiling finishes utilizing a panelized system. Staff also recommends extending the completion date from the fall of 2023 to the Spring of 2024 (May 24, 2024). This would still allow the pool to open as originally expected for the 2024 season and would provide some schedule flexibility for contractors. The bidding documents require the contractor to test and operate the pool and building systems equipment prior to turning the project over to the city.

Rebidding does come with the risk that bids may come in higher. However, considering the existing bids received compared to the estimate, there is still time to adjust the scope of the project, rebid, and the pool could still be ready for the 2024 season as originally contemplated. Staff recommends rejecting the bids and proceeding with the rebidding process.

Provided the bids are rejected and the project rebid, the timeline is below:

August 8, 2022	Council rejects bids and orders rebidding
August 15, 22, 29, 2022	Advertisement for bids in the Free Press & bid documents posted
August 31, 2022	Prebid Meeting – Tourtellotte Park
September 13, 2022	Receive bids
September 26, 2022	Council action to award contract
September 27, 2022	Issue Notice of Award
October 3, 2022	Execute contract & issue Notice to Proceed
October 10, 2022	Preconstruction meeting
October 11, 2022	Commence construction
May 24, 2024	Completion

Attachments

Resolution

**RESOLUTION REJECTING BID ON
IMPROVEMENT NUMBER 20170**

WHEREAS, pursuant to an advertisement for bids for Improvement Number 20170, the improvement of the improvement of Tourtellotte Pool and Bathhouse by installation of new pool equipment, pool house rehabilitation and other necessary improvements bids were received, opened, and tabulated according to the law, and the following bids were received complying with the advertisement:.

Company Name	City, State	Bid Amount
Ebert Construction	Corcoran, MN	\$8,435,280.00
Tri-State General Contracting	Jackson, MN	\$8,483,951.00
Robert W. Carlstrom Co. Inc.	Mankato, MN	\$8,599,798.00
Brennan Construction	Mankato, MN	\$9,100,100.00
Knutson Construction Services	Rochester, MN	\$9,212,160.00

AND WHEREAS, it appears that Ebert Construction of Corcoran, MN is the lowest responsible bidder,

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

1. That all bids received for Improvement Number 20170, the improvement of the improvement of Tourtellotte Pool and Bathhouse by installation of new pool equipment, pool house rehabilitation and other necessary improvements are rejected.
2. Plans and bid specifications shall be revised and the project re-advertised or completed by day labor as soon as practicable.

This resolution shall become effective upon its adoption.

Passed this 8th day of August, 2022

Najwa Massad
Mayor

ATTEST:_____
Renae Kopischke
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

8. B.

Meeting Date: 08/08/2022

Agenda Item:

Resolution adopting Mankato Land Acknowledgement and Mankato Land Acknowledgment Guide.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Land acknowledgements are generally a starting point for recognizing and supporting Indigenous communities. The City of Mankato is long past that starting point and has woven equity and diversity throughout its Strategic Plan. The collaborative work done thus far shows the commitment by the city to the ongoing partnership and collaboration with tribal communities, moving in a spirit of reconciliation; and advocating and promoting practices that honor Indigenous roots, history and contributions. The groundwork has already been laid and actions taken.

Over the last 40+ years, the Dakota Peoples, City of Mankato, and community members have made great strides toward healing, reconciliation efforts and partnerships, which include Reconciliation Park, Adoption of Indigenous Peoples Day, the Annual Mahkato Wacipi Pow Wow in Land of Memories Park honoring the 38+2 Dakota and the Dakota Wokiksuye Memorial Ride and Memorial Relay Run.

The Mankato Land Acknowledgement:

- Recognizes and acknowledges we are located on Indigenous land.
- Shows respect and acknowledges the Dakota Peoples' past, present and future and the importance of their continuing presence.
- Helps further reconciliation efforts.
- Educates ourselves and others and encourages the support of the local Indigenous community.

The Mankato Land Acknowledgement Guide:

- Provides information about healing and reconciliation efforts between Mankato, the

Dakota and other Indigenous Peoples.

- Defines and explains what a land acknowledgement is.
- Shares the Mankato Land Acknowledgement.
- Explains when to use the Mankato Land Acknowledgement Statement.
- Provides pronunciations and definitions of Dakota terms.
- Includes a list of resources.

Because land acknowledgements are generally a starting point for recognizing and supporting Indigenous communities. It's important to continue authentic relationships with Indigenous people and to take informed, ongoing action. Other community members, businesses and groups are encouraged to use Mankato's Land Acknowledgement Statement.

Attachments

Resolution

Mankato Land Acknowledgement

Land Acknowledgement Guide

RESOLUTION ADOPTING THE MANKATO LAND ACKNOWLEDGEMENT AND GUIDE

WHEREAS, the City of Mankato is built upon Mni Sota Makoce the traditional homeland of the Dakota Nation and other Indigenous Peoples. The land holds significance as a cultural and spiritual place for the Dakota Peoples and connects to their vibrant cultures, traditions, and ways of life; and,

WHEREAS, this land was forcibly taken by the U.S. government and deliberate actions of generations that before suppressed Indigenous Peoples cultural and spiritual heritage. We also recognize the displacement and exile of the Dakota Peoples and the execution of 38+2 Dakota men; and,

WHEREAS, over the last 40+ years, the work of Indigenous and non-Indigenous People have made great strides toward healing, reconciliation efforts and partnerships, which include Reconciliation Park, Adoption of Indigenous Peoples Day, the Annual Mahkato Wacipi Pow Wow in Land of Memories Park honoring the 38+2 Dakota and the Dakota Wokiksuye Memorial Ride and Memorial Relay Run; and,

WHEREAS, the City of Mankato is committed to continuing authentic relationships with Indigenous Peoples and taking informed, ongoing action and will build the land acknowledgement into its work and organizational culture.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that the City Council adopts the Mankato Land Acknowledgement and Mankato Land Acknowledgement Guide and encourages other community members, businesses, and groups to use Mankato's Land Acknowledgement Statement.

This resolution shall become effective upon its passage and without further publication. Dated this 8th day of August 2022.

Mayor Najwa Massad

ATTEST:

Renae Kopischke, City Clerk, MMC



City of Mankato Land Acknowledgement

We acknowledge that we live and thrive in Mahkato (mah-KAH-toh), the traditional homeland of the Dakota (dah-KO-tah) Nation and other Indigenous Peoples. The land we are on holds significance as a cultural and spiritual place for the Dakota Peoples and connects to their vibrant cultures, traditions and ways of life.

We recognize this land was forcibly taken by the U.S. government and acknowledge the deliberate actions of generations that came before us to suppress Indigenous Peoples cultural and spiritual heritage. We also recognize the displacement and exile of the Dakota Peoples and the execution of 38+2 Dakota men.

We honor and respect the ongoing work of Indigenous and non-Indigenous People towards reconciliation efforts in Mahkato, especially Dakota Elder Amos Owen and Mahkato residents Bud Lawrence and Jim Buckley Sr.

We remain committed to moving in a spirit of reconciliation and accountability by offering this land acknowledgement and continuing to:

- Partner, collaborate and maintain relationships with Indigenous communities.
- Embrace Indigenous Peoples past, present and future contributions.
- Provide space for traditional and contemporary cultural activities.
- Review policies that impact Indigenous Peoples.

This land acknowledgement will serve as a living document to be reviewed and updated.

DRAFT

MANKATO LAND ACKNOWLEDGEMENT STATEMENT



*Native American dancer at the Mahkato Wacipi Powwow in Land of Memories Park, 300 Amos Owen Lane.
Photo by David Clobes.*

HEALING AND RECONCILIATION EFFORTS

Over the last 40+ years, the Dakota Peoples, City of Mankato and community members have made great strides toward healing, reconciliation efforts and partnerships, which include:

Adoption of Indigenous Peoples Day

The Mankato City Council adopted a resolution recognizing the second Monday of October as Indigenous Peoples Day in the City of Mankato, taking another step on the path of reconciliation between the Indigenous Dakota Nation and Mankato community members.

Annual Mahkato Wacipi Powwow in Land of Memories Park honoring the 38+2 Dakota

Since 1972 the City has partnered with the Mdewakanton Association to provide space, facilities and camping sites for the annual Mahkato Wacipi Powwow (dance). In 1980, the City designated a park site named by the Dakota people as "Dakota Wokiksuye Makoce Park" (Land of Memories Park) for the Mahkato (earth blue) Wacipi.

Within the park is also a permanent steel arbor painted yellow, red, black and white, colors that hold specific significance for the Dakota community. To further highlight the importance of the Powwow, the Mankato Silo Art features a child dancing at the Powwow. This site is seen by the Dakota as an area where many ceremonies and gatherings took place prior to the 1862 U.S.-Dakota Conflict.



Native American dancer at the Mahkato Wacipi Powwow in Land of Memories Park. Photo by David Clobes.

Dakota Wokiksuye Memorial Ride and Memorial Relay Run

The annual Dakota Wokiksuye Memorial Ride from South Dakota to Mankato and Memorial Relay Run between Fort Snelling and Mankato both begin in early December. They end at Reconciliation Park, 100 North Riverfront Drive, each December 26. These events serve as a message of remembrance, healing and understanding.

Reconciliation Park

Dedicated in 1997, the park includes a limestone buffalo, which symbolizes the spiritual survival of the Dakota People and honors their heritage.

In 2012, a 10-foot-by-four-foot scroll listing the names of the 38+2 Dakota men executed in 1862 was dedicated in the park. In the future, a moccasin sculpture will be installed in the park upon its completion.



Reconciliation Park, 100 North Riverfront Drive.

WHAT IS A LAND ACKNOWLEDGEMENT?

According to the Native American Council, "A land acknowledgment is a formal statement that recognizes and respects Indigenous Peoples as traditional stewards of this land and the enduring relationship that exists between Indigenous People and their traditional territories."

Land acknowledgements are generally a starting point to recognize and support Indigenous communities. The City of Mankato is long past that starting point and has woven equity and diversity throughout its Strategic Plan. The collaborative work done thus far shows the commitment by the City to the ongoing partnership and collaboration with tribal communities, moving in a spirit of reconciliation; and advocating and promoting practices that honor Indigenous roots, history and contributions. The groundwork has already been laid and actions taken. The land acknowledgement furthers these efforts.

The U.S. Department of Arts and Culture notes that acknowledgment by itself is a small gesture. It becomes meaningful when coupled with authentic relationship and informed action. But this beginning can be an opening to greater public consciousness of Native sovereignty and cultural rights, a step toward equitable relationship and reconciliation.

MANKATO LAND ACKNOWLEDGEMENT

We acknowledge that we live and thrive in Mahkato (mah-KAH-toh), the traditional homeland of the Dakota (dah-KO-tah) Nation and other Indigenous Peoples. The land we are on holds significance as a cultural and spiritual place for the Dakota Peoples and connects to their vibrant cultures, traditions and ways of life.

We recognize this land was forcibly taken by the U.S. government and acknowledge the deliberate actions of generations that came before us to suppress Indigenous Peoples cultural and spiritual heritage. We also recognize the displacement and exile of the Dakota Peoples and the execution of 38+2 Dakota men.

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We remain committed to moving in a spirit of reconciliation and accountability by offering this land acknowledgement and continuing to:

- Partner, collaborate and maintain relationships with Indigenous communities.
- Embrace Indigenous Peoples past, present and future contributions.
- Provide space for traditional and contemporary cultural activities.
- Review policies that impact Indigenous Peoples.

This land acknowledgement will serve as a living document to be reviewed and updated.

WHEN TO USE THE LAND ACKNOWLEDGEMENT STATEMENT

Land acknowledgements are often given generally before a public meeting, events, celebrations and activities as a way to welcome attendees and recognize the history of the land where the event is occurring. Land acknowledgements may also be used in print and online materials.

The City of Mankato will seek opportunities to display and read the land acknowledgement so that the public has an opportunity to see and hear the statement. The land acknowledgement will be read at annual public City meetings and at other times when a reading is warranted, such as part of an agenda topic. Mankato's Land Acknowledgement Statement is encouraged to be used by the community, businesses and other groups.

PRONUNCIATION AND DEFINITIONS

Dakota (dah-KO-tah)

Ally or friend

Mahkato (mah - kah - toh)

Earth blue

Mní Sota Makoce (mnee shoh-dah mah-koh-chay)

Land where the waters reflect the skies

Wacipi (wah-CHEE-pee)

Powwow, a traditional Native American celebration

Wokiksuye (woh - kee - ksue - yea)

Remembrance



At Mahkato Wacipi Powwow in Land of Memories Park. Photo by David Clobes.

CREATED BY:

- David Brave Heart, Oglala Lakota and Hunkpati Dakota, Pine Ridge Reservation South Dakota
- Sara Brave Heart, Ally
- Megan Heutmaker, Dakota
- Megan Schnitker, Sicangu Lakota, Rosebud Sioux Tribe South Dakota
- Scot Zellmer, Ally
- Susan Arntz, City staff
- Edell Fiedler, City staff
- Mark Konz, City staff
- Paul Vogel, City staff

ADOPTED BY:

- Name
- Name
- Name
- Name
- Name
- Name
- Name

RESOURCES TO LEARN MORE

- Bde Maka Ska
- Blue Earth County Historical Society
- Lower Sioux Indian Community
- Minnesota Historical Society
- Minnesota Humanities Center
 - Bdote Memory Map
 - Why Treaties Matter
- Prairie Island Indian Community
- Native American Council
- Native Governance Center
- Shakopee Mdewakanton Sioux Community
- Upper Sioux Community
- U.S. Department of Arts and Culture
- Why Treaties Matter



AGENDA RECOMMENDATION

City Manager's Report 8. C.

City Council Regular Meeting

Meeting Date: 08/08/2022

Agenda Item:

Possible interest in acquisition of City-owned land - Poplar Street.

Recommendation/Action(s):

City Manager report and comment.

Summary:

The property south of the intersection of Sibley Parkway and Poplar Street has been owned by the city since the mid 1990's when a large portion was acquired from Brad Reeves as part of an economic development project for the acquisition of another building in the area by the seller (July 14, 1997 Council action). It was expected that the property could be used in the future as part of the Patterson Redevelopment Project (Sibley Parkway). In the interim, the property has been used for seasonal storage as part of the city's snow removal operations from the City Center. Public Works has also used the property for staging during seal coating and other street maintenance activities. At this time, the property is not listed for sale.

Recently, a nonprofit expressed interest in the property for development of a facility and asked about pricing. In light of the recent request for proposals process associated with 1315 Stadium Road, which similarly was not listed for sale, it is staff's assumption that a request for proposals process would be the preferred option if the Council is interested in disposition. However, in this case, consideration of the goals for the Patterson Redevelopment District (Sibley Parkway) would be a factor in the request for proposals.

Several considerations for the property include:

1. The city has not conducted any environmental investigation of the property and, considering the location, it is likely that some brownfield conditions may exist, including substandard soil conditions.
2. There are most likely title issues to resolve with the property as it is a collection of purchased property, vacated railroad right-of-way, and unimproved right-of-way.

3. The property is zoned M-1. Land use and zoning considerations have not been pursued as the property was not previously targeted for disposition.
4. If the property were sold, an alternate site for snow storage would need to be identified. The only other site available is part of a remaining lot in Sakatah Industrial Park (west side of the BMX property). The property is used for overflow storage when the Poplar Street site is full. Hauling costs are considerable considering current fuel prices.
5. All of the property is not available for development. Approximately the northern .5 acres is reserved for a future street project associated with the eventual replacement of the Mound Avenue Trestle. When that project occurs, the grade of Poplar Street will be lowered to accommodate clearance under the trestle to provide emergency access. The project would involve significant grading that would utilize part of the property.
6. The property was held by the city with the expectation that it could be part of a larger redevelopment project, possibly in connection with the building to the east. When that building was recently acquired, staff informed the purchaser of the long term goals for the area and while the current use of the building conforms to current zoning standards, the goals of the Patterson Redevelopment Area contemplated transition to possibly retail, housing, or office use.

Staff is seeking direction from the Council regarding the inquiry. Options may include an RFP process or declining to consider property disposition at this time due to other factors as summarized above.

Attachments

General Location Map

Future Roadway Improvement

City of Mankato

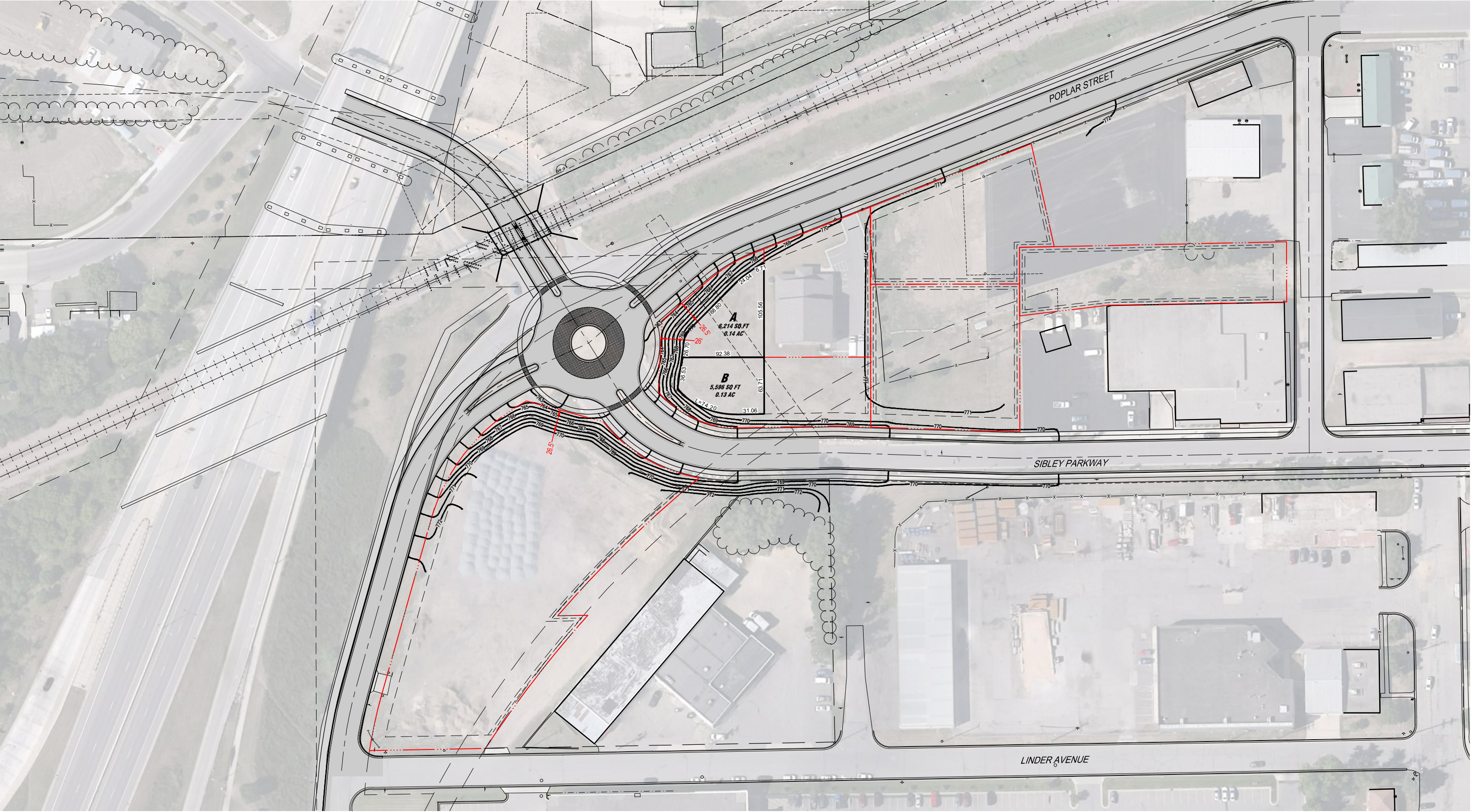


Date: July 2022

Author:

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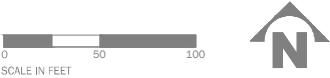
ROUNABOUT GRADING EXHIBIT



Architecture + Engineering + Environmental + Planning

CAD FILE NAME 10314 ROUNABOUTGRADING

SIBLEY PARKWAY & POPLAR STREET INTERSECTION
MANKATO, MINNESOTA - 05/18/21
ISG PROJECT NO. 07-10314



ISGInc.com



AGENDA RECOMMENDATION

City Council Regular Meeting

8. D.

Meeting Date: 08/08/2022

Agenda Item:

Set August 22, 2022, as the date of public hearing on an Ordinance establishing a prohibition on the possession, use and distribution of edible cannabinoid products by underage persons in public places located in the City of Mankato.

Recommendation/Action(s):

Set August 22, 2022, as date of public hearing.

Summary:

On July 1, 2022, “edibles” containing small amounts of **hemp-derived THC** became legal in Minnesota. Under the law, Minnesotans, age 21 and older, can buy food and beverages that contain up to 5 milligrams of THC per serving, with a limit of 50 milligrams per package. The law does not prohibit the possession of these edibles by minors (those under 18). As such, we desire to create a narrow scope ordinance adding a section to the City Code that allows our Public Safety staff to remove “edibles” from the possession of minors if they are found. We intend to hold them in safekeeping and will notify the guardians of the minors and will return them to them.

Staff is recommending calling for a public hearing on the attached draft ordinance for August 22, 2022 at 6:00 p.m.

Attachments

Draft Ordinance

ORDINANCE CREATING MANKATO CITY CODE SECTION 9.20 ESTABLISHING A PROHIBITION ON THE POSSESSION, USE AND DISTRIBUTION OF EDIBLE CANNABINOID PRODUCTS BY UNDERAGE PERSONS IN PUBLIC PLACES LOCATED IN THE CITY OF MANKATO

WHEREAS, Possession or distribution of edible cannabinoid products by persons under the age of 18 years may be harmful to those persons or to other underage persons in receipt of those products and constitutes a potential threat to public health from injuries related to or resulting from consumption, including impairment from consumption or related traffic collisions; and

WHEREAS, consumption of edible cannabinoid products could have drastic effects on those who use it as well as those who are affected by the actions of an irresponsible user; and

WHEREAS, State law regarding edible cannabinoid products places restrictions on the labeling and packaging of product containing nonintoxicating cannabinoids, prohibits the sale of these cannabinoids to persons under the age of 21, and regulates the allowable amount of tetrahydrocannabinol in the product; and

WHEREAS, State law does not, however, address either the use of edible cannabinoid products by any person nor the amount of edible cannabinoid products any person consumes, regardless of their age; and

WHEREAS, State law also does not address the sharing or distribution of edible cannabinoid products by any person with others, regardless of their age; thus, as a result, the amount of edible cannabinoid products a person consumes is within that person's discretion; and

WHEREAS, as a result, possession or distribution of edible cannabinoid products occurring on public property by persons under the age of 18 should be prevented as much as possible; and

WHEREAS, a deterrent effect will be established by holding a person under the age of 18 years criminally responsible for possessing or distributing edible cannabinoid products on public property.

NOW THEREFORE BE IT ORDAINED by the City Council for the City of Mankato that Mankato City Code Section 9.20 be and hereby is established as follows:

Sec. 9.20. Edible Cannabinoids and Underage Persons.

Subd. 1. Purpose. The purpose of this section is to discourage and reduce underage possession and distribution of edible cannabinoid products on public property and provide the City authority to address such underage possession, consumption, or distribution on public property.

Subd. 2. Definitions. For purposes of this section, the following terms have the meanings given:

A. "Cannabinoid Product" means products derived from Cannabinoids which are a group of substances found in the Cannabis plant, the most common of which include tetrahydrocannabinol (THC).

B. "Custodian" means any person who is under a legal obligation to provide care and support for an underage person.

C. "Distribute" means to sell or furnish, regardless of whether consideration is given in return.

D. "Edible Cannabinoid Product" means any product that is intended to be either eaten, or consumed as a beverage, by humans, and which contains a cannabinoid product in combination with other consumable ingredients.

E. "Family members" means spouses, former spouses, parents and children, persons related by blood, and persons who are presently residing together or who have resided together in the past, and persons who have a child in common regardless of whether they have been married or have lived together at any time.

F. "Parent" means a person having the following relationship to an underage person:

1. a natural parent, adoptive parent, or step-parent;
2. a legal guardian; or
3. a person to whom legal custody has been given by order of a court.

G. "Person" means an individual, partnership, co-partnership, corporation, or an association of one or more individuals. "Person" does not include a city, county, or state agency.

H. "Public Property" and "public place" means any place subject to the primary control of any public agency, including but not limited to any park, street, public way, cemetery, schoolyard, or open space adjacent thereto and any lake or stream.

I. "Underage person" means an individual under 18 years of age.

Subd. 3. Prohibited Acts.

A. It is unlawful for an underage person to possess or consume an edible cannabinoid product on public property or distribute an edible cannabinoid product to another underaged person on public property. This subdivision 2(1) does not apply to the conduct of an underage person that is physically accompanied by his, her, or their custodian or parent or an adult authorized by the custodian or parent. If contacted, the custodian or parent should be able to say specifically who they authorized their child to be with.

B. It is unlawful for any person to distribute an edible cannabinoid product, by any manner or means and in any form, to any underage person who is not a family member or who is not physically accompanied by a parent, custodian or adult authorized by the parent or custodian.

C. Penalty. Violation of any provisions of this subdivision shall be a petty misdemeanor punishable under Minn. Stat. 609.03.

D. Severability. If any portion of this subdivision is held invalid, the remaining provisions shall be considered severable and shall be given effect to the maximum extent possible.

Subd. 4. Exceptions.

A. This section shall not be interpreted to prohibit a bona fide, legally protected religious observance.

This Ordinance shall, in accordance with the provisions of Section 2.14 and 5.06 of the Mankato City Charter, become effective thirty (30) days after publication of notice of its adoption.

Adopted this _____ day of _____, 2022.

Najwa Massad, Mayor

Attest: _____
Renae Kopischke, City Clerk, MMC



AGENDA RECOMMENDATION

City Council Regular Meeting

8. E.

Meeting Date: 08/08/2022

Agenda Item:

Creation of Council Committee to review Request for Proposals for 1315 Stadium Road.

Recommendation/Action(s):

Creation of Council Committee to review Request for Proposals for 1315 Stadium Road.

Summary:

[At the June 27, 2022 Council meeting](#), staff received authorization for the release of the request for proposals (RFP) for the disposition of 1315 Stadium Road. Proposals are due on August 3, after which the proposals will be reviewed. It is requested that up to three Council persons be involved in the review with staff and formulate a recommendation to the full Council for consideration. This is similar to the process when the Council selected the preferred developer for the Lamm Street site. According to the RFP timeline, a recommendation to the Council is anticipated in September/October.



AGENDA RECOMMENDATION

City Council Regular Meeting

9. A.

Meeting Date: 08/08/2022

Agenda Item:

Resolution appointing a Council Member to fill the unexpired term of Mark Frost (current Ward 3).

Recommendation/Action(s):

Resolution appointing a Council Member to fill the unexpired term of Mark Frost (current Ward 3).

Summary:

Council Member Mark Frost resigned from City Council effective July 1, 2022, creating a vacancy in current Ward 3 on the City Council. Mankato City Charter, Section 2.07, Vacancies, Forfeiture of Office, Filling of Vacancies, states that if the unexpired term is for a period of 365 days or less, the Council shall forthwith appoint an eligible person to serve for the remainder of such unexpired term. With this, an advertisement and news release was sent out requesting letters of interest from Ward 3 with a deadline submittal date of July 29, 2022. At the Work Session on August 1, 2022, the Council reviewed and interviewed two candidates; thus, it is recommended that an appointment be made on August 8. The candidate appointed to the seat will hold the office until the 2022 general election, after which the winner of the election will take office as of January 2023.

Attachments

Resolution

**RESOLUTION APPOINTING _____ AS A COUNCIL MEMBER TO
FILL THE UNEXPIRED TERM OF MARK FROST (CURRENT WARD 3)**

WHEREAS, Mark Frost was elected to the office of City Council, Ward 3 for the City of Mankato on November 6, 2018 for a four-year term that began January 1, 2019 and runs through December 31, 2022; and

WHEREAS, the Mankato City Council has received the written resignation of Council Member Mark Frost, effective July 1, 2022; and

WHEREAS, Mankato City Charter, Section 2.07. Vacancies, Forfeiture of Office, Filling of Vacancies, states that if the unexpired term is for a period of 365 days or less, the Council shall forthwith appoint an eligible person to serve for the remainder of such unexpired term; and

WHEREAS, the Council desires to fill the vacated office by City Council appointment until the 2022 general election is held; and

WHEREAS, the Council at its Work Session on August 1, 2022, reviewed the letters of interest submitted and interviewed candidates to fill the vacant seat.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato, Minnesota as that the Council appoints _____ to serve the remainder of the unexpired term of Mark Frost for the term beginning August 22, 2022, through and until the qualification of a successor is elected at the 2022 general election.

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

Dated this 8th day of August 2022.

Najwa Massad
Mayor

Attest: _____
Renaë Kopischke, MMC
City Clerk