



AGENDA

**Mankato City Council
Regular Meeting
November 12, 2024 - 6 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

Roll Call

Pledge of Allegiance

2. **Approval of Agenda**

3. **Approval of Minutes**

Regular Meeting of October 28, 2024

4. **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.

5. **Consent Calendar**

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

- A. Motion approving All Seasons Arena Renovation change orders.
- B. Resolution authorizing an application for a Walmart Store Grant to fund the "Shop With A Hero" event.
- C. Resolution approving Opioid Remediation Grant for Beyond Brink DBA WEcovery to assist in funding a Peer Recovery Specialist position.

- D. Resolution authorizing the City Manager to execute a Mutual Aid Agreement with Blue Earth, Nicollet, and Le Sueur Counties and cities therein.
- E. Resolution approving easement vacations between subject properties located on Power Drive (100 Power Drive); by request of ISG, on behalf of the property owner Rolls-Royce Solutions America, Inc.
- F. Resolution approving the Final Plat of Carlson Addition (1010 Pfau Street); by request of Scott Carlson.
- G. Resolution declaring adequacy of petitions, waiving hearings and adoption of Final Assessments on Capital Improvement Project 11077; 2024 Miscellaneous Assessments.
- H. Set November 25, 2024, as the date of public hearing on an Ordinance establishing registration requirements for the sale of Lower-Level Intoxicating Hemp Products and the sale of Adult Use Cannabis Products; and an Ordinance establishing Special Event Requirements for Temporary Cannabis Events, and an Ordinance amending Chapter 10 Land Use (Zoning).

6. **Public Hearings**

- A. Preliminary assessment hearing on Improvement Project 11084; Victory Drive Intersection and Lighting Improvements.
- B. Resolutions adopting Final Assessments on Capital Improvement Projects:
10893 Germania Park - Phase 3
10988 4th Street
10989 Pfau Street
11074 2024 Resurfacing and Miscellaneous Sidewalks

7. **City Manager's Report**

8. **Reports of City Council Members**

9. **Miscellaneous Business**

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

Regular Council Meeting, November 25, 2024, 6 p.m., Mankato Room (with Work Session to follow)

Public Budget Hearing, December 2, 2024, 6 p.m., Mankato Room

Regular Council Meeting, December 9, 2024, 6 p.m., Mankato Room

10. **Adjournment**



MINUTES

**Mankato City Council
Regular Meeting
October 28, 2024 - 6 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

Roll Call

Members Present: Kevin Mettler, Mike Laven, Dennis Dieken, Michael McLaughlin, Jenn Melby-Kelley, Jessica Hatanpa, and Mayor Najwa Massad.

Staff Present: City Manager Susan Arntz, Administrative Services Director Parker Skophammer, Community Development Director Mark Konz, Economic Development Coordinator Courtney Kramlinger, and City Clerk Renae Kopischke.

Pledge of Allegiance

2. **Approval of Agenda**

Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the agenda as written. The motion carried unanimously.

3. **Approval of Minutes**

Mr. Dieken moved and Mr. McLaughlin seconded a motion to approve the minutes of the Regular Meeting of October 15, 2024 as written. The motion carried unanimously.

Regular Meeting of October 15, 2024

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

Todd Oestreich, 1014 Bitterend Circle, commented on jake breaking issues on South Highway 22 entering Mankato. He indicated that the noise is a problem and mentioned what could be done in an effort to prevent semis from jake breaking. He noted an ordinance that North Mankato has regarding jake breaking and urged the Council to adopt something.

5. **Consent Calendar**

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

Ms. Hatanpa moved and Mr. Dieken seconded a motion to approve the Consent Calendar as written. With all members voting in favor, the motion carried.

- A. Motion approving All Seasons Arena Renovation change orders and design contract amendment.
- B. Motion awarding quote for flood damage repairs on Range Street.
- C. Resolution accepting and authorizing the City Manager to execute Redevelopment Grant Agreement for 101 East Main Street, 121 East Main Street and 118 South 2nd Street (Hotel Mankato).
- D. Resolution authorizing the City Manager to submit Contamination Cleanup Grant application to the Minnesota Department of Employment and Economic Development for 101-121 East Main Street, 118 South 2nd Street (Hotel Mankato LLC).
- E. Resolution authorizing City Manager to submit EPA Brownfield Community-wide Assessment Grant Application.
- F. Resolution approving update to the Transit Procurement Plan.

6. **City Manager's Report**

- A. Mr. Arntz reported that the Strategic Plan is a road map that helps guide city service and initiatives needed by detailing challenges and strategies to address those challenges over the course of the next five years (2025-2029). She indicated that the plan identifies opportunities for strategic focus that will help to drive resource allocation during the budget and capital investment planning process, focus on the work of personnel, and assure that the City's vision to "lead the way as a vibrant, diverse regional community" continues to be reinforced.

Ms. Arntz noted the year-long plus process included over six months of engagement comprised of a strategic planning council retreat, nine community focus groups, 907 online survey responses, two community

town halls, three work sessions, one greater Mankato growth meeting, seven vision action labs, three strategic planning committee meetings, and 23 community review survey responses. She highlighted that the result was six goal areas to focus on over the next five years, along with accompanying outcomes and actions. She stated that the six goal areas include Housing, Economy, Community Safety, Community Connection, Sustainable Infrastructure, and Adaptive Organization.

Ms. Arntz concluded that although the initial plan is complete, there are many “next steps” that will help assure that the strategic plan is realized. She explained that the ways to achieve success on any given goal may change throughout the five-year plan. She commented that the annual budget and capital investment plan will be influenced by the strategic themes and provide an annual opportunity for the Council to catalyze achievement and set operational goals for the coming year. She added that Key Performance Indicators (KPI’s) will be reported on to help track performance towards these goals and staff will be sure to check in with the Council on an ongoing basis to report on results and next steps.

Mr. McLaughlin moved and Mr. Dieken seconded to approve the Resolution adopting the 2025-2029 Strategic Plan. The motion carried unanimously.

- B. Ms. Arntz provided an update on the Blue Earth Nicollet County Humane Society (BENCHS) and some of the operational challenges that have been happening. She noted that the city has continued to partner; however, the contract will end this year. She stated that the city is in the process of improving a space that could be used for a shelter facility as the city had previously done, in the event that the contract does not continue.

7. **Reports of City Council Members**

Ms. Melby-Kelley mentioned the Day of the Dead event that occurred on October 26 on Riverfront Drive, and encouraged those that have not been to the event to check it out next year.

8. **Miscellaneous Business**

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

Work Session, November 4, 2024, 6 p.m, Minnesota River Room

Regular Council Meeting, November 12, 2024, 6 p.m., Mankato Room
(with EDA to follow if needed)

Regular Council Meeting, November 25, 2024, 6 p.m., Mankato Room
(with Work Session to follow)

9. **Adjournment**

There being no further business before the Council, Mr. Laven moved and Ms. Hatanpa seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:30 p.m.

Minutes Approved.

Mayor Massad

ATTEST:

Renae Kopischke
City Clerk



AGENDA RECOMMENDATION

Consent Calendar 5. A.

City Council Regular Meeting

Meeting Date: 11/12/2024

Agenda Item:

Motion approving All Seasons Arena Renovation change orders.

Recommendation/Action(s):

Motion approving change orders.

Summary:

Staff is recommending approval of the following change orders. The All Seasons Arena Board approved these at their October 25th meeting.

Met-Con, Trade Package 1A

Change Order #8, \$8,616.12

CO #8 includes the following:

- Decrease for the tile grout product change from epoxy which is more difficult to work with and repair in the future to a standard grout product
- Increase for installation of a new fire treated wood platform around the skate treadmill. Upon reinstallation, it was found that the existing platform did not meet building code and needed to be constructed out of fire-treated lumber.
- Increase for modification to the north wall of the new west vestibule. The original plan called for leaving the former exterior metal paneling which is in disrepair. A drywall finish would be applied to match the remaining finishes in the space.

Malterer Mechanical, Trade Package 23B

Change Order #5, \$4,900

CO #5 includes the following:

- Increase for the change of material from fabric duct to steel duct and reroute it closer to the east wall in the Dryland Training Room, at the request of Mankato Area Hockey Association

Laketown Electric, Trade Package 26A

Change Order #5, \$414.00

CO #5 includes the following:

- Increase for the replacement of an electrical panel breaker for the skate treadmill, this is a code required item

The above change orders total an increase of \$13,930.12. If approved, the newly adjusted contingency will be decreased to \$92,001.90.

Staff recommends a motion approving the change orders.

Attachments

Met Con CO

Malterer Mech CO

Laketown CO



Change Order
No. 8

Date: October 21st, 2024

Project: All Seasons Arena Renovation	City Project No.: 11075 State Project No.:
Contractor: Met-Con Construction	Date of Contract: 4/16/24

The Contract is modified as follows upon execution of this Change Order:

Description: Change Order 008 – Deduct the price to omit epoxy grout in rooms S-122, S-129, S-212, S-217, S-219 and S-220, install Tec Accucolor Grout in lieu of epoxy, this change is due to health concerns during install and that may come about due to patching or changes later, no warranties effected by this change.

Due to requirements of non combustible wood in the project, provide and install new fire treated wood for platform around the treadmill. This change also includes adjustments to the platform design to better accommodate the skate treadmill.

Provide and install gypsum board and taped finish ready for paint at the west entry vestibule N-121. Conditions of the existing metal panels are not suitable to leave exposed and paint over.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
062	Omit Epoxy Grout from Tiling Scope	1		\$(3,021.85)	\$(3,021.85)
063	Wood platform modifications	1		\$6,983.25	\$6,983.25
064	Laminate metal wall panels on GWB			\$4,654.72	\$4,654.72
TOTAL CHANGE ORDER					\$8,616.12

CHANGE IN CONTRACT PRICE:

	Original Contract Price:	\$	2,986,800.00
Total from previously approved Change Orders:	\$	265,495.02	
Contract Price prior to this Change Order:	\$	3,252,295.02	
Net increase (decrease) of this Change Order:	\$	8,616.12	
	New Contract Price:	\$	3,260,911.14

CHANGE IN CONTRACT TIME:

Original date of substantial completion:	09/12/2025
New change in contract duration from previously approved Change Orders:	0
New date of substantial completion:	09/12/2025

The Contractor shall not make claim of any kind or character whatsoever for any other costs or expenses which he may have incurred or which he may hereinafter incur in performing the work and furnishing the materials required by the agreement. All Change Orders that exceed \$25,000 must be approved by the City Council.

PREPARED

REVIEWED

RECOMMENDED

By: Jared Mueller By: Knutson Construction - CMA By: Facilities Manager (Auth. Signature)
Jared Mueller, Knutson Construction

Date: 09/11/2024 Date: _____ Date: _____

ACCEPTED

APPROVED

APPROVED

By: _____ By: _____ By: _____
Contractor (Auth. Signature) *City Manager (Auth. Signature)* *Owner (Auth. Signature)*

Date: _____ Date: _____ Date: _____

☐ Facilities Manager (original) Contractor ☐ Facilities Supervisor ☐ DSAE (for funding review-if necessary)

COST PROPOSAL

All Seasons Arena Owners Representative

 1251 Monks Avenue
 Mankato, MN 56001

To:	Jim Tatge City of Mankato P.O. Box 3368 10 Civic Center Plaza Mankato, 56002-3368	Knutson PCI #:	CONT-062
		Knutson Job #:	2340015
		Date Submitted:	
From:	Jared Mueller Knutson Construction Rochester 5985 Bandel RD NW Rochester, MN 55901	Status:	Pricing
		Source Type:	
		Reason:	

Description of Proposed Change

Omit Epoxy Grout From Scope

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$-3,021.85

Total Cost Proposal Amount: \$-3,021.85

Days Impact (calendar days):

Please allow the above stated additional calendar days to the project schedule to complete this work scope change. The price quoted and days extension requested are for the direct impact of the requested change. We reserve the right to seek additional compensation and / or time extension for the cumulative effect of changes on the entire project that cannot be foreseen at this time.

Met-Con Construction, Inc.

15760 Acorn Trail
Faribault, MN 55021
Ph : (507)332-2266

Change Request

To: Jared Mueller
Knutson Construction
111 South Secon Street,
Suite 610
Mankato, MN 56001
Ph: 507-280-9788

Date: 10/18/24
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #27

We are pleased to offer the following specifications and pricing to make the following changes:

DEDUCT to change the grout used on the ceramic tile in Rooms S-122, S-129, S-212, S-217, S-219, and S-220, from the specified epoxy grout to Tec Accucolor grout that was submitted to Knutson Construction on 10/8/2024 and approved by the owner on 10/10/2024. This change is due to health concerns caused by epoxy grout from our tile subcontractor. No warranties will be affected by this change.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Tile Work				\$-3,021.85		\$-3,021.85
					Subtotal:	\$-3,021.85
			Sub OH&P			\$0.00
			Self-Perform OH&P			\$0.00
			Performance Bond			\$0.00
					Total:	\$-3,021.85
The schedule is not affected by this change.						
If you have any questions, please contact me at (507)332-2266.						

Submitted by: Bauer, Jennifer
Met-Con Companies-USE V#13417

Approved by: _____
Date: _____

COST PROPOSAL

All Seasons Arena Owners Representative

1251 Monks Avenue
Mankato, MN 56001

To: Jim Tatge
City of Mankato
P.O. Box 3368 10 Civic Center Plaza
Mankato, 56002-3368

Knutson PCI #: CONT-063
Knutson Job #: 2340015
Date Submitted:

From: Jared Mueller
Knutson Construction Rochester
5985 Bandel RD NW
Rochester, MN 55901

Status: Pricing
Source Type:
Reason:

Description of Proposed Change

Wood platform at skate treadmill

Additional Scope of Work Details**COST SUMMARY**

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$6,983.25

Total Cost Proposal Amount: \$6,983.25

Days Impact (calendar days):

Please allow the above stated additional calendar days to the project schedule to complete this work scope change. The price quoted and days extension requested are for the direct impact of the requested change. We reserve the right to seek additional compensation and / or time extension for the cumulative effect of changes on the entire project that cannot be foreseen at this time.

Met-Con Construction, Inc.

15760 Acorn Trail
Faribault, MN 55021
Ph : (507)332-2266

Change Request

To: Jared Mueller
Knutson Construction
111 South Secon Street,
Suite 610
Mankato, MN 56001
Ph: 507-280-9788

Date: 10/18/24
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #28
Source: RFI # 94

We are pleased to offer the following specifications and pricing to make the following changes:
ADD to provide and install a new platform around the reinstalled stake treadmill using fire-treated lumber and plywood per the response to RFI #094 dated 10/2/2024.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Rough Carpentry - 48 Hours	\$4,368.00	\$1,895.00				\$6,263.00
					Subtotal:	\$6,263.00
		Sub OH&P				\$0.00
		Self-Perform OH&P		\$6,263.00	10.00%	\$626.30
		Performance Bond		\$6,263.00	1.50%	\$93.95
					Total:	\$6,983.25
The schedule is not affected by this change.						
If you have any questions, please contact me at (507)332-2266.						

Submitted by: Bauer, Jennifer
Met-Con Companies-USE V#13417

Approved by: _____
Date: _____

COST PROPOSAL

All Seasons Arena Owners Representative

 1251 Monks Avenue
 Mankato, MN 56001

To:	Jim Tatge City of Mankato P.O. Box 3368 10 Civic Center Plaza Mankato, 56002-3368	Knutson PCI #:	CONT-064
		Knutson Job #:	2340015
		Date Submitted:	
From:	Jared Mueller Knutson Construction Rochester 5985 Bandel RD NW Rochester, MN 55901	Status:	Pricing
		Source Type:	
		Reason:	

Description of Proposed Change

laminate metal panels with GWB in vestibule N-121

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$4,654.72

Total Cost Proposal Amount: \$4,654.72

Days Impact (calendar days):

Please allow the above stated additional calendar days to the project schedule to complete this work scope change. The price quoted and days extension requested are for the direct impact of the requested change. We reserve the right to seek additional compensation and / or time extension for the cumulative effect of changes on the entire project that cannot be foreseen at this time.

Met-Con Construction, Inc.

15760 Acorn Trail
Faribault, MN 55021
Ph : (507)332-2266

Change Request

To: Jared Mueller
Knutson Construction
111 South Secon Street,
Suite 610
Mankato, MN 56001
Ph: 507-280-9788

Date: 10/18/24
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #29

Source: Other

We are pleased to offer the following specifications and pricing to make the following changes:

Per discussion with the owner, the existing metals were already in rough shape. The vestibule at the existing metal panels doesn't call for new walls over them.

Please see pricing to laminate the north and east wall over the existing steel panel walls @ West Vest N-121.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Drywall				\$4,370.63		\$4,370.63
					Subtotal:	\$4,370.63
		Sub OH&P		\$4,370.63	5.00%	\$218.53
		Self-Perform OH&P				\$0.00
		Performance Bond		\$4,370.63	1.50%	\$65.56
					Total:	\$4,654.72
The schedule is not affected by this change.						
If you have any questions, please contact me at (507)332-2266.						

Submitted by: Bauer, Jennifer
Met-Con Companies-USE V#13417

Approved by: _____
Date: _____

All Seasons Arena Reno - Manka Request for Change

1251 Monks Avenue
Mankato, MN 56001



To: Met-Con Construction

RFC Number: RTL #004

Original Contract : \$213,959.00

Other Approved Change Orders: \$10,356.66

Total Contract to Date: \$224,315.66

Other Pending Requests: \$5,268.80

This Request: \$4,370.63

RTL Job # 24-159

Date: 10/18/2024

COST SUMMARY

Description of Change: WEST VESTIBULE N-121,
Laminate the north & east wall with Rock/Tape.

Cost		Notes/Attachments
Labor	\$ 3,570.00	
Material	\$ 403.30	
Total Cost	\$ 3,973.30	
Overhead and Profit	\$ 397.33	10%
Self-Performed Total	\$4,370.63	
Total Change in Contract	\$4,370.63	

Detail Breakdown Below:

Labor	Hours	Rate	Total
LABOR	34	\$105.00	\$3,570.00
Labor Total	34		\$3,570.00
Material	Total		
Material Total	\$403.30		

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.
Upon approval the sum of \$4,370.63 will be added to the contract price.

Authorized Signature: _____ Date: _____

Met-Con Construction



Change Order No. 5

Date: October 17, 2024

Project: All Seasons Arena Renovation	City Project No.: 11075 State Project No.:
Contractor: Malterer Mechanical	Date of Contract: 4-16-24

The Contract is modified as follows upon execution of this Change Order:

Description: Change Order 005 –

Revise ductwork material and location in Dryland Training room to allow for increased ceiling height elevation of sprinkler system to avoid clash with user interaction in the space. Change ductwork from fabric to paint grip galvanized

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
060	PCI 60 – change ductwork from fabric to metal	1		\$4,900.00	\$4,900.00
TOTAL CHANGE ORDER					\$4,900.00

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	1,114,665.00
Total from previously approved Change Orders:	\$	65,984.00
Contract Price prior to this Change Order:	\$	1,180,649.00
Net increase (decrease) of this Change Order:	\$	4,900.00
New Contract Price:	\$	1,185,549.00

CHANGE IN CONTRACT TIME:

Original date of substantial completion:	09/12/2025
New change in contract duration from previously approved Change Orders:	0
New date of substantial completion:	09/12/2025

The Contractor shall not make claim of any kind or character whatsoever for any other costs or expenses which he may have incurred or which he may hereinafter incur in performing the work and furnishing the materials required by the agreement. All Change Orders that exceed \$25,000 must be approved by the City Council.

PREPARED

By: Jared Mueller
Jared Mueller, Knutson Construction

REVIEWED

By: Knutson Construction - CMA

RECOMMENDED

By: Facilities Manager (Auth. Signature)

Date: 08/06/24

Date: _____

Date: _____

ACCEPTED

By: _____
Contractor (Auth. Signature)

APPROVED

By: _____
City Manager (Auth. Signature)

APPROVED

By: _____
Owner (Auth. Signature)

Date: _____

Date: _____

Date: _____

☐ Facilities Manager (original)

☐ Contractor

☐ Facilities Supervisor

☐ DSAE (for funding review-if necessary)

City of Mankato, Department of Administrative Services, Facilities Division, 10 Civic Center Plaza, Mankato, MN 56001 507.387.8600

Responsive

Leading the Way as a Prosperous Diverse Regional Community

Efficient

Greater Good

Innovative

Open

Neighborly

COST PROPOSAL

All Seasons Arena Owners Representative

 1251 Monks Avenue
 Mankato, MN 56001

To: Jim Tatge
 City of Mankato
 P.O. Box 3368 10 Civic Center Plaza
 Mankato, 56002-3368

Knutson PCI #: CONT-060

Knutson Job #: 2340015

Date Submitted:
From: Jared Mueller
 Knutson Construction Rochester
 5985 Bandel RD NW
 Rochester, MN 55901

Status: Pricing Proceeding

Source Type:
Reason:
Description of Proposed Change

change fabric duct to galvanized paint grip

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Mechanical Contractor	Malterer Mechanical		LS		LS		\$4,900.00

Total Cost Proposal Amount: \$4,900.00

Days Impact (calendar days):

Please allow the above stated additional calendar days to the project schedule to complete this work scope change. The price quoted and days extension requested are for the direct impact of the requested change. We reserve the right to seek additional compensation and / or time extension for the cumulative effect of changes on the entire project that cannot be foreseen at this time.

Malterer Mechanical

REQUEST FOR PROPOSAL

319 Pintail Street
Mankato, MN 56001

Phone: 507-387-7499
Fax: 507-387-6713

No. 1

TITLE: Duct Change for Training Room S-121

DATE: 10/09/2024

PROJECT: All Seasons Arena
All Seasons Arena Renovation

TO: Attn: Jared Mueller
Knutson Construction
5985 Bandel Road MW
Rochester, MN 55901
Phone:507-344-5901

DESCRIPTION

Change from fabric duct to 20 ga paint grip spiral in Training room S-121. Reroute duct to east wall.

Num	Item	Description	Ref	Qty	Unit	Unit Price	Amount
1	1	20 Ga Paint Grip Spiral, fittings, and spiral registers		1.000		3,340.00	3,340.00
2	1	7.875% sales tax and delivery		1.000		460.00	460.00
3	1	Labor 10 hrs @ 110		1.000		1,100.00	1,100.00
Item Total:							\$4,900.00
Total:							\$0.00
Total:							\$4,900.00

APPROVAL

By: _____
Mark Prange

Date: _____

By: _____

Date: _____



Change Order No. 5

Date: October 17th, 2024

Project: All Seasons Arena Renovation	City Project No.: 11075 State Project No.:
Contractor: Laketown Electric	Date of Contract: 4-16-24

The Contract is modified as follows upon execution of this Change Order:

Description: Change Order 005 –

Upon installation of skate treadmill, the breaker for the skate treadmill was found to be damaged and out of compliance with current electrical code. This change order covers the cost of providing and installing a new breaker.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
059	Replace Breaker	1		\$414.00	\$414.00
TOTAL CHANGE ORDER					\$ 414.00

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	395,782.00
Total from previously approved Change Orders:	\$	38,591.96
Contract Price prior to this Change Order:	\$	434,373.96
Net increase (decrease) of this Change Order:	\$	414.00
New Contract Price:	\$	434,787.96

CHANGE IN CONTRACT TIME:

Original date of substantial completion:	09/12/2025
New change in contract duration from previously approved Change Orders:	0
New date of substantial completion:	09/12/2025

The Contractor shall not make claim of any kind or character whatsoever for any other costs or expenses which he may have incurred or which he may hereinafter incur in performing the work and furnishing the materials required by the agreement. All Change Orders that exceed \$25,000 must be approved by the City Council.

PREPARED

By: Jared Mueller
Jared Mueller, Knutson Construction

Date: 09/11/2024

ACCEPTED

By: _____
Contractor (Auth. Signature)

Date: _____

☐ Facilities Manager (original)

REVIEWED

By: _____
Knutson Construction - CMA

Date: _____

APPROVED

By: _____
City Manager (Auth. Signature)

Date: _____

☐ Contractor

☐ Facilities Supervisor

RECOMMENDED

By: _____
Facilities Manager (Auth. Signature)

Date: _____

APPROVED

By: _____
Owner (Auth. Signature)

Date: _____

☐ DSAE (for funding review-if necessary)

COST PROPOSAL

All Seasons Arena Owners Representative

 1251 Monks Avenue
 Mankato, MN 56001

To: Jim Tatge
 City of Mankato
 P.O. Box 3368 10 Civic Center Plaza
 Mankato, 56002-3368

Knutson PCI #: CONT-059

Knutson Job #: 2340015

Date Submitted:
From: Jared Mueller
 Knutson Construction Rochester
 5985 Bandel RD NW
 Rochester, MN 55901

Status: Pricing Proceeding

Source Type:
Reason:
Description of Proposed Change

Electrical work at skate treadmill

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Electrical - 32 amp breaker at skate treadmill	Laketown Electric Corp. (Mankato)		LS		LS		\$414.00

Total Cost Proposal Amount: \$414.00

Days Impact (calendar days):

Please allow the above stated additional calendar days to the project schedule to complete this work scope change. The price quoted and days extension requested are for the direct impact of the requested change. We reserve the right to seek additional compensation and / or time extension for the cumulative effect of changes on the entire project that cannot be foreseen at this time.

Jared Mueller

From: Randy Senkyr <randy@laketownelectric.com>
Sent: Friday, October 11, 2024 7:18 AM
To: Jared Mueller
Cc: Justin Fahey
Subject: ASA Ski Machine
Attachments: PXL_20241010_162349121.MP.jpg

CAUTION: This email originated from outside of the Knutson Construction email system. Do not click on links or open attachments unless you were expecting this email.

The 32 amp 2 pole breaker on the ski machine, the handle was busted off during removal or reinstall, not sure how it happened but we did notice it is damaged, to get a new one installed it is \$414.00, I assume it will need to be replaced. Picture of breaker attached

Randy Senkyr
Senior Project Manager / Estimator
Laketown Electric Corporation
Twin Cities & Mankato, MN
(p) 507.388.3288
(c) 507.381.2784
(f) 507.388.4985



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Merlin Gerin
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480V/27V~
Cat. No. 24527
Multi 9 C60

1. ON



AGENDA RECOMMENDATION

Consent Calendar 5. B.

City Council Regular Meeting

Meeting Date: 11/12/2024

Agenda Item:

Resolution authorizing an application for a Walmart Store Grant to fund the "Shop With A Hero" event.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Public Safety is once again looking to host the "Shop With A Hero" event at the Mankato Walmart store in December. This event connects local first responders with underserved youth in the community for a morning of shopping and positive interactions. The event is funded through gift cards purchased with grants funds donated by Walmart. Public Safety will be seeking \$3000 in grant funds for this year's event.

Attachments

Resolution

**RESOLUTION AUTHORIZING THE APPLICATION FOR A WALMART
STORE GRANT TO FUND SHOP WITH A HERO EVENT**

WHEREAS, the Mankato Department of Public Safety has hosted Shop With a Hero at Mankato Walmart for nearly 20 years; and

WHEREAS, the Walmart store grants funds to purchase gift cards for use during Shop With a Hero to help connect local first responders with underserved youth for shopping and positive interactions; and

WHEREAS, if awarded, the grant will provide \$3,000 for the purchase of gift cards.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that the City Manager be and hereby is authorized to apply for grant funding through the Mankato Walmart's Spark Good Local Grants Program.

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

Dated this 12th day of November, 2024

Najwa Massad
Mayor

Attest: _____
Renae Kopischke
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

5. C.

Meeting Date: 11/12/2024

Agenda Item:

Resolution approving Opioid Remediation Grant for Beyond Brink DBA WEcovery to assist in funding a Peer Recovery Specialist position.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The city received an Opioid Remediation Grant application from Beyond Brink DBA WEcovery requesting funding to assist with a Peer Recovery Specialist position.

The proposal is to continue support services recently covered under the MN Department of Health linkage to care grant in partnership with EMS. Through the program "Minnesota Harm Reduction Team", Beyond Brink, partnered with local schools, police, fire, EMS, housing shelters, hospital, clinic and other agencies to provide peer support, education, outreach, narcan training and distribution, 24/7 call or test support line resource navigation and general support to those experiencing substances, their families and community.

A grant review panel consisting of three staff members reviewed the application and recommended approval of grant allocations of \$60,135, over the next three years, for the Peer Recovery Support Specialist position as follows:

2024	\$10,135
2025	\$25,000
2026	\$25,000

This program would fall under several of the approved categories of the Opioid Remediation Grant guidelines.

Attachments

Resolution

**RESOLUTION APPROVING OPIOID REMEDIATION GRANT FOR BEYOND BRINK
DBA WECOVERY TO ASSIST IN FUNDING A CERTIFIED PEER RECOVERY
SPECIALIST**

WHEREAS, through a MN Department of Health linkage to care grant, in partnership with EMS services, WEcovery established a MN Harm Reduction program that has partnered with local schools, police, fire, EMS, housing shelters, the hospital and clinic, and other agencies to provide peer support, education, outreach, Narcan training and distribution, 24/7 call/text support line resource navigation and general support to persons experiencing substances, their families and the community; and

WHEREAS, WEcovery intends to continue their work as a MN Harm Reduction Team and fill in gaps in supportive services with the creation of a Certified Peer Recovery Specialist; and

WHEREAS, Beyond Brink DBA WEcovery is a charitable organization that was founded in 2016 in Mankato; and

WHEREAS, the City received funds from the State of Minnesota for its allocated portion of the Opioid Settlement(s) and approved an Opioid Remediation Community Grant and guidelines on January 22, 2024; and

WHEREAS, the Opioid Remediation Community Grant allows for use of settlement funds for supporting efforts to discourage or prevent misuse of opioids through evidence-based or evidence- informed programs or strategies; and

WHEREAS, the Mankato City Charter, Chapter 6 allows the City to expend funds for public purposes as otherwise allowed.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that Opioid Remediation Grant funds be and hereby are scheduled to be allocated as follows to Beyond Brink DBA WeRecovery to assist funding a Peer Recovery Specialist to serve the City of Mankato.

2024	\$10,135
2025	\$25,000
2026	\$25,000

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

Dated this 12th day of November 2024.

Najwa Massad
Mayor

Attest: _____
Renae Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

5. D.

Meeting Date: 11/12/2024

Agenda Item:

Resolution authorizing the City Manager to execute a Mutual Aid Agreement with Blue Earth, Nicollet, and Le Sueur Counties and cities therein.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Blue Earth, Nicollet, and LeSueur Counties as well as cities within those counties have entered into a mutual aid agreement with each other. The agreement expires December 31, 2024, and is due to be renewed. This mutual aid shares personnel and equipment of Fire, Police, EMS, Public Works, and others as necessary for use during a disaster or other event.

This is a standard agreement that does not include cost of equipment or salaries of personnel. These would be determined at the time of an event by existing wages and current federal equipment cost guidelines. There is a federal requirement (FEMA) that in order to be eligible to be reimbursed for mutual aid during a declared disaster, a mutual aid agreement must be in place prior to the disaster. Entering into this agreement does not guarantee that we would receive Federal reimbursement for every event that we respond to mutually. All cities within the three counties are being asked to join in this agreement.

Attachments

Resolution
2025 Tri County Mutual Aid Agreement

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MUTUAL AID
AGREEMENT WITH BLUE EARTH, NICOLLET, AND LE SUEUR COUNTIES AND
CITIES THEREIN**

WHEREAS, it is often times necessary and desirable for the City of Mankato to make equipment, personnel and other resources available to other governmental units; and

WHEREAS, it is often times necessary and desirable for the City of Mankato to request assistance in the form of equipment, personnel and other resources from other governmental units; and

WHEREAS, the League of Minnesota Cities recommends that Mutual Aid Agreements be executed between participating governmental units to accomplish the above intentions; and

WHEREAS, Mutual Aid Agreements are authorized by Minnesota Statutes Section 471.59; and

WHEREAS, the agreement is attached and incorporated herein by reference.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that the City Manager be and hereby is authorized to execute a Mutual Aid Agreement with Blue Earth County, Nicollet County, and Le Sueur County and cities therein.

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

Dated this 12th day of November 2024.

Najwa Massad
Mayor

Renae Kopischke, MMC
City Clerk

Blue Earth, Nicollet, and Le Sueur County Mutual Aid Agreement

Purpose

This agreement is made pursuant to Minnesota Statutes 471.59 which authorizes the joint and cooperative exercise of powers common to contracting parties. The intent of this agreement is to make equipment, personnel, and other resources available to governmental units from other governmental units.

Definitions

1. "Party" means a governmental unit.
2. "Requesting Official" means the person designated by a Party who is responsible for requesting Assistance from other Parties.
3. "Requesting Party" means a party that requests assistance from other parties.
4. "Responding Official" means the person designated by a party who is responsible to determine whether and to what extent that party should provide assistance to a Requesting Party.
5. "Responding Party" means a party that provides assistance to a Requesting Party.
6. "Assistance" means (Check the type of assistance that will be provided):
 - a. Public Works personnel and equipment _____ X _____
 - b. Fire and/or Emergency Medical Services personnel and equipment _____ X _____
 - c. Law enforcement personnel and equipment _____ X _____
 - d. Utility personnel and equipment _____ X _____
 - e. Public Health _____ X _____
 - f. Other personnel and equipment as listed below:

Procedure

1. **Request for assistance.** Whenever, in the opinion of a Requesting Official, there is a need for assistance from other parties, the Requesting Official may call upon the Responding Official of any other party to furnish assistance.
2. **Response to request.** Upon the request for assistance from a Requesting Party, the Responding Official may authorize and direct his/her party's personnel to provide assistance to the Requesting Party. This decision will be made after considering the needs of the responding party and the availability of resources.
3. **Recall of Assistance.** The Responding Official may at any time recall such assistance when in his or her best judgment or by an order from the governing body of the Responding Party, it is considered to be in the best interests of the Responding Party to do so.
4. **Command of Scene.** The Requesting Party shall be in command of the mutual aid scene. The personnel and equipment of the Responding Party shall be under the direction and control of the Requesting Party until the Responding Official withdraws assistance.

Workers' compensation

Each party shall be responsible for injuries or death of its own personnel. Each party will maintain workers' compensation insurance or self-insurance coverage, covering its own personnel while they are providing assistance pursuant to this agreement. Each party waives the right to sue any other party for any workers' compensation benefits paid to its own employee or volunteer or their dependents, even if the injuries were caused wholly or partially by the negligence of any other party or its officers, employees, or volunteers.

Damage to equipment

Each party shall be responsible for damages to or loss of its own equipment. Each party waives the right to sue any other party for any damages to or loss of its equipment, even if the damages or losses were caused wholly or partially by the negligence of any other party or its officers, employees, or volunteers.

Liability

1. For the purposes of the Minnesota Municipal Tort Liability Act (Minn. Stat. 466), the employees and officers of the Responding Party are deemed to be employees (as defined in Minn. Stat. 466.01, subdivision 6) of the Requesting Party.
2. The Requesting Party agrees to defend, indemnify, and hold harmless the Responding Party against any claims brought or actions filed against the Responding Party or any elected official, officer, employee, or volunteer of the Responding Party for injury to, death of, or damage to the property of any third person or persons, arising from the performance and provision of assistance in responding to a request for assistance by the Requesting Party pursuant to this agreement.

For purposes of determining total liability for damages pursuant to Minn. Stat. § 471.59, subd. 1a(b), the Parties are considered a single governmental unit, and the total liability of the Parties shall not exceed the limits on governmental liability for a single governmental unit as specified in Minn. Stat. § 466.04, subd. 1.

The intent of this subdivision is to impose on each Requesting Party a limited duty to defend, indemnify, and hold harmless a Responding Party for claims arising within the Requesting Party's jurisdiction subject to the limits of liability under Minnesota Statutes Chapter 466. The purpose of creating this duty to defend, indemnify, and hold harmless is to simplify the defense of claims by eliminating conflicts among defendants, and to permit liability claims against multiple defendants from a single occurrence to be defended by a single attorney.

3. No party to this agreement nor any officer or elected official of any Party shall be liable to any other Party or to any other person for failure of any party to furnish assistance to any other party, or for recalling assistance, both as described in this agreement.

Charges to the Requesting Party

1. No charges will be levied by a Responding Party to this agreement for assistance rendered to a Requesting Party under the terms of this agreement unless that assistance continues for a period of more than 12 hours. If assistance provided under this agreement continues for more than 12 hours, the Responding Party will submit to the Requesting Party an itemized bill for the actual cost of any assistance provided after the initial 12-hour period, including salaries, overtime, materials and supplies and other necessary expenses; and the Requesting Party will reimburse the party providing the assistance for that amount.
2. Such charges are not contingent upon the availability of federal or state government funds.

Duration

This agreement shall be in force for a period beginning January 1, 2025, for all parties executing the agreement before January 1, 2025.

This agreement shall be in force for a period beginning on the date and time of execution for all parties executing this agreement on or after January 1, 2025.

This agreement shall continue in force for all parties until January 1, 2030. Upon expiration of the initial 5-year term, and upon each anniversary thereafter, this Agreement shall automatically renew on the same terms and conditions for additional renewal terms of one (1) year each.

Any party may withdraw from this agreement upon thirty (30) days written notice to the other parties to the agreement.

Execution

Each party hereto has read, agreed to and executed this Mutual Aid Agreement on the date indicated. This agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one in the same instrument.

Mutual Aid Agreement

Signature Page

The undersigned county/city hereby joins in this Mutual Aid Agreement. The collective copies of this agreement, executed by the various parties, shall have the same force and effect as if all parties had signed on a single page in a single document.

COUNTY OF _____

By: _____

Date: _____

By: _____
Chairperson of the County Board

Date: _____

By: _____
Administrator/Auditor

Date: _____

CITY OF _____

By: _____
Mayor

Date: _____

By: _____
Administrator/Clerk

Date: _____



AGENDA RECOMMENDATION

Consent Calendar 5. E.

City Council Regular Meeting

Meeting Date: 11/12/2024

Agenda Item:

Resolution approving easement vacations between subject properties located on Power Drive (100 Power Drive); by request of ISG, on behalf of the property owner Rolls-Royce Solutions America, Inc.

Recommendation/Action(s):

At the September 25, 2024, meeting, the Planning Commission recommended the adoption of a resolution approving the vacation of the utility easements with the following findings:

1. The owners of the affected properties have petitioned to vacate the noted easement areas.
2. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. The applicant is responsible for coordination of utility relocation and is responsible for all costs associated with said relocation. The applicant is responsible for coordination and granting of any new easement if necessary for the relocation of the subject infrastructure.
3. The proposed vacation is necessary for the development of the subject parcels.

Summary:

Rolls-Royce Solutions America, Inc., is seeking easement vacations between subject properties. The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1 and Lot 2, Block 1, Eastwood Industrial Park No. 2. (100 Power Drive).

The applicant is seeking to vacate two existing utility easements between lots that they currently own. The first of the two areas proposed for vacation is referred to in the surveyed documents as utility easement vacation A, and it encompasses the southern 10 feet of Lot 1, Block 1, Eastwood Industrial Park and the northern 20 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2. The total vacation dimension for utility easement vacation A is 30 feet.

The second area proposed for vacation is referred to as utility easement vacation B and is the south 10 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2 and the north 10 feet of Lot 2, Block 1, Eastwood Industrial Park No. 2. The total area of easement vacation is 20 feet.

With both the proposed vacation areas, the 10-foot strip on the east and west sides of the lots will remain an easement area, and is not proposed for vacation.

The applicant has provided Vacation Request forms to the utility company. Xcel Energy has responded that re-routing of their infrastructure will be necessary as a result of the vacation of the easement areas. The feedback provided states that re-routing of the existing infrastructure to vacate the easement may have a cost to it, and that, if not existing, the applicant would grant to the utility provider the necessary easements for the relocation of said infrastructure.

The applicant is seeking vacation of the easement because a new logistics center is planned for the lots.

Attachments

Resolution vacating utility easement

General Location Map

Aerial

Easement Vacation Exhibit

Site and Utility Plan

Propose Renderings

**RESOLUTION VACATING CERTAIN UTILITY EASEMENTS
IN EASTWOOD INDUSTRIAL PARK & EASTWOOD INDUSTRIAL PARK NO. 2**

WHEREAS, ISG, on behalf of the property owner, Rolls-Royce Solutions America, Inc. described property to wit:

Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1, Eastwood Industrial Park No. 2 (100 & 110 Power Drive).

has petitioned that the following described utility easements be vacated and discontinued:

See Exhibit A.

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 42-24), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission on the 25th day of September, 2024 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 affected properties has petitioned to vacate the noted easement areas.
2. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. The applicant is responsible for coordination of utility relocation and is responsible for all costs associated with said relocations. The applicant is responsible for coordination and granting of any new easement if necessary for the relocation of the subject infrastructure.
3. The proposed vacation is necessary for the development of the subject parcels.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the request for the vacation of the utility easements be granted subject to the following conditions:

1. If an appropriate existing easement is not available for the relocation of the utility infrastructure, the applicant shall be a willing grantor of the necessary easement in order to relocate the infrastructure. The location and size of the easement shall be at the discretion of the applicable utility.
2. The applicant/property owner is responsible for any and all costs of re-routing the existing infrastructure to a location that is acceptable to the utility company.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2024.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

Exhibit A



PROPOSED UTILITY EASEMENT VACATION A:

The South 10.00 feet of Lot 1, Block 1, Eastwood Industrial Park, according to the recorded plat thereof, except the East 10.00 feet of the South 10.00 feet and except the West 10.00 feet of the South 10.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

AND

The North 20.00 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the North 20.00 feet and except the West 10.00 feet of the North 20.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

PROPOSED UTILITY EASEMENT VACATION B:

The South 10.00 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the South 10.00 feet and except the West 10.00 feet of the South 10.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

AND

The North 10.00 feet of Lot 2, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the North 10.00 feet and except the West 10.00 feet of the North 10.00 feet of said Lot 2, City of Mankato, Blue Earth County, Minnesota.



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PROJECT

**ROLLS-ROYCE
POWER SYSTEMS
100 POWER DRIVE
EXPANSION**

MANKATO MINNESOTA

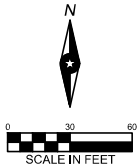
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DATE	DESCRIPTION	BY

PROJECT NO.	23-29038
CAD FILE NAME	29038 EASE VAC
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

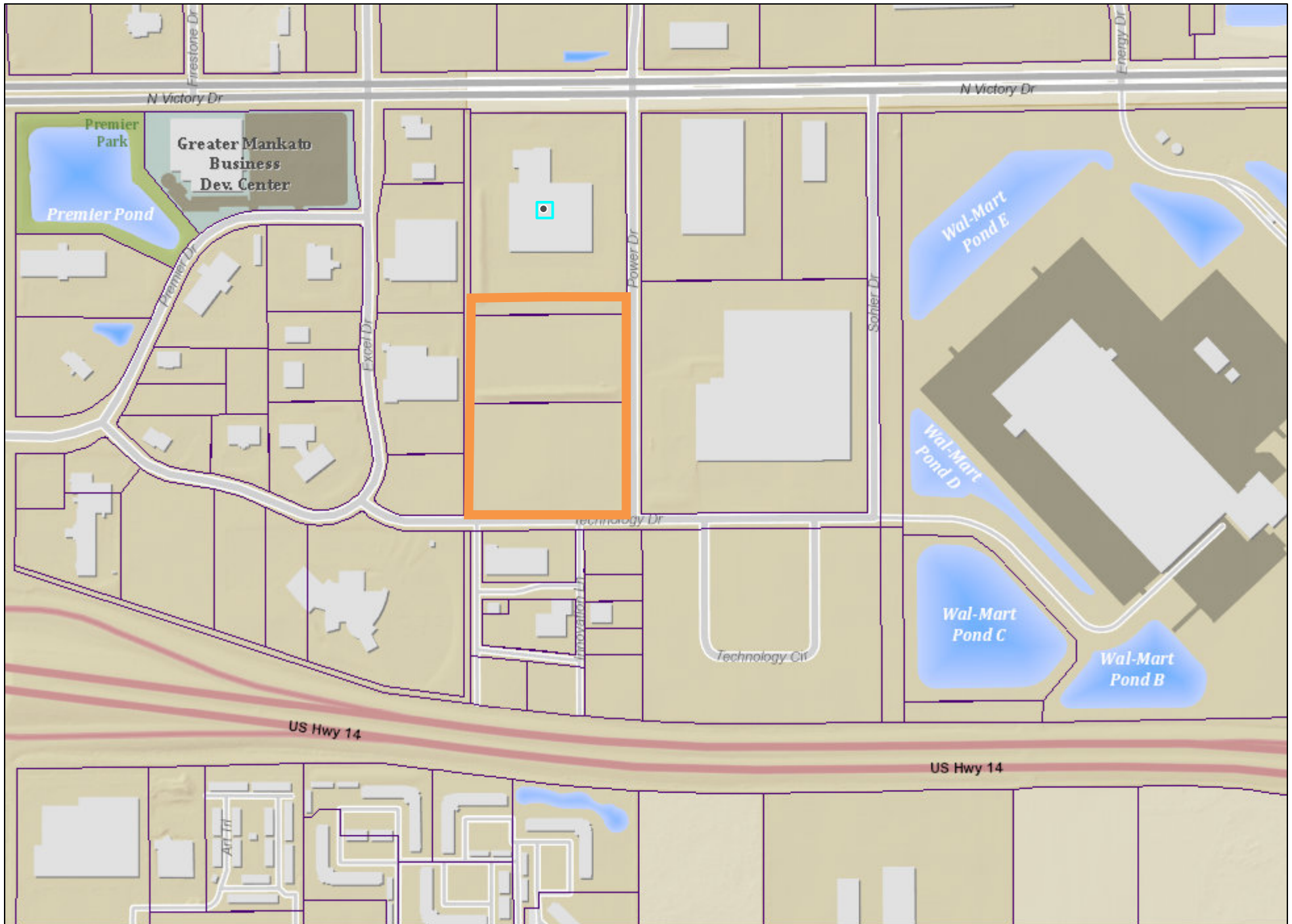
TITLE

**PROPOSED
EASEMENT
VACATION**

SHEET



General Location Map

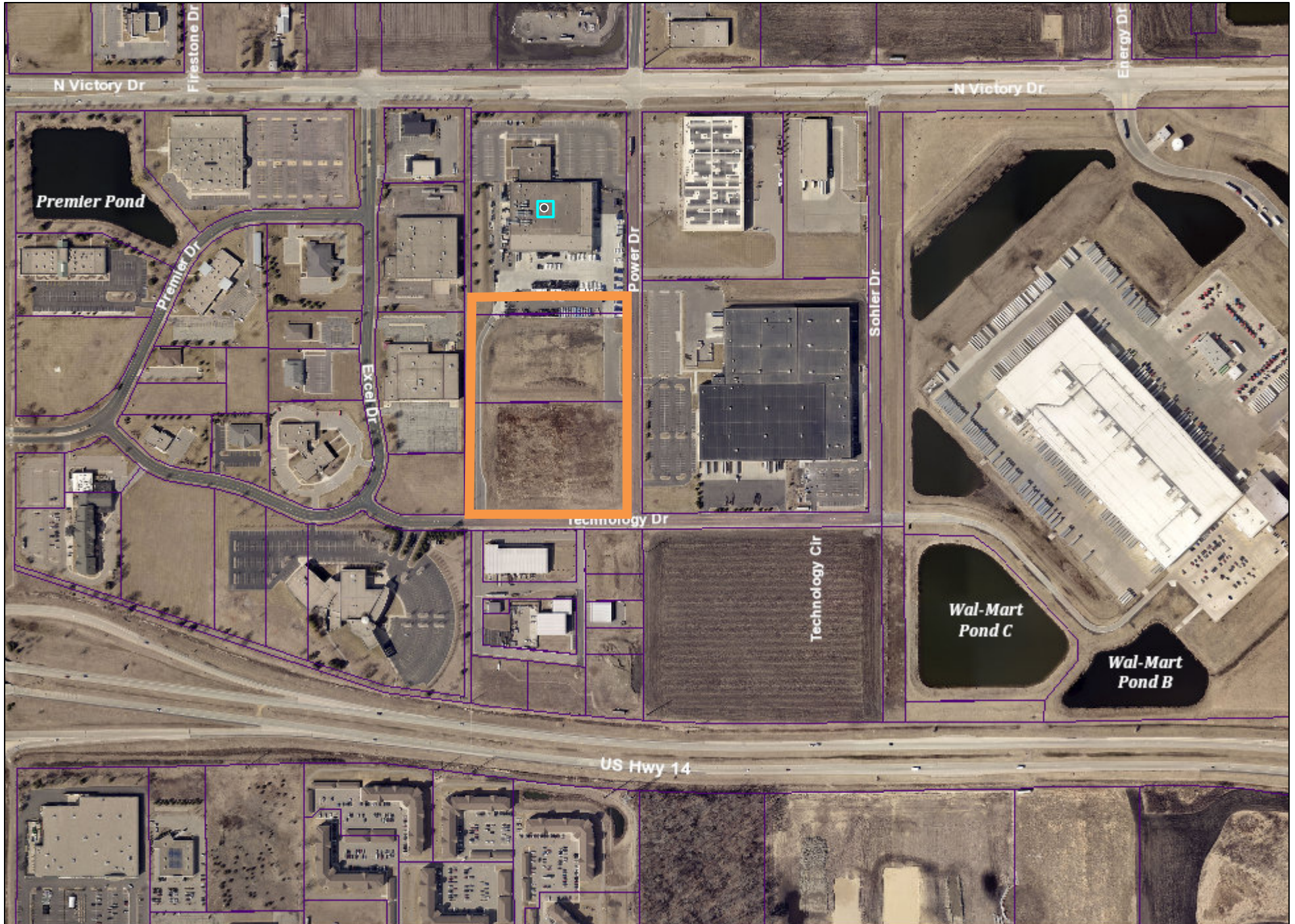


Date: August 2024

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.

Aerial Location Map



Date: August 2024

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 misuser misinterpretation.

ISG

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PROJECT

**ROLLS-ROYCE
POWER SYSTEMS
100 POWER DRIVE
EXPANSION**

MANKATO MINNESOTA

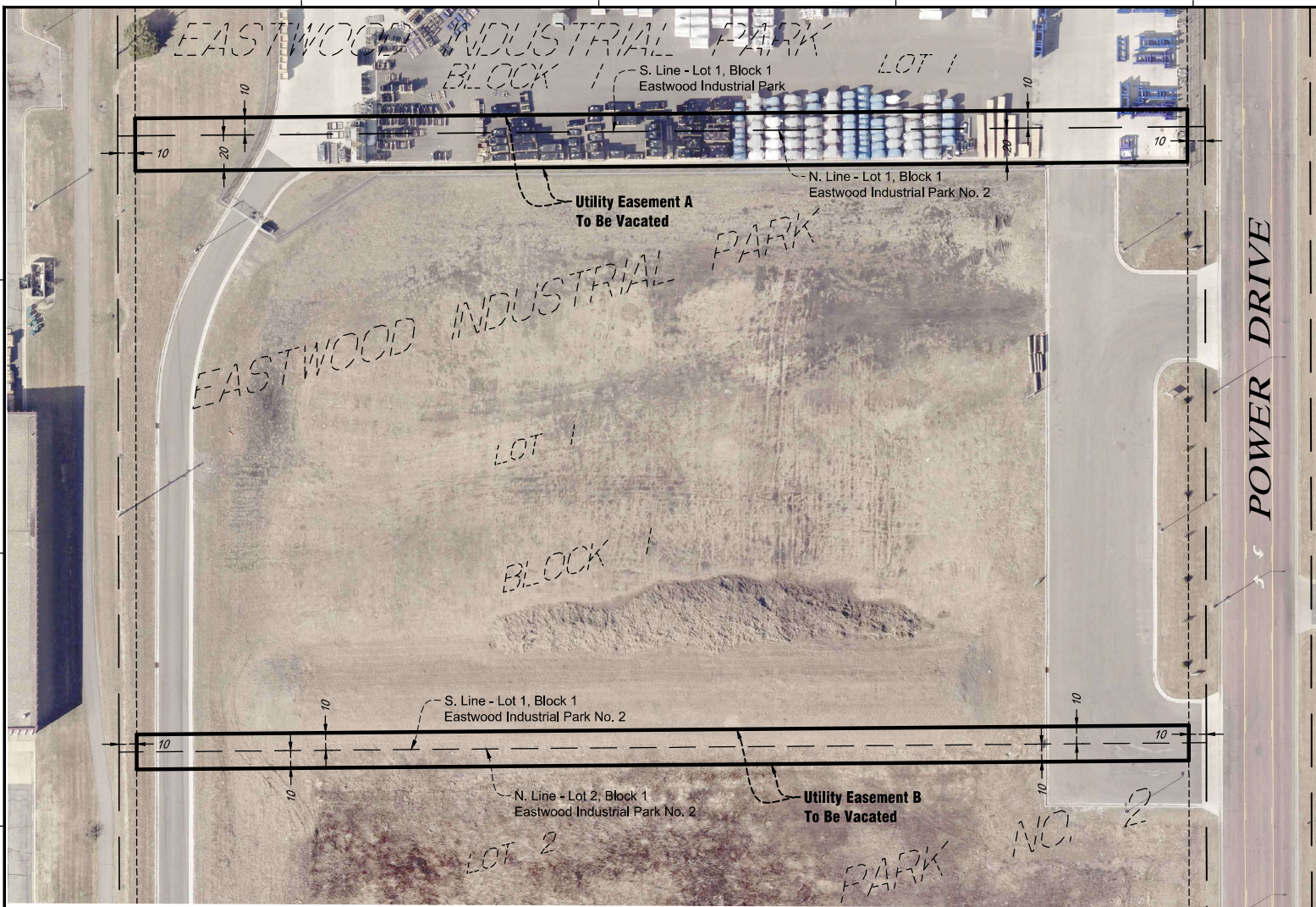
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-29038
CAD FILE NAME 29038 EASE VAC
DRAWN BY KH
DESIGNED BY
REVIEWED BY
ORIGINAL ISSUE DATE
CLIENT PROJECT NO.

TITLE
**PROPOSED
EASEMENT
VACATION**

SHEET

1 OF 1



PROPOSED UTILITY EASEMENT VACATION A:

The South 10.00 feet of Lot 1, Block 1, Eastwood Industrial Park, according to the recorded plat thereof, except the East 10.00 feet of the South 10.00 feet and except the West 10.00 feet of the South 10.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

AND

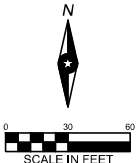
The North 20.00 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the North 20.00 feet and except the West 10.00 feet of the North 20.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

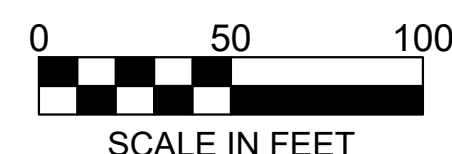
PROPOSED UTILITY EASEMENT VACATION B:

The South 10.00 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the South 10.00 feet and except the West 10.00 feet of the South 10.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

AND

The North 10.00 feet of Lot 2, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the North 10.00 feet and except the West 10.00 feet of the North 10.00 feet of said Lot 2, City of Mankato, Blue Earth County, Minnesota.





C3-20



ROLLS-ROYCE POWER SYSTEMS LOGISTICS CENTER

Mankato, MN | #29938

4/11/2024

ISG

Architecture
Engineering
Environmental
Planning
ISGInc.com









AGENDA RECOMMENDATION

Consent Calendar 5. F.

City Council Regular Meeting

Meeting Date: 11/12/2024

Agenda Item:

Resolution approving the Final Plat of Carlson Addition (1010 Pfau Street); by request of Scott Carlson.

Recommendation/Action(s):

At the October 23, 2024, meeting, the Planning Commission recommended approval of the preliminary plat and recommended adoption of a resolution approving the final plat with the following findings:

1. General requirements
 1. The site is designed in conformance with the location and no change is proposed to the existing streets, the general drainage situation, lot sizes and arrangement.
2. Streets
 1. The applicant will not construct any new public streets. The existing public road will remain the same.
3. Easements
 1. The plat provides the standard easements required in Chapter 11 of the Mankato City Code.
4. Block Standards
 1. The proposed block layout conforms to the Mankato City Code.
5. Lot Standards
 1. The subject parcel is not a corner lot and is not subject to extra width or depth for those purposes.
 2. The proposed lot depicts a conforming street frontage.
 3. The side lot lines are established by other neighboring subdivisions.
 4. The subject property is not a double frontage lot and is not subject to said standards.
6. Public Sites and Open Spaces
 1. The applicant shall provide payment in lieu of parkland dedication fee of \$1,560 dollars.

Summary:

Scott Carlson, property owner, is requesting the review of a preliminary and final plat of Carlson Addition. The property is located at 1010 Pfau Street. The subject property is described as the Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato; Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street.

A single-family dwelling and detached structures are located on the site. An application was submitted for a building permit to add square footage (construction of garage). During review of the requested building permit, city staff identified that the property is unplatted and, therefore, is required to be subdivided per Mankato City Code Sec 10.06 sub 4 in conjunction with the building permit to add square footage of building on the property.

The proposed Carlson Addition plat depicts the combination of two existing parcels, thereby creating a one lot, one block subdivision. Lot 1, Block 1 dimensions are 125' x 363'. The proposed Lot 1 encompasses 45,344 square feet (1.04 acres). The proposed plat includes the standard utility easements.

The subject property is zoned R-1 One-Family Zoning District. The proposed subdivision conforms to the standards of the R-1 District in terms of lot size and width.

A payment-in-lieu of parkland dedication in the amount of \$1,560 will be required prior to affixing signatures to the final plat.

Attachments

Resolution approving Final Plat
General Location Map
Aerial
Preliminary Plat
Final Plat

**RESOLUTION OF THE MANKATO CITY COUNCIL
APPROVING THE FINAL PLAT OF
CARLSON ADDITION**

WHEREAS, the applicants have prepared a final plat of Carlson Addition; and

WHEREAS, the plat (CY 43-24) 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, it is found that the final plat complies with the amended preliminary plat intent as recommended:

1. General requirements
 1. The site is designed in conformance with the location and no change is proposed to the existing streets, the general drainage situation, lot sizes and arrangement.
2. Streets
 1. The applicant will not construct any new public streets. The existing public road (Pfau Street) will remain the same.
3. Easements
 1. The plat provides the standard easements required in Chapter 11 of Mankato City Code.
4. Block Standards
 1. The proposed block layout conforms to Mankato City Code.
5. Lot Standards
 1. The subject parcel is not a corner lot and is not subject to extra width or depth for those purposes.
 2. The proposed lot depicts a conforming street frontage.
 3. The side lot lines are as established by other neighboring subdivisions.
 4. The subject property is not a double frontage lot and is not subject to said standards.
6. Public Sites and Open Spaces
 1. The applicant shall provide payment in lieu of parkland dedication fee of \$1,560 dollars.

WHEREAS, a preliminary plat was reviewed by the Planning Commission on October 23, 2024 and recommended for approval with the following conditions:

1. The applicant shall provide payment in lieu of parkland dedication fee of \$1,560 dollars prior to affixing signatures on the final plat.
2. The final plat shall dedicate the standard easements.

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

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Mankato hereby approves the final plat of Carlson Addition and authorizes the Mayor and City Clerk to sign said plat.

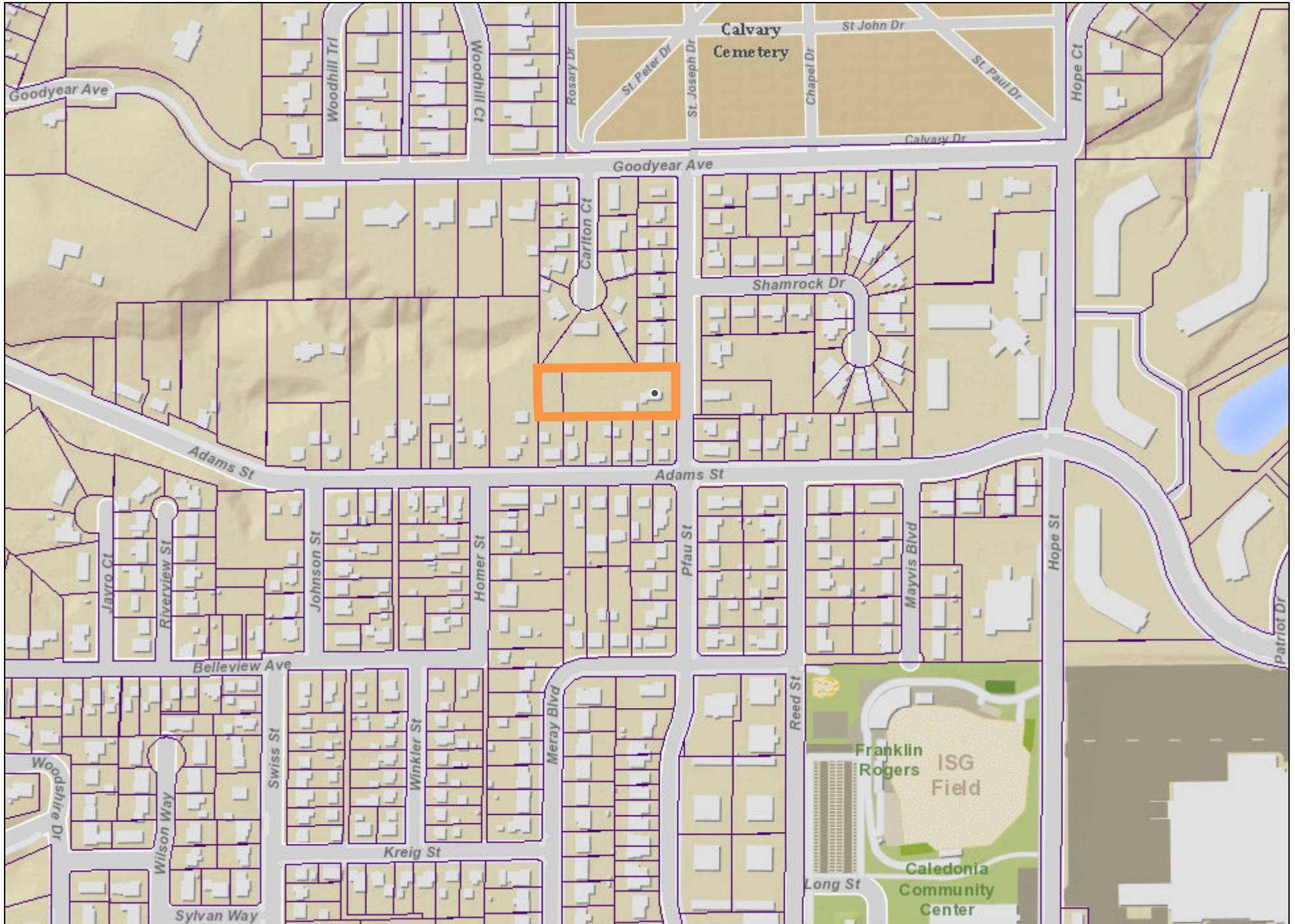
This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2024.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

General Location Map

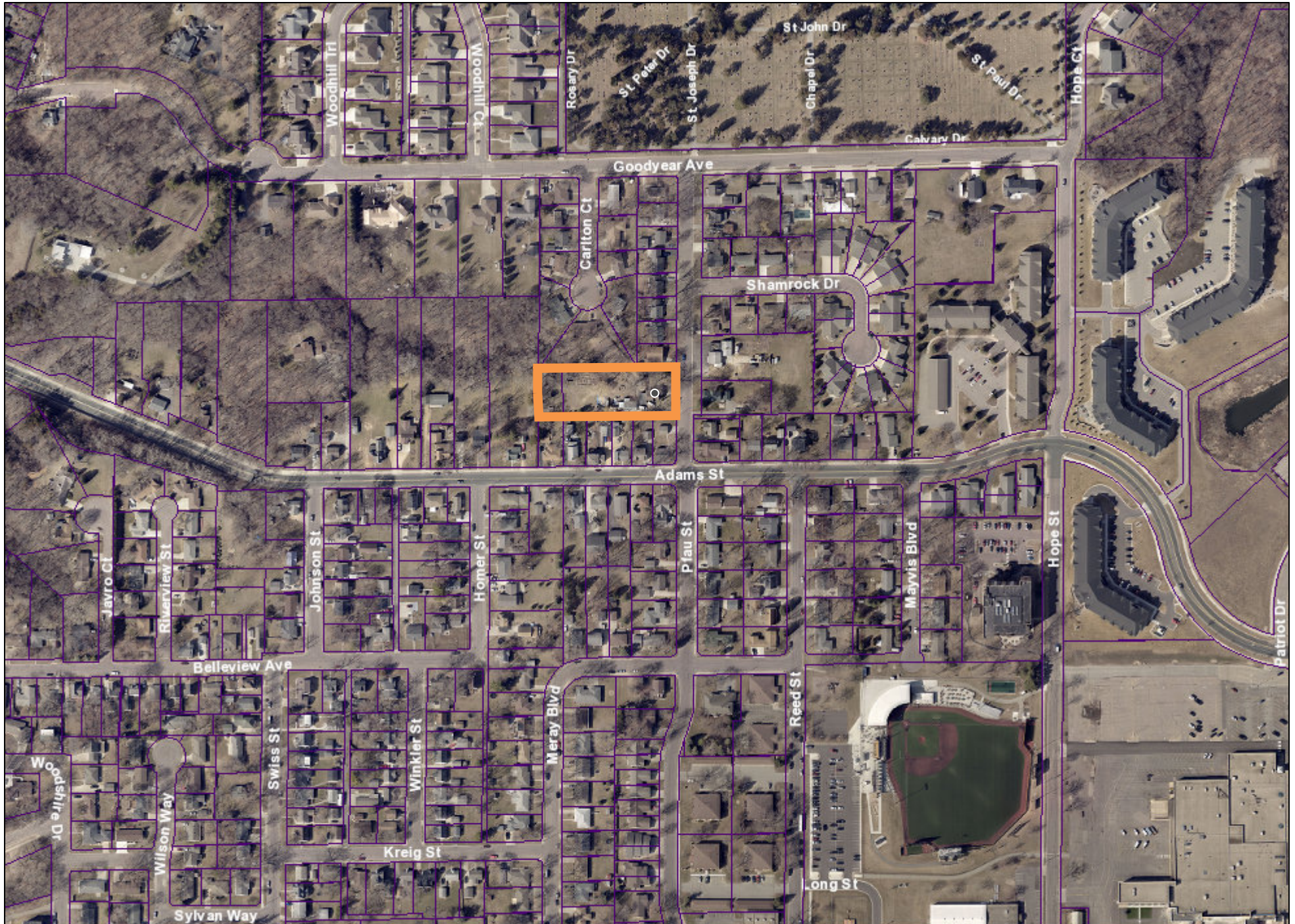


Date: October 2024

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 misuser misinterpretation.

Aerial Map



Date: October 2024

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 misuser misinterpretation.

CARLSON ADDITION
PRELIMINARY PLAT

PID 010908401019 & 010908401020

OWNER/DEVELOPER
SCOTT CARLSON
1010 PFAU STREET
MANKATO, MN 56001

DESCRIPTION OF RECORD (533CR683)

The Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato. Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street.

ACRES

BLOCK 1
1.04 ACRES (45344 SQ. FT.)

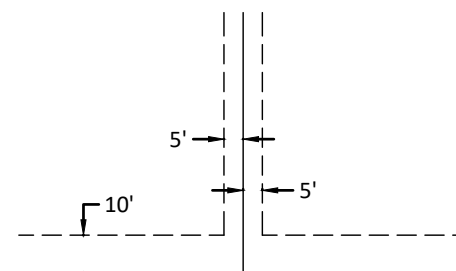
Sec. 10.13. - R-1 One-Family Dwelling District.

- Subd. 1. Purpose. The purpose of the R-1, One-Family Dwelling District, is to provide for low density residential development.
- Subd. 2. Permitted Uses. Except as specifically limited herein, the following uses are permitted in the R-1, One-Family Dwelling District:
- Subd. 4. Minimum Lot Area. The minimum lot area in the R-1, One-Family Residential District, is seven thousand (7,000) square feet for a one-family dwelling. Lots recorded prior to May 28, 1956, may have a minimum area of five thousand five hundred (5,500) square feet for a single family dwelling.
- A minimum lot area of eight thousand (8,000) square feet shall be provided for all other principal buildings and uses in the R-1, One-Family Dwelling District.
- Subd. 5. Minimum Lot Width. The minimum lot width for the R-1, One-Family Residential District, is sixty (60) feet and shall be measured at the front setback line. Lots recorded prior to May 28, 1956, may have a minimum lot width of fifty (50) feet.
- Subd. 6. Yards and Setbacks. The minimum yard and setback requirements for the R-1, One-Family Dwelling District, are as follows:
- A. Front Yard Setback.
1. All Buildings. A minimum of thirty (30) feet.
- B. Side Yard Setback.
1. Dwellings. A minimum of six (6) feet.
2. All Other Principal Buildings and Uses. Ten percent (10%) of the lot width, provided the side yard width is a minimum of ten (10) feet or a maximum of thirty (30) feet. Two (2) side yards shall be required for each zoning lot.
- C. Rear Yard Setback.
1. Dwellings. A minimum of twenty-five (25) feet.
2. All Other Principal Buildings and Uses. Twenty-five percent (25%) of lot depth, provided the rear yard is a minimum of twenty-five (25) feet or a maximum of seventy-five (75) feet.
- D. Transitional Yard. None required.



0 30 60
SCALE IN FEET

UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5.0 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10.0 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

LEGEND

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

SURVEYOR'S CERTIFICATION

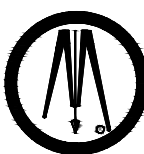
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Eichers
License Number 46564

09/17/2024
Date

Horizontal Datum: Blue Earth County Coordinate System NAD83, 1996 Adjustment

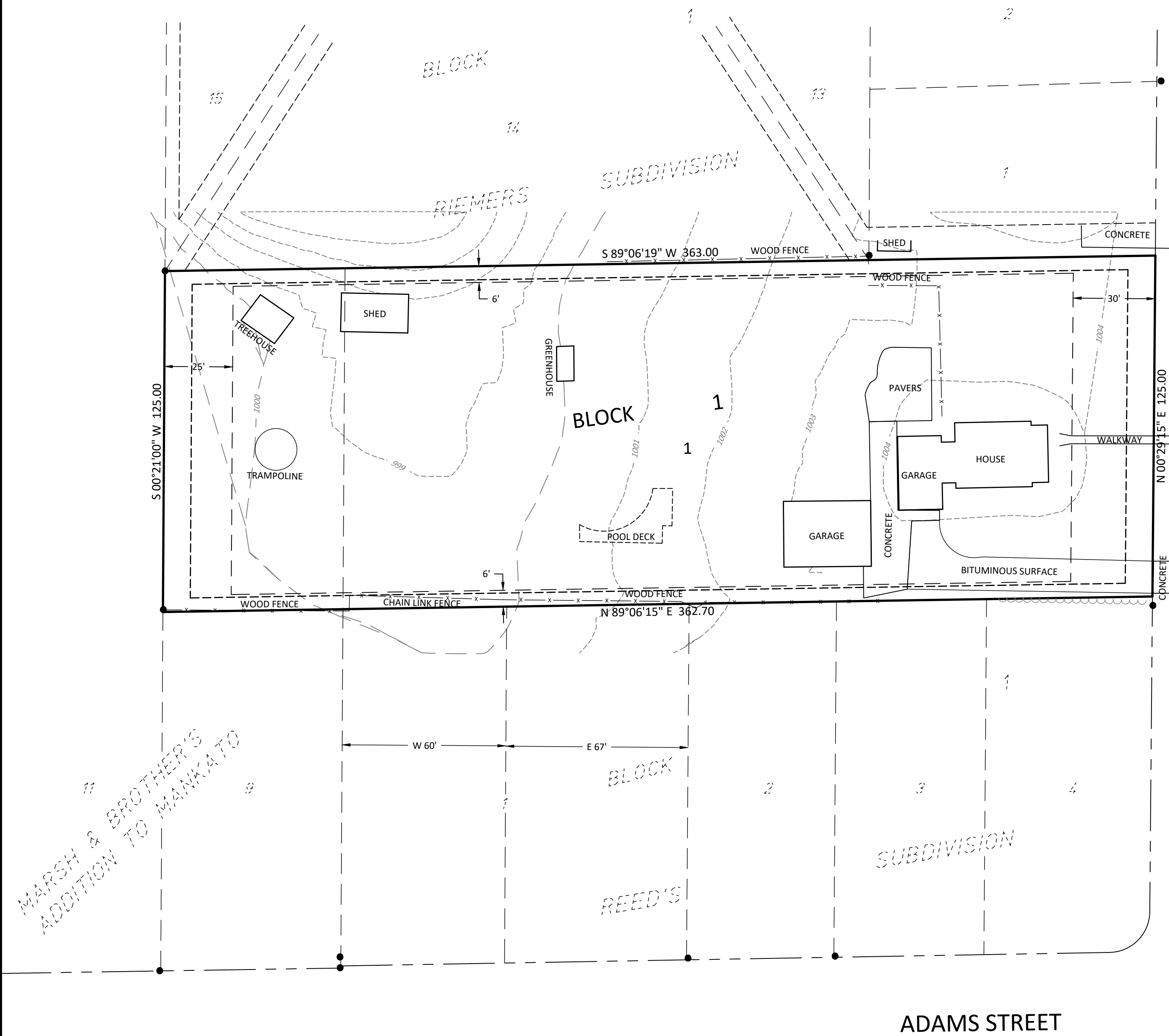
PRELIMINARY PLAT
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA



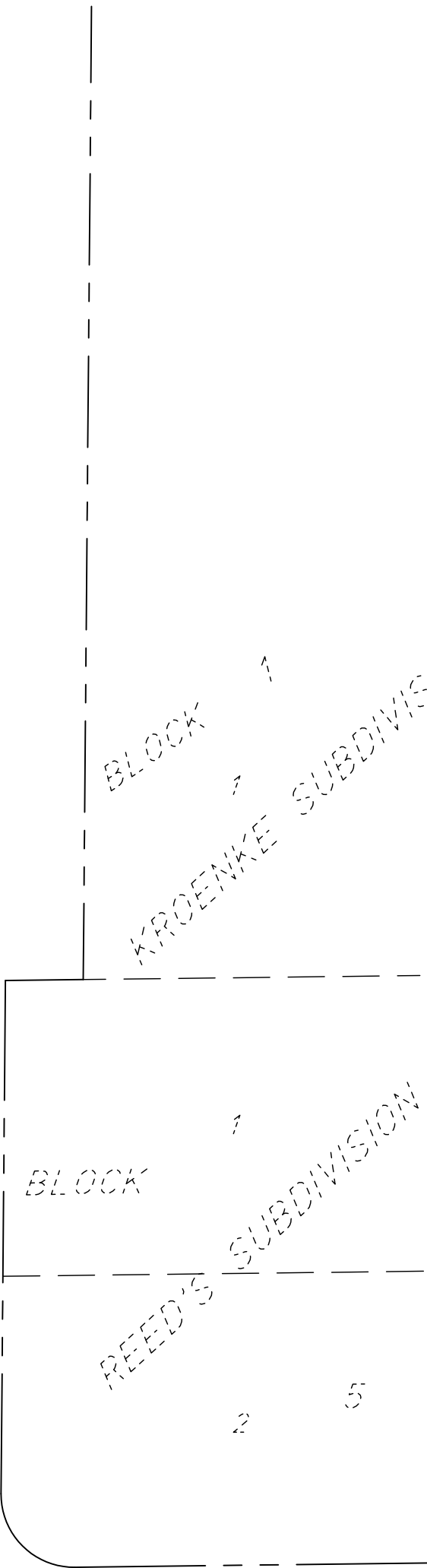
BOLTON & MENK

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

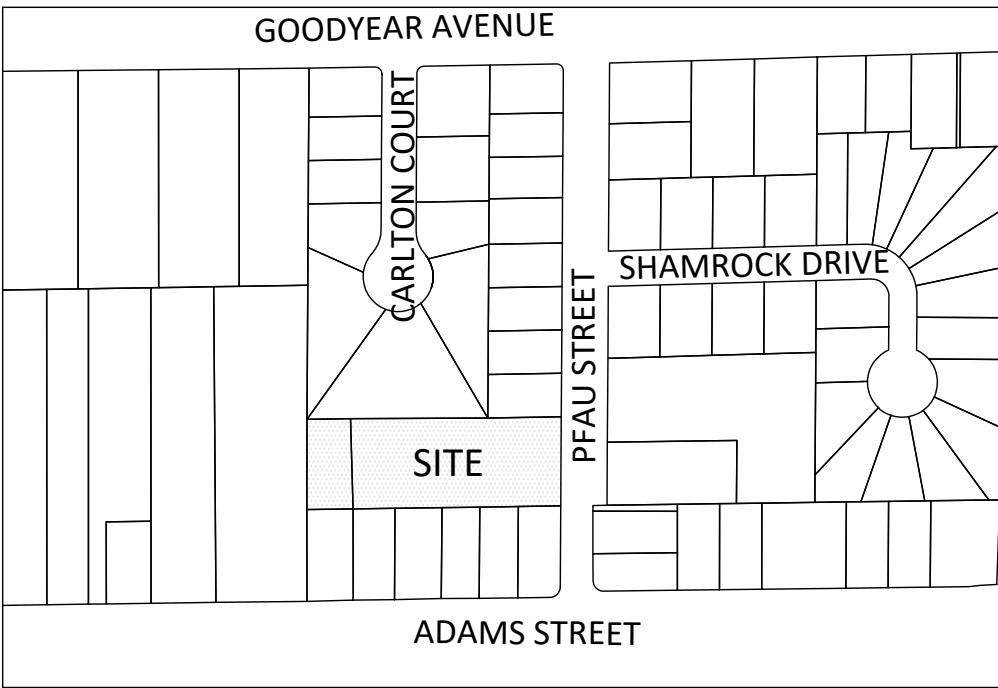
FOR: SCOTT CARLSON



PFAU STREET

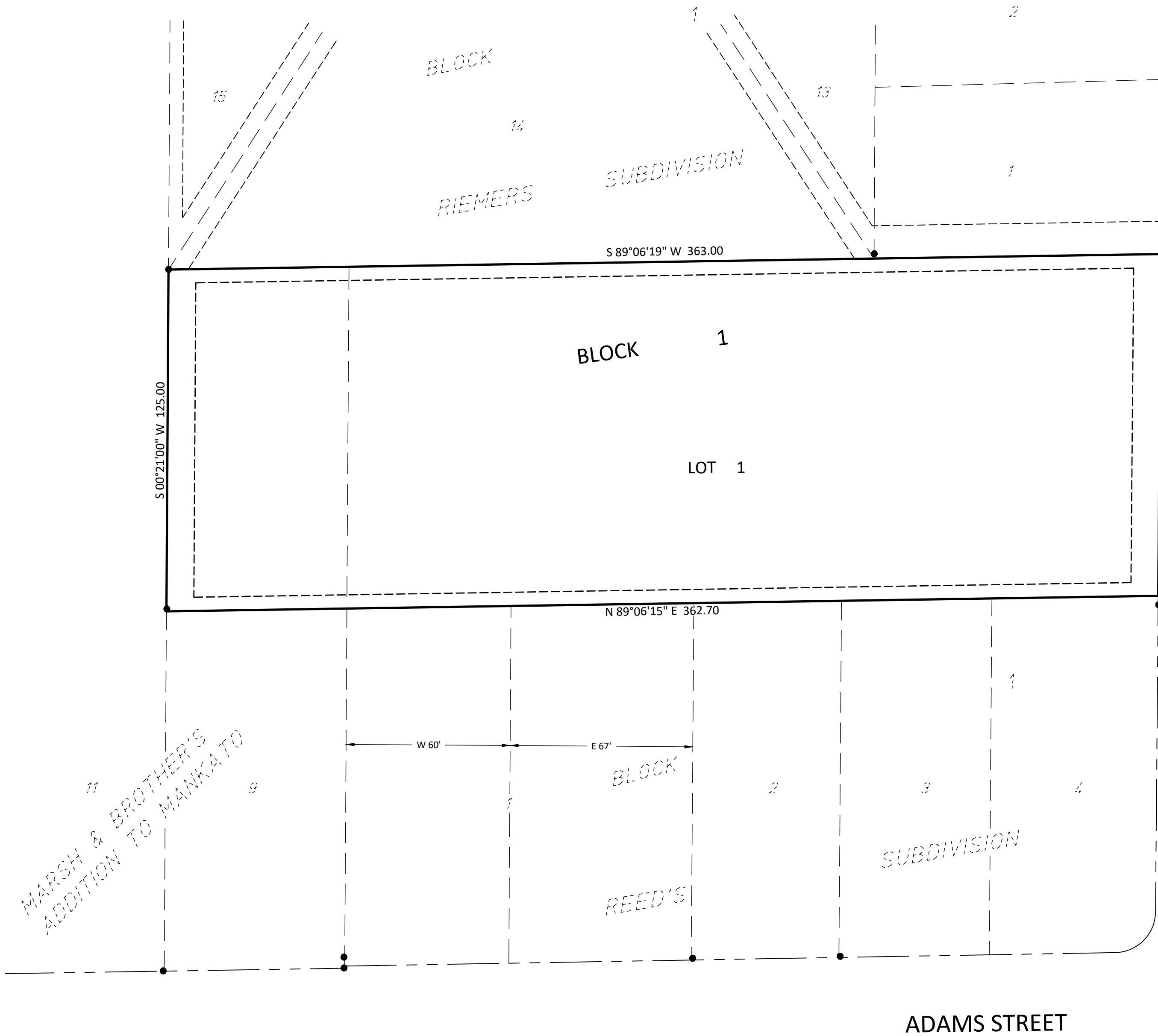


CITY OF MANKATO
BLUE EARTH COUNTY

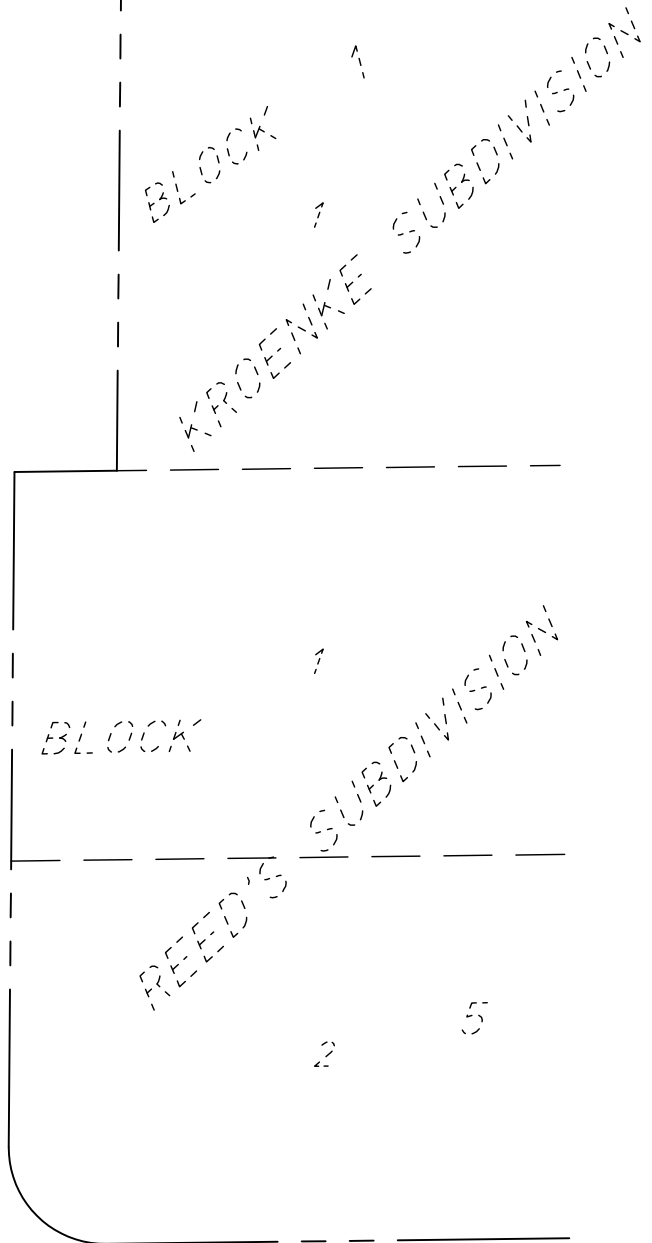


VICINITY MAP
SEC. 8-108-26
NOT TO SCALE

CARLSON ADDITION



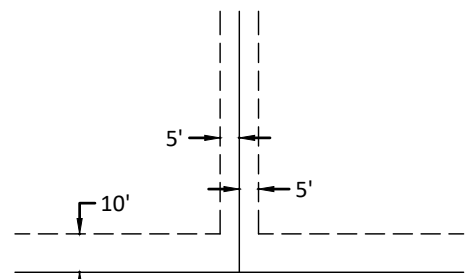
PFAU STREET



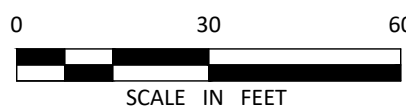
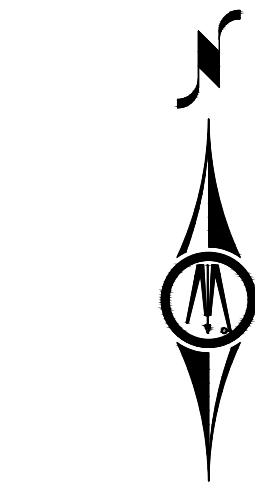
LEGEND

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

UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5.0 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10.0 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.



INSTRUMENT OF DEDICATION

Know all men by these presents that , Scott Carlson, a single person, fee owner of the following described property to wit:

The Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato. Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street.

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 CARLSON ADDITION, and that we dedicate to the public use the public ways and easements as shown hereon.

Dated this ____ day of _____, 2024 by Scott Carlson, a single person.

Scott Carlson

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the ____ day of _____, 2024, before me a Notary Public within and for said County, personally appeared Scott Carlson, a single person, known by me to be the person named in the foregoing instrument and who did acknowledge said instrument to be he free 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 _____, 2024.

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 _____, 2024, by Michael M. Eichers, a Licensed Land Surveyor.

Nathan P. Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS

Be it known that on this the ____ day of _____, 2024, the Planning Commission of the City of Mankato did duly review this plat of CARLSON ADDITION.

Chair person:

Secretary:

Be it known that on this the ____ day of _____, 2024, the City Council of the City of Mankato did duly approve this plat of CARLSON ADDITION.

Mayor:

Clerk:

TITLE OPINION

I, Chris Kennedy, 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.

Chris Kennedy, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

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 _____, 2024.

Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2024, at ____ o'clock __m., and that it was duly recorded on _____ Plats, Number _____.

County Recorder

Horizontal Datum: Blue Earth County Coordinate System NAD83, 1996 Adjustment



AGENDA RECOMMENDATION

Consent Calendar 5. G.

City Council Regular Meeting

Meeting Date: 11/12/2024

Agenda Item:

Resolution declaring adequacy of petitions, waiving hearings and adoption of Final Assessments on Capital Improvement Project 11077; 2024 Miscellaneous Assessments.

Recommendation/Action(s):

Adoption of the attached resolutions.

Summary:

These individual petitions will be included in the 2024 bond issue, so a resolution adopting the final assessment roll is required by bonding regulations.

No assessment hearing is required since all the properties listed on the assessment roll have been petitioned by the owners for the improvements. 100% of the actual cost of the improvement is assessed to the property; no additional charges are added.

In 1994, in response to the need to eliminate infiltration of groundwater into the sanitary sewer system, especially from services on private property, the city council authorized financing through special assessments for properties that needed to bring utility services into code compliance. These are properties not associated with a current reconstruction project, and it allows properties to meet code without a large initial investment. Seven years ago, in response to the city-wide stormwater pollution prevention plan, the program was expanded to include hard surfacing or reconstruction of driveways and parking areas, and reconstruction of retaining walls.

From October 2023, through September 2024, 11 properties took advantage of the financing in the total amount of \$186,076.08. Improvements performed included: connecting to city services and replacement or repair of utility services; and other necessary improvements to bring a property into compliance.

All assessments listed will be certified for collection beginning with 2025 property taxes and the repayment terms vary by the requests of the individual property owner. The annual interest rate is 4.5%.

Local plumbers, excavators, and surfacing contractors are supportive of this program and often make its availability known to citizens contemplating improvements to their properties.

Notices were sent to the affected owners on September 30, 2024, regarding the final assessment and adoption of those assessments.

Attachments

Resolution declaring

Resolution adopting

Petitions

Final Assessment Roll

**RESOLUTION DECLARING ADEQUACY OF PETITION AND WAIVING
IMPROVEMENT HEARING ON IMPROVEMENT NUMBER 11077**

BE IT RESOLVED by the City Council of Mankato, Minnesota:

1. Certain petitions requesting miscellaneous improvements for driveway, sidewalk, sewer and water service improvements, and other necessary improvements for code compliance throughout the City of Mankato by various property owners are on file with the council November 12, 2024 and hereby declared to be signed by 100% percent of owners of property affected thereby. This declaration is made in conformity to Minnesota State Statute § 429.031 Subdivision 3.
2. The council will consider the miscellaneous improvements of and the assessment of the petitioners property for all of the cost of the individual improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of all improvements of \$186,076.08.
3. The property owners contained on the attached preliminary assessment roll are willing petitioners per the individual signed petitions and own 100% of the affected property and therefore request waiver of both the project feasibility hearing and preliminary assessment hearing pursuant to Minnesota State Statute 429.031, Subdivision 3.
4. The city council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

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

Passed this 12th day of November, 2024

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

**RESOLUTION ADOPTING ASSESSMENT
ON IMPROVEMENT NUMBER 11077**

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 11077, the improvement of miscellaneous improvements for driveway, sidewalk, sewer and water service improvements, and other necessary improvements for code compliance throughout the City of Mankato.

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

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of five years, 10 years and 15 years, the first installment to be payable on or before the first Monday in January, 2025, and shall bear interest at the rate of four and one half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and one half (4.5%) per annum beginning January 1, 2025. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may at any time prior to certification of the assessment to the County Auditor, as herein provided, pay the whole of the assessment against any parcel with interest accrued to the date of payment to the City Treasurer and they may at any time thereafter pay to the County Treasurer the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made. Assessments paid within thirty days from the date of billing of the final assessment shall bear no interest.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

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

Passed this 12th day of November, 2024

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 10077)

Property Owner: Alexander Endreson

Property Address: 1710 N Broad St, Mankato MN

Parcel ID: R01.09.05.357-015

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

Dated this 25th day of July 25, 2024

Alex Endreson
Property Owner

Property Owner

Contractor performing work: Hunt Plumbing and Drain

Total cost to be specially assessed: \$ 13,125.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



HUNT PLUMBING & DRAIN

825 N. Minnesota Ave
St. Peter, MN 56082
(507) 995-8956
hello@huntplumbinganddrain.com

Invoice

DATE	07/19/2024
INVOICE#	33324
TERMS	Cash On Delivery

BILL TO
Alex Endreson 1710 N Broad St Mankato Minnesota 56001-3227 (218) 731-3142

SERVICE LOCATION
Alex Endreson 1710 N Broad St Mankato Minnesota 56001-3227 (218) 731-3142

JOB#	DATE	PO/REF#	DESCRIPTION
38867916	06/25/2024		Replace sewer line Completion Notes: 7/18 Removed air from cal tube's and pulled cal tube's from liners. Took video of both lines before assembly and uploaded to youtube.com. Assembled drainage piping. Turned on water. Put new expansion plug in cleanout. Poured and smoothed out concrete. Cleaned up.

Job Charges	Qty	Rate	Total
Plumbing Service Acquire permit Excavate soil in front yard Repair section of sewer line Install liner in main sewer line Backfill soil No grass seed or landscaping included	1.00	\$13,125.00	\$13,125.00
Job Subtotal			\$13,125.00
Job Total			\$13,125.00

PRE-WORK SIGNATURE
 07/08/2024 12:23 pm

POST-WORK SIGNATURE
 07/18/2024 10:15 pm

Signed By: Alex Endreson

Signed By: Alex Endreson

CUSTOMER MESSAGE
Mailing Address : 825 N. Minnesota Ave , Saint peter MN 56082

Invoice Total:	\$13,125.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$13,125.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No.11077)

Property Owner: James & Roxanne Gasson

Property Address: 20206 Mankato Ave.

Parcel ID: Pol.09.30.400.012

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

Dated this 15th day of July, 2024

[Signature]
Property Owner

[Signature]
Property Owner

Contractor performing work: GM Contracting, Inc.

Total cost to be specially assessed: \$ 28,483.28

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

Quote



DBE Certified Contractor

19810 515th Ave, P.O. Box 736, Lake Crystal, MN 56055

Contact: Alex Anderson

Phone: 507-726-6433(Ext. 211)

Fax: 507-726-6399

Quote To: Jim Gosson

Job Name: 20206 Monks Ave Sewer Service

Bid Date:

Owner:

Revision Date:

Phone:

Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	HDD 4" HDPE DR11 IPS SEWER SERVICE	1.00	LS	28,483.28	28,483.28
GRAND TOTAL					28,483.28

NOTES:

Includes:

- Pipe, tracer wire, fusing, and installation
- Connection of new sewer line to existing pipe stubbing from house
- Connection of new sewer line to existing sanitary sewer manhole
- (1) Two-way cleanout assembly located near foundation wall
- Abandoning existing septic tank (crush and sand fill)
- Post install televising of new sewer line for QC purposes
- Rough grading of disturbed areas
- Disposal of drilling fluids
- One mobilization

Excludes:

- Prevailing Wages
- Final grading/seeding/landscaping
- Septic tank removal
- Dewatering
- Permits, Performance Bonds, or Traffic Control
- Restoration
- Erosion Control
- Rock Drilling

If rock or any other obstructions are encountered that delay or make normal directional drilling operations impossible, the price will be renegotiated.

Quote valid for 60 days

No Addendums Recognized

INVOICE

GM CONTRACTING, INC.
PO Box 736
Lake Crystal, MN 56055-0736
(507) 726-6433

Invoice Number:

8176

Invoice Date:

July 11, 2024

Terms:

Net - 10 Days

To: Jim Gosson
20206 Monks Avenue
Mankato, MN
56001

Re: New Sewer Service

DATE	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
07/11/24	HDD 4" HDPE DR 11 IPS Sewer Service	LS	1.00	28,483.28	\$28,483.28
WE APPRECIATE YOUR BUSINESS !				TOTAL	\$28,483.28

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11027)

Property Owner: Jordan Thesing

Property Address: 126 S Belmont Dr Mankato, MN, 56001

Parcel ID: 1701.09.17.492.125

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

Dated this 8th day of July, 2024

[Signature]
Property Owner

Property Owner

Contractor performing work: Hunt Plumbing and Drain

Total cost to be specially assessed: \$ 8987.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



825 N. Minnesota Ave
St. Peter, MN 56082
(507) 995-8956
hello@huntplumbinganddrain.com

Invoice

DATE	07/03/2024
INVOICE#	33287
TERMS	Cash On Delivery

BILL TO

Jordan Thesing
126 S Belmont Dr
Mankato Minnesota 56001-5337
(608) 406-0225

SERVICE LOCATION

Jordan Thesing
126 S Belmont Dr
Mankato Minnesota 56001-5337
(608) 406-0225

JOB#	DATE	PO/REF#	DESCRIPTION
38867896	06/25/2024		7 - 2 shoot liner 6/28 clean sewer pipe to prep for liner ----- Liner Completion Notes: Customer complaint had another plumbing outfit and wanted a 2nd estimate, opinion on quote, customer decided to go with liner, instead of dig up yard. Service techs spend 2 days of chaining before could be lined. 7 2 24 liner was put in placed, tomorrow will pull caltube. Informed home owner he will need to get intouch with other plumbing outfit, and our inspection is scheduled monday the 8.
Job Charges			
	Qty	Rate	Total
3 year Membership Service Agreement One time fee for a 3 Year membership with Hunt Plumbing and Drain.			
- Priority Scheduling - Automatic Discounted Services - Multiple Properties all properties Covered - Transferable to new home owner if moving away - Family members can use your Membership	1.00	\$125.00	\$125.00
Inversion Lining Homeowner to leave basement concrete and sewer pipe exposed. Hunt plumbing will clean sewer pipe leaveing house to be ready for Inversion Lining. Aquire permit Install liner from inside of home basement to the 90 drop before city main. One night with no sewer use Put sewer back together Home owner will have basement put back together by others			
	1.00	\$8,862.00	\$8,862.00
Job Subtotal			\$8,987.00
Job Total			\$8,987.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE


06/26/2024 02:37 pm


Signed By: 

Signed By:

CUSTOMER MESSAGE
Mailing Address : 825 N. Minnesota Ave , Saint peter MN 56082

Invoice Total:	\$8,987.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$8,987.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11077)

Property Owner: Tressa Flo

Property Address: 105 N. Plainview Ave

Parcel ID: R01.09.17.281.015

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

TF
Dated this 17 day of June, 2024

[Signature]
Property Owner

Property Owner

Contractor performing work: Hunt Plumbing & Drain

Total cost to be specially assessed: \$ 12,130⁰⁰

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



HUNT PLUMBING & DRAIN

825 N. Minnesota Ave
St. Peter, MN 56082
(507) 995-8956
hello@huntplumbinganddrain.com

Invoice

DATE	06/17/2024
INVOICE#	33233
TERMS	Cash On Delivery

BILL TO
Tressa Flo LIFETIME MEMBER 105 N Plainview Ave Mankato Minnesota 56001-5548 (507) 327-3061

SERVICE LOCATION
Tressa Flo LIFETIME MEMBER 105 N Plainview Ave Mankato Minnesota 56001-5548 (507) 327-3061

JOB#	DATE	PO/REF#	DESCRIPTION		
38867860	06/12/2024		Install liner in main sewer		
Completion Notes:					
Job Charges			Qty	Rate	Total
Inversion Sewer Lining			1.00	\$12,130.00	\$12,130.00
Inversion Sewer Lining, line main sewer leaving house to the road					
Job Subtotal					\$12,130.00
Job Total					\$12,130.00

PRE-WORK SIGNATURE


Signed By: Tressa Flo

POST-WORK SIGNATURE


Signed By: Tressa Flo

CUSTOMER MESSAGE
Mailing Address : 825 N. Minnesota Ave , Saint peter MN 56082

Invoice Total:	\$12,130.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$12,130.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No.11077)

Property Owner: Kari Eckstein

Property Address: 122 Eastwood Dr

Parcel ID: R 01.09.17.452.005

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

Dated this 1 day of March, 2024

Kari Eckstein
Property Owner

Property Owner

Contractor performing work: Veith Construction LLC

Total cost to be specially assessed: \$ 15,500.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

Veith Construction, LLC

23342 589th Ave
Mankato, MN 56001

veithconstruction@gmail.com

507-351-2195

Invoice

Date	Invoice #
2/29/2024	3259

Bill To

Eckstein, Gary & Kari
122 Eastwood Drive
Mankato, MN 56001

Description	Quantity	Rate	Amount
Sewer Service Repair including permit, road closure replace sewer, excavation, and backfill, temp cement patch(includes blacktop replacement in spring 2024)		15,500.00	15,500.00
MN General Rate and Blue Earth County		7.375%	0.00
Total			\$15,500.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11077)

Property Owner: William Dallenbach

Property Address: 418 S. 4th St. #1

Parcel ID: R01.09.18.177.007

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☐ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☒ Retaining wall/erosion control/other MAIN LINE REPAIR - SEWER LINE

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of X 5 years or _____ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

Dated this 4th day of JANUARY, 2024

William Dallenbach
Property Owner

Property Owner

Contractor performing work: GROUND ZERO SERVICES

Total cost to be specially assessed: \$ 3,800.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

Ground Zero Services, LLC

P.O. Box 86
308 4th Street
Courtland, MN 56021

Invoice

Date	Invoice #
12/27/2023	20645

Bill To
Will Dallenbach

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Sewer dig at 418 South 4th Street Mankato on 12-21	3,800.00	3,800.00
	Sales Tax	7.375%	0.00
Thank you for your business. Questions call 507-354-3973. Accept credit cards 3.5% will be added.		Total	\$3,800.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11077)

Property Owner: Keith Kubat

Property Address: 315 N Broad St

Parcel ID: R01.09.07.456.004

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or X 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

Dated this 11th day of December, 2023



Property Owner

Property Owner

Contractor performing work: Hunt Plumbing and Drain

Total cost to be specially assessed: \$ 15,200

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



825 N. Minnesota Ave
St. Peter, MN 56082
(507) 995-8956
hello@huntplumbinganddrain.com

Invoice

DATE	12/08/2023
INVOICE#	32735
TERMS	Cash On Delivery

BILL TO
Keith Kabut LIFETIME MEMBER 315 North Broad Street Mankato MN 56001 (507) 461-6597

SERVICE LOCATION
Keith Kabut LIFETIME MEMBER 315 North Broad Street Mankato MN 56001 (507) 461-6597

JOB#	DATE	PO/REF#	DESCRIPTION
38866667	11/26/2023		start project: 12/4/23-12/5/23 site visit: Break concrete and excavate 12/5/23 site visit: clean line 12/6/23-12/8/23 site visit: start lining process and finish work Completion Notes: 12/4/23 Got to job site and started jackhammering out concrete above the cast iron piping, cleared off cast pipe to make it more visible. Found that the cast iron piping was cracked all along the top 12/5/23 Got to job site and Removed cast iron piping, had to use chipper on wall of the pit to remove old cast iron piping. Dug out the pit more to access the rest of the cast iron piping. Jetted out the main line in the pit and got out to the city main. Put in temporary pvc for sewer line until the main sewer is lined. 12/6/23 got to job site and removed the remaining cast iron to expose the clay piping, dug further down in the pit to get the cast iron out. Put 6" pvc on 6" clay piping with fernco and jetted it clean. Prepared liner and equipment and then Lined the 6" piping. 12/7/23 Arrived at job site and camerad the lined pipe, got our work inspected and finished putting everything together. Backfilled everything and packed down the sand/dirt. Put down concrete and let dry overnight.

Job Charges	Qty	Rate	Total
Plumbing Service acquire permit concrete removal and pour back to be able to access pipe to install liner for main sewer pipe excavate soil install liner in main sewer line of the house city inspection back fill soil pour back concrete	1.00	\$15,200.00	\$15,200.00
Job Subtotal			\$15,200.00
Job Total			\$15,200.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE


11/27/2023 04:30 pm

Signed By:

Keith Kabut


12/07/2023 07:04 pm

Signed By:

Keith Kabut

CUSTOMER MESSAGE

Mailing Address : 825 N. Minnesota Ave , Saint peter
MN 56082

Invoice Total:	\$15,200.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$15,200.00



825 N. Minnesota Ave
St. Peter, MN 56082
507-995-8956

hello@huntplumbinganddrain.com

Work Order

DATE	11/26/2023
TIME	12:32 pm - 01:32 pm
TECH(S)	Jason Schultz
JOB#	38866667
PO#	
PAYMENT	Direct Bill, Cash On Delivery

CUSTOMER
Keith Kabut LIFETIME MEMBER 315 North Broad Street Mankato MN 56001 (507) 461-6597

SERVICE LOCATION
Keith Kabut LIFETIME MEMBER 315 North Broad Street Mankato MN 56001 (507) 461-6597

JOB DETAILS	start project
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NOTES FOR TECHS	
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COMPLETION NOTES	Jackhammer sewer stack by stairs is needed repair sewer line and jetter line again
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Description	Qty	Rate	Total
Plumbing Service	1.00	\$22,500.00	\$22,500.00
acquire permit			
concrete removal and pour back to be able to access pipe to install liner for main sewer pipe			
excavate soil			
install liner up to 100' feet in main sewer line of the house			
city inspection			
back fill soil			
pour back concrete			

SUB-TOTAL:	TIME & LABOR:	EXPENSES:	PMTS/DEPS:	TOTAL DUE:
\$22,500.00	\$0.00	\$0.00	\$1,123.50	\$21,376.50

CUSTOMER MESSAGE
Mailing Address : 825 N. Minnesota Ave , Saint peter MN 56082

PRE-WORK SIGNATURE
 11/27/2023 04:30 pm

POST-WORK SIGNATURE

Signed By:	Keith Kabut	Signed By:	
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TERMS & CONDITIONS
TERMS AND CONDITIONS:

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11077)

Property Owner: Brady Garbars Jordyn Morris

Property Address: 1034 Thompson Rowine RD

Parcel ID: R01.09.08.278.001

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

Dated this 29 day of November, 2023


Property Owner

Property Owner

Contractor performing work: BABE PLUMBING

Total cost to be specially assessed: \$30,705

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



Babe Plumbing, LLC
1815 Raymond Dr
North Mankato, Minnesota 56003
507-625-7162

Invoice 14875941
Invoice Date 5/26/2023
Completed Date
Customer PO
Payment Term Due Upon Receipt
Due Date 5/26/2023
Job Address
Brady Garbers
1034 Thompson Ravine Road
Mankato, MN 56001 USA

Billing Address
Brady Garbers
1034 Thompson Ravine Road
Mankato, MN 56001 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
ADM-001-00.50	• We will come to your home • Diagnose the problem with your plumbing system • Present you with personalized solutions on what to do next • 100% satisfaction guaranteed	1.00	\$96.00	\$96.00
WDV-001-18.00	Use excavator to dig up to 80' of trench. Install new drain pipe for main sewer and install a new water line. Babe Plumbing will install a new water meter, the cost of the meter and installation is included in this cost. Make proper connection where pipe leaves the home. Bury pipe and *rough grade trench area. Cost includes permitting through the city of Mankato Cost also includes septic tank abandonment.	1.00	\$29,982.00	\$29,982.00
CPS-1050-01.00	Connect existing gas line inside the home to the new gas meter on the outside of the home. Make proper connections and test for leaks.	1.00	\$723.00	\$723.00

Paid On	Type	Memo	Amount
5/26/2023	MasterCard		\$96.00

Sub-Total	\$30,801.00
Tax	\$0.00
Total Due	\$30,801.00
Payment	\$96.00
Balance Due	\$30,705.00

Thank you for choosing Babe Plumbing, LLC

This invoice is agreed and acknowledged. Payment is due at time of service. A service fee will be charged for any returned checks, and a financing charge of 7.5% per month shall be applied for overdue amounts.

5/26/2023

I find and agree that all work performed by Babe Plumbing LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

5/26/2023

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11077)

Property Owner: Thomas & Jasmine Becker

Property Address: 927 Owatonna St

Parcel ID: R 01.08.13.378.009

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

Dated this 27th day of November, 2023



Property Owner



Property Owner

Contractor performing work: Babe Plumbing

Total cost to be specially assessed: \$ 20,742.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



Babe Plumbing, LLC
1815 Raymond Dr
North Mankato, Minnesota 56003
507-625-7162

Invoice 16159007
Invoice Date 11/15/2023
Completed Date
Customer PO
Payment Term Due Upon Receipt

Billing Address
Tom and Jasmine Becker
927 Owatonna Street
Mankato, MN 56001 USA

Job Address
Tom Becker
927 Owatonna Street
Mankato, MN 56001 USA

Description of Work

Excavate open the yard outside digging down to the sewer after locating. Replacing the sewer from the the inside wall of the house tying onto the sdr35 pipe located north of the sidewalk. Jack hammer open the basement to expose the sewer main to tie new sdr40 4" pvc to. Note: babe plumbing will do the removal of the concrete but not the replacement. Any landscaping wanting saved will need to be moved by the customer prior to excavation. Yard will be left to rough grade and grass and landscaping will not be replaced. If sidewalk panels end of having to be removed babe plumbing will handle the removal and disposal but not the replacement.

Task #	Description	Quantity	Your Price	Your Total
ADM-001-00.50	• City of Mankato Permit # PLMR-0584-23	1.00	\$0.00	\$0.00
CPS-8050-08.00	Excavate open the yard outside digging down to the sewer after locating. Replacing the sewer from the the inside wall of the house tying onto the sdr35 pipe located north of the sidewalk. Jack hammer open the basement to expose the sewer main to tie new sdr40 4" pvc to. Note: babe plumbing will do the removal of the concrete but not the replacement. Any landscaping wanting saved will need to be moved by the customer prior to excavation. Yard will be left to rough grade and grass and landscaping will not be replaced. If sidewalk panels end of having to be removed babe plumbing will handle the removal and disposal but not the replacement.	1.00	\$12,846.00	\$12,846.00
WDV-005-03.00	Remove concrete in basement to replace section of compromised Pipe and up to 20' including a possible of 3 lines branching off to make proper connections from new sewer line stubbed into front of home to main plumbing stack in the laundry room.	1.00	\$7,896.00	\$7,896.00

Sub-Total	\$20,742.00
Tax	\$0.00
Total Due	\$20,742.00
Balance Due	\$20,742.00

Thank you for choosing Babe Plumbing, LLC

This invoice is agreed and acknowledged. Payment is due at time of service. A service fee will be charged for any returned checks, and a financing charge of 7.5% per month shall be applied for overdue amounts.

I find and agree that all work performed by Babe Plumbing LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11077)

Property Owner: Joc murika

Property Address: 100 Red tail CT

Parcel ID: R01.09.21.358.008

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes.

Dated this 5 day of November, 2023



Property Owner

Property Owner

Contractor performing work: Dm I

Total cost to be specially assessed: \$ 12,723⁸⁰

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



Dirt Merchant, Inc.

3301 Third Avenue
Mankato, MN 56001

Phone: (507) 389-9129

Fax: (507) 389-9703

Invoice

Invoice Number
1969

Invoice Date
10/27/2023

Bill To: JR Murilla Construction
21588 598th Ave

RE: 9/19 - 10/2/23 Sanitary Sewer Repair at
100 Redtail Court, Mankato

Eagle Lake, MN 56024

Attn: Joe Murilla

Job No	Customer Job No	Customer PO	Terms	Due Date
23663			Net 30 Days	11/26/2023
Work Date	Description	Quantity / Hrs	Rate / Per Unit	Amount

Labor:

Excavator 210	4.00	185.00	740.00
Excavator 350	12.10	265.00	3,206.50
Foreman	15.50	115.00	1,782.50
Labor	15.30	95.00	1,453.50
Skid Loader	12.20	135.00	1,647.00
Truck Dump	20.10	120.00	2,412.00
Truck Side	1.90	130.00	247.00
Truck Equipment	6.00	180.00	1,080.00

Material:

Sand	174.96	8.25	1,443.42
Concrete Patch	1.00	3,195.00	3,195.00
Bituminous Patch	1.00	4,674.00	4,674.00
Jetter Clean	1.00	250.00	250.00
Sign Rental	1.00	91.91	91.91
Mankato ROW Permit	1.00	225.00	225.00
4" SDR 26 Pipe	5.00	4.81	24.05
4" PVC Fernco	2.00	8.40	16.80
4" PVC 45 Degree Bend	1.00	36.40	36.40

Subtotal: 22,525.08

Sales Tax: 198.72

Total Amount Due: 22,723.80

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11077)

Property Owner: RAYMOND E. KEENAN

Property Address: 1036 THOMPSON RAUNE RD

Parcel ID: R01.09.08.278.002

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2025 payable taxes. 15 YEARS

Dated this 7 day of NOV, 2023



Property Owner

Property Owner

Contractor performing work: BABBS PLUMBING

Total cost to be specially assessed: \$ 24,680.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



Babe Plumbing, LLC
1815 Raymond Dr
North Mankato, Minnesota 56003
507-625-7162

Invoice 15561536
Invoice Date 8/22/2023
Completed Date
Customer PO
Payment Term Due Upon Receipt

Billing Address
Ray Keenan
1036 Thompson Ravine Road
Mankato, MN 56001 USA

Job Address
Ray Keenan
1036 Thompson Ravine Road
Mankato, MN 56001 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
CPS-8500-08.00	Proposal to run a new sewer and water line from the city street to house. Sewer and water line will be stubbed up into the basement in the North East corner of the home and surface mounted above ground to tie into existing plumbing stack. Plumbing stack will be rebuilt as much as we can access from basement. Main water line will be brought into home below concrete, with a full-port, brass professional grade ball valve and water meter, then surface mounted in the basement and tied into water system to home. Trench from street to house will be refilled, packed and brought to original grade. Septic tank will be properly abandoned and filled. **THIS PROPOSAL DOES NOT INCLUDE REPLACEMENT OF DRIVEWAY, LANDSCAPING OR REPLACEMENT OF GRASS.	1.00	\$24,680.00	\$24,680.00

Sub-Total	\$24,680.00
Tax	\$0.00
Total Due	\$24,680.00
Balance Due	\$24,680.00

Thank you for choosing Babe Plumbing, LLC

This invoice is agreed and acknowledged. Payment is due at time of service. A service fee will be charged for any returned checks, and a financing charge of 7.5% per month shall be applied for overdue amounts.

I find and agree that all work performed by Babe Plumbing, LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

2024 Miscellaneous Assessments

FINAL Assessment Roll
City Project 11077

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage				
Parcel Number / Owner / Address	Property Description	Requested Additional Work	Work Performed	Total Final Assessment
01.09.08.278.002 Raymond Keenan 1036 Thompson Ravine Rd Mankato, MN 56001	Gerdt's Subdivision Lot 4 0.00 0.00	\$ 24,680.00	Connect to City Services Babe Plumbing	\$ 24,680.00 15 years
01.09.21.353.008 Joseph Robert Murilla Jr 21588 598th Ave Eagle Lake, MN 56024	Wings Over White Oak 2nd Addition Lot 6 Block 4 (100 Redtail Ct)	\$ 12,723.80	Sanitary Sewer Repair Dirt Merchant, Inc.	\$ 12,723.80 10 years
01.08.13.378.009 Thomas & Jasmine Baker 927 Owatonna St Mankato, MN 56001	West Mankato Subdivision of Block 152 & of Vacated Winona Street Opp & East 20 Feet of Vacated..	\$ 20,742.00	Sewer Repair Babe Plumbing	\$ 20,742.00 10 years
01.09.08.278.001 Jordyn Morris 1034 Thompson Ravine Rd Mankato, MN 56001	Gerdt's Subdivision Lot 3 0.00 0.00	\$ 30,705.00	Connect to City Services Babe Plumbing	\$ 30,705.00 10 years
01.09.07.456.004 Keith Kubat 315 N Broad St Mankato, MN 56001	City of Mankato South 33 Feet of Lot 3 Block 39 0.00	\$ 15,200.00	Sewer Line Repair Hunt Plumbing & Drain	\$ 15,200.00 10 years
01.09.18.177.007 William Dallenbach 526 S 2nd St #3 Mankato, MN 56001	Plaza Apartments Condominium No 13 Unit 1 & 1/6 Int in Common Area (418 S 4th St #1)	\$ 3,800.00	Sewer Line Repair Ground Zero	\$ 3,800.00 5 years
01.09.17.452.005 Kari Eckstein 122 Eastwood Dr Mankato, MN 56001	H L Smith's Addition Lot 19 0.00 0.00	\$ 15,500.00	Sewer Line Repair Veith Construction, LLC	\$ 15,500.00 10 years
01.09.17.281.015 Jake & Tressa Flo 105 N Plainview Ave Mankato, MN 56001	Black Eagle Addition Lot 2 Block 2 0.00	\$ 12,130.00	Sewer Line Repair Hunt Plumbing & Drain	\$ 12,130.00 10 years

2024 Miscellaneous Assessments

FINAL Assessment Roll
City Project 11077

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage				
Parcel Number / Owner / Address	Property Description	Requested Additional Work	Work Performed	Total Final Assessment
01.09.17.402.025 Jordan Thesing 126 S Belmont Dr Mankato, MN 56001	Sunrise Heights Subdivision Lot 5 0.00 0.00	\$ 8,987.00	Sewer Line Repair Hunt Plumbing & Drain	\$ 8,987.00 10 years
01.09.30.400.012 James and RoxAnne Gosson 20206 Monks Ave Mankato, MN 56001	Goettl Subdivision Lot 2 Block 1 0.00	\$ 28,483.28	Connect to City Sewer G M Contracting, Inc.	\$ 28,483.28 10 years
01.09.05.357.015 Alexander Steven Endreson 1710 N Broad St Mankato, MN 56001	Dukes 2nd Addition North 48 Feet of Lot 10 Block 25 0.00	\$ 13,125.00	Sewer Line Repair Hunt Plumbing & Drain	\$ 13,125.00 10 years



AGENDA RECOMMENDATION

City Council Regular Meeting

5. H.

Meeting Date: 11/12/2024

Agenda Item:

Set November 25, 2024, as the date of public hearing on an Ordinance establishing registration requirements for the sale of Lower-Level Intoxicating Hemp Products and the sale of Adult Use Cannabis Products; and an Ordinance establishing Special Event Requirements for Temporary Cannabis Events, and an Ordinance amending Chapter 10 Land Use (Zoning).

Recommendation/Action(s):

Set November 25, 2024, as the date of public hearing on the attached ordinances.

Summary:

The state legislature legalized cannabis in 2023. According to the legislation, the state is primarily responsible for regulation, while the city's authority to regulate cannabis is limited. The city has authority to:

- (1) register retail businesses
- (2) set zoning regulations within state limitations
- (3) regulate the use of cannabis in public spaces

Ordinances have been drafted addressing these subjects and were discussed by the Council at their Work Session on October 28. The zoning ordinance must be referred to the planning commission for review before consideration by the City Council. The following is the schedule for consideration:

November 12	Call for Public Hearing re Ordinance Consideration on November 25
November 20	Planning Commission Consideration of Zoning Ordinance
November 25	Council Holds Public Hearing re Ordinance

Following adoption of the ordinance(s), in accordance with our Charter, the city will publish the ordinance which shall become effective at the expiration of 30 days after adoption.

There are three ordinances for consideration. For the zoning ordinance, we are summarizing the proposed changes vs. reviewing the entire code.

Registration

Because cities are required to complete an annual inspection of cannabis retailers and lower potency hemp edible retailers, staff is recommending that the city register all the individuals we are required to inspect. The attached ordinance includes the following:

- Cannabis retail businesses must register with the city and be compliant with our zoning laws.
- Cannabis retail businesses may operate within the hours between 10 a.m. and 9 p.m.
- No registration is required for medical cannabis businesses.
- No lower-potency hemp edible retailers may operate a moveable place of business.

Special Events

Also, attached is an ordinance that regulates cannabis events. We are required by law to allow events, but are allowed to regulate the time, place, and manner of the events. Staff is recommending:

- A prohibition of cannabis events on public property and within 1,000 feet of a school or within 500 feet of a daycare, residential treatment facility, or an attraction within a public park that is used by minors.
- That no consumption of cannabis may take place during the event.

Zoning

In the legislation legalizing cannabis, the City of Mankato is required to determine which zoning districts cannabis related businesses are allowed to operate. The legislation prohibits cities from excluding cannabis-related businesses from the city. The cannabis related activities include:

- Retail
- Transportation and delivery service for cannabis items
- The cultivation/growing of cannabis
- Manufacturing, processing, testing, and wholesale
- On-site consumption of edible cannabis products and lower-potency hemp edibles

Sales and accessory sales of Low Potency Edibles is listed as a permitted use in each commercial zoning district (CBD-C, CBD-F, B-1, B-2, and B-3).

The proposed ordinance allows cannabis retail businesses and delivery service providers as permitted uses in B-3, Highway Business zoning district. This area is least impacted by the distance/buffering regulations (listed below).

Businesses engaged in wholesale would be permitted in the B-2, General Business District, PI, Planned Industrial District, M-1, Light Industrial, and M-2, Heavy Industrial Districts.

Cultivation of cannabis will be allowed in the PI, Planned Industrial District, M-1, Light Industrial, and M-2, Heavy Industrial Districts (uses allowed in the PI and M-1 Districts are listed as permitted uses in the M-2).

Manufacturing, processing, testing, and transportation would be allowed uses in the M-2, Heavy Industrial Districts.

Cities are allowed to buffer cannabis-related businesses from schools, daycares, residential treatment facilities, and public parks used by minors, including a playground or athletic field. The proposed ordinance includes buffers of 1,000 feet from a school or 500 feet from a daycare, residential treatment facility, or public park that is used by minors. The zoning ordinance refers to the distances that are included in Chapter 5.

Cannabis related businesses shall comply with all other requirements of the zoning ordinance including for signage, parking, setbacks and height, floor area ratio, building design, and performance standards (lighting, noise, etc.).

Attachments

Ordinance - Cannabis Registration
Ordinance - Temp Cannabis Events
Ordinance - Zoning (Cannabis)

**CITY OF MANKATO
STATE OF MINNESOTA**

**ORDINANCE ESTABLISHING REGISTRATION REQUIREMENTS FOR THE SALE OF
LOWER-LEVEL INTOXICATING HEMP PRODUCTS, ARTIFICIAL OR OTHERWISE, AND
THE SALE OF ADULT-USE CANNABIS PRODUCTS**

The City of Mankato hereby ordains that the City Code of Ordinances, Chapter 6, Business and Licensing, is hereby amended by adding the following new Sec. 5.52:

Sec. 5.52. ADULT-USE CANNABIS RETAILERS & LOWER-POTENCY HEMP EDIBLE RETAILERS.

Subd. 1. Purpose.

The city recognizes that the sale of certain products containing the psychoactive cannabis compound THC is legal when those sales are to individuals 21 years of age or older, and that the increase of these types of products in the community increases the likelihood that youth will have access to and use products containing THC. The use of those products by individuals under the age of 21 places a burden on all levels of government, resulting in financial and other public resources being needed to address both violations of laws and regulations regarding such use, including the impacts on health. The purpose of this chapter is to regulate the sale of products containing THC for the purpose of enforcing and further existing laws and regulations.

Subd. 2. Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section or, if not defined herein, M.S.A., ch. 342, except where the context clearly indicates a different meaning. Other words, terms and phrases used in this chapter and not defined in this subdivision will have the meanings ascribed to them in M.S.A., ch. 342, if applicable.

Adult-use cannabis concentrate means cannabis concentrate that is approved for sale by the Office of Cannabis Management or is substantially similar to a product approved by the Office. Adult-use cannabis concentrate does not include any artificially derived cannabinoid.

Adult-use cannabis flower means cannabis flower that is approved for sale by the Office or is substantially similar to a product approved by the Office. Adult-use cannabis flower does not include medical cannabis flower, hemp plant parts, or hemp-derived consumer products.

Adult-use cannabis product means a cannabis product that is approved for sale by the Office or is substantially similar to a product approved by the Office. Adult-use cannabis product includes edible cannabis products but does not include medical cannabinoid products or lower-potency hemp edibles. Adult-use products may also include products made from adult-use cannabis concentrate, adult-use cannabis flower, artificially derived cannabinoid, cannabis concentrate, and cannabis flower.

Artificially derived cannabinoid means a cannabinoid extracted from a cannabis plant, cannabis flower, hemp plant, or hemp plant parts with a chemical makeup that is changed after extraction to create a different cannabinoid or other chemical compound by applying a catalyst other than heat or light. Artificially derived cannabinoid includes but is not limited to any tetrahydrocannabinol created from cannabidiol but does not include cannabis concentrate, cannabis products, hemp concentrate, lower-potency hemp edibles, or hemp-derived consumer products.

Athletic fields mean a piece of land and supporting facilities prepared and used for playing a game or sporting activity or regularly hosting sporting practices and events.

Cannabinoid means any of the chemical constituents of hemp plants or cannabis plants that are naturally occurring, biologically active, and act on the cannabinoid receptors of the brain. Cannabinoid includes but is not limited to tetrahydrocannabinol and cannabidiol.

Cannabis business means any of the following licensed businesses under M.S.A., ch. 342, the statutory definitions of which are incorporated by reference:

1. cannabis microbusiness;
2. cannabis mezzobusiness;
3. cannabis cultivator;
4. cannabis manufacturer;
5. cannabis retailer;
6. cannabis wholesaler;
7. cannabis transporter;
8. cannabis testing facility;
9. cannabis event organizer;
10. cannabis delivery service;
11. medical cannabis combination business.

Cannabis lounge means a portion of the premises of a cannabis microbusiness licensed or endorsed by the State of Minnesota Office of Cannabis Management for on-site consumption of edible cannabis products and lower-potency hemp edibles.

Cannabis retail business means any of the following licensed under M.S.A., ch. 342:

1. Cannabis microbusiness;
2. Cannabis mezzobusiness;
3. Cannabis retailer and
4. Medical cannabis combination business.

CBD means a compound of the cannabis plant known as cannabidiol that is not intoxicating.

Day care means a Minnesota licensed day care center which provides care of one or more children outside those children's own homes for gain, on a regular basis, for any part of a 24-hour day.

Intoxicating hemp product means any product that is intended to be eaten or consumed by humans, contains a contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients, is not a drug, and meet the requirements to be sold under M.S.A. § 151.72 or after March 1, 2025, the requirements under M.S.A., ch. 342. This product meets the definition of lower-potency hemp edibles in M.S.A. § 342.01, subd. 50, as amended from time to time. This does not include any product intended to be externally applied to skin. A product intended to only contain CBD, but which may contain less than trace amounts of tetrahydrocannabinol (THC) as an unintended result of the manufacturing process is not considered an intoxicating hemp product.

Lower-potency hemp edible retailer means a business that sells intoxicating hemp products at retail. In state law, as amended from time to time, these businesses are licensed as lower-potency hemp edible retailers.

Playgrounds means improved open spaces designed, equipped and set aside for the recreation of children.

Premises means the area from which a cannabis retail business sells adult-use cannabis products, or a lower-potency hemp edible retailer sells intoxicating hemp products and, for an on-site lower-potency hemp edible retailers and liquor store, the area for which the licensed premises is identified pursuant to its license issued under M.S.A. ch. 340A.

Liquor store means a business licensed under M.S.A. ch. 340A to sell alcoholic beverages in original packages for consumption off the licensed premises only.

Moveable place of business means any form of business operated out of a truck, van, automobile, or other type of vehicle or transportable shelter and not a fixed address store front or other permanent type of structure authorized for sales transactions. Moveable place of business does not include instances when on-site lower-potency hemp edible retailers sell intoxicating hemp products at a location pursuant to a caterer's permit or cannabis special event permit.

Office means the Office of Cannabis Management.

Off-Sale lower-potency hemp edible retailer means a business that sells intoxicating hemp products for off-site consumption.

On-Site lower-potency hemp edible retailer means a business with an on-sale liquor license pursuant to M.S.A. ch. 340A and which sells intoxicating hemp products that are intended to be consumed as a beverage, for on-site consumption. A licensed cannabis microbusiness may sell intoxicating hemp edibles and adult-use edibles on-site as part of a cannabis lounge.

Registered products mean the products, whether adult-use cannabis products or intoxicating hemp products, for which the entity is licensed to sell.

Residential treatment facility means the type of facilities defined under M.S.A. § 245.462, subd. 23.

Sale means any transfer of goods for money, trade, barter or other consideration.

School means any property owned, leased, or controlled by an independent district, commonly referred to as a school district, under M.S.A. § 123A.05; or by an organization operating a nonpublic school, as that term is defined in M.S.A. § 123B.41, subd. 9, where an elementary, middle, secondary school, secondary vocational center or other school providing educational services for any grade kindergartner through grade 12 is located; or any property owned, leased or used as a community education program by a school district or districts for children and their caregivers, relatives or parents for the ages from birth to kindergarten, excluding properties exclusively used for the remote or online delivery of educational programming.

THC means the chemical compound of the cannabis plant tetrahydrocannabinol.

Subd. 3. Registration required

A. Pre-license certification of cannabis businesses.

1. The city manager, or their designee, is authorized to certify whether a proposed cannabis business complies with the city's zoning ordinances and, if applicable, with state fire code and building code, pursuant to M.S.A. § 342.13.
2. Potential licensees are responsible for making all necessary zoning applications prior to the city receiving the request for certification from the Office. If a potential licensee fails to obtain necessary zoning approvals prior to the city receiving a request for certification, the city will inform the Office that the potential licensee does not meet zoning and land use laws. If, at the time the city receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the city will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior the city's receipt of a request for certification from the Office. Building and fire code inspections will be valid for one year from completion.

B. Intoxicating hemp products. Businesses may only sell intoxicating hemp products to customers, for on-site or off-site consumption, if one of the following two conditions apply:

1. For on-site consumption, an on-site lower-potency hemp edible retailer must be registered with the city before making sales to customers and must have an active on-sale liquor license pursuant to M.S.A. ch. 340A. Immediately after the Office begins licensing these retailers, the retailer must also be licensed by the Office pursuant to M.S.A. § 342.10 as a lower-potency

hemp edible retailer, as that term is defined by M.S.A. § 342.01, and as those sections are amended from time to time. A licensed cannabis microbusiness may sell intoxicating hemp edibles and adult-use edibles on-site as part of a cannabis lounge.

2. For off-site consumption, lower-potency, and edible retailer must be registered with the city before making sales to customers and immediately after the Office begins licensing, must be licensed by the Office pursuant to M.S.A. § 342.10 as a lower-potency hemp edible retailer, as that term is defined by M.S.A. § 342.01, and as those sections are amended from time to time, to sell product retail.

C. *Adult-use products.* Only cannabis retail businesses may sell adult-use cannabis products. A cannabis retail business must have an active license issued by the Office pursuant to M.S.A. ch. 342 which allows it to sell adult-use cannabis product at retail, and also must be registered with the city before making sales to customers.

D. *Buffers.* No cannabis retail business, any portion of a cannabis business selling product at retail, or any cannabis lounge operating pursuant to a licensed microbusiness, may be located within 1,000 feet of the property lines of a school, or within 500 feet of the property lines of a day care, residential treatment facility, or within 500 feet of public park where there is an attraction within that park that is regularly used by minors, including playgrounds and athletic fields.

E. *Hours of operation.* Cannabis retail businesses are limited to retail sale between the hours of 10:00 a.m. and 9:00 p.m. The hours of lower-potency hemp edible retailers who have an on-sale liquor license pursuant to M.S.A. ch. 340A may be consistent with the hours open as part of the on-sale liquor licensure.

F. *Exemption.* No city-issued registration is required for a business selling medical cannabis as part of the Minnesota's Medical Cannabis Program described in M.S.A. §§ 152.22 to 152.37, or for a liquor store.

Subd. 4. Registration application and general information

A. *General application information.* Cannabis retail businesses, and lower-potency hemp edible retailers, whether on-site or off-sale, must submit the following to the city:

1. Complete registration form, including confirmation that the business is registered with the Office.
2. A registration fee, in the amount provided in the city fee schedule or state law, whichever is less. The registration fee shall be non-refundable once processed. The city shall not charge an application fee. A medical combination business operating an adult-use cannabis retail business location may only be charged a single registration fee. The initial registration fee shall include the initial retail registration fee and the first annual renewal fee.
3. Copy of the active license issued by the Office and confirmation of criminal history checks on applicant's employees as required by M.S.A. § 342.151.
4. Full name of the property owner and applicant.
5. The address and parcel ID for the property which the registration is sought.
6. If the applicant does not own the business premises, a true and complete copy of the executed lease for the premises, if applicable. The name of the business, if it is to be conducted under a designation, name or style other than the name of the applicant and a certified copy of the certificate as required by M.S.A. § 333.01, as it may be amended from time to time.
7. Whether all real estate and personal property taxes that are due and payable for the premises have been paid and, if not paid, the years and amounts that are unpaid.
8. A written declaration by the applicant, under penalty of perjury, that the information contained in the application is true. If the applicant is a corporation, an officer must sign the written declaration. If the applicant is a partnership, a general partner must sign the written declaration. If the applicant is an unincorporated association, the manager or managing officer must sign the written declaration.

B. *Additional on-site lower-potency hemp edible retailers application information.* In addition to the application information contained in Subd. 4. A, on-site lower-potency hemp edible retailers must also submit confirmation that the premises either has an on-sale liquor license or a cannabis microbusiness license issued pursuant to M.S.A. ch. 340A.

C. *Additional application information.*

1. *Natural persons.* In addition to (A) above, natural person applicants may be required to provide:

- i. Address, email address, telephone number and date of birth of the applicant;
- ii. Street resident addresses of where the applicant has lived during the past five years and telephone numbers and dates for which such addresses and phone numbers were used;
- iii. Whether the applicant has ever been known by a name other than the applicant's name and, if so, the name or names used, including maiden names, and information concerning dates and places used;
- iv. The type, name and location of every business or occupation in which the applicant has been engaged during the preceding five years and the names or addresses of the applicant's employers and partners, if any, for the preceding five years, and corresponding dates of employment;
- v. A physical description of the applicant; and
- vi. If the applicant does not manage the business, the name of the managers or other persons in charge of the business and all information concerning each of them pursuant to above (i)-(v) in this subsection.

2. *Partnership.* If the applicant is a partnership, the applicant may be required to provide the following information:

- i. The names and addresses of all general and limited partners and all information concerning each general partner pursuant to divisions c(1) above;
- ii. The names of the managing partners and the interest of each partner in the licensed business;
- iii. A copy of the partnership agreement. If the partnership is required to file a certificate as to a trade name pursuant to M.S.A. § 333.01, as it may be amended from time to time, a certified copy of the certificate must be attached to the application;
- iv. The applicant's federal tax identification number and state employer identification number; and
- v. If the applicant does not manage the business, the name of the managers or other persons in charge of the business and all information concerning each of them pursuant to divisions (c)(1) above.

3. *Corporation.* If the applicant is a corporation or other organization, the applicant may be required to provide the following information:

- i. The name of the corporation or business and the state of incorporation;
- ii. A copy of the articles of incorporation or association agreement and bylaws. If the applicant is a foreign corporation, a certificate of authority as required by M.S.A. § 303.06, as it may be amended from time to time, must be attached;
- iii. The applicant's federal tax identification number and state employer identification number;
- iv. The name of the managers or other persons in charge of the business and all information concerning each manager, proprietor or agent pursuant to (c)(1) above; and
- v. A list of all persons who control or own an interest in excess of 5% in the organization or business or who are officers of the corporation or business and all information concerning the persons pursuant to (c)(1) above. This provision, however, does not apply to a corporation whose stock is publicly traded on a stock exchange and the corporation is applying for a license to be owned and operated by itself.

D. *No moveable place of business.* No lower-potency hemp edible retailer moveable place of business or cannabis retail business moveable place of business is allowed and, as a result, no registration will be issued for a moveable place of business.

E. *Term.* All registrations issued are valid for one calendar year from the date of issue. The initial registration fee shall include the fee for initial registration and the first annual renewal. Any renewal fee imposed by the local unit of government shall be charged at the time of the second renewal and each subsequent annual renewal thereafter. Businesses renewing their registration must submit a renewal fee at the time of renewal. A medical combination business operating an adult-use retail location may only be charged a single registration fee, not to exceed the lesser of a single retail registration fee, defined under this section, of the adult-use retail business. The city shall renew an annual registration of a retailer that otherwise meets city code and other criteria set forth herein, at the same time the Office renews the state license. Registration fees will not be prorated.

F. *Registration conditions.* Registrants are subject to the performance standards and penalties in this section and other applicable code sections. Violations of any of the applicable provisions of this Section are considered a violation of city code and may result in criminal penalties, administrative fines or the city action on a registration. Additionally, a registration shall not be approved or renewed if the registrant is unable to meet the requirements of this ordinance.

G. *Non-transferability.* Other than state approved transfers of ownership required by M.S.A. § 342.12, a registration is non-transferable. All registrations issued under this section are valid only on the premises for which the registration was issued. The transfer of any registration to another location is prohibited. If there is a change in the ownership of the license holder pursuant to M.S.A. § 342.12, the license holder must notify the city of the change, along with submitting a copy of the newly transferred state issued license so that the city can update the registration.

H. *Initial compliance check.* For all new and renewal registrations, the city shall conduct a preliminary compliance check to ensure compliance with this ordinance and to obtain proof of compliance with required criminal history checks on applicant's employees as required by M.S.A. § 342.151.

I. *Signage.* Notice of the legal sales age and age verification requirements must be posted at each location where registered products are offered for sale. The required signage, which shall be provided to the applicant by the city, must be posted in a manner that is clearly visible to anyone who is or is considering making a purchase. On-site signs advertising the business must comply with the city's sign code.

J. *Certification.* Pursuant to M.S.A. ch. 342, within 30 days of receiving a copy of a state license application from the Office, the city shall certify, on a form provided by the Office, whether a proposed retail business complies with local zoning ordinances, state fire code and building code, and if applicable, local registration requirements. If a renewal and the Office has started licensing pursuant to M.S.A. ch. 342, the city shall renew an annual registration of a state-licensed cannabis retail business or lower-potency hemp edible retailer to correspond when the Office renews the business' state license. A state-licensed retail business shall apply to renew its registration on a form established by the city. Any renewal retail registration fee imposed by the city shall be charged at the time of the second renewal and each subsequent renewal thereafter. A renewal retail registration fee shall not exceed the limits set forth in state statute, as amended from time to time.

K. *Basis for recommendation of denial of license.* Upon notice of application of license from the Office related to a retail business anticipated herein, any of the following reasons are grounds for recommending denial of licensing to the Office or denying registration, except as may otherwise be provided by law:

1. The proposed use does not comply with the zoning ordinance.
2. The proposed use does not comply with health, building, maintenance or other provisions of the city code, fire code or state law.
3. The applicant has failed to pay all of the appropriate fees related to the registration.
4. The applicant is under the age of 21 years.

5. The applicant has made fraudulent statements, misrepresentations, not fully disclosed information or made false statements in the application or investigation for or in the course of the applicant's business.
6. The applicant is prohibited by federal, state or other local law, ordinance or other regulation, from holding such a registration.
7. If the applicant is applying for a cannabis retailer business, the applicant is applying for a location in an area that is prohibited for such use by state law or the city zoning code or where the property line is within 1,000 feet of the property lines of a school, or within 500 feet of the property lines of a day care, residential treatment facility, or within 500 feet of a public park where there is an attraction within that park that is regularly used by minors, including playgrounds and athletic fields.
8. The applicant's application, if granted, would result in more than the allowable number of cannabis business retailers under city code and specifically in this chapter.

The city shall immediately notify the retailer in writing the grounds for its decision.

L. *Basis for suspension of registration.* A registration may be suspended if:

1. It does not comply with the zoning ordinance.
2. It is a cannabis retail business and the location is in an area that is prohibited for such use by state law or the city zoning code or where the property line is within 1,000 feet of the property lines of a school, or within 500 feet of the property lines of a day care, residential treatment facility, or within 500 feet of a public park where there is an attraction within that park that is regularly used by minors, including playgrounds and athletic fields.
3. It does not comply with health, building, maintenance or other provisions of the city code, fire code or state law.
4. It poses an immediate threat to the health or safety of the public.
5. It operates illegally under state law or city code or exceeds the allowable number of retailers, if applicable.
6. It sells to customers under the age of 21 years.
7. It sells or offers for sale products not complying with labeling or packaging requirements set forth in state law or sells or offers to sell products outside scope of state license.

The city shall immediately notify the retailer in writing the grounds for the suspension.

Subd. 5. Zoning requirements.

No registration issued under this chapter shall be granted until all applicable zoning requirements are met or until all conditions for approval of the use have been satisfied.

Subd. 6. Limit on registrations

A. *Lower-potency hemp edible retailer.* The city has not established a limit on the number of Lower-Potency Hemp Edible Retailer registrations.

B. *On-site intoxication hemp product retailer.* The city has not established a limit on the number of on-site lower-potency hemp edible retailer registrations other than requiring these businesses to have up to date on-sale liquor license.

C. *Cannabis retailer businesses.* The city has established a limit of four (4) cannabis retail business registrations available at one time.

D. *First come, first served.* Applications for registration will be processed on a first-come, first-served basis based on the city receiving a complete application and payment of all fees. Applications will be

considered complete when all materials in Subd. 4. are received by the city and include all required information.

Subd. 7. Responsibility.

All registrants under this chapter shall be responsible for the actions of their employees in regard to the sale of adult-use cannabis products and intoxicating hemp products, and the sale of such an item by an employee shall be considered a sale by the registrant. Nothing in this chapter shall be construed as prohibiting the city from also subjecting the registrant to whatever penalties are appropriate under this chapter, state or federal law, or other applicable law or regulation.

Subd. 8. Compliance checks and inspections.

All cannabis retail businesses, on-site lower-potency hemp edible retailers and lower-potency hemp edible retailers premises shall be open to inspection by the city police or other authorized city official during regular business hours. From time to time, but at least once per year, the city shall conduct compliance checks by engaging individuals over the age of 17 years old but less than 21 years old, to enter the premises to attempt to purchase adult-use cannabis products or intoxicating hemp products. Prior written parental or guardian consent is required for any person under the age of 18 who participates in a compliance check. Individuals used for the purpose of compliance checks shall be supervised by city designated law enforcement officers or other designated city personnel. Individuals used for compliance checks shall not be guilty of unlawful possession of adult-use cannabis products or intoxicating hemp products when such items are obtained as a part of the compliance check. No individual used in compliance checks shall attempt to use a false identification misrepresenting the individual's age, and all individuals lawfully engaged in a compliance check shall answer all questions about the individual's age asked by the registrant or their employee, and shall produce any identification, if any exists, for which they are asked. Nothing in this chapter shall prohibit compliance checks authorized by state or federal laws for educational, research or training purposes, or required for the enforcement of a particular state or federal law.

Subd. 9. Prohibited sales.

It shall be a violation of this chapter for any person to sell or offer to sell any adult-use cannabis products or intoxicating hemp products:

A. Not meeting the following requirements authorized in M.S.A. §151.72, or after March 1, 2025, the requirements of M.S.A. ch. 342, including, but not limited to:

1. Packaging - M.S.A. § 151.72, subd. 5a., or after March 1, 2025, the requirements of M.S.A. § 342.62;
2. Secured storage and sales - M.S.A. § 151.72, subd. 5a (h), or after March 1, 2025, the requirements of M.S.A. § 342.46, subd. 4;
3. Testing requirements - M.S.A. § 151.72, subd. 4., or after March 1, 2025, the requirements of M.S.A. § 342.61; and
4. Labeling requirements - M.S.A. § 151.72, subd. 5., or after March 1, 2025, the requirements of M.S.A. § 342.63;

B. To any person under the age of 21 years. Prior to initiating a sale or otherwise providing an edible cannabinoid product to an individual, an employee of a retailer must verify that the individual is at least 21 years of age pursuant to M.S.A. § 151.72, subd. 5c, or after March 1, 2025, the requirements of M.S.A. § 342.46, subd. 3;

C. For a nominal amount or by means of sampling, unless otherwise allowed under M.S.A. ch. 342;

D. By internet sales or delivery, unless the business utilizes an independent third-party age-verification system; or

E. By any other means, to any other person, or in any other manner or form prohibited by federal, state or other local law, ordinance provision, or other regulation.

Subd. 10. On-site intoxicating hemp business manufacturing.

A. On-site lower-potency hemp edible retailers may manufacture intoxicating hemp products intended to be consumed as a beverage as an accessory use at breweries and distilleries licensed as such under M.S.A. ch. 340A, as long as the manufacturing process for the beverages does not involve the cannabis plant. For purposes of this Section, accessory use is defined to mean not accounting for more than 50% of the production of total product produced at the brewery or distillery. The transporting or distribution of such Intoxicating Hemp Products manufactured as an accessory use at a brewery or distillery to locations outside of the city also is allowed as part of the accessory use during this time period.

B. Intoxicating hemp products manufactured as described in (A) herein may only be sold at retail for off-sale consumption by the on-site lower-potency hemp edible retailer when that business holds both a current Lower-Potency Hemp Edible Manufacturer license from the Office and a current Lower-Potency Hemp Edible Retailer license from the Office.

Subd. 11. On-Site Intoxicating Hemp Business Registration Condition.

An on-site intoxicating hemp business registration will terminate, with no further action of the city, if the registrant's on-sale liquor license expires or, when applicable, registrant's cannabis microbusiness license, terminates, or is otherwise not effective.

Subd. 12. Exceptions and defenses.

Nothing in this chapter shall prevent the providing adult-use cannabis products or intoxicating hemp products to an individual under the age of 21 as part of a lawfully recognized religious, spiritual or cultural ceremony. It shall be an affirmative defense to the violation of this chapter for a person to have reasonably relied on proof of age as described by state law.

Subd. 13. Offenses Involving Individuals Under the Age of 21.

A. *Illegal sales.* It shall be a violation of this Chapter for any person to sell or otherwise provide any adult-use Cannabis Product or Intoxicating Hemp Product to any individual under the age of 21.

B. *Illegal possession.* It shall be a violation of this Chapter for any individual under the age of 21 to have in their possession any adult-use Cannabis Product or Intoxicating Hemp Product. This subsection shall not apply to individual under the age of 21 lawfully involved in a compliance check.

C. *Illegal use.* It shall be a violation of this Chapter for any individual under the age of 21 to use any adult-use Cannabis Product or Intoxicating Hemp Product.

D. *Illegal procurement.* It shall be a violation of this Chapter for any individual under the age of 21 to purchase or attempt to purchase or otherwise obtain any adult-use Cannabis Product or Intoxicating Hemp Product, and it shall be a violation of this Chapter for any person to purchase or otherwise obtain such items on behalf of an individual under the age of 21. It shall further be a violation for any person to coerce or attempt to coerce an individual under the age of 21 to illegally purchase or otherwise obtain or use any adult-use Cannabis Product or Intoxicating Hemp Product. This subsection shall not apply to individual under the age of 21 lawfully involved in a compliance check.

E. *Use of false identification.* It shall be a violation of this Chapter for any individual under the age of 21 to attempt to disguise their true age by the use of a false form of identification, whether the identification is that of another person or one on which the age of the person has been modified or tampered with to represent an age older than the actual age of the person.

Subd. 14. Violations.

A. *Notice.* Upon discovery of a suspected violation, the alleged violator shall be issued, either personally or by mail, by the city manager or city manager's designee, a written citation that sets forth the alleged violation, and the determined consequence for the violation, which may include either an administrative or criminal penalty, in addition to a possible denial, suspension or revocation of a registration, and which shall inform the alleged violator of their right to be heard on the accusation pursuant to Sec. 5.03 of Chapter 5 of City Code.

B. *Hearings.* If a person accused of violating this Chapter so requests, a hearing shall be scheduled in front of the City Council.

C. *Notice.* As set forth in Sec. 5.03 of Chapter 5 of City Code, the applicant or registrant must file a written notice of appeal with the city manager or City Manager's designee within five (5) days of being informed of the decision regarding the registration status or the consequences of the violation. The city council will then review the decision to determine whether or not the action was correct. The City Council may, in connection with its review of the action either affirm, reverse or modify the actions. The applicant shall be advised by mail of the date and time that the Council will hear the applicant's appeal.

D. *Final Decision.* The Council may continue consideration of the registration or renewal to accommodate necessary notification to the Office or may temporarily suspend the registration upon such terms and conditions as it deems reasonable and necessary to accomplish the purposes of this Chapter. The decision by the city council is final and not appealable but is subject to licensing decisions by the Office.

E. *Misdemeanor prosecution.* Nothing in this chapter shall prohibit the city from seeking prosecution as a misdemeanor for any alleged violation of this chapter. If the city elects to seek misdemeanor prosecution, no administrative penalty shall be imposed.

F. *Notification to the Office.* Within ten (10) days of any decision which impacts a state licensed Cannabis Retail License or Lower-Potency Hemp Edible Retailer License, as that term is defined in M.S.A. § 342.01, subd 48, the City shall notify the Office of the decision and shall include the grounds for the decision. As required by state law, the Office will provide the city and retailer a response to the complaint within seven calendar days and perform any necessary inspections within 30 calendar days.

G. *Continuations.* The continuation of consideration of an application for registration, renewal for registration, the status of a registration or the suspension of either a cannabis retail business registration or lower-potency hemp edible retailer registration may be for up to 30 calendar days, unless the Office suspends the businesses' corresponding license for a longer period. The business may not make sales to customers if their registration is suspended or not on active status due to a continuation. With respect to suspensions, the city may reinstate a registration if it determines that the violations have been resolved and it has received any necessary notification from the Office that violations have been resolved.

Subd. 15. Penalties for violation of article. Any registration issued under this chapter may be revoked or suspended, subject to actions by the Office. In addition, any person who violates any provision of this chapter is subject to the general penalties section of city code. Nothing in this chapter shall prohibit the city from seeking prosecution as a misdemeanor for any violation of this chapter.

Subd. 16. Severability. If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

INTERIM ORDINANCE TERMINATION. Upon the effective date of this Ordinance, Interim Ordinance IO-2024-0610-1 shall automatically terminate.

RECODIFICATION IN PROCESS. The city of Mankato is currently in the process of updating and recodifying its City Code, with this, the formatting of the above will be revised once this process is complete.

This ordinance shall, in accordance with the provisions of Section 2.14 of the Mankato City Charter, become effective thirty (30) days after publication of notice of its adoption.

Adopted this ____ day of _____ 2024.

Najwa Massad
Mayor

Attest: _____
Renae Kopischke, MMC
City Clerk

**CITY OF MANKATO
STATE OF MINNESOTA**

**ORDINANCE ESTABLISHING SPECIAL EVENT PERMIT REQUIREMENTS FOR
TEMPORARY CANNABIS EVENTS**

The City of Mankato hereby ordains that the City Code of Ordinances, Chapter 6, Business and Licensing, is hereby amended by adding the following new Sec. 5.53:

Sec. 5.53. TEMPORARY CANNABIS EVENT REGULATIONS.

Subd. 1. Purpose.

The purpose of this ordinance is to protect the public health, safety, welfare in the city by implementing regulations pursuant to M.S.A. ch. 342 related to temporary cannabis events within the city. The city finds and concludes that these regulations are appropriate and lawful, that the proposed amendments will promote the community's interest in reasonable stability in the development and redevelopment of the city for now and in the future, and that the regulations are in the public interest and for the public good.

Subd. 2. Definitions.

Cannabinoid product means cannabis product, a hemp derived consumer product, or a lower-potency hemp edible as defined in M.S.A. § 342.01.

Day care means a Minnesota licensed day care center which provides care of one or more children outside those children's own homes for gain, on a regular basis, for any part of a 24-hour day.

Park feature means an attraction within a public park that is regularly used by minors, including, but certainly not limited to, a playground or athletic field, as those terms are defined in this chapter.

School means any property owned, leased, or controlled by an independent district, commonly referred to as a school district, under M.S.A. § 123A.05; or by an organization operating a nonpublic school, as that term is defined in M.S.A. § 123B.41, subd. 9, where an elementary, middle, secondary school, secondary vocational center or other school providing educational services for any grade kindergartner through grade 12 is located; or any property owned, leased or used as a community education program by a school district or districts for children and their caregivers, relatives or parents for the ages from birth to kindergarten, excluding properties exclusively used for the remote or online delivery of educational programming

Special services means the exclusive allocation of city resources, including, but not limited to, city personnel, equipment, rights-of-way, property or facilities for use in conjunction with a specific event or activity, as requested by the host or sponsor of the event, or as requested by or on behalf of any person attending the event, or deemed necessary by city staff in order to maintain public safety. Special services shall include, but not be limited to, any of the following: street closures; requiring police officers to stop or reroute traffic; special police protection; stationing emergency vehicles at or in the immediate vicinity of the event; exclusive use of city streets or property as a staging area or for event parking; additional street cleaning and garbage removal services; special signage, such as temporary no parking signs; the use of any city building, equipment or other property for any purpose other than the normal operations of the facilities; or the city otherwise providing exclusive services.

Temporary cannabis event organizer means an individual or an organization licensed by the State of Minnesota to hold a temporary cannabis event, as described in M.S.A. §§ 342.39 and 342.40.

Subd. 3. Temporary cannabis event, permit required.

Any person or organization desiring to hold a temporary cannabis event in the city must first obtain a temporary cannabis event permit from the city.

Subd. 4. Permit application.

A. Application for a permit to hold a temporary cannabis event must be made in writing and must contain a statement made upon oath or affirmation that the statements contained therein are true and correct to the best knowledge of the applicant and must be signed and sworn to or affirmed by the temporary cannabis event organizer. The application must contain and disclose the following:

1. Applicant name, address, phone number and a copy of the applicant's state temporary cannabis event license and supporting documents submitted to the State for licensing as required by M.S.A. § 342.39 subd. 2, which included, but is not limited to date(s) of proposed temporary cannabis event, duration of temporary cannabis event, including beginning and ending times, and address of proposed temporary cannabis event;
2. Name of property owner, if different from applicant;
3. Additional description of the temporary cannabis event including;
 - a. Whether the general public will be permitted to attend, and estimated number of persons to attend;
 - b. Any public health plans, including supplying water to the site, solid waste collection and provision of toilet facilities, if applicable;
 - c. Any fire prevention and emergency medical services plans, if applicable;
 - d. Security plans;
 - e. The admission fee, donation, or other consideration to be charged or requested for admission, if applicable;
 - f. Whether food or alcohol will be served or sold at the event;
 - g. A detailed description of all public rights-of-way and private streets for which the applicant requests the city to restrict or alter normal parking, vehicular traffic or pedestrian traffic patterns, the nature of such restrictions or alterations, and the basis;
 - h. A description of any services, city personnel, city equipment and city property which the applicant requests the city to provide, including the applicant's estimate of the number and type needed, and the basis on which the estimate is made. However, the city retains sole discretion to determine the number and type of services required for the event;
 - i. Whether any sound amplification or public address system will be used or if there will be any playing of any music or musical instruments;
 - j. A statement signed by the applicant agreeing to pay all fees and meet all other requirements of this section;
 - k. Applicant signature and property owner's signature, if different from applicant; and

- I. Any other information requested by the city, acting through its city manager or their designee, deemed reasonably necessary in order to determine the nature of the temporary cannabis event and the extent of any special services required.

B. *Time for filing.* A temporary cannabis event permit application must be filed with the city at least 30 days in advance of the date in which the temporary cannabis event is to occur.

C. *Permit fee.* An applicant for a temporary cannabis event permit must pay a nonrefundable permit fee in the amount provided in the city fee schedule.

Subd. 5. Application review.

A. Upon receipt of a temporary cannabis event permit application, the city manager, or their designee, shall be responsible for promptly processing the application, including conferring with city staff and the applicant as necessary to implement the provisions of this section, and, when required by this section, forwarding the processed application to the city council with a recommendation to approve, approve with conditions or modifications, or deny the temporary cannabis event permit application.

B. *Special services.* The city manager shall work with city staff to determine whether special services may be necessary, and the cost for such special services.

C. *Review.* When a temporary cannabis event will not require any special services, the city manager, or their designee, may review and approve the permit application administratively. In cases where a temporary cannabis event requires special services, the application will be presented to the city council for review.

D. *Permit denial.* The city may deny an application for a temporary cannabis event permit and notify the State of such, if it determines from a consideration of the application or other pertinent information, that:

1. The event would be held in a public place or a place of public accommodation. A public place means a public park, ballparks or trails, public event centers or facilities, public street, sidewalk or right-of-ways, alleys, boulevards, publicly owned parking lots, and any other developed or undeveloped city owned property;
2. The event intends to allow offerings of samples of cannabinoid products;
3. The information contained in the application or supplemental information requested from the applicant is false or nonexistent in any material detail;
2. The applicant fails to supplement the application after having been notified by the city of additional information or documents needed;
3. The applicant fails to agree to abide or comply with all of the conditions and terms of the temporary cannabis event permit, including payment of all costs and expenses, and, if on-site consumption is intended, then consumption only within a designated area not visible from any public place;
4. The temporary cannabis event would substantially or unnecessarily interfere with traffic in the city, would interfere with access to the fire station or fire hydrants, or would interfere with access to businesses or residences in the immediate vicinity of the event and there are not sufficient city resources available at the time of the event to mitigate the disruption;
5. The temporary cannabis event is of the size or nature that requires the diversion of so many law enforcement officers to properly police the event, site and contiguous areas that

allowing the temporary cannabis event would unreasonably deny law enforcement protection to the remainder of the city and its residents;

6. The proposed date and time of the temporary cannabis event conflicts with a previously scheduled event and there are not available at the time of the proposed temporary cannabis event sufficient city resources to provide services for both events without substantially or unnecessarily interfering with police, fire, water, public works, or other services to the city as a whole;
7. The location of the temporary cannabis event will substantially interfere with any construction or maintenance work scheduled to take place upon or along public property or right-of-way;
8. The temporary cannabis event would likely endanger the public safety or health;
9. The temporary cannabis event would substantially or unnecessarily interfere with police, fire, water, public works, or other services to the city as a whole and there are not available at the time of the proposed event sufficient city resources to mitigate the disruption;
10. The applicant fails to comply with the liability insurance requirements or the applicant's insurance lapses or is canceled; or
11. The applicant has on prior occasions made material misrepresentations regarding the nature and extent of special services required for a temporary cannabis event in the city or has violated the terms of a prior temporary cannabis event permit.

Subd. 6. Fees.

A. *Special services fee deposit.* If any special services are to be used during the temporary cannabis event, the applicant may be required to pay a non-refundable special services fee deposit at least ten business days before the temporary cannabis event. The city manager, or their designee, shall determine the special services fee deposit. It shall be based upon an estimate of special services that are necessary as determined by the city's department heads.

B. *User fee.* Upon completion of the temporary cannabis event, the city may prepare a detailed account of all special services provided for the temporary cannabis event and in such cases, will set the final user fee using the rates, fees and charges established as provided in this ordinance. The city will then provide the applicant with a copy of the detailed account of the special services and an invoice for the user fee, less the fee deposit. The balance of the user fee will then become due and payable immediately upon its receipt.

C. *Special services rates.* The rates charged shall be in the amount provided in the city fee schedule.

Subd. 7. Indemnification and insurance.

A. If the temporary cannabis event requires special services, prior to the issuance of a temporary cannabis event permit, the permit applicant and authorizing officer of the sponsoring organization, if any, must sign an agreement to indemnify, defend and hold the city, its officials, employees, and agents harmless from any claim that arises in whole or in part out of the temporary cannabis event, except any claims arising solely out of the negligent acts or omissions of the city, its officials, employees and agents.

B. *Liability insurance required.* The applicant must possess or obtain liability insurance to protect against loss from liability imposed by law for damages on account of bodily injury or property damage arising from the temporary cannabis event. A certificate of insurance must be filed with the city prior to issuance of

the temporary cannabis event permit. The certificate of insurance must name the city, its officials, employees and agents as additional insureds. Insurance coverage must be maintained for the duration of the temporary cannabis event. Any company hired or working on behalf of the applicant or sponsor must also present the city with a certificate of insurance naming the city, its officials, its employees, and agents as additional insureds.

C. Minimum limits. Insurance coverage must be a commercial general liability policy. The minimum limits must be at least \$1,000,000. If on-site consumption is permitted at the temporary cannabis event, the policy must also include an endorsement for such consumption. The city may require additional endorsements depending upon the type of temporary cannabis event and the proposed activities.

D. Waiver or reduction of required limits. The city may waive or reduce insurance requirements of this section under the following circumstances:

1. The applicant or officer of the sponsoring organization signs a verified statement that the insurance coverage required by this section is impossible to obtain; or
2. The city determines that the insurance requirements are in excess of the reasonable risk presented by the proposed temporary cannabis event.

Subd. 8. Temporary cannabis event regulations.

A. Location restrictions. Temporary cannabis events are prohibited:

1. At, in or on any public place or a place of public accommodation. A public place means a public park, ballparks or trails, public event centers or facilities, public street, sidewalk or right-of-ways, alleys, boulevards, publicly owned parking lots, and any other developed or undeveloped city owned property.
2. Within 1,000 feet of the property lines a school, or within 500 feet of the property lines of a day care, residential treatment facility, or within 500 feet of a public park where there is an attraction within that park that is regularly used by minors, including playgrounds and athletic fields.

B. Hours restrictions: Temporary cannabis events may only be held between the hours of 10:00 a.m. and 9:00 p.m.

C. On-site consumption. On-site consumption of cannabinoid products at temporary cannabis events is not allowed.

D. Noise. The temporary cannabis event must be in compliance with the city's nuisance ordinance at all times.

E. All temporary cannabis events must follow all requirements of M.S.A. § 342.01, et seq.

Subd. 9. Permit revocation.

A temporary cannabis event permit may be revoked by the city manager, or their designee, at any time for failure to comply with the provisions of this Section or M.S.A. § 342.01, et seq., including the requirements of M.S.A. § 342.40.

Subd. 10. Enforcement.

A. Misdemeanor. Any person who violates this Section is guilty of a misdemeanor and, upon conviction, is subject to a fine and imprisonment as prescribed by state law. Each day each violation continues or exists, constitutes a separate offense.

B. *Administrative fine.* Any person who violates this section is subject to administrative fines in the amount provided in the city fee schedule. Each day each violation continues or exists, constitutes a separate offense.

C. Violation of any provision of this section shall also be grounds for revocation of the temporary cannabis event permit, denial of any future application for a temporary cannabis event permit, and action against any city-issued business license held by the temporary cannabis event organizer.

RECODIFICATION IN PROCESS. The city of Mankato is currently in the process of updating and recodifying its City Code, with this, the formatting of the above will be revised once this process is complete.

This ordinance shall, in accordance with the provisions of Section 2.14 of the Mankato City Charter, become effective thirty (30) days after publication of notice of its adoption.

Adopted this ____ day of _____ 2024.

Najwa Massad
Mayor

Attest: _____
Rena Kopischke, MMC
City Clerk

**CITY OF MANKATO
STATE OF MINNESOTA**

**ORDINANCE AMENDING CHAPTER 10 LAND USE (ZONING)
RELATING TO CANNABIS**

The City of Mankato hereby ordains that the City Code of Ordinances, Chapter 10, Land Use (Zoning), is hereby amended as follows:

PART I. SCOPE, DEFINITIONS, AND ESTABLISHMENT OF DISTRICTS.

Sec. 10.02. Definitions.

Subd. 4. Adult-use Cannabis Product. Means a cannabis product that is approved for sale by the Office or is substantially similar to a product approved by the Office. Adult-use cannabis product includes edible cannabis products but does not include medical *cannabinoid* products or lower-potency hemp edibles. Adult use products may also include products made from Cannabis Concentrate, Cannabis Flower, Artificially Derived Cannabinoid, Cannabis Concentrate, and Cannabis Flower.

Subd. 25. Cannabinoid. Any of the chemical constituents of hemp plants or cannabis plants that are naturally occurring, biologically active, and act on the cannabinoid receptors of the brain. Cannabinoid includes but is not limited to tetrahydrocannabinol and cannabidiol.

Subd. X. Cannabis Business. Any of the following licensed under this Minnesota Statutes, Chapter 342 and as defined in Minn. Stat. § 342.01, as amended from time to time:

cannabis microbusiness;

cannabis mezzobusiness;

cannabis cultivator;

cannabis manufacturer;

cannabis retailer;

cannabis wholesaler;

cannabis transporter;

cannabis testing facility;

cannabis event organizer;

cannabis delivery service;

medical cannabis combination business

Subd. X. Cannabis Retail Business. Any of the following licensed under Minnesota Statutes, § 342.10:

Cannabis microbusiness;

Cannabis mezzobusiness;

Cannabis retailer and

Medical cannabis combination business

Subd. X. **Cannabis Mezzobusiness.** Any business licensed to perform any or all of the following within the limits established by Minnesota Statutes, § 342.29:

grow cannabis plants from seed or immature plant to mature plant and harvest cannabis flower from a mature plant for use as adult-use cannabis flower or for use in adult-use cannabis products;

grow cannabis plants from seed or immature plant to mature plant and harvest cannabis flower from a mature plant for use as medical cannabis flower or for use in medical cannabinoid products;

make cannabis concentrate;

make hemp concentrate, including hemp concentrate with a delta-9 tetrahydrocannabinol concentration of more than 0.3 percent as measured by weight;

manufacture artificially derived cannabinoids;

manufacture adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for public consumption;

process medical cannabinoid products;

purchase immature cannabis plants and seedlings and cannabis flower from a cannabis microbusiness, another cannabis mezzobusiness, a cannabis manufacturer, or a cannabis wholesaler;

purchase cannabis concentrate, hemp concentrate, and synthetically derived cannabinoids from a cannabis microbusiness, another cannabis mezzobusiness, a cannabis manufacturer, or a cannabis wholesaler for use in manufacturing adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products;

purchase hemp plant parts and propagules from a licensed hemp grower licensed under chapter 18K;

purchase hemp concentrate from an industrial hemp processor licensed under chapter 18K;

package and label adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for sale to customers;

sell immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and to customers; and

perform other actions approved by the Office.

Subd. X. **Cannabis Microbusiness.** A business licensed to perform any or all of the following within the limits established by Minnesota Statutes, § 342.28:

grow cannabis plants from seed or immature plant to mature plant and harvest cannabis flower from a mature plant;

make cannabis concentrate;

make hemp concentrate, including hemp concentrate with a delta-9 tetrahydrocannabinol concentration of more than 0.3 percent as measured by weight;

manufacture artificially derived cannabinoids;

manufacture adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for public consumption;

purchase immature cannabis plants and seedlings and cannabis flower from another cannabis microbusiness, a cannabis mezzobusiness, a cannabis manufacturer, or a cannabis wholesaler;

purchase hemp plant parts and propagules from an industrial hemp grower licensed under Minnesota Statutes Chapter 18K;

purchase hemp concentrate from an industrial hemp processor licensed under Minnesota Statutes Chapter 18K;

purchase cannabis concentrate, hemp concentrate, and artificially derived cannabinoids from another cannabis microbusiness, a cannabis mezzobusiness, a cannabis manufacturer, or a cannabis wholesaler for use in manufacturing adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products;

package and label adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for sale to customers;

sell immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and to customers;

operate an establishment that permits on-site consumption of edible cannabis products and lower-potency hemp edibles; and

perform other actions approved by the Office.

Subd. X. Hemp Concentrate. Compounds that include (1) the extracts and resins of a hemp plant or hemp plant parts; (2) the extracts or resins of a hemp plant or hemp plant parts that are refined to increase the presence of targeted cannabinoids; or (3) a product that is produced by refining extracts or resins of a hemp plant or hemp plant parts and is intended to be consumed by combustion or vaporization of the product and inhalation of smoke, aerosol, or vapor from the product. Hemp concentrate does not include artificially derived cannabinoids, lower-potency hemp edibles, hemp-derived consumer products, or hemp-derived topical product.

Subd. X. Intoxicating Hemp Product. Any product that is intended to be eaten or consumed by humans, contains a contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients, is not a drug, and meet the requirements to be sold under Minn. Stat. § 151.72 or after March 1, 2025, the requirements under Minnesota Statutes, Chapter 342. This product meets the definition of Lower-Potency Hemp Edibles in Minn. Stat. § 342.01, subd. 50, as amended from time to time and set forth herein in subd. 95. This does not include any product intended to be externally applied to skin. A product intended to only contain CBD but which may contain less than trace amounts of tetrahydrocannabinol (THC) as an unintended result of the manufacturing process is not considered an Intoxicating Hemp Product.

Subd. X. Lower-Potency Hemp Edibles.

Any product that (a):

(1) is intended to be eaten or consumed as a beverage by humans;

(2) contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients;

(3) is not a drug;

(4) does not contain a cannabinoid derived from cannabis plants or cannabis flower;

(5) is a type of product approved for sale by the office or is substantially similar to a product approved by the office, including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods

and meets either of the requirements of below (B)(1) or (B)(2):

B(1) a product that:

i) consists of servings that contain no more than five milligrams of delta-9 tetrahydrocannabinol; no more than 25 milligrams of cannabidiol, cannabigerol, cannabinol,

or cannabichromene; any other cannabinoid authorized by the office; or any combination of those cannabinoids that does not exceed the identified amounts;

- ii) does not contain more than a combined total of 0.5 milligrams of all other cannabinoids per serving; and
- iii) does not contain an artificially derived cannabinoid other than delta-9 tetrahydrocannabinol, except that a product may include artificially derived cannabinoids created during the process of creating the delta-9 tetrahydrocannabinol that is added to the product, if no artificially derived cannabinoid is added to the ingredient containing delta-9 tetrahydrocannabinol and the ratio of delta-9 tetrahydrocannabinol to all other artificially derived cannabinoids is no less than 20 to one;

or

B(2) a product that:

- i) contains hemp concentrate processed or refined without increasing the percentage of targeted cannabinoids or altering the ratio of cannabinoids in the extracts or resins of a hemp plant or hemp plant parts beyond the variability generally recognized for the method used for processing or refining or by an amount needed to reduce the total THC in the hemp concentrate; and
- (ii) consists of servings that contain no more than five milligrams of total THC.

Subd. X. Lower-Potency Hemp Edible Manufacturer. A manufacturer licensed by the OCM as lower-potency hemp edible manufacturer pursuant to Minn. Stat. § 342.10, as amended from time to time.

Subd. X. Lower-Potency Hemp Edible Retailer. An entity licensed by the OCM as a Lower-Potency Hemp Edible Retailer pursuant to Minn. Stat. § 342.10, as amended from time to time.

Subd. X. Medical Cannabis Combination Business. An entity licensed by the OCM as a Medical Cannabis Combination Business pursuant to Minn. Stat. § 342.515, as amended from time to time.

Subd. X. Medical Cannabis Distribution Facility. A facility operated by a medical cannabis manufacturer for purposes of distributing medical cannabis.

Subd. X. Non-Intoxicating Hemp Products. Includes hemp-derived topical products and hemp fiber products as those terms are defined in Minn. Stat. §342.01 and which are not intended for human or animal ingestion.

Subd. X. OCM. Refers to the Office of Cannabis Management.

Subd. X. School. Any property owned, leased, or controlled by an independent district, commonly referred to as a school district, under Minn. Stat. § 123A.05; or by an organization operating a nonpublic school, as that term is defined in Minn. Stat. § 123B.41, subd. 9, where an elementary, middle, secondary school, secondary vocational center or other school providing educational services for any grade kindergartner through grade 12 is located; or any property owned, leased or used as a community education program by a school district or districts for children and their caregivers, relatives or parents for the ages from birth to kindergarten, excluding properties exclusively used for the remote or online delivery of educational programming. A public or private facility that provides a curriculum of elementary and secondary academic instruction, including kindergartens, elementary, junior high schools, and high schools.

Subd. 140. THC. Tetrahydrocannabinol.

Sec. 10.43. CBD-C Central Business District-Core.

Subd. 1. Purpose. The CBD-C, Central Business District-Core, is designed and intended to provide locations in the downtown core area of the City for high density shopping and business developments on compact sites, stressing pedestrian orientation and access.

Subd. 2. Permitted Uses. Except as specifically limited herein, the following uses are permitted in the CBD-C, Central Business District-Core. Every use shall be operated in its entirety, within a completely enclosed structure, including the storage of all materials, products, and equipment:

- X. Sales of Low Potency Edibles and accessory sales of Low Potency Edibles.

Sec. 10.46. B-2 General Business District.

Subd. 1. Purpose. The B-2, General Business District, is designed and intended to provide for a broad range of commercial and light industrial developments.

Subd. 2. Permitted Uses. Except as specifically limited herein, the following uses are permitted in the B-2, General Business District. Every use, unless expressly exempted below or allowed by a conditional use permit, shall be operated in its entirety within a completely enclosed structure, including the storage of all materials, products, and equipment:

- X. Cannabis wholesale.

Sec. 10.47. B-3 Highway Commercial District.

Subd. 1. Purpose. The B-3, Highway Commercial District, is designed and intended to provide for automobile oriented commercial developments within the vicinity of streets with functional classifications of either arterials or major collectors. Such commercial developments are generally characterized by large parking areas. The district also encourages a broad range of business and light industrial activities.

Subd. 2. Permitted Uses. Except as specifically limited herein, the following uses are permitted in the B-3, Highway Commercial District. Every use, unless expressly exempted below or allowed by a conditional use permit, shall be operated in its entirety within a completely enclosed structure, including the storage of all materials, products, and equipment:

- X. Cannabis retail per the regulation contained in 5.52 and delivery.

Sec. 10.62. PI Planned Industrial District.

Subd. 1. Purpose. The PI, Planned Industrial District, is intended to provide strategic sites for certain light industrial development under exemplary standards that assist in making such developments compatible with property in neighboring residential and commercial districts.

Subd. 2. Permitted Uses. Except as specifically limited herein, the following uses are permitted in the PI, Planned Industrial District. Every use, unless expressly exempted below or allowed by a conditional use permit, shall be operated in its entirety within a completely enclosed structure, including the storage of all materials, products, and equipment:

- X. Cultivation and testing of cannabis.

Sec. 10.63. M-1 Light Industrial District.

Subd. 1. Purpose. The M-1, Light Industrial District, is intended to provide sites for light manufacturing and light industrial uses under controls that minimize any adverse effects on property in neighboring residential, business or commercial districts.

Subd. 2. Permitted Uses. Except as specifically limited herein, the following uses are permitted in the M-1, Light Industrial District:

- X. Mezzobusiness and microbusiness; provided mezzobusiness and microbusiness retail conforms to Section 5.52, Subdivision 4, Letter K.
- X. Lower Potency Hemp Edibles manufacturing.

Sec. 10.82. Special Provisions Applicable to Specific Permitted and Conditional Uses.

Subd. 1. Home Occupations. It is the findings of the City Council that home occupations effect neighborhood character, have a potential to be a nuisance to neighbors, and may negatively affect City services. The purpose of this section is to regulate home occupations in order to avoid such negative impacts and to ensure the integrity and goals of the residential zoning districts. Standards for home occupations are intended to ensure compatibility with other permitted uses and the character of the residential neighborhood.

- C. **Prohibited Home Occupations.** The following uses, by the nature of the investment or operation, have a pronounced tendency to rapidly increase beyond the limits permitted for home occupations. The following uses, therefore, are not permitted as home occupations:

- 4. Commercial Cannabis sales, commercial cannabis manufacturing, low potency hemp edible sales, low potency edible manufacturing, commercial cultivators, commercial cannabis production, and/or commercial cannabis distribution.

RECODIFICATION IN PROCESS. The city of Mankato is currently in the process of updating and recodifying its City Code, with this, the formatting of the above will be revised once this process is complete.

This ordinance shall, in accordance with the provisions of Section 2.14 of the Mankato City Charter, become effective thirty (30) days after publication of notice of its adoption.

Adopted this ____ day of _____ 2024.

Najwa Massad
Mayor

Attest: _____
Renae Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

Public Hearings 6. A.

City Council Regular Meeting

Meeting Date: 11/12/2024

Agenda Item:

Preliminary assessment hearing on Improvement Project 11084; Victory Drive Intersection and Lighting Improvements.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The attached proposed assessment roll was mailed to the property owners on October 24, 2024, along with repayment options.

Completion of the project is anticipated to be mid-July 2025, and the final assessments will then be adopted in November 2025. The property owners may pay the assessment in full within 30 days of billing for no interest to accrue. If not paid, the assessment amount will be certified to Blue Earth County Taxpayer Services for collection with property taxes over a 10-year period with an annual interest rate of 4.5% beginning with 2026 taxes payable.

As of the writing of this memo, the City Clerk has received no letters of objection from any property owners.

In accordance with State Statute, if property owners have any objection to the proposed assessment on their property, they must either present a written objection, signed by an owner, and file with the City Clerk at 10 Civic Center Plaza, Mankato, Minnesota, 56001, and/or appear at the hearing and personally object to the proposed assessment before the council. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or clerk of the city within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

Attachments

Resolution

Preliminary Assessment Roll

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 11084

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement 11084, a signal installation at the intersection of Hazeltine Road and Victory Drive along with pedestrian ramps, crosswalk striping and accessible pedestrian signal stations will be provided for all pedestrian crossings and coordinated with signal timing, lighting fixtures along Victory Drive from Hwy 14 to Premier Drive and a traffic signal coordination plan will be developed on Victory Drive between Adams Street and St. Andrews Drive, which will include six signals.

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

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of ten years, the first installment to be payable on or before the first Monday in January, 2026, and shall bear interest at the rate of four and one-half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and one-half (4.5%) per annum beginning January 1, 2026. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may at any time prior to certification of the assessment to the County Auditor, as herein provided, pay the whole of the assessment against any parcel with interest accrued to the date of payment to the City Treasurer and they may at any time thereafter pay to the County Treasurer the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made. Assessments paid within thirty days from the date of billing of the final assessment shall bear no interest.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

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

Passed this 12th day of November, 2024

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
01.09.09.200.009 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Kahler Addition Outlot A 0.00 0.00	NH	50.00 \$16.80	\$840.00	\$0.00 0.00 \$306,761.90	\$ 840.00
01.09.09.202.016 SP Land Partners LLC 137 S 2nd Ave Waite Park, MN 56387	Westwood Commercial Centre No 3 Lot 1 Block 1 (291 St. Andrews Dr)	NH	166.33 \$16.80	\$2,794.34	\$0.00 0.00 \$306,761.90	\$ 2,794.34
01.09.04.451.010 Big Joe LLC 516 Cardinal Place Mankato, MN 56001	St Andrews Commercial Centre , Lot 1 and W'LY 79 Feet of Lot 2 Block 1 (301 St. Andrews Dr)	NH	212.32 \$16.80	\$3,566.98	\$0.00 0.00 \$306,761.90	\$ 3,566.98
01.09.04.451.011 Big Joe LLC 516 Cardinal Pl Mankato, MN 56001	St Andrews Commercial Centre, Lot 2 Excluding W'LY 79 Feet and Lot 3 Block 1	NH	442.00 \$16.80	\$7,425.60	\$0.00 0.00 \$306,761.90	\$ 7,425.60
01.09.04.451.007 TNH LLC 113 Tattler Ln Mankato, MN 56001	St Andrews Commercial Centre Lot 4 Block 1 (1751 N Victory Dr)	NH	221.43 \$16.80	\$3,720.02	\$0.00 0.00 \$306,761.90	\$ 3,720.02
01.09.04.426.011 John P & Margie K Oostdam Fam Trust 1970 N Warren Rd San Jacinto, CA 92582	Bettes Addition Lot 1 Block 1 (1771 N Victory Dr)	NH	355.74 \$16.80	\$5,976.43	\$0.00 0.00 \$306,761.90	\$ 5,976.43
01.09.04.453.002 Community Bank Mankato 951 Madison Ave Mankato, MN 56001	Community Bank Addition Lot 1 Block 1 (300 St. Andrews Dr)	NH	213.01 \$16.80	\$3,578.57	\$0.00 0.00 \$306,761.90	\$ 3,578.57
01.09.09.201.008 Degrood Appliance Company & Munson Property 220 St Andrews Dr Mankato, MN 56001	CIC 36 St Andrews Condominium of Mankato 1st Amended CIC Plat Common Elements	NH	444.99 \$16.80	\$7,475.83	\$0.00 0.00 \$306,761.90	\$ 7,475.83
01.09.09.202.002	Westwood Comm Centre	NH	479.88	\$8,061.98	\$0.00	\$ 8,061.98

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
JKD Enterprises LLC 151 St Andrews Ct Ste 610 Mankato, MN 56001	Lot 2 Block 1 (281 St. Andrews Dr)					
					0.00	
			\$16.80		\$306,761.90	
01.09.09.126.023 PC Investments LLC 5425 Boone Ave N New Hope, MN 55428	R&R North Subdivision Lot 1 Block 3 0.00	NH	0.00	\$0.00	\$11,551.15	\$ 11,551.15
					0.04	
			\$16.80		\$306,761.90	
01.09.09.128.001 Caseys Retail Company PO Box 54288 Lexington, KY 40555	R&R North Subdivision Lot 1 Block 2 (170 St. Andrews Dr)	NH	208.88	\$3,509.18	\$9,844.73	\$ 13,353.92
					0.03	
			\$16.80		\$306,761.90	
01.09.09.126.022 Citizens Community Federal PO Box 218 Altoona, WI 54720-0218	R&R North Subdivision Lot 1 Block 1 (180 St. Andrews Dr)	NH	299.17	\$5,026.06	\$6,694.42	\$ 11,720.47
					0.02	
			\$16.80		\$306,761.90	
01.09.09.126.024 PKK Enterprises L L C 196 St Andrews Dr Ste 100 Mankato, MN 56001	CIC 60 Mankato Motel/ Jand Business Park Unit 2 (196 St. Andrews Dr)	NH	83.00	\$1,394.40	\$0.00	\$ 1,394.40
					0.00	
			\$16.80		\$306,761.90	
01.09.09.126.025 Jay Maharaj LLC 200 St Andrews Dr Mankato, MN 56001	CIC 60 Mankato Motel/ Jand Business Park Unit 1 (200 St. Andrews Dr)	NH	162.41	\$2,728.49	\$0.00	\$ 2,728.49
					0.00	
			\$16.80		\$306,761.90	
01.09.09.128.004 SS Real Estate LLC 130 St Andrews Dr Mankato, MN 56001	R&R North Subdivision Lot 4 Block 2 (140 St Andrews Dr)	NH	0.00	\$0.00	\$11,354.26	\$ 11,354.26
					0.04	
			\$16.80		\$306,761.90	
01.09.09.128.003 Mankato Building & Development LLC 1701 W Michigan St Duluth, MN 55806	R&R North Subdivision Lot 3 Block 2 (150 St Andrews Dr)	NH	0.00	\$0.00	\$10,501.05	\$ 10,501.05
					0.03	
			\$16.80		\$306,761.90	
01.09.09.128.007 Mankato Building & Development LLC	R&R North Subdivision Lot 2	NH	294.30	\$4,944.24	\$16,342.26	\$ 21,286.50

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
1701 W Michigan St Duluth, MN 55806	Block 2 (160 St Andrews Dr)				0.05	
			\$16.80		\$306,761.90	
01.09.09.128.005 SS Real Estate LLC 130 St Andrews Dr Mankato, MN 56001	R&R North Subdivision Lot 5 Block 2 (130 St Andrews Dr)	NH	0.00	\$0.00	\$26,449.52	\$ 26,449.52
					0.09	
			\$16.80		\$306,761.90	
01.09.09.202.017 Clinic Building of Mankato LLC 287 St Andrews Court Ste 100 Mankato, MN 56001	Westwood Commercial Center No 3 Lot 2, Block 1 (287 St Andrews Dr)	NH	129.67	\$2,178.46	\$0.00	\$ 2,178.46
					0.00	
			\$16.80		\$306,761.90	
01.09.09.202.018 Jacob Holdings LLC 151 St Andrews Ct Ste 610 Mankato, MN 56001	Westwood Commercial Centre No 4 Lot 3, Block 1 (285 St Andrews Dr)	NH	100.00	\$1,680.00	\$0.00	\$ 1,680.00
					0.00	
			\$16.80		\$306,761.90	
01.09.09.126.033 Tigerblood Properties LLC 216 Prairie Ln Janesville, MN 56048	Alexia Subdivision Lot 1 Block 1 (1600 N Victory Dr)	NH	166.19	\$2,791.99	\$7,416.37	\$ 10,208.36
					0.02	
			\$16.80		\$306,761.90	
01.09.09.126.034 Michael L Hagen, Dale L Stolt & Todd J Johnson 216 Prairie Ln Janesville, MN 56048	Alexia Subdivision Lot 2 Block 1 0.00	NH	163.73	\$2,750.66	\$7,416.37	\$ 10,167.03
					0.02	
			\$16.80		\$306,761.90	
01.09.04.454.666 Jem Development LLC 280 Summerfield Tr Mankato, MN 56001	Community Bank Add No 2 CIC 119 St. Andrews Condo Common Element 0.00	NH	150.01	\$2,520.17	\$0.00	\$ 2,520.17
					0.00	
			\$16.80		\$306,761.90	
01.09.09.102.005 Victory Properties II Inc 201 N Riverfront Mankato, MN 56001	Victory Commercial Park Part of Lot 3 Block 2 Lying in Section 9 Township 108 Range 26	NH	0.00	\$0.00	\$3,354.21	\$ 3,354.21
					0.01	
			\$16.80		\$306,761.90	
01.09.04.300.014 Mankato Interchange Investment LLP 221 Minnesota St	Victory Commercial Park Outlot H (1661 Victory Dr)	NH	354.13	\$5,949.38	\$18,984.37	\$ 24,933.76
					0.06	

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
Mankato, MN 56001	0.00		\$16.80		\$306,761.90	
01.09.04.300.017 Birkdale Land LLC 4654 Amber Valley Pkwy S Fargo , ND 58104	Victory Commercial Park Outlot G 0.00 0.00	NH	0.00 \$16.80	\$0.00	\$37,900.29 0.12 \$306,761.90	\$ 37,900.29
01.09.04.300.030 Victory Properties II Inc 201 N Riverfront Dr Mankato, MN 56001	Victory Commercial Park Outlot D 0.00 0.00	NH	0.00 \$16.80	\$0.00	\$19,851.45 0.06 \$306,761.90	\$ 19,851.45
01.09.04.300.016 Mankato Interchange Investment LLP 221 Minnesota St Mankato, MN 56001	Victory Commercial Park West 427.06 Feet of East 661.13' of Outlot E 0.00	NH	0.00 \$16.80	\$0.00	\$6,845.33 0.02 \$306,761.90	\$ 6,845.33
01.09.09.126.007 1610 SLC LLC 221 Minnesota St Mankato, MN 56001	Victory Commercial Park Part of Lot 1 Block 1 Lying in Section 9 Township 108 Range 26	NH	81.43 \$16.80	\$1,368.02	\$91.27 0.00 \$306,761.90	\$ 1,459.30
01.09.04.300.015 Mankato Interchange Investment LLP 221 Minnesota St Mankato, MN 56001	Victory Commercial Park Outlot I Excluding Beg NE Corner Victory Commercial Park Outlot I...	NH	0.00 \$16.80	\$0.00	\$1,893.87 0.01 \$306,761.90	\$ 1,893.87
01.09.04.300.028 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Outlot B 0.00 0.00	NH	0.00 \$16.80	\$0.00	\$5,111.18 0.02 \$306,761.90	\$ 5,111.18
01.09.04.300.026 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Lot2 Block 3 0.00	NH	0.00 \$16.80	\$0.00	\$1,871.06 0.01 \$306,761.90	\$ 1,871.06
01.09.04.300.025 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Lot 1 Block 3 0.00	NH	0.00 \$16.80	\$0.00	\$1,711.33 0.01 \$306,761.90	\$ 1,711.33

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
01.09.09.102.002 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 1 Block 2 Lying in Section 9 Township 108 Range 26	NH	272.61	\$4,579.85	\$1,893.87	\$ 6,473.72
					0.01	
			\$16.80		\$306,761.90	
01.09.09.102.004 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 2 Block 2 Lying in Section 9 Township 108 Range 26	NH	268.05	\$4,503.24	\$3,126.03	\$ 7,629.27
					0.01	
			\$16.80		\$306,761.90	
01.09.09.102.006 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 4 Block 2 Lying in Section 9 Township 108 Range 26	NH	0.00	\$0.00	\$342.27	\$ 342.27
					0.00	
			\$16.80		\$306,761.90	
01.09.04.300.020 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 1 Block 2 Lying in Section 4 Township 108 Range 26	NH	0.00	\$0.00	\$1,323.43	\$ 1,323.43
					0.00	
			\$16.80		\$306,761.90	
01.09.04.300.021 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 2 Block 2 Lying in Section 4 Township 108 Range 26	NH	0.00	\$0.00	\$867.07	\$ 867.07
					0.00	
			\$16.80		\$306,761.90	
01.09.04.300.022 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 3 Block 2 Lying in Section 4 Township 108 Range 26	NH	0.00	\$0.00	\$1,254.98	\$ 1,254.98
					0.00	
			\$16.80		\$306,761.90	
01.09.04.300.023 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Part of Lot 4 Block 2 Lying in Section 4 Township 108 Range 26	NH	0.00	\$0.00	\$2,715.31	\$ 2,715.31
					0.01	
			\$16.80		\$306,761.90	
01.09.04.300.024 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Lot 5 Block 2 0.00	NH	0.00	\$0.00	\$2,258.96	\$ 2,258.96
					0.01	
			\$16.80		\$306,761.90	
01.09.04.300.027	Victory Commercial Park	NH	0.00	\$0.00	\$2,053.60	\$ 2,053.60

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal cost/ac	Total Preliminary Assessment
			Front Feet cost/ft			
Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Outlot A 0.00 0.00					
			\$16.80		0.01 \$306,761.90	
01.09.04.300.029 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Outlot C 0.00 0.00	NH	0.00	\$0.00	\$4,654.82	\$ 4,654.82
			\$16.80		0.02 \$306,761.90	
01.09.04.300.031 Victory Properties II Inc 201 N Victory Dr Mankato, MN 56001	Victory Commercial Park Outlot E Excluding East 661.13 Feet 0.00	NH	0.00	\$0.00	\$14,603.36	\$ 14,603.36
			\$16.80		0.05 \$306,761.90	
01.09.04.300.032 Birkdale Land LLC 4654 Amber Valley Pkwy S Fargo , ND 58104	Victory Commercial Park Part of Outlot I Beginning Nourtheast Corner Victory Commercial....	NH	0.00	\$0.00	\$1,414.70	\$ 1,414.70
			\$16.80		0.00 \$306,761.90	
01.09.04.300.018 Birkdale Land LLC 4654 Amber Valley Pkwy S Fargo , ND 58104	Victory Commercial Park Outlot F 0.00 0.00	NH	0.00	\$0.00	\$6,776.87	\$ 6,776.87
			\$16.80		0.02 \$306,761.90	
01.09.04.300.019 Birkdale Land LLC 4654 Amber Valley Pkwy S Fargo , ND 58104	Victory Commercial Park East 234.07 Feet of Outlot E 0.00 0.00	NH	0.00	\$0.00	\$3,650.84	\$ 3,650.84
			\$16.80		0.01 \$306,761.90	
01.09.04.300.011 1620 SLC LLC 221 Minnesota St Mankato, MN 56001	Victory Commercial Park Lot 2 Block 1 0.00 0.00	NH	211.60	\$3,554.88	\$3,171.67	\$ 6,726.55
			\$16.80		0.01 \$306,761.90	
01.09.04.300.010 1610 SLC LLC 221 Minnesota St Mankato, MN 56001	Victory Commercial Park Part of Lot 1 Block 1 Lying in Section 4 Township 108 Range 26	NH	195.22	\$3,279.70	\$2,669.68	\$ 5,949.37
			\$16.80		0.01 \$306,761.90	
01.09.04.300.013 Mankato Interchange Investment LLP	Victory Commercial Park Lot 3	NH	203.10	\$3,412.08	\$2,989.13	\$ 6,401.21

Victory Drive Signal and Lighting Improvements

PRELIMINARY Assessment Roll

City Project 11084

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Traffic Signal	Total Preliminary Assessment
			Front Feet cost/ft		cost/ac	
221 Minnesota St Mankato, MN 56001	Block 1 0.00				0.01	
			\$16.80		\$306,761.90	
01.09.09.126.018 R & R Properties of Mankato LLP 7803 Glenroy Road Bloomington, MN 55439	W2 of E2 of NE4 of NW4 EX N2A & Ex 0.95A of Section 9 Township 108 Range 26	NH	0.00	\$0.00	\$45,810.83	\$ 45,810.83
					0.15	
			\$16.80		\$306,761.90	



AGENDA RECOMMENDATION

Public Hearings 6. B.

City Council Regular Meeting

Meeting Date: 11/12/2024

Agenda Item:

Resolutions adopting Final Assessments on Capital Improvement Projects:

10893 Germania Park - Phase 3

10988 4th Street

10989 Pfau Street

11074 2024 Resurfacing and Miscellaneous Sidewalks

Recommendation/Action(s):

Adoption of the attached resolutions.

Summary:

On February 13, 2023, the City Council held the required improvement hearing and a preliminary assessment hearing on the projects. At that hearing, there were no objections and the project was ordered and the preliminary assessment roll was adopted. As has been our practice, the City conducts a second assessment hearing using the actual costs of the project and sends a notice to property owners, as there may be a change in the assessment from what was approved at the preliminary assessment hearing. The proposed final assessment notices were mailed to property owners on September 30, 2024, for all the projects. Staff has been working with affected property owners making minor adjustments to the assessment roll and answering questions as needed prior to consideration by the council.

Property owners have been informed of the amount to be specially assessed against each parcel, that the council may adopt the assessment roll at the hearing, the right of the property owner to prepay the entire assessment, that prepayment may be made without assessment of interest, and the proposed interest rate on the assessment. For assessments not paid in full, the assessment amount will be certified to Blue Earth County Taxpayer Services for collection with property taxes over a five-, ten-, or fifteen-year period with an annual interest rate of 4.5%.

The property owners were also informed of the availability, at their option, of a 15-year repayment schedule as well as senior citizen, service member, and disability deferrals.

Property owners were also informed of their right and the process for appealing their proposed assessment. As a result, the City has received one objection notice for the following parcels:

Parcel Number	Property Owner
01.09.18.201.014	Grace Lutheran Church
01.09.18.201.015	Grace Lutheran Church
01.09.18.201.016	Grace Lutheran Church of Mkto
01.09.18.201.017	Grace Lutheran Church
01.09.18.201.018	Grace Lutheran Church
01.09.18.201.019	Grace Lutheran Church
01.09.18.201.020	Grace Lutheran Church Augustana

Part of the objection of the property owner includes concerns about notice of the proposed final assessment. Staff has verified that notice for all the properties involved was sent to the owner of the above listed parcels, at the address listed in the County Treasurer's database, as required by Minnesota Statutes. The notices provided included notices for the preliminary assessment hearing, the improvement hearing, and the current final assessment hearing. Following the mailing of notices, staff had conversations with representatives of the properties and know they had notice of the proposed assessments in early October.

The current agenda item is for the final assessment. State law requires that at the final assessment hearing, or at any adjournment thereof, the Council shall hear and pass upon all objections to the proposed assessment, whether presented orally or in writing. The council may amend the proposed assessment as to any parcel and by resolution adopt the same as the special assessment against the lands named in the assessment roll. Notice of the date, time, and location of any adjournment of the hearing shall either be stated during the meeting, so reflected in the minutes, or the City may provide notice in the same manner as required by statute for notice of assessment hearings generally.

At the hearing, the Council has two options, in light of the objection:

- The Council could adopt the assessment roll as presented. The objecting party has the right to file an appeal in district court within 30 days of the hearing.
- The Council may consider adopting the assessment roll for the non-objected parcels and then schedule an adjourned hearing to further consider any objection to the amount of the proposed assessments for the parcels noted, upon further notice to the affected property owner of the date, time, and location of the adjourned hearing. At the adjourned hearing, the Council, or a committee of the Council, may hear further written or oral testimony on behalf of the objecting property owner and may consider further written or oral testimony from appropriate city officials and other witnesses as to the amount of the assessment.

The Council or committee shall prepare a record of the proceedings at the adjourned hearing and written findings as to the amount of the assessment to be provided to the full Council at a later City Council Meeting. The amount of the assessment as finally determined by the Council shall become a part of the adopted assessment roll.

If the Council desires to pursue this option, we recommend considering the adjourned hearing in eight to ten weeks.

Attachments

10893 Resolution adopting Assessment
10988 Resolution adopting Assessment
10989 Resolution adopting Assessment
11074 Resolution adopting Assessment
10893 Final Assessment Roll
10988 Final Assessment Roll
Street Assessment Objection
10989 Final Assessment Roll
11074 Final Assessment Roll

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 10893

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 10893, an improvement on the following streets;

Harper Street from the centerline of Third Avenue to centerline of Eighth Avenue;

Fifth Avenue from the centerline of Harper Street to the centerline of Brooks Street;

Seventh Avenue from the centerline of Harper Street to the southern terminus;

by installing domestic water, sanitary sewer and storm sewer mains; curb and gutter; aggregate base; bituminous surfacing; sidewalk; and sewer and water services to each and every lot, along with signage and lighting.

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

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of ten years, the first installment to be payable on or before the first Monday in January, 2025, and shall bear interest at the rate of four and a half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and a half percent (4.5%) per annum beginning January 1, 2025. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may at any time prior to certification of the assessment to the County Auditor, as herein provided, pay the whole of the assessment against any parcel with interest accrued to the date of payment to the City Treasurer and they may at any time thereafter pay to the County Treasurer the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made. Assessments paid within thirty days from the date of billing of the final assessment shall bear no interest.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

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

Passed this 12th day of November, 2024

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 10988

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 10988, the improvement on N 4th Street between the center line of Walnut Street and the center line of Mulberry Street by installing domestic water, sanitary sewer and storm sewer mains; curb and gutter; aggregate base; bituminous surfacing; sidewalk; and sewer and water services to each and every lot, along with signage and lighting.

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

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of ten years, the first installment to be payable on or before the first Monday in January, 2025, and shall bear interest at the rate of four and a half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and a half percent (4.5%) per annum beginning January 1, 2025. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may at any time prior to certification of the assessment to the County Auditor, as herein provided, pay the whole of the assessment against any parcel with interest accrued to the date of payment to the City Treasurer and they may at any time thereafter pay to the County Treasurer the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made. Assessments paid within thirty days from the date of billing of the final assessment shall bear no interest.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

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

Passed this 12th day of November, 2024

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke
City Clerk

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 10989

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 10989, the improvement on Pfau Street between the center line of Main Street and the center line of Fair Street by installing domestic water, sanitary sewer and storm sewer mains; curb and gutter; aggregate base; bituminous surfacing; sidewalk; and sewer and water services to each and every lot, along with signage and lighting.

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

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of ten years, the first installment to be payable on or before the first Monday in January, 2025, and shall bear interest at the rate of four and a half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and a half percent (4.5%) per annum beginning January 1, 2025. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may at any time prior to certification of the assessment to the County Auditor, as herein provided, pay the whole of the assessment against any parcel with interest accrued to the date of payment to the City Treasurer and they may at any time thereafter pay to the County Treasurer the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made. Assessments paid within thirty days from the date of billing of the final assessment shall bear no interest.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

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

Passed this 12th day of November, 2024

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke
City Clerk

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 11074

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 11074, the improvement of:

- Panther Lane from Hosanna Drive to Cougar Drive; and
- Cheetah Lane from Hosanna Drive to Cougar Drive; and
- Lynx Lane from Hosanna Drive to Cougar Drive; and
- Cougar Drive from Hosanna Drive to the northern terminus;
- Various sidewalk segments within the City of Mankato

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

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of five years, the first installment to be payable on or before the first Monday in January, 2025, and shall bear interest at the rate of four and one-half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and one-half percent (4.5%) per annum beginning January 1, 2025. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may at any time prior to certification of the assessment to the County Auditor, as herein provided, pay the whole of the assessment against any parcel with interest accrued to the date of payment to the City Treasurer and they may at any time thereafter pay to the County Treasurer the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made. Assessments paid within thirty days from the date of billing of the final assessment shall bear no interest.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

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

Passed this 12th day of November, 2024

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.426.001 Katerina Vetter & Jon Bundy 100 Panther Ln Mankato, MN 56001	Cougar Estates Lot 1 Block 3 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.002 Christopher A Wishcop 104 Panther Ln Mankato, MN 56001	Cougar Estates Lot 2 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years D/Deferred
					0.00		
			\$38.58		\$16.80		
01.09.16.426.003 Brian Miller 108 Panther Ln Mankato, MN 56001	Cougar Estates Lot 3 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.004 Ndambakuwa & Amy K Mukamuri 112 Panther Ln Mankato, MN 56001	Cougar Estates Lot 4 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.005 Jeremy R Peterson 116 Panther Ln Mankato, MN 56001	Cougar Estates Lot 5 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.006 Greenwood Properties LLC 36805 755th Ave Saint James, MN 56081-5575	Cougar Estates Lot 6 Block 3 (120 Panther Ln)	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.426.007 Amanda J Kozitza & Jennifer O Kolstad 124 Panther Ln Mankato, MN 56001	Cougar Estates Lot 7 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.008 Amy & Justin Legred 128 Panther Ln Mankato, MN 56001	Cougar Estates Lot 8 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.426.009 Venetia Dillon & Madge Robinson 132 Panther Ln Mankato, MN 56001	Cougar Estates Lot 9 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.010 Michael & Kimberly R Georgiana 136 Panther Ln Mankato, MN 56001	Cougar Estates Lot 10 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.011 Mark A & Elizabeth A Mitzel 140 Panther Ln Mankato, MN 56001	Cougar Estates Lot 11 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.012 Jodi L Jallow 144 Panther Ln Mankato, MN 56001	Cougar Estates Lot 12 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.013 Brendan Hacker & Vanessa Chandler 148 Panther Ln Mankato, MN 56001	Cougar Estates Lot 13 Block 3 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.001 Christine J Gideon 101 Panther Ln Mankato, MN 56001	Cougar Estates Lot 1 Block 4 0.00	NH	75.00	\$4,631.25	\$0.00	\$0.00	\$4,631.25 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.427.002 Jonathan Born 105 Panther Ln Mankato, MN 56001	Cougar Estates Lot 2 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.003 Irene D Campos 109 Panther Ln Mankato, MN 56001	Cougar Estates Lot 3 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.427.004 Steven S & Christina D Smith 113 Panther Ln Mankato, MN 56001	Cougar Estates Lot 4 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.005 Sheila M Kwasniewski 117 Panther Ln Mankato, MN 56001-8649	Cougar Estates Lot 5 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.006 Randall & Anne E Muske 121 Panther Ln Mankato, MN 56001	Cougar Estates Lot 6 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.007 Jacalyn A Sticha 125 Panther Ln Mankato, MN 56001	Cougar Estates Lot 7 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.008 Logan K & April M Burns 129 Panther Ln Mankato, MN 56001	Cougar Estates Lot 8 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.009 David J & Sarah A Hendley 133 Panther Ln Mankato, MN 56001	Cougar Estates Lot 9 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.010 Emily Chih-Chwen Wang 137 Panther Ln Mankato, MN 56001	Cougar Estates Lot 10 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.011 Brett A Paasch 141 Panther Ln Mankato, MN 56001	Cougar Estates Lot 11 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
01.09.16.427.012 Timothy Brown 145 Panther Ln Mankato, MN 56001	Cougar Estates Lot 12 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.013 Matthew Hood & Trisha Stoner 149 Panther Ln Mankato, MN 56001	Cougar Estates Lot 13 Block 4 0.00	H	120.00	\$4,629.60	\$0.00	\$0.00	\$4,629.60 5 years
			CC= 200.00		0.00		
			\$38.58		\$16.80		
01.09.16.427.014 Jana Endreson 100 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 26 Block 4 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.015 Alexander J Dobmeier & Nicole M Thompson 104 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 25 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.016 Jeffrey James Bowers 108 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 24 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.017 Scott A & Malinda L Meyer 112 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 23 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.018 Nicholas R & Rebecca L Johnson 116 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 22 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.019 Tran Tho & Nhung 120 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 21 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.427.020 Jack & Allison Jennings 124 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 20 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.021 Kim K Peterson Decl Of Trust 128 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 19 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.022 Zachary T & Samantha J Tess 132 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 18 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.023 Elizabeth & Chad Olson 136 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 17 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.024 Francis Thomas Coughlan 140 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 16 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.025 Thomas L Nielsen 144 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 15 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.026 Ryan D & Mercy M Melvin 148 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 14 Block 4 0.00	H	120.00 CC= 200.00	\$4,629.60	\$0.00	\$0.00	\$4,629.60 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.001 Carroll R Neely 101 Cheetah Ln Mankato, MN 56001-8651	Cougar Estates Lot 1 Block 5 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll
City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.428.002 Amanda Williams 105 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 2 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.003 Douglas P & Stephanie S Adams 109 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 3 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.004 Adam Ellis 113 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 4 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.005 Allen L & Amy Schmidt 117 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 5 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.006 Angela L Olson 121 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 6 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.007 Mitchell & Christine Lipkin 125 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 7 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.008 Scott A & Julie B Dowty 129 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 8 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.009 Cathy Colby 133 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 9 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.428.010 Jake Hodge & Molly Zellmer 137 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 10 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.011 Nathan & Stacy Doering 141 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 11 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.012 Harry Meyering Center Inc 109 Homestead Rd Mankato, MN 56001	Cougar Estates Lot 12 Block 5 (145 Cheetah Ln)	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.428.013 Nathan J & Katie Lotton 149 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 13 Block 5 0.00	H	120.00 CC= 200.00	\$4,629.60	\$0.00	\$0.00	\$4,629.60 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.014 Jason & Lisa Dudley 100 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 26 Block 5 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.015 Kenneth & Larae Ackerman 104 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 25 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.016 Kofi Danso & Bernice Nuamah 108 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 24 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.017 Ann Schimmel 112 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 23 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll
City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.428.018 Chris, Geneza, James C & Lois Chandler 116 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 22 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.019 Shauna Kay Weishaar 120 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 21 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.020 Scott Wolfe 124 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 20 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.021 Carrie K Pederson & Chris Carda 128 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 19 Block 5 0.00	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.428.022 Jacob & Jayd Kaufman 132 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 18 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.023 Jordan C & Nickolas T Holm 136 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 17 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.024 David & Jodie Thormodson 140 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 16 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.025 Christopher Kibet & Lydia Ketter 144 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 15 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.026 Douglas R & Linda M Hitzemann 148 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 14 Block 5 0.00	H	120.00 CC= 200.00	\$4,629.60	\$0.00	\$0.00	\$4,629.60 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.001	Cougar Estates	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
Scott J and Amanda Emerick 101 Lynx Ln Mankato, MN 56001	Lot 1 Block 6 0.00						5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.002 Marion Scott & Amy C Malvin 277 Red Ridge Rd Good Thunder, MN 56037	Cougar Estates Lot 2 Block 6 (105 Lynx Ln)	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.429.003 Robert A Minzel & Jennifer D Roberts 109 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 3 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.004 Jessica Wachtel & Levi Steuck 113 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 4 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.005 Andreas E Paulson 117 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 5 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.006 Andreas E Paulson 117 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 6 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.007 Corey A & Nicole D Faust 125 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 7 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.008 Steven & Colette Peterson 129 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 8 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.009 Nicholas J & Molly K Burger 133 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 9 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.010 Jason L Haroldson	Cougar Estates Lot 10	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years

2024 Resurfacing and Misc Sidewalk

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City Project 11074

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
137 Lynx Ln Mankato, MN 56001	Block 6 0.00				0.00 \$16.80		
01.09.16.429.011 Stefan Boemer 141 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 11 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.012 Kathy Hahn 100 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 25 Block 6 0.00	H	75.00 \$38.58	\$2,893.50	\$0.00 0.00 \$16.80	\$0.00	\$2,893.50 5 years
01.09.16.429.013 Hasna Jimale 104 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 24 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.014 Marty Joe & Stacey Beil 108 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 23 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.015 Ty W and Laura N Wood Rev Trust 112 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 22 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.016 Brittany A Thelemann 116 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 21 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.017 Tenley Properties, LLC 317 Southbrook Cir Mankato, MN 56001	Cougar Estates Lot 20 Block 6 (120 Cougar Dr)	NH	67.50 \$61.75	\$4,168.13	\$0.00 0.00 \$16.80	\$0.00	\$4,168.13 5 years
01.09.16.429.018 Eric & Kerry Olson 124 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 19 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.019 Matthew & Michelle Rottermond 128 Cougar Dr	Cougar Estates Lot 18 Block 6	H	67.50	\$2,604.15	\$0.00 0.00	\$0.00	\$2,604.15 5 years

2024 Resurfacing and Misc Sidewalk

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
Mankato, MN 56001	0.00		\$38.58		\$16.80		
01.09.16.429.020 Carrie A Kijenski 439 Thomas Dr Eagle Lake, MN 56024	Cougar Estates Lot 17 Block 6 (132 Cougar Dr)	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.429.021 Samuel & Katrina Parker 136 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 16 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.022 Louis Allen 140 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 15 Block 6 0.00	H	90.70	\$3,499.21	\$0.00	\$0.00	\$3,499.21 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.026 Harry Meyering Center Inc 109 Homestead Rd Mankato, MN 56001	Cougar Estates No 2 Lot 1 Block 1 (152 Cougar Dr)	NH	167.63 CC= 247.63	\$10,351.15	\$0.00	\$0.00	\$10,351.15 5 years
			\$61.75		0.00		
					\$16.80		
01.09.16.429.027 Erik Jensen and Laura Jensen 148 Cougar Dr Mankato, MN 56001	Cougar Estates No 2 Lot 2 Block 1 0.00	H	134.03	\$5,170.88	\$0.00	\$0.00	\$5,170.88 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.002 Drummer Development Inc 755 Heron Dr Mankato, MN 56002	Cougar Estates Outlot C 0.00 (No Address)	NH	20.00	\$1,235.00	\$0.00	\$0.00	\$1,235.00 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.430.004 Caleb Swehla & Emma Eccles 101 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 1 Block 7 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.005 Robert P & Laura S Riness 105 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 2 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.006 Nathan & Elizabeth Mullikin 109 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 3 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

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City Project 11074

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			Front Feet				
			cost/ft				
01.09.16.430.007 Stacey L Lunsford 113 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 4 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.008 Davis Jacob & Lana Marie Schriock 117 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 5 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.009 Brenda L Baker 121 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 6 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.010 Tamara A & Terry L Widmann 125 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 7 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.011 Souraya H Sadaka 129 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 8 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.012 James W & Debra Johnson Trust 133 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 9 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.013 Michele Gors 137 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 10 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.015 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes Lot 8 Block 1 (200 Panther Trl)	NH	161.67	\$9,983.12	\$0.00	\$0.00	\$9,983.12 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.430.019 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes Lot 8 Block 1 (201 Panther Trl)	NH	155.00	\$9,571.25	\$0.00	\$0.00	\$9,571.25 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.430.025	Cougar Estates No 3	H	107.39	\$4,143.11	\$0.00	\$0.00	\$4,143.11

2024 Resurfacing and Misc Sidewalk

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City Project 11074

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
Kari & Thomas Johns 145 Cougar Dr Mankato, MN 56001	Lot 2 Block 1 0.00						5 years
			\$38.58		0.00 \$16.80		
01.09.16.430.026 Lisa T Nguyen 141 Cougar Dr Mankato, MN 56001	Cougar Estates No 3 Lot 1 Block 1 0.00	H	64.96	\$2,506.16	\$0.00	\$0.00	\$2,506.16 5 years
			\$38.58		0.00 \$16.80		
01.09.16.430.027 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 2 Lot 1 Block 1 (200 Cheetah Trl)	NH	150.00	\$9,262.50	\$0.00	\$0.00	\$9,262.50 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.031 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 2 Lot 8 Block 1 (201 Cheetah Trl)	NH	150.00	\$9,262.50	\$0.00	\$0.00	\$9,262.50 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.035 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 2 Lot 1 Block 2 (200 Lynx Trl)	NH	150.00	\$9,262.50	\$0.00	\$0.00	\$9,262.50 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.039 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 2 Lot 8 Block 2 (201 Lynx Trl)	NH	151.47	\$9,353.27	\$0.00	\$0.00	\$9,353.27 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.044 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 3 Lot 1 Block 1 (200 Cougar Trl)	NH	106.90	\$6,601.08	\$0.00	\$0.00	\$6,601.08 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.048 Kari & Thomas Johns 145 Cougar Dr Mankato, MN 56001	Wind Song Townhomes No 3 Outlot A 0.00 (No Address)	H	40.04	\$280.00	\$0.00	\$0.00	\$280.00 5 years
			\$38.58		0.00 \$16.80		
01.09.16.430.049 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 3 Lot 8 Block 1 (201 Cougar Trl)	NH	18.36	\$1,133.73	\$0.00	\$0.00	\$1,133.73 5 years
			\$61.75		0.00 \$16.80		
01.08.13.151.008 Nathan Herme & James Herme	Park Addition Lot 8	H	0.00	\$0.00	\$50.40	\$0.00	\$50.40 5 years

2024 Resurfacing and Misc Sidewalk

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
230 Marcy St Mankato, MN 56001	0.00 0.00				3.00 \$16.80		
01.08.13.301.019 Thomas Winkelman 620 W 5th St Mankato, MN 56001	West Mankato Lot 3 Block 184 0.00	H	0.00 \$0.00	\$0.00	\$168.00 10.00 \$16.80	\$0.00	\$168.00 5 years
01.08.13.301.018 Karen J & Scott D Johnson 622 W 5th St Mankato, MN 56001	West Mankato Lot 2 Block 184 0.00	H	0.00 \$0.00	\$0.00	\$134.40 8.00 \$16.80	\$0.00	\$134.40 5 years
01.09.18.151.021 Tailwind 602 South Front LLC Etal 530 S Front St Ste 100 Mankato, MN 56001	Auditors Plat #5 Lots 1, 3, 14 & 15 Excluding Pike Street Sub #2 and Exc...(602 S Front St)	NH	0.00 \$0.00	\$0.00	\$67.20 4.00 \$16.80	\$0.00	\$67.20 5 years
01.09.18.131.018 Wayne J & Valerie L Barrie 3182 Moore Ct Helena, MT 59602	Shoemakers Subdivision West 50 Feet of Lot 2 (322 E Walnut St) 0.00	NH	0.00 \$0.00	\$0.00	\$394.80 23.50 \$16.80	\$0.00	\$394.80 5 years
01.09.18.131.019 Matthias Family Limited Partnership 70310 219th St Dassel, MN 55325	Shoemakers Subdivision Lot 1 and East 5 Feet of Lot 2 (326 E Walnut St)	NH	0.00 \$0.00	\$0.00	\$201.60 12.00 \$16.80	\$0.00	\$201.60 5 years
01.09.07.381.009 Maes Inc 117 S Front St Mankato, MN 56001	City of Mankato North 31.33 Feet of Lot 4 Block 14 (119 S Front St)	NH	0.00 \$0.00	\$0.00	\$0.00 0.00 \$16.80	\$0.00	\$0.00 5 years
01.09.07.351.003 Fisher Management Co 201 N Riverfront Dr #230 Mankato, MN 56001	Mankato Depot Addition Lot 1 Block 1 (112 S Riverfront Dr)	NH	0.00 \$0.00	\$0.00	\$302.40 18.00 \$16.80	\$0.00	\$302.40 5 years
01.09.07.459.001 Gus Johnson Renewal LLC 11810 Grand Park Ave Suite 600 North Bethesda, MD 20852	City of Mankato Lots 1 thru 7 Block 45 (413 N 4th St)	NH	0.00 \$0.00	\$0.00	\$831.60 49.50 \$16.80	\$0.00	\$831.60 5 years
01.09.07.409.011 Southern MN Rentals LLC 1720 Adams St Suite 100	City of Mankato East 57.5 Feet of South 52 Feet of Lot 5 Block 21	NH	0.00	\$0.00	\$646.80 38.50	\$0.00	\$646.80 5 years

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
Mankato, MN 56001	(212 E Elm St)		\$0.00		\$16.80		
01.09.07.409.012 Alexander Miller and Shaine Ahlstrom 217 E Rock St Mankato, MN 56001	City of Mankato West 77.5 Feet of Lot 10 Block 21 (215 E Rock St)	H	0.00	\$0.00	\$470.40	\$0.00	\$470.40 5 years
					28.00		
			\$0.00		\$16.80		
01.09.07.277.001 Vickie A Conlon 1127 N Riverfront Dr Mankato, MN 56001	Parsons Addition Lot 1 Block 7 0.00	H	0.00	\$0.00	\$294.00	\$0.00	\$294.00 5 years
					17.50		
			\$0.00		\$16.80		
01.09.08.157.013 Robert Haas 4906 28th Ave S Apt 224 Fargo, ND 58104	Randalls Addition West 107.5 Feet of Lot 5 Block 7 (1203 N 5th St)	NH	0.00	\$0.00	\$1,108.80	\$0.00	\$1,108.80 5 years
					66.00		
			\$0.00		\$16.80		
01.09.08.157.007 Ronald Schmidt 1205 N 5th St Mankato, MN 56001	Randalls Addition Lot 4 Block 7 0.00	H	0.00	\$0.00	\$1,108.80	\$0.00	\$1,108.80 5 years
					66.00		
			\$0.00		\$16.80		
01.09.08.157.006 Nicole Qunitana Guevara 1211 N 5th St Mankato, MN 56001	Randalls Addition South 40 Feet of Lot 3 Block 7 0.00	H	0.00	\$0.00	\$672.00	\$0.00	\$672.00 5 years
					40.00		
			\$0.00		\$16.80		
01.09.08.157.005 Kody Scholten 1215 N 5th St Mankato, MN 56001	Randalls Addition South 14 Feet of Lot 2 and North 26 Feet of Lot 3 Block 7	H	0.00	\$0.00	\$672.00	\$0.00	\$672.00 5 years
					40.00		
			\$0.00		\$16.80		
01.09.08.157.004 Jeffrey A Ford 1219 N 5th St Mankato, MN 56001	Randalls Addition South 38 Feet of North 52 Feet of Lot 2 Block 7	H	0.00	\$0.00	\$638.40	\$0.00	\$638.40 5 years
					38.00		
			\$0.00		\$16.80		
01.09.08.179.022 James & Elizabeth Dunn 221 Woodhill Ct Mankato, MN 56001	Woodhill Subdivision No 2 Lot 6 Block 1 0.00	H	0.00	\$0.00	\$84.00	\$0.00	\$84.00 5 years
					5.00		
			\$0.00		\$16.80		
01.09.08.179.021 Jeremiah Lurken & Jennifer Lurken 212 Woodhill Ct Mankato, MN 56001	Woodhill Subdivision No 2 Lot 7 Block 1 (225 Woodhill Ct)	H	0.00	\$0.00	\$504.00	\$0.00	\$504.00 5 years
					30.00		
			\$0.00		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
01.09.08.457.005 Walgreens #7290 PO Box 1159 Deerfield, IL 60015	Key City Subdivision Lots 1, 2 and 3 Block 1 and REARNG Lots 4-11 Block 1(1270 Madison Ave)	NH	0.00	\$0.00	\$151.20	\$0.00	\$151.20 5 years
					9.00		
			\$0.00		\$16.80		
01.09.17.252.021 John Workman 170 Long St Mankato, MN 56001	2nd Extension to East Mankato Lot 4 Block 1	H	0.00	\$0.00	\$84.00	\$0.00	\$84.00 5 years
					5.00		
			\$0.00		\$16.80		
01.09.09.454.002 TDY LLC 5 Mary Oak Ln Mankato, MN 56001	Apache Subdivision Lot 1 Block 2 (1800 Adams St)	NH	0.00	\$0.00	\$420.00	\$0.00	\$420.00 5 years
					25.00		
			\$0.00		\$16.80		
01.09.09.426.048 River Hills Land LLC 530 S Front St Ste 100 Mankato, MN 56001	River Hills Mall Addition No 3 Lot 1 Block 1 (1820 Adams St)	NH	0.00	\$0.00	\$226.80	\$0.00	\$226.80 5 years
					13.50		
			\$0.00		\$16.80		
01.09.09.476.013 43 LLC & Tailwind 1880 Madison LLC 530 S Front St Ste 100 Mankato, MN 56001	Cross Roads Center Lot 1 Block 20 (1871 Tailwind Dr)	NH	0.00	\$0.00	\$168.00	\$0.00	\$168.00 5 years
					10.00		
			\$0.00		\$16.80		
01.09.09.226.002 Fleet Farm 2401 S Memorial Dr Appleton, WI 54915	Mills Addition to Mankato Lot 1 Block 1 (1850 Premier Dr)	NH	0.00	\$0.00	\$151.20	\$0.00	\$151.20 5 years
					9.00		
			\$0.00		\$16.80		
01.09.03.129.009 Michael Roger & Gail Laurie Mooers 129 Flagstone Dr Mankato, MN 56001	Noah Estates Lot 9 Block 2 0.00	H	0.00	\$0.00	\$100.80	\$2,250.00	\$2,350.80 5 years
					6.00		
			\$0.00		\$16.80		
01.09.16.477.667 Common Element Ownership 311 Ramsey St Saint Paul, MN 55102	CIC 95 Condominium Town- Homes at Woodland II, All Common Elements (717/721 Hosanna Dr)	H	0.00	\$0.00	\$336.00	\$0.00	\$336.00 5 years
					20.00		
			\$0.00		\$16.80		
01.09.16.451.005 Ronald C & Lavonne J Rohn 117 Diamond Creek Rd Mankato, MN 56001	Diamond Creek Homes Lot 5 Block 2 0.00	H	0.00	\$0.00	\$277.20	\$0.00	\$277.20 5 years
					16.50		
			\$0.00		\$16.80		
01.09.16.451.004	Diamond Creek Homes	H	0.00	\$0.00	\$739.20	\$0.00	\$739.20

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll
City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
Stephen & Debra Byrne 113 Diamond Creek Rd Mankato, MN 56001	Lot 4 Block 2 0.00						5 years
					44.00		
			\$0.00		\$16.80		
01.09.16.451.003 Susan K Hage 109 Diamond Creek Rd Mankato, MN 56001	Diamond Creek Homes Lot 3 Block 2 0.00	H	0.00	\$0.00	\$420.00	\$0.00	\$420.00 5 years
					25.00		
			\$0.00		\$16.80		
01.09.29.107.001 Brian & Cretia Welborn 157 Quinion Dr Mankato, MN 56001	Copperfield No 2 Lot 9 Block 2 0.00	H	0.00	\$0.00	\$159.60	\$0.00	\$159.60 5 years
					9.50		
			\$0.00		\$16.80		
01.09.30.254.012 James J Milavetz & Gisela M Gierczak 224 South Brook Cir Mankato, MN 56001	South Brook Addition Phase Three Lot 2 Block 1	H	0.00	\$0.00	\$705.60	\$0.00	\$705.60 5 years
					42.00		
			\$0.00		\$16.80		
01.09.30.254.013 Jeffrey R & Cathryn A Blaukat 220 South Brook Cir Mankato, MN 56001	South Brook Addition Phase Three Lot 1 Block 1	H	0.00	\$0.00	\$84.00	\$0.00	\$84.00 5 years
					5.00		
			\$0.00		\$16.80		
01.09.17.229.007 Amkat Properties LLC 19396 564th Ln Mankato, MN 56001	2nd Extension to East Mankato Vacated Alley Adjacent and Lots 7 & 8 Block 16 (1525 Fair St)	NH	0.00	\$0.00	\$201.60	\$0.00	\$201.60 5 years
					12.00		
			\$0.00		\$16.80		

Germania Park Phase 3 Reconstruction

FINAL Assessment Roll
City Project 10893

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$52.78 \$111.45 \$128.99	Sewer & Water Services @ \$8,647.30	Requested Additional Work	Total Final Assessment
			Front Feet	Residential Cost/ft \$41.50	Nonresidential Cost/ft \$61.50				
01.09.06.327.003 Duwayne M & Melody F Roberts 2001 Eighth Ave Mankato, MN 56001	Columbia Park Addition Lot 16 Block 7 0.00 0.00	R	60.00 140.00 CC=	\$2,490.00		\$ - 0.00	\$8,647.30		\$ 11,137.30 15 years
01.09.06.327.010 Deborah L Olson 2004 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lot 1 Block 7 0.00 0.00	R	60.00 140.00 CC=	\$2,490.00		\$ 1,046.63 19.83	\$0.00		\$ 3,536.63 10 years
01.09.06.328.004 Tammy & Wendi Walania (Cfd) 626 Harper St Mankato, MN 56001-8529	Columbia Park Addition Lot 16 Block 6 0.00 0.00	R	60.00 140.00 CC=	\$2,490.00		\$ - 0.00	\$0.00		\$ 2,490.00 10 years
01.09.06.328.011 Ibrahim Hussein Noor & Ahmed Halima Ali 602 Harper St Mankato, MN 56001	Columbia Park Addition Lot 1 Block 6 0.00 0.00	R	60.00 140.00 CC=	\$2,490.00		\$ 3,656.07 69.27	\$0.00		\$ 6,146.07 10 years
01.09.06.329.004 Wade M & Megan Walania 520 Harper St Mankato, MN 56001	Columbia Park Addition Lot 16 Block 5 0.00 0.00	NR	77.50 157.50 CC=		\$4,766.25	\$ 1,908.52 36.16	\$8,647.30		\$ 15,322.07 10 years
01.09.06.329.009 Jesse Smith 215 Goodyear Ave Mankato, MN 56001	Columbia Park Addition Lot 1 Block 5 0.00 0.00	NR	23.50		\$1,445.25	\$ 10,263.43 92.09	\$0.00		\$ 11,708.68 10 years
01.09.06.329.014 Jesse Smith 215 Goodyear Ave Mankato, MN 56001	Germania Park Addition Lot 1 Block 6 (502 Harper St) 0.00	NR	54.00 134.00 CC=		\$3,321.00	\$ - 0.00	\$8,647.30		\$ 11,968.30 10 years
01.09.06.331.001 Jennifer Wunsch 1963 Eighth Ave Mankato, MN 56001	Columbia Park Addition Lot 9 Block 2 0.00 0.00	R	157.50	\$6,536.25		\$ - 0.00	\$8,647.30		\$ 9,208.00 10 years
01.09.06.331.004 Todd Stoeckel 1964 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lot 8 Block 2 0.00 0.00	R	127.50 157.50 CC=	\$5,291.25		\$ - 0.00	\$8,647.30		\$ 11,568.00 10 years
01.09.06.331.005 Danielle Anderson 1956 7th Ave	Columbia Park Addition Lot 7 Block 2 0.00	R	50.00	\$2,075.00		\$ - 0.00	\$8,647.30	\$ 4,335.00	\$ 15,057.30 10 years

Germania Park Phase 3 Reconstruction

FINAL Assessment Roll
City Project 10893

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Mankato, MN 56001	Property 0.00	Property	Frontage Charge			Driveway Approach @ \$52.78 \$111.45	Sewer & Water Services @		Total Final
			Front	Residential Cost/ft	Nonresidential Cost/ft			Requested Additional Driveway	
01.09.06.331.006 Louis J Jr & Rosemarie Chatleain 1948 7th Ave Mankato, MN 56001	Columbia Park Addition Lots 5 and 6 Block 2 0.00 0.00	R	100.00	\$4,150.00		\$ - 0.00	\$8,647.30	\$ 7,700.00 Driveway	\$ 20,497.30 10 years S/Deferred
01.09.06.332.001 Vicki L Langevin 609 Harper St Mankato, MN 56001	Columbia Park Addition Lot 9 Block 3 0.00	R	127.50 157.50 CC=	\$5,291.25		\$ 2,546.63 22.85	\$8,647.30		\$ 14,978.63 10 years
01.09.06.332.002 Laurel M Viera 1957 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 10 Block 3 0.00 0.00	R	50.00	\$2,075.00		\$ - 0.00	\$8,647.30	\$ 2,700.00 Driveway	\$ 13,422.30 10 years
01.09.06.332.003 Michael J Sprenger 1951 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lot 11 Block 3 0.00 0.00	R	50.00	\$2,075.00		\$ 5,763.05 109.19	\$8,647.30		\$ 15,227.05 10 years
01.09.06.332.004 Arvid K Dittrich 1945 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 12 Block 3 0.00 0.00	R	50.00	\$2,075.00		\$ - 0.00	\$8,647.30		\$ 10,722.30 10 years
01.09.06.332.006 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Columbia Park Addition West 12 Feet of Lots 7 and 8 Block 3 (No Address)	NR	12.00		\$738.00	\$ 3,114.55 59.01	\$0.00		\$ - 10 years Not Assessed
01.09.06.332.007 Housing & Redev Auth of Mkt PO Box 3368 Mankato, MN 56002-3368	Columbia Park Addition East 145.5 Feet of Lots 7 and 8 Block 3 (601 Harper St)	NR	65.50 145.50 CC=		\$4,028.25	\$ - 0.00	\$9,119.87		\$ - 10 years Not Assessed
01.09.06.332.010 Pentagon Acquisition LLC 3301 3rd Ave Mankato, MN 56001	Mankato City Block 34 and Block 35 and Block 47 and Block 48 and Block 49 East of.....	NR	198.00		\$12,177.00	\$ - 0.00	\$0.00		\$ 12,177.00 10 years
01.09.06.333.001 Brian L More 525 Harper St Mankato, MN 56001	Columbia Park Addition Excluding East 75 Feet of Lots 9 and 10 Block 4 0.00	R	77.50 157.50 CC=	\$3,216.25		\$ - 0.00	\$8,647.30		\$ 11,863.55 10 years
01.09.06.333.002 Kenneth Froyd 521 Harper St	Columbia Park Addition East 75 Feet of Lots 9 and 10 Block 4	R	75.00	\$3,112.50		\$ - 0.00	\$8,647.30		\$ 11,759.80 10 years

Germania Park Phase 3 Reconstruction

FINAL Assessment Roll
City Project 10893

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Mankato, MN 56001	Property 0.00	Property	Frontage Charge			Driveway Approach @ \$52.78 \$111.45	Sewer & Water Services @		Total Final
			Front	Residential Cost/ft	Nonresidential Cost/ft			Requested Additional	
01.09.06.333.007 Thomas R & Dawn Marie Stolp 503 Harper St Mankato, MN 56001	Germania Park Addition Lot 8 Block 1 0.00 0.00	R	77.50 157.50 CC=	\$3,216.25		\$ 3,625.99 68.70	\$8,647.30		\$ 15,489.54 10 years S/Deferred
01.09.06.333.008 Dennis J & Laurie M Daufenbach 1944 Fifth Ave Mankato, MN 56001	Germania Park Addition Lot 7 Block 1 0.00 0.00	R	50.00	\$2,075.00		\$ 2,538.19 48.09	\$8,647.30	\$ 11,000.00 Sewer & Water Service	\$ 24,260.49 15 years
01.09.06.333.009 Richard & Linda Melvin Trust Agreement 1304 Fourth Ave Mankato, MN 56001	Germania Park Addition Lot 6 Block 1 0.00 0.00	NR	50.00		\$3,075.00	\$ 5,348.73 101.34	\$8,647.30		\$ 17,071.03 10 years
01.09.06.333.010 Susan Schwichtenberg 1940 Fifth Ave Mankato, MN 56001	Germania Park Addition Lots 4 and 5 Block 1 0.00 0.00	R	100.00	\$4,150.00		\$ - 0.00	\$8,647.30		\$ 12,797.30 10 years
01.09.06.333.017 Thomas R & Dawn M Stolp 503 Harper St Mankato, MN 56001	Columbia Park Addition Lot 8 Block 4 0.00 0.00	NR	23.50		\$1,445.25	\$ - 0.00	\$0.00		\$ 1,445.25 10 years S/Deferred
01.09.06.333.019 Pentagon Acquisition LLC 3301 3rd Ave Mankato, MN 56001	Germania Park Addition Lots 1 thru 3 Block 1 0.00 0.00	NR	142.00		\$8,733.00	\$ - 0.00	\$0.00		\$ 8,733.00 10 years
01.09.06.401.015 Bluth Properties LLC 107 S Belmont Dr Mankato, MN 56001	Germania Park Addition Lot 15 Excluding North 11 Feet and all of Lot 16 Block 5 (2005 5th Ave)	NR	77.50 157.50 CC=		\$4,766.25	\$ 7,374.36 57.17	\$8,647.30		\$ 20,787.91 10 years
01.09.06.401.016 Keith Mortenson 404 Harper St Mankato, MN 56001	Germania Park Addition Lots 1 and 2 Block 5 0.00 0.00	R	77.50 157.50 CC=	\$3,216.25		\$ 3,531.97 18.00 28.91	\$8,647.30		\$ 15,395.52 10 years
01.09.06.402.009 Patrick Touhey & C C Rieff 85 Telemark Dr Mankato, MN 56001	Germania Park Addition Lots 15 and 16 Block 4 (320 Harper St) 0.00	NR	60.00 140.00 CC=		\$3,690.00	\$ - 0.00	\$8,647.30		\$ 12,337.30 10 years
01.09.06.402.010 Chris M Schauer 302 Harper St	Registered Land Survey 91 Lot A 0.00	NR	95.67		\$5,883.71	\$6,519.15 50.54	\$8,647.30		\$ 21,050.16 10 years

Germania Park Phase 3 Reconstruction

FINAL Assessment Roll
City Project 10893

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Parcel Number / Mankato, MN 56001	Property 0.00	Property	Frontage Charge			Driveway Approach @ \$52.78 \$111.45	Sewer & Water Services @		Total Final
			Front	Residential Cost/ft	Nonresidential Cost/ft			Requested Additional	
01.09.06.402.011 Ripcom Property LLC 328 Inverness Dr Mankato, MN 56001	Registered Land Survey 91 Lot B (2002 Third Ave) 0.00	NR	75.75 107.26 CC=		\$4,658.83	\$ 12,504.23 46.32 123.71	\$9,119.87		\$ 26,282.93 10 years
01.09.06.403.001 Julie Ann Voight 419 Harper St Mankato, MN 56001	Germania Park Addition Lot 8 Block 2 0.00 0.00	R	127.50 157.50 CC=	\$5,291.25		\$ 8,499.95 58.29 37.96	\$8,647.30		\$ 22,438.50 10 years
01.09.06.403.003 Ralph V & Delores Furst 1937 Fifth Ave Mankato, MN 56001	Germania Park Addition Lots 11 and 12 Block 2 0.00 0.00	R	100.00	\$4,150.00		\$ 3,900.97 73.91	\$8,647.30		\$ 16,698.27 15 years
01.09.06.403.004 Ralph V & Delores M Furst 1937 Fifth Ave Mankato, MN 56001	Germania Park Addition Lot 13 Block 2 (1935 Fifth Ave) 0.00	NR	50.00		\$3,075.00	\$ - 0.00	\$8,647.30		\$ 11,722.30 10 years
01.09.06.403.005 Jennifer M Ayers 1933 Fifth Ave Mankato, MN 56001	Germania Park Addition Lot 14 Block 2 0.00 0.00	R	50.00	\$2,075.00		\$ 484.81 4.35	\$8,647.30		\$ 11,207.11 10 years
01.09.06.403.006 Karen Johnson 1931 5th Ave Mankato, MN 56001	Germania Park Addition Lot 15 Block 2 0.00 0.00	R	38.00	\$1,577.00		\$ - 0.00	\$0.00		\$ 1,577.00 10 years
01.09.06.403.007 Karen Johnson 1931 5th Ave Mankato, MN 56001	Mankato City North 50' of Lot 4 Block 33 0.00	NR	50.00		\$3,075.00	\$ 3,015.85 57.14	\$8,647.30		\$ 14,738.15 10 years
01.09.06.403.008 Jerome E Sack & Debra A Jones 1917 Fifth Ave Mankato, MN 56001	Mankato City South 48 Feet of Lot 4 Block 33 0.00	R	48.00	\$1,992.00		\$ - 0.00	\$8,647.30	\$ 3,900.00	\$ 14,539.30 10 years
01.09.06.403.009 Jerome E Sack 1917 Fifth Ave Mankato, MN 56001	Mankato City Lot 5 Block 33 (1909 Fifth Ave) 0.00	NR	66.00		\$4,059.00	\$ - 0.00	\$8,647.30		\$ 12,706.30 10 years
01.09.06.403.010 Donald J, Shane T & Kelsey J Chatleain 1905 5th Ave	Mankato City Lot 6 Block 33 and 20 Feet Vacated Brooks Street	R	86.00	\$3,569.00		\$ - 0.00	\$8,647.30		\$ 12,216.30 10 years

Germania Park Phase 3 Reconstruction

FINAL Assessment Roll
City Project 10893

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Mankato, MN 56001	Property Adjacent	Property	Frontage Charge			Driveway Approach @ \$52.78 \$111.45	Sewer & Water Services @		Total Final D/Deferred
			Front	Residential Cost/ft	Nonresidential Cost/ft			Requested Additional	
01.09.06.403.011 Terry Halls 940 Thompson Ravine Rd Mankato, MN 56001	Germania Park Addition Lot 7 Block 2 (1950 Fourth Ave) 0.00	NR	77.50 157.50 CC=		\$4,766.25	\$ - 0.00	\$8,647.30		\$ 13,413.55 10 years
01.09.06.403.022 Dan & Kathy Sallstrom 20177 Old Hwy 66 Mankato, MN 56001	Germania Park Addition West 85.79 Feet of Lot 9 and West 85.79 Feet of North 20...(1943 5th Ave)	NR	70.00		\$4,305.00	\$ 2,940.37 55.71	\$8,647.30		\$ 15,892.67 10 years
01.09.06.403.023 Gerald A Denn 1941 5th Ave Mankato, MN 56001	Germania Park Addition Lot 9 Excluding West 85.79 Feet and Lot 10 Excluding West 85.79.....	R	30.00	\$1,245.00		\$ - 0.00	\$8,647.30		\$ 9,892.30 10 years
01.09.06.404.015 RJC Rental Properties LLC 1117 Lori Ln Mankato, MN 56001	Germania Park Addition Lots 4 thru 6 Block 3 (1946 Third Ave) 0.00	NR	192.00		\$11,808.00	\$ 6,025.85 25.89 59.50	\$8,647.30		\$ 26,481.15 10 years
01.09.06.404.022 Linda M Dempsey 329 Harper St Mankato, MN 56001	Germania Park Addition West 82.25 Feet of Lots 7 and 8 Block 3 0.00	R	82.25	\$3,413.38		\$ - 0.00	\$8,647.30		\$ 12,060.68 15 years
01.09.06.404.023 Scott H Holmgren & Vick Schewe 325 Harper St Mankato, MN 56001	Germania Park Addition Lots 7 and 8 Excluding West 82.25 Feet Block 3	R	75.25	\$3,122.88		\$ 6,699.26 60.11	\$8,647.30		\$ 18,469.43 10 years

4th Street Reconstruction

FINAL Assessment Roll
City Project 10988

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$92.51 \$116.52	Sewer & Water Services @ \$4,767.48	Requested Additional Work	Total Final Assessment
			Front Feet	Residential Cost/ft \$126.90	Nonresidential Cost/ft \$185.24				
01.09.18.131.009 David W & Kathryn Diane Wright 104 S 4th St Mankato, MN 56001	City of Mankato E97.5' of Lot 10 Block 36 0.00	H	66.00	\$8,375.40		\$ -	\$2,236.13 Sewer Only	\$ 11,300.00 Sewer Service	\$ 21,911.53 10 years
01.09.18.131.010 Richard L Bernardy 601 Lake St North Mankato, MN 56003	City of Mankato E97.5' of Lot 9 Block 36 (108 S 4th St)	NH	66.00		\$12,225.84	\$ 5,592.96 48.00	\$4,767.48	\$ 6,300.00 Water Service	\$28,886.28 15 years
01.09.18.131.011 Growth Investors Group LLC 530 S Front St Ste 100 Mankato, MN 56001	City of Mankato North Half of Lot 8 Block 36 (114 S 4th St)	NH	33.00		\$6,112.92	\$ 1,760.75 15.11	\$4,767.48		\$ 12,641.15 10 years
01.09.18.131.012 Growth Investors Group LLC 530 S Front St Ste 100 Mankato, MN 56001	City of Mankato South Half of Lot 8 Block 36 (118 S 4th St)	NH	33.00		\$6,112.92	\$ -	\$4,767.48		\$ 10,880.40 10 years
01.09.18.131.013 Wayne J & Valerie L Barrie 3182 Moore Ct Helena, MT 59602	Shoemakers Subdivision Lot 4 (120 S 4th St) 0.00	NH	40.00		\$7,409.60	\$ 2,446.92 21.00	\$4,767.48		\$ 14,624.00 10 years
01.09.18.131.019 Matthias Family Limited Partnership 70310 219th St Dassel, MN 55325	Shoemakers Subdivision Lot 1 & E5' of Lot 2 (326 E Walnut St) 0.00	NH	30.67 92.00 CC=		\$5,680.69	\$ 4,194.72 36.00	\$2,236.13 Sewer Only		\$ 12,111.54 10 years
01.09.18.201.014 Grace Lutheran Church 320 E Main St Mankato, MN 56001	City of Mankato E56' of N47' of Lot 10 Block 37 (101 N 4th St)	NH	47.00		\$8,706.28	\$ - 0.00	\$0.00		\$ 8,706.28 10 years
01.09.18.201.015 Grace Lutheran Church 320 E Main St Mankato, MN 56001	City of Mankato S19' of E56' of Lot 10 and N21' of E56' of Lot 9 Block 37 (110 N 4th St)	NH	40.00		\$7,409.60	\$ 16,196.28 139.00	\$4,767.48		\$ 28,373.36 10 years
01.09.18.201.016 Grace Lutheran Church of Mkto 320 E Main St Mankato, MN 56001	City of Mankato S45' of Lot 9 Block 37 0.00	NH	45.00		\$8,335.80	\$ - 0.00	\$0.00		\$ 8,335.80 10 years
01.09.18.201.017 Grace Lutheran Church 320 E Main St Mankato, MN 56001	City of Mankato North Half of Lot 8 Block 37 0.00	NH	33.00		\$6,112.92	\$ -	\$0.00		\$ 6,112.92 10 years
01.09.18.201.018	City of Mankato	NH	33.00		\$6,112.92	\$ -	\$0.00		\$ 6,112.92

4th Street Reconstruction

FINAL Assessment Roll
City Project 10988

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$92.51 \$116.52	Sewer & Water Services @ \$4,767.48	Requested Additional Work	Total Final Assessment
			Front Feet	Residential Cost/ft \$126.90	Nonresidential Cost/ft \$185.24				
Grace Lutheran Church 320 E Main St Mankato, MN 56001	South Half of Lot 8 Block 37 (110 N 4th St)					0.00			10 years
01.09.18.201.019 Grace Lutheran Church 320 E Main St Mankato, MN 56001	City of Mankato Excluding Alley East 52.5' of North 52' of Lot 7 Block 37 (110 N 4th St)	NH	52.00		\$9,632.48	\$ -	\$0.00		\$ 9,632.48 10 years
01.09.18.201.020 Grace Luth Church Augustana 320 E Main St Mankato, MN 56001	City of Mankato Lot 6 & Excluding E52.5' of North 52' of Lot 7 Block 37 (110 N 4th St)	NH	80.00		\$14,819.20	\$ -	\$0.00		\$ 14,819.20 10 years
01.09.18.203.001 Kathleen J Thielges 218 N Plainview Ave Mankato, MN 56001	City of Mankato W73' of Lot 1 Block 48 (125 N 4th St)	NH	66.00		\$12,225.84	\$ 4,311.24 37.00	\$4,767.48	\$ 7,839.16 Water and Sewer Service	\$29,143.72 10 years
01.09.18.203.004 River Bluff Suites LLC 111 W Lind Ct Mankato, MN 56001	City of Mankato Lot 2 Block 48 (123 N 4th St)	NH	66.00		\$12,225.84	\$ -	\$5,520.79 6" sewer		\$ 17,746.63 10 years
01.09.18.203.005 Bryan M & Mark H Lachmiller 115 N 4th St Mankato, MN 56001	City of Mankato Lot 3 Block 48 0.00	NH	50.00		\$9,262.00	\$ 3,845.16 33.00	\$4,767.48		\$ 17,874.64 10 years
01.09.18.203.006 Michael D & Kathleen M Quinn 111 N Fourth St Mankato, MN 56001	City of Mankato S16' of Lot 3 & N16' of Lot 4 Block 48 0.00	H	32.00	\$4,060.80		\$ -	\$4,767.48	\$ 4,941.75 Water & Sewer Service	\$13,770.03 15 years
01.09.18.203.007 Lorena K Burzynski 109 N Fourth St Mankato, MN 56001	City of Mankato N42' of S50' of W110' of Lot 4 Block 48 0.00	H	42.00	\$5,329.80		\$ 3,885.42 42.00	\$4,767.48		\$ 13,982.70 10 years
01.09.18.203.008 Troy A Proper 103 N 4th St Mankato, MN 56001	City of Mankato S8' of W67' of Lot 4 and N24.5' of W67' of Lot 5 Block 48	H	32.50	\$4,124.25		\$ -	\$4,767.48		\$ 8,891.73 10 years
01.09.18.203.009 406 Rental LLC 5566 Meadow Ln Elko, MN 55020	City of Mankato S41.5' of W67' of Lot 5 Block 48 (406 E Main St)	NH	41.50		\$7,687.46	\$ 5,709.48 49.00	\$4,767.48		\$ 18,164.42 15 years
01.09.18.204.001 David Roger Torgerson	City of Mankato W71.5' of Lot 1	H	66.00	\$8,375.40		\$ -	\$0.00		\$ 8,375.40 10 years

4th Street Reconstruction

FINAL Assessment Roll
City Project 10988

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$92.51 \$116.52	Sewer & Water Services @ \$4,767.48	Requested Additional Work	Total Final Assessment
			Front Feet	Residential Cost/ft \$126.90	Nonresidential Cost/ft \$185.24				
103 S Fourth St Mankato, MN 56001	Block 49 0.00								
01.09.18.204.006 Khorn K & Savy D By PO Box 644 Mankato, MN 56002	City of Mankato North Half of Lot 2 Block 49 (109 S 4th St)	NH	33.00		\$6,112.92	\$ -	\$4,767.48		\$ 10,880.40 10 years
01.09.18.204.007 Allan R Smetana Sr 111 S Fourth St Mankato, MN 56001	City of Mankato South Half of Lot 2 Block 49 0.00	H	33.00	\$4,187.70		\$ -	\$4,767.48		\$ 8,955.18 10 years
01.09.18.204.008 Tobias M Leonard 115 S 4th St Mankato, MN 56001	City of Mankato Northeast Half of Lot 3 Block 49 0.00	H	33.00	\$4,187.70		\$ -	\$4,767.48	\$ 9,004.71 L & L Mech Ground Zero	\$ 17,959.89 10 years
01.09.18.204.009 B & B Properties LLC 36063 700th Ave Saint James, MN 56081	City of Mankato Southeast Half of Lot 3 Block 49 (117 S 4th St)	NH	33.00		\$6,112.92	\$ -	\$4,767.48		\$ 10,880.40 10 years
01.09.18.204.010 Shaolin Property 119 LLC 18187 Warbler Ln Eden Prairie, MN 55346	City of Mankato Lot 4 Block 49 (119 S 4th St)	NH	66.00		\$12,225.84	\$ -	\$7,298.83 2 Water Services		\$ 19,524.67 10 years
01.09.18.204.011 John T Mayberry 1103 S Front St Mankato, MN 56001	City of Mankato W107.5' of Lot 5 Block 49 (127 S 4th St)	NH	66.00		\$12,225.84	\$ -	\$4,767.48		\$ 16,993.32 10 years

Dear Mankato City Council,

This letter is to protest the amount of assessment to Grace Lutheran Church in regards to the 4th Street Reconstruction Project.

We have 3 areas in which we are disputing the assessments.

1. We were assessed for 10 square yards of outwalk at the corner of 4th and Main at \$116.52 per square yard for a total of \$1,165.20. This was not originally included in scope of the project, but the contractor damaged this outwalk when removing the sidewalk around it. We expected the contractor would repair what they damaged, but not that we would be asked to pay for it. We never asked for, or authorized the replacement of that outwalk since it was in very good condition before the project began. Furthermore, when a contractor damages property that is outside the scope of a project, the property owner should not be held liable for that damage.
2. We are protesting the amount assessed for the driveway approaches. The approaches themselves totaled 90 Square yards and we were billed for 129 square yards. When we spoke with Kari Lozinski, Engineering Project Coordinator, she stated that the difference was for the sidewalk behind the driveway approach which had to be thicker than the other sidewalk. Since the frontage charge includes sidewalk for the full length of the project we should be credited for that same sidewalk instead. After reviewing the assessment detail, we noticed that the cost per yard that was charged for the outwalk and the cost per square that was charged for the driveway approach were both \$116.25 per square. Therefore, we should not be charged for the sidewalk portion of the driveway approach which amounts to 29 square yards at \$116.52 per square yard or \$3,379.85. This appears to be an unfair double-charge for the same scope of work.
3. Lastly, we are protesting the total amount of the assessment. According to MN statute 429.051 and a memo put out by the Minnesota House Research Department dated October, 2014, the special assessment cannot exceed the amount by which the property benefits directly from the improvement, measured by the increase in the market value of the property. In total the church owns 7 parcels along 4th street with 2 being the church proper and 5 being the parking lot. Parcels 01.09.18.201.014 thru .018 are the parking lot and parcels 01.09.18.201.019 thru .020 are the church building. The assessment proposed on the parking lot area totaled \$57,641.28. Included in the amount is a water and sewer assessment in the amount of \$4,767.48 which Kari said she would transfer to the proper parcel and the outwalk total of \$1,165.20 which should have also been on the building parcel leaving a total of \$51,708.60. The market value for the entire parking lot, according to the County Assessor, before the project was \$89,500 and remains largely unchanged after, according to that same source, thereby clearly demonstrating the project did not increase the value of that property, making those assessments unlawful. Since the sidewalk along the parking lot was in good condition and the driveway approaches were in serviceable condition, we also do not believe that this project increased the value of those parcels. There was no direct benefit that was not necessitated by the project itself, and the structure and function of the street remains largely identical to its previous condition.

We apologize for not bringing this to you during the preliminary assessment hearing but at that time we only received assessment letters on 2 parcels totaling \$25,474.10. At the time, we thought that was a

fair and appropriate amount. We never received the project feasibility packet, or 5 of the assessment letters because they appear to have been sent to the wrong address. Five years ago we changed the entrance location to our offices and the Post Office required us to change our address from 320 E. Main St to 110 N. 4th St at that time. The notices were sent to the old address, even though our correct information was listed on the Blue Earth County Beacon website. We never received those additional notices.

We also would like to bring to your attention other issues we experienced with the project and the contractor.

1. When the contractor removed the sidewalk in front of our building, they cut off access to both our handicapped ramp and street level entrance, making access to our worship space exceptionally difficult for elderly and handicapped members. We sent several emails, and made phone calls to both the city project manager and your engineering department with no action taken. As a result we were without handicapped access or egress to/from our sanctuary and office for over a month. The level of access provided to Riverfront Drive during its recent renovations demonstrate that a faster response to these concerns and greater consideration for those affected by this work was possible but not provided.
2. During concrete removal on the street surface, we had cracks appear in the drywall in our newly renovated offices, and our mural also suffered damage from the violent shaking caused by the work.
3. During the time of this re-construction project, our church hosted MY Place in the lower half of our building. MY Place is a local organization that serves young people in our community, many of which are BIPOC or from low income households. During that time, we were given less than 24-hour notice that water would be shut off, with 40 young people in our building that needed to use bathrooms and have access to drinking water. At the last minute, these children were told by city staff that they could use the porta-potty across the street if needed. These are children, being invited by city staff to cross a busy construction zone to use the bathroom because adequate notice was not given. Again, this demonstrated a lack of concern for the work our church and MY Place does for our community, to improve access to important resources and opportunities for people who need them.

For these reasons, we believe that the city council should reject the proposed assessments against the parcels owned by Grace Lutheran Church, as outlined in this letter. We also hope that the city of Mankato will make it a priority to improve communication with property owners in the future to ensure notifications are received and full understanding of a project's scope is adequately conveyed, to minimize damage done to property during construction, and to maintain access throughout a project.

Thank you for your time and consideration on this important matter. On behalf of Grace Lutheran Church, it's council and members,

Rev. John Odegard, Pastor & Steve Mork, Council Member

Pfau Street Reconstruction

FINAL Assessment Roll
City Project 10989

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$80.76 \$105.50	Sewer & Water Services @ \$4,466.00	Requested Additional Work	Total Final Assessment
			Front Feet	Residential Cost/ft \$126.90	Nonresidential Cost/ft \$185.24				
01.09.17.251.002 Richard J & Suzanne M Pyzick 1231 Fair St Mankato, MN 56001	First Ext To East Mankato Lot 1 and E10' of Vacated 15' Alley Adjacent & Vacated 10' Alley Adj.....	H	66.00 146.00 CC=	\$8,375.40		\$ 3,966.12 49.11	\$0.00		\$ 12,341.52 10 years
01.09.17.251.003 Christ the King Lutheran Church 222 Pfau St Mankato, MN 56001	Not Platted N2A of W10A of SW4 of NE4 Section 17 Township 108 Range 26	NH	116.00		\$21,487.84	\$ 7,566.46 71.72	\$4,466.00		\$ 33,520.30 15 years
01.09.17.251.004 Christ the King Lutheran Church 207 Mcconnell St Mankato, MN 56001	Washington Subdivision Lot 10 0.00 0.00	NH	207.25		\$38,390.99	\$ 7,089.60 67.20	\$1,972.00		\$ 47,452.59 15 years
01.09.17.251.010 Myron M Furst 220 Capital Dr Mankato, MN 56001	Washington Subdivision Lot 11 0.00 0.00	H	45.00 125.00 CC=	\$5,710.50		\$ 3,215.06 39.81	\$0.00		\$ 8,925.56 10 years
01.09.17.252.001 Dorothy L Wolff 1311 Fair St Mankato, MN 56001	First Ext To East Mankato Lots 3 and 4 Block 8 0.00	H	64.00 144.00 CC=	\$8,121.60		\$ 2,052.11 25.41	\$0.00		\$ 10,173.71 10 years
01.09.17.252.007 Muriel K Juenemann 231 Pfau St Mankato, MN 56001	Washington Subdivision Lot 9 0.00 0.00	H	124.00	\$15,735.60		\$ 1,014.35 12.56	\$4,466.00	\$ 2,897.50 Driveway	\$ 24,113.45 10 years
01.09.17.252.008 Linus J Simmet (Le) 229 Pfau St Mankato, MN 56001	Washington Subdivision Lot 8 0.00 0.00	H	60.00	\$7,614.00		\$ 1,280.85 15.86	\$4,466.00		\$ 13,360.85 10 years
01.09.17.252.009 Sanford L & Mary E Schuster 225 Pfau St Mankato, MN 56001	Washington Subdivision Lot 7 0.00 0.00	H	60.00	\$7,614.00		\$ 1,027.27 12.72	\$4,466.00		\$ 13,107.27 10 years
01.09.17.252.010 Jody A & Darren Tenold 221 Pfau St Mankato, MN 56001	Washington Subdivision Lot 6 0.00 0.00	H	60.00	\$7,614.00		\$ 1,406.84 17.42	\$4,466.00	\$ 8,143.50 Driveway & Sidewalk	\$ 21,630.34 10 years
01.09.17.252.011 Richard M Gemmill 217 Pfau St Mankato, MN 56001	Washington Subdivision N52' of Lot 5 0.00 0.00	H	49.10	\$6,230.79		\$ 1,760.57 21.80	\$4,466.00	\$ 7,124.63 Driveway & Sidewalk	\$ 19,581.99 10 years

Pfau Street Reconstruction

FINAL Assessment Roll
City Project 10989

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$80.76 \$105.50	Sewer & Water Services @ \$4,466.00	Requested Additional Work	Total Final Assessment
			Front Feet	Residential Cost/ft \$126.90	Nonresidential Cost/ft \$185.24				
01.09.17.252.012 David R Reed 213 Pfau St Mankato, MN 56001	Washington Subdivision Lot 4 and S24' of Lot 5 0.00 0.00	H	100.00	\$12,690.00		\$ 2,098.95 25.99	\$4,466.00	\$ 7,384.25 Driveway	\$ 26,639.20 10 years
01.09.17.252.013 David D Peterson 209 Pfau St Mankato, MN 56001	Washington Subdivision Lot 3 0.00 0.00	H	76.00	\$9,644.40		\$ 728.46 9.02	\$4,466.00	\$ 9,391.80 Driveway & Sidewalk	\$ 24,230.66 10 years
01.09.17.252.014 Kevin J & Mary D Date 205 Pfau St Mankato, MN 56001	Washington Subdivision Lot 2 0.00 0.00	H	88.00	\$11,167.20		\$ 2,560.09 31.70	\$4,466.00		\$ 18,193.29 10 years
01.09.17.252.015 Christopher & Courtney Braam 224 Emerson Ln Mankato, MN 56001	Washington Subdivision Lot 1 0.00 0.00	H	91.00	\$11,547.90		\$ - 0.00	\$4,466.00		\$ 16,013.90 10 years
01.09.17.254.006 Rita R Browne 221 Capital Dr Mankato, MN 56001	Washington Subdivision Lot 22 0.00 0.00	H	45.00 125.00 CC=	\$5,710.50		\$ 2,868.60 35.52	\$0.00		\$ 8,579.10 10 years
01.09.17.254.012 Robert & Patricia O'Connor 200 Pfau St Mankato, MN 56001	Washington Subdivision Lot 23 0.00 0.00	H	42.30 122.30 CC=	\$5,367.87		\$ - 0.00	\$0.00		\$ 5,367.87 10 years
01.09.17.256.007 Mark A & Barbara J Kluender 128 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 8 Block 1 0.00	H	89.70	\$11,382.93		\$ 1,082.18 13.40	\$4,466.00		\$ 16,931.11 10 years
01.09.17.256.008 Ronald F & Emalyn L Geppert 124 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 7 Block 1 0.00	H	70.00	\$8,883.00		\$ 1,876.86 23.24	\$4,466.00		\$ 15,225.86 10 years
01.09.17.256.009 Karen M Holte 120 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 6 Block 1 0.00	H	70.00	\$8,883.00		\$ 1,650.73 20.44	\$4,466.00		\$ 14,999.73 10 years
01.09.17.256.010 Joshua James Mackey & Katelynn Griffith 116 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 5 Block 1 0.00	H	70.00	\$8,883.00		\$ 1,317.20 16.31	\$4,466.00		\$ 14,666.20 10 years

Pfau Street Reconstruction

FINAL Assessment Roll
City Project 10989

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage									
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$80.76 \$105.50	Sewer & Water Services @ \$4,466.00	Requested Additional Work	Total Final Assessment
			Front Feet	Residential Cost/ft \$126.90	Nonresidential Cost/ft \$185.24				
01.09.17.256.011 Hai N Hoang 2241 Fairbanks Dr North Mankato, MN 56003	Schulz and Dauk Subdiv Lot 4 Block 1 0.00	NH	70.00		\$12,966.80	\$ 2,174.36 20.61	\$4,466.00		\$ 19,607.16 10 years
01.09.17.256.012 Stacey Sonnek 108 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 3 Block 1 0.00	H	70.00	\$8,883.00		\$ 2,006.89 24.85	\$4,466.00		\$ 15,355.89 10 years
01.09.17.256.016 Sara J Swanson 1724 E Main St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 2 Block 1 0.00	H	60.00 140.00 CC=	\$7,614.00		\$ 3,642.28 45.10	\$0.00		\$ 11,256.28 10 years
01.09.17.257.001 Suzanne M Douma 129 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 8 Block 2 0.00	H	89.50	\$11,357.55		\$ - 0.00	\$4,466.00		\$ 15,823.55 10 years
01.09.17.257.002 Jack and Kathleen Williams 125 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 7 Block 2 0.00	H	72.00	\$9,136.80		\$ 1,539.29 19.06	\$4,466.00	\$ 3,130.00 Driveway	\$ 18,272.09 10 years
01.09.17.257.003 Valorie Fleming Trust 121 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 6 Block 2 0.00	H	72.00	\$9,136.80		\$ 1,595.01 19.75	\$4,466.00		\$ 15,197.81 10 years
01.09.17.257.004 Ryan Pavlisich 117 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 5 Block 2 0.00	H	72.00	\$9,136.80		\$ 1,631.35 20.20	\$4,466.00		\$ 15,234.15 10 years
01.09.17.257.005 Daniel Stephen Karvonen 113 Pfau St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 4 Block 2 0.00	H	72.00	\$9,136.80		\$ 1,308.31 16.20	\$4,466.00		\$ 14,911.11 10 years
01.09.17.257.006 Brian & Jennifer Naumann 2777 420th Ave Elmore, MN 56027	Schulz and Dauk Subdiv Lot 3 Block 2 0.00	NH	72.20		\$13,374.33	\$ 755.38 7.16	\$4,466.00		\$ 18,595.71 10 years
01.09.17.257.014 Ryan M Sullivan 1730 E Main St Mankato, MN 56001	Schulz and Dauk Subdiv Lot 2 Block 2 0.00	H	52.50 132.50 CC=	\$6,662.25		\$ - 0.00	\$0.00		\$ 6,662.25 10 years

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.426.001 Katerina Vetter & Jon Bundy 100 Panther Ln Mankato, MN 56001	Cougar Estates Lot 1 Block 3 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.002 Christopher A Wishcop 104 Panther Ln Mankato, MN 56001	Cougar Estates Lot 2 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years D/Deferred
					0.00		
			\$38.58		\$16.80		
01.09.16.426.003 Brian Miller 108 Panther Ln Mankato, MN 56001	Cougar Estates Lot 3 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.004 Ndambakuwa & Amy K Mukamuri 112 Panther Ln Mankato, MN 56001	Cougar Estates Lot 4 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.005 Jeremy R Peterson 116 Panther Ln Mankato, MN 56001	Cougar Estates Lot 5 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.006 Greenwood Properties LLC 36805 755th Ave Saint James, MN 56081-5575	Cougar Estates Lot 6 Block 3 (120 Panther Ln)	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.426.007 Amanda J Kozitza & Jennifer O Kolstad 124 Panther Ln Mankato, MN 56001	Cougar Estates Lot 7 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.008 Amy & Justin Legred 128 Panther Ln Mankato, MN 56001	Cougar Estates Lot 8 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.426.009 Venetia Dillon & Madge Robinson 132 Panther Ln Mankato, MN 56001	Cougar Estates Lot 9 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.010 Michael & Kimberly R Georgiana 136 Panther Ln Mankato, MN 56001	Cougar Estates Lot 10 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.011 Mark A & Elizabeth A Mitzel 140 Panther Ln Mankato, MN 56001	Cougar Estates Lot 11 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.012 Jodi L Jallow 144 Panther Ln Mankato, MN 56001	Cougar Estates Lot 12 Block 3 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.426.013 Brendan Hacker & Vanessa Chandler 148 Panther Ln Mankato, MN 56001	Cougar Estates Lot 13 Block 3 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.001 Christine J Gideon 101 Panther Ln Mankato, MN 56001	Cougar Estates Lot 1 Block 4 0.00	NH	75.00	\$4,631.25	\$0.00	\$0.00	\$4,631.25 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.427.002 Jonathan Born 105 Panther Ln Mankato, MN 56001	Cougar Estates Lot 2 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.003 Irene D Campos 109 Panther Ln Mankato, MN 56001	Cougar Estates Lot 3 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.427.004 Steven S & Christina D Smith 113 Panther Ln Mankato, MN 56001	Cougar Estates Lot 4 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.005 Sheila M Kwasniewski 117 Panther Ln Mankato, MN 56001-8649	Cougar Estates Lot 5 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.006 Randall & Anne E Muske 121 Panther Ln Mankato, MN 56001	Cougar Estates Lot 6 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.007 Jacalyn A Sticha 125 Panther Ln Mankato, MN 56001	Cougar Estates Lot 7 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.008 Logan K & April M Burns 129 Panther Ln Mankato, MN 56001	Cougar Estates Lot 8 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.009 David J & Sarah A Hendley 133 Panther Ln Mankato, MN 56001	Cougar Estates Lot 9 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.010 Emily Chih-Chwen Wang 137 Panther Ln Mankato, MN 56001	Cougar Estates Lot 10 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.011 Brett A Paasch 141 Panther Ln Mankato, MN 56001	Cougar Estates Lot 11 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.427.012 Timothy Brown 145 Panther Ln Mankato, MN 56001	Cougar Estates Lot 12 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.013 Matthew Hood & Trisha Stoner 149 Panther Ln Mankato, MN 56001	Cougar Estates Lot 13 Block 4 0.00	H	120.00	\$4,629.60	\$0.00	\$0.00	\$4,629.60 5 years
			CC=		0.00		
			200.00		\$16.80		
			\$38.58				
01.09.16.427.014 Jana Endreson 100 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 26 Block 4 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.015 Alexander J Dobmeier & Nicole M Thompson 104 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 25 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.016 Jeffrey James Bowers 108 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 24 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.017 Scott A & Malinda L Meyer 112 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 23 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.018 Nicholas R & Rebecca L Johnson 116 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 22 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.019 Tran Tho & Nhung 120 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 21 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.427.020 Jack & Allison Jennings 124 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 20 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.021 Kim K Peterson Decl Of Trust 128 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 19 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.022 Zachary T & Samantha J Tess 132 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 18 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.023 Elizabeth & Chad Olson 136 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 17 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.024 Francis Thomas Coughlan 140 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 16 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.025 Thomas L Nielsen 144 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 15 Block 4 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.427.026 Ryan D & Mercy M Melvin 148 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 14 Block 4 0.00	H	120.00 CC= 200.00	\$4,629.60	\$0.00	\$0.00	\$4,629.60 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.001 Carroll R Neely 101 Cheetah Ln Mankato, MN 56001-8651	Cougar Estates Lot 1 Block 5 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll
City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.428.002 Amanda Williams 105 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 2 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.003 Douglas P & Stephanie S Adams 109 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 3 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.004 Adam Ellis 113 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 4 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.005 Allen L & Amy Schmidt 117 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 5 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.006 Angela L Olson 121 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 6 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.007 Mitchell & Christine Lipkin 125 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 7 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.008 Scott A & Julie B Dowty 129 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 8 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.009 Cathy Colby 133 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 9 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.16.428.010 Jake Hodge & Molly Zellmer 137 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 10 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.011 Nathan & Stacy Doering 141 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 11 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.012 Harry Meyering Center Inc 109 Homestead Rd Mankato, MN 56001	Cougar Estates Lot 12 Block 5 (145 Cheetah Ln)	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.428.013 Nathan J & Katie Lotton 149 Cheetah Ln Mankato, MN 56001	Cougar Estates Lot 13 Block 5 0.00	H	120.00 CC= 200.00	\$4,629.60	\$0.00	\$0.00	\$4,629.60 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.014 Jason & Lisa Dudley 100 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 26 Block 5 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.015 Kenneth & Larae Ackerman 104 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 25 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.016 Kofi Danso & Bernice Nuamah 108 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 24 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.017 Ann Schimmel 112 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 23 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
01.09.16.428.018 Chris, Geneza, James C & Lois Chandler 116 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 22 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.019 Shauna Kay Weishaar 120 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 21 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.020 Scott Wolfe 124 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 20 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.021 Carrie K Pederson & Chris Carda 128 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 19 Block 5 0.00	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.428.022 Jacob & Jayd Kaufman 132 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 18 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.023 Jordan C & Nickolas T Holm 136 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 17 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.024 David & Jodie Thormodson 140 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 16 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.025 Christopher Kibet & Lydia Ketter 144 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 15 Block 5 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.428.026 Douglas R & Linda M Hitzemann 148 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 14 Block 5 0.00	H	120.00 CC= 200.00	\$4,629.60	\$0.00	\$0.00	\$4,629.60 5 years
			\$38.58		0.00		
					\$16.80		S/Deferred
01.09.16.429.001	Cougar Estates	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll

City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
Scott J and Amanda Emerick 101 Lynx Ln Mankato, MN 56001	Lot 1 Block 6 0.00						5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.002 Marion Scott & Amy C Malvin 277 Red Ridge Rd Good Thunder, MN 56037	Cougar Estates Lot 2 Block 6 (105 Lynx Ln)	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.429.003 Robert A Minzel & Jennifer D Roberts 109 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 3 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.004 Jessica Wachtel & Levi Steuck 113 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 4 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.005 Andreas E Paulson 117 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 5 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.006 Andreas E Paulson 117 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 6 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.007 Corey A & Nicole D Faust 125 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 7 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.008 Steven & Colette Peterson 129 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 8 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.009 Nicholas J & Molly K Burger 133 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 9 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.010 Jason L Haroldson	Cougar Estates Lot 10	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years

2024 Resurfacing and Misc Sidewalk

FINAL Assessment Roll
City Project 11074

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
137 Lynx Ln Mankato, MN 56001	Block 6 0.00				0.00 \$16.80		
01.09.16.429.011 Stefan Boemer 141 Lynx Ln Mankato, MN 56001	Cougar Estates Lot 11 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.012 Kathy Hahn 100 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 25 Block 6 0.00	H	75.00 \$38.58	\$2,893.50	\$0.00 0.00 \$16.80	\$0.00	\$2,893.50 5 years
01.09.16.429.013 Hasna Jimale 104 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 24 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.014 Marty Joe & Stacey Beil 108 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 23 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.015 Ty W and Laura N Wood Rev Trust 112 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 22 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.016 Brittany A Thelemann 116 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 21 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.017 Tenley Properties, LLC 317 Southbrook Cir Mankato, MN 56001	Cougar Estates Lot 20 Block 6 (120 Cougar Dr)	NH	67.50 \$61.75	\$4,168.13	\$0.00 0.00 \$16.80	\$0.00	\$4,168.13 5 years
01.09.16.429.018 Eric & Kerry Olson 124 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 19 Block 6 0.00	H	67.50 \$38.58	\$2,604.15	\$0.00 0.00 \$16.80	\$0.00	\$2,604.15 5 years
01.09.16.429.019 Matthew & Michelle Rottermond 128 Cougar Dr	Cougar Estates Lot 18 Block 6	H	67.50	\$2,604.15	\$0.00 0.00	\$0.00	\$2,604.15 5 years

2024 Resurfacing and Misc Sidewalk

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City Project 11074

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
Mankato, MN 56001	0.00		\$38.58		\$16.80		
01.09.16.429.020 Carrie A Kijenski 439 Thomas Dr Eagle Lake, MN 56024	Cougar Estates Lot 17 Block 6 (132 Cougar Dr)	NH	67.50	\$4,168.13	\$0.00	\$0.00	\$4,168.13 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.429.021 Samuel & Katrina Parker 136 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 16 Block 6 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.022 Louis Allen 140 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 15 Block 6 0.00	H	90.70	\$3,499.21	\$0.00	\$0.00	\$3,499.21 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.429.026 Harry Meyering Center Inc 109 Homestead Rd Mankato, MN 56001	Cougar Estates No 2 Lot 1 Block 1 (152 Cougar Dr)	NH	167.63 CC= 247.63	\$10,351.15	\$0.00	\$0.00	\$10,351.15 5 years
			\$61.75		0.00		
					\$16.80		
01.09.16.429.027 Erik Jensen and Laura Jensen 148 Cougar Dr Mankato, MN 56001	Cougar Estates No 2 Lot 2 Block 1 0.00	H	134.03	\$5,170.88	\$0.00	\$0.00	\$5,170.88 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.002 Drummer Development Inc 755 Heron Dr Mankato, MN 56002	Cougar Estates Outlot C 0.00 (No Address)	NH	20.00	\$1,235.00	\$0.00	\$0.00	\$1,235.00 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.430.004 Caleb Swehla & Emma Eccles 101 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 1 Block 7 0.00	H	75.00	\$2,893.50	\$0.00	\$0.00	\$2,893.50 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.005 Robert P & Laura S Riness 105 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 2 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.006 Nathan & Elizabeth Mullikin 109 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 3 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		

2024 Resurfacing and Misc Sidewalk

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City Project 11074

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$0.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
01.09.16.430.007 Stacey L Lunsford 113 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 4 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.008 Davis Jacob & Lana Marie Schriock 117 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 5 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.009 Brenda L Baker 121 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 6 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.010 Tamara A & Terry L Widmann 125 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 7 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.011 Souraya H Sadaka 129 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 8 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.012 James W & Debra Johnson Trust 133 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 9 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.013 Michele Gors 137 Cougar Dr Mankato, MN 56001	Cougar Estates Lot 10 Block 7 0.00	H	67.50	\$2,604.15	\$0.00	\$0.00	\$2,604.15 5 years
					0.00		
			\$38.58		\$16.80		
01.09.16.430.015 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes Lot 8 Block 1 (200 Panther Trl)	NH	161.67	\$9,983.12	\$0.00	\$0.00	\$9,983.12 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.430.019 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes Lot 8 Block 1 (201 Panther Trl)	NH	155.00	\$9,571.25	\$0.00	\$0.00	\$9,571.25 5 years
					0.00		
			\$61.75		\$16.80		
01.09.16.430.025	Cougar Estates No 3	H	107.39	\$4,143.11	\$0.00	\$0.00	\$4,143.11

2024 Resurfacing and Misc Sidewalk

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City Project 11074

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			Front Feet				
			cost/ft				
Kari & Thomas Johns 145 Cougar Dr Mankato, MN 56001	Lot 2 Block 1 0.00						5 years
			\$38.58		0.00 \$16.80		
01.09.16.430.026 Lisa T Nguyen 141 Cougar Dr Mankato, MN 56001	Cougar Estates No 3 Lot 1 Block 1 0.00	H	64.96	\$2,506.16	\$0.00	\$0.00	\$2,506.16 5 years
			\$38.58		0.00 \$16.80		
01.09.16.430.027 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 2 Lot 1 Block 1 (200 Cheetah Trl)	NH	150.00	\$9,262.50	\$0.00	\$0.00	\$9,262.50 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.031 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 2 Lot 8 Block 1 (201 Cheetah Trl)	NH	150.00	\$9,262.50	\$0.00	\$0.00	\$9,262.50 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.035 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 2 Lot 1 Block 2 (200 Lynx Trl)	NH	150.00	\$9,262.50	\$0.00	\$0.00	\$9,262.50 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.039 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 2 Lot 8 Block 2 (201 Lynx Trl)	NH	151.47	\$9,353.27	\$0.00	\$0.00	\$9,353.27 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.044 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 3 Lot 1 Block 1 (200 Cougar Trl)	NH	106.90	\$6,601.08	\$0.00	\$0.00	\$6,601.08 5 years
			\$61.75		0.00 \$16.80		
01.09.16.430.048 Kari & Thomas Johns 145 Cougar Dr Mankato, MN 56001	Wind Song Townhomes No 3 Outlot A 0.00 (No Address)	H	40.04	\$280.00	\$0.00	\$0.00	\$280.00 5 years
			\$38.58		0.00 \$16.80		
01.09.16.430.049 Kim Born Construction Inc 18231 607th Ave Janesville, MN 56048	Wind Song Townhomes No 3 Lot 8 Block 1 (201 Cougar Trl)	NH	18.36	\$1,133.73	\$0.00	\$0.00	\$1,133.73 5 years
			\$61.75		0.00 \$16.80		
01.08.13.151.008 Nathan Herme & James Herme	Park Addition Lot 8	H	0.00	\$0.00	\$50.40	\$0.00	\$50.40 5 years

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			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
230 Marcy St Mankato, MN 56001	0.00 0.00				3.00 \$16.80		
01.08.13.301.019 Thomas Winkelman 620 W 5th St Mankato, MN 56001	West Mankato Lot 3 Block 184 0.00	H	0.00 \$0.00	\$0.00	\$168.00 10.00 \$16.80	\$0.00	\$168.00 5 years
01.08.13.301.018 Karen J & Scott D Johnson 622 W 5th St Mankato, MN 56001	West Mankato Lot 2 Block 184 0.00	H	0.00 \$0.00	\$0.00	\$134.40 8.00 \$16.80	\$0.00	\$134.40 5 years
01.09.18.151.021 Tailwind 602 South Front LLC Etal 530 S Front St Ste 100 Mankato, MN 56001	Auditors Plat #5 Lots 1, 3, 14 & 15 Excluding Pike Street Sub #2 and Exc...(602 S Front St)	NH	0.00 \$0.00	\$0.00	\$67.20 4.00 \$16.80	\$0.00	\$67.20 5 years
01.09.18.131.018 Wayne J & Valerie L Barrie 3182 Moore Ct Helena, MT 59602	Shoemakers Subdivision West 50 Feet of Lot 2 (322 E Walnut St) 0.00	NH	0.00 \$0.00	\$0.00	\$394.80 23.50 \$16.80	\$0.00	\$394.80 5 years
01.09.18.131.019 Matthias Family Limited Partnership 70310 219th St Dassel, MN 55325	Shoemakers Subdivision Lot 1 and East 5 Feet of Lot 2 (326 E Walnut St)	NH	0.00 \$0.00	\$0.00	\$201.60 12.00 \$16.80	\$0.00	\$201.60 5 years
01.09.07.381.009 Maes Inc 117 S Front St Mankato, MN 56001	City of Mankato North 31.33 Feet of Lot 4 Block 14 (119 S Front St)	NH	0.00 \$0.00	\$0.00	\$0.00 0.00 \$16.80	\$0.00	\$0.00 5 years
01.09.07.351.003 Fisher Management Co 201 N Riverfront Dr #230 Mankato, MN 56001	Mankato Depot Addition Lot 1 Block 1 (112 S Riverfront Dr)	NH	0.00 \$0.00	\$0.00	\$302.40 18.00 \$16.80	\$0.00	\$302.40 5 years
01.09.07.459.001 Gus Johnson Renewal LLC 11810 Grand Park Ave Suite 600 North Bethesda, MD 20852	City of Mankato Lots 1 thru 7 Block 45 (413 N 4th St)	NH	0.00 \$0.00	\$0.00	\$831.60 49.50 \$16.80	\$0.00	\$831.60 5 years
01.09.07.409.011 Southern MN Rentals LLC 1720 Adams St Suite 100	City of Mankato East 57.5 Feet of South 52 Feet of Lot 5 Block 21	NH	0.00	\$0.00	\$646.80 38.50	\$0.00	\$646.80 5 years

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			Front Feet				
			cost/ft				
Mankato, MN 56001	(212 E Elm St)		\$0.00		\$16.80		
01.09.07.409.012 Alexander Miller and Shaine Ahlstrom 217 E Rock St Mankato, MN 56001	City of Mankato West 77.5 Feet of Lot 10 Block 21 (215 E Rock St)	H	0.00	\$0.00	\$470.40	\$0.00	\$470.40 5 years
					28.00		
			\$0.00		\$16.80		
01.09.07.277.001 Vickie A Conlon 1127 N Riverfront Dr Mankato, MN 56001	Parsons Addition Lot 1 Block 7 0.00	H	0.00	\$0.00	\$294.00	\$0.00	\$294.00 5 years
					17.50		
			\$0.00		\$16.80		
01.09.08.157.013 Robert Haas 4906 28th Ave S Apt 224 Fargo, ND 58104	Randalls Addition West 107.5 Feet of Lot 5 Block 7 (1203 N 5th St)	NH	0.00	\$0.00	\$1,108.80	\$0.00	\$1,108.80 5 years
					66.00		
			\$0.00		\$16.80		
01.09.08.157.007 Ronald Schmidt 1205 N 5th St Mankato, MN 56001	Randalls Addition Lot 4 Block 7 0.00	H	0.00	\$0.00	\$1,108.80	\$0.00	\$1,108.80 5 years
					66.00		
			\$0.00		\$16.80		
01.09.08.157.006 Nicole Qunitana Guevara 1211 N 5th St Mankato, MN 56001	Randalls Addition South 40 Feet of Lot 3 Block 7 0.00	H	0.00	\$0.00	\$672.00	\$0.00	\$672.00 5 years
					40.00		
			\$0.00		\$16.80		
01.09.08.157.005 Kody Scholten 1215 N 5th St Mankato, MN 56001	Randalls Addition South 14 Feet of Lot 2 and North 26 Feet of Lot 3 Block 7	H	0.00	\$0.00	\$672.00	\$0.00	\$672.00 5 years
					40.00		
			\$0.00		\$16.80		
01.09.08.157.004 Jeffrey A Ford 1219 N 5th St Mankato, MN 56001	Randalls Addition South 38 Feet of North 52 Feet of Lot 2 Block 7	H	0.00	\$0.00	\$638.40	\$0.00	\$638.40 5 years
					38.00		
			\$0.00		\$16.80		
01.09.08.179.022 James & Elizabeth Dunn 221 Woodhill Ct Mankato, MN 56001	Woodhill Subdivision No 2 Lot 6 Block 1 0.00	H	0.00	\$0.00	\$84.00	\$0.00	\$84.00 5 years
					5.00		
			\$0.00		\$16.80		
01.09.08.179.021 Jeremiah Lurken & Jennifer Lurken 212 Woodhill Ct Mankato, MN 56001	Woodhill Subdivision No 2 Lot 7 Block 1 (225 Woodhill Ct)	H	0.00	\$0.00	\$504.00	\$0.00	\$504.00 5 years
					30.00		
			\$0.00		\$16.80		

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			Front Feet				
			cost/ft				
01.09.08.457.005 Walgreens #7290 PO Box 1159 Deerfield, IL 60015	Key City Subdivision Lots 1, 2 and 3 Block 1 and REARNG Lots 4-11 Block 1(1270 Madison Ave)	NH	0.00	\$0.00	\$151.20	\$0.00	\$151.20 5 years
					9.00		
			\$0.00		\$16.80		
01.09.17.252.021 John Workman 170 Long St Mankato, MN 56001	2nd Extension to East Mankato Lot 4 Block 1	H	0.00	\$0.00	\$84.00	\$0.00	\$84.00 5 years
					5.00		
			\$0.00		\$16.80		
01.09.09.454.002 TDY LLC 5 Mary Oak Ln Mankato, MN 56001	Apache Subdivision Lot 1 Block 2 (1800 Adams St)	NH	0.00	\$0.00	\$420.00	\$0.00	\$420.00 5 years
					25.00		
			\$0.00		\$16.80		
01.09.09.426.048 River Hills Land LLC 530 S Front St Ste 100 Mankato, MN 56001	River Hills Mall Addition No 3 Lot 1 Block 1 (1820 Adams St)	NH	0.00	\$0.00	\$226.80	\$0.00	\$226.80 5 years
					13.50		
			\$0.00		\$16.80		
01.09.09.476.013 43 LLC & Tailwind 1880 Madison LLC 530 S Front St Ste 100 Mankato, MN 56001	Cross Roads Center Lot 1 Block 20 (1871 Tailwind Dr)	NH	0.00	\$0.00	\$168.00	\$0.00	\$168.00 5 years
					10.00		
			\$0.00		\$16.80		
01.09.09.226.002 Fleet Farm 2401 S Memorial Dr Appleton, WI 54915	Mills Addition to Mankato Lot 1 Block 1 (1850 Premier Dr)	NH	0.00	\$0.00	\$151.20	\$0.00	\$151.20 5 years
					9.00		
			\$0.00		\$16.80		
01.09.03.129.009 Michael Roger & Gail Laurie Mooers 129 Flagstone Dr Mankato, MN 56001	Noah Estates Lot 9 Block 2 0.00	H	0.00	\$0.00	\$100.80	\$2,250.00	\$2,350.80 5 years
					6.00		
			\$0.00		\$16.80		
01.09.16.477.667 Common Element Ownership 311 Ramsey St Saint Paul, MN 55102	CIC 95 Condominium Town- Homes at Woodland II, All Common Elements (717/721 Hosanna Dr)	H	0.00	\$0.00	\$336.00	\$0.00	\$336.00 5 years
					20.00		
			\$0.00		\$16.80		
01.09.16.451.005 Ronald C & Lavonne J Rohn 117 Diamond Creek Rd Mankato, MN 56001	Diamond Creek Homes Lot 5 Block 2 0.00	H	0.00	\$0.00	\$277.20	\$0.00	\$277.20 5 years
					16.50		
			\$0.00		\$16.80		
01.09.16.451.004	Diamond Creek Homes	H	0.00	\$0.00	\$739.20	\$0.00	\$739.20

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			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
Stephen & Debra Byrne 113 Diamond Creek Rd Mankato, MN 56001	Lot 4 Block 2 0.00						5 years
					44.00		
			\$0.00		\$16.80		
01.09.16.451.003 Susan K Hage 109 Diamond Creek Rd Mankato, MN 56001	Diamond Creek Homes Lot 3 Block 2 0.00	H	0.00	\$0.00	\$420.00	\$0.00	\$420.00 5 years
					25.00		
			\$0.00		\$16.80		
01.09.29.107.001 Brian & Cretia Welborn 157 Quinion Dr Mankato, MN 56001	Copperfield No 2 Lot 9 Block 2 0.00	H	0.00	\$0.00	\$159.60	\$0.00	\$159.60 5 years
					9.50		
			\$0.00		\$16.80		
01.09.30.254.012 James J Milavetz & Gisela M Gierczak 224 South Brook Cir Mankato, MN 56001	South Brook Addition Phase Three Lot 2 Block 1	H	0.00	\$0.00	\$705.60	\$0.00	\$705.60 5 years
					42.00		
			\$0.00		\$16.80		
01.09.30.254.013 Jeffrey R & Cathryn A Blaukat 220 South Brook Cir Mankato, MN 56001	South Brook Addition Phase Three Lot 1 Block 1	H	0.00	\$0.00	\$84.00	\$0.00	\$84.00 5 years
					5.00		
			\$0.00		\$16.80		
01.09.17.229.007 Amkat Properties LLC 19396 564th Ln Mankato, MN 56001	2nd Extension to East Mankato Vacated Alley Adjacent and Lots 7 & 8 Block 16 (1525 Fair St)	NH	0.00	\$0.00	\$201.60	\$0.00	\$201.60 5 years
					12.00		
			\$0.00		\$16.80		