



HERITAGE PRESERVATION COMMISSION
Regular Meeting October 10, 2024 - 4:00 p.m.
Minnesota Valley Room, First Floor, Intergovernmental Center

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1.

September 12, 2024 Minutes

4. **OLD BUSINESS**

1.

PreserveMN 2024 Wrap-Up

5. **NEW BUSINESS**

1.

2025 Bus Stop Improvement Project

6. **MISCELLANEOUS**

1.

Brownfield Advisory Committee Appointment

7. **ADJOURNMENT**

Heritage Preservation Commission

3. 1.

Meeting Date: 10/10/2024

Title

September 12, 2024 Minutes

Attachments

September 12, 2024 Minutes

Historic Preservation Commission

Regular Meeting

September 12, 2024, 4:30pm

City of Mankato

Present: Justin Vossen, Jessica Potter, Tim Pulis, Mike Lagerquist, Chris Crowell

Staff: Bennett Hanson, Sydney DePrenger, Molly Westman

Guests: Jay Sallstrom, Steve Macgregor

Call to Order

The meeting was called to order at 4:30pm.

Approval of Agenda

Mike Lagerquist moved to approve the agenda, Chris Crowell second with all in favor.

Approval of Minutes

August 8, 2024 Minutes:

Mike Lagerquist moved to approve the August meeting minutes, Justin Vossen seconded with all in favor.

Old Business

New Business

Review Scope of Work for 1215 N. Riverfront Drive:

Sydney DePrenger provided an overview of the HPC's review of the Scope of Work for 1215 N. Riverfront Drive's remodel plans. She stated that the project is up for EDA levy, and that this process requires the HPC to review the subject property for historical significance that would interfere with the EDA's funding.

Jay Sallstrom (property owner) stated that the project would consist of a full remodel of the building interior and exterior of the building. He stated that a new HVAC system will be installed, an office space with up to three separate offices will be created in the front of the building and up to three separate garage condo units will be created in the rear space of the building.

Jessica Potter asked what the age of the building being remodel is?

Sydney DePrenger stated that Blue Earth County Beacon shows that it was constructed in 1955.

Steve Macgregor (MVAC) continued Jay Sallstrom's description of the project, mentioning removal and replacement of siding, maintaining existing brick, and replacing doors and windows.

Sydney DePrenger provided a summary of the proposed work, stating that there will be new garage doors, siding, HVAC, gutters, and downspouts. She continued on to discuss a Review of the Secretary of the Interior's Standard for the Treatment of Historic Properties. She stated that staff concluded that there was not an apparent historical significance to the subject building. Sydney DePrenger therefore stated that staff recommends approval of the EDA project.

Chris Crowell asked Staff why this Scope of Work is being reviewed by the HPC?

Steve Macgregor (MVAC) stated that it is a requirement of the EDA program. In order for the project to get EDA funding, all projects must be reviewed by the HPC for significance.

Molly Westman further clarified by stating that the review acts as a threshold for the dollars, as in the event that HPC found the building to be historically significant, aspects of the project may need to be addressed.

Jessica Potter inquired if any additional openings are to be made in the structure?

Steve Macgregor (MVAC) stated that the garage doors will be reframed.

Jay Sallstrom (property owner) stated one of the windows will be converted into a doorway and that one of the doors will be converted into a window. He confirmed that no major changes would be made to openings in the structure.

Tim Pulis asked what the most recent use of the building was?

Jay Sallstrom (property owner) stated that the office space was most recently used by Chambers Construction, but that this was before he owned the property. He stated that he bought the property from Jeff Hickok.

Jessica Potter stated that the building was previously home to Ginny May's Donuts. She stressed the importance of maintaining the look of the building and its relation to this previous donut shop usage, but stated that they wouldn't be recommending preservation because of it.

Mike Lagerquist stated that he is appreciative for the improvement to the appearance of the building. He went on to ask whether the structural integrity of the building remains?

Jay Sallstrom (property owner) stated that the building is structurally sound as a steel-frame building. He explained that when he first purchased the building the roof leaked badly and needed to be gutted.

Justin Vossen stated that it was nice to see new buildings and renovated buildings popping up along that stretch of town.

Chris Crowell motioned to conclude that the HPC has found no concerns with the project that would prevent the EDA levy. Mike Lagerquist seconded with all in favor.

PreserveMN 2024 Conference:

Jessica Potter asked who would be attending the conference? Members of the HPC raised their hands. Known attendees are: Tim Pulis, Mike Lagerquist, John Zehnder, Sydney DePrenger, and Bennett Hanson.

Sydney DePrenger stated that she attempted to secure one of the City of Mankato vans for the trip but was unable to do so due to full reservations. She stated that City Staff (Sydney DePrenger & Bennett Hanson) will drive up together.

Mike Lagerquist stated that he wouldn't be at the conference until Thursday morning.

Sydney DePrenger pulled up the schedule for the Conference on the screen.

The committee discussed the conference and its schedule.

Molly Westman stated that HPC members will need to keep copies of receipts for their conference registration as well as for their hotel rooms. She explained that Sydney DePrenger will need the receipts after the conference in order to draw the grant down for attendees.

Sydney DePrenger stated that the conference scholarship will not cover meals or mileage like it did in 2022, it will only cover room and registration. She stated that some meals will be provided within the conference, but that Thursday dinner would be on their own.

Miscellaneous

Lincoln Park Home Alterations:

A staff member stated that the president of the Lincoln Park Neighborhood Association informed him that someone had demolished the front porch of a historic home in the neighborhood (135 Parsons St).

Staff mentioned that a demolition permit was needed before property owners can demolish any part of a contributing historic property. Staff explained that the project had a valid deck permit and that last year a new deck was constructed without a permit and was poorly done. Staff stated that the property owners removed the damaged deck with plans to rebuild, but ran into difficulties when replacing the deck, so they decided to not replace the deck after all. The city received a permit to redo their driveway, but that this was done with the deck permit and not separately.

Staff explained that if the property in question is a contributing property to the Lincoln Park Historic District and they wish to demo the building, an Environmental Assessment Worksheet (EAW) is required. They continued by stating that through this process that the property owner must go through, impacts are assessed. They stated that if the property is locally designated, then the HPC has some control over any work on the property. They clarified that local designations are completely voluntary, but if they were to join, then any work would have to go through review by the HPC.

Staff stated that staff would have to review the EAW provision & worksheet based on Minnesota state statute and the details of the project.

The commission discussed the situation and stated that even if they intended to rebuild the porch, the historical significance of the porch and its contribution to the architectural detail of the structure has been lost. One of the members believe that they may have chosen to remove it all together instead of attempting repair to the damaged porch.

Staff explained that the property is Nationally listed as part of the Lincoln Park Historic District, and within that district there are “contributing and non-contributing properties”. They stated that they did not know if this property is contributing, but that either way, as a Nationally Registered historic property, there are no levers for control. Staff also explained that the control exist for the NRHP listing, stating that any private work that is not seeking public funding can be performed without permission of review by the HPC. However, if the property owner is using any EDA, or other public funds then there would a review. Staff further explained that if the property owners had chosen to seek local designation, then all future work on the property would have had to come before the HPC.

Staff will look into the demolition of the porch within the EAW documentation and that full structure demolition has been prohibited without proper process in the past.

Adjournment

Justin Vossen motioned to adjourn and Tim Pulis seconded.

The meeting was adjourned at 5:04pm.

Heritage Preservation Commission

4. 1.

Meeting Date: 10/10/2024

Title

PreserveMN 2024 Wrap-Up

Request

Time to discuss the conference with the committee and any house cleaning items that need to be addressed.

Meeting Date: 10/10/2024

Title

2025 Bus Stop Improvement Project

Request

Similar to the 2024 HPC review of the bus stop projects, the intent with this item is to engage with the Historic Preservation Commission on the proposed 2024 bus stop projects. Mankato Transit is taking steps to improve both the compliance with Americans with Disabilities Act requirements and access to the transit system. The 2023 Bus Stop Improvement Project continues the improvement in both areas.

Each location requires approval from the Federal Transit Administration and the State Historic Preservation Office because of the involvement of federal funds. The bus stops are in the public right of way-sidewalk, curb, and gutter, and a grass area separating the sidewalk from the street. The SHPO office asks that Transit coordinates with the local Historic Preservation Commission in advance of their review.

Archaeological data from the Mankato Geographic Information System (GIS) tool which includes data from the Minnesota Office of the State Archaeologist (OSA) was analyzed and no known or suspected archaeological resources interconnect with the area of potential effects (APE).

Three bus stops planned for 2nd Street are adjacent to the Lincoln Park Residential Historic District with one on the Lincoln Park side. These stops do not meet the service guidelines for a bench or shelter and will include a bus stop sign, and landing pad space connected to the existing sidewalk.

Historical places data from the Mankato Geographic Information System (GIS) mapping system which includes data from the National Register of Historic Places was analyzed and no sites interconnect with the area of potential effects (APE).

A project of this size will take multiple years to complete. Receiving FTA and SHPO approval is the first step towards improving public transit service to our community.

Attachments

Bus Stop Improvement Package

Resource Inventory Table

Resolution Summary

Resolution



Mankato Transit System

BUS STOP IMPROVEMENT PROJECT

APE MAPS



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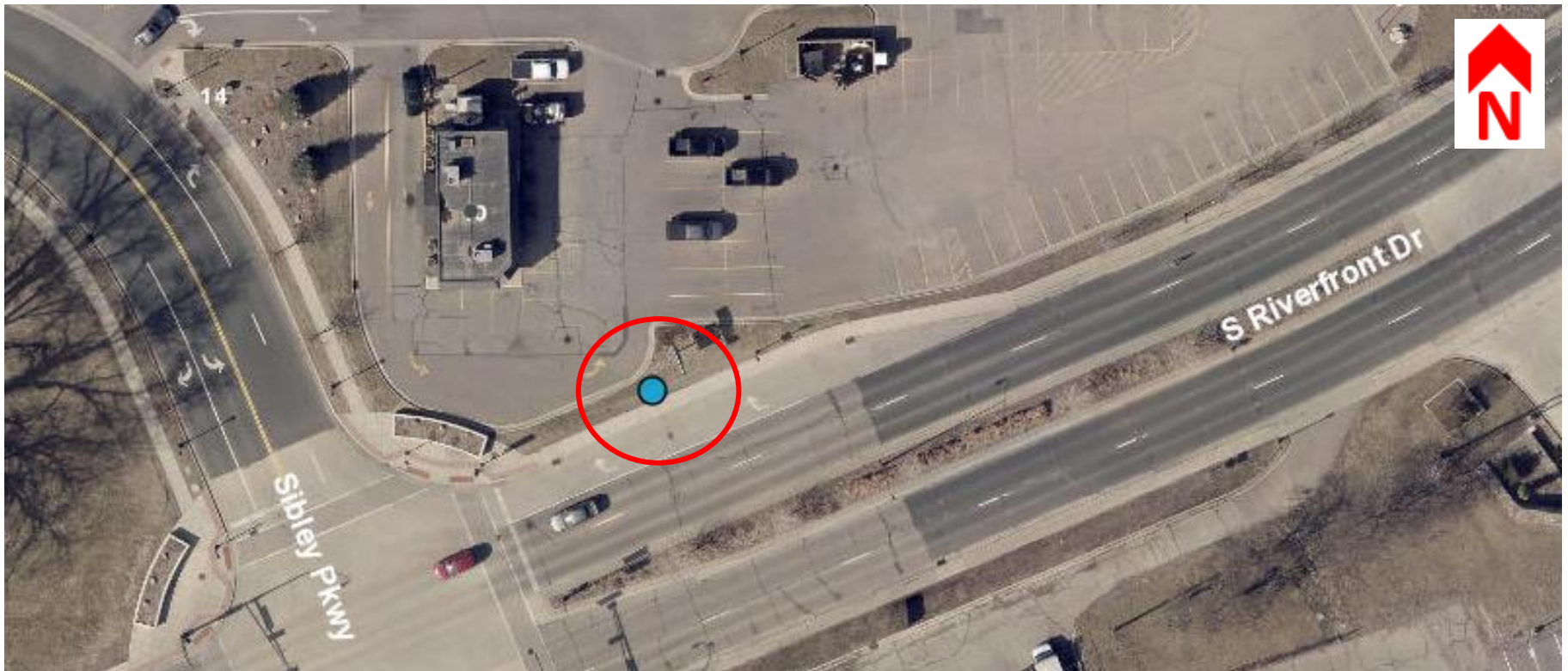
Stop Name: W Liberty St & S Riverfront Dr, East & Westbound

APE at W Liberty St & S Riverfront Dr, East & Westbound bus stop locations. Project work at this location is limited to the construction of a concrete pad and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: S Riverfront Dr & Sibley Parkway

APE at S Riverfront Dr & Sibley Parkway bus stop location. Project work at this location is limited to the installation of Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: S Riverfront Dr & Stoltzman Rd, East & Westbound Sides

APE at S Riverfront Dr & Stoltzman Rd, East & Westbound Sides bus stop locations. Project work at this location is limited to the construction of a concrete pad and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: S Riverfront Dr & Poplar St, East & Westbound Sides

APE at S Riverfront Dr & Poplar St, East & Westbound Sides bus stop locations. Project work at this location is limited to the construction of a concrete pad and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Belgrade Ave & S Lake St

APE at Belgrade Ave & S Lake St bus stop location. Project work at this location is limited to the construction of a concrete pad and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Lookout Dr & Commerce Dr

APE at Lookout Dr & Commerce Dr bus stop location. Project work at this location is limited to the construction of a concrete pad and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Lookout Dr & W Howard Dr

APE at Lookout Dr & W Howard Dr bus stop location. Project work at this location is limited to the construction of a concrete pad and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



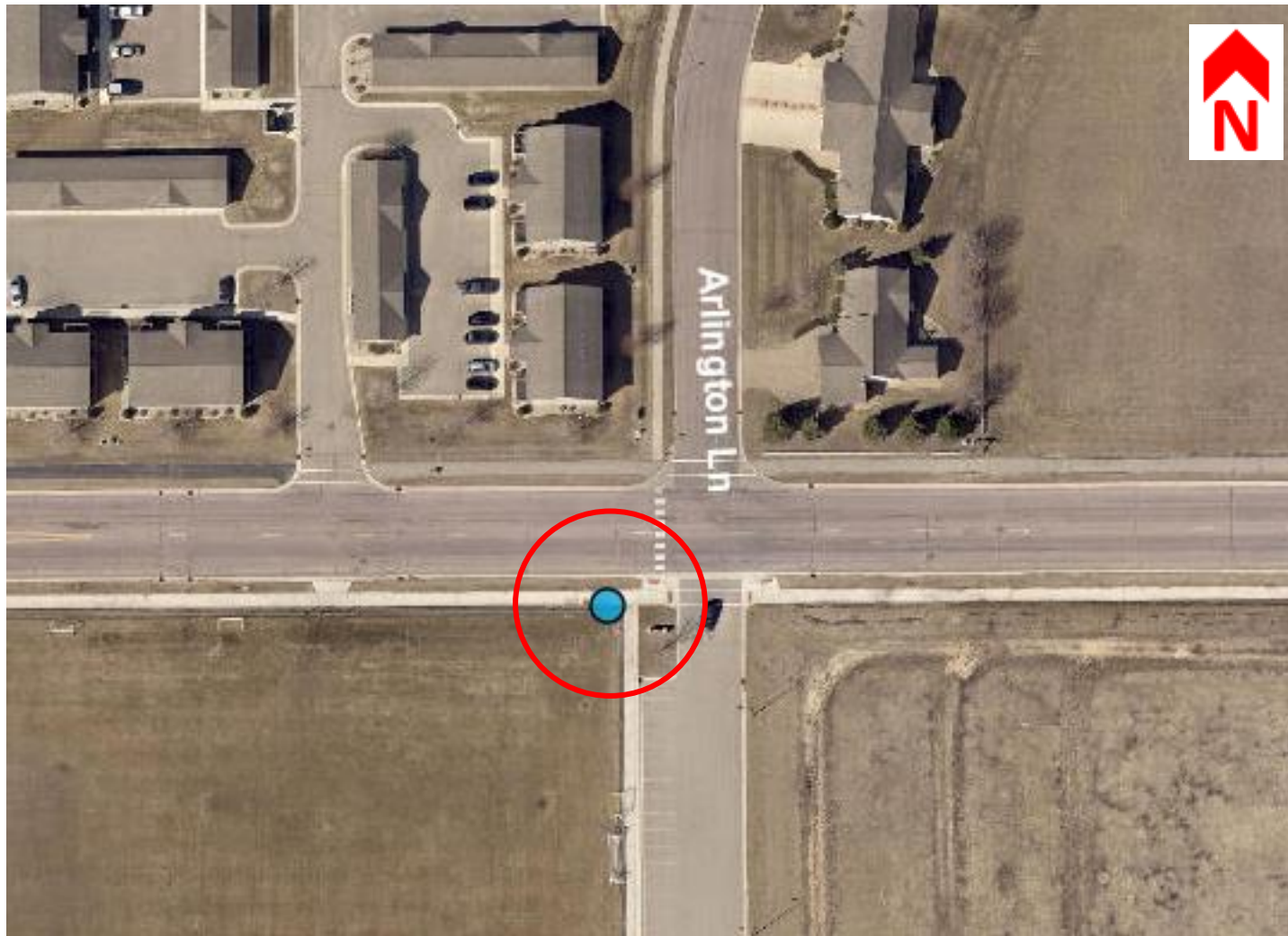
Stop Name: Carlson Dr & Excalibur Rd

APE at Carlson Dr & Excalibur Rd bus stop location. Project work at this location is limited to the construction of a concrete pad and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is under 50 years of age.



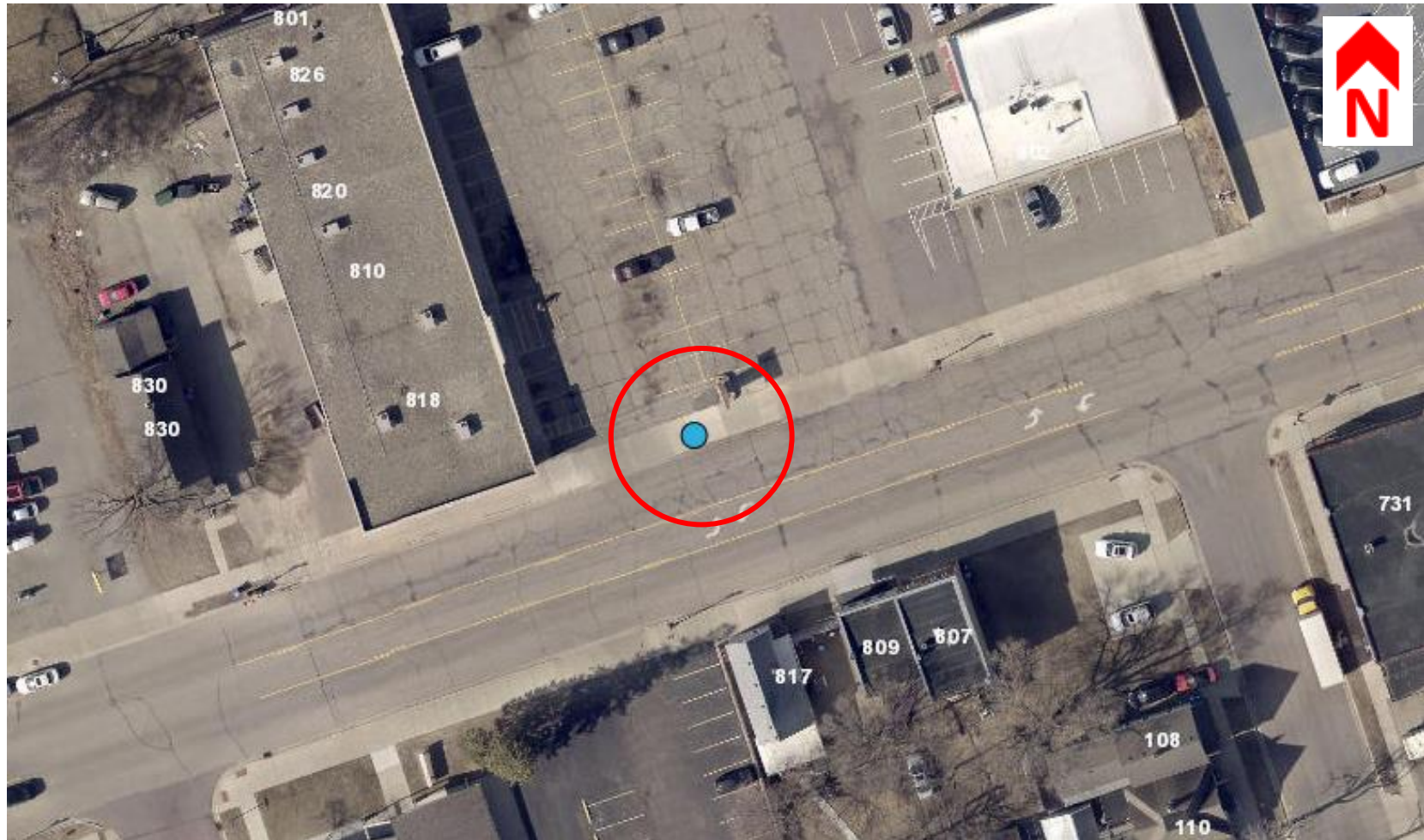
Stop Name: Carlson Dr & Arlington Ln

APE at Carlson Dr & Arlington Ln bus stop location. Project work at this location is limited to the construction of a concrete pad and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



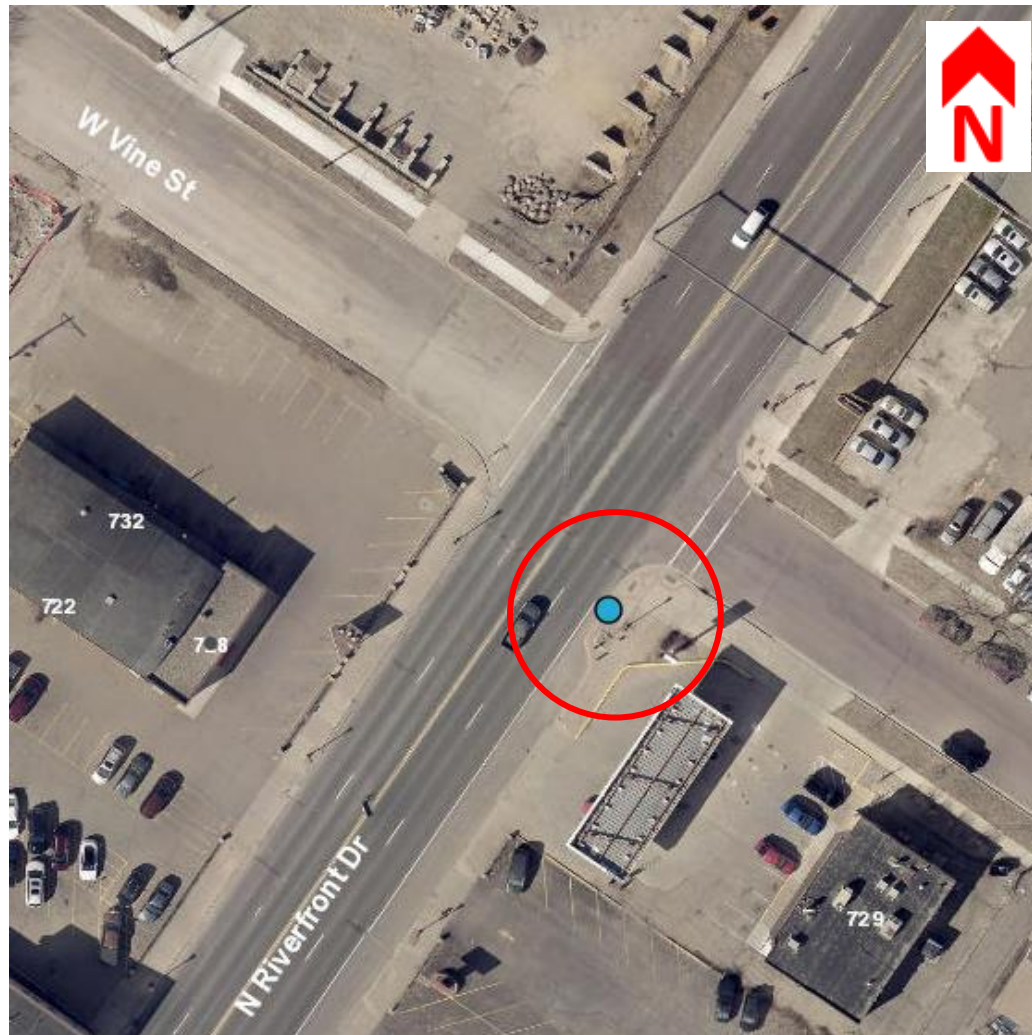
Stop Name: Front St & Byron St

APE at Front St & Byron St bus stop location. Project work at this location is limited to the installation of Transit Stop signage.
The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: N Riverfront Dr & W Vine St

APE at N Riverfront Dr & W Vine St bus stop location. Project work at this location is limited to the installation of Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is under 50 years of age.



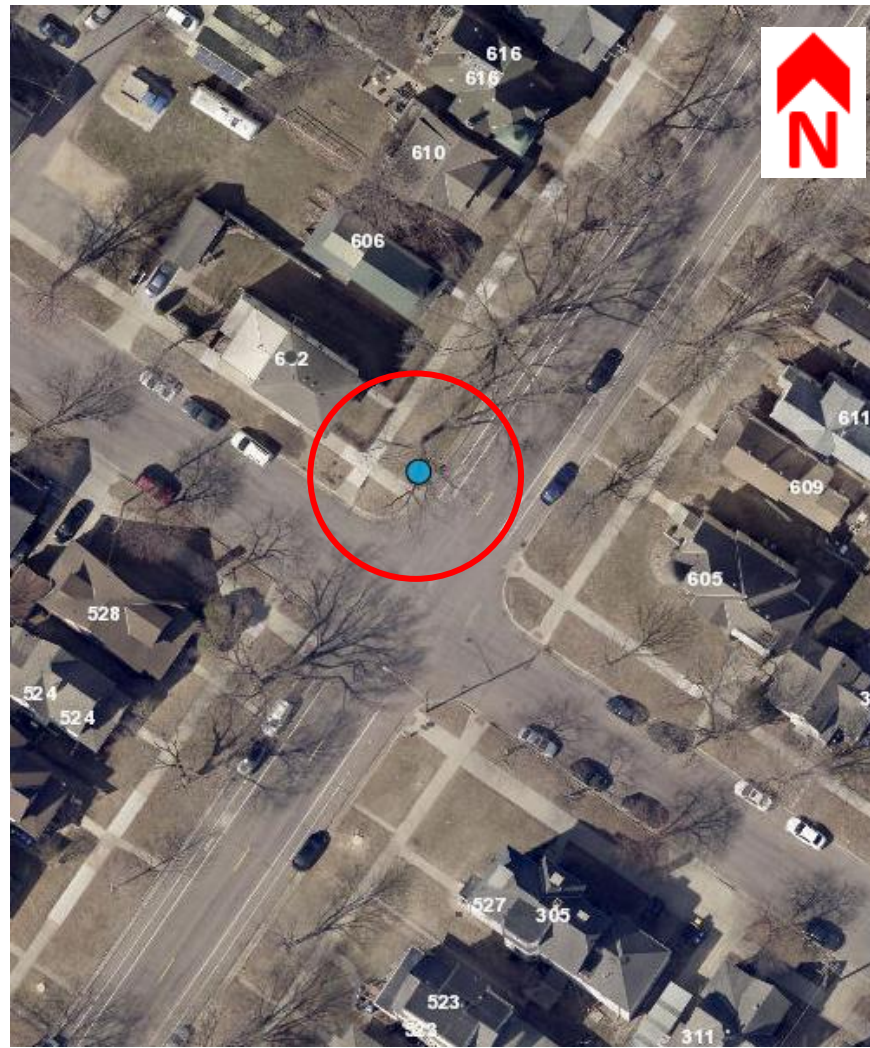
Stop Name: N Broad St & Madison Ave

APE at N Broad St & Madison Ave bus stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



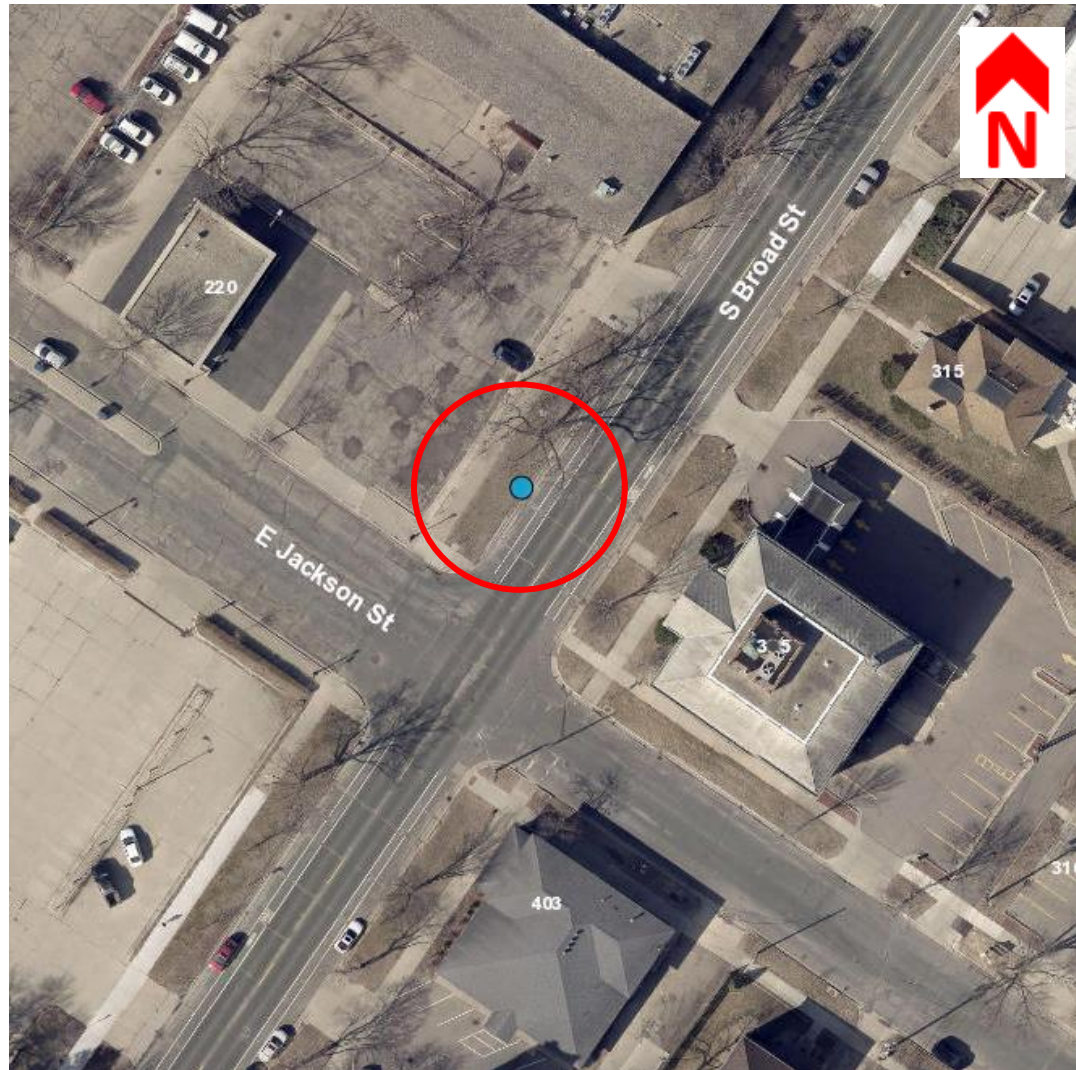
Stop Name: E Elm St & N Broad St

APE at E Elm St & N Broad St bus stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



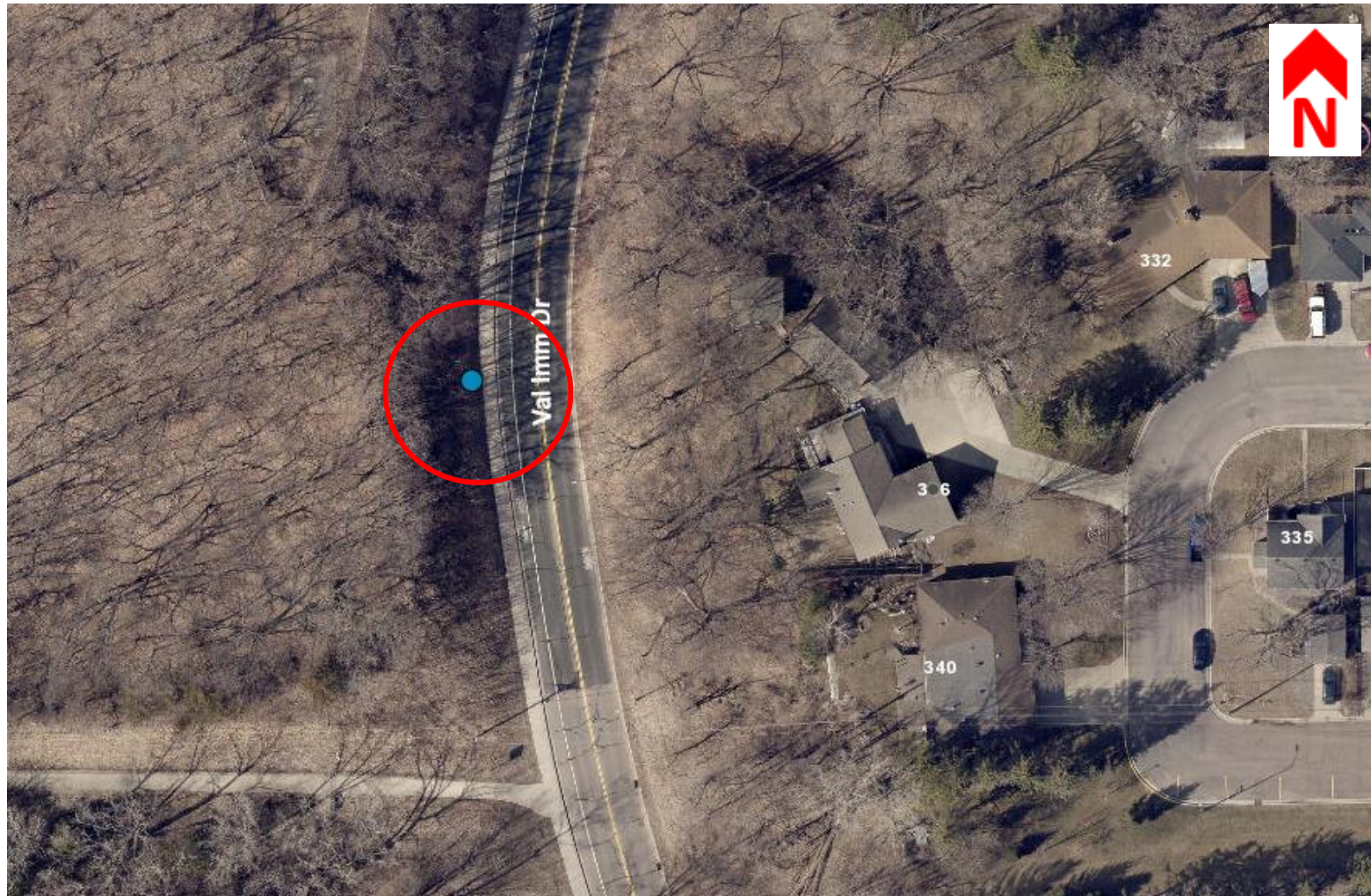
Stop Name: S Broad St & E Jackson

APE at S Broad St & E Jackson bus stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Val Imm Dr

APE at Val Imm Dr bus stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Warren St & Malin St (midblock)

APE at Warren St & Malin St (midblock) bus stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



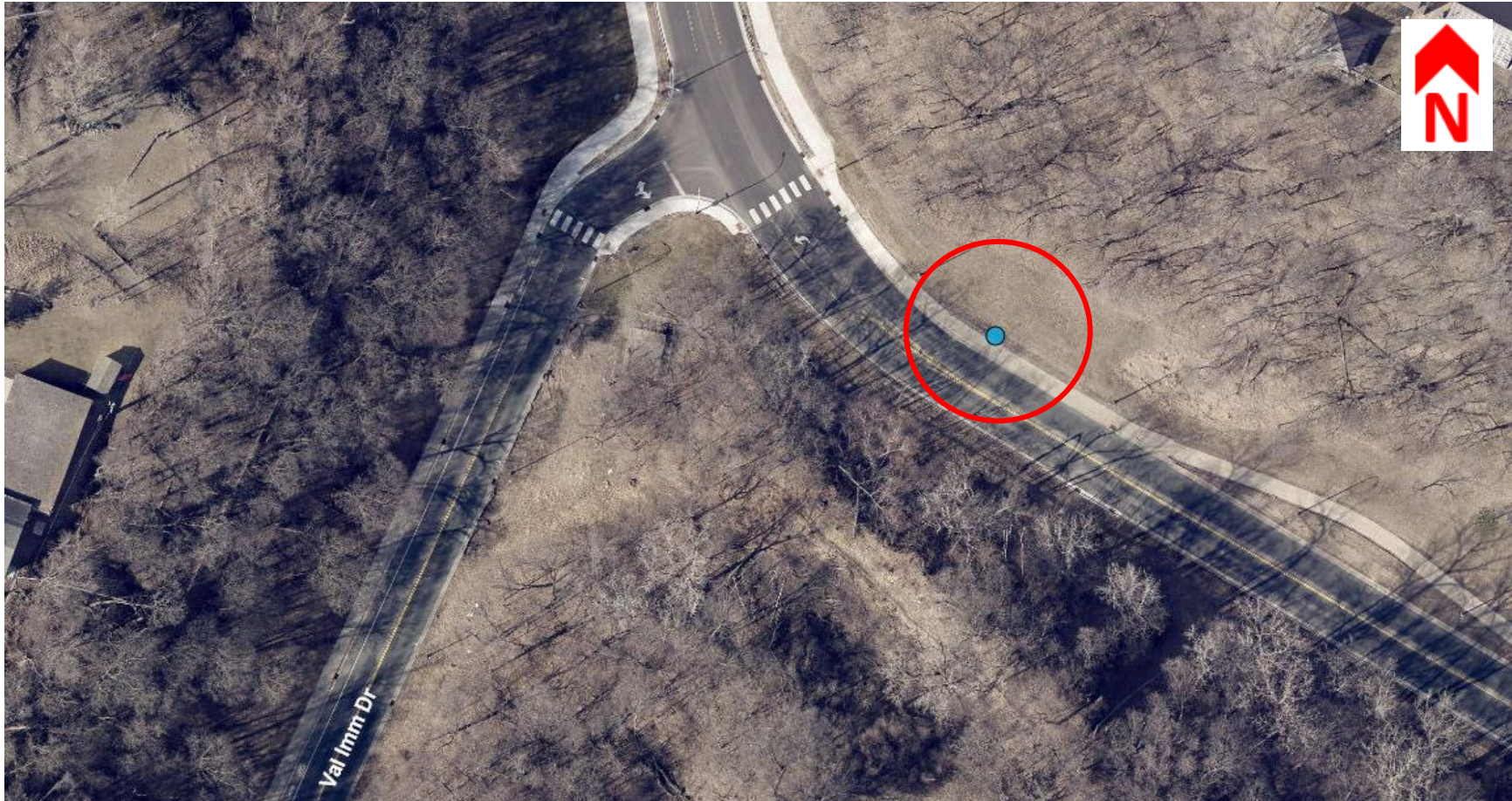
Stop Name: Highland Park

APE at Highland Park bus stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Highland Ave & Val Imm Dr

APE at Highland Ave & Val Imm Dr stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



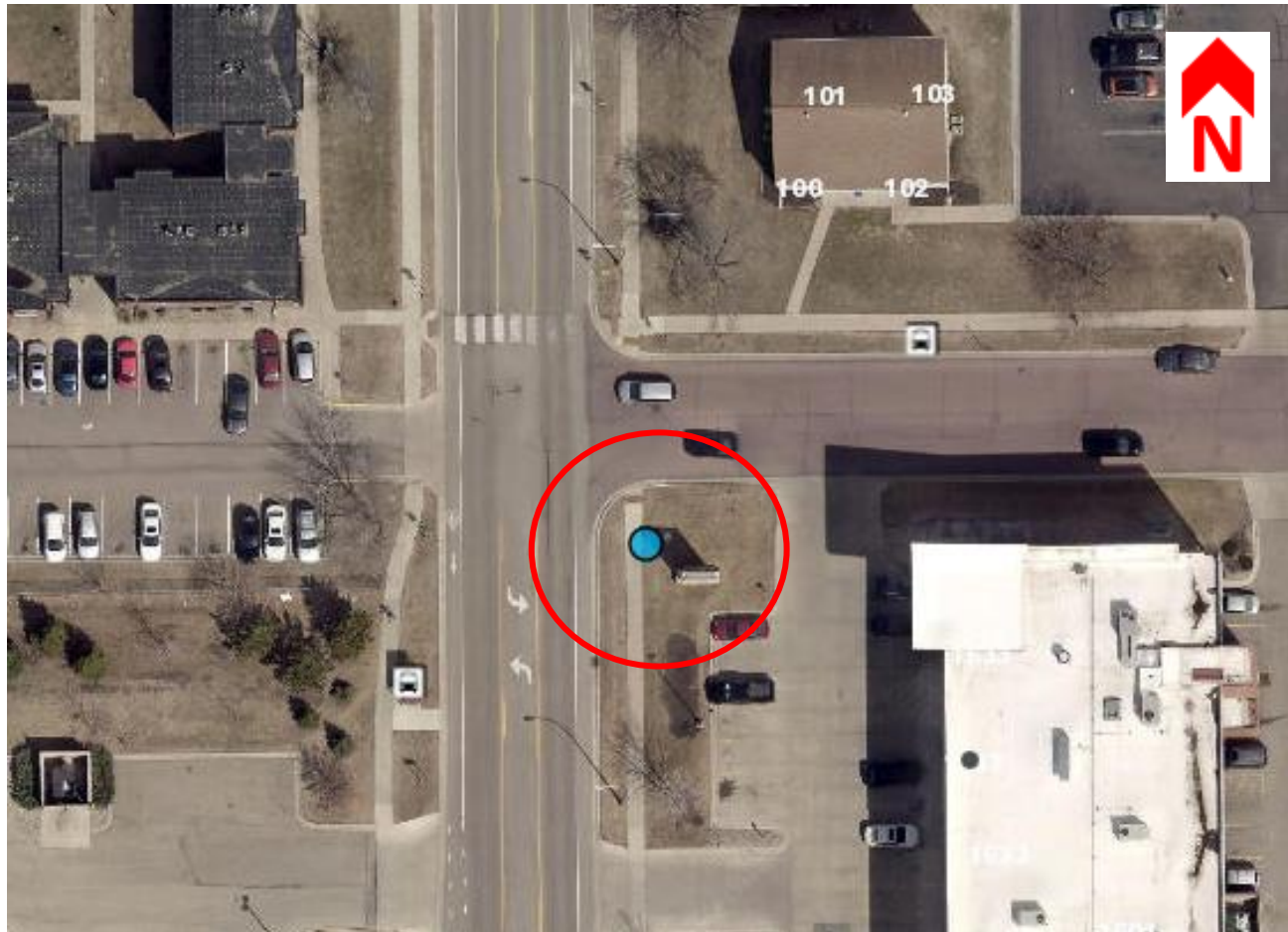
Stop Name: Birchwood St & Floral Ave

APE at Birchwood St & Floral Ave stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



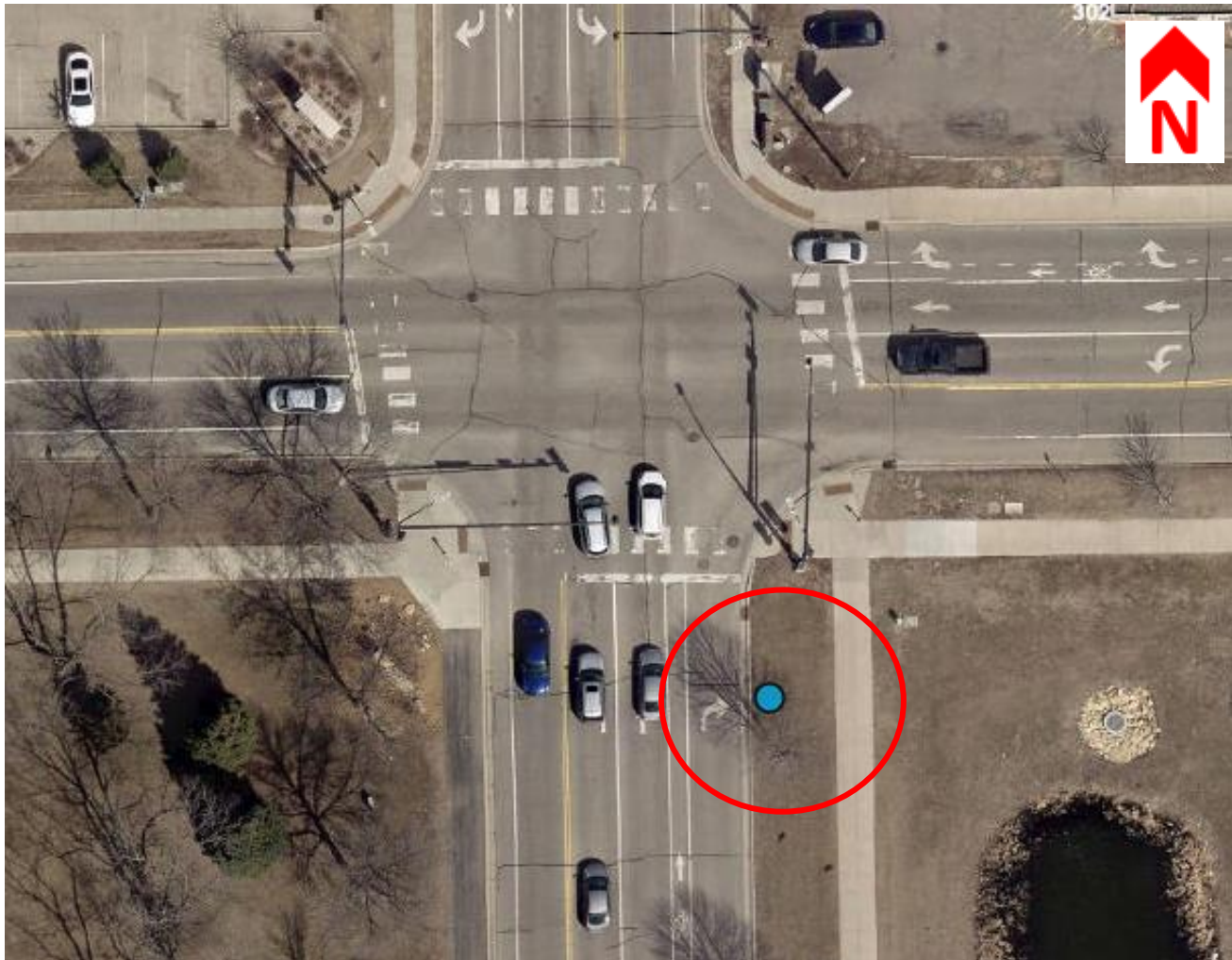
Stop Name: Monks Ave & Bunting Ln (opposite side)

APE at Monks Ave & Bunting Ln (opposite side) stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Stadium Rd & Bunting Ln, Near Kwik Trip Stadium Rd

APE at Stadium Rd & Bunting Ln, Near Kwik Trip Stadium Rd stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: E Liberty St & S 2nd St

APE at E Liberty St & S 2nd St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



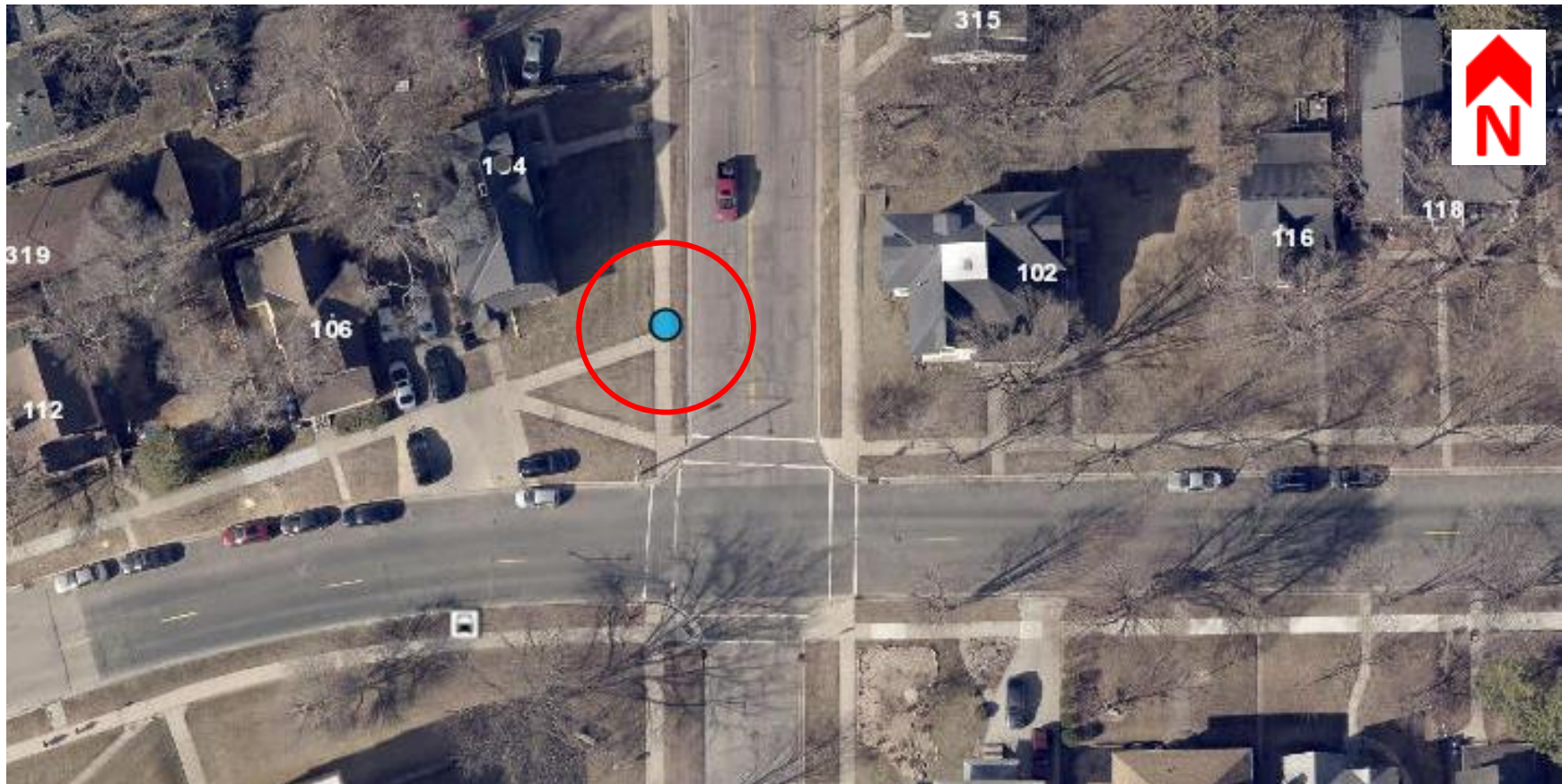
Stop Name: Byron St & S 2nd St

APE at Byron St & S 2nd St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



Stop Name: W Pleasant St & Byron St

APE at W Pleasant St & Byron St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: W Pleasant St & Stoltzman Rd

APE at W Pleasant St & Stoltzman Rd stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: James Ave & Valley St North and Southbound sides

APE at James Ave & Valley St North and Southbound sides stop locations. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Stadium Rd near campus parking lots, East & Westbound Sides

APE at Stadium Rd near campus parking lots, East & Westbound Sides stop locations. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



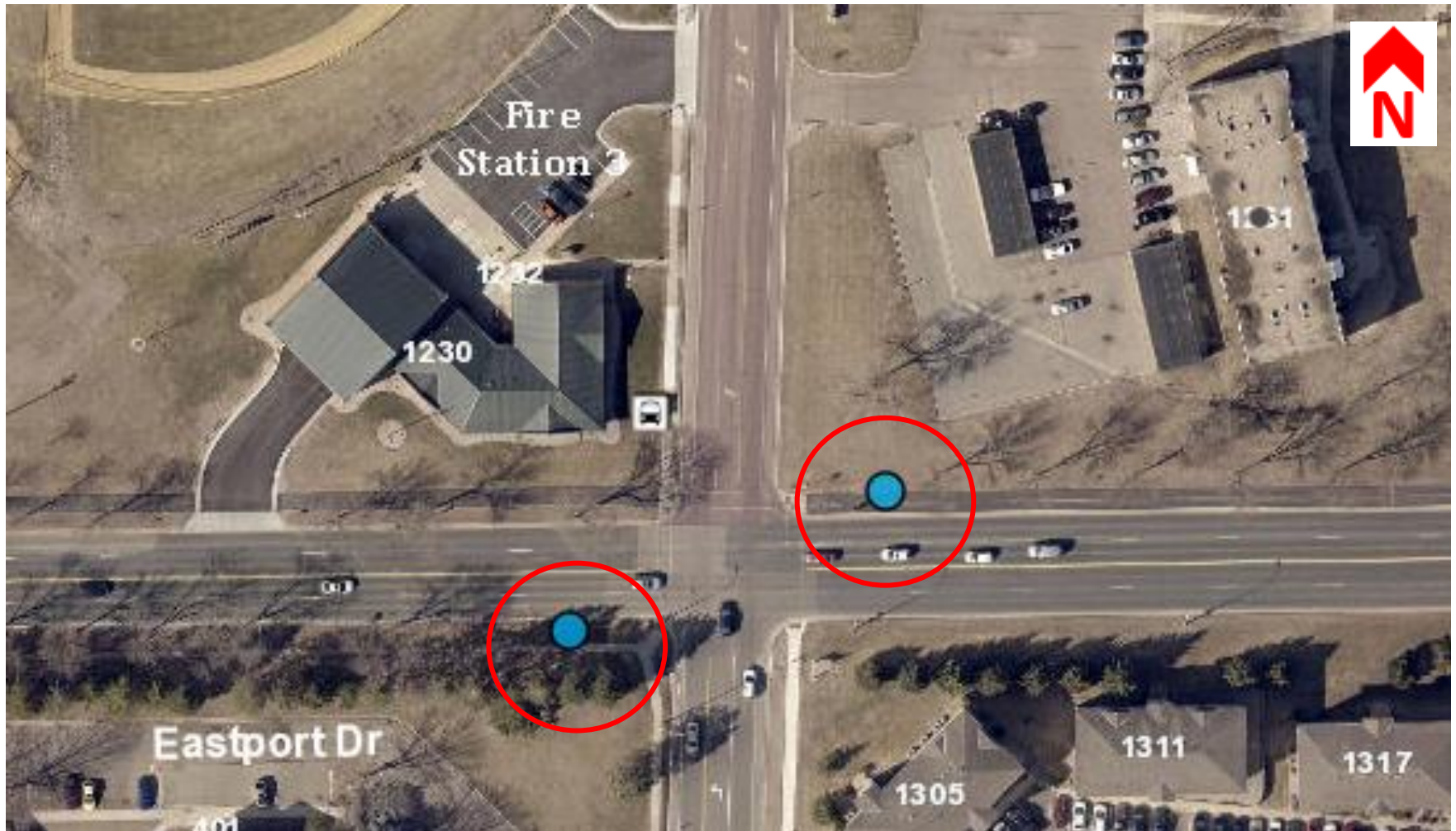
Stop Name: Balcerzak Dr, Near Jaycee Park, East & Westbound sides

APE at Balcerzak Dr, Near Jaycee Park, East & Westbound sides stop locations. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is under 50 years of.



Stop Name: Balcerzak Dr & Pohl Rd, East & Westbound sides

APE at Balcerzak Dr & Pohl Rd, East & Westbound sides stop locations. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Balcerzak Dr & Cardinal Dr, East & Westbound sides

APE at Balcerzak Dr & Cardinal Dr, East & Westbound sides stop locations. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: S Victory Dr, Public Works, North & Southbound sides

APE at S Victory Dr, Public Works, North & Southbound sides stop locations. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: S Victory Dr & Hoffman Rd, North & Southbound sides

APE at S Victory Dr & Hoffman Rd, North & Southbound sides stop locations. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



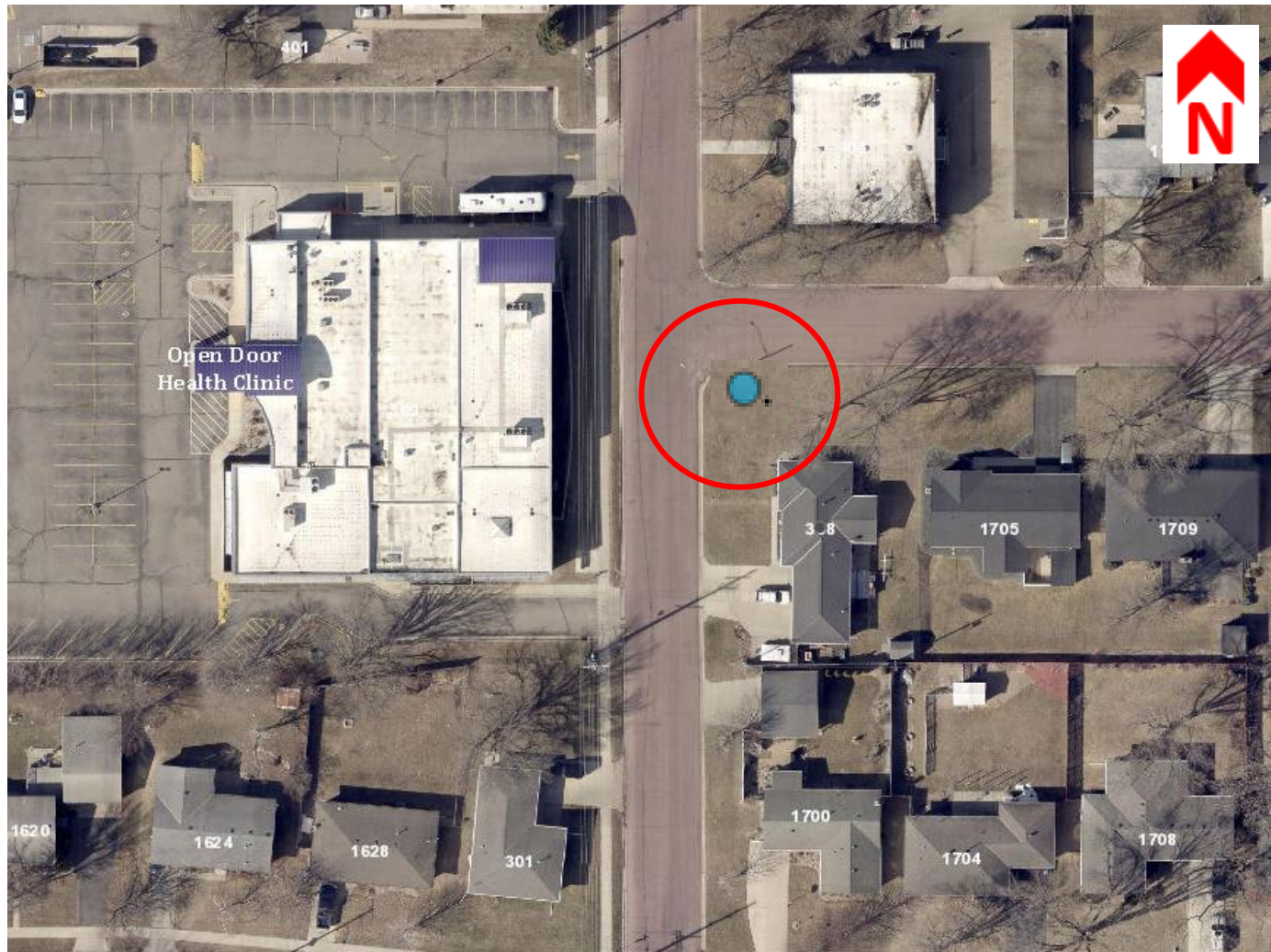
Stop Name: E Main St & N Black Eagle Dr

APE at E Main St & N Black Eagle Dr stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



Stop Name: Holly Ln & Sunray Ave, Open Door Health Clinic opposite side

APE at Holly Ln & Sunray Ave, Open Door Health Clinic opposite side stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



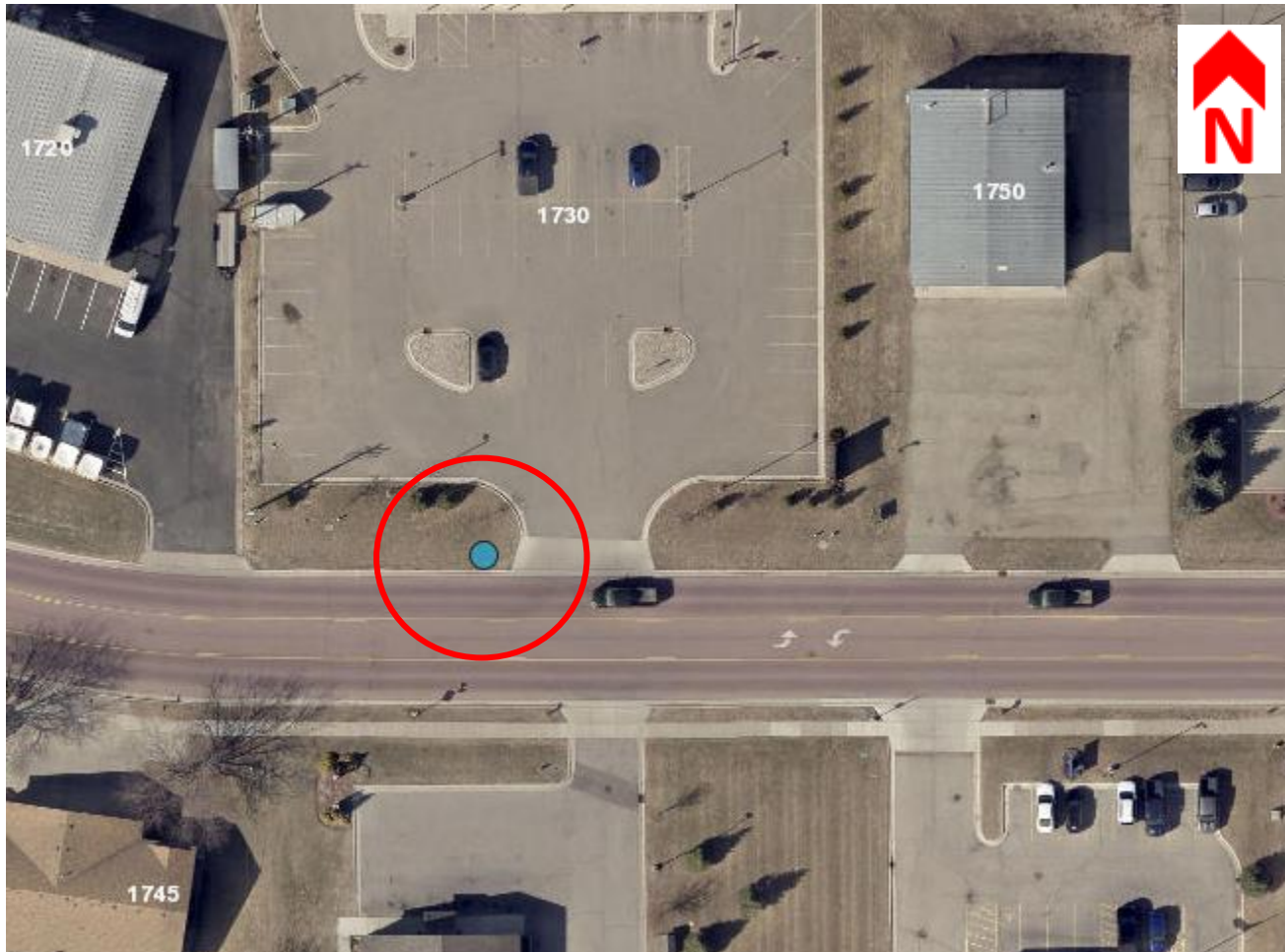
Stop Name: Bassett Dr & Oxford Path

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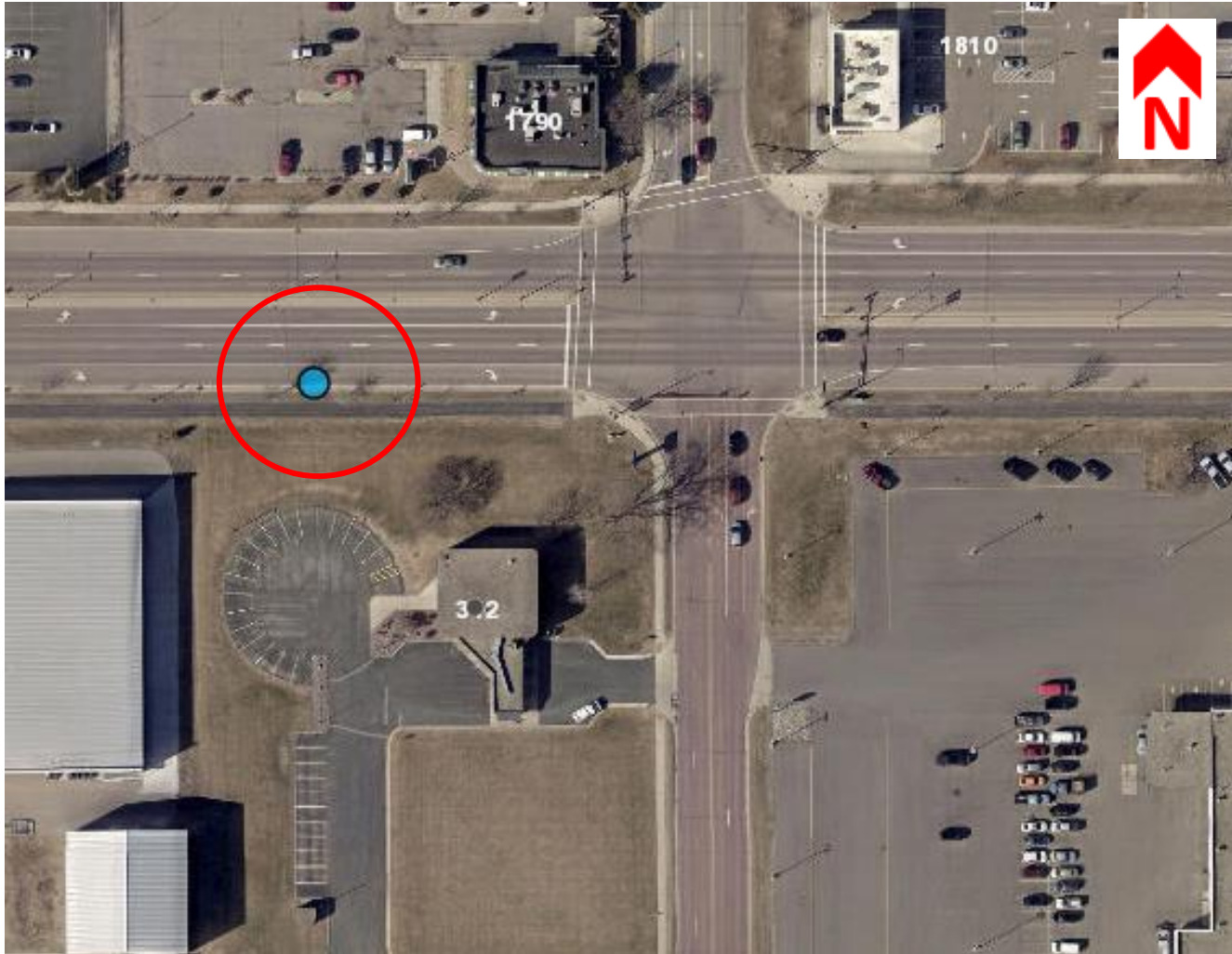
Stop Name: Bassett Dr

APE at Bassett Dr stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



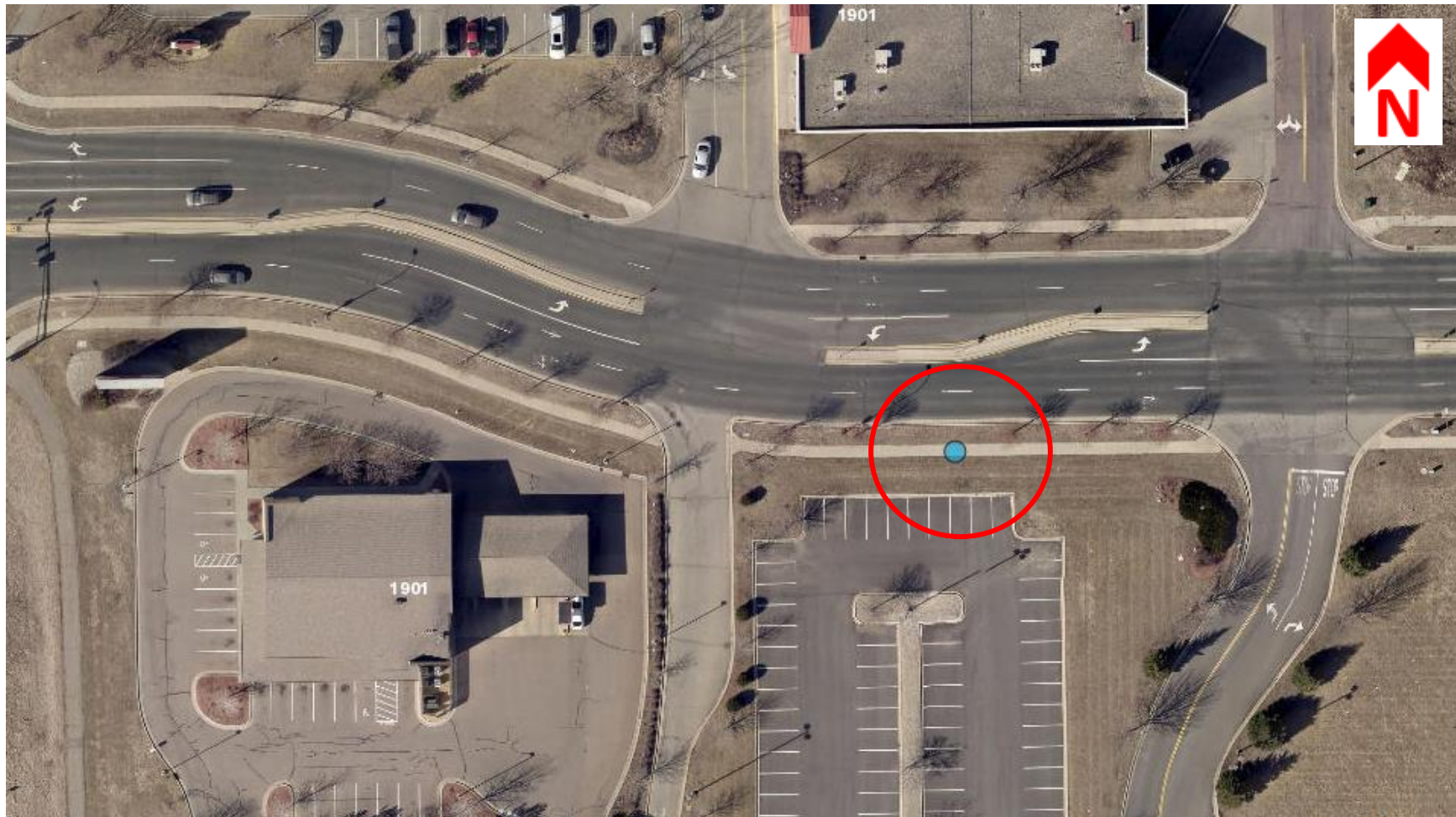
Stop Name: Madison Ave & Raintree Rd

APE at Madison Ave & Raintree Rd stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



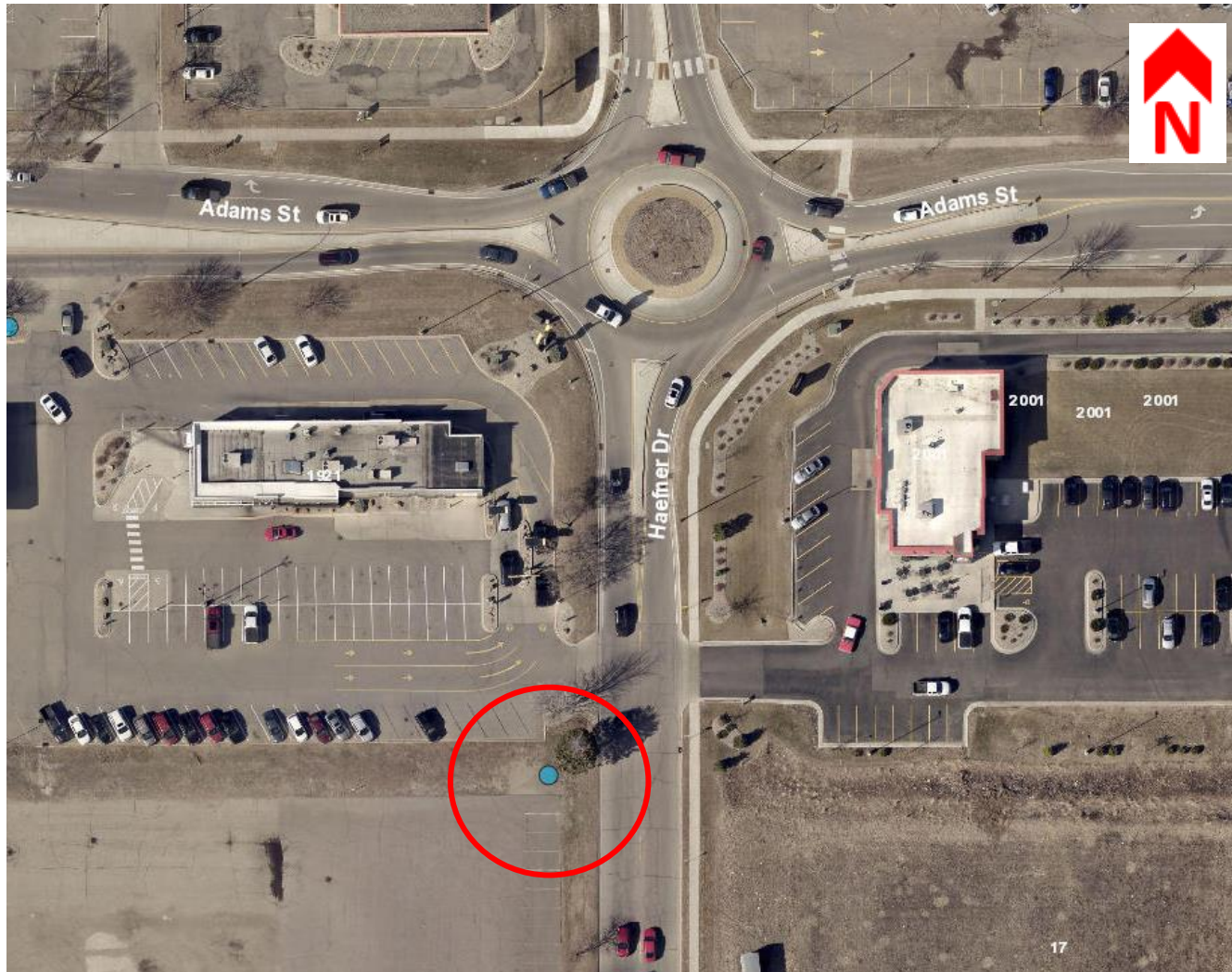
Stop Name: Bassett Dr, Wells Fargo

APE at Bassett Dr, Wells Fargo stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Haefner Dr, McDonald's side

APE at Haefner Dr, McDonald's side stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Adams St & Raintree Rd, East & Westbound sides

APE at Adams St & Raintree Rd, East & Westbound sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



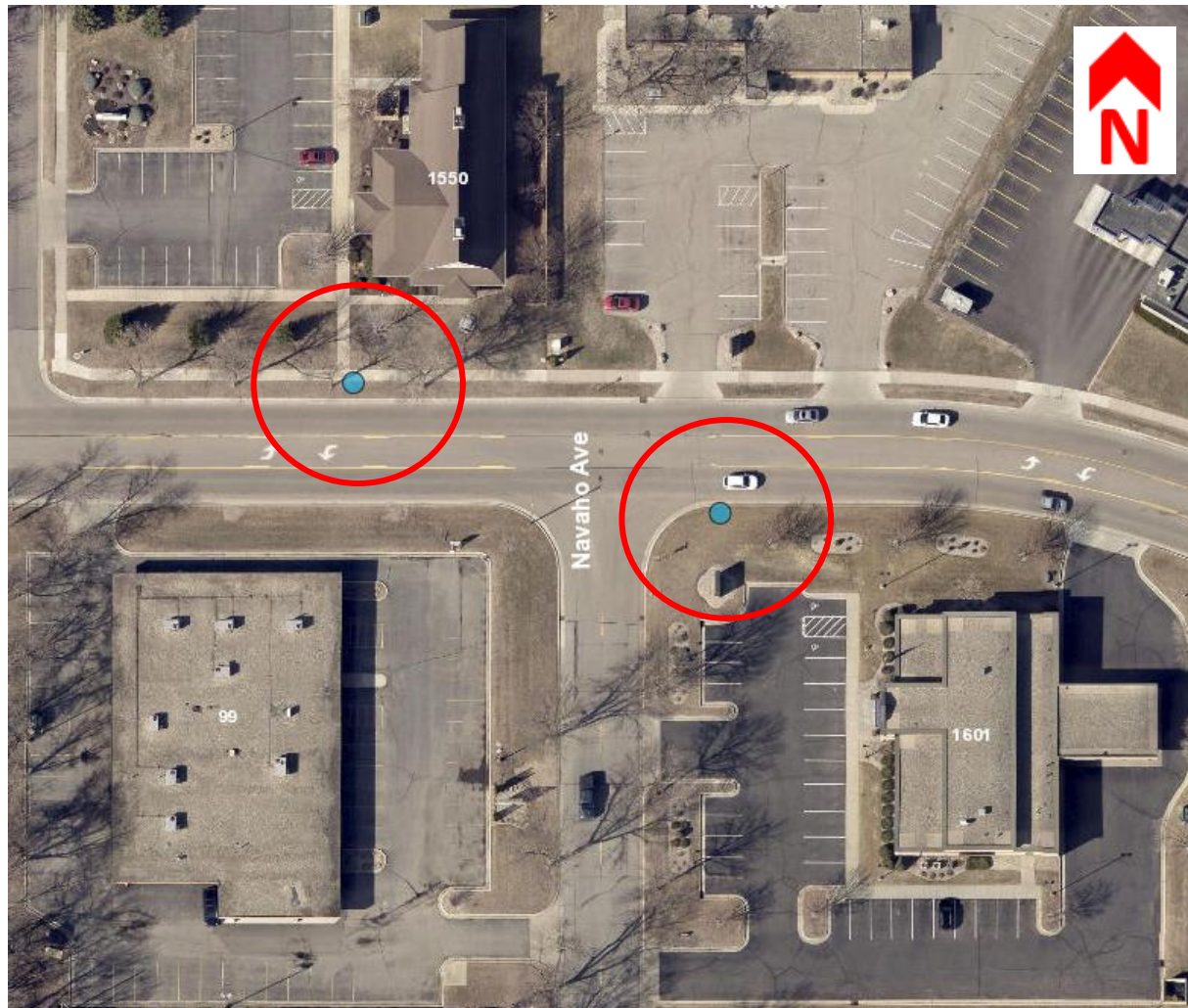
Stop Name: Adams St & Star St, East & Westbound sides

APE at Adams St & Star St, East & Westbound sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



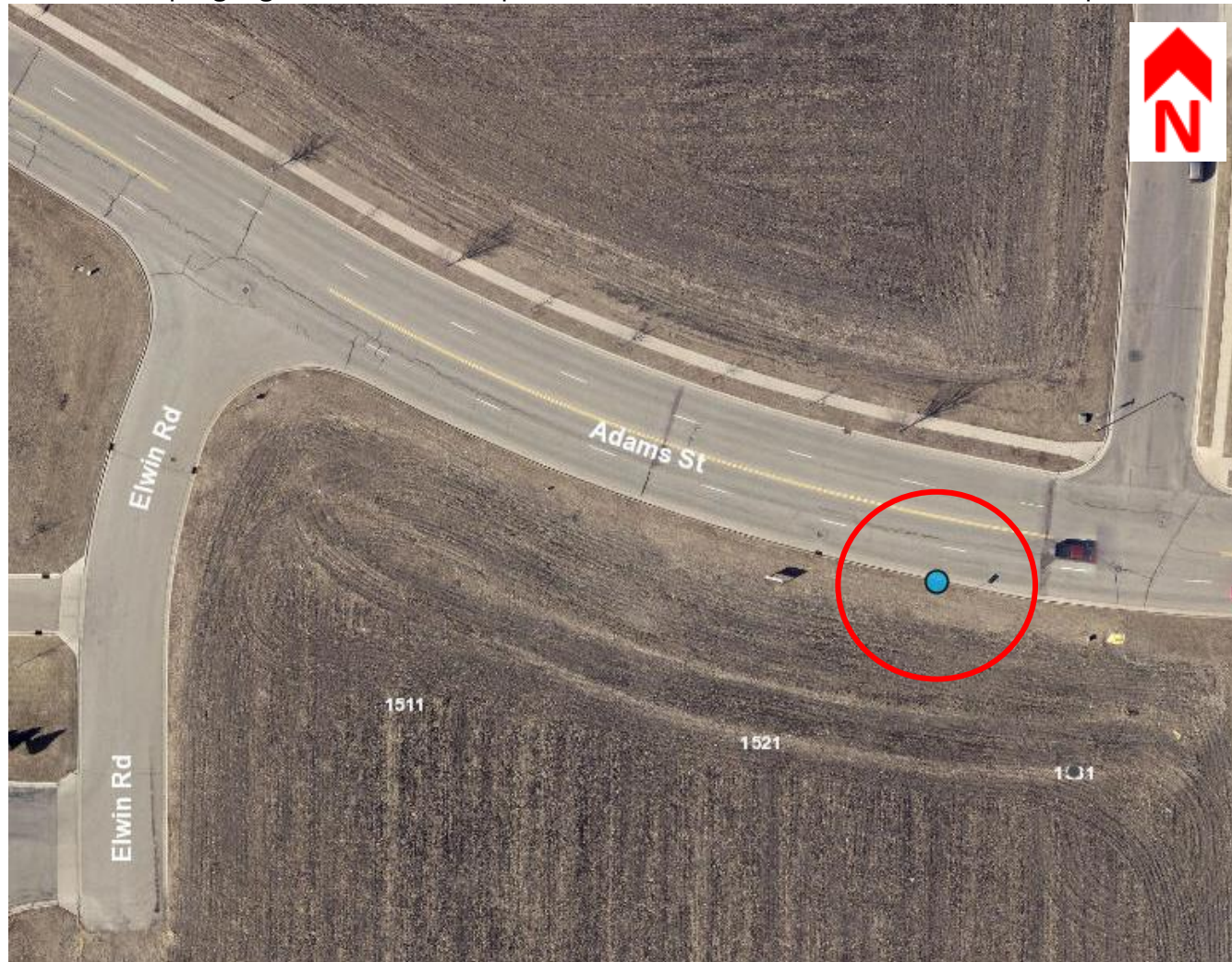
Stop Name: Adams St & Navaho Ave, East & Westbound sides

APE at Adams St & Navaho Ave, East & Westbound sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is under 50 years of age.



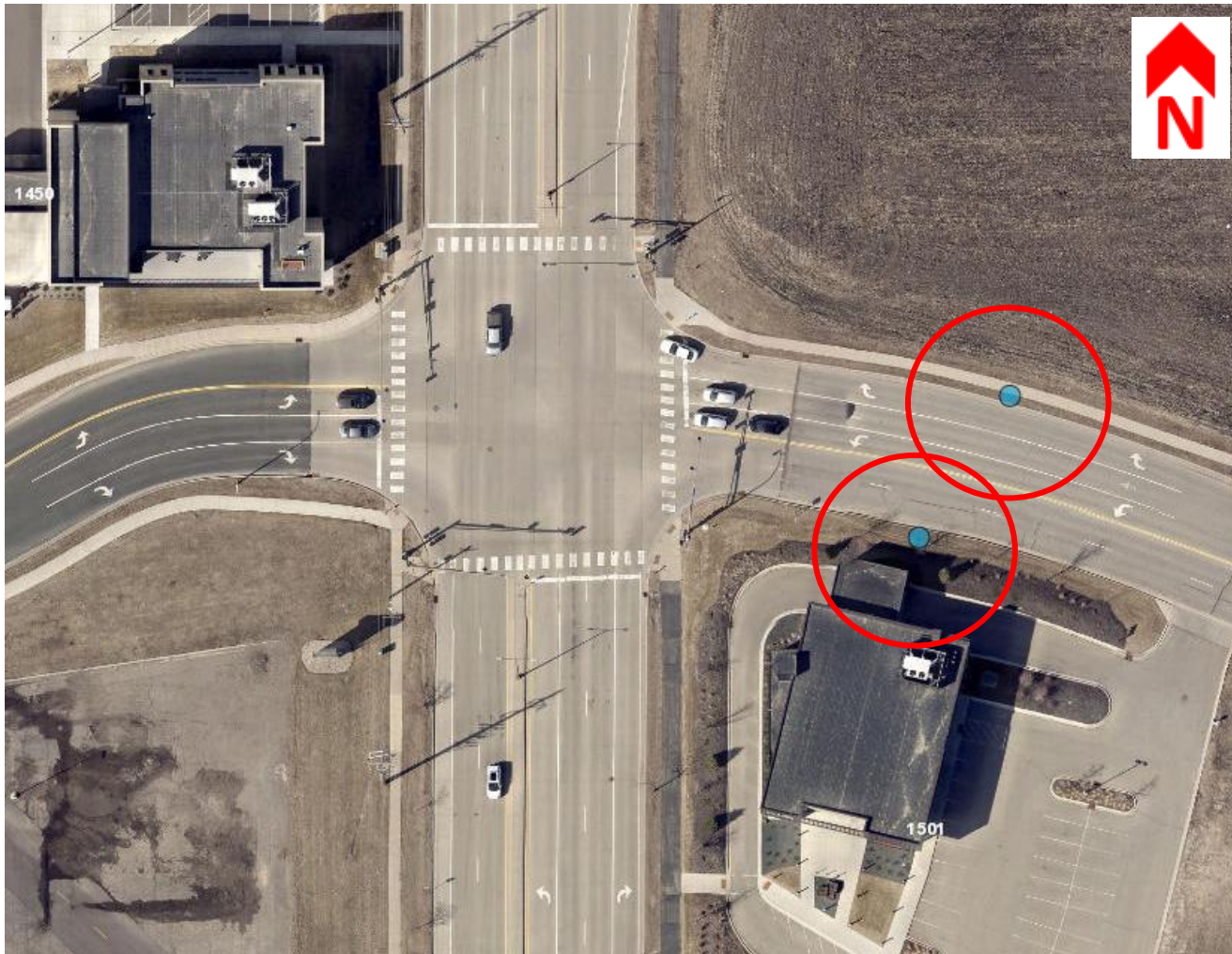
Stop Name: Adams St & Dublin Rd

APE at Adams St & Dublin Rd stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



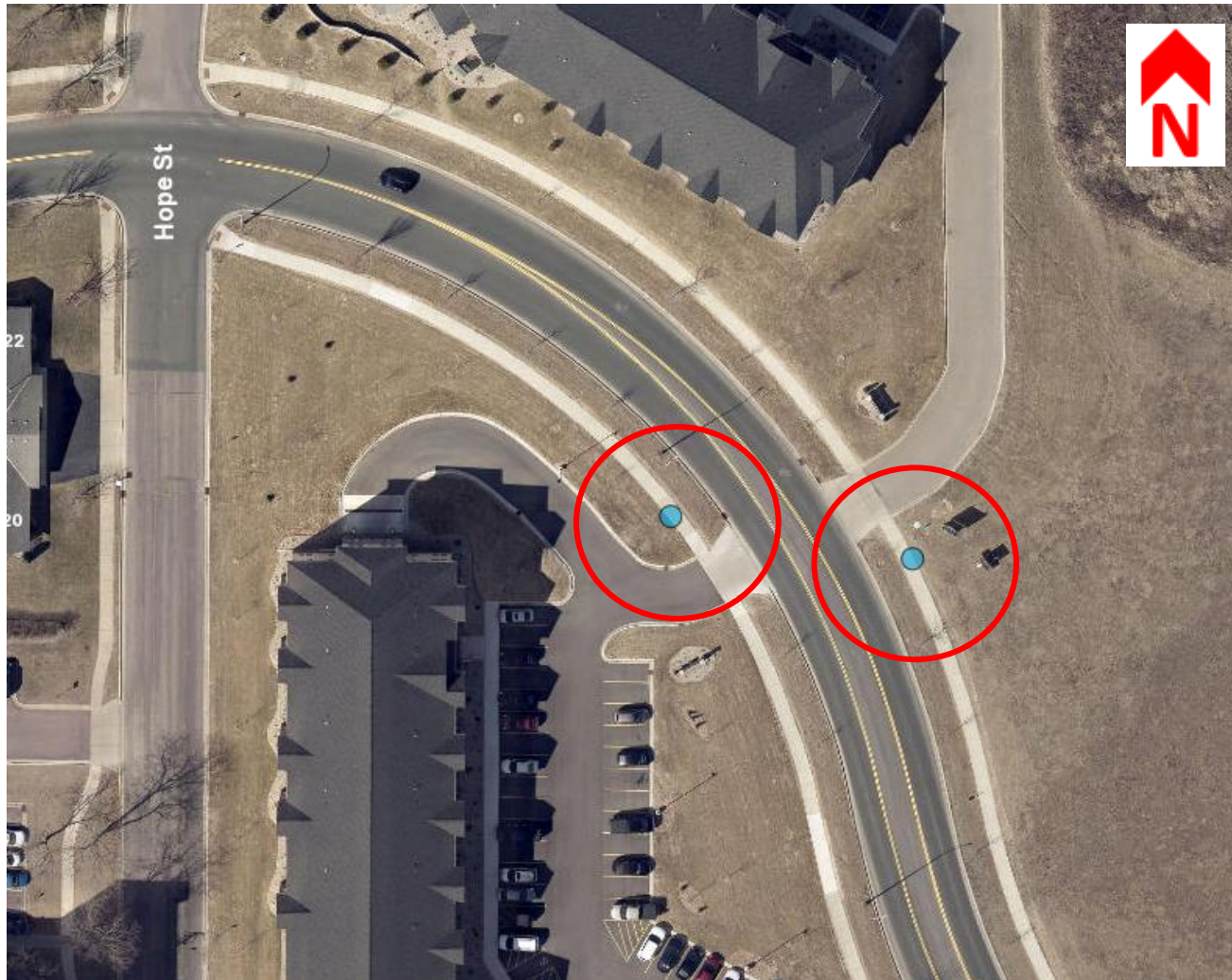
Stop Name: Adams St & N Victory Dr, East & Westbound sides

APE at Adams St & N Victory Dr, East & Westbound sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is under 50 years of age.



Stop Name: Adams St & Hope St, East & Westbound sides

APE at Adams St & Hope St, East & Westbound sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Hope St, Opposite from Orness Plaza

APE at Hope St, Opposite from Orness Plaza stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Madison Ave & Swiss St, North & Southbound sides

APE at Madison Ave & Swiss St, North & Southbound sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The buildings within the APE is over 50 years of age and is included in the Resource Inventory Table.



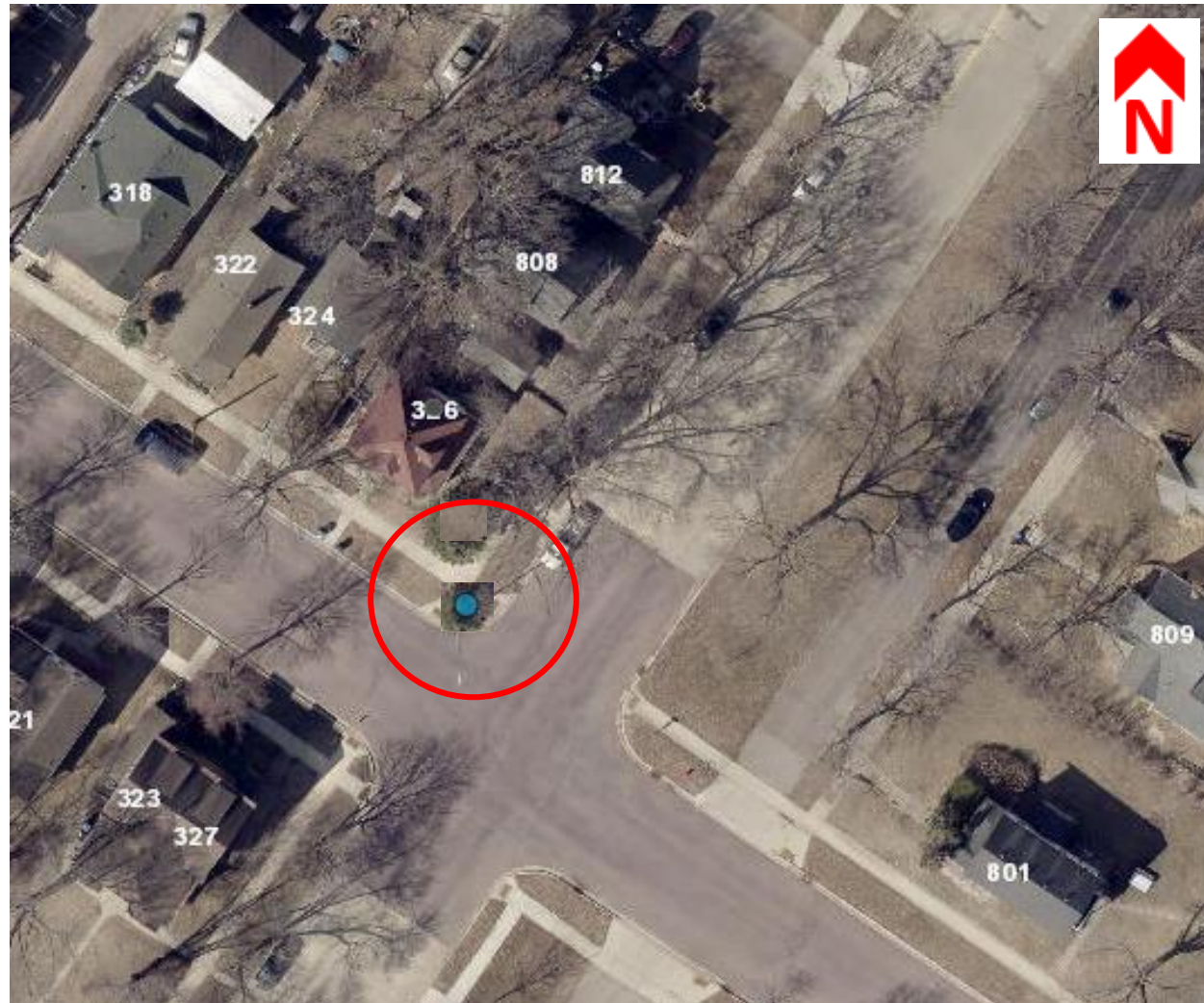
Stop Name: Bellevue Ave & Swiss St, East & Westbound sides

APE at Bellevue Ave & Swiss St, East & Westbound sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



Stop Name: N 4th St & E Vine St

APE at N 4th St & E Vine St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: N 4th St & E Spring St

APE at N 4th St & E Spring St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



Stop Name: N 4th St & E Plum St

APE at N 4th St & E Plum St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



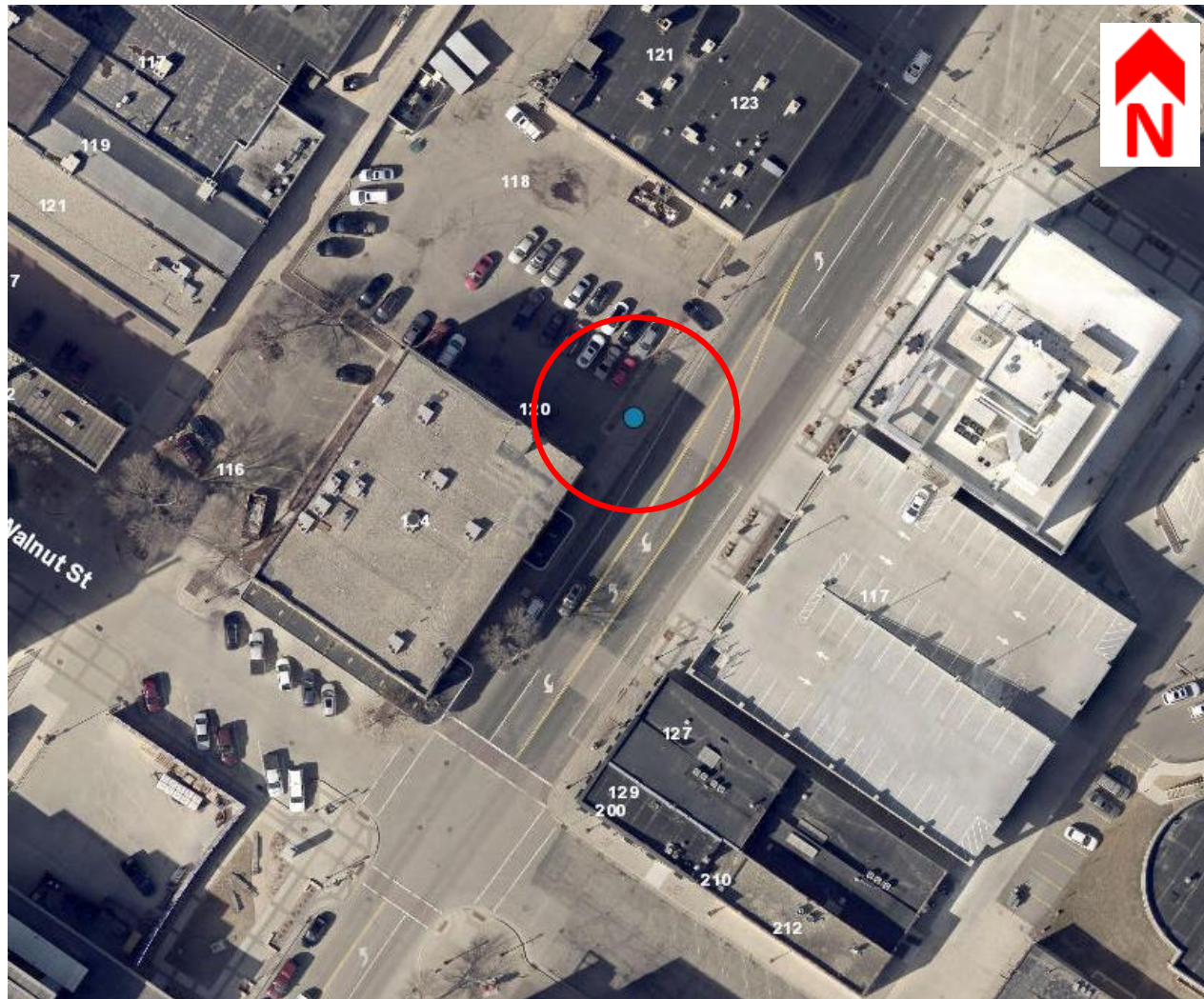
Stop Name: N 4th St & E Main St (Grace Lutheran Church)

APE at N 4th St & E Main St (Grace Lutheran Church) stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is under 50 years of age.



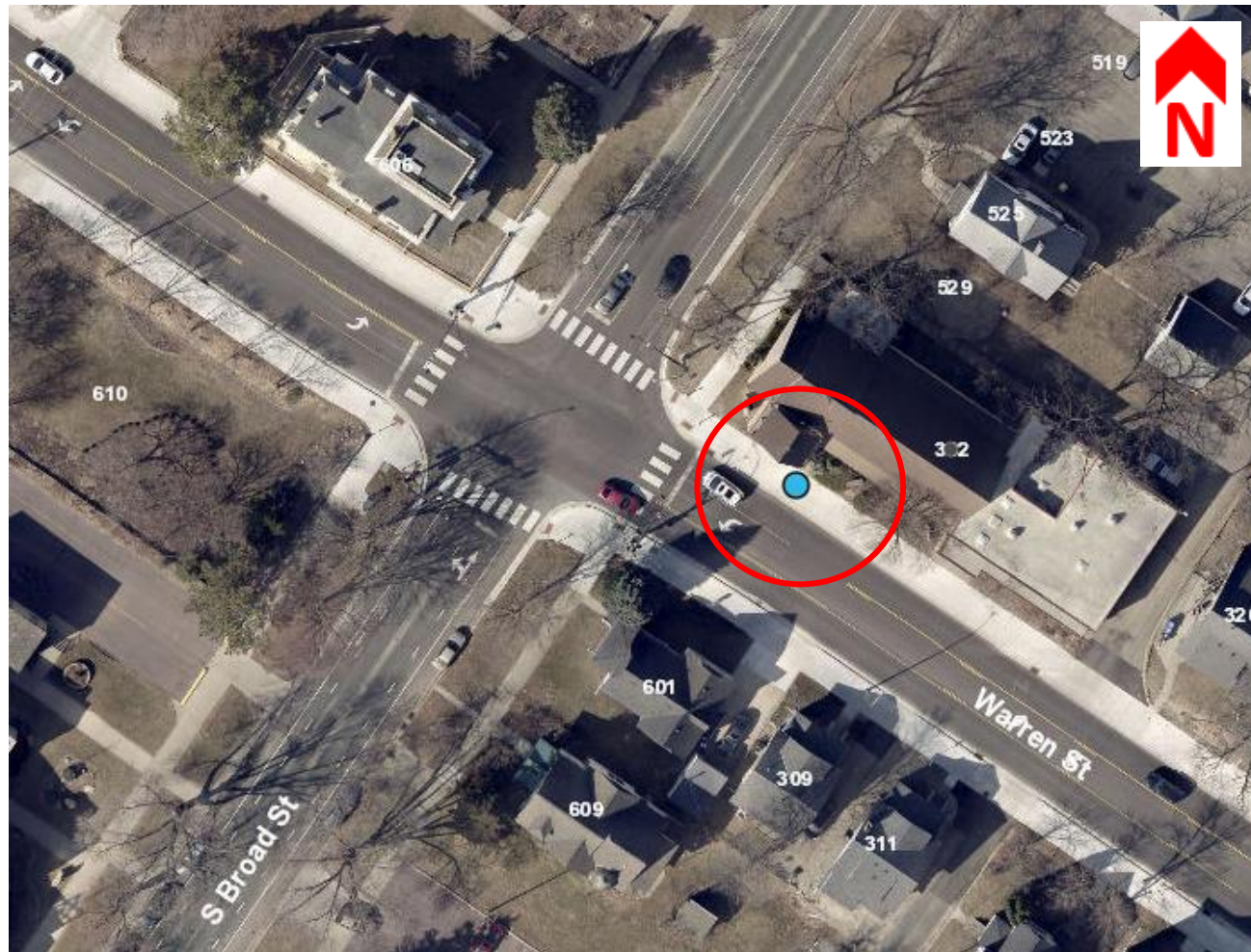
Stop Name: S 2nd St between E Walnut St & E Main St (midblock)

APE at S 2nd St between E Walnut St & E Main St (midblock) stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



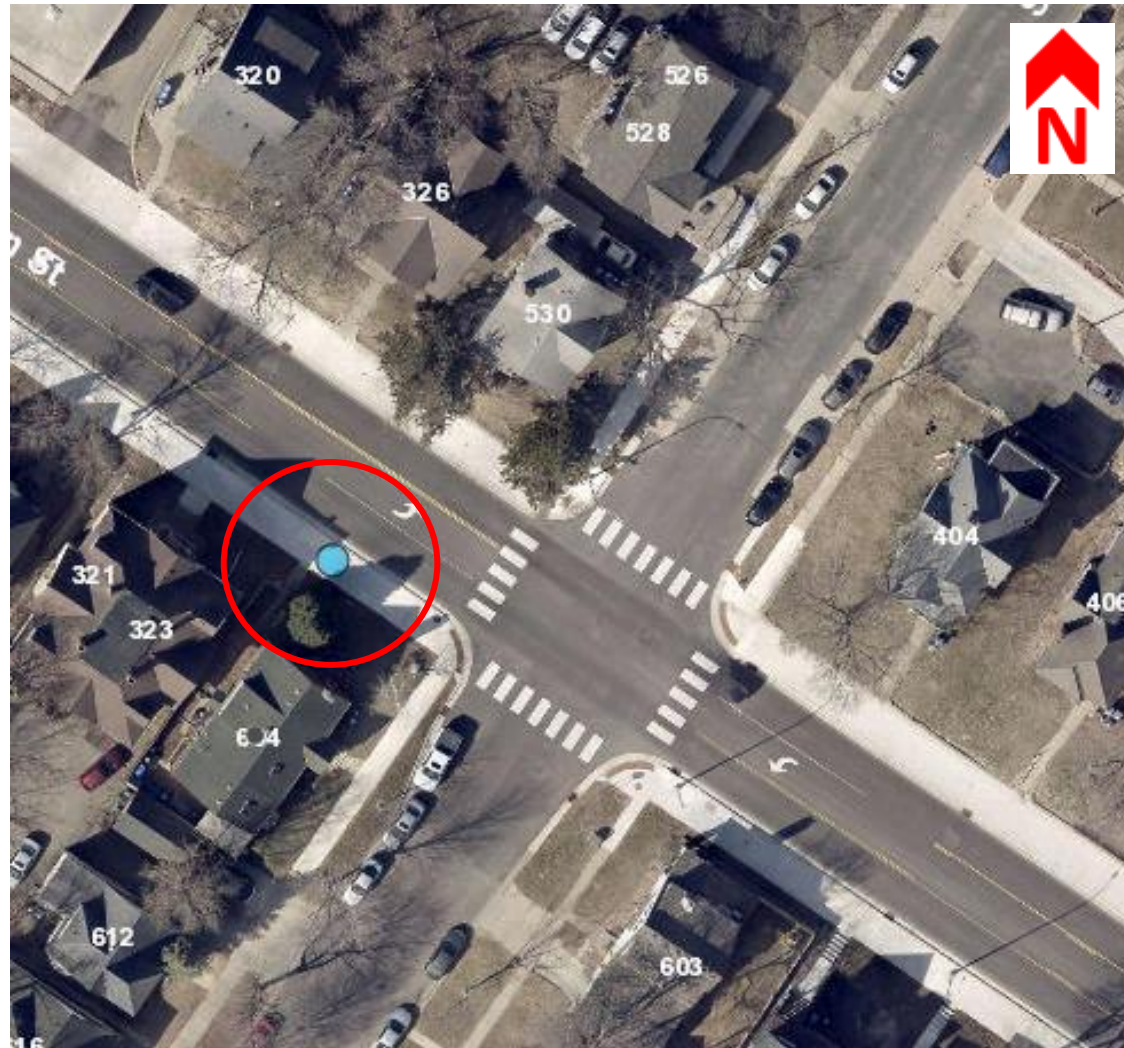
Stop Name: Warren St & S Broad St (The Episcopal Church)

APE at Warren St & S Broad St (The Episcopal Church) stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



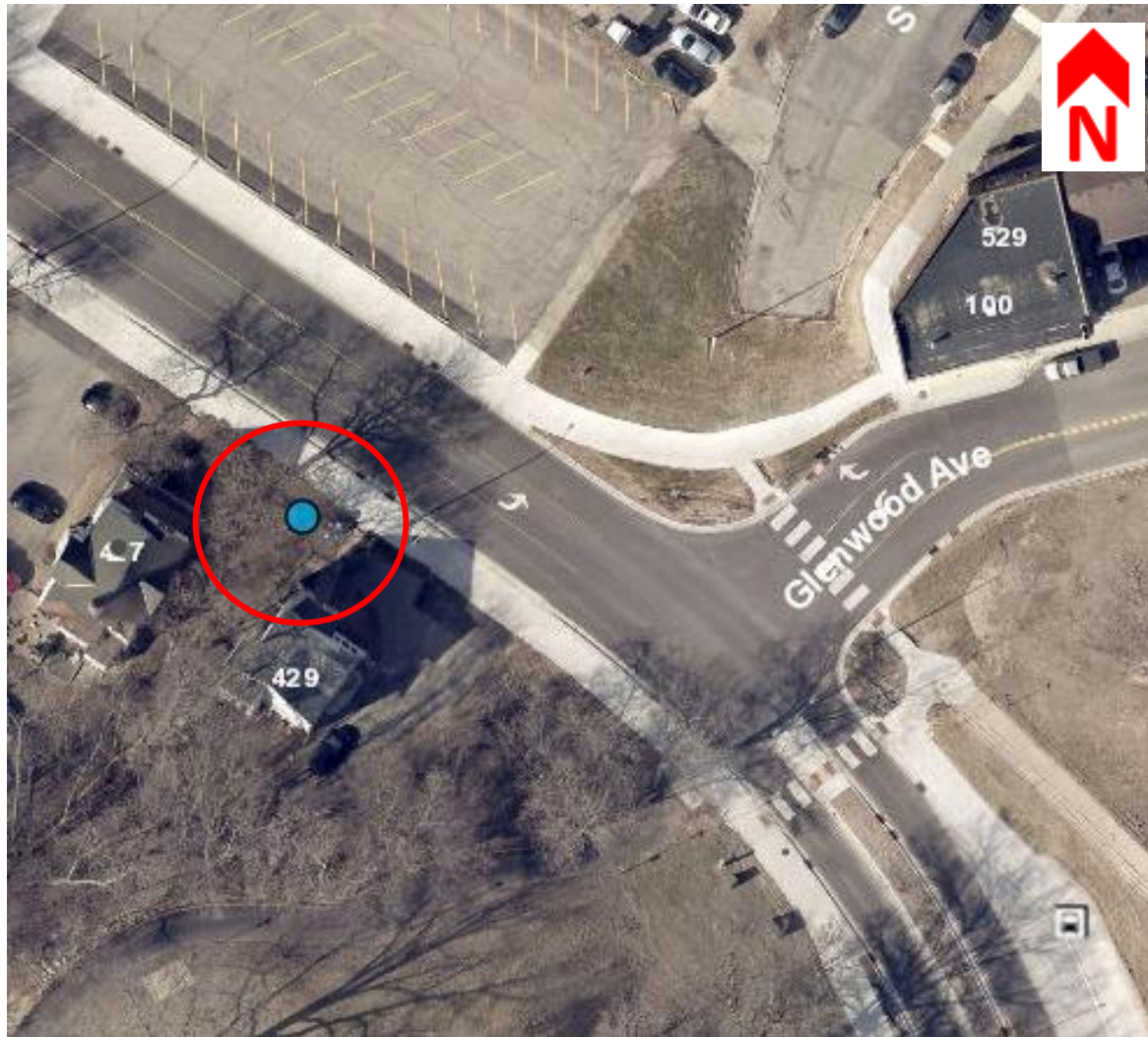
Stop Name: Warren St & S 4th St

APE at S 2nd St between Warren St & S 4th St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



Stop Name: Warren St & Glenwood Ave

APE at Warren St & Glenwood Ave stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



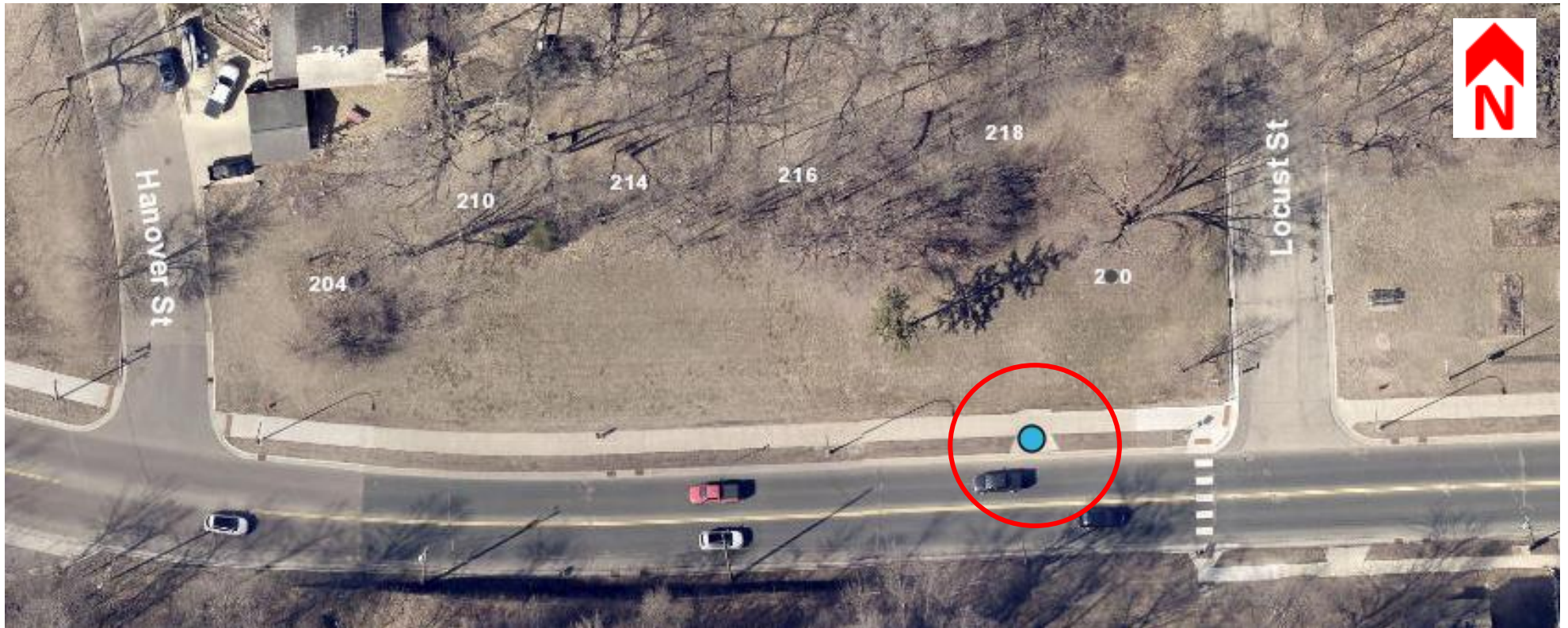
Stop Name: Glenwood Ave & Highland Ave

APE at Glenwood Ave & Highland Ave stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



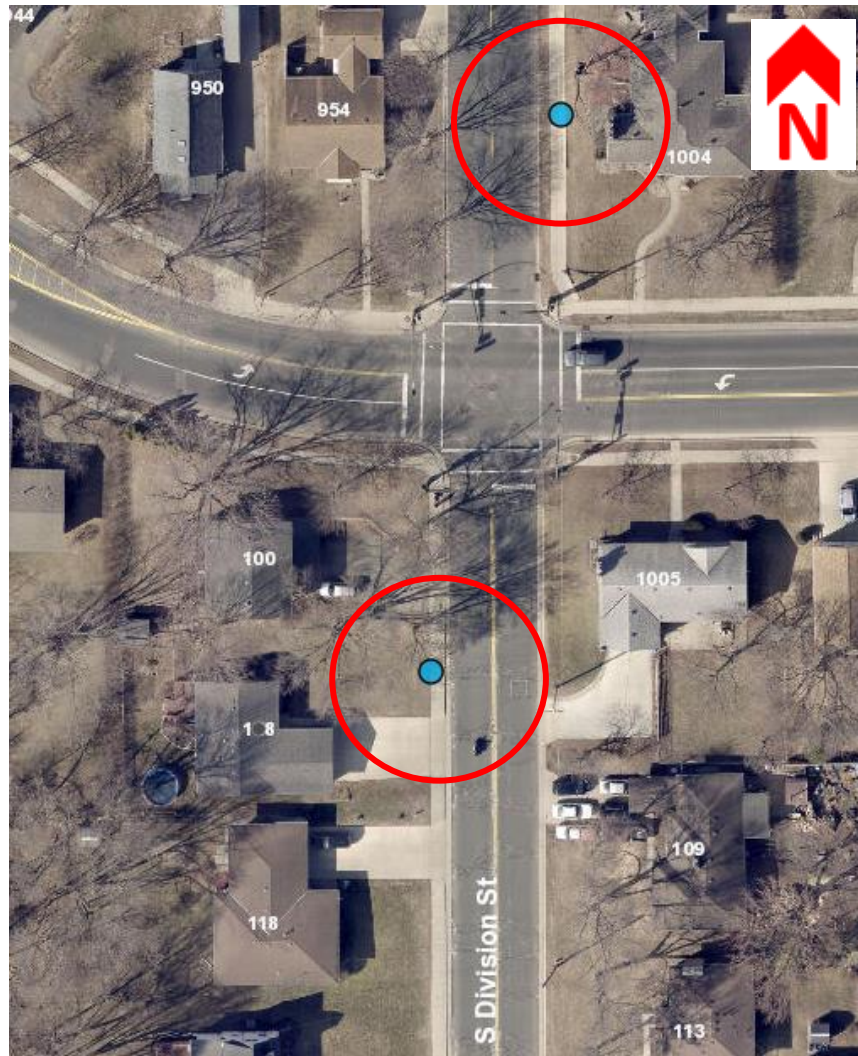
Stop Name: Glenwood Ave & Locust St

APE at Glenwood Ave & Locust St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: S Division St & E Main St, North & Southbound sides

APE at S Division St & E Main St, North & Southbound sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



Stop Name: Dane St & Belle Ave, North & Southbound sides

APE at Dane St & Belle Ave, North & Southbound sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is over 50 years of age and is included in the Resource Inventory Table.



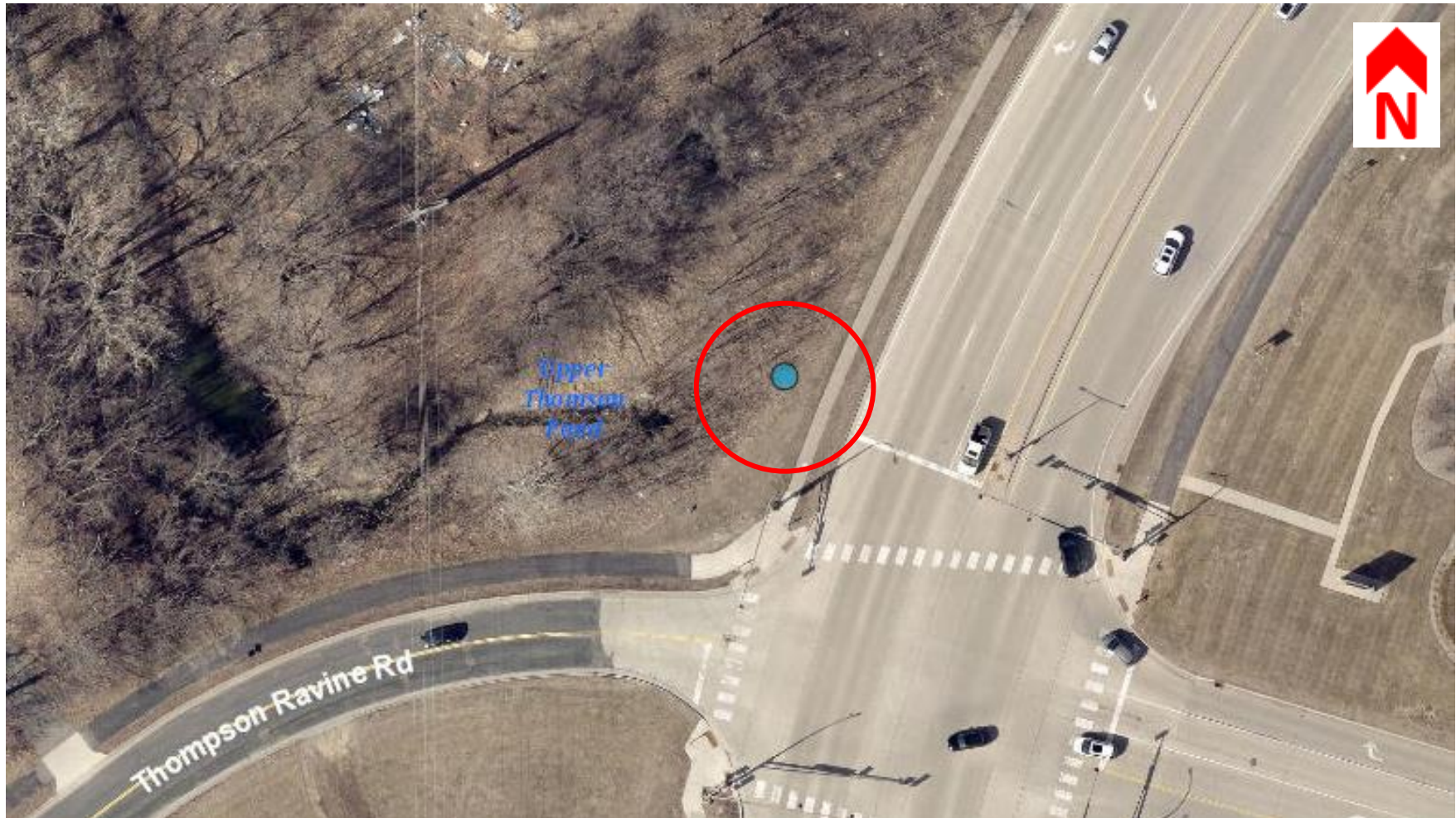
Stop Name: Caledonia St & Long St

APE at Caledonia St & Long St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: N Victory Dr & Thompson Ravine Rd

APE at N Victory Dr & Thompson Ravine Rd stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: N Victory Dr & Hazeltine Rd

APE at N Victory Dr & Hazeltine Rd stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



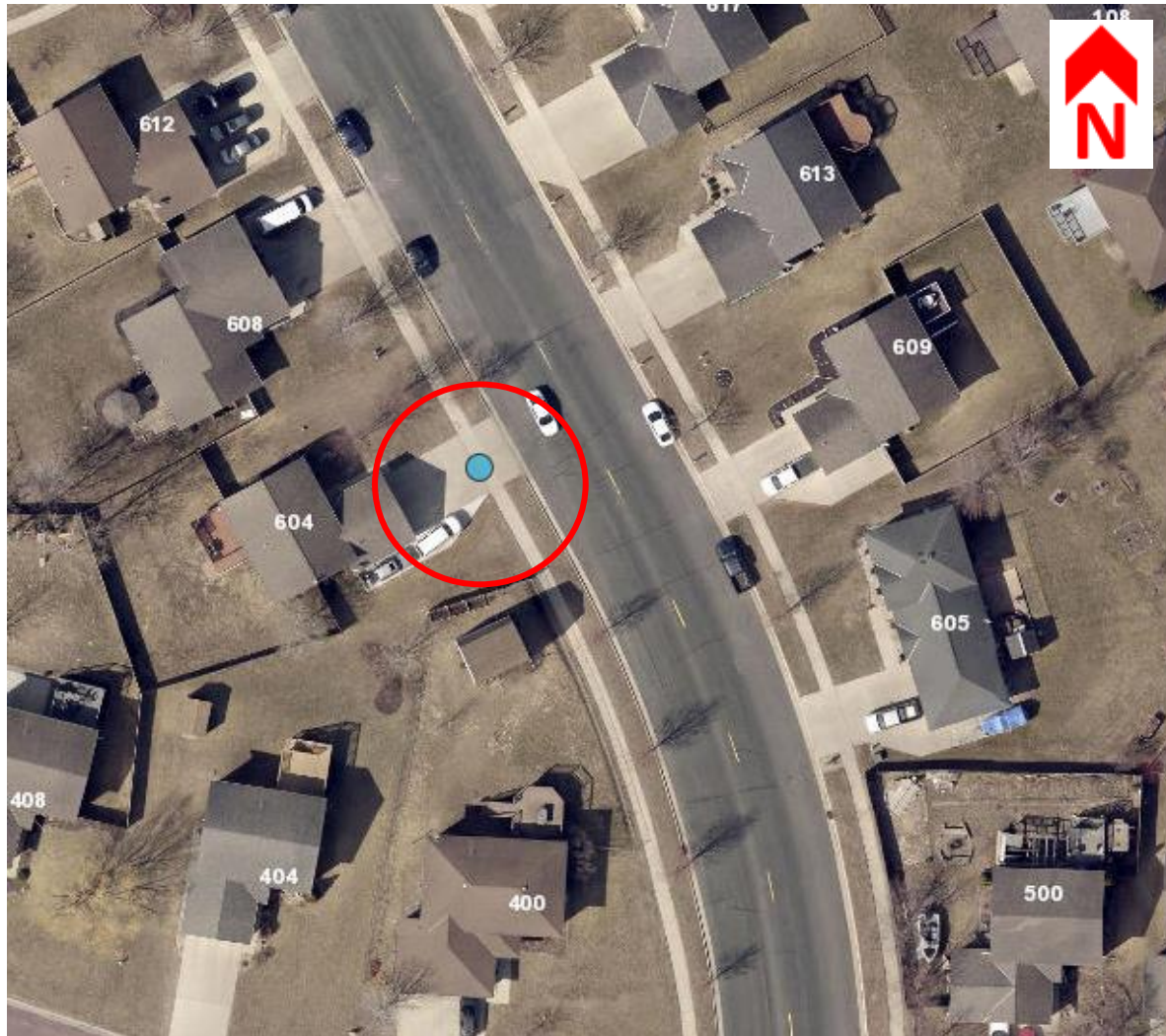
Stop Name: St Andrews Dr & Birkdale Dr (Sherwin-Williams)

APE at St Andrews Dr & Birkdale Dr (Sherwin-Williams) stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: St Andrews Dr & Grayhawk Dr (midblock)

APE at St Andrews Dr & Grayhawk Dr (midblock) stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location. The building within the APE is under 50 years of age.



Stop Name: Augusta Dr & Grayhawk Dr (midblock) Fire Station 2

APE at Augusta Dr & Grayhawk Dr (midblock) Fire Station 2 stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Premier Dr & Fontaine Trl

APE at Premier Dr & Fontaine Trl stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Augusta Dr & N Augusta Ct

APE at Augusta Dr & N Augusta Ct stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



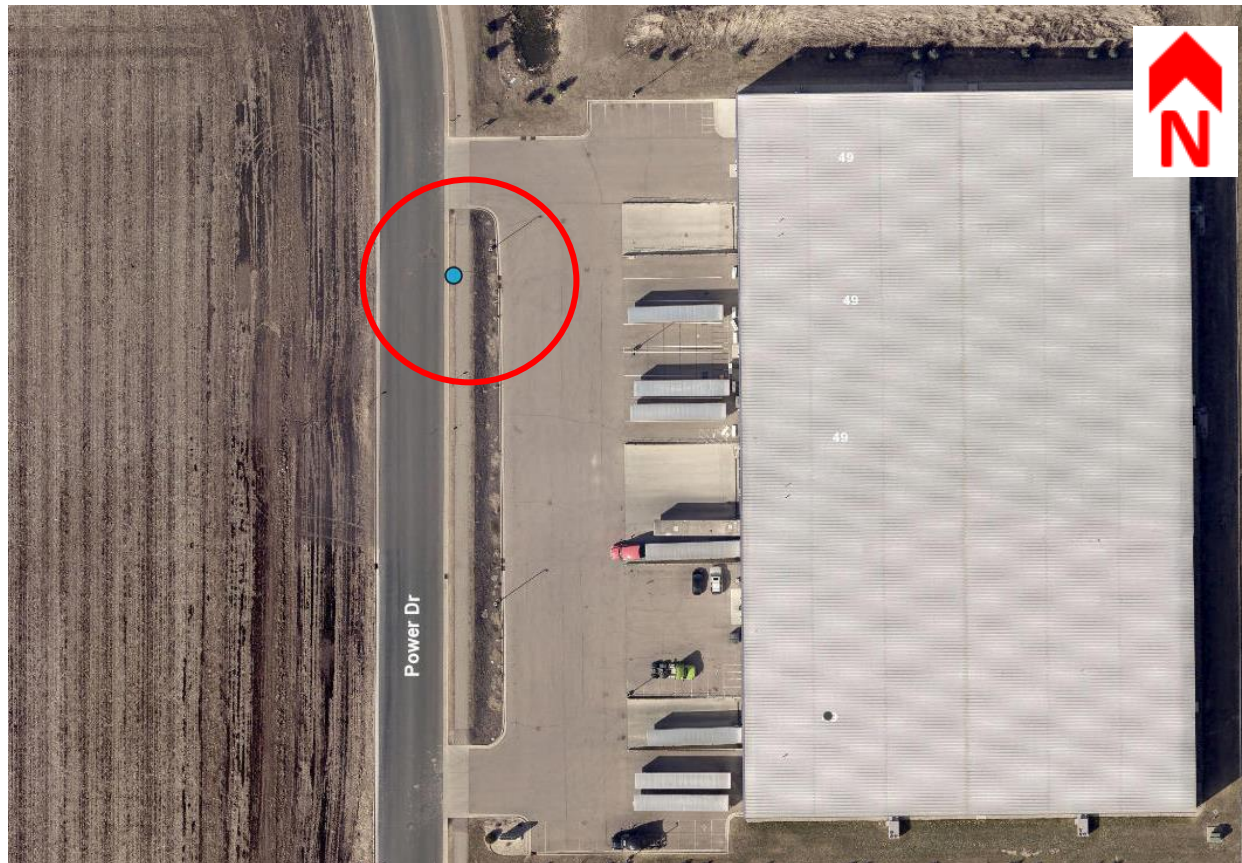
Stop Name: Augusta Dr & Doral Dr

APE at Augusta Dr & Doral Dr stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



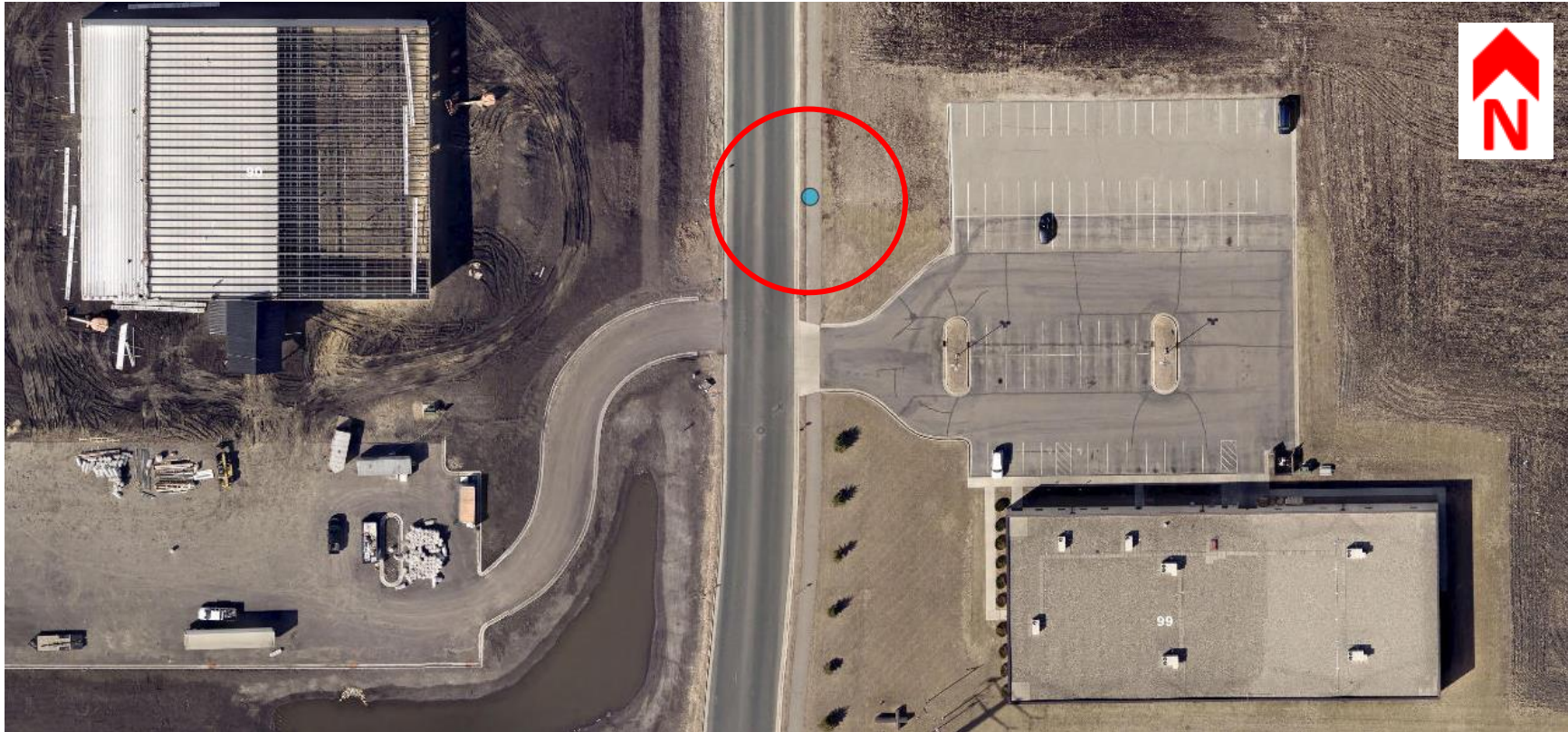
Stop Name: Power Dr & Excel Dr

APE at Power Dr & Excel Dr stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Power Dr & N Victory Dr

APE at Power Dr & N Victory Dr stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Excel Dr & N Victory Dr

APE at Excel Dr & N Victory Dr stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Excel Dr & Premier Dr

APE at Excel Dr & Premier Dr stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



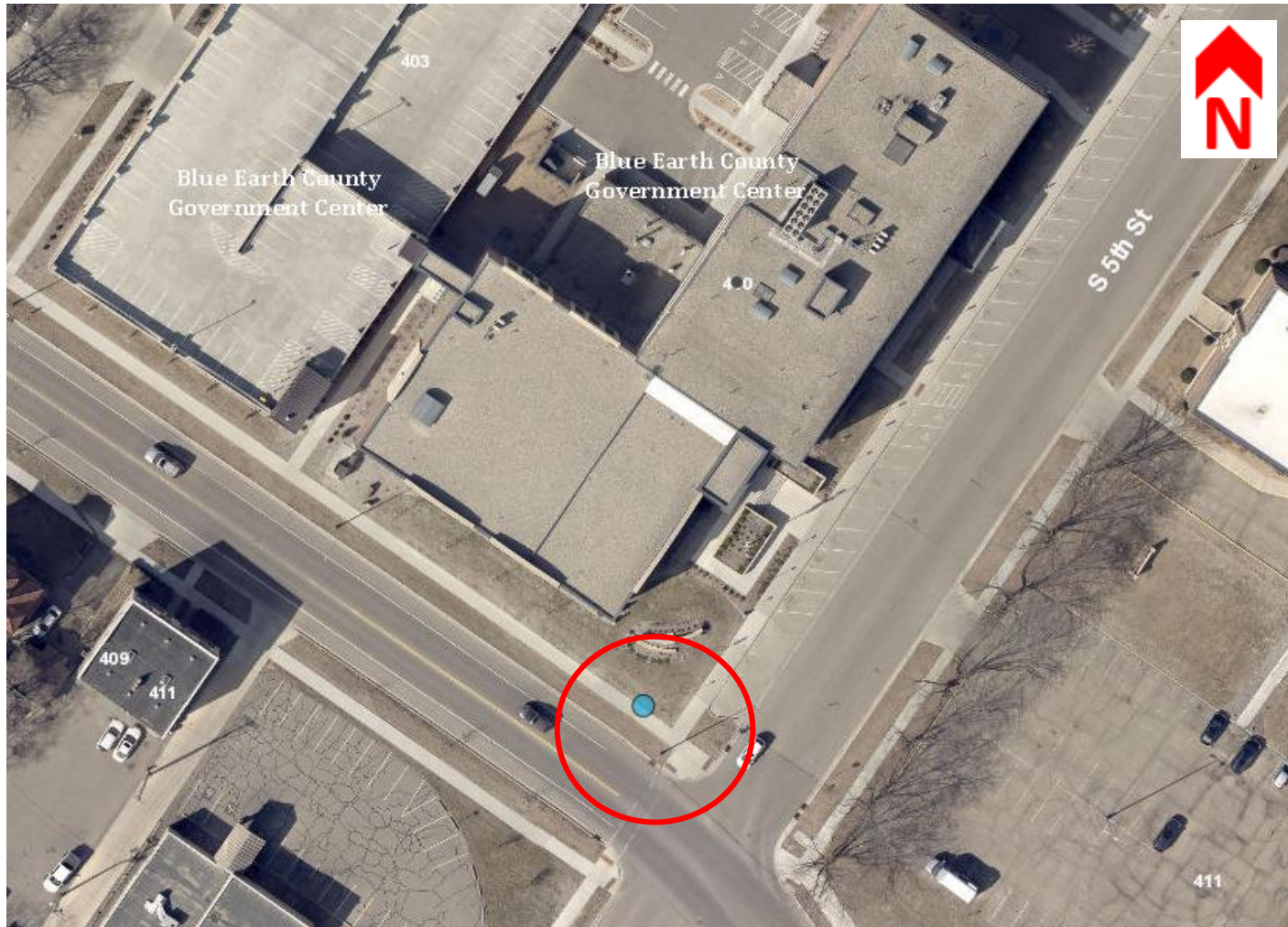
Stop Name: Adams St, between roundabouts

APE at Adams St, between roundabouts stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



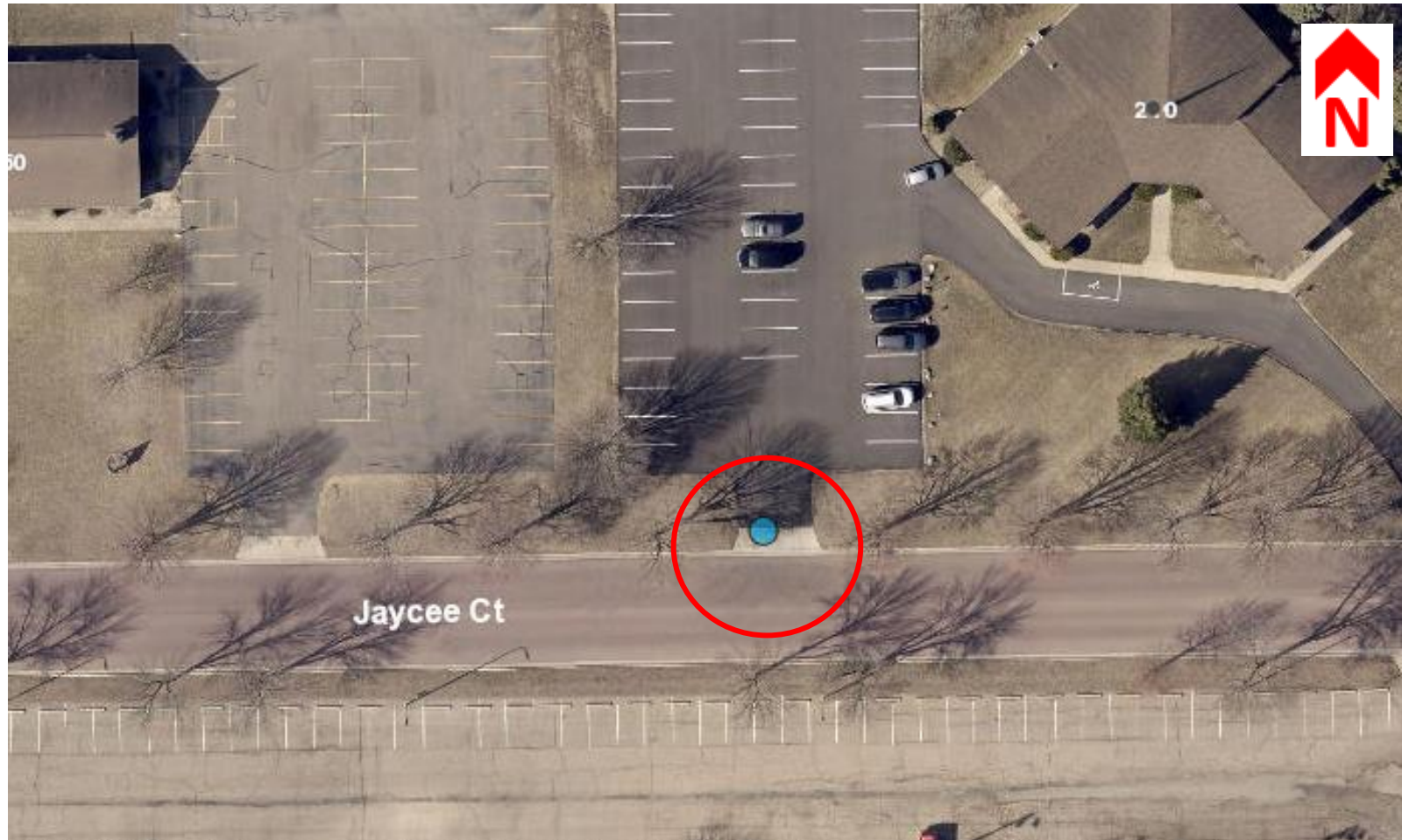
Stop Name: E Cherry St & S 5th St, County Building

APE at E Cherry St & S 5th St, County Building stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



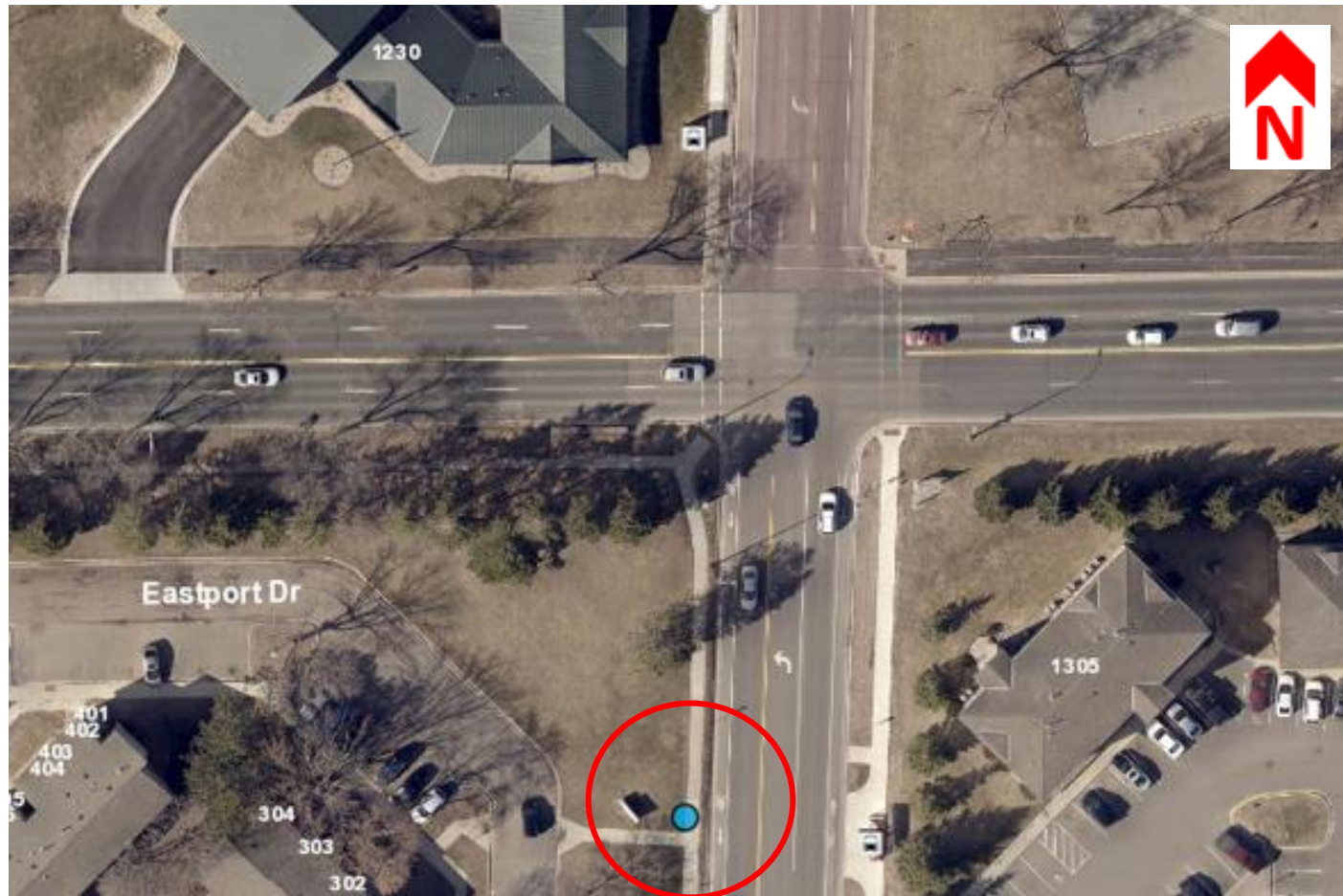
Stop Name: Jaycee Ct, Jaycee Park

APE at Jaycee Ct, Jaycee Park stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



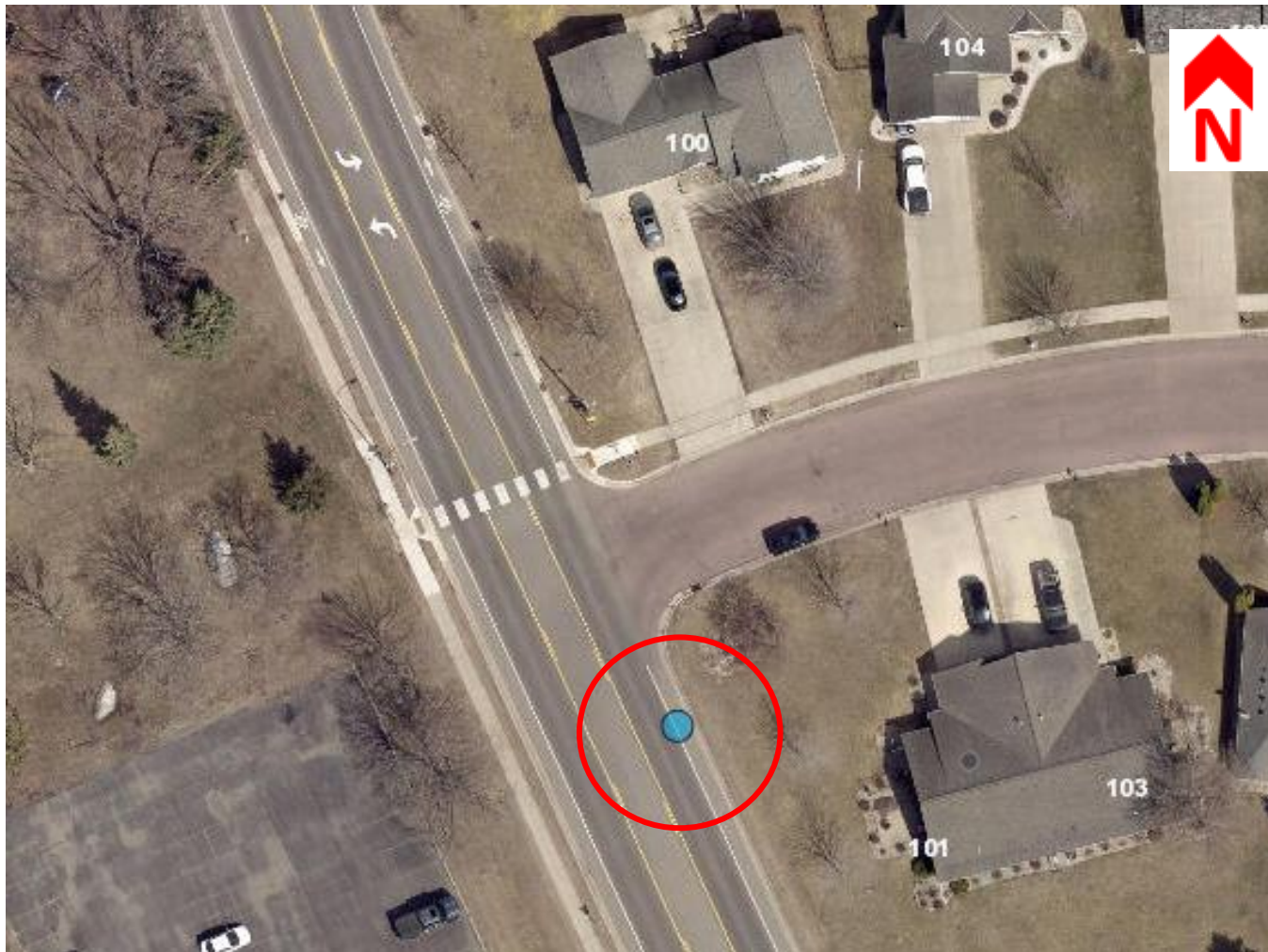
Stop Name: Pohl Rd, Eastport Apartments

APE at Pohl Rd, Eastport Apartments stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Pohl Rd & Cardinal Dr

APE at Pohl Rd & Cardinal Dr stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Pohl Rd & Stadium, Oak Marsh Pond

APE at Pohl Rd & Stadium, Oak Marsh Pond stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



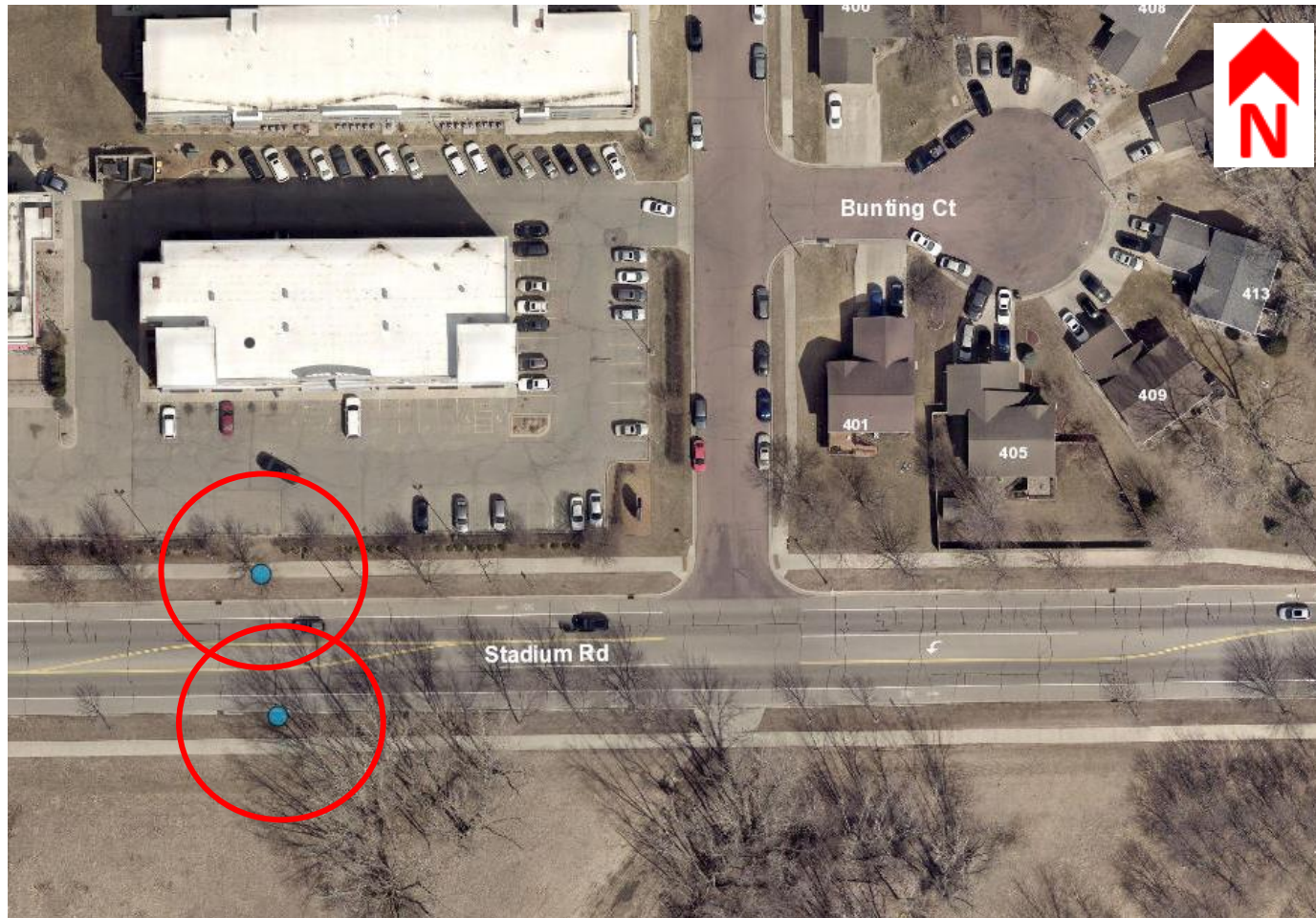
Stop Name: Pohl Rd & Stadium, Stadium Marsh

APE at Pohl Rd & Stadium, Stadium Marsh stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Stadium Rd & Bunting Ln, Near Kwik Trip Stadium Rd, East & Westbound Sides

APE at Stadium Rd & Bunting Ln, Near Kwik Trip Stadium Rd, East & Westbound Sides stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the current stop location.



Stop Name: Heron Dr & Plato St

APE at Heron Dr & Plato St stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the new stop location.



Stop Name: Timberwolf Dr, Rosa Parks Elementary

APE at Timberwolf Dr, Rosa Parks Elementary stop location. Project work at this location is limited to the installation of concrete boarding, Transit Stop signage, and a bench. The APE encompasses a 50-foot buffer around the new stop location. The building within the APE is under 50 years of age.



Stop Name: Timberwolf Dr & Pohl Rd

APE at Timberwolf Dr & Pohl Rd stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the new stop location.



Stop Name: Oak Marsh Dr & Pohl Rd

APE at Oak Marsh Dr & Pohl Rd stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the new stop location.



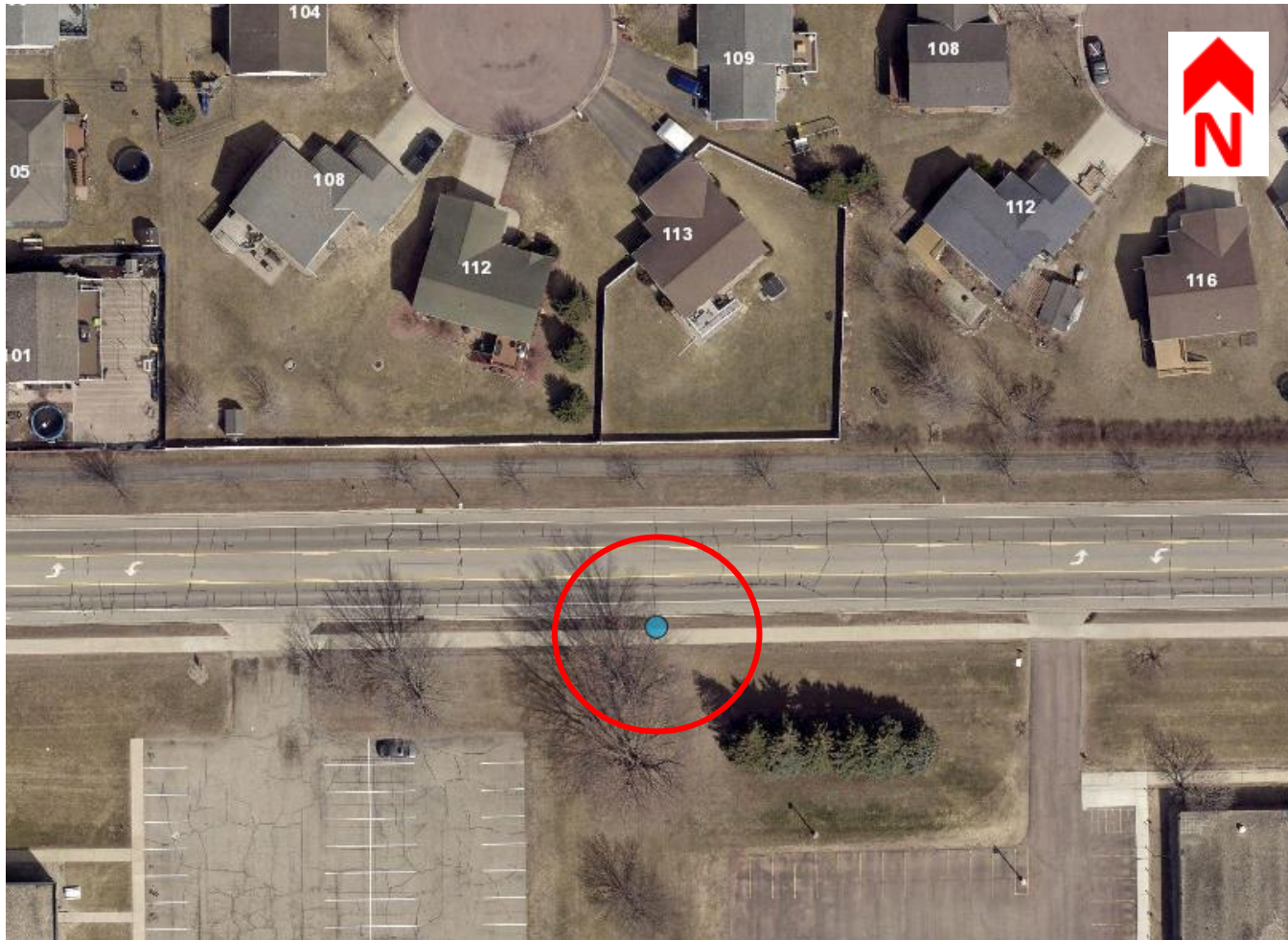
Stop Name: Stadium Rd & Pohl Rd Round About

APE at Stadium Rd & Pohl Rd Round About stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the new stop location.



Stop Name: Stadium Rd (midblock)

APE at Stadium Rd (midblock) stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the new stop location.



Stop Name: Stadium Rd & Swan Ln

APE at Stadium Rd & Swan Ln stop location. Project work at this location is limited to the installation of concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the new stop location. The building within the APE is under 50 years of age.



Stop Name: Balcerzak Dr & Monks Ave - ASA (Unscheduled)

APE at Balcerzak Dr & Monks Ave - ASA (Unscheduled) bus stop location. Project work at this location includes the relocation of the current stop location and addition of a new stop location to encompass east and westbound traffic. This would include installation of Transit Stop signage at both locations. The APE encompasses a 50-foot buffer around the current stop locations and new stop locations. The building within the APE of the current stop location is under 50 years of age.



Stop Name: Stadium Rd & James Ave

APE at Stadium Rd & James Ave stop location. Project work at this location is limited to the installation of truncated dome and sidewalk connectivity. The APE encompasses a 50-foot buffer around the existing stop location.



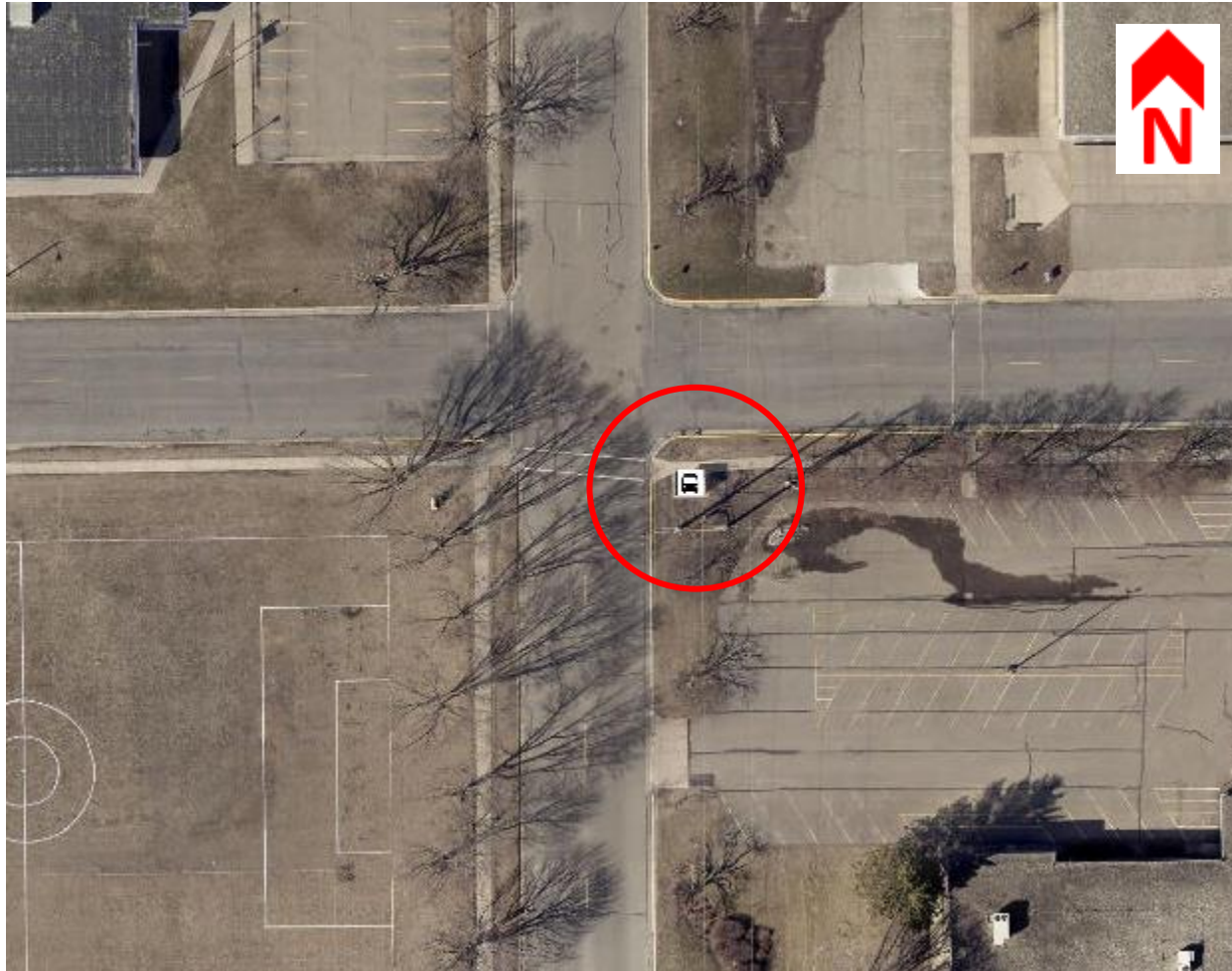
Stop Name: Koppen Gardens

APE at Koppen Gardens stop location. Project work at this location is limited to the installation of a bench and Transit Stop signage. The APE encompasses a 50-foot buffer around the existing stop location.



Stop Name: Tower Blvd & James Dr

APE at Tower Blvd & James Dr stop location. Project work at this location is limited to upgrading the existing. The existing stop location is already equipped with a shelter landing area, so the APE only encompasses a 50-foot buffer around the existing stop location.



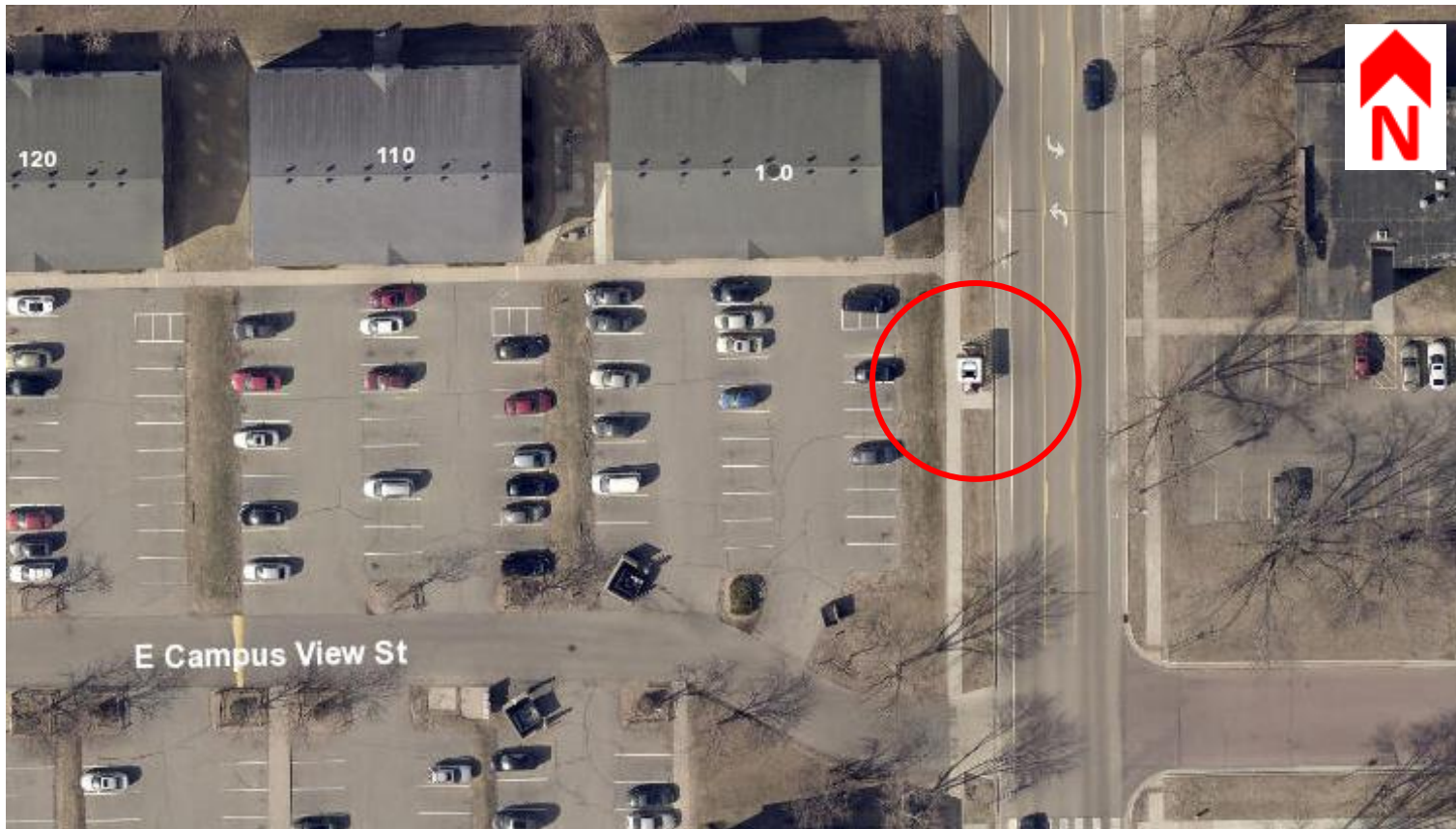
Stop Name: Monks Ave & Bunting Ln

APE at Monks Ave & Bunting Ln stop location. Project work at this location is limited to the installation additional concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the existing stop location.



Stop Name: Monks Ave & E Campus View St

APE at Monks Ave & E Campus View St stop location. Project work at this location is limited to the installation additional concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the existing stop location.



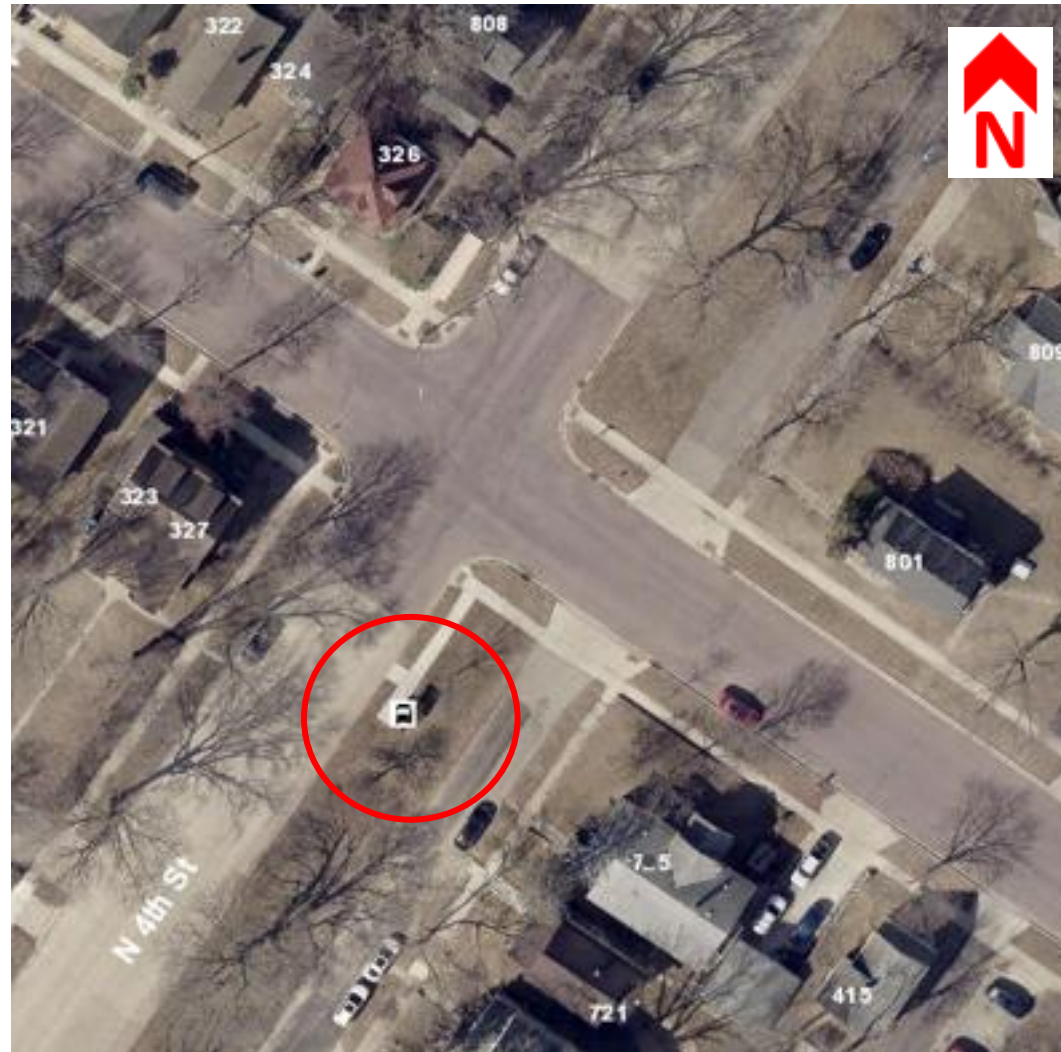
Stop Name: Heron Dr

APE at Heron Dr stop location. Project work at this location is limited to the installation additional concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the existing stop location.



Stop Name: N 4th St & E Vine St (Unscheduled)

APE at N 4th St & E Vine St (Unscheduled) stop location. Project work at this location is limited to the installation additional concrete boarding. The APE encompasses a 50-foot buffer around the existing stop location.



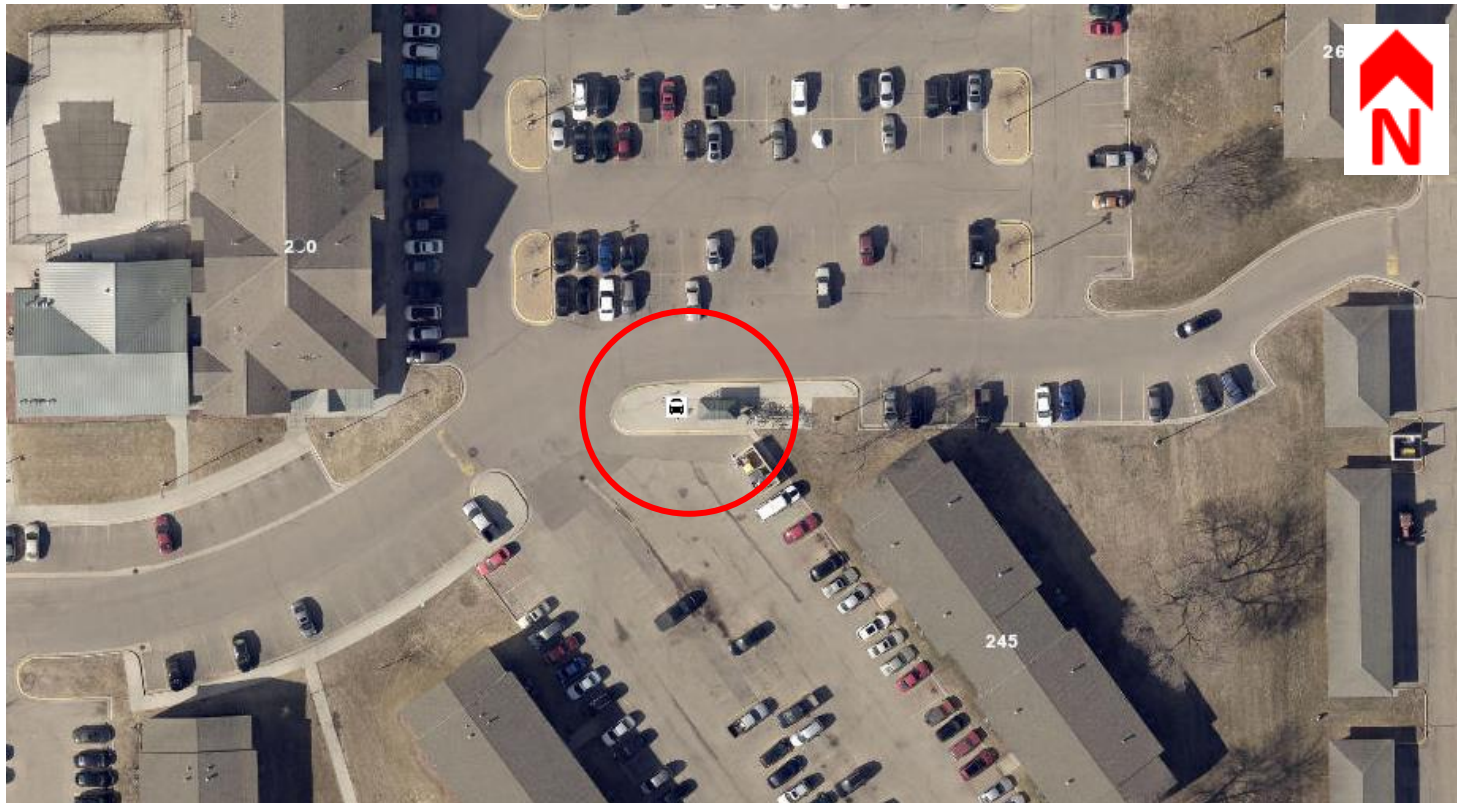
Stop Name: Stoltzman Rd & W Pleasant St

APE at Stoltzman Rd & W Pleasant St stop location. Project work at this location is limited to the installation additional concrete boarding and relocation of Transit Stop signage. The APE encompasses a 50-foot buffer around the existing stop location.



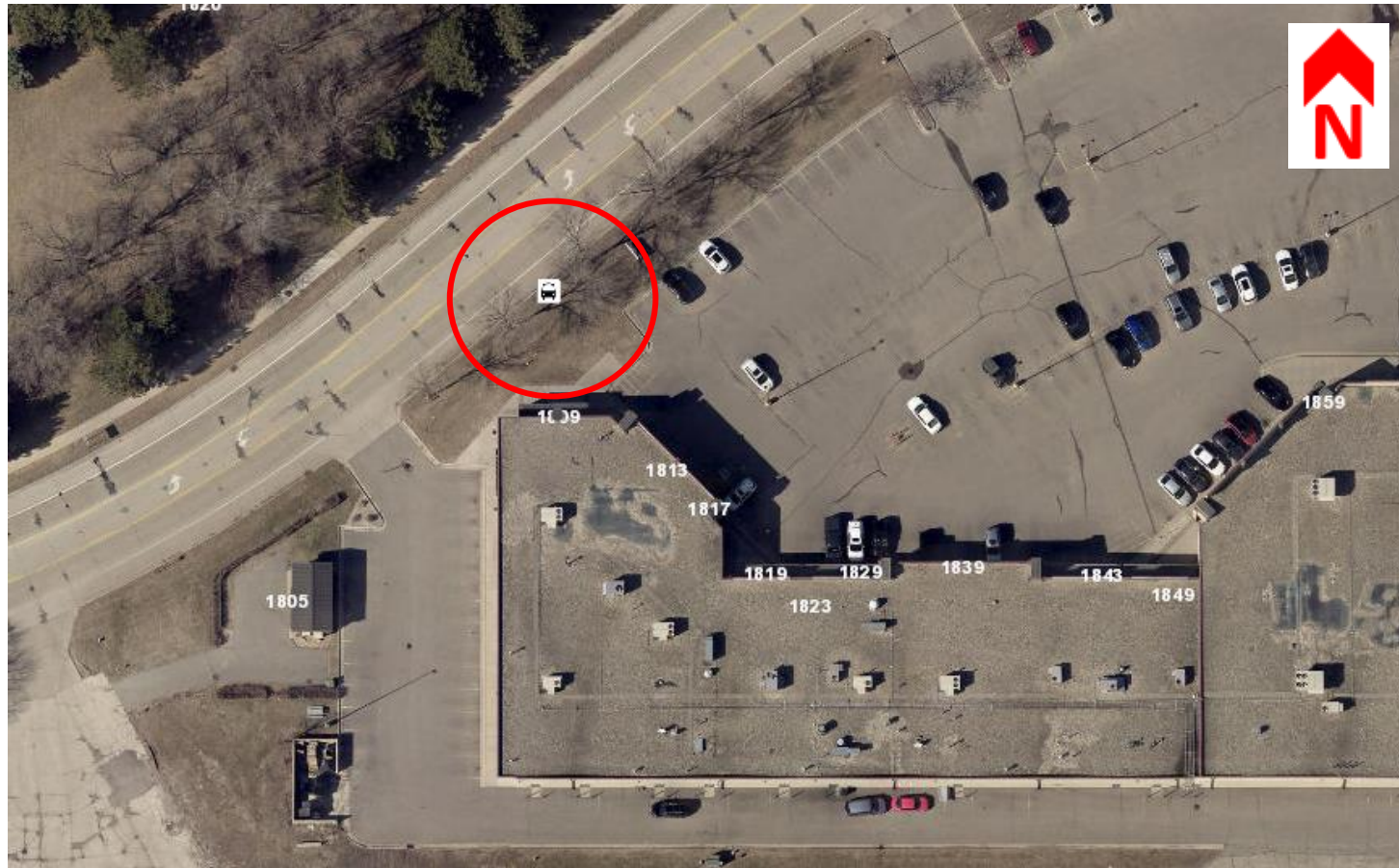
Stop Name: The Grove Apartments – B

APE at The Grove Apartments – B stop location. Project work at this location is limited to the installation of Transit Stop signage. The APE encompasses a 50-foot buffer around the existing stop location.



Stop Name: Occupational Medicine

APE at Occupational Medicine stop location. Project work at this location is limited to the installation of concrete boarding and sidewalk connectivity. The APE encompasses a 50-foot buffer around the existing stop location.



Stop Name: Southwood Flats (Northbound)

APE at Southwood Flats (Northbound) stop location. Project work at this location is limited to installation of concrete boarding and sidewalk connectivity. The APE encompasses a 50-foot buffer around the existing stop location.



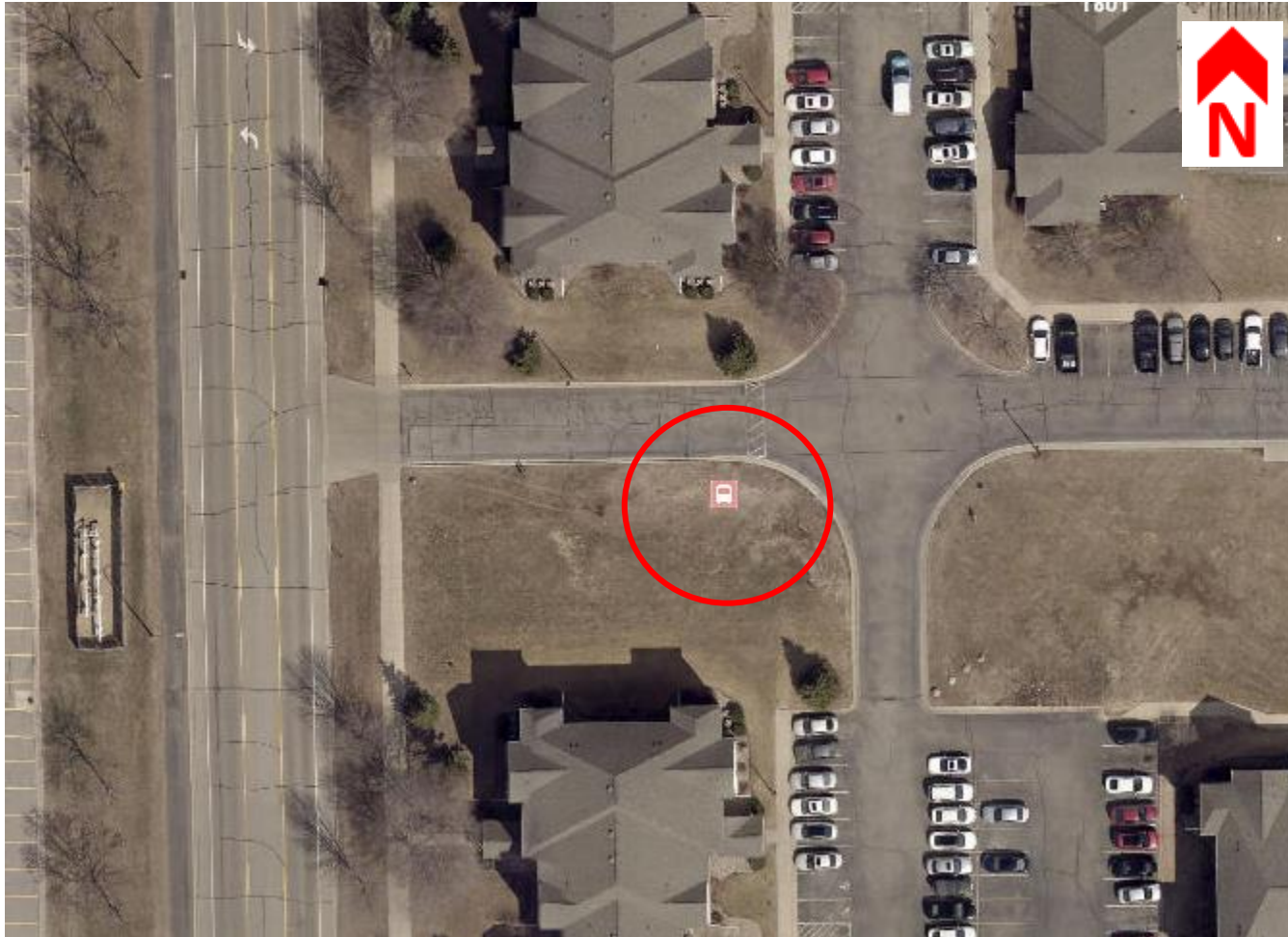
Stop Name: Orness Plaza

APE at Orness Plaza stop location. Project work at this location is limited to installation of additional concrete boarding. The APE encompasses a 50-foot buffer around the existing stop location.



Stop Name: The Summit Apts (Unmarked)

APE at The Summit Apts (Unmarked) stop location. Project work at this location is limited to installation of concrete boarding.
The APE encompasses a 50-foot buffer around the existing stop location.



Stop Name: Bomgaars (Unmarked)

APE at Bomgaars (Unmarked) stop location. Project work at this location is limited to installation concrete boarding and Transit Stop signage. The APE encompasses a 50-foot buffer around the existing stop location.





Mankato Transit System

BUS STOP IMPROVEMENT PROJECT
RESOURCE INVENTORY TABLE



		Mankato Transit System Bus Stop Improvement Project		
Stop Name in Attachment C	Address	Photo	Construction Year	Residential or Commercial
E Elm St & N Broad St APE Page 18	602 N Broad St, Mankato, MN 56001		1886	Residential

Warren St & Malin St (midblock) APE Page 21	1210 Warren St, Mankato, MN 56001		1968	Commercial, Church
Birchwood St & Floral Ave APE Page 24	230 Floral Ave, Mankato, MN 56001		1957	Residential

E Liberty St & S 2nd St APE Page 27	128 E Liberty St, Mankato, MN 56001		1894	Residential
Byron St & S 2nd St APE Page 28	817 S 2nd St, Mankato, MN 56001		1924	Commercial, Apartment

Holly Ln & Sunray Ave, Open Door Health Clinic opposite side APE Page 39	308 Holly Ln, Mankato, MN 56001		1969	Residential
Madison Ave & Swiss St, North & Southbound sides APE Page 52	109 Swiss St, Mankato, MN 56001		1940	Residential

Madison Ave & Swiss St, North & Southbound sides APE Page 52	114 Swiss St, Mankato, MN 56001		1930	Residential
Bellevue Ave & Swiss St, East & Westbound sides APE Page 53	181 Swiss St, Mankato, MN 56001		1946	Residential

N 4th St & E Spring St APE Page 55	328 E Spring St, Mankato, MN 56001		1896	Residential
N 4th St & E Plum St APE Page 56	304 N 4th St, Mankato, MN 56001		1930	Residential

S 2nd St between E Walnut St & E Main St (midblock) APE Page 58	124 E Walnut St, Mankato, MN 56001		1936	Commercial
Warren St & S Broad St (The Episcopal Church) APE Page 59	302 Warren St, Mankato, MN 56001		1965	Commercial, Church

Warren St & S 4th St APE Page 60	604 S 4th St, Mankato, MN 56001		1941	Residential
Warren St & Glenwood Ave APE Page 61	429 Warren St, Mankato, MN 56001		1913	Residential

S Division St & E Main St, North & Southbound sides APE Page 64	1004 E Main St, Mankato, MN 56001		1950	Residential
Dane St & Belle Ave, North & Southbound sides APE Page 65	103 Belle Ave, Mankato, MN 56001		1901	Residential

Meeting Date: October 10, 2024



AGENDA RECOMMENDATION

Agenda Heading:

Item No: XX

Agenda Item:

Resolution – Recommendation to approve the 2025 Bus Stop Improvement Project

Recommendation/Action(s):

Recommend approval of the Resolution.

Summary:

Mankato Transit is taking steps to improve both the compliance with Americans with Disabilities Act requirements and access to the transit system. The 2025 Bus Stop Improvement Project continues the improvements in both areas.

Background:

Mankato Transit System's Bus Stop Improvements Project addresses the disability access for the fixed route transit stops in the urbanized area, such as lack of landing pad space to accommodate extendable/retractable bus ramps, and connection sidewalks. This project systematically addresses the concerns identified in both the 2018 and 2023 Transit Development Plan and 2023 Mankato/North Mankato Area Planning Organization's Americans with Disability Act Transition Plan.

Minnesota Olmstead Plan, which ensures that disabled Minnesotans live full, integrated lives in their chosen community set transportation goals which are supported by the project.

The Bus Stop Improvement Project also addresses the lack of access to the bus system by providing additional stops that are generally 1/4 mile apart or a 5-minute walk. Staff identified additional stops that would add value to the system and improve access. These additional stops are along the fiscally constrained routes identified in the Transit Development Plan.

Each stop location requires approval from the Federal Transit Administration (FTA) and State Historical Preservation Office (SHPO) because of the involvement of federal funds. The bus stops are in the public right of way – sidewalk, curb and gutter, and grass area separating the sidewalk from the street. The SHPO office asks that Transit coordinate with the local Historical Preservation Commission in advance of their review.

Archaeological data from the Mankato Geographic Information System (GIS) tool which includes data from the Minnesota Office of the State Archaeologist (OSA) was analyzed and no known or suspected archaeological resources interconnect with the area of potential effects (APE).

Three bus stops planned for 2nd Street are adjacent to the Lincoln Park Residential Historic District with one on the Lincoln Park side. These stops do not meet the service guidelines for a bench or shelter and will include a bus stop sign, and landing pad space connected to the existing sidewalk.

Historical places data from the Mankato Geographic Information System (GIS) mapping system which includes data from the National Register of Historic Places was analyzed and no sites interconnect with the area of potential effects (APE).

A project of this size will take multiple years to complete. Receiving FTA and SHPO approval is the first step towards improving public transit service to our community.

Attached:

Resolution

RESOLUTION SUPPORTING MANKATO TRANSIT'S 2025 BUS STOP IMPROVEMENT
PROJECT

WHEREAS, the City of Mankato operates a public transit system; and

WHEREAS, regulations in 49 CFR Parts 27, 37, 38, and 39 set specific requirements transit providers must follow to ensure their services, vehicles, and facilities are accessible to and usable by individuals with disabilities.

WHEREAS, the 2025 Bus Stop Improvement Project supports the transportation goals set by the Minnesota Olmstead Plan; and

WHEREAS, if an archaeological or historical site may be impacted by a planned bus stop improvement, the stop will be avoided until enough information is gathered to allow for reasonable recommendations or more detailed work should it be necessary.

NOW THEREFORE BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF MANKATO, MINNESOTA that the locations identified in the 2025 Bus Stop Improvement Project have a land-use history or visual inspection which clearly demonstrates the project area is so extensively disturbed that any archaeological sites would have been destroyed or damaged to the point of retaining sufficient integrity, so the need for a detailed survey can be re-evaluated.

This resolution shall become effective upon passage without further publication.

Adopted this 10th day of October 2024.

Jessica Potter
Heritage Preservation Committee Chair

ATTEST: _____
Bennett Hanson
Committee Secretary

Meeting Date: 10/10/2024

Title

Brownfield Advisory Committee Appointment
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Request

The City of Mankato will be submitting an application to the U.S. Environmental Protection Agency (EPA) for a community-wide brownfield assessment grant to conduct environmental assessments and cleanup planning related to brownfield sites within Mankato. EPA defines a brownfield as, *“a property where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.”* Examples of brownfield sites in Mankato that have redeveloped that utilized EPA community-wide brownfield assessment grant funds include the Silos mixed-use project at 304 N. 2nd street, Studio 5 mixed-use at 507 N. Riverfront Drive, and Axis at 1247 Range Street. As part of the application, the City needs to identify community members who would sit on a brownfield advisory committee should a grant be awarded.

The advisory committee would assist with public outreach to notify the community of the grant and financial assistance and to provide input on identifying and prioritizing brownfield sites to redevelop. In the past, the committee has met 1-2 times per year and the meetings typically are 30 minutes to 1 hour long.
