



AGENDA

**Mankato City Council
Regular Meeting
August 25, 2025 - 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 Minutes of August 11, 2025

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

The public may address the Council on any topic, with the condition that they may not speak on the same item later in the meeting. Speakers are encouraged to register with the City Clerk prior to the start of the meeting, and are limited to three minutes.

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 Proclamation designating September 2025, as Celebrate Recovery Month in the City of Mankato.
- B. Motion approving Proclamation designating September 4-7, 2025 as Mankato Pride Celebration Days in the City of Mankato.
- C. Motion approving Opioid Remediation Grant to the Travis James Gustavson Foundation for a poster board that provides awareness, education, and serves as a resource for opioid use and addiction.

- D. Motion approving application for an On-sale Intoxicating and Sunday Liquor for Tako Kato, Inc. DBA Tako Kato, 302 Stadium Road.
- E. Resolution rescinding and replacing R-2021-0913-194 related to Operational Policies and Guidelines, as approved in conjunction with the Council Handbook.
- F. Resolution approving the Final Plat of BCA Southern Regional Office and Laboratory Subdivision. The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision; by request of Leo A. Daly, with permission of the property owner.
- G. Motion approving change orders for All Seasons Arena.
- H. Resolution authorizing the City Manager to execute the grant application for the Mighty Ducks grant for All Seasons Arena.
- I. Resolution considering bids on Capital Improvement Project 11031; Public Safety Center Apparatus Bay Door Replacement.
- J. Motion approving a License to Encroach for 830 North Broad Street.
- K. Resolution considering bids on Improvement Project 11188; Bassett Drive Extension.
- L. Resolution authorizing the City Manager to enter into an agreement with ISG and Braun Intertec to provide construction engineering services for the Bassett Drive Extension; Improvement Project 11188.
- M. Set September 8, 2025, as the date of public hearing on an Ordinance amending Business and Licensing related to Registration of Cannabis Retailers.
- N. Set September 8, 2025, as the date of public hearing to review an ordinance allowing apartments as a conditional use in the B-3, Highway Business District and performance standards for the proposed ordinance amendment.
- O. Set September 8, 2025, as the date of public hearing to review an ordinance reducing parking requirements for multiple-family dwellings from 2 parking spaces to 1.5 parking spaces per unit.
- P. Resolution authorizing City Manager to Accept Donation.

6. **Council Business**

7. **Reports and Miscellaneous Business**

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

Regular Council Meeting, September 8, 2025, 6 p.m., Mankato Room (with EDA to follow if needed)

Council Community Investment Plan Bus Tour, September 18, 2025, 5 p.m.

Regular Council Meeting, September 22, 2025, 6 p.m., Mankato Room (with Work Session to follow)

Community Investment Plan Open House, September 25, 2025, 6 p.m. to 8 p.m., Mankato Room

8. **Adjournment**

City Council Regular Meeting

Meeting Date: 08/25/2025

Title: Minutes

Submitted By: Renae Kopischke, City Clerk

Agenda Item:

Regular Meeting Minutes of August 11, 2025

Attachments

Minutes



MINUTES

Mankato City Council
Regular Meeting
August 11, 2025 - 6 p.m.
IGC - Mankato Room

1. Call Meeting to Order

Roll Call

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

Members Excused: Kevin Mettler.

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

Pledge of Allegiance

2. Approval of Agenda

Ms. Hatanpa moved and Ms. Melby-Kelley 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 July 28, 2025, as written. The motion carried unanimously.

4. Public Open Forum (15 Minutes)

No one spoke.

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 pulled 5.E. Ms. Hatanpa moved and Mr. Laven seconded a motion to approve the Consent Calendar as amended. With all members voting in favor, the motion carried.

- A. Motion approving Proclamation designating August 31, 2025, as International Overdose Awareness Day in the City of Mankato.
- B. Motion approving Proclamation designating August 21, 2025, as Fentanyl Poisoning Awareness and Prevention Day in the City of Mankato.
- C. Motion approving the donation of Tourtellotte Pool day passes to the Mount Olive Charger Challenge fundraiser.
- D. Resolution authorizing application for Flood Hazard Mitigation Grant Funds.
- E. Motion approving change orders for All Seasons Arena.

Ms. Hatanpa inquired about the status of the project and completion. Ms. Arntz replied that the work was near complete with a lot of finishing items underway, including the exterior.

Ms. Hatanpa moved and Mr. Dieken seconded a motion to approve the change orders for All Seasons Arena. The motion carried unanimously.

- F. Resolution accepting Minnesota Department of Employment and Economic Development (DEED) cleanup grant and authorizing the City Manager to execute a cleanup grant agreement and subrecipient agreement for a supportive housing project (751 Poplar Street).
- G. Resolution approving a Sidewalk License and Maintenance Agreement (418 West 7th Street).
- H. Resolution authorizing the purchase of seven Class 400 Low Floor Medium Duty Replacement Buses.

- I. Motion canceling August 11, 2025, as the date of public hearing for consideration of a variance from Mankato City Code, Chapter 10, Article VII, Division 4, Sec.10-1033, and for a variance from Chapter 10, Article X, Division 8, Sec. 10-1740 (125 Kingswood Drive); by request of Malterer Mechanical.
- J. Set September 8, 2025, as the date of the public hearing to review the rezoning of the subject properties from M-1, Light Industrial, to R-3, Limited Multiple Dwelling and for a variance to reduce the rear setback to 25 feet in the R-3, Limited Multiple-Family Dwelling District (1416, 1420, and 1430 2nd Avenue); by request of Wrestling Brotherhood.
- K. Set September 8, 2025, as the date of the public hearing to review the rezoning of the subject property from Agriculture Transition to M-1, Light Industrial; Final Plat review of The Station Subdivision; a Planned Unit Development to allow the development and operation of commercial condos; for a Conditional Use Permit to allow a display area and retail sales in a warehouse space; and for the annexation of said parcel (R430903200005); by request of AJK Mankato Holdings LLC.
- L. Set September 8, 2025, as the date of the public hearing for the Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) program.

6. **Planning Commission**

- A. Mr. Konz stated that the applicant is requesting preliminary and final plat review of Hillside Church Addition, which is a one-lot, one-block subdivision with the remnant portion of the property being retained as an outlot. He noted that Lot 1 encompasses 7.74 acres and is the location of the existing church and parking lot. He added that Outlot A encompasses 3.213 acres and does not have a proposed development at this time. He indicated that the applicant needs to plan accordingly for the development of the Outlot as there may be limitations to the ability to provide sanitary sewer service to the site without connecting through Lot 1, Block 1, Hillside Church Addition.

Mr. Dieken moved and Mr. McLaughlin seconded a motion to approve the Resolution approving the Final Plat of Hillside Church Addition. The motion carried unanimously.

- B. Mr. Konz reported that Larry Krmpotich, owner of 208 Mayan Way, is requesting a conditional use permit to allow the installation of a retaining wall in an area containing slopes equal to or exceeding 17.6 percent (Lot 3, Block 1, Mayan Way Subdivision Phase 3).

Mr. Konz explained that per the City Code, Chapter 10, Article X, Division 2, Section 10-1499, a conditional use permit is required for all cut, fill, and development activities proposed on slopes that meet or exceed a 17.6 percent grade, and also stipulates that improvements in such areas must be designed and signed by a registered engineer.

Mr. Konz summarized that the existing conditions on the site include an established retaining wall on the easterly portion of the property, landscaping blocks in the rear yard, and two drain tile lines that direct water from the main structure to a ravine area located on-site. He noted that the applicant has indicated that this sloped ravine area is subject to erosion, and that the proposed improvements are intended to mitigate ongoing concerns related to site stability.

Mr. Konz explained that the proposed retaining wall spans nearly the full width of the property, extending from west to east and connecting to the existing wall located on the east side of the parcel. He indicated that the engineering plans include corrected property line data; thus, staff recommend that, prior to commencement of any work, the property lines be verified and staked by a licensed surveyor. He stated that as with fences, retaining walls may be placed up to the property line but not on or over it. He noted that in the event that temporary or permanent encroachment onto an adjacent parcel is necessary to complete the work, staff recommend that the applicant obtain written authorization from the adjoining property owner prior to any construction activity.

Mr. Konz indicated that drainage improvements are also proposed, which include the installation of a drain tile system running parallel to the retaining wall, as well as four-inch PVC outlets through the wall. He mentioned that three existing drain tile lines in the backyard will be reconstructed and tied into the new system behind the retaining wall. He stated that staff recommend a condition requiring that all drainage from the site be directed to an outlet at the base of the ravine or an established watercourse which is intended to minimize the risk of erosion that could result from outlets discharging mid-slope. He concluded that erosion and sediment control measures are identified in the plans, including the installation of a silt fence along the ravine and slope area.

Ms. Hatanpa moved and Mr. Laven seconded a motion to approve the Resolution approving a Conditional Use Permit to allow the installation of a retaining wall in an area having a slope equal to or in excess of 17.6 percent (208 Mayan Way). The motion carried unanimously.

7. Council Business

- A. Ms. Arntz indicated that the council chambers was created from underutilized space in the former Mankato Place Mall atrium in 2012 after relocating out of the original chambers in the Intergovernmental Center. She stated that the current configuration has public seating for 76 individuals, a media table, a dedicated staff table with seating for six, a public presentation table with seating for four, and a council table with seating for the seven elected officials and three staff members. She added that the room also functions as a conference room when not configured as the council chambers and can accommodate 10 round tables and seating for 50 individuals.

Ms. Arntz touched on the limitations of the existing configuration, which includes mobile furniture for when the space is utilized as a conference room; however, each time the room is moved around, the technology and electrical connections receive unnecessary additional wear and tear. She noted that other limitations include: lack of ADA openers on the public entrances; confusing flow for the public into the room through multiple vestibules; security with the location of the public entrance; and the inability to provide council members with adequate monitors for presentations, as currently some council members choose to turn around to the screens behind them.

Ms. Arntz stated that improvements include the construction of a raised council dais on the north end of the room which will change the orientation and rotate the room 90 degrees counterclockwise. She mentioned that the public entrance will be relocated to the location of the existing staff table, and all public doors will receive automatic openers, including the restroom hallway door. She indicated that a new, non-public door will be added that provides access for authorized persons to the Intergovernmental Center, and a new public presentation podium will be constructed, including two seated positions and a podium. She noted that the permanence of the cabinet will allow for the installation of technological connections but also the addition of a large monitor on the front to allow the council members to view the presentation material without having to redirect their attention away from the presenters. She summarized the estimated costs and funding sources for the project and stated that the improvements were being proposed from December 2025 through January 2026.

Mr. McLaughlin noted that the proposed changes have been discussed for several years and were not something that just happened recently, as the improvements are much-needed for numerous reasons as mentioned in the report.

Mr. Laven moved and Mr. Dieken seconded a motion to approve the Resolution accepting feasibility report and ordering project for Capital Improvement Number 11201; Council Chamber Reconfiguration. The motion carried unanimously.

8. **Reports and Miscellaneous Business**

Mayor Massad thanked the staff for organizing and attending Night to Unite.

The following dates were noted: September 18 – Council Community Investment Plan (CIP) Bus Tour 5 p.m.; and September 25 – CIP Public Open House (Council Chambers 6 p.m. to 8 p.m.)

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

Regular Council Meeting, August 25, 2025, 6 p.m., Mankato Room (with Work Session to follow)

Regular Council Meeting, September 8, 2025, 6 p.m., Mankato Room (with EDA to follow if needed)

Regular Council Meeting, September 22, 2025, 6 p.m., Mankato Room (with Work Session to follow)

9. **Adjournment**

There being no further business, Ms. Hatanpa moved and Mr. Laven seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:22 p.m.

Minutes Approved.

Mayor Massad

ATTEST:

Renae Kopischke
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

5. A.

Meeting Date: 08/25/2025

Agenda Item:

Motion approving Proclamation designating September 2025, as Celebrate Recovery Month in the City of Mankato.

Recommendation/Action(s):

Motion approving proclamation.

Summary:

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

Attachments

Proclamation

PROCLAMATION

WHEREAS, Beyond Brink is a local recovery community organization; and

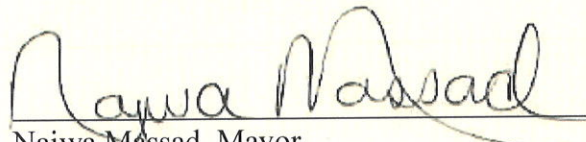
WHEREAS, on September 27, 2025, Beyond Brink will hold their 8th Annual Walk for Recovery; and

WHEREAS, this community event is to celebrate the success of those living in recovery, to bring awareness and advocacy to the community; thus, beginning to build unity, offer support and hope, reduce stigma and to demonstrate living proof that recovery is real, and it works.

NOW, THEREFORE, I, Najwa Massad, Mayor of Mankato, do hereby proclaim September 2025, as

CELEBRATE RECOVERY MONTH IN MANKATO

IN WITNESS WHEREOF, I have hereunto signed my name and caused the seal of the City of Mankato to be affixed this 25th day of August 2025.


Najwa Massad, Mayor





AGENDA RECOMMENDATION

City Council Regular Meeting

5. B.

Meeting Date: 08/25/2025

Agenda Item:

Motion approving Proclamation designating September 4-7, 2025 as Mankato Pride Celebration Days in the City of Mankato.

Recommendation/Action(s):

Motion approving proclamation.

Summary:

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

Attachments

Proclamation

PROCLAMATION

WHEREAS, Mankato is a city richly endowed with a great diversity of people, cultures, lifestyles and languages; and

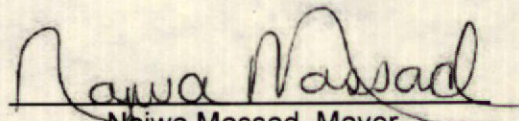
WHEREAS, the strength of our community must be based upon participation without prejudice of all people; and

WHEREAS, our City is committed to being inclusive and welcoming of all and knows that we are enriched by the contributions the LGBTQIA+ community has and continues to make.

NOW, THEREFORE, I, Najwa Massad, Mayor of Mankato, Minnesota do hereby proclaim September 4-7, 2025, as Mankato Pride Celebration Days in the City of Mankato.

IN WITNESS WHEREOF, I have hereunto signed my name and caused the seal of the City of Mankato to be affixed this 25th day of August 2025.




Najwa Massad, Mayor



AGENDA RECOMMENDATION

City Council Regular Meeting

5. C.

Meeting Date: 08/25/2025

Agenda Item:

Motion approving Opioid Remediation Grant to the Travis James Gustavson Foundation for a poster board that provides awareness, education, and serves as a resource for opioid use and addiction.

Recommendation/Action(s):

Motion approving grant.

Summary:

The City received an Opioid Remediation Grant application from the Travis James Gustavson Foundation requesting \$13,000 in support of the continuation of a billboard that provides awareness, education, and serves as a resource for opioid use and addiction. The focus is to help spread the awareness of illicit substances in the community, in addition to starting conversations in hopes of curbing the stigma and helping people understand that substance-use disorder is a disease. Some resources will also be included.

As you recall, a grant was applied for and received in September 2024 in the amount of \$23,200, which included the cost of producing and displaying two billboards, one on Madison Avenue and one on Victory Drive. The current request is for the billboard on Madison Avenue and 4th Street to remain for another year as it has received many positive comments and feedback, and it is felt that the message is still pertinent.

Per the grant guidelines, the request falls under G. relating to preventing the misuse of opioids, which supports efforts to discourage or prevent the misuse of opioids through evidence-based or evidence-informed programs or strategies.

A grant review panel consisting of three staff members reviewed the application and recommended approval of the grant allocation.



AGENDA RECOMMENDATION

City Council Regular Meeting

5. D.

Meeting Date: 08/25/2025

Agenda Item:

Motion approving application for an On-sale Intoxicating and Sunday Liquor for Tako Kato, Inc. DBA Tako Kato, 302 Stadium Road.

Recommendation/Action(s):

Motion approving application.

Summary:

An application has been submitted by Moises Diaz Perez as owner of Tako Kato, Inc., DBA Tako Kato, 302 Stadium Road, for an on-sale intoxicating (Class N) and Sunday Liquor license.

Taxes are current for the premise. A certificate of liability insurance has been provided, and a liquor license-holder agreement has been negotiated between the applicant and Public Safety.

A background investigation of all persons and premises named in the application reveals nothing that would preclude the issuance of this license. License fees of \$4,300 and an investigation fee of \$500 will be sent for deposit into the city's general fund.



AGENDA RECOMMENDATION

City Council Regular Meeting

5. E.

Meeting Date: 08/25/2025

Agenda Item:

Resolution rescinding and replacing R-2021-0913-194 related to Operational Policies and Guidelines, as approved in conjunction with the Council Handbook.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The City Council recently added a section to the Council Handbook regarding Rules of Decorum for City Council and Commission meetings and, per the City Code, Chapter 2, operational policies and guidelines shall be established by Resolution. With this, the updates are referenced and included in the attached resolution that replaces R-2021-0913-194, and are summarized below.

Appendix I, for the purpose of City Council Meetings, changes the title of the City Manager's Report to Council Business, merging Reports and Miscellaneous Business (where Council and/or staff can provide updates on projects, committees, conference attendance, or other matters).

The Public Comment Section remains 15 minutes, 3 minutes per speaker. Speakers are encouraged to register to speak with the City Clerk, and the Council does not discuss items under this topic, with questions being directed to the City Clerk. The Mayor will call people up to speak. Removal of the provision that the public is only allowed to speak on non-agenda items, allowing for greater participation by the public.

Appendix II: Rules of Decorum. Rules are outlined for the meeting and provide guidance on what the presiding officer may do to maintain order during a meeting. These rules include a provision where a party may be removed from the meeting and provide for the way the City Council will handle a situation where decorum may not be restored, and the meeting is shifted to a hybrid meeting.

Attachments

Resolution

Council Handbook - Appendix I & II

Resolution R-2021-0913-194

**RESOLUTION RESCINDING AND REPLACING R-2021-0913-194 CREATING
UPDATED COUNCIL OPERATIONAL POLICIES
AND GUIDELINES**

WHEREAS, Mankato City Code, Chapter 2, requires that City Council operational policies and guidelines shall be established by Resolution; and

WHEREAS, on July 28, 2025, the Council made updates to the City Council Handbook related to Appendix I related to the Order of Business and the Public Open Forum, and to Appendix II adding Rules of Decorum; and

WHEREAS, this Resolution rescinds and replaces Resolution R-2021-0913-194.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that the attached Appendix I and Appendix II from the Council Handbook be and hereby are adopted.

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

Dated this 25th day of August 2025.

Najwa Massad
Mayor

Attest: _____
Renaë Kopischke, MMC
City Clerk

Appendix I

Meeting Procedures

- A. Meetings of the City Council are where the business of the City is conducted and vital decisions for the City's future are made. The main objective of the City Council in the proper conduct of its meetings is to ensure the public's business is conducted in an efficient manner with full opportunity for members of the City Council to communicate their thoughts and have discussions on the agenda items before a decision is made. The Open Meeting Law requires that City Council meetings be open to the public but does not require the City to offer opportunities for public comment other than required public hearings. The City of Mankato recognizes that meetings represent a forum where public can address Council as a whole. As a result, Council allows public the opportunity to share comments on subjects relevant to city government, its policies, operations or service and for the limited purposes provided in the publicly noticed meeting agenda outlined in the Meeting Procedures below.

Order of Business

The Mayor presides over Council meetings. The at-large Council Member (also known as the president) performs leadership duties if the Mayor is absent. Council meetings begin promptly and are held in the following order:

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Appearances, Recognition, and Proclamations
6. Public Open Forum
7. Consent Calendar
8. Public Hearings/Ordinances/Variances
9. Planning Commission
10. Licenses
11. Council Business
12. Reports and Miscellaneous Business
13. Adjournment

Call to order—presiding officer

The Mayor (or at-large Council Member) calls the meeting to order. If the Mayor arrives after the meeting has begun, the Mayor resumes duties once business on a particular topic has been concluded. At any meeting where the Mayor and the at-large Council Member are not present; the Council appoints the most senior Council Member to preside at the meeting.

Roll Call

Council Members' names (present and absent) are called before a meeting starts. After roll call, those in attendance recite the "Pledge of Allegiance."

Approval of the Agenda

All official Council meetings are open to the public and the media in accordance with Minnesota’s open meeting law. Agenda approval makes it official.

Approval of the Minutes

Minutes approval makes it the official meeting record. It’s recommended to read the minutes for accuracy prior to the meeting and make any changes before Council approval.

Appearances, Recognition, and Proclamations

The public may make requests in advance to appear before the Council. These requests are typically up to 10 minutes long and held after roll call. Topics vary based on what the person or group wants to present. Examples include the recognition of photo contest winners, or discussion about a City item, such as a park statue. In addition, this section awards, recognizes, and honors via a formal proclamation that outlines achievement, and designates a day in honor of the individual or groups and the related achievement or activity. If honoree is present the proclamation will be read and presented, if the honoree is not present the proclamation will be acted on during the consent calendar only, unless the Council wishes to highlight the proclamation by pulling it from the agenda.

Public Comment

The City Council has allocated 15 minutes for the Public Forum. People wishing to speak may take one opportunity to address the City Council for three (3) minutes (not including interpreter’s time) on any topic, even if on the agenda, with the condition that they may not speak on the same item later in the meeting. No prior notification is required; however, speakers are encouraged to notify the City Clerk of the desire to speak prior to the meeting.

The Mayor will call up individuals to speak with preregistered speakers first, then if time allows the floor will be opened for other speakers.

Members of the public wishing to speak are encouraged to adhere to the following guidelines:

- Speak only once for no more than three (3) minutes (not including interpreter’s time) on the topic unless the speaker is addressed by the City Council;
- Consider having a spokesperson or two for your group to present comments;
- People wanting a response to a question are encouraged to submit the question in writing to the City Clerk, including contact information, such as name and best way for City to contact them.
- Questions will not be responded to during the comment period.
- People cannot gift their speaking time to other members of the public.

NOTE:

The Public Forum is not intended for the following:

- Introduction or discussion of topics or subjects not relevant to city government, its policies, operations or service
- Introduction or endorsement of candidates for public office.

Making defamatory or threatening comments directed at or concerning a person, business, or organization.

Consent Calendar

Routine and non-controversial items are placed on the City Council's consent agenda. These items may be approved by one motion upon unanimous consent. A City Council or audience Member may request an item be withdrawn for separate consideration. A Council Member may abstain from voting on, or voting against, any consent agenda item without requesting its removal. Abstentions will be recorded in the respective City Council meeting minutes.

Public Hearings

Public hearings ensure due process by protecting an individual's rights prior to governmental action. Due process encourages objective decision making by providing those who have an interest in the City's decision with an opportunity to be heard.

Generally, there is no dialogue between Council Members, staff, or the public during the hearing. Council Members may ask questions of those addressing the Council to clarify a fact, but any statement by a Council Member for anything other than to pose a question on the matter being considered may be ruled out of order by the Mayor (or presiding officer).

After new facts and information have been presented to the City Council, the hearing may be closed. Once the public hearing is complete, Council Members make a motion and debate the matter under consideration.

Ordinances

Ordinances are changes to Mankato City Code and require a public hearing. Other acts may be done by ordinance or resolution.

Variances

The Council may discuss variances, which are an exception to rules laid out in a zoning ordinance. Variances allow a respective landowner to deviate from rules that would otherwise apply (i.e., enforcement causes the owner undue hardship). Variances are generally related to physical standards (such as setbacks or height limits) and may not be used to allow a use prohibited in a particular zoning district. More information about variances is available in the [City Code, see 10.05](#).

Planning Commission

The Planning Commission usually provides an advisory report and/or recommendations for Council action.

Licenses

Routine license approvals may be in the consent calendar portion of the agenda, or the Council may review applications and take formal action on City licenses. Licenses may also be reviewed for possible suspension or revocation.

Council Business

Requests for actions, for City Council consideration.

Reports and Miscellaneous Business

Staff and City Council Members provide reports on projects, committees, or other information related to the Council or community. Also included are reminders about upcoming meetings or announcements.

Adjournment

If there is no further business, adjournment formally concludes the meeting.

B. Voting

Council actions pass or fail by majority vote of the Council. Majority is determined by the number of Council Members present at a meeting. Certain actions such as an unpetitioned street project require an extraordinary majority or 4/5 of the whole Council. Council Members may abstain from voting on a particular agenda item.

C. Principal rules governing motions

The following information is from the League of Minnesota Cities about governing motions. Information is available [online](#). This list includes the more common motions.

Motions: formal method of bringing business before the Council and for stating propositions on which the Council will have to make a decision. Motions can be made only by Council Members or Mayor.

Requires a second: motions which have a “yes” must be seconded by a Council Member before they can be considered. The motion maker may not second his/her own motion. By seconding a motion, a person does not necessarily indicate favor of the motion.

Can interrupt a speaker: motions which have a “yes” can be made at any time during a Council meeting. They may be made even while another has the floor and is speaking.

Debatable: a “yes” means the Council can discuss the motion’s merits. A “no” means no discussion is allowed and the motion must be voted on as soon as it is made and seconded.

Amendable: motions can be changed by amendment. Motions with a “no” must be voted on in the same form the motion was originally made.

Vote required to pass: tells whether the motion requires a simple two-thirds majority for passage.

Can be reconsidered: indicates whether or not a motion that was once passed or defeated by the Council can be considered again later in the meeting.

Parliamentarian

The Mayor (or in the Mayor’s absence the Mayor, the Mayor pro tem) serves as City Council parliamentarian and decides all questions of parliamentary procedure in accordance with basic parliamentary rules. Before deciding any question of parliamentary procedure, the Mayor may request advice from the City attorney or City Manager. In cases where serious errors in procedure are being used or contemplated, the City attorney or City Manager typically gives advice.

Other protocol

Other guidelines ensure Council meetings emphasize the importance of business being conducted in a professional manner. Council Members and staff:

- ◆ work to preserve appropriate order and decorum during all meetings;
- ◆ address Council Members as *Council Member*, followed by last name, such as “Council Member Jones,” and staff by their title last names, such as “City Manager Jones;”
- ◆ discourage side conversations, disruptions, interruptions or delaying efforts;
- ◆ inform presiding officer when leaving a meeting;
- ◆ limit disruptive behavior;
- ◆ recognize that on the City Council, staff, advisory body chairs or designated representatives and those authorized by the presiding officer shall be permitted to sit at Council or staff stations.

Appendix II

Rules of Decorum for City Council and Commission Meetings:

The City Council has also adopted the following rules of decorum for City Council Meetings which will be incorporated by reference on the Agenda, including notice that more than one member to remotely if a disruption occurs and order cannot be restored . The rules of decorum apply to all persons attending and/or participating in a meeting unless expressly noted. When persons, attendees and/or participants violate the adopted rules of order and decorum, the presiding officer is authorized to:

Meeting Where Order is Restored by Reiterating Meeting Procedures	Meeting Where Determination Made of Interference of Transaction of Public Business, Interference with Use of Public Property or Threat of Other Criminal Act, with Order Restored by Removal	Meeting Where Order Cannot Be Restored
Not recognize a violating or breaching person's, attendee's or participant's request to speak, as applicable, until decorum is observed.	Not recognize a violating or breaching person's, attendee's or participant's request to speak, as applicable, until decorum is observed.	Not recognize a violating or breaching person's, attendee's or participant's request to speak, as applicable, until decorum is observed.
Declare the person's, attendee's, or participant's actions out of order.	Declare the person's, attendee's or participant's actions out of order.	Declare the person's, attendee's or participant's actions out of order.
Meeting resumes.	Temporarily recess the meeting until order is restored. Members of the Elected body will depart the room but will not gather in a quorum or more outside of the room.	Temporarily recess the meeting and declare that the meeting will be resumed at a time certain on that same date, with some members joining remotely.
	Issue the person, attendee or participant a verbal warning and/or directive that the person, attendee or participant is out of order and shall follow the rules of order and decorum, be silent unless recognized to speak and/or immediately cease such conduct.	Move members to their designated locations, with less than a quorum at any one designated location, and connect their devices to Zoom meeting. One member of the body will remain in Council Chambers.

	If after issuance of a verbal warning as provided above, the person, attendee or participant continues to engage in prohibited conduct or otherwise fails to comply with the presiding officer's warning, the presiding officer may further direct or order the person, attendee or participant to immediately leave the meeting.	Meeting resumes with some members remote and one member of the body in the Council Chambers. Meeting is broadcast on screens in Council Chambers.
	If the person, attendee or participant so ordered as provided above does not immediately abide by the presiding officer's order or directive by leaving the meeting, and/or the person, attendee or participant continues such prohibited conduct, the City will find the person to be trespassing and/or in violation of Minn. Stat. §624.72.	
	The presiding officer may direct any law enforcement officer to remove the person from the meeting.	
	Meeting resumes.	

The City records, broadcasts, and posts video of City Council Meetings online. The use of cameras, video, and other recording devices is permitted during City Council meetings. However, these devices must be used in an unobtrusive manner that does not disrupt or delay the meeting. Cell phones and other devices must be silenced during meetings.

RESOLUTION CREATING AN UPDATED OPEN FORUM POLICY AND ORDER OF BUSINESS

WHEREAS, Mankato City Code, Chapter 2, requires that City Council operational policies and guidelines shall be established by Resolution; and

WHEREAS, the City Council wishes to modify the format for City Council Regular Meetings by moving the 15-minute Public Open Forum to the beginning of the meeting versus the end; and

WHEREAS, citizens are encouraged to attend City Council Regular Meetings and may speak on any scheduled agenda item or at the public hearing for items not on the agenda; and

WHEREAS, this Resolution rescinds and replaces Resolutions R-05-0328-69, and R-17-0213-20.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that the following Public Open Forum Policy and Order of Business for City Council Regular Meetings be and hereby are adopted.

Public Open Forum Policy (Citizens wishing to speak on matters not on the agenda)

1. Citizens wishing to speak are encouraged to contact the Mayor or City Clerk prior to the start of the meeting.
2. Citizens who register with the Mayor or City Clerk prior to the start of the meeting will be allowed to speak first.
3. Citizens with questions regarding items on the agenda will be offered an opportunity to speak during the agenda item, following staff presentation and Council discussion prior to Council vote.
4. Speakers must state their name and address before speaking.
5. Speaking times will be limited to three-minutes.
6. The same citizen may not repeat a comment, question, or concern if they have previously addressed the City Council on the same matter.
7. Matters discussed at Public Open Forum will typically be referred to Administration with a request for a follow-up report.
8. Any matters involving personnel or insurance claims will be immediately referred to the City Manager's office for a response.
9. The City Council will not take action and may only ask questions to clarify a question or comment.

Procedures for non-complaint speakers:

For speakers who exceed time limit or address issues that are not appropriate for Public Open Forum.

1. Mayor to interrupt and re-direct.
2. Mayor, City Manager, or department head may volunteer to address issue in office meeting.
3. Mayor to gavel the speaker and conclude his/her time.

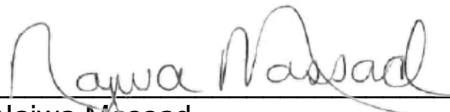
4. Contact law enforcement or other security to remove disruptive speaker from Public Open Forum.

Order of Business

- (1) Call to Order
- (2) Roll Call
- (3) Approval of Agenda
- (4) Approval of Minutes
- (5) Appearances, Recognition, and Proclamations
- (6) Public Open Forum
- (7) Consent Calendar
- (8) Public Hearings/Ordinances/Variances
- (9) Planning Commission
- (10) Licenses
- (11) City Manager's Report
- (12) Reports of City Council Members
- (13) Miscellaneous Business
- (14) Adjournment

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

Dated this 13th day of September 2021.


Najwa Massad
Mayor

Attest: 
Renae Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

6. A.

Meeting Date: 09/13/2021

Agenda Item:

Resolution creating an updated Public Open Forum Policy and Order of Business for City Council Regular Meetings.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Earlier this summer, the City Council discussed modifying the format of the Open Forum during regular City Council Meetings. As part of the discussion, it was decided to have the Open Forum at the beginning of the meeting versus the end.

Upon review, it was found that the City Council passed a resolution in 2005 containing the Order of Business which will need to be updated accordingly with the "Appearances, Recognition, and Proclamations" item that was approved back in 2017 as well as the relocation of the Public Open Forum.

Another resolution was passed in 2017 clarifying the Open Forum Policy and some conflicting language in the City Council Handbook that is similar but has a different allotted time for the speaker.

Chapter 2 of the Mankato City Code requires that operational policies and guidelines of the City Council shall be established by Resolution.

Last, we reviewed a few other communities' practices. Based on our review, we recommend the following:

- Move the Public Open Forum to the beginning of the meeting following the "Appearances, Recognition, and Proclamations". This is for people that wish to speak on non-agenda items.
- When parties wish to speak on agenda items, we institute the decorum rules:
 - Citizens wishing to speak are encouraged to contact the Mayor or City Clerk prior to the start of the meeting.

- Citizens who register with the Mayor or City Clerk prior to the start of the meeting will be allowed to speak first.
- Citizens with questions regarding items on the agenda will be offered an opportunity to speak during the agenda item, following staff presentation and Council discussion, prior to Council vote.
- Speakers must state their name and address before speaking.
- Speaking times will be limited to three minutes.
- The same citizen may not repeat a comment, question, or concern if they have previously addressed the City Council on the same matter.
- Matters discussed at the Open Forum will typically be referred to staff with a request for a follow-up report.
- Any matters involving personnel or insurance claims will be immediately referred to the City Manager's office for a response.
- The City Council will not take action and may only ask questions to clarify a question or comment.

With the passing of this resolution, we would recommend instituting this new format with the September 27, 2021, City Council Regular Meeting.

Attachments

Resolution

Resolution R-05-0328-69

Resolution R-17-0213-20

**RESOLUTION ADOPTING CITY COUNCIL
OPERATIONAL POLICIES AND GUIDELINES**

WHEREAS, the Mankato City Charter allows the City Council for the City of Mankato to determine its own rules and order of business for its meetings; and

WHEREAS, the City Council for the City of Mankato desires to adopt operational policies and guidelines for efficiency, consistency and the orderly conduct of its business.

NOW THEREFORE BE IT RESOLVED that the City Council for the City of Mankato hereby adopts these "Operational Policies and Guidelines."

CITY OF MANKATO

City Council Operational Policies and Guidelines

1. Meetings: The Council will have a regular meeting on the 2nd Monday of each month, beginning at 7:00 p.m. On the 4th Monday of the month, the Council will meet at 6:00 p.m. to address consent calendar items and any carry-over items from the previous meeting. Following this meeting the Council may conduct a Work Session. At least a quorum (4 members) of the City Council must be present for a meeting to be convened. The meeting will be convened at the announced starting time when a quorum is present and proceed under the succession provisions of paragraph 7, if the Mayor and At-Large Councilmember are not present.

The first meeting of the year will serve as the annual meeting of the City Council. At this meeting the Council will 1) designate the official newspaper; 2) establish a schedule of regular meetings and the time and location of each, for the year; 3) review the operational policies and guidelines and make any necessary changes; and 4) assign committee duties to Council members.

All regular and special Council meetings and the Truth-in-Taxation meeting will be video taped and broadcast on CCTV.

The order for business for each regular Council meeting shall be as follows:

- (1) Call to order
- (2) Roll Call
- (3) Approval of agenda
- (4) Approval of minutes
- (5) Public Open Forum
- (6) Consent Calendar
- (7) Public Hearings
- (8) Ordinances
- (9) Variances
- (10) Planning Commission
- (11) Traffic and Safety

- (12) Licenses
- (13) City Manager's Report
- (14) Reports of City Council Members
- (15) Miscellaneous Business
- (16) Public Open Forum
- (17) Adjournment

2. Work Sessions: Work sessions may be conducted on the 1st and 3rd Mondays of the month. Work sessions provide an opportunity for Councilmembers to discuss issues in a less formal atmosphere, using a consensus building approach. Work sessions will be cancelled or adjourned if fewer than 4 Councilmembers are in attendance. At the end of each work session, 15 minutes will be allowed for public comment on items discussed at the work session.

3. Agendas: The City Manager and staff will prepare agendas for meetings and work sessions. Council members wishing to discuss an item at a work session or request action on an item at a Council meeting should request the City Manager to put the item on the agenda no later than noon on the Thursday preceding the Council meeting or work session. Councilmembers wishing to make a brief report on a meeting or event may do so at a meeting without prior notice.

4. Public Forums: At each Council meeting the City Council will allow 15 minutes at the beginning of the meeting for members of the public to address the Council regarding any topic that is not on that meeting's agenda. The Council will listen to the input and refer any questions to the City Manager for response at a later time.

At the end of each Council meeting, the City Council will allow 15 minutes for members of the public to address the Council regarding additional matters or to comment on actions taken at that night's meeting. The Council will listen to the input and refer any questions to the City Manager for response at a later time.

To avoid potential liability issues, the Mayor or Presiding Officer at a Council meeting shall insure that no personnel matters are discussed or presented by members of the public at these public forums.

5. Mayor's Responsibilities: The Mayor shall be recognized as the head of the City government for ceremonial purposes but shall have no administrative duties. The Mayor shall act as the presiding officer at City Council meetings.

6. At-Large Councilmember Responsibilities: The At -Large Councilmember shall act as Mayor Pro Tem and shall during any temporary absence from the City or disability of the Mayor, possess the powers of and discharge the duties of Mayor.

7. Succession. At any meeting where the Mayor and the At-Large Councilmember are not present, the most senior Councilmember will be appointed by the remaining members of the Council to preside at the meeting.

8. Additional Responsibilities: The Mayor and the At-Large Councilmember shall conduct an annual performance review for the City Manager and report, in summary form to the Council as a whole; arrange for an annual Council Retreat and strategic planning meeting; and participate in the legislative lobbying effort on behalf of the City.

9. Appointments Committee: Each Councilmember and the Mayor shall appoint a member to the Council Appointments Committee. Members appointed by Ward Councilmember must live within the boundaries of the Ward.

10. Open Meeting Law: The provisions of Minnesota Statutes Chapter 13D apply to any meeting of 4 or more City Councilmembers. Closed meetings are allowed for 1) discussing pending or threatened litigation under the Attorney/Client privilege; 2) to evaluate the performance of the City Manager; and 3) to discuss labor negotiation strategy. Councilmembers may not engage in "serial meetings"- meeting with one council member at a time to avoid the requirements of a public meeting.

11. Meetings with Developers: Councilmembers are discouraged from individually speaking to developers or their representatives except for issues affecting their wards or as required in the performance of their official duties, regarding any existing or proposed development within the City of Mankato. Discussions between developers and Councilmembers should take place at work sessions or council meetings, where the Council will receive information and participate in the discussions as a group.

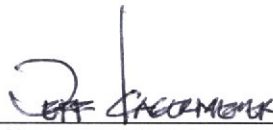
12. Votes: No action of the Council shall be valid or binding unless adopted by the affirmative vote of 4 or more Councilmembers. Improvement projects petitioned by the City must be approved by an extraordinary majority vote of the Council (4/5 of 7 = 6 affirmative votes).

13. Orientation for New Councilmembers: The Council and the City Manager shall prepare an orientation for new Councilmembers. The orientation shall include a tour of City facilities and other sites of interest and discussions with existing Councilmembers and city staff.

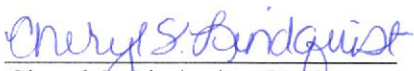
14. Budget and Strategic Planning Cycles: The Council and City Manager will begin in July of every odd year to prepare a budget for the implementation in the next 2 years. In January of every odd year, the City Council and City Manager will begin the Strategic Planning process to prepare a strategic plan to be implemented over the course of the next 2 years.

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

Dated this 28th day of March, 2005



Jeff Kagermeier
Mayor

Attest: 

Cheryl S. Lindquist, CMC
City Clerk

RESOLUTION CLARIFYING OPEN FORUM POLICY

WHEREAS, all items scheduled for discussion on City Council Regular Meeting Agendas are open to public comment; and

WHEREAS, citizens are encouraged to attend and participate in discussion on regular agenda items; and

WHEREAS, at the conclusion of the regularly scheduled City Council meetings, there is a 15-minute Public Open Forum which provides citizens an opportunity to comment on items that are not on the regular agenda; and

WHEREAS, if there are citizens wanting questions or clarification on issues discussed during the regular agenda they will be given priority.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that the following Public Open Forum Policy be and hereby is adopted.

Citizens are encouraged to attend Council Meetings and may speak on any scheduled agenda item or public hearing. Citizens do not need to sign up to speak for items already on the agenda.

Public Open Forum Policy (Citizens wishing to speak on matters not on the agenda)

1. Citizens wishing to speak are encouraged to contact the Mayor prior to the start of the meeting.
2. Citizens with additional questions regarding items on the agenda will be offered an opportunity to speak first, followed by those citizens wishing to address the Council on matters not listed on the agenda.
3. Speakers must state their name and address when they approach the podium.
4. Speaking times will be limited to no more than 5-minutes, as the Public Open Forum is limited to a total of 15-minutes.
5. The same citizen may not repeat a comment, question, or concern if they have previously addressed the City Council on the same matter at a Public Open Forum.
6. Matters discussed at Public Open Forum will typically be referred to Administration with a request for a follow-up report.
7. Any matters involving personnel or insurance claims will be immediately referred to City Management for a written response.
8. The City Council will not typically take action, and may only ask questions to clarify a question or comment.

Information to be listed on the agenda under Public Open Forum:

Citizens with additional questions regarding items on the agenda will be offered an opportunity to speak first, followed by those citizens wishing to address the Council on matters not listed on the agenda. Those wishing to speak must state their name and address for the record after they reach the podium.

Procedures for non-complaint speakers:

(For speakers who exceed time limit or address issues that are not appropriate for Public Open Forum.)

1. Mayor to interrupt and re-direct.
2. Mayor, City Manager, or department head may volunteer to address issue in office meeting.
3. Mayor to gavel the speaker and conclude his/her time.
4. Contact law enforcement or other security to remove disruptive speaker from Public Open Forum.

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

Dated this 13th day of February, 2017.



Eric T. Anderson
Mayor

Attest:


Renae Kopischke, CMC
Executive Secretary



AGENDA RECOMMENDATION

Consent Calendar 5. F.

City Council Regular Meeting

Meeting Date: 08/25/2025

Agenda Item:

Resolution approving the Final Plat of BCA Southern Regional Office and Laboratory Subdivision. The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision; by request of Leo A. Daly, with permission of the property owner.

Recommendation/Action(s):

At the July 23, 2025, meeting, the Planning Commission recommended approval of the plat.

Summary:

Leo Daly, on behalf of the State of Minnesota, is requesting a preliminary and final plat review of BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County.

The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, and has the Blue Earth County parcel identification number of R010915200011. For development purposes, platting of the outlot is required prior to the issuance of a building permit. Previously, wetlands were identified on the Blue Earth County Justice Center Subdivision, but there are no wetlands on the parcels within the BCA Southern Regional Office and Laboratory Subdivision plat.

The proposed BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County, shows a new one-lot, one-block subdivision and an outlot. Lot 1, Block 1, contains an area that is approximately 280' X 888', totaling approximately 5.7 acres. A 10' drainage and utility easement has been provided on the subject lot.

The subdivision also contains a pan-handle-shaped projection along the already dedicated Bassett Drive corridor. The pan-handle segment, an area approximately 398 feet by approximately 17 feet, is proposed as an outlot, Outlot A, as was requested by the City for potential future access purposes.

There are no new public dedications proposed for the subdivision. The 100' right of way necessary for the extension of Bassett Drive was previously dedicated to the Blue Earth County Justice Department plat. With development of the subject parcel, Bassett Drive and the necessary utility infrastructure will be extended to the easterly line of the new subdivision. The applicant has provided a draft of a subdividers agreement that addresses the public improvements.

The concept plans submitted with the application show a new, approximately 34,200-square-foot structure identified as the Bureau of Criminal Apprehension, located centrally on the lot.

Attachments

Resolution

Proposed Subdivision Agreement Exhibit E

General Location Map

Aerial

Preliminary Plat

Final Plat

Proposed Site Plan

Proposed Draft Subdivision Agreements (Exhibits A & B)

Proposed Subdivision Agreement Exhibit C

Proposed Subdivision Agreement Exhibit D

**RESOLUTION OF THE MANKATO CITY COUNCIL
APPROVING THE FINAL PLAT OF
BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION**

WHEREAS, the applicants have prepared a final plat of BCA Southern Regional Office and Laboratory Subdivision; and

WHEREAS, the plat (CY 32-25) 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 preliminary plat intent as recommended:

1. General Requirements

1. The subdivided site will be used for commercial purposes as a regional Bureau of Criminal Apprehension, BCA, facility.
2. Drainage for the development of the public street is being accommodated as part of the public street project. Drainage and storm water management for Lot 1, Block 1 of the development, will be required to conform to City drainage requirements. Concept plans for the future site development show private biofiltration ponds on Lot 1, Block 1.
3. The site provides storm connections.
4. On-site wetlands are not shown on the plat.

2. Streets

1. New streets are not being dedicated with the subject plat. The street right-of-way widths from the previously approved Blue Earth County Justice Center plat are in line with the existing street right-of-way widths for a minor arterial street at 100 feet, which is consistent with the current corridor width of Bassett Drive.

3. Easements

1. The plat provides drainage and utility easements of 10' around the subject site.

4. Block Standards

1. The blocks within the subdivision were designed for the intended end use as commercial property. The proposed Lot 1, Block 1 achieves the Block standard as it is approximately 889 feet, which is less than the maximum block length of 1,200 feet.

5. Lot Standards

1. The lot within the subdivision is intended for commercial use and provides an adequate size to allow off-street parking, loading and other facilities for the intended end use.

2. The Outlot contained within the platted area will be reserved for future possible access connection to the northerly property.
6. Public Sites and Open Spaces
 1. The applicant will not be required to pay a payment-in-lieu of parkland dedication fee as the subject parcel has previously been platted.

WHEREAS, a preliminary plat was reviewed by the Planning Commission on July 23, 2025 and recommended for approval with the following conditions:

1. An updated Subdivider's agreement will be required for the public infrastructure improvements.
2. Outlot A shall be available in the event future access is necessary as property to the west/north develops.
3. The applicant will be subject to connection fees for sanitary sewer and water connections. Fees shall be calculated based on the assessment policy and fee schedule.

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

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Mankato hereby approves the final plat of BCA Southern Regional Office and Laboratory Subdivision and authorizes the City Manager to enter into a joint powers agreement and a subdivision agreement for the project and authorizes the Mayor and City Clerk to sign said plat.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

Bassett Drive Extension Project

ISG

Client Name: City of Mankato - Bassett Drive Extension

Location: Mankato, MN

ISG Project Number: 32569

Date: 8/14/25

Project Costs - With Bid Results

ITEM NO	ITEM DESCRIPTION	UNIT	QTY	BID UNIT PRICE	BID TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$15,454.00	\$15,454.00
2	SAWCUT AND REMOVE BITUMINOUS PAVEMENT (FULL DEPTH)	SY	310	\$5.00	\$1,550.00
3	SAWCUT AND REMOVE CONCRETE SIDEWALK (FULL DEPTH)	SY	60	\$5.00	\$300.00
4	SAWCUT AND REMOVE CONCRETE CURB AND GUTTER (FULL DEPTH)	LF	100	\$5.00	\$500.00
5	REMOVE SEWER PIPE (STORM)	LF	80	\$5.00	\$400.00
6	REMOVE STRUCTURE (STORM)	EA	2	\$200.00	\$400.00
7	REMOVE STRIPING AND PAVEMENT MARKINGS	LS	1	\$2,375.00	\$2,375.00
8	COMMON EXCAVATION (EV) (P) TOPSOIL STRIP	CY	6239	\$4.75	\$29,635.25
9	COMMON BORROW (CV) (P) IMPORT	CY	5072	\$4.75	\$24,092.00
10	TOPSOIL RESPREAD (P)	CY	1679	\$7.00	\$11,753.00
11	SUBGRADE PREPARATION	RD ST	13.0	\$500.00	\$6,500.00
12	GEOGRID TYPE 1	SY	6500.0	\$1.50	\$9,750.00
13	SELECT GRANULAR BEDDING (CV)	CY	250	\$0.01	\$2.50
14	AGGREGATE BASE CL. 5 (CV)	CY	4000	\$25.65	\$102,600.00
15	BITUMINOUS WEARING COURSE MIXTURE (SPNWB230C) 3" THICK; BASE	SY	5240	\$11.63	\$60,941.20
16	BITUMINOUS WEARING COURSE MIXTURE (SPWEB240C) 2" THICK; WEAR	SY	5240	\$9.70	\$50,828.00
17	BITUMINOUS WEARING COURSE MIXTURE (SPWEB240C) 3" THICK; TEMP WEAR	SY	370	\$12.32	\$4,558.40
18	BITUMINOUS WEARING COURSE MIXTURE (SPWEA240C) 3" THICK; TRAIL	SY	1050	\$15.00	\$15,750.00
19	CONCRETE CURB & GUTTER (B618)	LF	2750	\$20.75	\$57,062.50
20	CONCRETE SIDEWALK	SF	6450	\$6.69	\$43,150.50
21	CONCRETE DRIVEWAY; COMMERCIAL 8" THICKNESS	SY	226.6	\$77.00	\$17,448.20
22	CONCRETE FLUME	EA	5	\$700.00	\$3,500.00
23	TRUNCATED DOME PANELS	SF	72	\$65.00	\$4,680.00
24	6" PE PERFORATED SUBDRAIN (ROADWAY)	LF	2750	\$7.05	\$19,387.50
25	6" PVC PIPE DRAIN CLEANOUT (ROADWAY)	EA	8	\$370.00	\$2,960.00
26	CONNECT TO EXISTING SANITARY SEWER	EA	1	\$1,714.00	\$1,714.00
27	6" PVC PIPE SANITARY CLEANOUT	EA	1	\$512.00	\$512.00
28	6" PVC PIPE SANITARY SEWER	LF	50	\$44.85	\$2,242.50
29	12" PVC PIPE SANITARY SEWER	LF	945	\$49.85	\$47,108.25
30	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 (SANITARY)	EA	3	\$7,395.00	\$22,185.00
31	OUTSIDE DROP	VF	6	\$1,528.20	\$9,169.20
32	CASTING ASSEMBLY (SANITARY), NEENAH DRIVE OVER TYPE	EA	3	\$989.95	\$2,969.85
33	6" PVC WATERMAIN C900	LF	50	\$70.00	\$3,500.00
34	8" PVC WATERMAIN C900	LF	60	\$79.75	\$4,785.00
35	6" GATE VALVE AND BOX	EA	2	\$2,350.00	\$4,700.00
36	8" GATE VALVE AND BOX	EA	2	\$3,193.00	\$6,386.00
37	HYDRANT	EA	2	\$6,400.00	\$12,800.00
38	FITTINGS	LB	700	\$17.45	\$12,215.00
39	CONNECT TO EXISTING WATERMAIN	EA	4	\$3,617.00	\$14,468.00
40	6" PVC PIPE STORM CLEANOUT	EA	4	\$482.00	\$1,928.00
41	6" PVC PERFORATED TILE (SWALE)	LF	500	\$15.60	\$7,800.00
42	BIORETENTION FILTER MEDIA MIX	CY	150	\$56.25	\$8,437.50
43	12" PP STORM SEWER	LF	60	\$47.35	\$2,841.00
44	15" PP STORM SEWER	LF	183	\$52.50	\$9,607.50
45	12" RCP STORM SEWER	LF	130	\$51.75	\$6,727.50
46	18" RCP STORM SEWER	LF	605	\$48.95	\$29,614.75
47	24" RCP STORM SEWER	LF	311	\$62.40	\$19,406.40
48	18" CS PIPE APRON	EA	1	\$0.01	\$0.01

49	18" RC PIPE APRON	EA	2	\$1,793.00	\$3,586.00
50	BULKHEAD/ABANDON MANHOLE OPENING	EA	2	\$1,000.00	\$2,000.00
51	CONNECT TO EXISTING STORM SEWER	EA	1	\$1,000.00	\$1,000.00
52	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 (STORM)	EA	5	\$3,154.00	\$15,770.00
53	CONSTRUCT DRAINAGE STRUCTURE DESIGN TYPE MANKATO 3 (2X3)	EA	4	\$2,723.00	\$10,892.00
54	CONSTRUCT DRAINAGE STRUCTURE DESIGN TYPE DRAIN BASIN PVC (BEEHIVE)	EA	3	\$2,193.05	\$6,579.15
55	CASTING ASSEMBLY (STORM), NEENAH DRIVE OVER TYPE	EA	5	\$941.00	\$4,705.00
56	CASTING ASSEMBLY (STORM), NEENAH 2X3	EA	4	\$749.00	\$2,996.00
57	CASTING ASSEMBLY (STORM), NEENAH BEEHIVE	EA	3	\$207.00	\$621.00
58	RANDOM RIPRAP CLASS III	CY	25	\$97.40	\$2,435.00
59	LIGHTING UNIT TYPE 6-35	EA	7	\$3,400.00	\$23,800.00
60	LUMINAIRE (LED)	EA	7	\$582.00	\$4,074.00
61	LIGHT FOUNDATION DESIGN E	EA	7	\$1,421.00	\$9,947.00
62	SERVICE CABINET	EA	1	\$10,249.00	\$10,249.00
63	EQUIPMENT PAD	EA	1	\$933.00	\$933.00
64	HANDHOLE	EA	2	\$2,132.00	\$4,264.00
65	1" NON-METALLIC CONDUIT	LF	1275	\$4.50	\$5,737.50
66	UNDERGROUND WIRE 1/C #4 AWG	LF	3900	\$2.40	\$9,360.00
67	GROUND WIRE 1/C #4 INS. GR.	LF	1300	\$2.40	\$3,120.00
68	ELECTRICAL GROUND	EA	4	\$157.00	\$628.00
69	SIGNAGE; SIGN TYPE C, WITH POST	EA	1	\$1,000.00	\$1,000.00
70	TEMPORARY TRAFFIC CONTROL	LS	1	\$1,450.00	\$1,450.00
71	ROADWAY STRIPING	LS	1	\$4,600.00	\$4,600.00
72	EROSION CONTROL, PERIMETER CONTROL	LF	2750	\$2.00	\$5,500.00
73	TEMPORARY ROCK CONSTRUCTION EXIT	EA	1	\$1,000.00	\$1,000.00
74	STORM DRAIN INLET PROTECTION	EA	6	\$150.00	\$900.00
75	CULVERT END CONTROL	EA	6	\$150.00	\$900.00
76	TREE PLANTING; 2" CAL. B&B	EA	65	\$590.00	\$38,350.00
77	ROLLED EROSION PREVENTION CATEGORY 20	SY	2300	\$1.50	\$3,450.00
78	SEEDING, FERTILIZING & MULCHING SOUTHERN BLVD (MNDOT SEED MIX 25-131)	AC	1.3	\$6,500.00	\$8,450.00

				Construction Costs	\$904,992.16
				10% Contingency	\$90,499.22
				Construction Engineering	\$94,000.00
				Construction Materials Testing (Est.)	\$15,000.00
				TOTAL PROJECT COST	\$1,104,491.38

Construction Cost Categories

Street and Landscaping	\$542,078.05
Lighting	\$72,112.50
Stormwater Pollution Prevention	\$8,300.00
Storm Drainage Construction	\$137,746.81
Sanitary Sewer Construction	\$85,900.80
Watermain Construction	\$58,854.00
Construction Subtotal	\$904,992.16
Construction Contingency (10%)	\$90,499.22
Construction Engineering Services	\$94,000.00
Construction Materials Testing (Estimated)	\$15,000.00
Total Project Cost	\$1,104,491.38

Funding Source Split

City	\$0.00
BCA Street and Utility Extension	\$375,231.63
BCA Concrete Sidewalk (North Side)	\$43,150.50
BCA Driveways	\$12,452.25
BCA Sewer/Water/Storm Services	\$78,180.20
BCA Contingency and Engineering Costs	\$112,208.72
BEC Street and Utility Extension	\$375,231.63
BEC Bituminous Trail Amount (South Side)	\$15,750.00
BEC Driveway	\$4,995.95
BEC Contingency and Engineering Costs	\$87,290.50
Total Funds	\$1,104,491.38

Funding Source Totals

City	\$0.00
Special Assessment - BCA	\$621,223.30
Special Assessment - BEC	\$483,268.08
Total Funds	\$1,104,491.38

General Location Map



Date: June 2025

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 Map



Date: June 2025

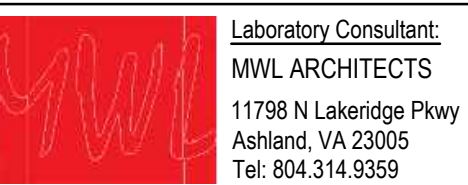
Author:

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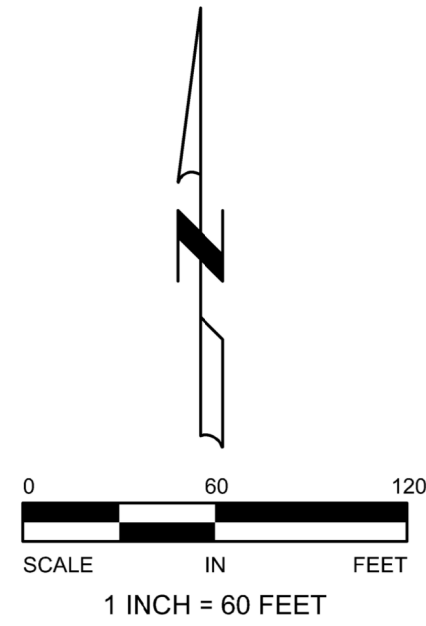
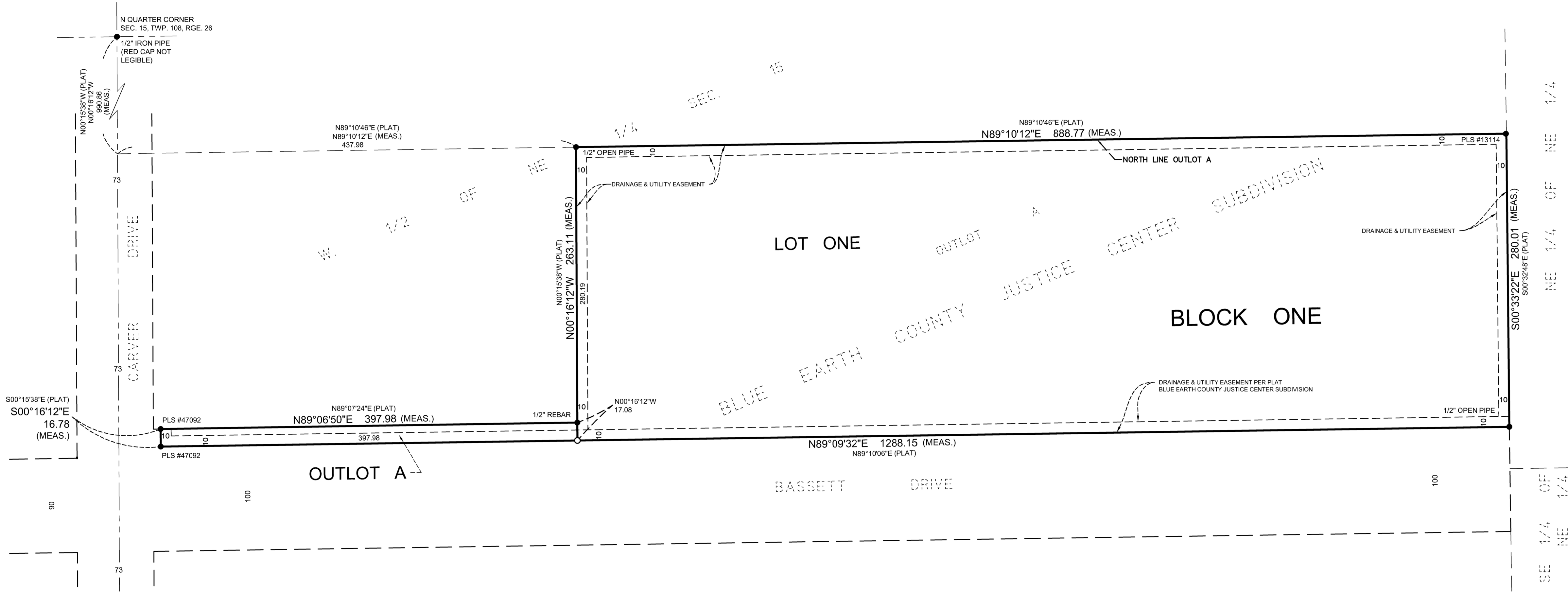




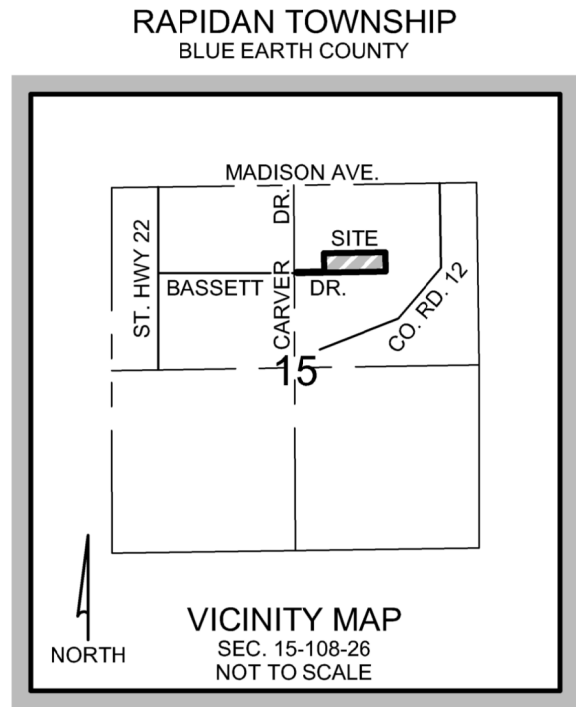
Lot 1, Block 1	255,870 square feet, more or less, or 5.874 acres, more or less
Total	255,870 square feet, more or less, or 5.874 acres, more or less



BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION



For the purposes of this plat, the bearing system is based on the north line of Outlot A, Blue Earth County Justice Center Subdivision, having an assumed bearing of N89°10'12\"E. Blue Earth County coordinate system. NAD83 (1996 Adj).



LEGEND

- Denotes monument found (as noted)
- Denotes 1/2 inch x 14 inch iron pipe set and marked with Minnesota License No. 42642.

KNOW ALL PERSONS BY THESE PRESENTS: That the State of Minnesota, a sovereign body, acting by and through its Department of Administration, fee owner of the following described property situated in the County of Blue Earth, State of Minnesota:

Outlot A, BLUE EARTH COUNTY JUSTICE CENTER SUBDIVISION, according to the recorded plat thereof, Blue Earth County, Minnesota.

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 BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION, and that we dedicate to the public use the easements as shown hereon.

Dated this ____ day of _____, 2025 by State of Minnesota, a sovereign body, acting by and through its Department of Administration, fee owner.

State of Minnesota,
acting by and through its Department of Administration

NOTARY CERTIFICATE

State of Minnesota
County of Blue Earth

On this the ____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared State of Minnesota, a sovereign body, acting by and through its Department of Administration, fee owner, known by me to be the person named in the foregoing instrument and who did acknowledge said instrument to be their act and deed.

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

SURVEYOR'S CERTIFICATE

I, Russ Halverson, 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 _____, 2025.

Russ Halverson
Licensed Land Surveyor
Minnesota License No. 41813

On this the ____ day of _____, 2025, before me a Notary Public in and for said County, personally appeared Russ Halverson, and being duly sworn did say that he has executed the foregoing instrument.

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

CITY OF MANKATO COUNCIL

Be it known that on this the ____ day of _____, 2025, the City Council of the City of Mankato did duly approve this plat of BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION.

Mayor: _____

Clerk: _____

APPROVALS

Be it known that on this the ____ day of _____, 2025, the Planning Commission of the City of Mankato, did duly review this plat of BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION.

Chair person: _____

Secretary: _____

TITLE OPINION

I, Steven H. Fink, 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.

Steven H. Fink, 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 _____, 2025.

Blue Earth County Property and Environmental Resources Director

BLUE EARTH COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2025, at ____ o'clock, __ m., and that it was duly recorded on _____ Plats, Number _____.

Blue Earth County Recorder

DEMOLITION NOTES

- BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY RANI ENGINEERING ON SEPTEMBER 10, 2023 EXPRESSLY FOR THIS PROJECT. ELAN DESIGN LAB CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
- CONTRACTOR SHALL BRING ANY CHANGED OR UNFORESEEN CONDITIONS THAT COULD RESULT IN ADDITIONAL COST TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED SO THAT THEY CAN BE PROPERLY DOCUMENTED. FAILURE TO NOTIFY OR COVERING UNWITNESSED WORK SHALL RESULT IN REJECTION OF CLAIMS FOR ADDITIONAL COMPENSATION.
- INGRESS AND EGRESS TO THE SITE SHALL, AT ALL TIMES BE LIMITED TO THE CONSTRUCTION ENTRANCES, WHICH SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION AND CLEARING OF THE SITE. SEE CG201 FOR LOCATIONS.
- PROTECT ALL STRUCTURES AND LANDSCAPE NOT LABELED FOR DEMOLITION FROM DAMAGE DURING CONSTRUCTION. ANY ON-SITE OR OFF-SITE AREAS DISTURBED DIRECTLY OR INDIRECTLY DUE TO CONSTRUCTION SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY CIVIL PENALTIES RESULTING FROM THEIR WORK UNDER THIS CONTRACT.
- LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE PLAN. IF WORK NEEDS TO EXTEND TO PUBLIC STREETS IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR ALL PERMITS, PREPARE ALL DRAWINGS AND PAY ALL FEES AND COSTS. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCES.
- PERIMETER SECURITY FENCE, CONSTRUCTION ENTRANCE AND FIBER LOGS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. SEE SHEETS CG201 FOR ALL EROSION CONTROL MEASURES AND APPROPRIATE STAGING.
- PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.
- CONSTRUCTION WASTE SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS. ABATEMENT OF ANY MATERIALS DETERMINED BY THE ENVIRONMENTAL ENGINEER TO BE HAZARDOUS SHALL BE REMOVED IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS. WORK SITE SHALL BE LEFT IN A CONDITION THAT MINIMIZES EROSION POTENTIAL ON A NIGHTLY BASIS.
- COORDINATE RELOCATION, DISRUPTION OF OR SERVICE AND DEMOLITION OF ANY PRIVATELY OWNED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY. RESTORATION SHALL BE IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT CONTRACTORS EXPENSE. RE-USE OF ANY EXISTING SERVICES TO BE AT THE DISCRETION OF THE UTILITY OWNER.

SITE PLAN NOTES

- VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
- DIMENSIONS SHOWN ON THIS PLAN ARE TO THE PROPERTY LINE, EDGE OF PAVEMENT, FACE OF CURB AND BUILDING FACE.
- MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
- ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 10'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
- ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE YELLOW STRIPE. ACCESSIBLE ROUTES AND ACCESS AISLES TO BE PAINTED WITH A 6" YELLOW PERIMETER BORDER AND 4" WIDE STRIPE, 18" ON CENTER, AND 45 DEGREES TO STALL.
- PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES.
- THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED. MATCH EXISTING PAVEMENT GRADES AT 116-IN POINTS. CUT CONTRACTION JOINTS AT EXISTING JOINT LOCATIONS.
- CONTINUE CONCRETE PAVEMENT JOINTS THROUGH CURB.
- SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN DEBRIS, BLOW DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
- REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
- SEE ARCHITECTURAL PLANS FOR LOCATIONS OF DOORS, STAIRS, BOLLARDS AND MONUMENT SIGN. SEE STRUCTURAL PLANS FOR SToop LOCATION AND SIZES.
- SEE ELECTRICAL SITE PLANS FOR LIGHTING LOCATIONS AND DETAILS.
- THE COST OF ALL CITY PERMITS AND INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR.
- REFER TO SHEET CG202 FOR SWPPP AND CG201 FOR EROSION CONTROL REQUIREMENTS.

GRADING NOTES

- VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
- REFER TO DEMOLITION PLAN FOR EXTENT OF UTILITY REMOVALS UNDER THIS CONTRACT.
- FOLLOW ALL RECOMMENDATIONS PRESENTED IN GEOTECHNICAL EVALUATION REPORT PREPARED BY CHOSEN VALLEY TESTING, MN, DATED 10/31/2024.
- SIDEWALLS SHALL BE RETAINED BENCHMARKED OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSESSING THE STABILITY OF AND EXECUTING PROJECT EXCAVATIONS USING SAFE METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAMING THE "COMPETENT INDIVIDUAL" AS PER SUBPART P OF 29 CFR 1926.6 (FEDERAL REGISTER - OSHA).
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL, UTILITY AND BUILDING RETENTION SYSTEMS.
- SEE SHEET CU101 FOR STORM SEWER INFORMATION.
- RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.010 VERTICAL FEET.
- THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE FLOWLINE UNLESS OTHERWISE NOTED.
- GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY PUBLIC STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY OF ARDEN HILLS. ALL WORK ON SITE SHALL BE SUBJECT TO CITY OF ARDEN HILLS APPROVAL.
- SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
- IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
- SEE SHEET CG201 FOR EROSION AND SEDIMENT CONTROL PLAN.
- SEED ALL NON BUILDING AND NON PAVEMENT AREAS FOLLOWING FINAL GRADING ACTIVITIES PER THE LANDSCAPE PLANS.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.

UTILITY NOTES

- VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
- ALL CONNECTIONS TO PUBLIC UTILITIES TO BE IN ACCORDANCE WITH THE CITY OF MANKATO DESIGN STANDARDS, LATEST EDITION.
- CONTRACTOR TO PROVIDE ADEQUATE MEANS AND METHODS TO ASSURE ADJACENT PROPERTY IS NOT DAMAGED DURING UTILITY INSTALLATION.
- PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- VERIFY BUILDING SERVICE LOCATIONS AND INVERTS WITH THE MECHANICAL PLANS PRIOR TO COMMENCING UTILITY CONSTRUCTION.
- PIPE MATERIALS:

STORM SEWER	< 12" SDR 35 PVC
	>= 12" RCP OR SDR 26 PVC
DRAIN TILE	ASTM D 2729
WATER	DIP
SANITARY	SDR 26 PVC
- ALL UTILITY CONSTRUCTION TO CONFORM WITH STATE, CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM), AND CITY OF ARDEN HILLS STANDARD SPECIFICATIONS.
- ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS TO MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- WATER AND FIRE LINES SHALL HAVE A MINIMUM 7.5' TO A MAXIMUM 10' OF COVER.
- PROVIDE ADDITIONAL BENDS WITH THRUST RESTRAINT AND OTHER APPURTENANCES TO ENSURE PROPER INSTALLATION OF WATER MAIN AND SERVICES.
- PROVIDE THRUST RESTRAINT AT ALL WATER AND FIRE LINE BENDS, TEES, HYDRANTS, ETC.
- COORDINATE LOCATIONS OF CONDUITS NEEDED FOR SITE LIGHTING AND IRRIGATION WITH ELECTRICAL AND LANDSCAPE CONTRACTORS. SEE ELECTRICAL PLAN FOR ADDITIONAL SITE ELECTRICAL INFORMATION. CONDUIT SHOULD BE ROUTED TO AVOID EXISTING TREES AND STORMWATER FACILITIES.
- THE PRIMARY ELECTRIC, TRANSFORMER, AND METER PROVIDED AND INSTALLED BY POWER COMPANY.

- COORDINATE INSTALLATION AND DESIGN OF GAS MAIN, VALVE AND METERS WITH GAS COMPANY. CONTRACTOR TO TRENCH AND BACKFILL GAS MAIN TO HAVE MINIMUM 24" OF COVER.
- COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
- SEE DETAILS E10CK503 AND E20CK503 FOR PIPE BEDDING.

EROSION CONTROL NOTES

- SEE SWPPP FOR DETAILED REQUIREMENTS.
- FOLLOW ALL LOCAL, COUNTY, WATERSHED, AND STATE REQUIREMENTS COVERING STORMWATER COMPLIANCE.
- INSTALL TEMPORARY BMP'S PRIOR TO COMMENCING GRADING ACTIVITIES. MAINTAIN BMP'S THROUGHOUT THE DURATION OF THE PROJECT. REMOVE TEMPORARY BMP'S AFTER SITE IS STABILIZED.
- INSPECTIONS SHALL BE CONDUCTED BY THE CONTRACTOR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
- ADJACENT STREETS TO BE CONTINUOUSLY MONITORED FOR VEHICLE TRACKING AND IF NECESSARY SCRAPED CLEAN DAILY AND SWEEP CLEAN WEEKLY OR MORE OFTEN AS NEEDED.
- THE CONTRACTOR SHALL LIMIT THEIR ACTIVITIES TO THE GRADING LIMITS SHOWN ON THE GRADING PLAN. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCE. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
- ANY TEMPORARY SOIL STOCKPILES ON THE SITE ARE TO BE SURROUNDED WITH SILT FENCE AND HYDRO MULCHED AND SHALL NOT BE PLACED IN STORM WATER CONVEYANCES OR SURFACE WATERS.
- ALL EROSION, SEDIMENT AND WASTE CONTROL ITEMS MUST BE IN COMPLIANCE WITH THE MPCA CSW PERMIT (MN R100001).

DEMOLITION LEGEND

- FULL-DEPTH BITUMINOUS PAVEMENT REMOVAL
- REMOVE TREES & VEGETATION
- REMOVE FIRE HYDRANT
- CONSTRUCTION LIMITS
- REMOVE STORM SEWER

SITE LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- GREENSPACE
- BIOFILTRATION BASIN
- CONCRETE SIDEWALK
- FENCE

GRADING LEGEND

- STORM SEWER
- MINOR PROPOSED CONTOUR
- MAJOR PROPOSED CONTOUR
- MINOR EXISTING CONTOUR
- MAJOR EXISTING CONTOUR
- SPOT ELEVATION
- HIGH POINT
- LOW POINT
- TOP OF CURB
- LOW GRADE AT RETAINING WALL
- HIGH GRADE AT RETAINING WALL
- BOARDWALK ELEVATION
- GROUND ELEVATION AT BOARDWALK
- MATCH EXISTING

EROSION AND SEDIMENT CONTROL LEGEND

- SILT FENCE
- FILTER LOG SEDIMENT CONTROL
- TREE PROTECTION FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- RIP RAP
- FIBER BLANKET MDOT CATEGORY 20 (ALL SEEDED SLOPE >4:1, DITCH BOTTOM, AND BIOFILTRATION BASINS)
- STOCKPILE

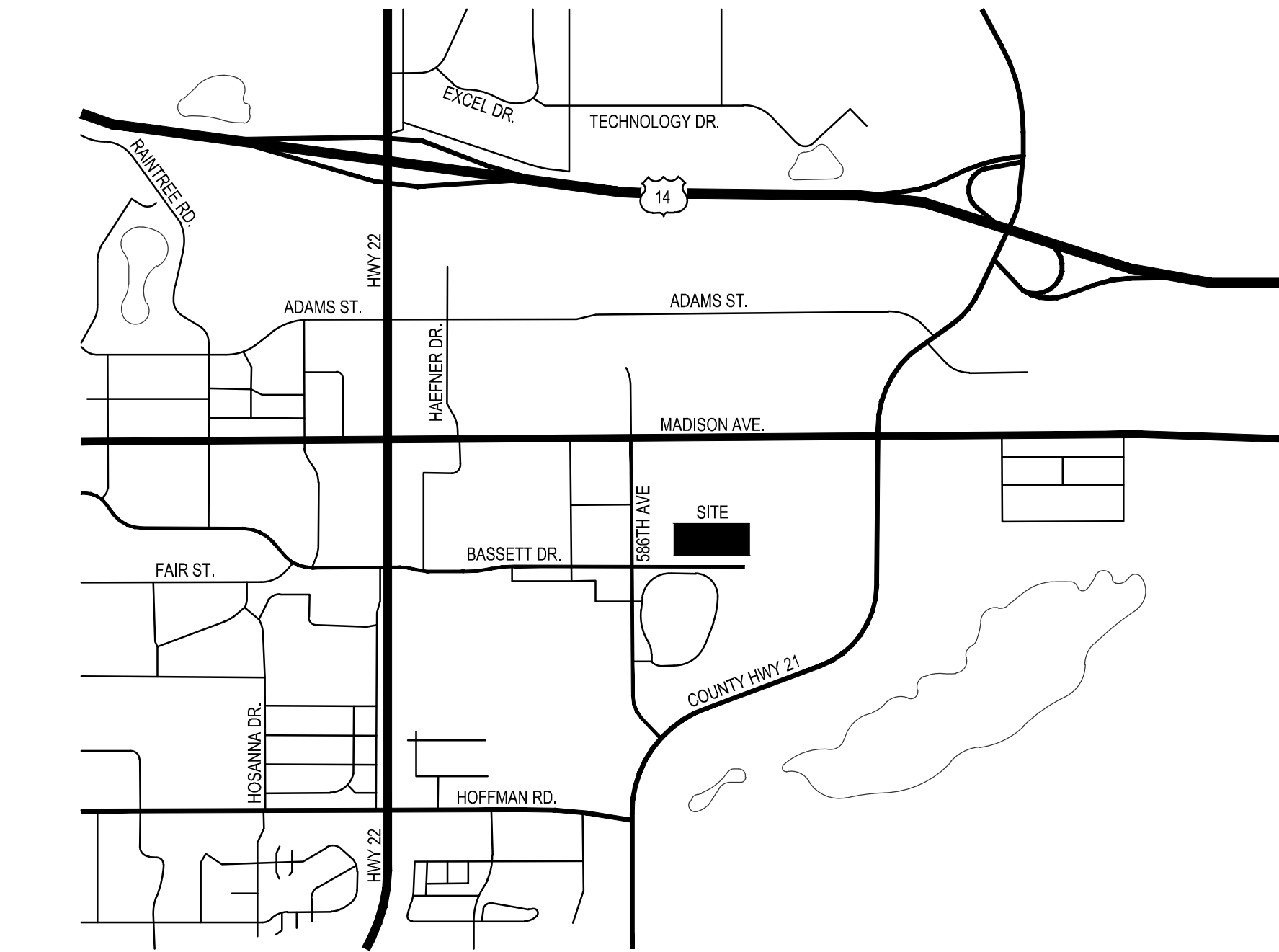
UTILITY LEGEND

- SANITARY SEWER
- DOMESTIC WATER SERVICE
- DRAIN TILE
- STORM SEWER
- CATCH BASIN (CB)
- CATCH BASIN MANHOLE (CBMH)
- STORM MANHOLE (STMH), SANITARY MANHOLE (SSWH MH)
- CONCRETE FLARED END SECTION (FES)
- WATER VALVE
- RAIN GUARDIAN TURRET
- NYLOPLAST CATCH BASIN
- CLEANOUT
- FIRE DEPARTMENT CONNECTION

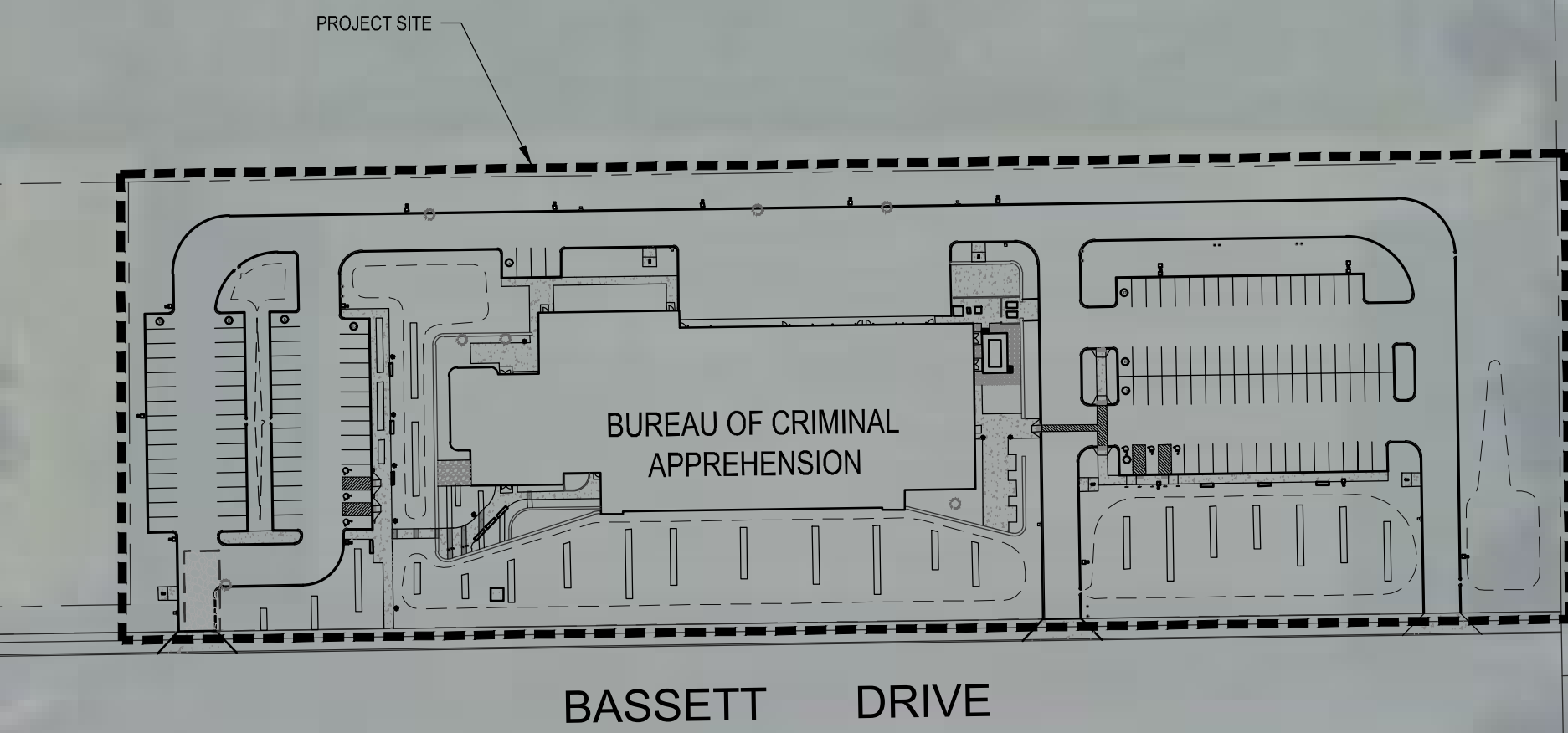
811
Know what's below.
Call before you dig.

100 300
SCALE IN FEET

MADISON AVENUE



D5 VICINITY MAP
NTS



BLUE EARTH COUNTY JUSTICE CENTER

MnDOT DISTRICT HEADQUARTERS

A1 LOCATION MAP
1" = 100'

Minnesota
BCA
Bureau of Criminal Apprehension
MN BCA Southern Regional
Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001
STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
445 Minnesota St.,
St. Paul, MN 55101



730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

Civil Consultant:
ELAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.280.7004

Landscape Consultant:
DAMON FARBBER
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415
Tel: 612.332.7522

Laboratory Consultant:
MWL ARCHITECTS
11758 N Lakeside Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MDW
Design	MDW
Draw	AMW
Check	SMU

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

CIVIL NOTES, LOCATION
MAP, AND LEGEND

CN101

FIRST AMENDMENT TO SUBDIVISION AGREEMENT

Blue Earth County Justice Center Subdivision City of Mankato / Blue Earth County / State of Minnesota

This First Amendment to Subdivision Agreement (the “First Amendment” or this “Agreement”) is entered into effective as of the date of final execution by all parties (the “Effective Date”), by and among the **City of Mankato**, a municipal corporation under the laws of Minnesota (the “City”), **Blue Earth County**, a political subdivision of the State of Minnesota (the “County”), and the **State of Minnesota**, through its Department of Administration (the “State”). The County and the State are each a Subdivider and, collectively, the Subdividers. The City and the County are each a Governmental Unit and, collectively, the Governmental Units. The City, the County and the State are each a Party and, collectively, the Parties.

RECITALS

A. The City, the County, and Theodore Wolfe, the original subdivider, entered into a Subdivision Agreement for Improvements for Blue Earth Justice Center Subdivision dated February 2, 2007 and recorded with the Blue Earth County Recorder on April 6, 2007 as Document No. 474CR255 (the “Original Agreement”), in connection with the plat known as the Blue Earth County Justice Center Subdivision.

B. The Original Agreement anticipated future improvements to Bassett Drive (also referred to as “Bassett Road”), including the construction of roadway and public utilities, with the timing and cost responsibilities described in Paragraph 20.

C. The County remains the fee title owner of the property south of Bassett Drive and legally described on Exhibit A attached hereto (the “County Property”).

D. The State is now the fee title owner of property north of Bassett Drive which has been replatted and legally described on Exhibit B attached hereto (the “State Property”). Collectively, the County Property and the State Property are the Benefited Properties.

E. The State received a capital appropriation in 2023 Minnesota Laws, Chapter 71, Article 1, Section 9, Subd. 2, to design a new Bureau of Criminal Apprehension regional office and laboratory facility in Mankato (“BCA Project”) and received additional appropriations in 2025 Minnesota Laws, 1st Special Session, Ch 15, Art. 1, Sec. 13 to design, construct, furnish, and equip a new Bureau of Criminal Apprehension regional office and laboratory facility in Mankato. The 2025 appropriation provided that, the appropriation “may also be used to fund the state's portion of the cost to extend Bassett Drive to serve the project site.”

G. To accomplish the BCA Project, the State requested the extension of Bassett Drive and related improvements (the “Improvement Project”). The parties entered into a Joint Powers Agreement dated March 25, 2025, to fund the design of the Bassett Drive Extension.

H. The City has since adopted a feasibility study dated May 25, 2025, (the “Project Feasibility Study”) which includes details and cost estimates of the Improvement Project and prepared and bid out the project based on design and specifications from ISG dated June 27, 2025, and incorporated by reference.

I. The Parties desire to formally initiate the construction phase of the Improvement Project pursuant to Paragraph 20 of the Original Agreement, as modified in this First Amendment, and to acknowledge the State’s substitution as a Subdivider for such purposes.

NOW, THEREFORE, based on the covenants and obligations stated herein, the Parties agree as follows:

1. Acknowledgment of Current Subdivider. The Parties acknowledge and agree that the State is the current owner and developer of the State Property and shall be substituted as a Subdivider for purposes of the First Amendment as it pertains to the Improvement Project.

2. Initiation of Bassett Drive Improvements. Pursuant to Paragraph 20 of the Original Agreement, the Parties agree that the conditions for the commencement of the Improvement Project have been met, and the City shall proceed with construction activities. The scope of the Improvement Project shall include:

- a) Full roadway construction of Bassett Drive from Carver Drive to its terminus or as depicted on the attached Exhibit C; and
- b) Installation of associated public utilities, including sanitary sewer and storm sewer, consistent with ISG Plans as referenced in attached Exhibit D.

3. Agreement among the Parties.

- a) The City will perform and direct all construction supervision, contract administration and inspections required to complete the Improvement Project.
- b) The City agrees to enter into a contract to construct the Improvement Project reflecting current City road, stormwater and utility specifications and standards and per the full design and specification documents issued by ISG June 27, 2025, which are incorporated by reference.
- c) The City shall coordinate the roadway design with the State’s design consultant for its Bureau of Criminal Apprehension regional office and laboratory facility in

Mankato (the “BCA Project”) and with the County to ensure integration and functionality of the State’s and County’s respective facilities and operations.

- d) The City shall require its vendor to complete construction of Bassett Drive to a level that allows for emergency vehicle access and enables the issuance of a building permit for the BCA Project by October 14, 2025.
- e) The City will pay its contractor for the contractor’s work on the Improvement Project and bill the State and County on a monthly basis, details of which follow in Section 4.
- f) Once completed, the portions of the Improvement Project within the platted right-of-way of Bassett Drive will be owned and maintained by the City.

4. Cost Allocations Between State and County and Payment Process.

The cost participation for the Improvement Project shall be as follows:

- a) The parties agree to pay the City monthly progress payments based on the table attached and incorporated as Exhibit E.
- b) During construction of the Improvement Project, the City shall submit monthly invoices to the State and County based on their proportionate share of costs. The invoice shall include a schedule of work and detailed fee, percent complete, earned amount, previous billing and current billing. The Subdividers will pay the City within 30 days after each receives the invoice. If the State or County disputes any portion of an invoice, it will give the City written notice of the dispute within 14 days upon receipt of the invoice. E-mail notification is sufficient. If either Subdivider disputes any portion of an invoice, that Party shall pay the undisputed portion of the invoice within 30 days after receipt of the invoice, and it will pay the remainder of any amount due within 30 days after the dispute is resolved.
- c) Change orders, reimbursable requests, and cost increases must include itemized invoices and supporting documentation for review and approval by the State and County. Progress updates will be provided on a monthly basis. The City shall promptly notify the State and County if contingency funds are being used, and any cost above the 10% contingency shall receive County and State approval prior to incurring said costs.
- d) In the event of a dispute including, but not limited to, cost allocation, change orders or reimbursement under this Agreement, the Parties shall first attempt to resolve the matter through good-faith discussions between designated Authorized Representatives. If not resolved within thirty (30) days, the matter shall be elevated to the City Administrator, County Administrator, and the Commissioner (or their designees) for further negotiation. Pending resolution of any dispute, the

Parties shall continue to perform their respective obligations under this Agreement, including making timely payment of any undisputed amounts. The Parties shall document the issues in dispute and the outcome of any negotiations. Nothing in this section shall be construed to waive or limit any statutory rights, remedies, or authority of the State.

- e) The County shall reimburse the State, upon request, for 50% of the design costs previously paid.
- f) The City shall not be responsible for any portion of the cost of the Improvement Project.

5. Indemnification.

- a) In the performance of this Agreement, the Governmental Units, each an Indemnifying Party, must indemnify, save, and hold harmless the State, its agents, and employees, from any claims or causes of action, including attorney's fees incurred by the State, to the extent caused by Indemnifying Party's:
 - Intentional, willful, or negligent acts or omissions; or
 - Actions that give rise to strict liability; or
 - Breach of contract or warranty.

An Indemnifying Party is defined to include the Governmental Unit, its agents and employees and any third party that has a business relationship with the Governmental Unit, to the fullest extent permitted by law. The indemnification obligations of this section do not apply in the event the claim or cause of action is the result of the State's sole negligence. This clause will not be construed to bar any legal remedies the Indemnifying Party may have for the State's failure to fulfill its obligation under this Agreement.

- b) Nothing within this Agreement, whether express or implied, shall be deemed to create an obligation on the part of the State to indemnify, defend, hold harmless or release an Indemnifying Party. This shall extend to all agreements related to the subject matter of this Agreement, and to all terms subsequently added, without regard to order of precedence.

6. State Audits. Under Minnesota Statutes, section 16C.05, subd. 5, each Governmental Unit's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State, the State Auditor, or Legislative Auditor, as appropriate, for a minimum of six years from the expiration or termination of this Agreement.

7. Government Data Practices. The Parties must comply with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13 (the "Act"), as it applies to all data provided by the Parties under this Agreement, and as it applies to all data created, collected, received,

stored, used, maintained, or disseminated by the Governmental Units under this Agreement. The civil remedies of Minnesota Statutes, section 13.08 apply to the release of the data governed by the Act by any of the Parties.

If either Governmental Unit receives a request to release the data referred to in this clause, the Governmental Unit must immediately notify and consult with the State's Authorized Representative as to how the Governmental Unit should respond to the request. The Governmental Unit's response to the request shall comply with the Act.

8. Venue. Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

9. Termination. The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services authorized under this Agreement. Termination must be by written or fax notice to the Governmental Units. The State is not obligated to pay for any services that are provided after notice and the effective date of termination. However, the City will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the Agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State must provide the Governmental Units notice of the lack of funding within a reasonable time of the State's receiving that notice.

10. E-Verify Certification (in accordance with Minnesota Statutes, section 16C.075). For services valued in excess of \$50,000, the City certifies that as of the date of services performed on behalf of the State, City and all its subcontractors will have implemented or be in the process of implementing the federal E-Verify Program for all newly hired employees in the United States who will perform work on behalf of the State. The City is responsible for collecting all subcontractor certifications and may do so utilizing the E-Verify Subcontractor Certification Form available at <http://www.mmd.admin.state.mn.us/doc/EverifySubCertForm.doc>. All subcontractor certifications must be kept on file with the City and made available to the State upon request.

11. Runs with the Land. This First Amendment will be recorded with the Blue Earth County Recorder. The covenants, waivers and agreements contained in this First Amendment shall bind the Subdividers and their successors and assigns and shall run with the Benefited Properties. It is the intent of the Parties hereto that this First Amendment be in a form which is recordable. The Parties agree to make any changes in this First Amendment which may be necessary to effect the recording and filing of this First Amendment against the title of the Benefited Properties.

12. Notices. Any notice required to be given under this First Amendment shall be deemed given if delivered personally or sent by United States mail, postage prepaid, certified and return receipt requested:

a) as to the State: Real Estate and Construction Services

309 Sherburne Avenue,
St. Paul MN
Attn: Eric Radel, eric.radel@state.mn.us
or his successor

b) as to the City: City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN, 56001
Attn: City Manager

with a copy to:

Pamela J.F. Whitmore
Kennedy and Graven Chartered
150 South Fifth Street, Suite 700
Minneapolis, MN 55402

c) as to the County: Blue Earth County Administration
204 S. Fifth Street
P.O. Box 168
Mankato, MN 56002-0168

with a copy to:

Blue Earth County Attorney's Office
401 Carver Road
P.O. Box 3129
Mankato, MN 56002-3129

or at such other address as any Party or its successor in interest may from time to time notify the others in writing in accordance with this paragraph.

13. Ratification. Except as amended herein, the terms and provisions of the Original Agreement shall remain in full force and effect.

14. Execution. This First Amendment may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

This Instrument Drafted By:

KENNEDY & GRAVEN, CHARTERED (RHB)
150 South Fifth Street
Suite 700
Minneapolis, MN 55402
(612) 337-9300

CITY OF MANKATO

By: _____

City Manager

Date:

By: _____

City Clerk

Date:

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument as acknowledged before me this _____ day of _____, 2025, by _____, the City Manager of the City of Mankato, a municipal corporation under the laws of Minnesota, on behalf of the City.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument as acknowledged before me this _____ day of _____, 2025, by _____, the City Clerk of the City of Mankato, a municipal corporation under the laws of Minnesota, on behalf of the City.

Notary Public

BLUE EARTH COUNTY

By: _____

Chair, County Board of Commissioners

Date:

By: _____

County Administrator

Date:

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was executed before me this _____ day of _____,
2025, by _____, the _____ of the County of Blue Earth, a
_____, on behalf of the _____.

Notary Public

EXHIBIT A

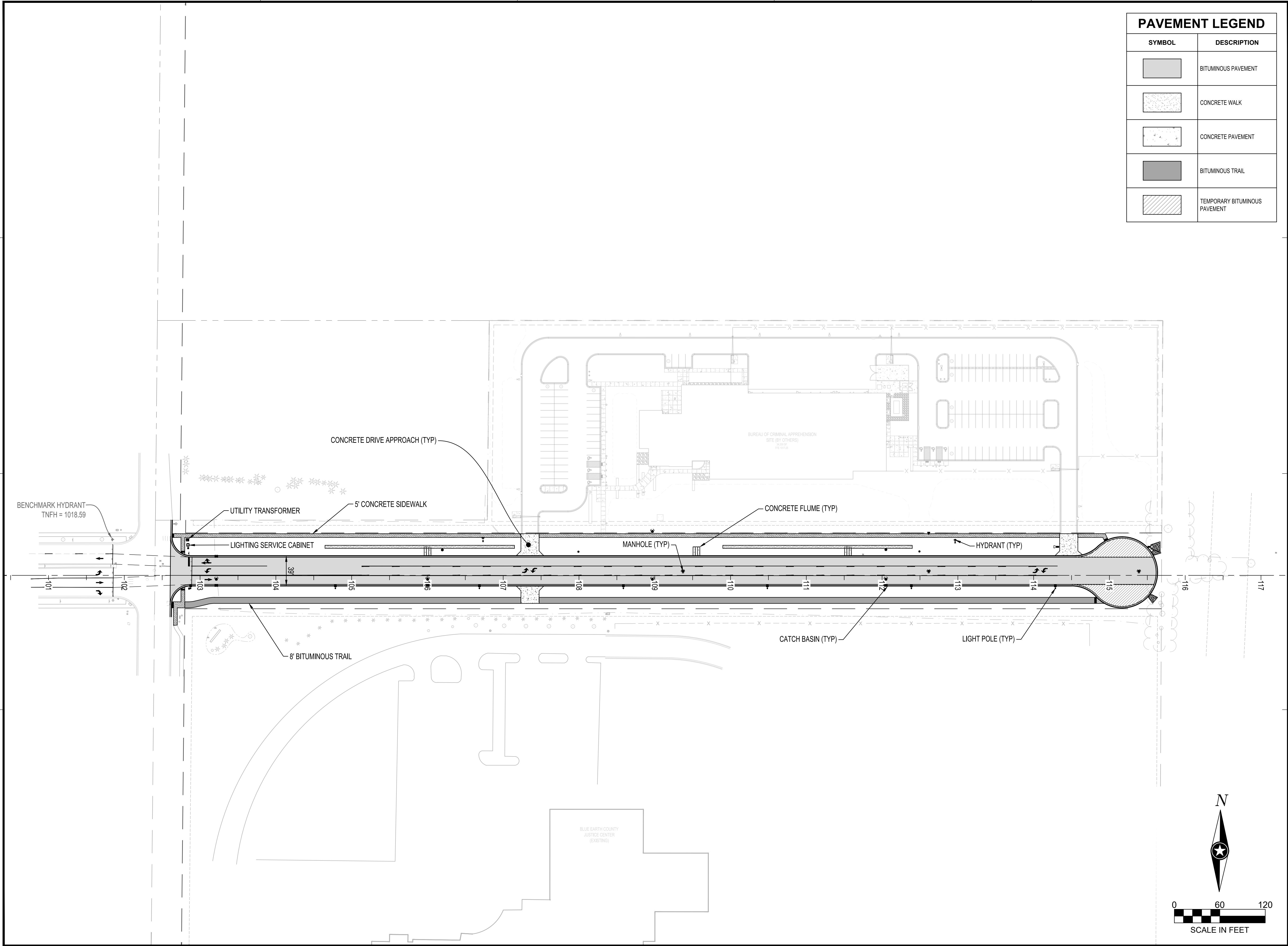
The County Property is legally described as follows:

Lot 1, Block 1, Justice Center Subdivision, Blue Earth County, Minnesota.

EXHIBIT B

The State Property is legally described as follows:

Lot 1, Block 1, BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County, Minnesota.



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	CONCRETE PAVEMENT
	BITUMINOUS TRAIL
	TEMPORARY BITUMINOUS PAVEMENT



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

KYLE J. RENNEKE

DATE 06/27/25 LIC. NO. 52626

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PROJECT

CITY OF MANKATO

BASSETT DRIVE EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C3-SITE
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE PLAN

SHEET

13 OF 31

CITY OF MANKATO

BASSETT DRIVE EXTENSION

MANKATO, MINNESOTA

CONSTRUCTION PLANS

ISG PROJECT # 25-32569



LOCATION MAP



SHEET INDEX

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- 2 LEGENDS AND NOTES
- 3 TYPICAL DETAILS
- 4 TYPICAL DETAILS
- 5 SWPPP NARRATIVE AND QUANTITIES
- 6 SWPPP NARRATIVE AND QUANTITIES
- 7 SWPPP DETAILS
- 8 SWPPP DETAILS
- 9 PRE- CONSTRUCTION SWPPP
- 10 SWPPP
- 11 EXISTING SITE AND REMOVAL PLAN
- 12 OVERALL EXISTING SITE
- 13 OVERALL SITE PLAN
- 14 INTERSECTION PLAN
- 15 OVERALL UTILITY PLAN
- 16 UTILITY PROFILES
- 17 PLAN AND PROFILE
- 18 PLAN AND PROFILE
- 19 PLAN AND PROFILE
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- 27 CROSS SECTIONS
- 28 CROSS SECTIONS
- 29 TURF RESTORATION AND PLANTING PLAN
- 30 LIGHTING PLAN
- 31 LIGHTING DETAILS AND WIRING DIAGRAM

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

CERTIFICATIONS

CITY ENGINEER

DATE:

PROJECT INDEX:

OWNER:
CITY OF MANKATO
10 CIVIC CENTER PLAZA
MANKATO, MINNESOTA, 56001
PHONE:

PROJECT ADDRESS / LOCATION:

BASSETT DRIVE

MANKATO, MINNESOTA

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

MANKATO OFFICE
115 EAST HICKORY STREET
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651

PROJECT MANAGER: KYLE RENNEKE
EMAIL: KYLE.RENNKE@ISGINC.COM



SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2023 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=1018.59
TOP NUT OF FIRE HYDRANT

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN APRIL 2025 BY ISG.



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KYLE J. RENNEKE

DATE: 06/27/25 LIC. NO. 52626

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PROJECT

**CITY OF
MANKATO**

**BASSETT DRIVE
EXTENSION**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-CO-GENERAL
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

1

OF 31

SYMBOL LEGEND		
EXISTING		PROPOSED
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
	HANDHOLE	
	ELECTRIC MANHOLE	
	ELECTRIC METER	
	UTILITY VAULT	
	AIR CONDITIONER	
	GAS METER	
	GAS VALVE	
	SOIL BORING	
	FLAG POLE	
	MAILBOX	
	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.		

EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCEMAIN	
	WATER MAIN	
	GAS	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND TV	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	FIBER OPTIC	
	WETLAND	
	WATER EDGE	
	DITCH / SWALE	
	FENCE LINE	
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.		

ABBREVIATIONS					
ADA	AMERICANS WITH DISABILITIES ACT	GC	GENERAL CONTRACTOR	PSI	POUNDS PER SQUARE INCH
ADD	ADDENDUM	GFE	GARAGE FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
AFF	ABOVE FINISHED FLOOR	GL	GUTTER LINE	PVMT	PAVEMENT
AGG	AGGREGATE	GPM	GALLONS PER MINUTE	QTY	QUANTITY
APPROX	APPROXIMATE	GV	GATE VALVE	R	RIM
ARCH	ARCHITECT, ARCHITECTURAL BASEMENT FLOOR	HDPE	HIGH DENSITY POLYETHYLENE	RAD	RADIUS
BFE	ELEVATION	HD	HEAVY DUTY	RCP	REINFORCED CONCRETE PIPE
BIT	BITUMINOUS	HH	HANDHOLE	RD	ROOF DRAIN
BLDG	BUILDING	HMA	HOT MIX ASPHALT	REBAR	REINFORCING BAR
BM	BENCHMARK	HORIZ	HORIZONTAL	REM	REMOVE
CAD	COMPUTER-AIDED DESIGN	HR	HOUR	ROW	RIGHT OF WAY
CB	CATCH BASIN	HWL	HIGH WATER LEVEL	RW	RIGHT OF WAY
CFS	CUBIC FEET PER SECOND	HWY	HIGHWAY	SAN	SANITARY
CF	CUBIC FOOT	HYD	HYDRANT	SCH	SCHEDULE
CI	CAST IRON	I	INVERT	SF	SQUARE FOOT
CIP	CAST IRON PIPE	ID	INSIDE DIAMETER	SG	SPECIFICATION
CIPC	CAST IN PLACE CONCRETE	IN	INCH	SO	SQUARE
CJ	CONTROL JOINT	INV	INVERT	STA	STATION
CL	CENTERLINE	IP	IRON PIPE	STM	STORM
CMP	CORRUGATED METAL PIPE	IPS	IRON PIPE SIZE	SY	SQUARE YARD
CO	CLEANOUT	J-BOX	JUNCTION BOX	T/C	TOP OF CURB
CONC	CONCRETE	JT	JOINT	TEL	TELEPHONE
CONST	CONSTRUCTION	LF	LINEAR FEET	TEMP	TEMPORARY
CONT	CONTINUOUS	LIN	LINEAR	THRU	THROUGH
CR	COUNTY ROAD	LPS	LOW PRESSURE	TNFI	TOP NUT OF FIRE HYDRANT
CY	CUBIC YARD	LS	LUMP SUM LOWEST	TRANS	TRANSFORMER
C&G	CURB AND GUTTER	LSO	STRUCTURAL OPENING	TV	TELEVISION
DEMO	DEMOLITION	MAX	MAXIMUM	TYP	TYPICAL
DI	DROP INTAKE	MB	MAIL BOX	UT	UTILITY, UNDERGROUND TELEPHONE
DIA	DIAMETER	MECH	MECHANICAL	VCP	VITRIFIED CLAY PIPE
DIM	DIMENSION	MH	MANHOLE	W/O	WITHOUT
DS	DOWNSPOUT	MIN	MINIMUM	W/	WITH
EA	EACH	MISC	MISCELLANEOUS	YD	YARD
ELEC	ELECTRICAL	NO	NUMBER	YR	YEAR
ELEV	ELEVATION	NTS	NOT TO SCALE		
EOF	EMERGENCY OVERFLOW	NWL	NORMAL WATER LEVEL		
EQ	EQUAL	OC	ON CENTER		
EX	EXISTING	OCEW	ON CENTER EACH WAY		
F/G	FORM GRADE	OH	OVERHEAD		
FDC	FIRE DEPARTMENT CONNECTION	OHWL	ORDINARY HIGH WATER LEVEL		
FDN	FOUNDATION	OHD	OVERHEAD DOOR		
FES	FINISHED FLOOR SECTION	OZ	OUNCE		
FFE	ELEVATION	PCC	PORTLAND CEMENT CONCRETE		
FPM	FEET PER MINUTE	PED	PEDESTAL, PEDESTRIAN		
FPS	FEET PER SECOND	PERF	PERFORATED		
FT	FOOT, FEET	PL	PROPERTY LINE		
FTG	FOOTING	PP	POLYPROPYLENE		
GA	GAUGE				
GAL	GALLON				
GALV	GALVANIZED				



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

KYLE J. RENNEKE

DATE: 06/27/25 LIC. NO. 52626

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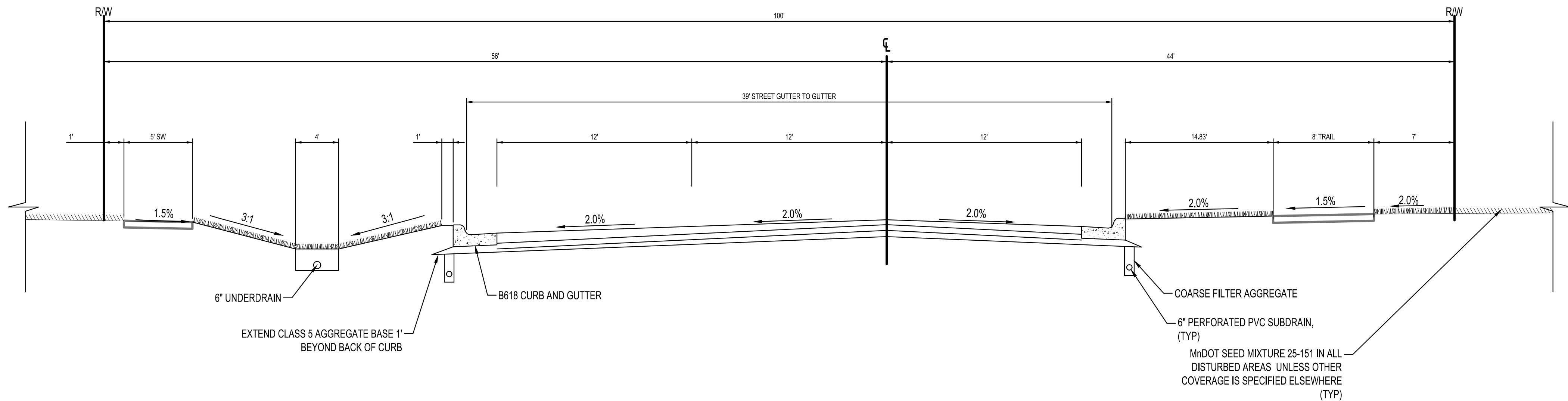
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PROJECT	
CITY OF MANKATO	
BASSETT DRIVE EXTENSION	
MANKATO	MINNESOTA

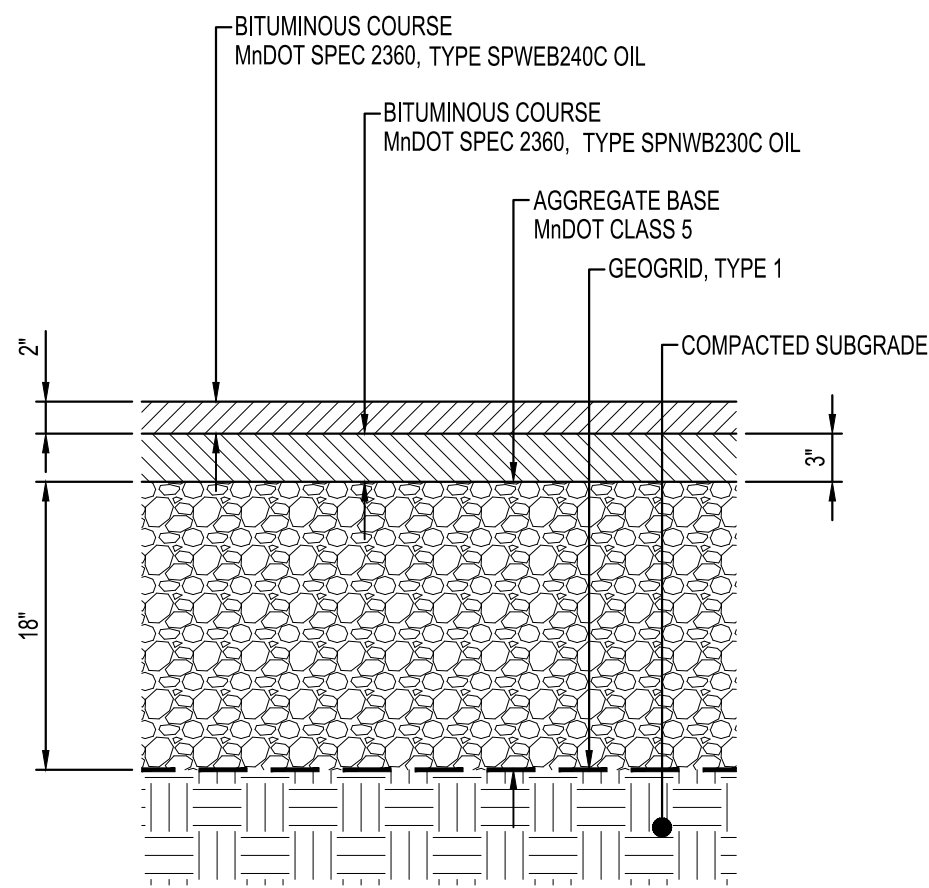
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C0-GENERAL
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

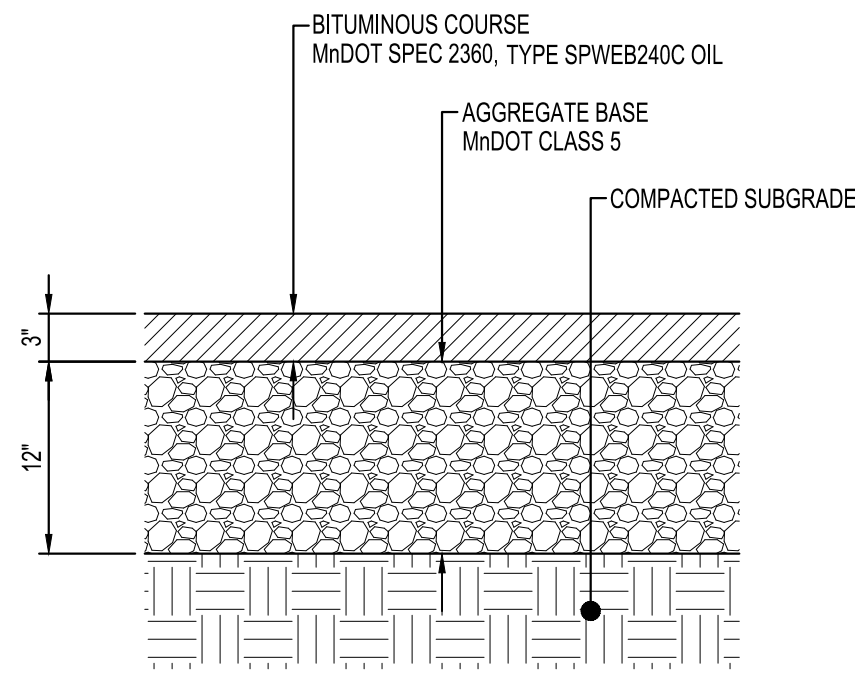
TITLE
LEGENDS AND NOTES



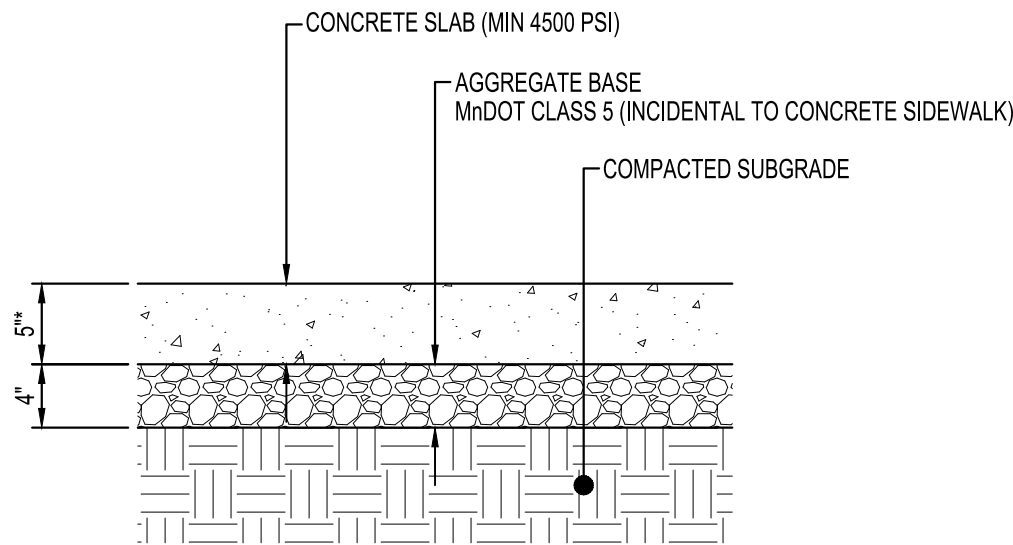
TYPICAL STREET SECTION
NTS



STANDARD
BITUMINOUS PAVEMENT
NTS

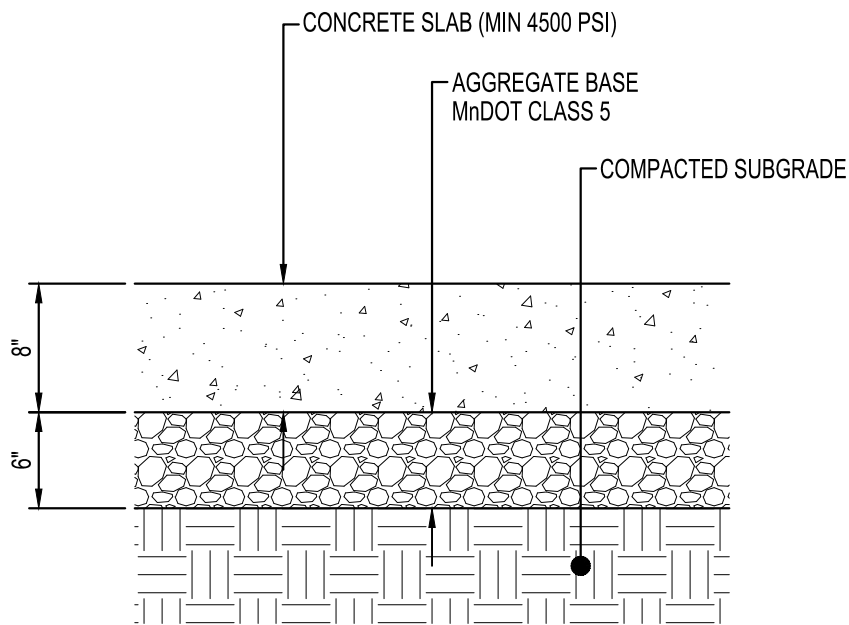


TEMPORARY
BITUMINOUS PAVEMENT
(CUL DE SAC SIDES)
NTS

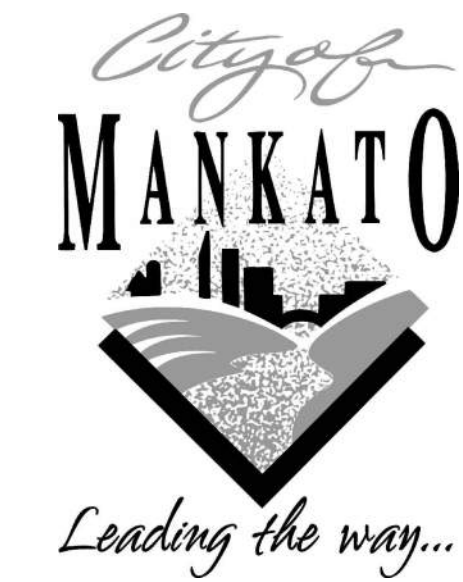


NOTE:
1. * 6" FOR PEDESTRIAN RAMP LOCATIONS

CONCRETE SIDEWALK
NTS



CONCRETE DRIVEWAY
NTS



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PROJECT

CITY OF
MANKATO

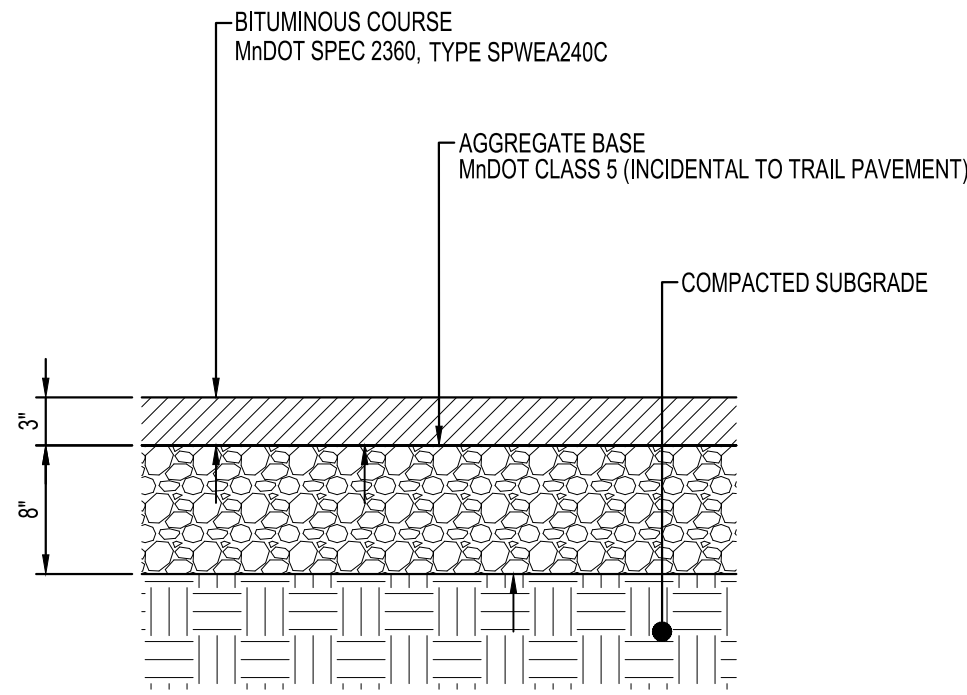
BASSETT DRIVE
EXTENSION

MANKATO MINNESOTA

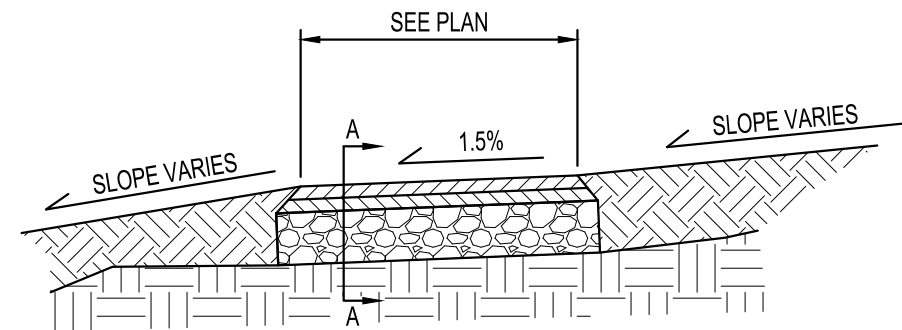
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C0-DETAILS
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

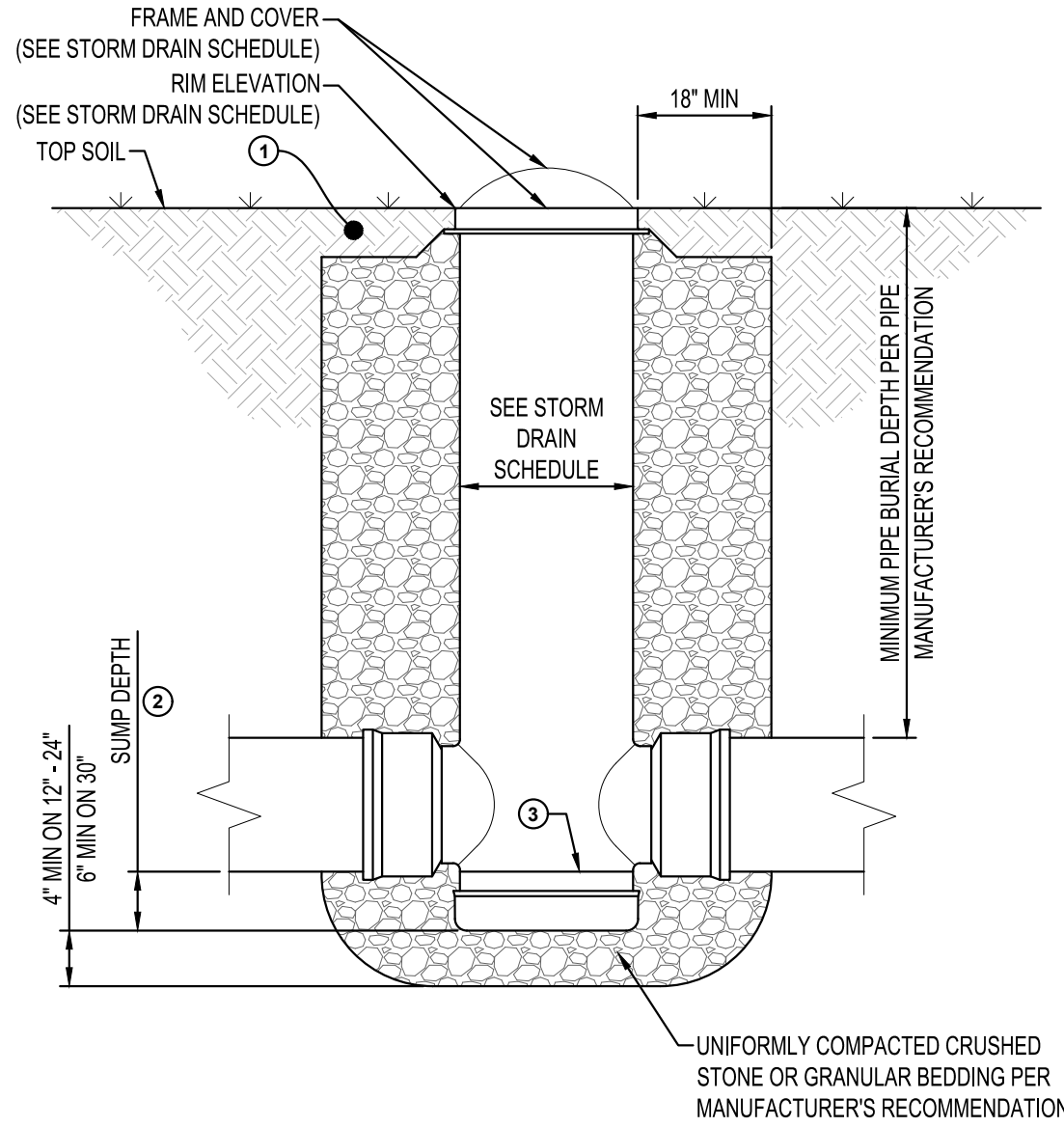
TITLE
TYPICAL DETAILS



SECTION A-A



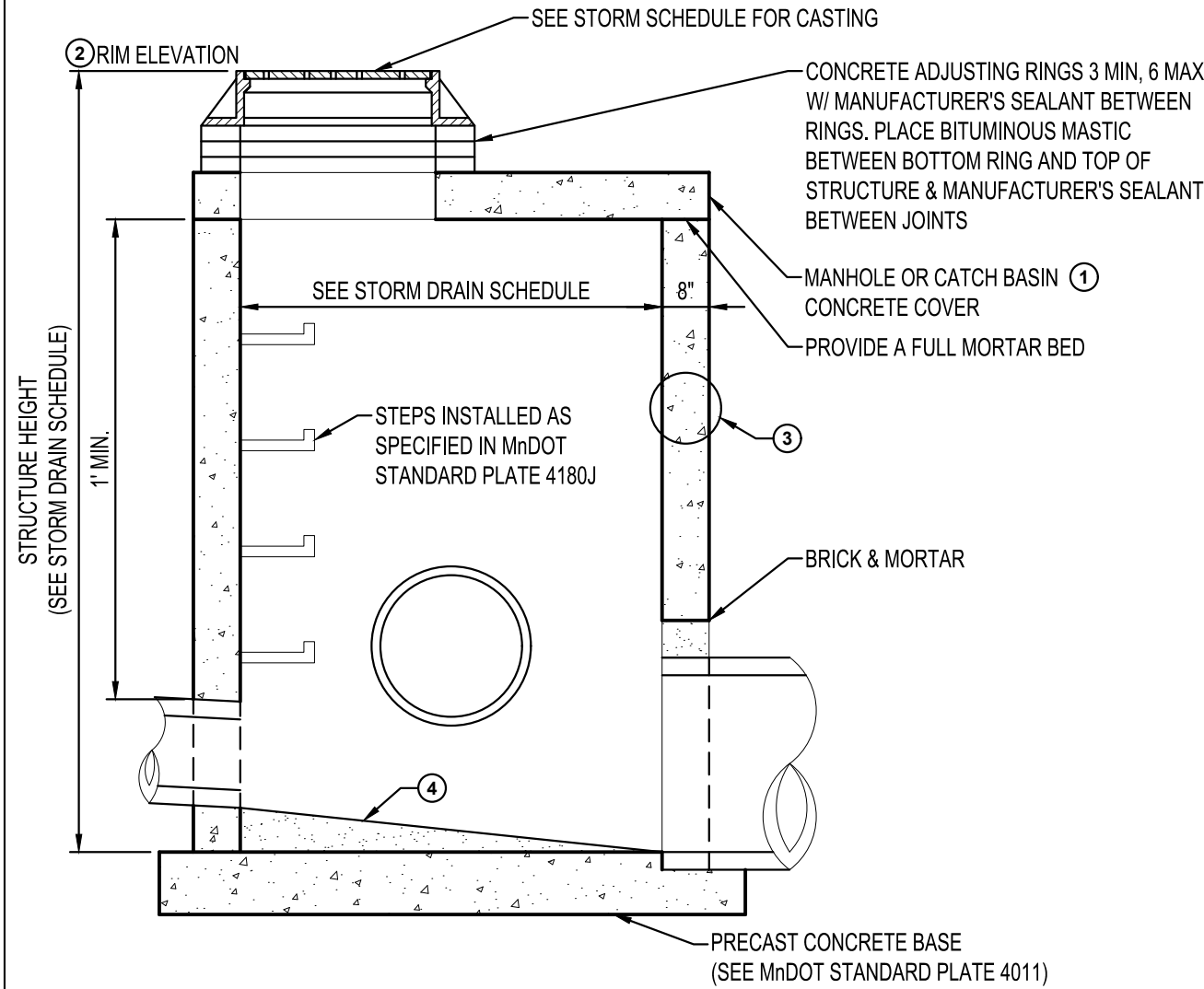
TYPICAL TRAIL SECTION
NTS



KEY NOTES:

- 1 IF ASPHALT PAVEMENT, TOP OF CONCRETE COLLAR SHOULD BE SET AT BOTTOM OF NON-WEAR COURSE.
- 2 6" MIN ON 8" - 24" DRAIN BASIN, 10" MIN ON 30" DRAIN BASIN. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS.
- 3 INVERT ELEVATION (SEE STORM DRAIN SCHEDULE)

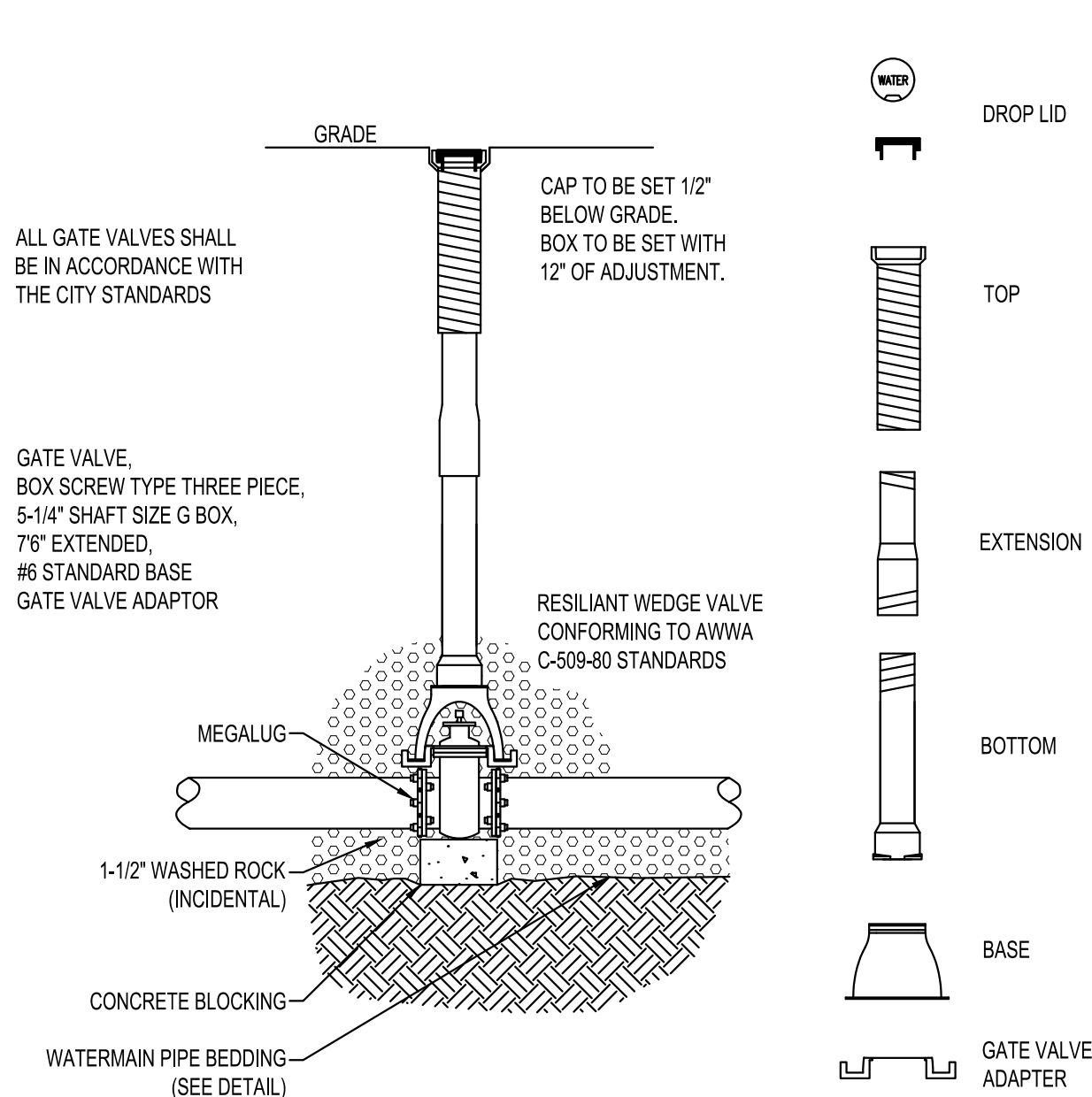
DRAIN BASIN IN TURF
NTS



KEY NOTES:

- 1 WHEN USED AS A CATCH BASIN AND REQUIRING A RECTANGULAR OPENING, USE 4022 CONCRETE COVER.
- 2 WHEN REFERRING TO A CURB CATCH BASIN, USE TOP BACK OF CURB ELEVATION.
- 3 WALL CONSTRUCTION MAY BE: CLASS II PRECAST PIPE (MnDOT STANDARD PLATE 3000); CAST IN PLACE CONCRETE MEETING THE REQUIREMENTS OF CLASS II PIPE; OR MASONRY CONSTRUCTION, BRICK OR BLOCK (MnDOT STANDARD PLATE 4000).
- 4 PROVIDE MORTAR FILLETS TO FIT BOTTOM PORTIONS OF PIPE TO DIRECT FLOW TO OUTLET.

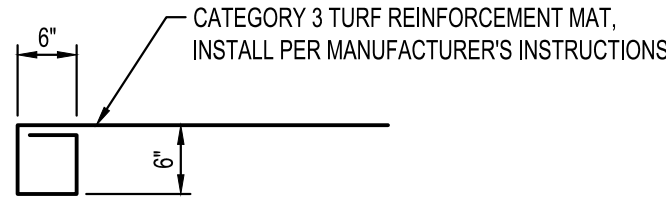
4020
MANHOLE OR CATCH BASIN
NTS



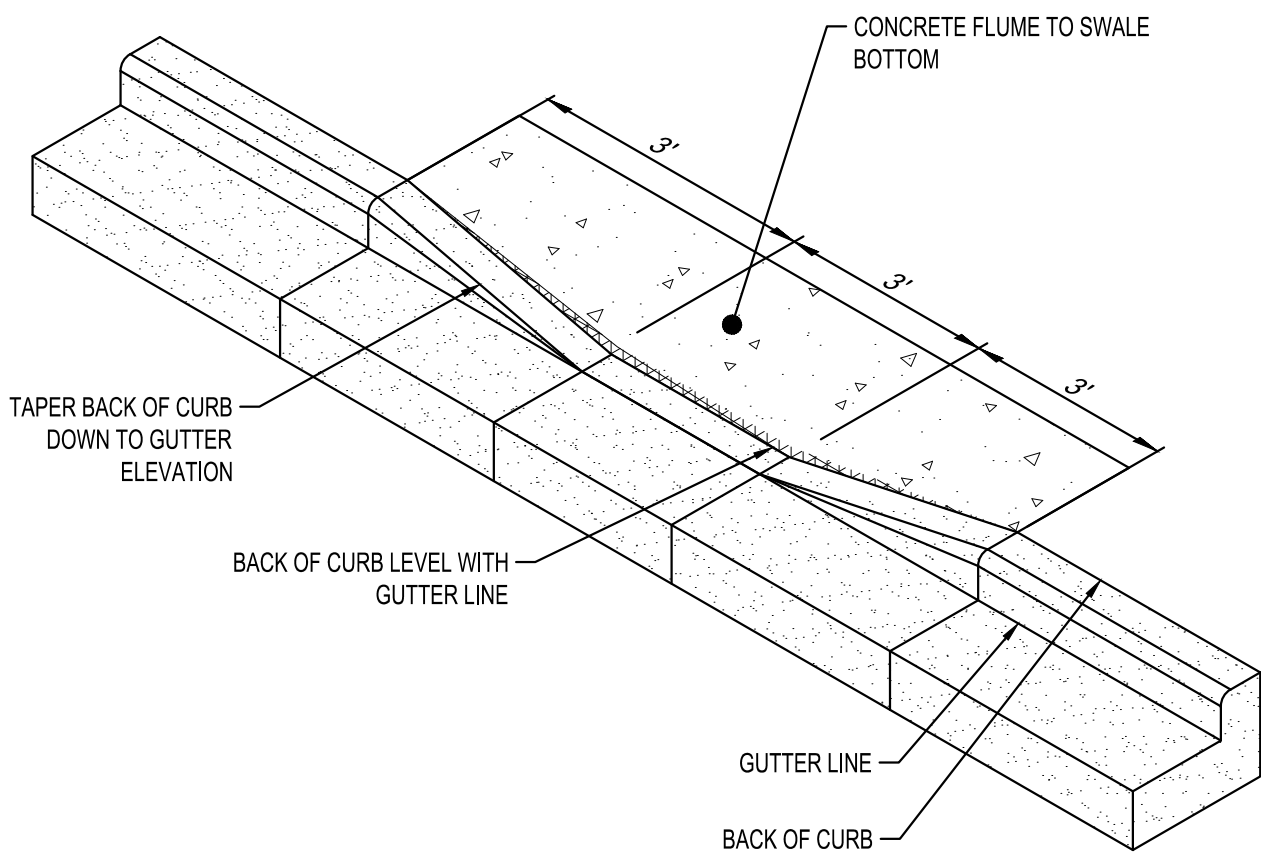
NOTES:

1. INSTALL TOP NUT EXTENDER TO 7" DEPTH ON ALL VALVES WITH OVER-DEPTH

TYPICAL
GATE VALVE & BOX INSTALLATION
NTS



ANCHOR EDGE SECTION



NOTE:

1. GRADE BEHIND CURB TO BE LEFT 2" LOWER THAN FLOW LINE TO ALLOW ROOM FOR TURF REINFORCEMENT MAT AND FOR GRASS TO NOT OBSTRUCT FLOW

CURB CUT
STORM OUTLET
NTS

FILTRATION BASIN CONSTRUCTION:

- A. Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
- B. The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
- C. The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
- D. Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized. In order to avoid soil compaction in the basin, no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed, only light earth moving equipment with tracks shall be used.
- E. After final grading, the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided. If smearing does occur, it shall be corrected by raking or retiling of the basin.
- F. Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

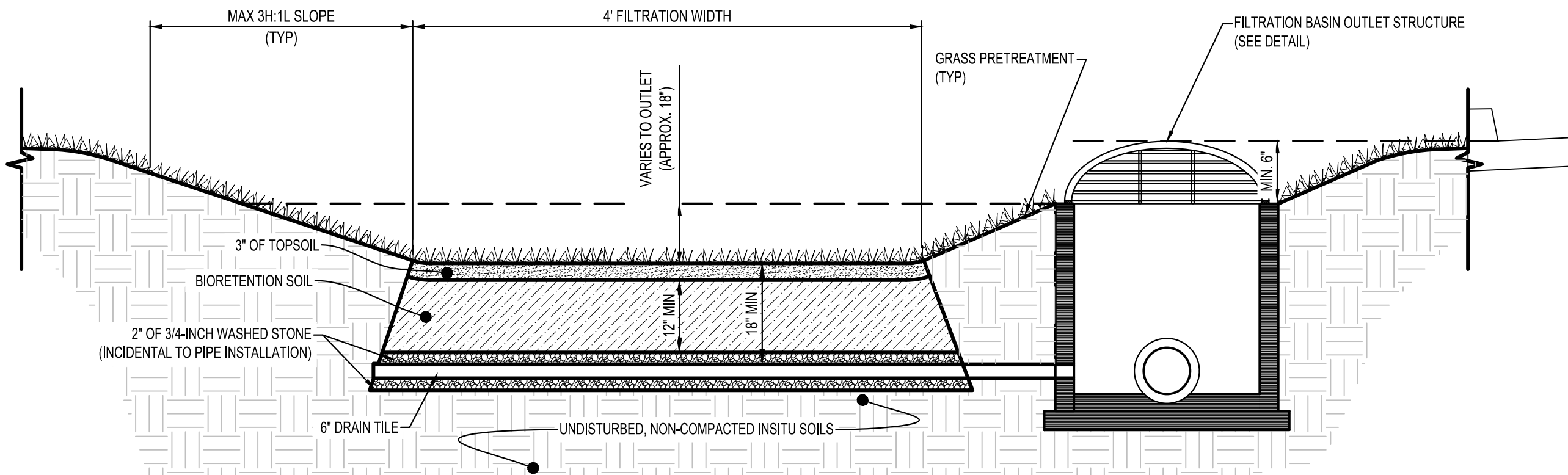
BIORETENTION SOIL:

- 70 - 85% construction sand; and
 - 15 - 30% organic matter
- Sand: Provide clean construction sand, free of deleterious materials.
(AASHTO M-6 or ASTM C-33 washed sand)

Organic Matter: MnDOT Grade 2 compost (See Specification 3890) is recommended.

BASIN SEEDING:

Refer to SWPPP Notes for basin seeding requirements.



FILTRATION BASIN
NTS

CITY OF
MANKATO
STANDARD
DETAIL PLATES

2100A

2200A

2201C

2203A

2240A

2242A

2320A

2321A

2322A

2323A

2340B

2402C

2420B

2421A1

2421A2

2460B

2650A

2660A



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

KYLE J. RENNEKE

DATE: 06/27/25 LIC. NO. 52626

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

CITY OF
MANKATO
BASSETT DRIVE
EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C0-DETAILS
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

TYPICAL DETAILS

SHEET

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT LOCATION

PROJECT/SITE NAME: BASSETT DRIVE EXTENSION
PROJECT LOCATION: BASSETT DRIVE
CITY/TOWNSHIP: MANKATO
COUNTY/STATE: MINNESOTA
ZIP CODE: 56001
LATITUDE/LONGITUDE: 44.163286, -93.938777
QUARTER SECTION, SECTION, TOWNSHIP, RANGE: SW ¼ NE ¼ SECTION 15, TOWNSHIP 108 NORTH, RANGE 26 WEST

PROJECT DESCRIPTION

THE PROJECT INCLUDES CONSTRUCTION OF A NEW THREE-LANE EAST/WEST URBAN ROADWAY WITH 8-FOOT BITUMINOUS PEDESTRIAN/BICYCLE TRAIL, 5-FOOT CONCRETE SIDEWALK, STORMWATER DITCH, AND ASSOCIATED STORM SEWER, SANITARY SEWER, AND WATER UTILITIES. INTERSECTION OF EXISTING BASSETT DRIVE AND 586TH AVENUE TO APPROXIMATELY 1300 FEET EAST OF 586TH AVENUE (APPROXIMATELY 1300 FEET IN LENGTH).

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:
CLEARING AND GRUBBING OPERATIONS, GRADING, TEMP	JULY-DECEMBER 2025
UTILITY CONSTRUCTION	
CURB & GUTTER/SIDEWALK	
PAVING	
INITIAL TURF, LIGHTING	
LANDSCAPING, FINAL TURF, MISC.	

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS

TOTAL AREA TO BE DISTURBED = 3.14 ACRES MINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES
AN MPCA NPDES PERMIT IS REQUIRED FOR THIS PROJECT
IMPERVIOUS AREA: PRE-CONSTRUCTION = 0.00 ACRES/POST-CONSTRUCTION = 1.74 ACRES
NET INCREASE OF IMPERVIOUS AREA = 1.74 ACRES
MINIMUM NEW IMPERVIOUS SURFACE AREA CREATED REQUIRING PERMANENT STORMWATER MANAGEMENT = 1.00 ACRES (BASED ON MPCA PERMIT/CITY CODE/WATERSHED REQUIREMENTS)

CONTACT INFORMATION/RESPONSIBLE PARTIES

THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: CITY OF MANKATO (ALEC PIETZ, P.E., INTERIM CITY ENGINEER)
10 CIVIC CENTER PLAZA
MANKATO, MINNESOTA, 56001
507.387.8643/APIETZ@MANKATOMN.GOV

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE APPLYING FOR PERMIT COVERAGE ON THE NPDES PERMIT (THROUGH EXECUTION OF AN NPDES PERMIT MODIFICATION FORM) AND THEREBY AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION); THE NPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE MPCA AFTER THE PROJECT IS AWARDED TO THE OPERATION.

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE NPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE NPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS AND IS RESPONSIBLE FOR SECTIONS 3-4, 6-22, 24, AND APPLICABLE PARTS OF 23, TO REMAIN IN COMPLIANCE WITH NPDES PERMIT.

OPERATOR/PERMITTEE: (TO BE DETERMINED)

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO SECTION 21 OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DESIGNER:
ISG INC. (KYLE RENNEKE, P.E.)
115 E HICKORY ST, SUITE
MANKATO, MN 56001
507-387-6651/KYLE.RENNKE@ISGINC.COM

PERMANENT STORMWATER MANAGEMENT SYSTEM:
ISG INC. (KYLE RENNEKE, P.E.)
115 E HICKORY ST, SUITE 300
MANKATO, MN 56001
507-387-6651/KYLE.RENNKE@ISGINC.COM

AGENCY CONTACTS			
AGENCY	PERMIT	NAME	PHONE NUMBER/E-MAIL
MPCA (EMERGENCY)	N/A	STATE DUTY OFFICER	1-800-422-0798
MPCA	NPDES-CSW #MNR100001	BRIAN GREEN	507-206-2610/BRIAN.GREEN@STATE.MN.US
ACOE	SECTION 404	LEO GRABOWSKI	218-829-8402/LEONARD.A.GRABOWSKI@USACE.ARMY.MIL
DNR	N/A	N/A	N/A
TODD SWCD	WCA	ED UHLENKAMP	320-732-2644/ED.UHLENKAMP@CO.TODD.MN.US
WATERSHED DISTRICT	N/A	N/A	N/A

PERMANENT STORMWATER TREATMENT SYSTEMS

THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE PROPOSED FILTRATION BASIN. HYDROLOGIC AND WATER QUALITY MODELING DATA AND THE CONTAMINATION CHECKLIST IS AVAILABLE UPON REQUEST. THE SITE IS ABLE UNABLE TO MEET THE FULL VOLUME REDUCTION REQUIREMENT DUE TO ON-SITE SOILS THAT ARE NOT CONDUCTIVE TO INFILTRATION AND LIMITED RIGHT OF WAY SPACE. INFILTRATION RATES WERE DETERMINED BY THE INFILTRATION RATE CHART IN THE MINNESOTA STORMWATER MANUAL UTILIZING SOIL-BORING RESULTS. THE SITE HAS BEEN DESIGNED TO MEET THE PERMIT REQUIREMENTS TO THE MAXIMUM EXTENT POSSIBLE FOR THIS SITE.

LOCATION OF SWPPP COMPONENTS		
DESCRIPTION	TITLE	LOCATION (SHEET NAME)
SWPPP NARRATIVE	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE CONDITIONS	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE MAPS (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP MAP, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
DIRECTION OF SURFACE WATER FLOW (PRE- & POST- CONSTRUCTION)	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
TEMPORARY EROSION & SEDIMENT CONTROL BMPS FOR STEEP SLOPES (3-1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS" REFER TO SWPPP	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
PERMANENT EROSION PREVENTION BMPS	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); SWPPP GENERAL INFORMATION, DETAILS AND NOTES; TURF RESTORATION PLAN
STORM SEWER	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); OVERALL UTILITY PLAN
GRADING	GRADING PLAN	OVERALL GRADING PLAN, NOTES AND EARTHWORK CALCULATIONS
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
HYDROLOGIC/WATER QUALITY MODELING		AVAILABLE UPON REQUEST

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE FOLLOWING USDA-NRCS MAPPED SOILS ARE SHOWN AS "NOT HIGHLY ERODIBLE," POTENTIALLY HIGHLY ERODIBLE, AND HIGHLY ERODIBLE" ON THE COUNTY SOIL SURVEY MAP.

USDA-NRCS MAPPED SOIL SURVEY UNIT NO., NAME, TEXTURE, SLOPE PERCENTAGE	PERCENTAGE OF PROJECT AREA	APPROXIMATE PARTICLE SIZE RANGE (MM)		
		SAND (0.05-2.00+)	SILT (0.002-0.05)	CLAY (<0.002)
110- MARNA SILTY CLAY LOAM, 0-2% SLOPES	28.4%			
287- MINNETONKA SILTY CLAY LOAM	71.6%			

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO SEVERAL LOCATIONS. THE EASTERLY PORTION OF THE IMPROVEMENTS WILL CONTINUE TO DRAIN EAST TO THE EXISTING AGRICULTURAL FIELD AREA VIA OVERLAND FLOW, AND WESTERLY PORTION OF THE ROADWAY AND RIGHT OF WAY WILL DRAIN TO THE EXISTING UNDERGROUND STORMWATER CONVEYANCE SYSTEM LOCATED IN THE INTERSECTION OF BASSETT DRIVE AND CARVER ROAD. STORMWATER RUNOFF FROM THE ROADWAY SECTIONS (STA. 102+75 TO STA 111+50 ON THE NORTH PORTION OF THE STREET CROWN) IS FILTERED THROUGH THE VEGETATED SWALE AND FILTRATION TRENCH BEFORE ENTERING UNDERGROUND PIPING CONVEYANCE. THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED TO THE MAXIMUM EXTENT FEASIBLE ON THE SITE VIA THE CONSTRUCTED DITCHES. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTPS://MPCA.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID=E03EF170FA3E41F6BE92F9FAFEC100CC) ON 5/30/2025. THE SEARCH SHOWED NO IMPAIRED WATERS OR WATERS SUBJECT TO TMDLS WITHIN THE PROJECT LIMITS.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE

THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24-HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED

AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITTEES ARE RESPONSIBLE FOR PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROAD SIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

ENVIRONMENTALLY SENSITIVE AREAS

STEEP SLOPES: EXISTING AND PROPOSED SLOPES 1 IN 3 (33.33%) AND STEEPER THAT ARE PROPOSED TO BE DISTURBED ARE ILLUSTRATED ON THE PLAN SHEETS. STEEP SLOPES MAY BE TEMPORARILY CREATED DURING GRADING OPERATIONS IF NECESSARY, AT WHICH TIME TEMPORARY BMPS MUST BE IMPLEMENTED BY THE OPERATOR (THROUGH AN APPROVED SWPPP AMENDMENT) WITHIN 14 DAYS OF NO LONGER WORKING THE STEEP SLOPE.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE WAS REVIEWED ON 05/30/2025 (WWW.PCA.STATE.MN.US/DATA/WHATS-MY-NEIGHBORHOOD) AND A CONTAMINATION ASSESSMENT WAS PERFORMED (AVAILABLE UPON REQUEST). THE RESULTS OF THIS REVIEW SHOW NO KNOWN CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN AND ADJACENT TO THE PROJECT LIMITS.

STORMWATER POLLUTION MITIGATION MEASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT. THEREFORE, NO ADDITIONAL STORMWATER RELATED MITIGATION MEASURES APPLY.

KARST AREAS: THERE ARE NO KNOWN ACTIVE KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

SITE PLAN REQUIRED AREAS: NO AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

FLOOD CONTINGENCY PLAN: PROJECT ACTIVITIES MAY NOT OCCUR WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY. THEREFORE, THE PROJECT ENGINEER (AT THEIR DISCRETION) MAY REQUIRE A PREVENTATIVE FLOOD CONTINGENCY PLAN FOR SPECIFIC PROJECT ACTIVITIES AND AREAS IF SEASONAL PRECIPITATION POSSES A POTENTIAL RISK OF FLOODING WORK AREAS WITHIN THE PROJECT LIMITS. THIS PLAN SHALL BE SUBMITTED BY THE OPERATOR TO THE OWNER'S REPRESENTATIVE FOR APPROVAL A MINIMUM OF 72 HOURS PRIOR TO THE SCHEDULED WORK AND/OR DURING ACTIVE WORK WITHIN THE FLOODPLAIN. NO WORK WITHIN THE FLOODPLAIN CAN COMMENCE UNTIL WRITTEN APPROVAL/NOTICE TO PROCEED FROM THE OWNERS REPRESENTATIVE IS RECEIVED.

FISH EXCLUSION DATES:

FISH EXCLUSION DATES ARE NOT APPLICABLE TO THIS PROJECT LOCATION.

AQUATIC INVASIVE SPECIES: ALL IN-STREAM AND DEWATERING EQUIPMENT SHALL BE DECONTAMINATED OF ALL AQUATIC PLANTS AND PROHIBITED INVASIVE SPECIES PRIOR TO USING WITHIN SURFACE WATERS ON-SITE AND TRANSPORTING OFF-SITE. ALL DECONTAMINATION ACTIVITIES SHALL MEET THE CHAPTER 1 STANDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT GP 2004-0001.

WETLANDS: NO WETLANDS EXIST WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS: THE PROJECT FALLS UNDER THE JURISDICTION OF SEVERAL ENTITIES, AS IDENTIFIED IN THE "AGENCY CONTACTS" TABLE ON PAGE 1 OF THE SWPPP. THE MORE STRINGENT OF LOCAL VS. STATE VS. FEDERAL RULES SHALL APPLY WHERE THEY CONFLICT. INFORMATION PERTAINING TO THE STATE NPDES PERMIT CAN BE FOUND AT: (HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/WATER/WATER-TYPES-AND-PROGRAMS/STORMWATER/CONSTRUCTION-STORMWATER). THE OPERATOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE PERMITS, MNDOT SPECIAL PROVISION, MNDOT SPEC BOOK (2018 EDITION), MNDOT SPECIFICATIONS 1717.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION

NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPP CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMPS AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON-SITE BMPS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS (MN RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE NPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMPS MAY BE NEEDED TO MEET THESE REQUIREMENTS.

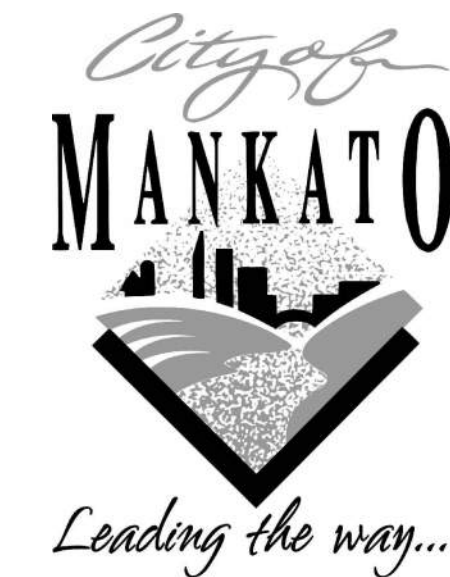
INSPECTION PROCEDURES, SWPPP AMENDMENTS, RECORD KEEPING, & TRAINING

- THE SWPPP MUST BE AMENDED BY THE OPERATOR WHEN THE IDENTITY OF THE RESPONSIBLE SITE OPERATORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS, ETC.) ARE KNOWN.
- THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST SWPPP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE PER MONTH OR SUSPENDED IF SITE CONDITIONS MEET ITEM 11.10 OF THE NPDES PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. THE MPCA SITE INSPECTION FORM IS AVAILABLE FOR OPERATORS TO USE TO COMPLETE THE REQUIRED INSPECTIONS. THE FORM CAN BE FOUND ON THE MPCA WEBSITE OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
A. DATE, TIME, AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;
B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.
D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS;
E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.
- SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED SWPPP AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE SWPPP.
- THE SWPPP SHALL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT IDENTIFIED PROBLEMS OR ADDRESS SITUATIONS (UNDER SECTION 6 OF THE NPDES PERMIT), PRIOR TO CONDUCTING SPECIFIC STAGES/PHASES OF THE PROJECT, AS REQUIRED BY THE OWNER AND DEFINED IN THIS PROJECT SWPPP.

THE TABLE BELOW IS A SUMMARY OF THE REQUIRED SWPPP AMENDMENTS:

SUMMARY OF OPERATOR PREPARED SWPPP AMENDMENTS (REQUIRED BY OWNER)		
SWPPP AMENDMENT NAME	SWPPP AMENDMENT DETAILS	SUBMITTAL TIMEFRAME
OPERATOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/RESPONSIBLE PARTIES" SECTION	7 DAY PRIOR TO INITIATING WORK
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONSTRUCTION ACTIVITIES
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS, AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WORK WITHIN INFILTRATION BASINS AND PRESERVED TREE AREAS
STEEP SLOPES PHASING PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	7 DAYS PRIOR TO INITIATING WORK
SPILL PREVENTION & RESPONSE PLAN	REFER TO "POLLUTION PREVENTION MANAGEMENT MEASURES"	7 DAY PRIOR TO INITIATING WORK
DEWATERING PLAN	REFER TO "DEWATERING" SECTION	7 DAYS PRIOR TO ACTIVITY
FLOOD CONTINGENCEY PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	72 HOURS PRIOR TO ACTIVITY

- THE SWPPP (ORIGINAL OR COPIES), ALL CHANGES TO THE SWPPP, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN THE FIELD OFFICE OR ON-SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITTEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE DAYS THE SWPPP, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTION/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.



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

KYLE J. RENNEKE

DATE: 06/27/25 LIC. NO. 52626

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

CITY OF MANKATO
BASSETT DRIVE
EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C1-SWPPP
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

SWPPP NARRATIVE
AND QUANTITIES

SHEET

6. THE OPERATOR MUST ASSIGN A TRAINED INDIVIDUAL(S) (PURSUANT TO SECTION 21) TO OVERSEE THE IMPLEMENTATION, MAINTENANCE, AND REPAIR OF BMPS. THIS INDIVIDUAL(S) SHALL ALSO PERFORM INSPECTIONS, REVISE/AMEND THE SWPPP (DOCUMENT IN SWPPP AS NECESSARY), AND BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE PERMITTED OWNER (OR ITS DESIGNEE), LOCAL GOVERNMENT UNITS, OR MPCA. MNDOT LEAD PROJECTS REQUIRE AVAILABLE ONSITE INSPECTION WITHIN 24 HOURS.

POLLUTION PREVENTION MANAGEMENT MEASURES

POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE:

- SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
- BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, DRIVEWAY APRONS, FOUNDATIONS, BRIDGE ABUTMENTS, WET/DRY PAVEMENT CUTTING, AND MASONRY WASHOUT/CLEANOUT.
- EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING
- HYDROCARBONS FROM STREET CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING

OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT. OPERATOR WILL SUBMIT A SPILL PREVENTION AND RESPONSE PLAN (SPRP) TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY. THE SPRP MUST SATISFACTORILY ADDRESS (AT A MINIMUM) THE FOLLOWING NPDES REQUIREMENTS BY THE PROPOSED IMPLEMENTATION AND MAINTENANCE OF APPROPRIATE BMPS:

NO-EXPOSURE: CONSTRUCTION AND BUILDING PRODUCTS (THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS), PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPING MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS) TO MINIMIZE CONTACT WITH STORMWATER AND PRECIPITATION.

SOLID WASTE: SEDIMENT, ASPHALT, CONCRETE MILLINGS, CONSTRUCTION AND DEMOLITION DEBRIS, AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND SHALL COMPLY WITH MPCA DISPOSAL REQUIREMENTS (CH. 7035).

HAZARDOUS MATERIALS: GAS, DIESEL, OIL, ANTIFREEZE, PAINT SOLVENTS, SOAPS, DETERGENTS, WOOD PRESERVATIVES, CLEANING SOLVENTS, CURING COMPOUNDS, ACIDS, ETC., MUST BE STORED IN SEALED CONTAINERS. SECONDARY SPILL CONTAINMENT IS REQUIRED FOR ALL MATERIALS IF STORED ON-SITE FOR MORE THAN 24 CONSECUTIVE HOURS (DOUBLE WALLED TANKS ARE ACCEPTABLE FOR SECONDARY CONTAINMENT). STORAGE AND DISPOSAL OF HAZARDOUS WASTES AND MATERIALS MUST BE IN COMPLIANCE WITH MPCA REGULATIONS (CH. 7045).

PORTABLE TOILETS: MUST BE POSITIONED AND SECURED SO THEY ARE NOT TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE PROPERLY DISPOSED OF IN ACCORDANCE WITH MPCA REGULATIONS (CH. 7041).

SPILLED OR LEAKED CHEMICALS: REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICAL OR FUEL WILL BE LOADED OR UNLOADED. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT, CLEANUP (DRIP PANS, ABSORBENTS, AND SPILL KITS), AND APPROPRIATE DISPOSAL SHALL BE AVAILABLE AT ALL TIMES ON-SITE. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINNESOTA STATUTE 115.061.

EQUIPMENT/VEHICLE WASHING: WHEN VEHICLE/EQUIPMENT WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. SOAPS, DETERGENTS, AND SOLVENTS ARE TO BE USED AND STORED PROPERLY. RUNOFF MUST BE CONTAINED FROM THE WASHING AREAS AND DISPOSED OF PROPERLY.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON SITE UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

CONSTRUCTION ACTIVITY REQUIREMENTS: EROSION PREVENTION PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

THE OPERATOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS. FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE UNTIL FINAL STABILIZATION IS ACHIEVED, ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 14 DAY TIMEFRAME.

FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE AND THAT DRAIN TO THESE WATERS WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 14 DAY TIMEFRAME FOR EXPOSED SOILS.

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED, THESE AREAS, HOWEVER, MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TYPE 1 MULCH: APPLY TO DISTURBED SLOPES LESS THAN 1:3 (V:H) WITH BLOWER EQUIPMENT OR CONCURRENTLY WITH HYDROMULCH AT 2 TONS/ACRE. IMMEDIATELY OVERSPRAY (IF NOT HYDROMULCHED) WITH TACKIFIER (PER MANUFACTURER'S RECOMMENDED RATES) OR DISC-ANCHORED.

RAPID STABILIZATION METHOD #3: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS WITHIN 200 FEET OF SURFACE WATERS TO PREVENT OFF-SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. INSTALL PER MNDOT SPECIFICATIONS 2575.3N.

RAPID STABILIZATION METHOD #4 (WOOD FIBER, NATURAL NET ONLY) IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS, AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3 (CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH UNLESS AN ALTERNATIVE, MORE PROTECTIVE BMPS ARE SPECIFIC WITHIN THE SWPPP. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

CONSTRUCTION ACTIVITY REQUIREMENTS: SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROL BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND-IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

50 FOOT NATURAL BUFFER(S): REFER TO "CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED" SECTION OF THIS SWPPP.

TEMPORARY SEDIMENTATION BASINS: WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. ALL TEMPORARY BASINS SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO GRADING TEN (10) OR MORE ACRES. BASINS MUST PROVIDE A LIVE STORAGE VOLUME FROM A 2-YEAR 24-HOUR STORM EVENT FROM EACH ACRE (DISTURBED AND UNDISTURBED) DRAINING TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. AT A MINIMUM, IF CALCULATIONS ARE NOT PERFORMED, THE BASIN SHALL PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE FROM EACH ACRE. THE BASIN INTAKE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME. IF A BASIN IS INFEASIBLE WITHIN THE PROJECT LIMITS, EQUIVALENT SEDIMENT CONTROL BMPS MUST BE IMPLEMENTED AND DOCUMENTED IN THE SWPPP OR SWPPP AMENDMENT.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS OR CONDUITS AND DITCHES, UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY, OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE, AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTRACTOR SHALL CLEAN, REMOVE, AND DISPOSE OF SEDIMENT AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE SWPPP.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPPP TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

TEMPORARY SEDIMENT BASIN: A TEMPORARY SEDIMENT BASIN IS NOT REQUIRED BECAUSE LESS THAN FIVE (5) ACRES WILL BE DISTURBED BY PROJECT.

DEWATERING, STREAM DIVERSION, AND BASIN DRAINING

DEWATERING, STREAM DIVERSION, OR BASIN DRAINING IS ANTICIPATED DURING CONSTRUCTION OF THIS PROJECT. CULVERT CONSTRUCTION AND NEW DITCH GRADING WILL REQUIRE SITE DEWATERING. WHEN DEWATERING OR BASIN DRAINING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMPS TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. IF AN APPROVED TMDL WASTE LOAD ALLOCATION IS ESTABLISHED FOR CONSTRUCTION ACTIVITIES ON A RECEIVING WATERBODY, THE OPERATOR MUST IMPLEMENT ALL NECESSARY BMPS TO MEET THE ASSIGNED WLA. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2), IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

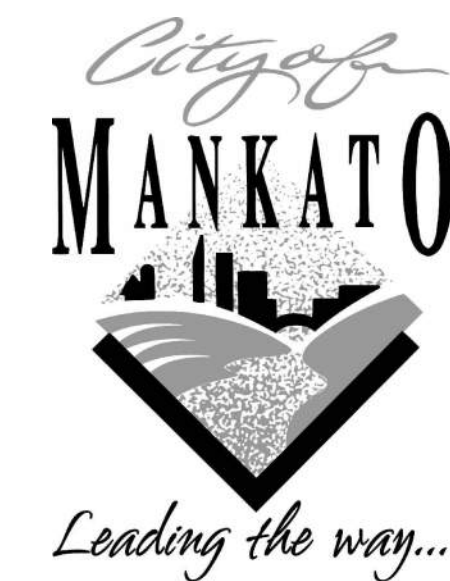
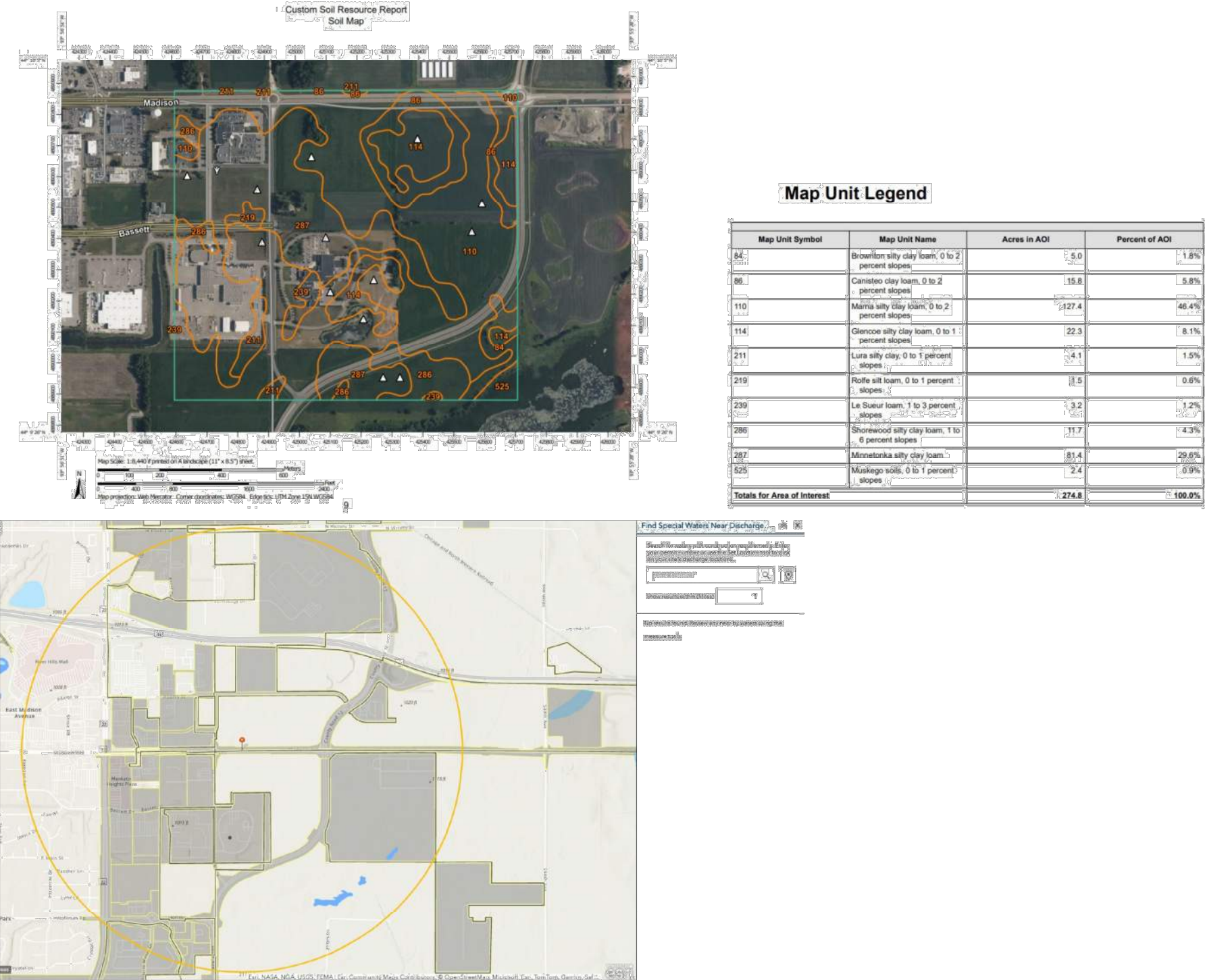
PERMIT TERMINATION CONDITIONS

PERMIT TERMINATION CONDITIONS ARE ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED PRIOR TO SUBMISSION OF THE NOTICE OF TERMINATION TO MPCA.

1. **70% VEGETATIVE COVER:** ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND ALL EXPOSED SOILS ARE STABILIZED BY A UNIFORM, LIVE PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS. REFER TO PART 13.7 IF THE PROJECT IS ON AGRICULTURAL LAND. FOR RESIDENTIAL CONSTRUCTION ONLY, PLEASE REFER TO PART 13.6 OF THE NPDES PERMIT.
2. **FINAL CLEAN OUT OF PERMANENT STORMWATER MANAGEMENT SYSTEMS & CONVEYANCE SYSTEMS:** ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM PERMANENT STORMWATER MANAGEMENT SYSTEMS, CONVEYANCE SYSTEMS, AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER. ALL SYSTEMS MUST OPERATE AS DESIGNED.
3. **REMOVAL OF ALL TEMPORARY SYNTHETIC BMPS:** ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE. BMPS DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.
4. **OPERATOR PROVIDES THE OWNER ALL INSPECTION AND SWPPP AMENDMENT RECORDS FOR THE PROJECT.** OWNER IS RESPONSIBLE FOR KEEPING ALL RECORDS (AS DEFINED IN PART 24.5) ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION.

THE CO-PERMITTEES (OWNER AND OPERATOR) MUST SIGN AND SUBMIT THE COMPLETED NOTICE OF TERMINATION TO THE MPCA WITHIN 30 DAYS AFTER SELLING/LEGALLY TRANSFERRING THE PROPERTY OR FINAL STABILIZATION IS ACHIEVED. PERMITTEE(S) MAY TERMINATE PERMIT COVERAGE PRIOR TO THE PROJECT COMPLETION IF THE CONDITIONS IN PART 4 OF THE NPDES-CSW PERMIT ARE MET.

INCLUDE SOILS MAP AND SURFACE WATERS MAP WITHIN 1 MILE



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KYLE J. RENNEKE

DATE: 06/27/25 LIC. NO. 52626

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PROJECT

CITY OF MANKATO BASSETT DRIVE EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C1-SWPPP
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

SWPPP NARRATIVE AND QUANTITIES

SHEET

CONCRETE WASHOUT

NTS

STREET INLET PROTECTION

NTS

RIPRAP AT RCP OUTLET

1. REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS, WILL BE DESIGNATED IN THE PLANS.
2. PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN

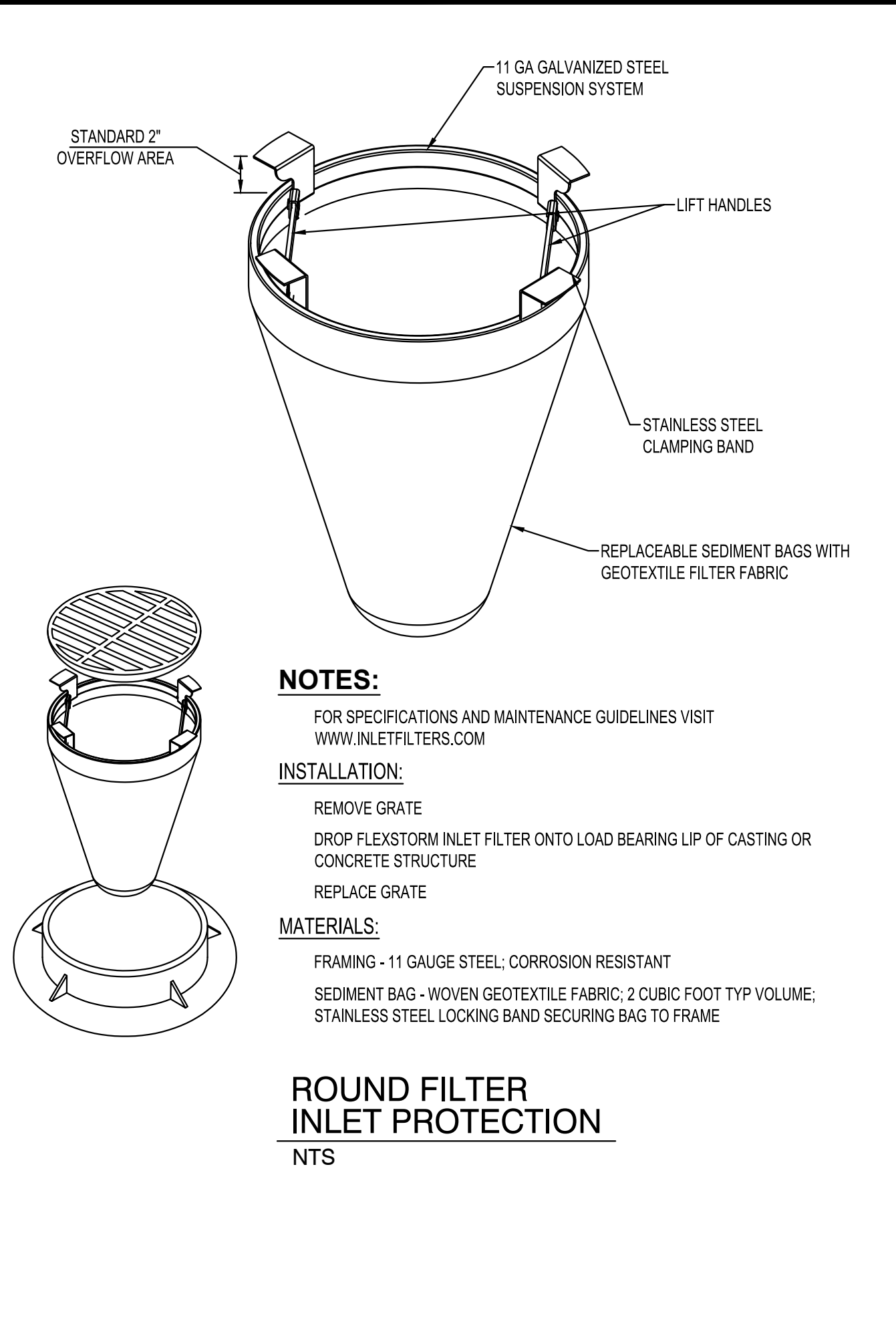
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STABILIZED CONSTRUCTION EXIT

EROSION CONTROL BLANKET INSTALLATION

1. INSTALL EROSION CONTROL BLANKET (ECB) OVER WATERWAYS AS SHOWN IN THE STORM WATER POLLUTION PREVENTION PLAN.
2. THE ECB SHALL CONFORM TO MnDOT STANDARD SPECIFICATIONS SECTION 3885.
3. PREPARE SOIL PRIOR TO INSTALLING ECB, INCLUDING SEEDING AND FERTILIZING.
4. THE ECB SHALL BE PLACED IN FIRM CONTACT WITH THE SOIL AND NOT BE ALLOWED TO BRIDGE OVER SURFACE IRREGULARITIES. THE MAT SHALL NOT BE STRETCHED.
5. START LAYING THE MATS BY ROLLING CENTER MAT IN THE DIRECTION OF FLOW, CENTERED ON THE CENTERLINE OF WATERWAY. THERE SHALL NOT BE AN OVERLAP OF MATS AT THE CENTER OF THE WATERWAY.
6. THE ECB SHALL BE ANCHORED, OVERLAPPED, AND STAPLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF NO MANUFACTURER'S INSTRUCTIONS ARE AVAILABLE, INSTALL THE MAT PER DETAIL.
7. STAPLES SHALL BE "U" SHAPED, 0.12" DIAMETER WIRE OR GREATER (#11 GAUGE). (SEE STAPLE DETAIL FOR DIMENSIONS)
8. STAPLES ARE TO BE PLACED ALTERNATELY IN COLUMNS (IN THE DIRECTION OF THE WATERWAY) 2' APART AND IN ROWS (ACROSS THE WATERWAY) 3' APART THROUGHOUT THE AREA COVERED BY THE ECB.

SILT FENCE
NTS



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT
WWW.INLETFILTERS.COM

INSTALLATION:

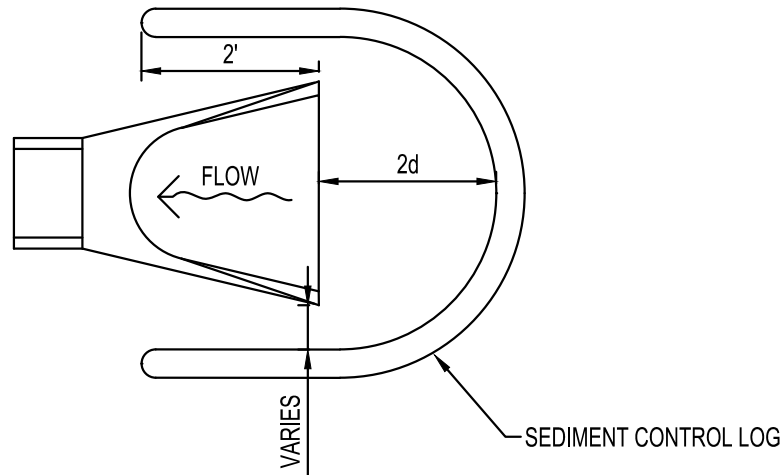
- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

**ROUND FILTER
INLET PROTECTION**

NTS



NOTES:

- 1. SEDIMENT CONTROL LOG CAN BE COMPOST, WOOD CHIP, OR ROCK
- 2. d = CULVERT SIZE: 12"-36"

**CULVERT END CONTROL
SEDIMENT CONTROL LOG**

NTS



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PROJECT

**CITY OF
MANKATO**

**BASSETT DRIVE
EXTENSION**

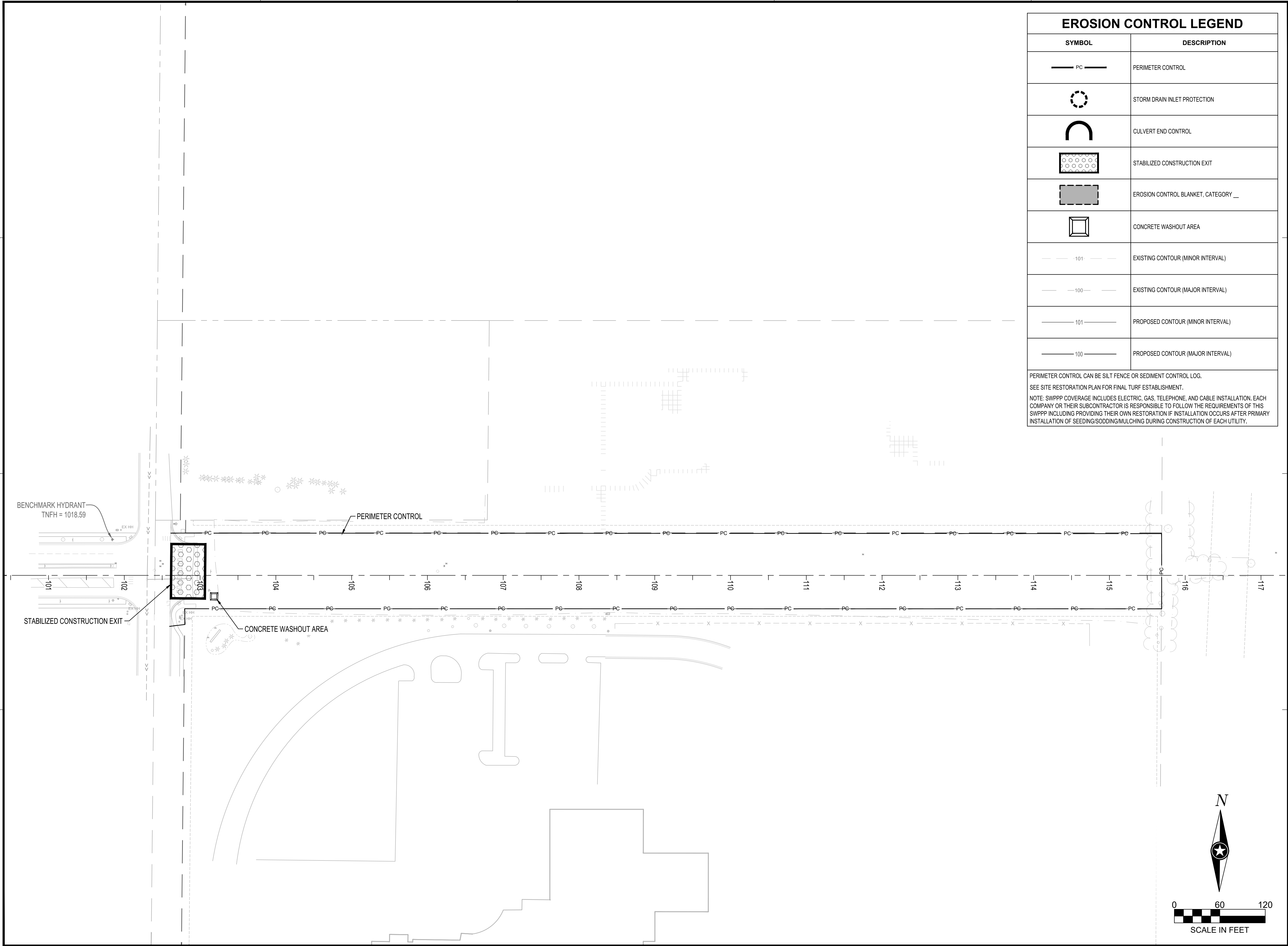
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C1-SWPPP
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

SWPPP DETAILS



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
— PC —	PERIMETER CONTROL
⊙	STORM DRAIN INLET PROTECTION
⌒	CULVERT END CONTROL
⊠	STABILIZED CONSTRUCTION EXIT
▨	EROSION CONTROL BLANKET, CATEGORY __
◻	CONCRETE WASHOUT AREA
— 101 —	EXISTING CONTOUR (MINOR INTERVAL)
— 100 —	EXISTING CONTOUR (MAJOR INTERVAL)
— 101 —	PROPOSED CONTOUR (MINOR INTERVAL)
— 100 —	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

ISG

City of MANKATO

Leading the way...

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PROJECT

CITY OF MANKATO

BASSETT DRIVE EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 25-32569

FILE NAME 32569-C1-SWPPP

DRAWN BY BDC

DESIGNED BY BDC

REVIEWED BY KJR

ORIGINAL ISSUE DATE 06/27/2025

CLIENT PROJECT NO. -

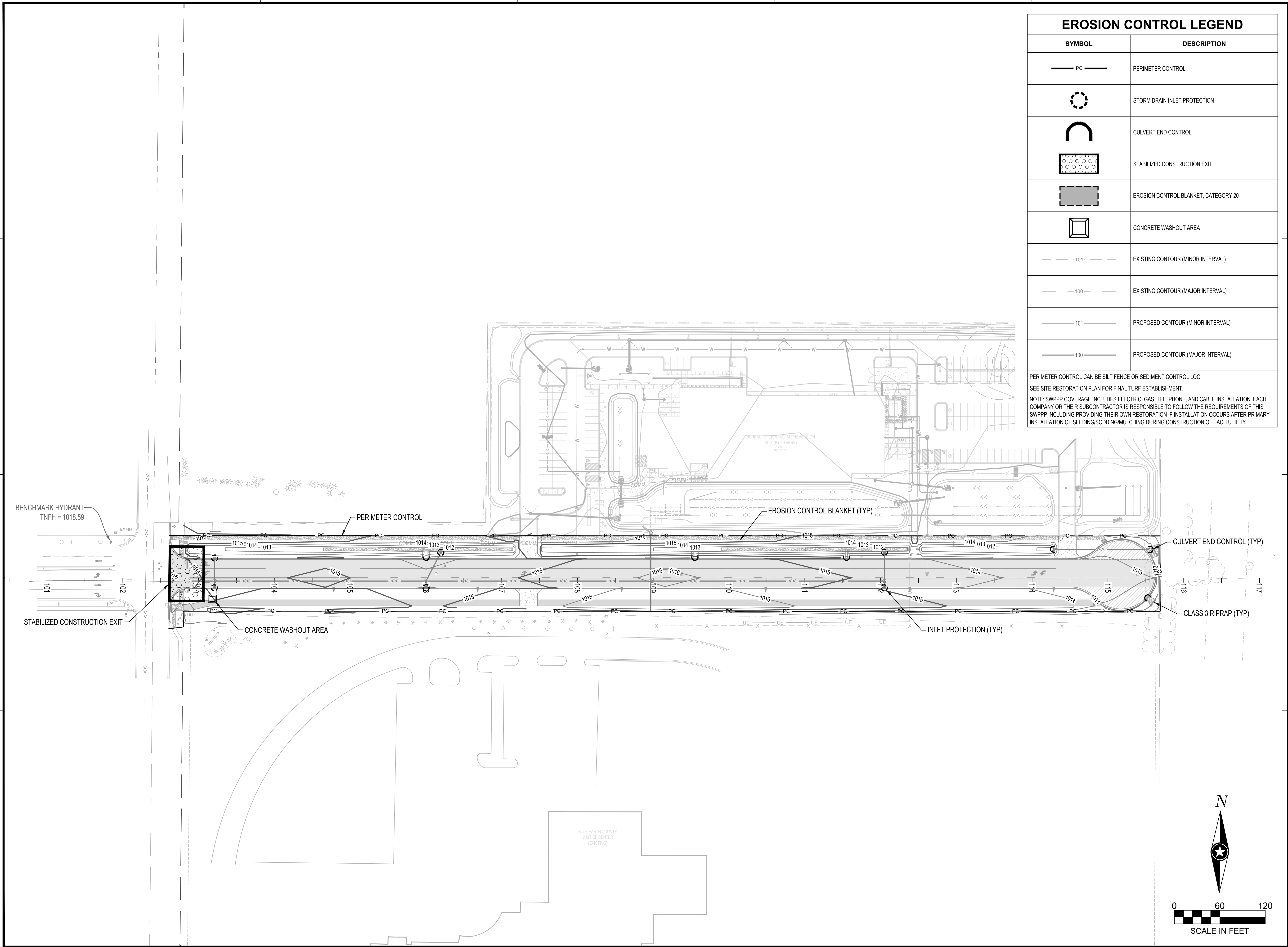
TITLE

PRE-CONSTRUCTION SWPPP

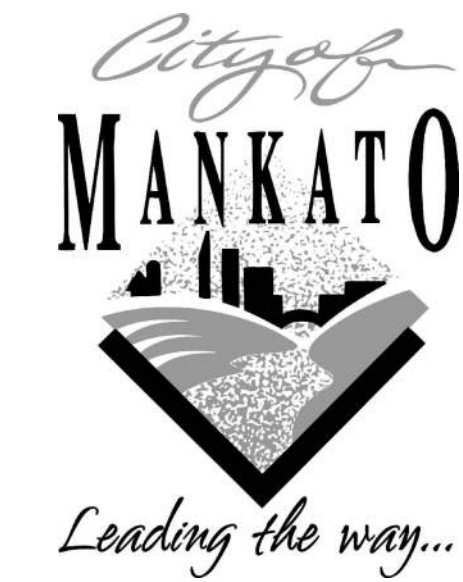
SHEET

9

OF 31



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20
	CONCRETE WASHOUT AREA
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.	
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.	
NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.	



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KJR
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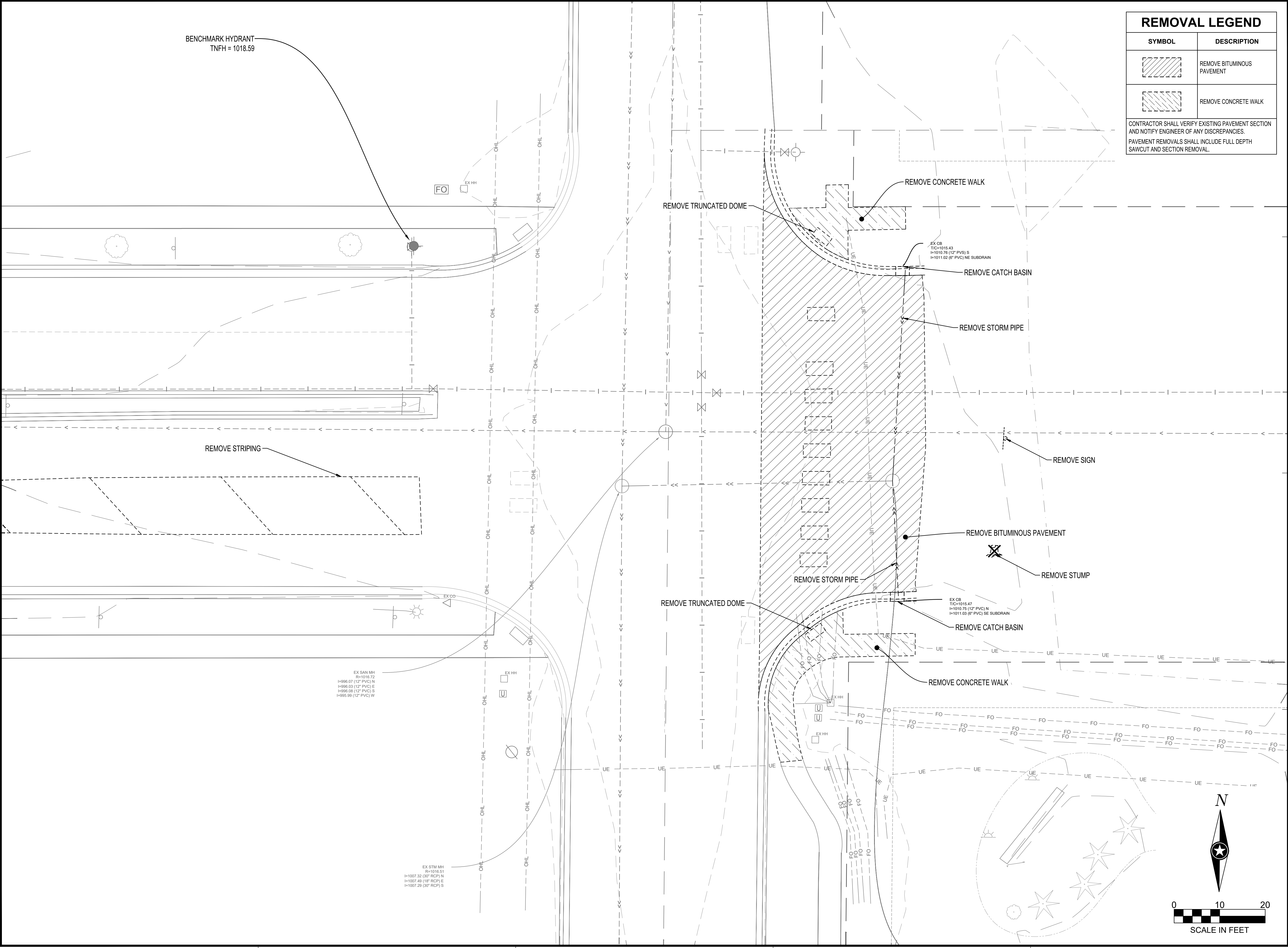
PROJECT
CITY OF MANKATO
BASSETT DRIVE EXTENSION
MANKATO MINNESOTA

REVISION SCHEDULE		
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PROJECT NO.	25-32569
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DRAWN BY	BDC
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REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE
SWPPP

SHEET
10 OF 31



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.



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Kyle Renneke
DATE: 06/27/25 LIC. NO. 52626

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PROJECT

CITY OF MANKATO

BASSETT DRIVE EXTENSION

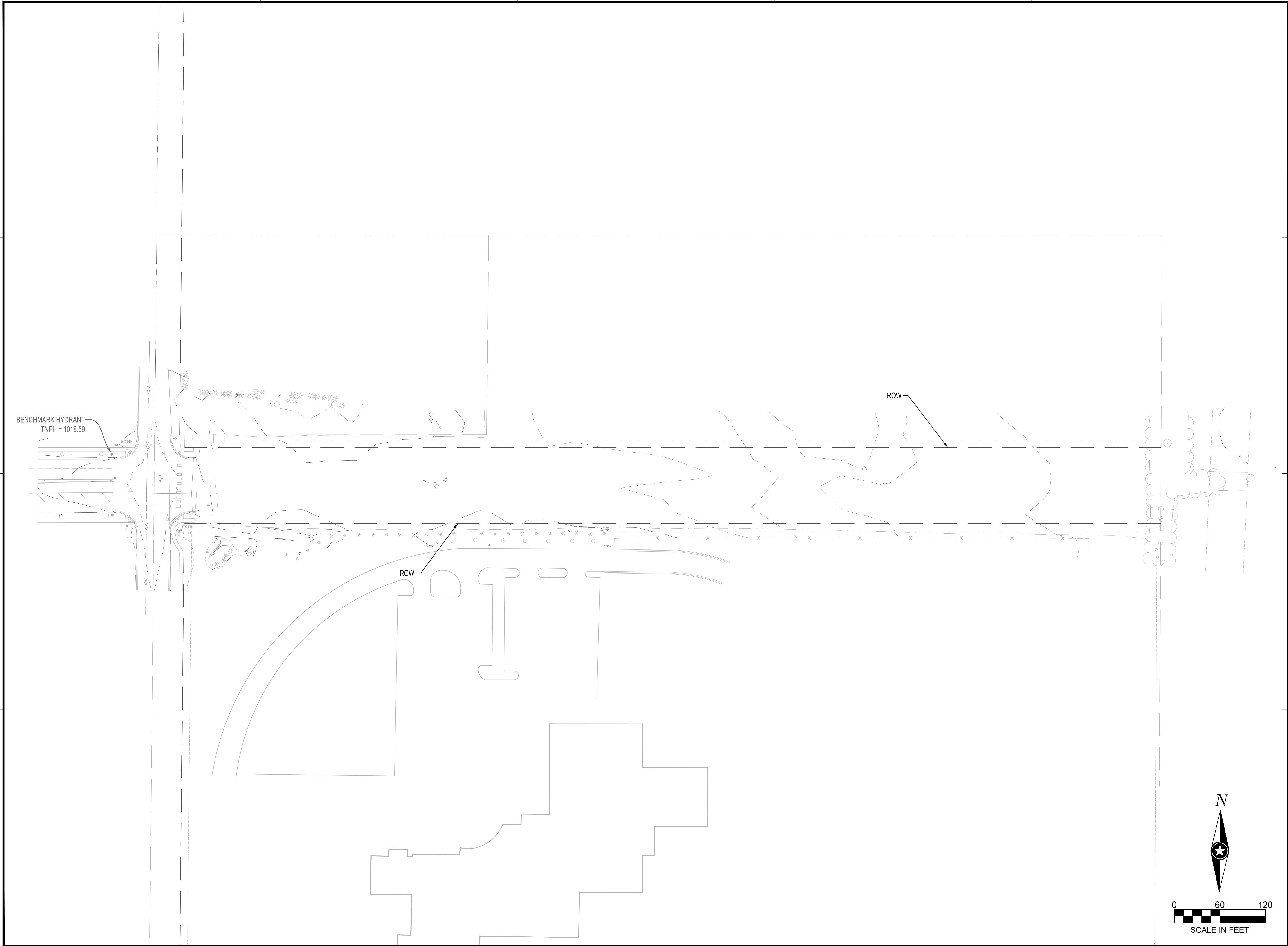
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C2-EXIST
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVAL PLAN



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Kyle Renneke
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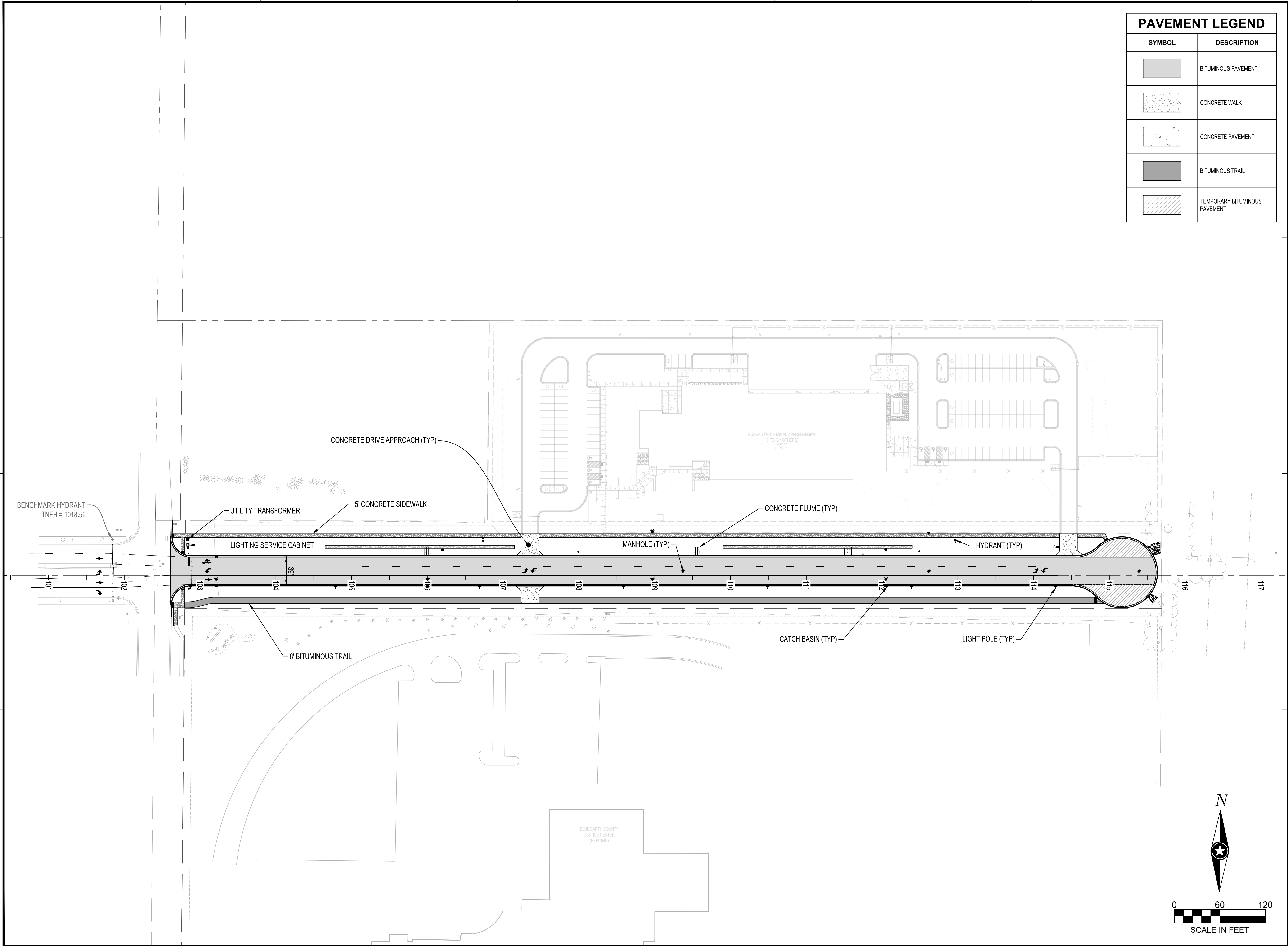
PROJECT
CITY OF MANKATO
BASSETT DRIVE EXTENSION
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C2-EXIST-OVERALL
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE
OVERALL EXISTING SITE

SHEET
12 OF 31



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	CONCRETE PAVEMENT
	BITUMINOUS TRAIL
	TEMPORARY BITUMINOUS PAVEMENT



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PROJECT

CITY OF MANKATO

BASSETT DRIVE EXTENSION

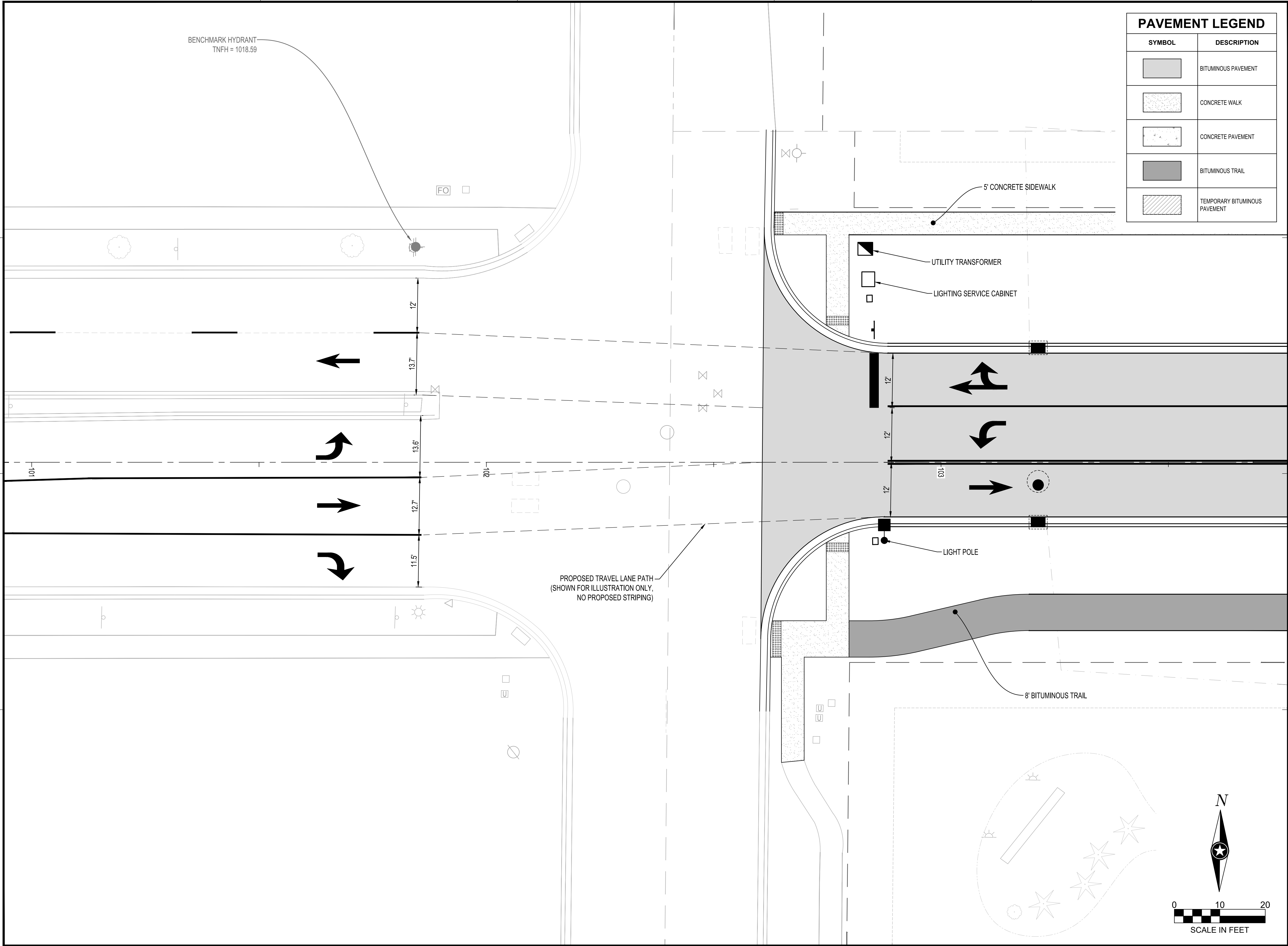
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C3-SITE
DRAWN BY	BDC
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ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE PLAN



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	CONCRETE PAVEMENT
	BITUMINOUS TRAIL
	TEMPORARY BITUMINOUS PAVEMENT



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BASSETT DRIVE EXTENSION

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TITLE

INTERSECTION PLAN

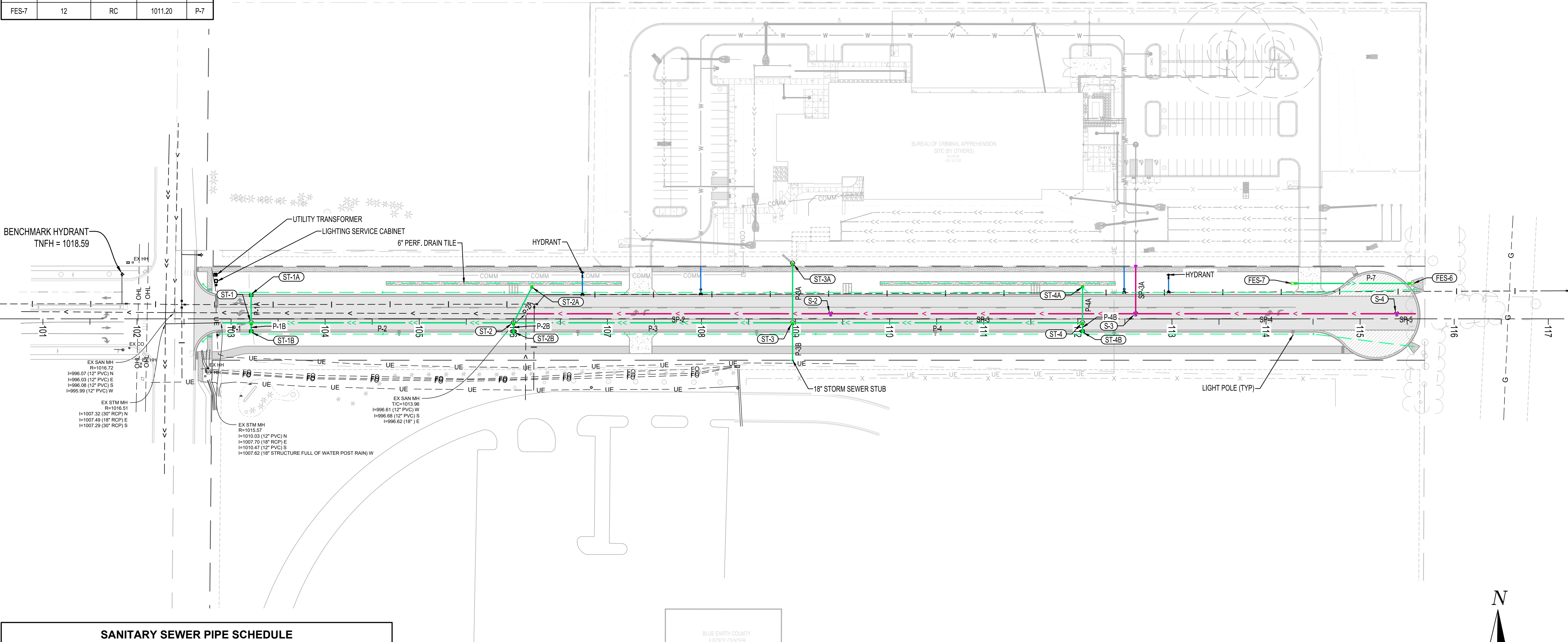
STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	1007.81	EX MH-1	1007.70	24	RCP	RCP	0.35%	32
P-1A	ST-1A	1010.51	ST-1	1010.03	12	PP	PP	1.58%	30
P-1B	ST-1B	1010.58	ST-1	1010.47	12	PP	PP	1.10%	10
P-2	ST-2	1008.90	ST-1	1007.81	24	RCP	RCP	0.39%	279
P-2A	ST-2A	1009.44	ST-2	1009.09	15	PP	PP	0.82%	42
P-2B	ST-2B	1009.43	ST-2	1009.09	12	PP	PP	3.40%	10
P-3	ST-3	1010.13	ST-2	1009.10	18	RCP	RCP	0.35%	297
P-3A	ST-3A	1010.83	ST-3	1010.33	15	PP	PP	0.79%	63
P-3B	ST-73	1010.73	ST-3	1010.33	15	PP	PP	1.00%	40
P-4	ST-4	1011.26	ST-3	1010.33	18	RCP	RCP	0.30%	308
P-4A	ST-4A	1011.68	ST-4	1011.26	15	PP	PP	1.10%	38
P-4B	ST-4B	1011.46	ST-4	1011.26	12	PP	PP	2.00%	10
P-7	FES-7	1011.20	FES-6	1010.80	12	RCP	RCP	0.30%	130

STORM DRAIN APRON SCHEDULE				
APRON NO.	APRON SIZE (IN)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-6	12	RC	1010.80	P-7
FES-7	12	RC	1011.20	P-7

STORM DRAIN STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	MnDOT 4020	48 Ø	RC	MNDOT 700-7 W/ 715 COVER	6.63	1014.44	1007.81	P-1
ST-1A	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067-V	3.94	1014.45	1010.51	P-1A
ST-1B	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067-V	4.11	1014.69	1010.58	P-1B
ST-2	MnDOT 4020	48 Ø	RC	MNDOT 700-7 W/ 715 COVER	5.25	1014.14	1008.90	P-2
ST-2A	NYLOPLAST DRAIN BASIN	15 Ø	PVC	NYLOPLAST 1599CGD	4.82	1013.26	1008.44	P-2A
ST-2B	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067-V	4.97	1014.40	1009.43	P-2B
ST-3	MnDOT 4020	48 Ø	RC	MNDOT 700-7 W/ 715 COVER	5.89	1016.03	1010.13	P-3
ST-3A	MnDOT 4020	48 Ø	RC	MNDOT 700-7 W/ 715 COVER	3.86	1014.69	1010.83	P-3A
ST-4	MnDOT 4020	48 Ø	RC	MNDOT 700-7 W/ 715 COVER	3.44	1014.70	1011.26	P-4
ST-4A	NYLOPLAST DRAIN BASIN	15 Ø	PVC	NYLOPLAST 1599CGD	2.92	1013.60	1010.68	P-4A
ST-4B	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067-V	3.49	1014.95	1011.46	P-4B

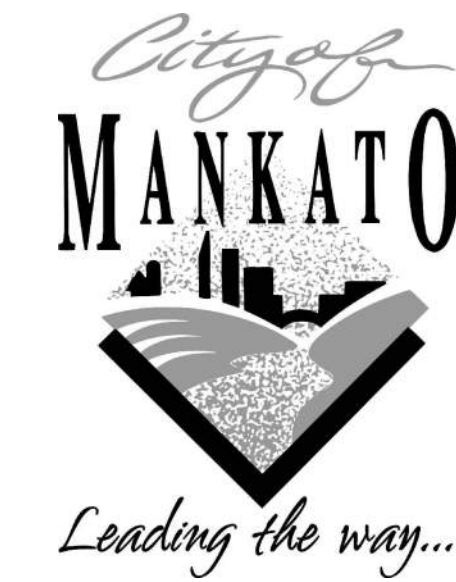
* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS - TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

UTILITY LEGEND		
EXISTING		PROPOSED
--- >> ---	STORM DRAIN	--- >> ---
--- > ---	SANITARY SEWER	--- > ---
--- > ---	SANITARY SEWER FORCEMAIN	--- > ---
--- ---	WATER MAIN	--- ---
--- G ---	GAS	--- G ---
--- OE ---	OVERHEAD ELECTRIC	--- OE ---
--- UE ---	UNDERGROUND ELECTRIC	--- UE ---
--- UT ---	UNDERGROUND TELEPHONE	--- UT ---
--- UTV ---	UNDERGROUND TV	
--- OHL ---	OVERHEAD UTILITY	
--- UTL ---	UNDERGROUND UTILITY	
--- FBO ---	FIBER OPTIC	
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.		



SANITARY SEWER PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-2	S-2	997.42	EX MH-1	996.71	12"	PVC	SDR-35	0.22%	324
SP-3	S-3	998.24	S-2	997.52	12"	PVC	SDR-35	0.22%	324
SP-3A		1005.30	S-3	1004.29	6"	PVC	SDR-35	2.00%	50
SP-4	S-4	998.95	S-3	998.34	12"	PVC	SDR-35	0.22%	277
SP-5		999.09	S-4	999.05	12"	PVC	SDR-35	0.22%	20

SANITARY SEWER STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-2	MnDOT 4007C	48 Ø	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	18.59	1016.01	997.42	SP-2
S-3	MnDOT 4007C	48 Ø	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	16.16	1014.39	998.24	SP-3
S-4	MnDOT 4007C	48 Ø	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	14.10	1013.05	998.95	SP-4



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KYLE J. RENNEKE

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PROJECT

CITY OF MANKATO

BASSETT DRIVE EXTENSION

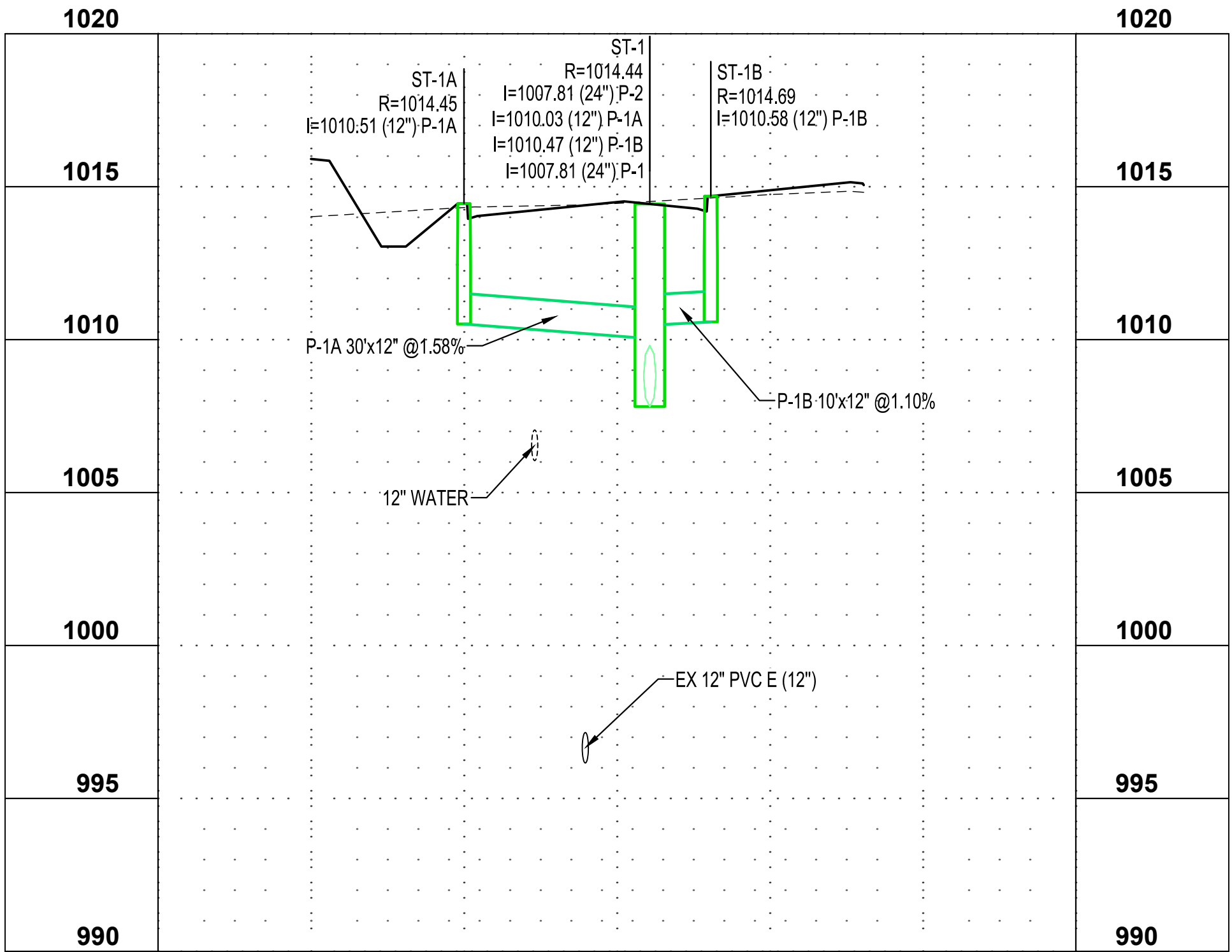
MANKATO MINNESOTA

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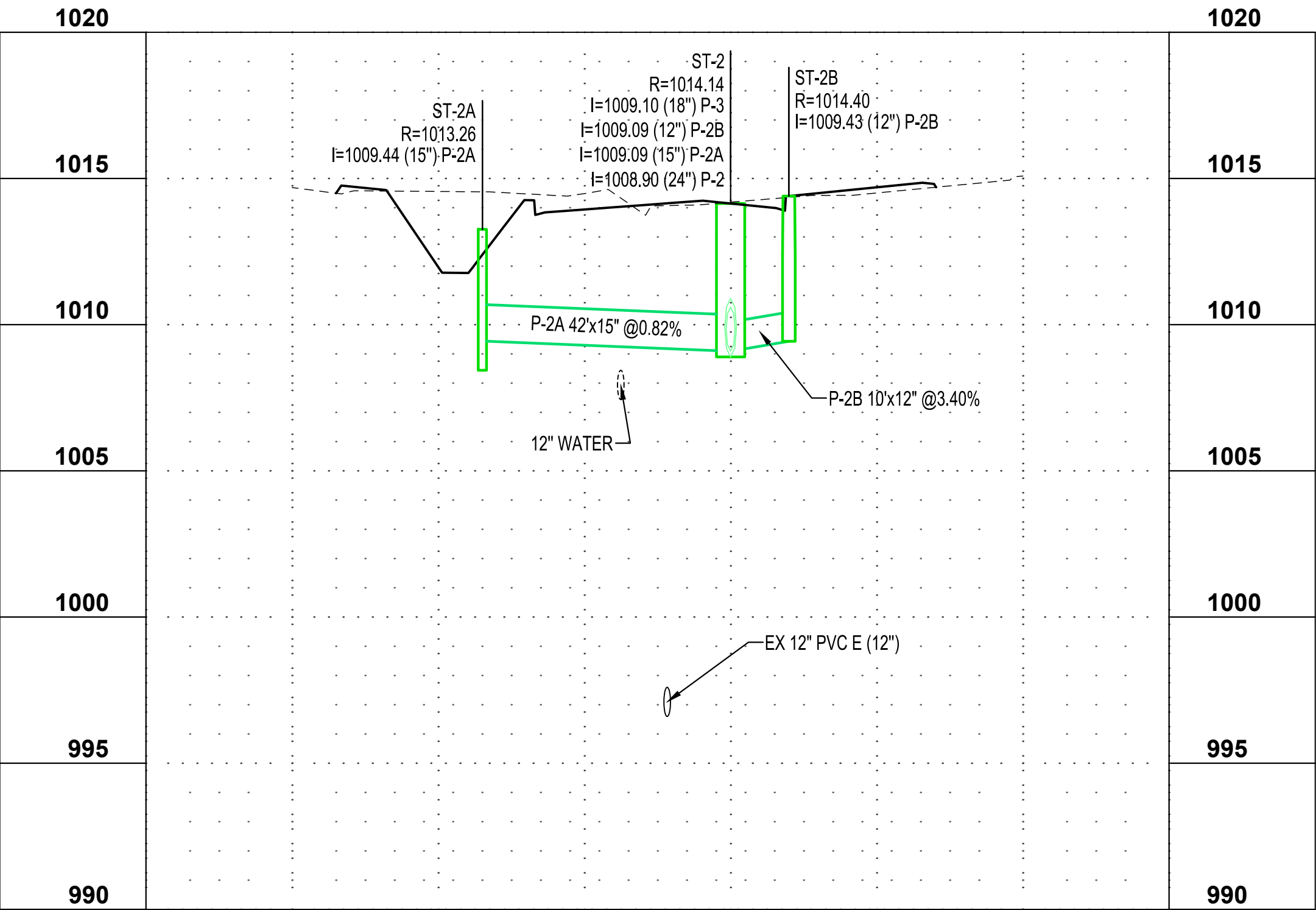
PROJECT NO.	25-32569
FILE NAME	32569-C3-UTILITY
DRAWN BY	BDC
DESIGNED BY	BDC
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ORIGINAL ISSUE DATE	06/27/2025
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TITLE

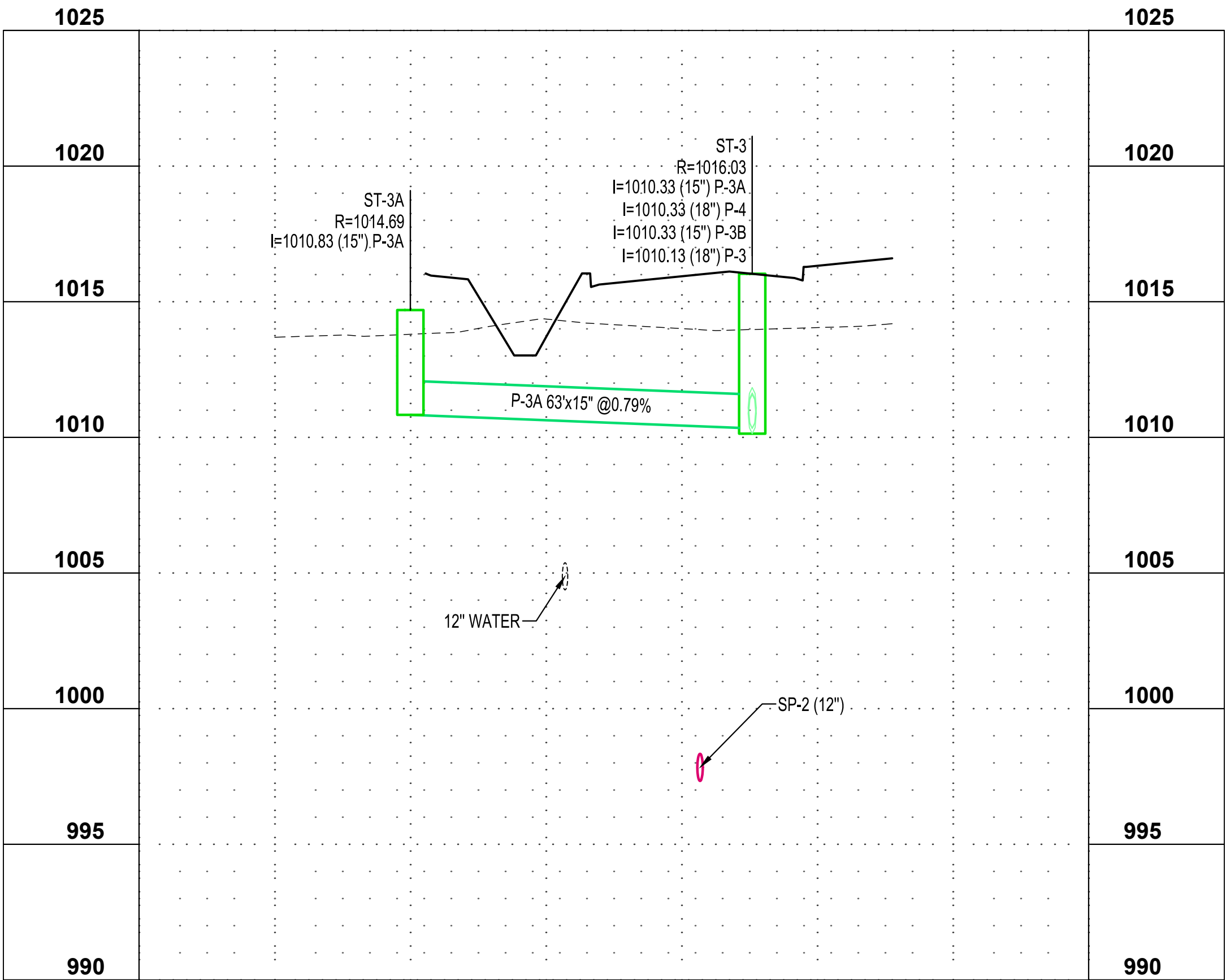
OVERALL UTILITY PLAN



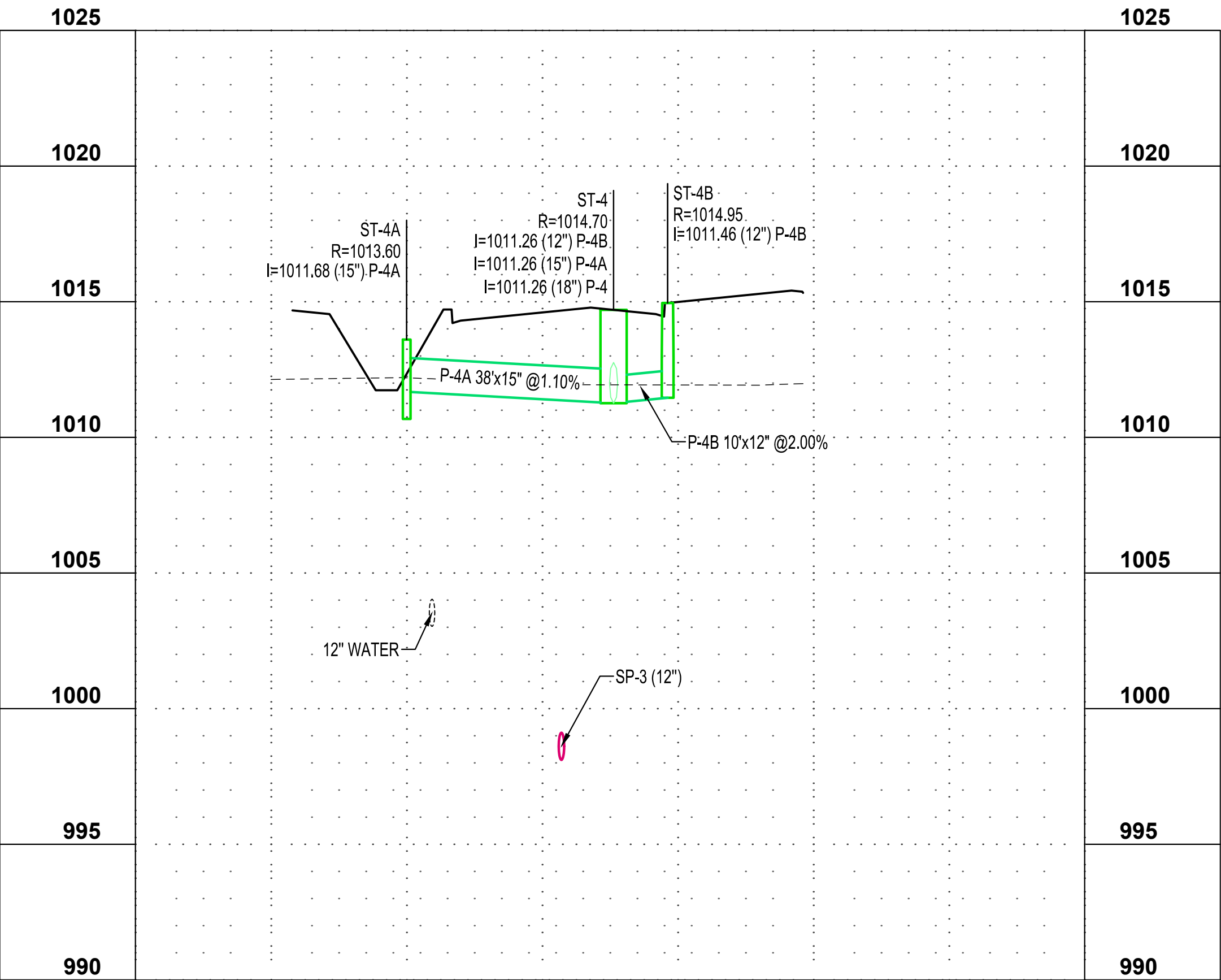
ST-1



ST-2



ST-3



ST-4



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KYLE J. RENNEKE

DATE: 06/27/25 LIC. NO. 52626

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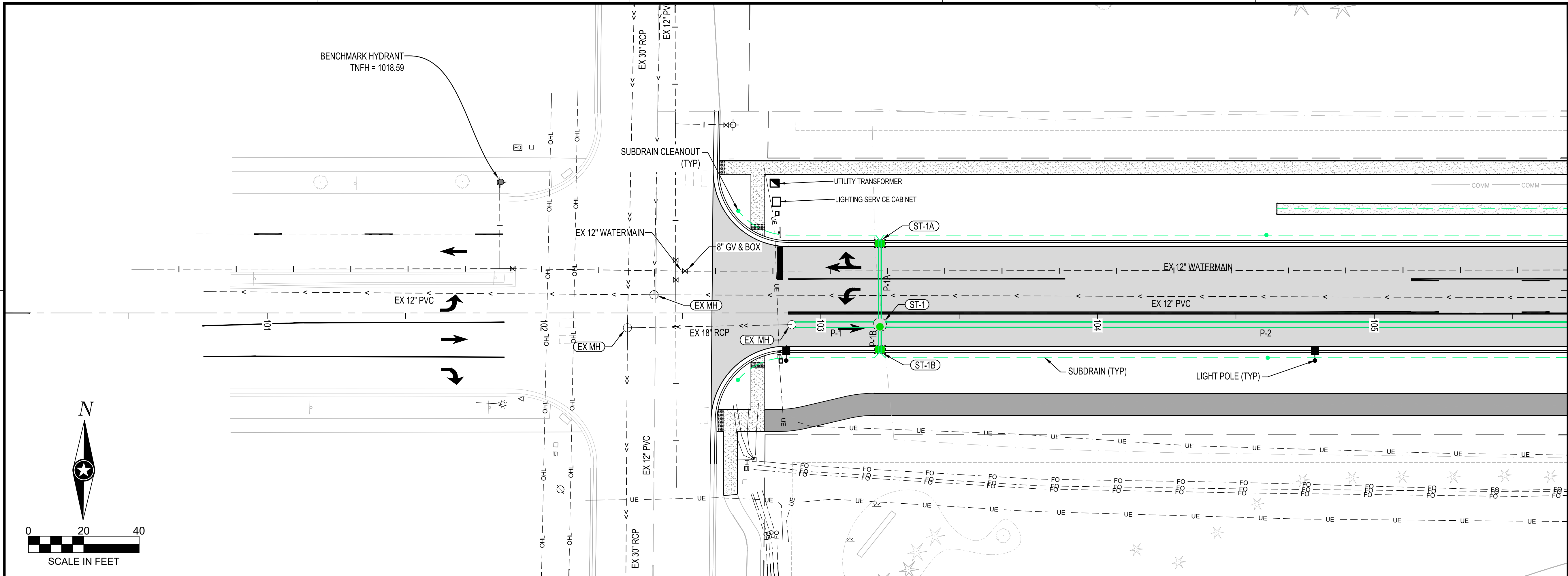
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PROJECT
CITY OF MANKATO
BASSETT DRIVE EXTENSION
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C3-UTILITY
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE
UTILITY PROFILES



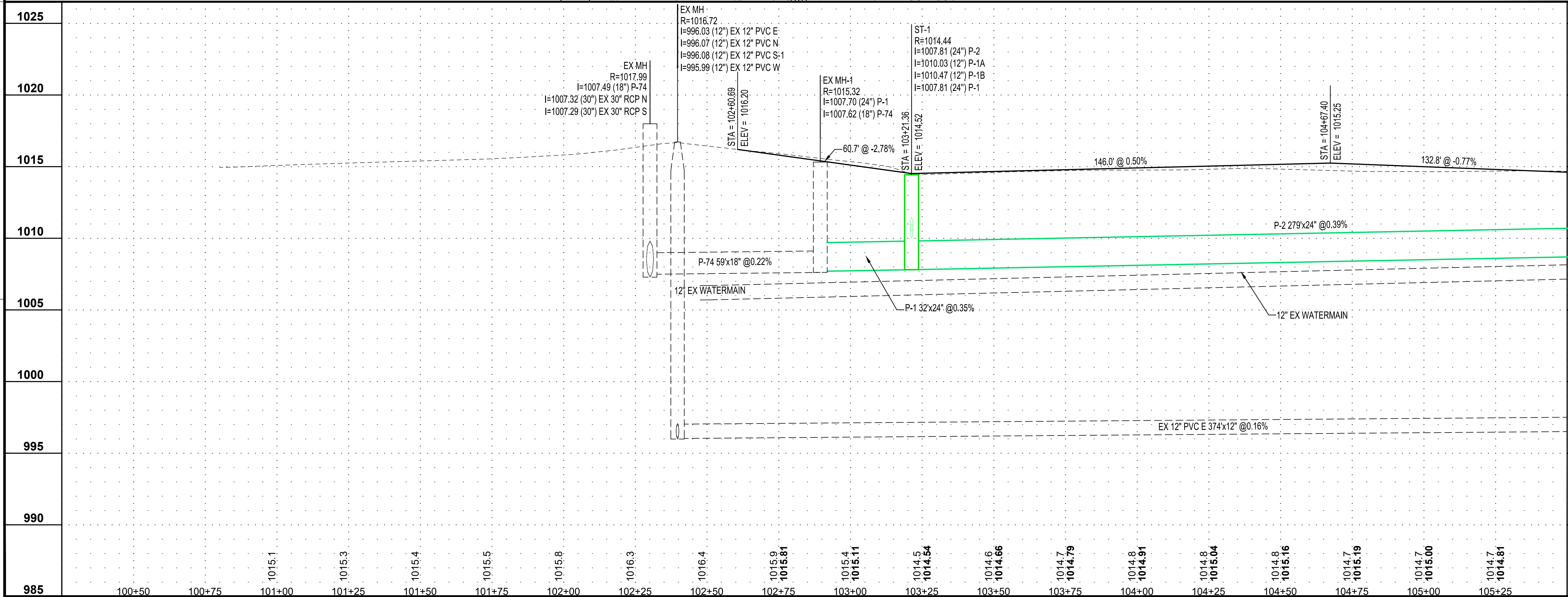
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KYLE J. RENNEKE

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CITY OF
MANKATO

BASSETT DRIVE
EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.

25-32569

FILE NAME

32569-C3-PROFILES

DRAWN BY

BDC

DESIGNED BY

BDC

REVIEWED BY

KJR

ORIGINAL ISSUE DATE

06/27/2025

CLIENT PROJECT NO.

-

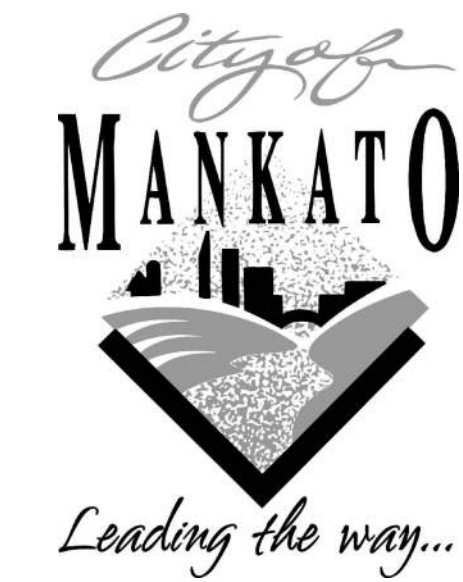
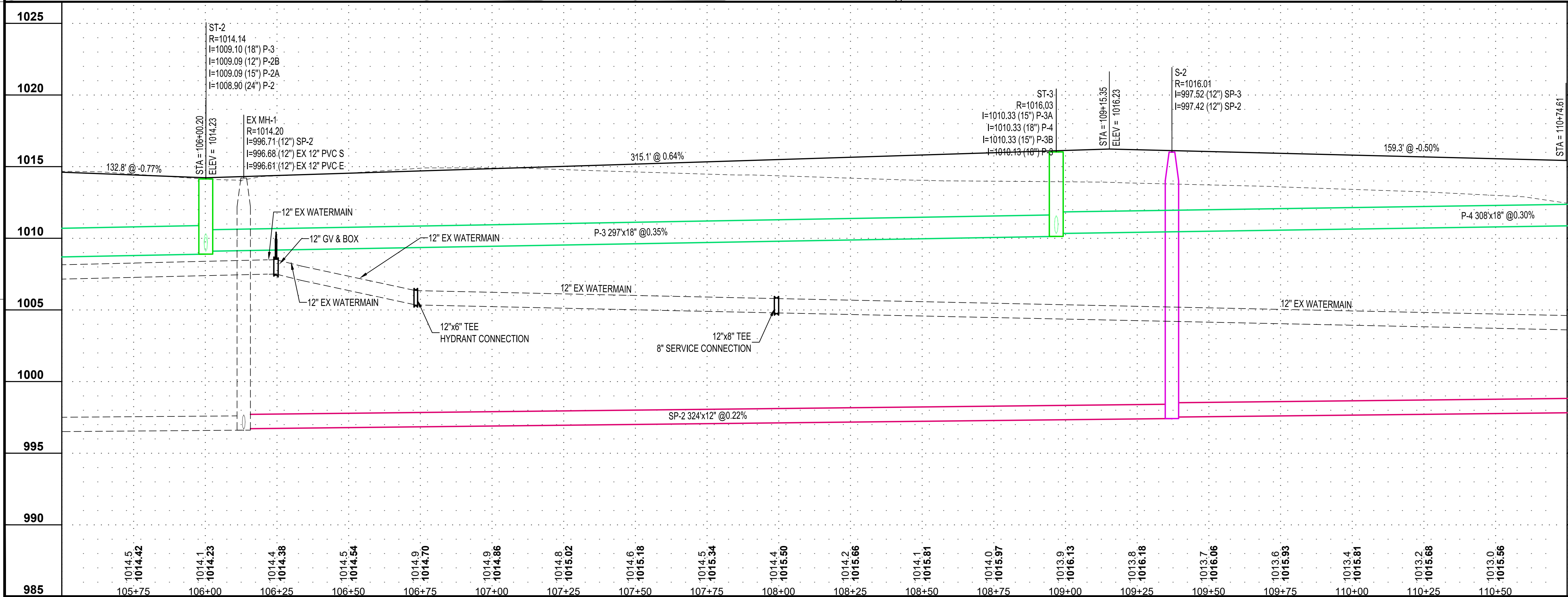
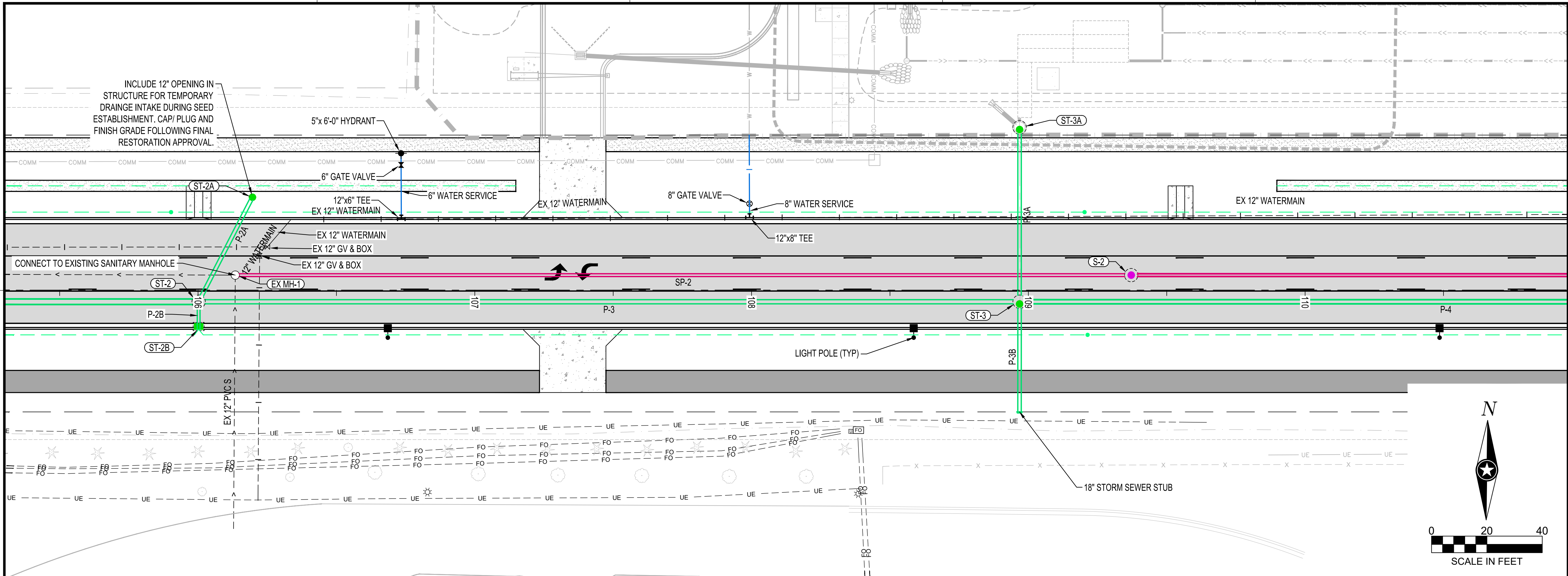
TITLE

PLAN AND PROFILE

SHEET

17

OF 31



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PROJECT
CITY OF MANKATO
BASSETT DRIVE EXTENSION
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

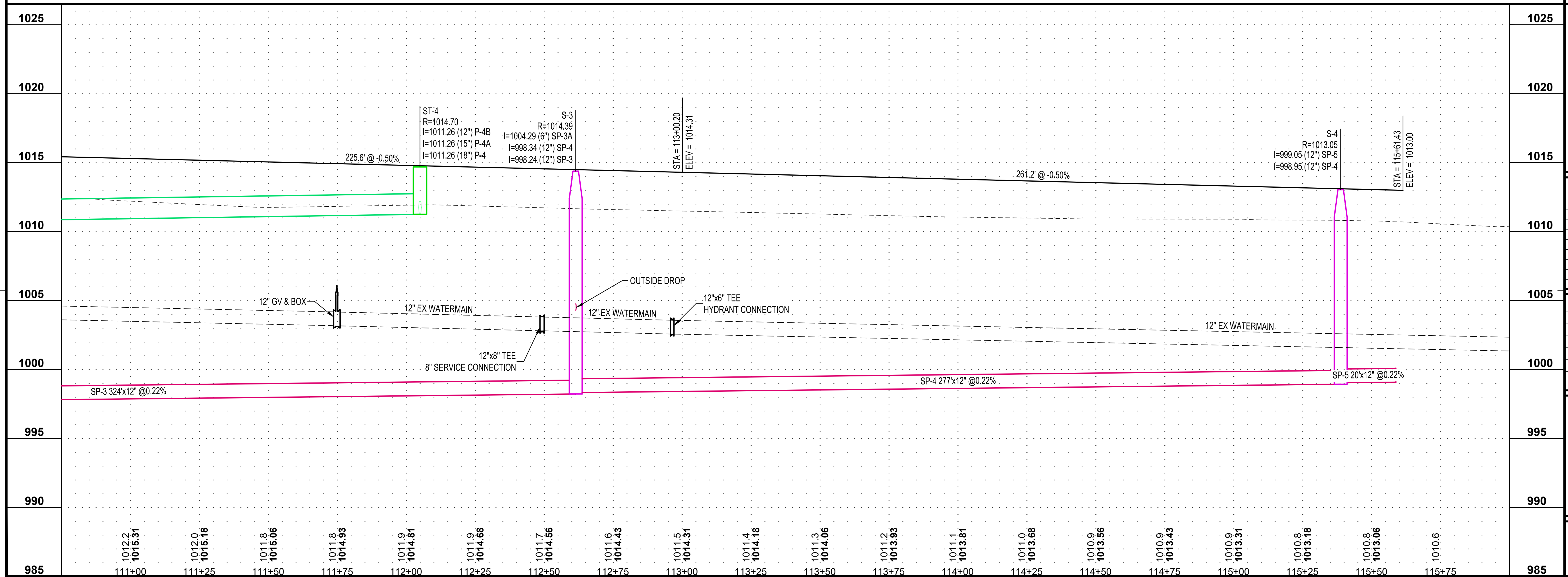
PROJECT NO.	25-32569
FILE NAME	32569-C3-PROFILES
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE
PLAN AND PROFILE



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PROJECT		
CITY OF MANKATO		
BASSETT DRIVE EXTENSION		
MANKATO		MINNESOTA
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
PROJECT NO. 25-32569		
FILE NAME	32569-C3-PROFILES	
DRAWN BY	BDC	
DESIGNED BY	BDC	
REVIEWED BY	KJR	
ORIGINAL ISSUE DATE	06/27/2025	
CLIENT PROJECT NO.	-	
TITLE		
PLAN AND PROFILE		
SHEET		
19		
OF 31		

EARTHWORK SUMMARY

A SHRINKAGE FACTOR OF 0% (EMBANKMENT) AND 0% (TOPSOIL) WERE APPLIED TO ALL EXCAVATED MATERIAL WHEN DETERMINING SITE BALANCE.

NO WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY, SUFFICIENCY, OR RELIABILITY OF THE SHRINKAGE FACTORS.

24" OF TOPSOIL WAS CALCULATED IN ALL TOPSOIL STRIP AREAS. ALL AREAS SHALL BE DRESSED WITH A MINIMUM OF 6" OF TOPSOIL.

ANY EXCESS MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND HAULED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.

THE SITE BALANCE PROVIDED ABOVE IS FOR INFORMATIONAL PURPOSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES PRIOR TO SUBMITTING A BID FOR THE PROJECT.

EARTHWORK SUMMARY

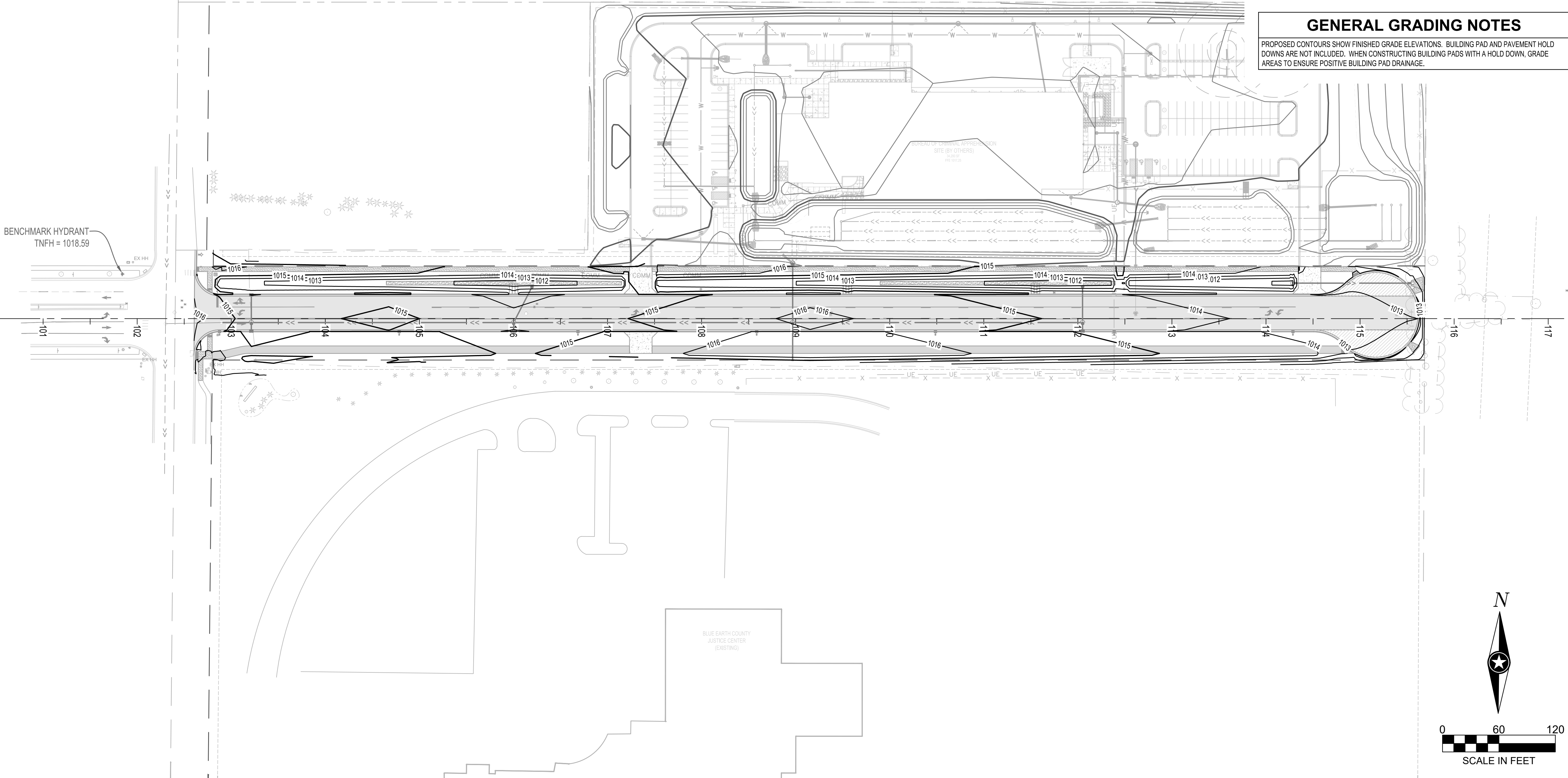
	STRIP TOPSOIL (CUT)	IMPORT/BORROW (FILL)	RESPREAD TOPSOIL (FILL)	NET
ROADWAY	4373 CY	3128 CY	0 CY	
SIDEWALK	554 CY	821 CY	0 CY	
TRAIL	769 CY	1124 CY	0 CY	
NORTH BOULEVARD (SWALE)	543 CY	0 CY	527 CY	
SOUTH BOULEVARD	0 CY	0 CY	1152 CY	
SUBTOTAL TOPSOIL	6239 CY		1679 CY	4560 CY EXPORT
SUBTOTAL BORROW		5072 CY		5072 CY IMPORT

GRADING LEGEND

	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	TOPSOIL STRIP IN AREAS OF FILL (ROADS, PARKING LOTS, AND BUILDING PADS)
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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KYLE J. RENNEKE

DATE: 06/27/25 LIC. NO. 52626

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PROJECT

CITY OF MANKATO
BASSETT DRIVE EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C4-GRADE-OA
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

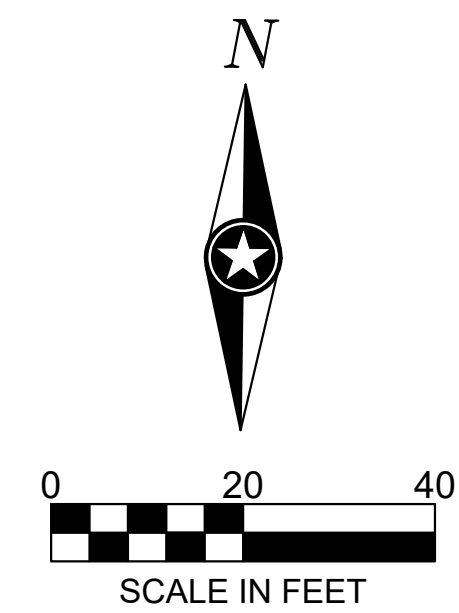
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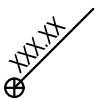
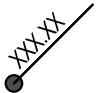
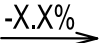
OVERALL GRADING PLAN

SHEET

20

OF 31



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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KYLE, J. RENNEKE

DATE 06/27/25 LIC. NO. 52626

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PROJECT

**CITY OF
MANKATO**

**BASSETT DRIVE
EXTENSION**

MANKATO MINNESOTA

[illegible]

PROJECT NO.	25-32569
FILE NAME	32569-C4-GRAD
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

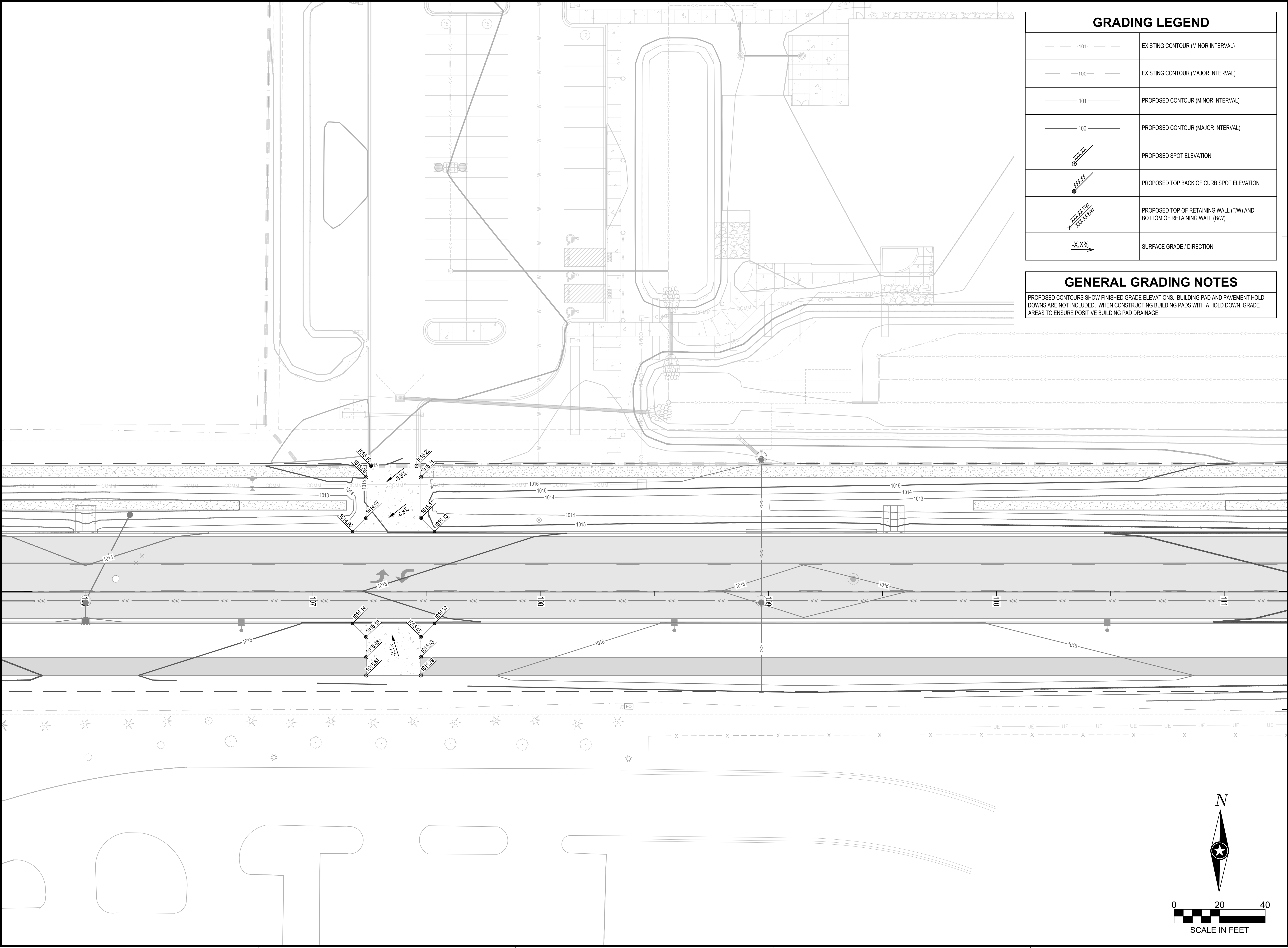
TITLE

DETAILED GRADING PLAN

SHEET

21

OF 31



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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PROJECT

CITY OF MANKATO

BASSETT DRIVE EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

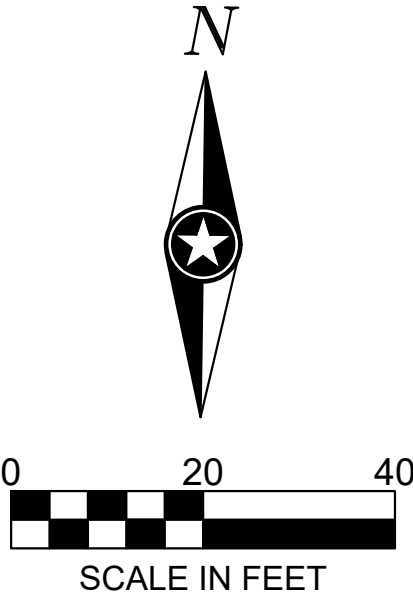
PROJECT NO.	25-32569
FILE NAME	32569-C4-GRADE
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

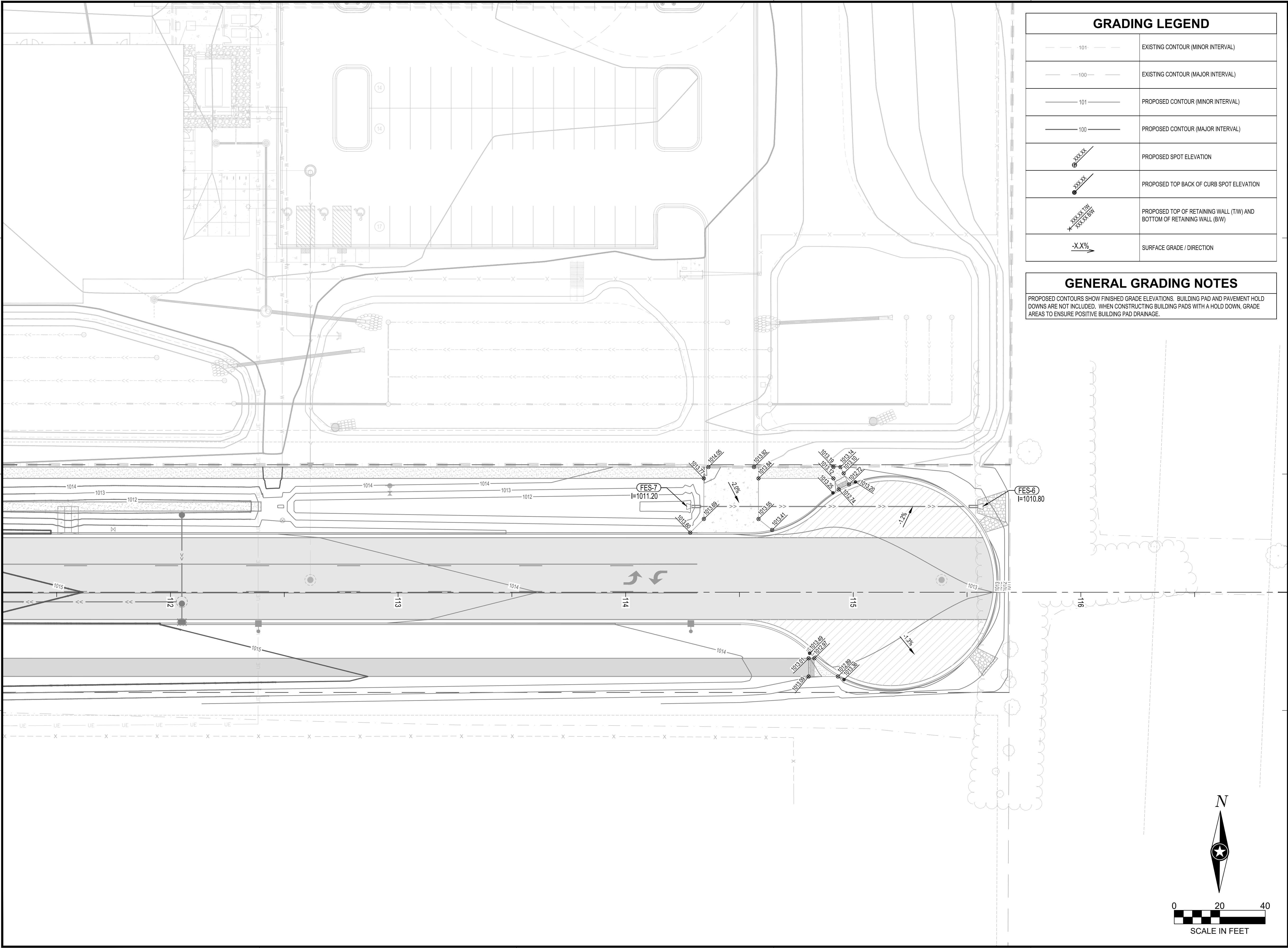
TITLE

DETAILED GRADING PLAN

SHEET

22 OF 31





GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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PROJECT

CITY OF MANKATO

BASSETT DRIVE EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

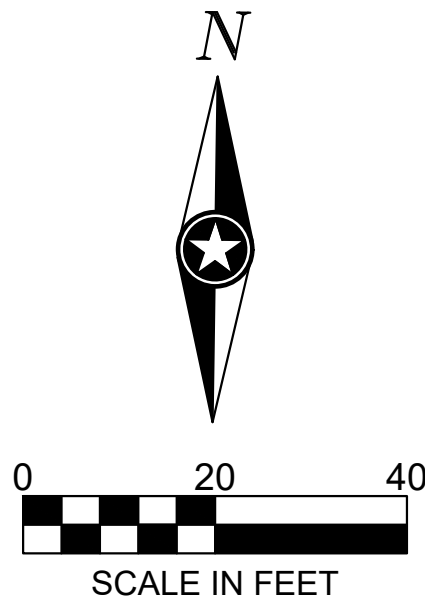
PROJECT NO.	25-32569
FILE NAME	32569-C4-GRADE
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

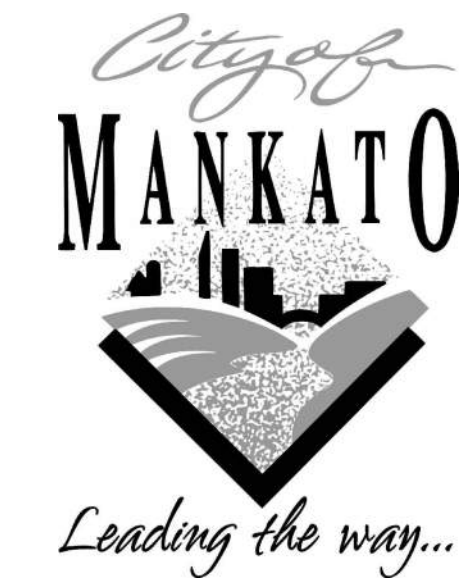
TITLE

DETAILED GRADING PLAN

SHEET

23 OF 31





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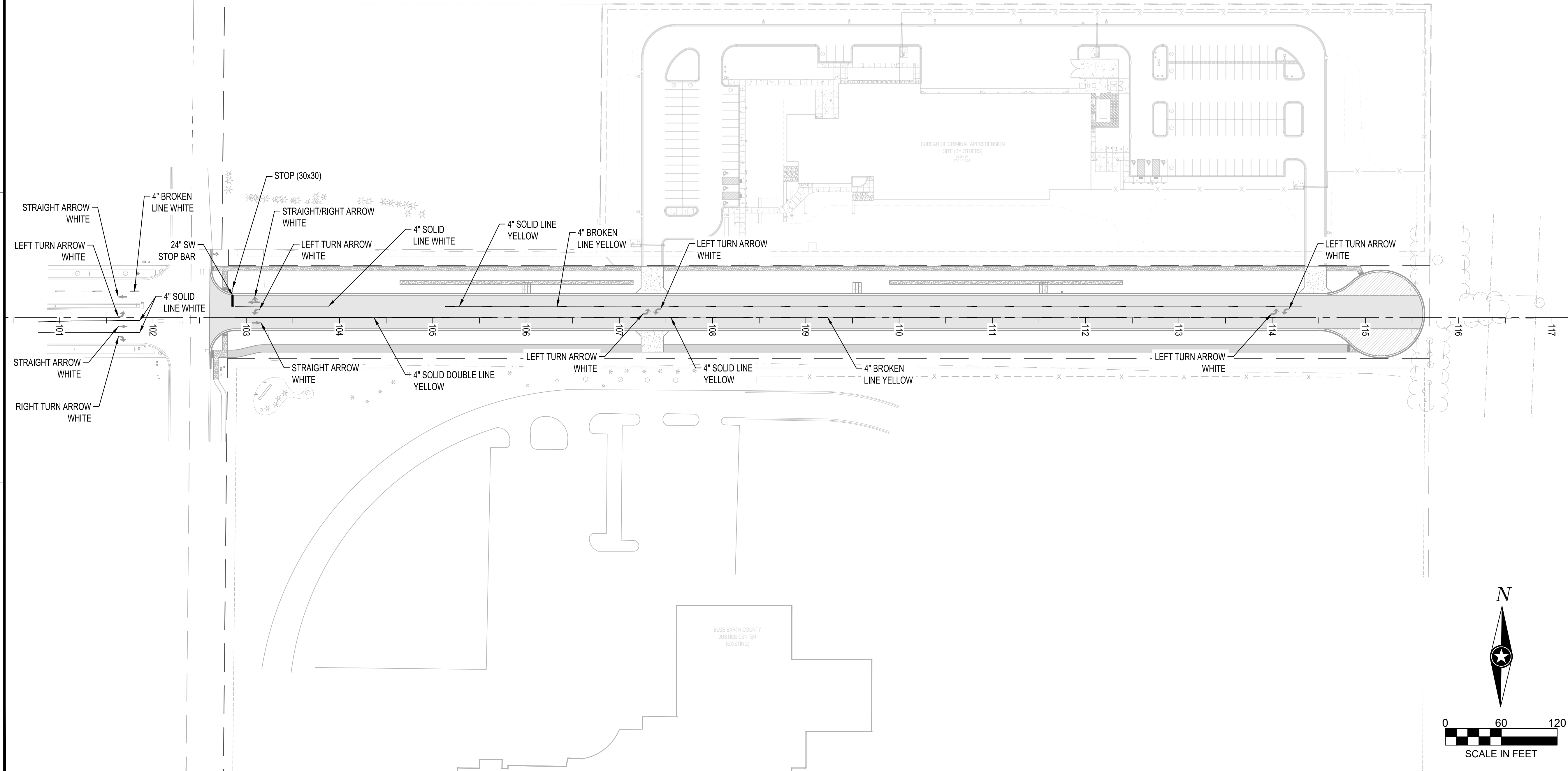
PROJECT
CITY OF MANKATO
BASSETT DRIVE EXTENSION

MANKATO MINNESOTA

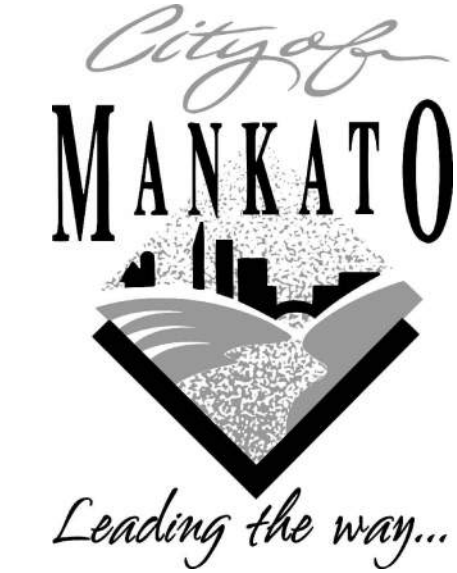
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C6-STRIPING
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE
PAVEMENT MARKING PLAN



SECTION VIEW LEGEND	
NOTE: AS VIEWED IN THE DIRECTION OF INCREASING STATION	
	EXISTING GROUND
	PROPOSED GROUND
	PROPOSED GROUND (FUTURE)
	EXISTING GROUND E
	PROPOSED GROUND E



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PROJECT

CITY OF
MANKATO

BASSETT DRIVE
EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C3-X-SECTIONS
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

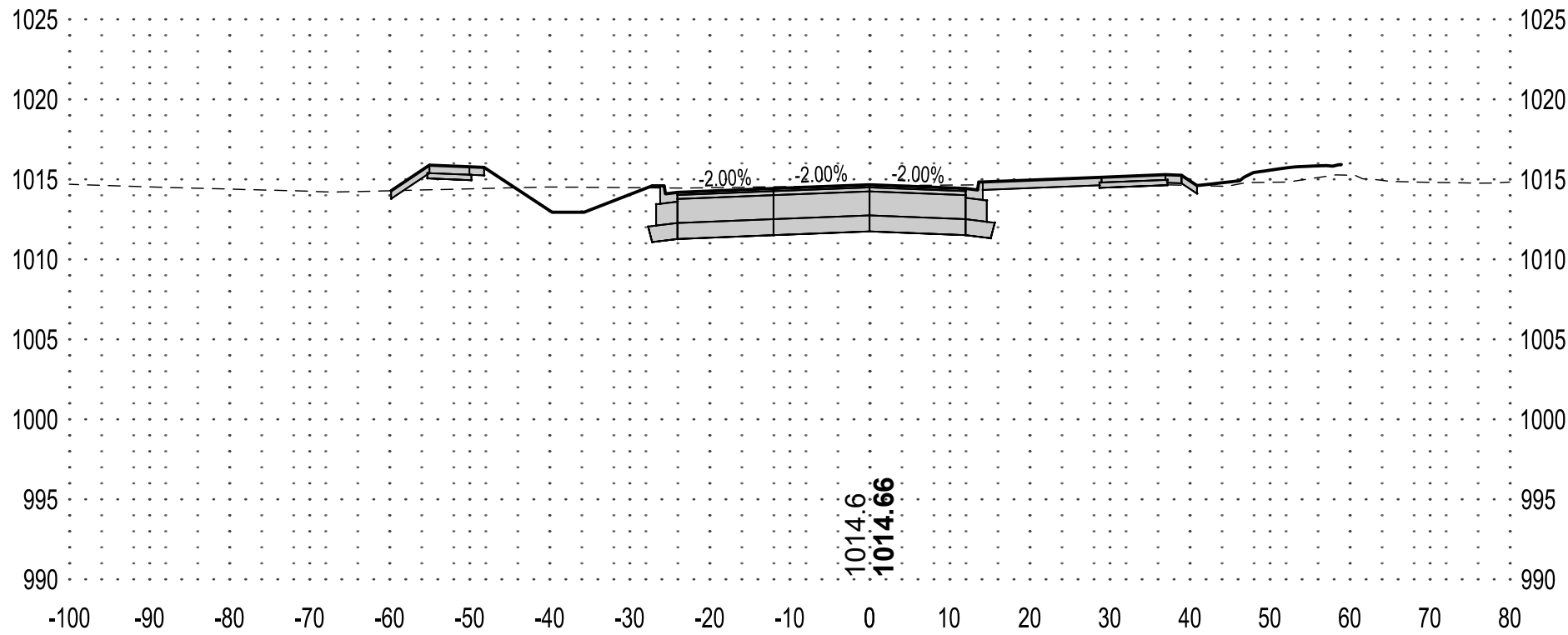
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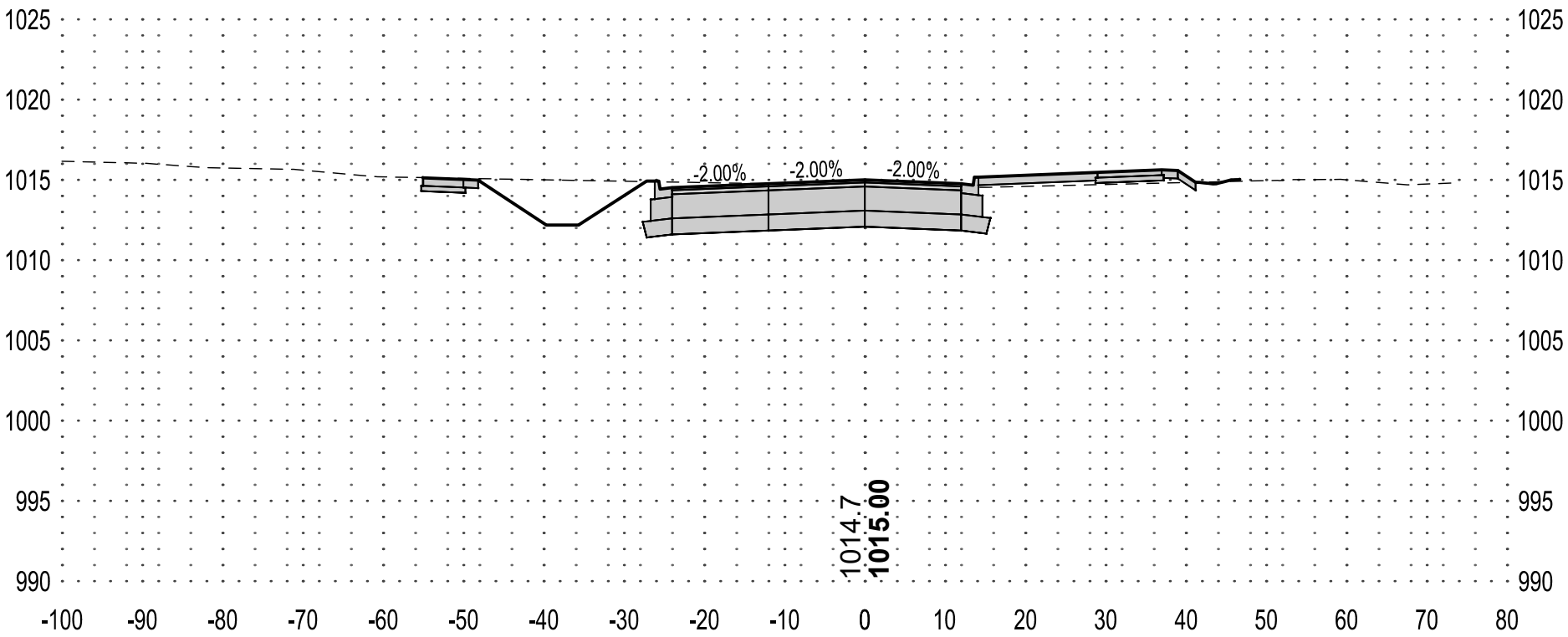
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OF 31

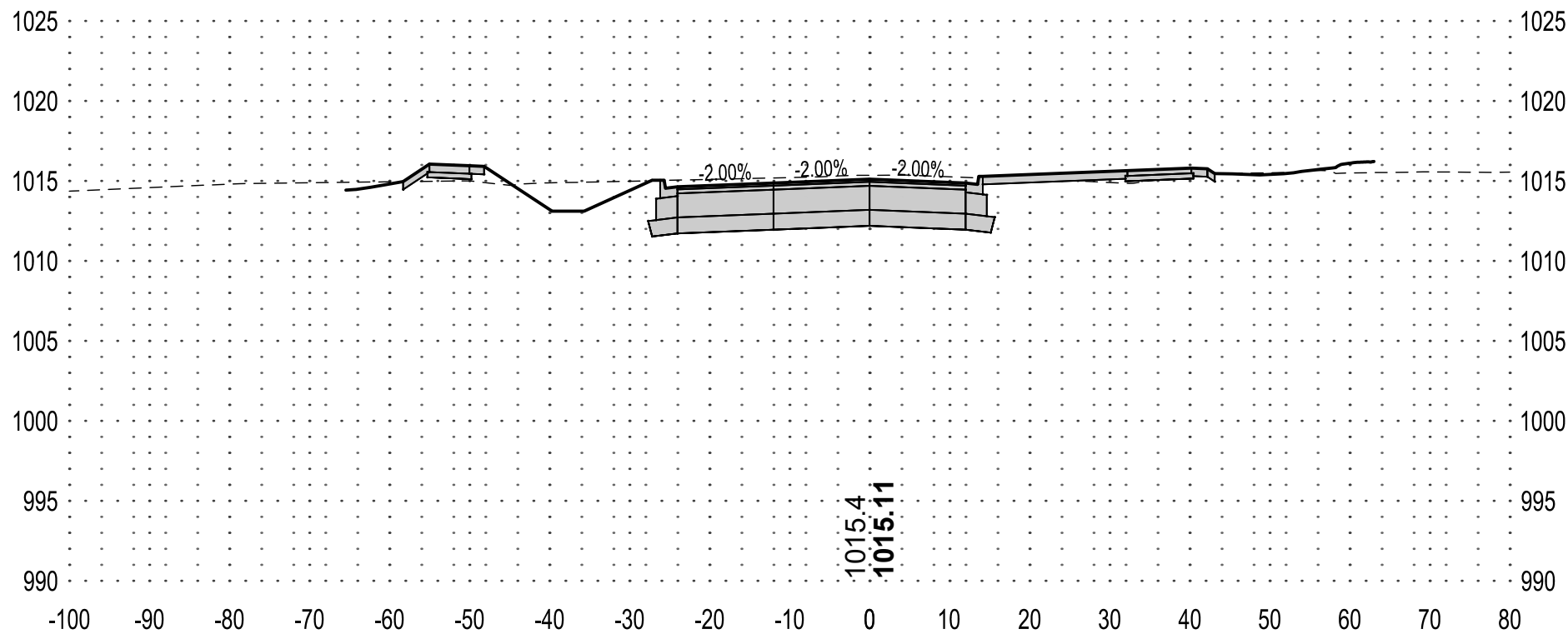
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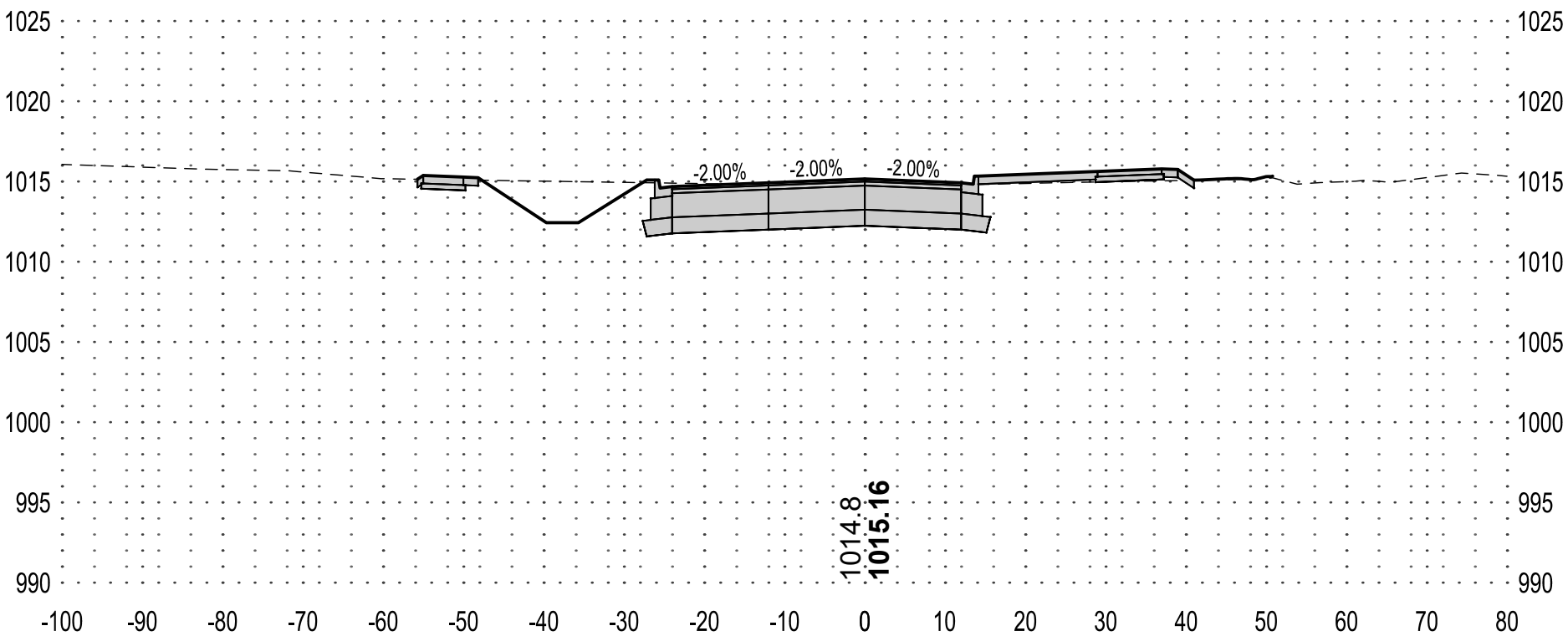
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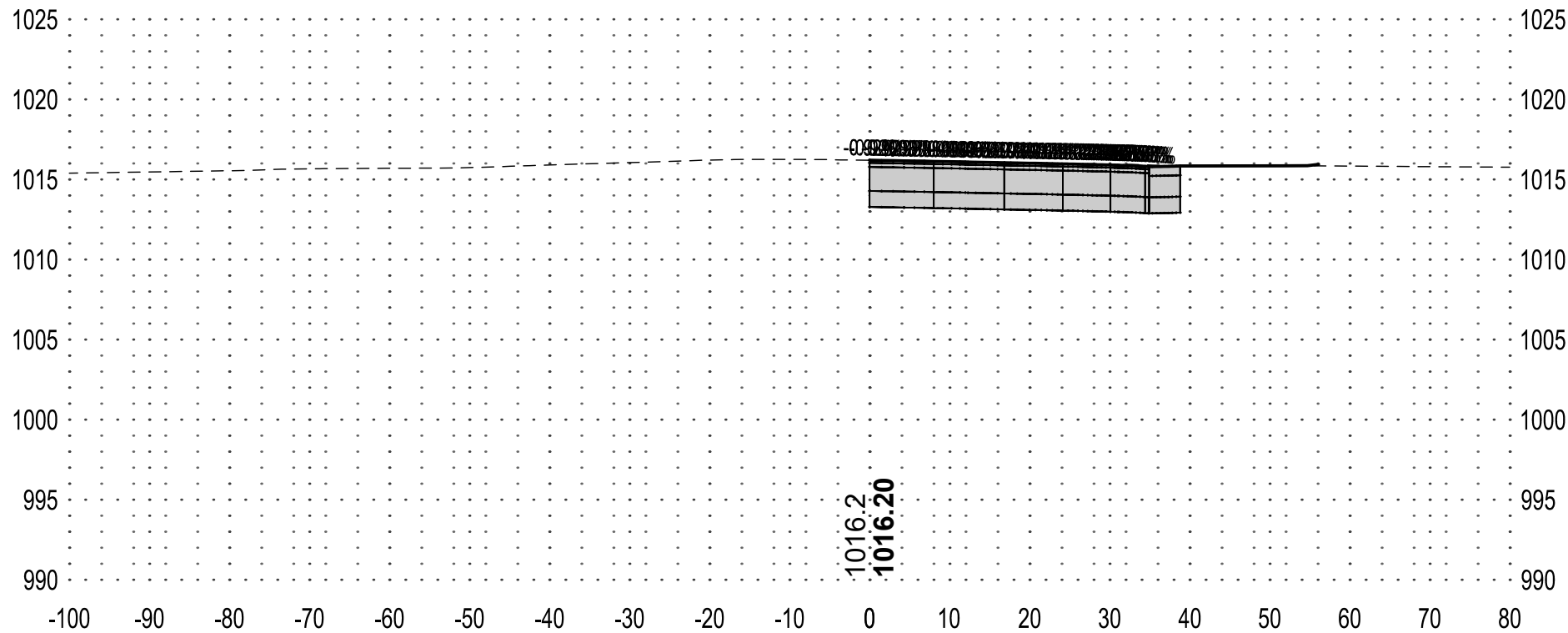
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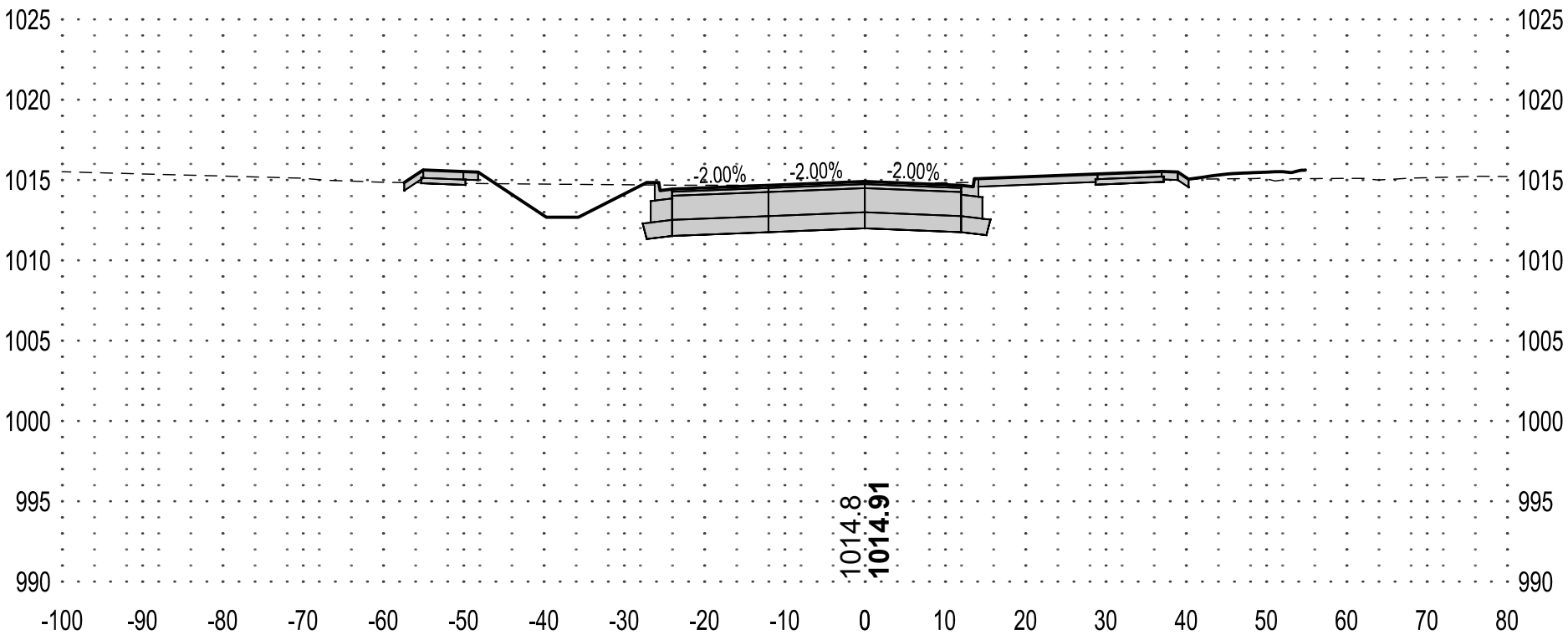
104+50



102+61



104+00



SECTION VIEW LEGEND	
NOTE: AS VIEWED IN THE DIRECTION OF INCREASING STATION	
	EXISTING GROUND
	PROPOSED GROUND
	PROPOSED GROUND (FUTURE)
	EXISTING GROUND E
	PROPOSED GROUND E



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KYLE J. RENNEKE

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PROJECT

**CITY OF
MANKATO**

**BASSETT DRIVE
EXTENSION**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32569
FILE NAME	32569-C3-X-SECTIONS
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

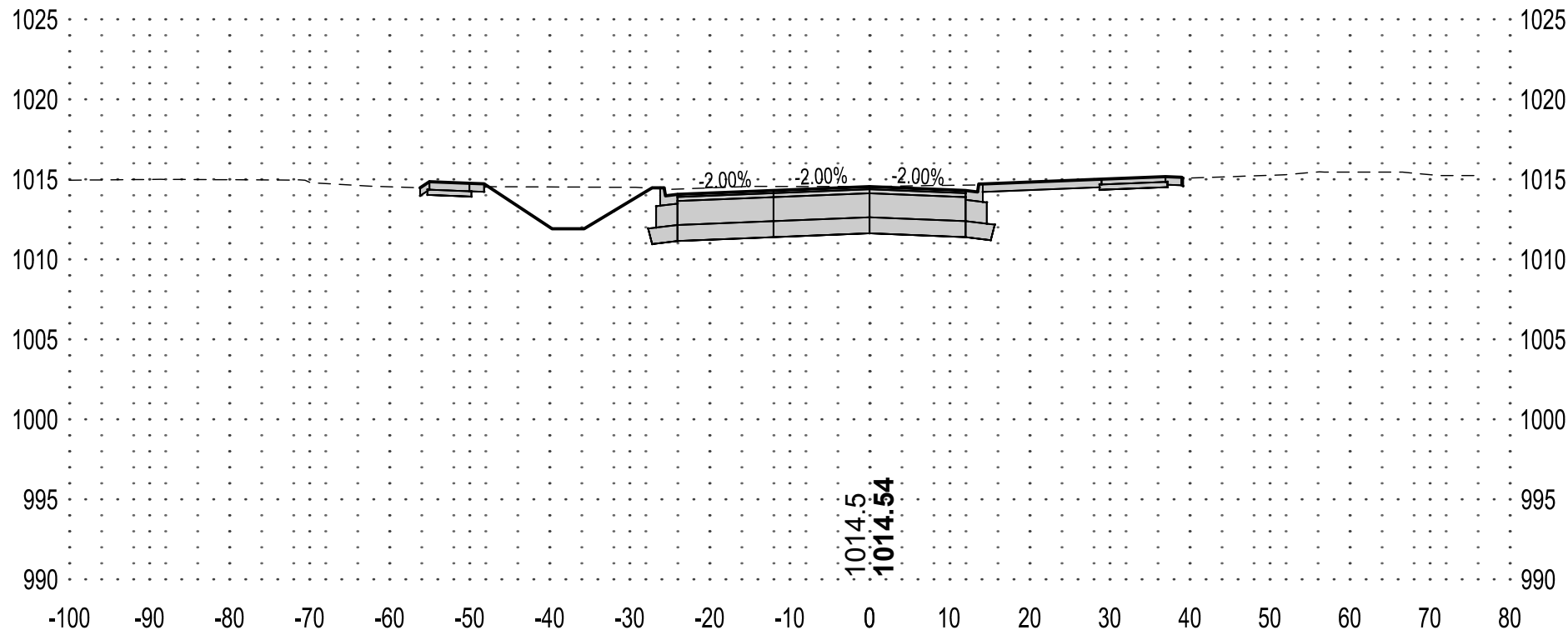
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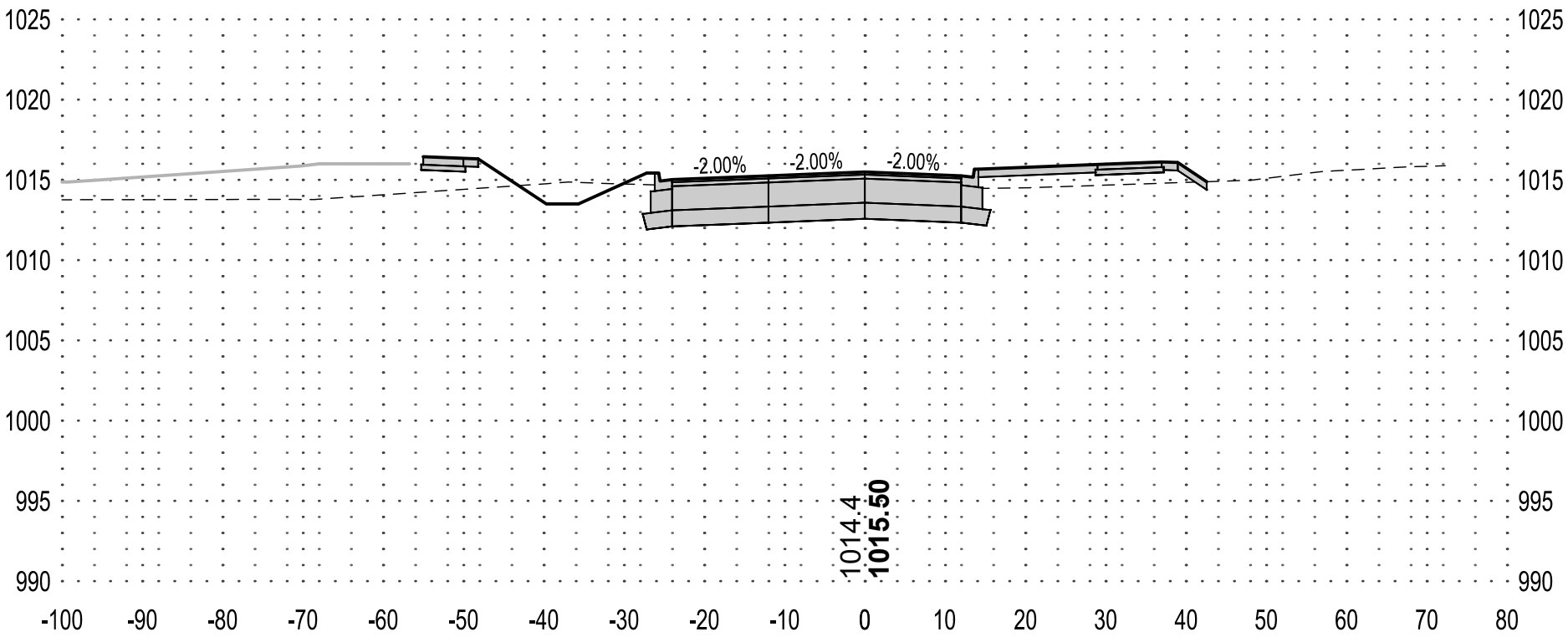
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OF 31

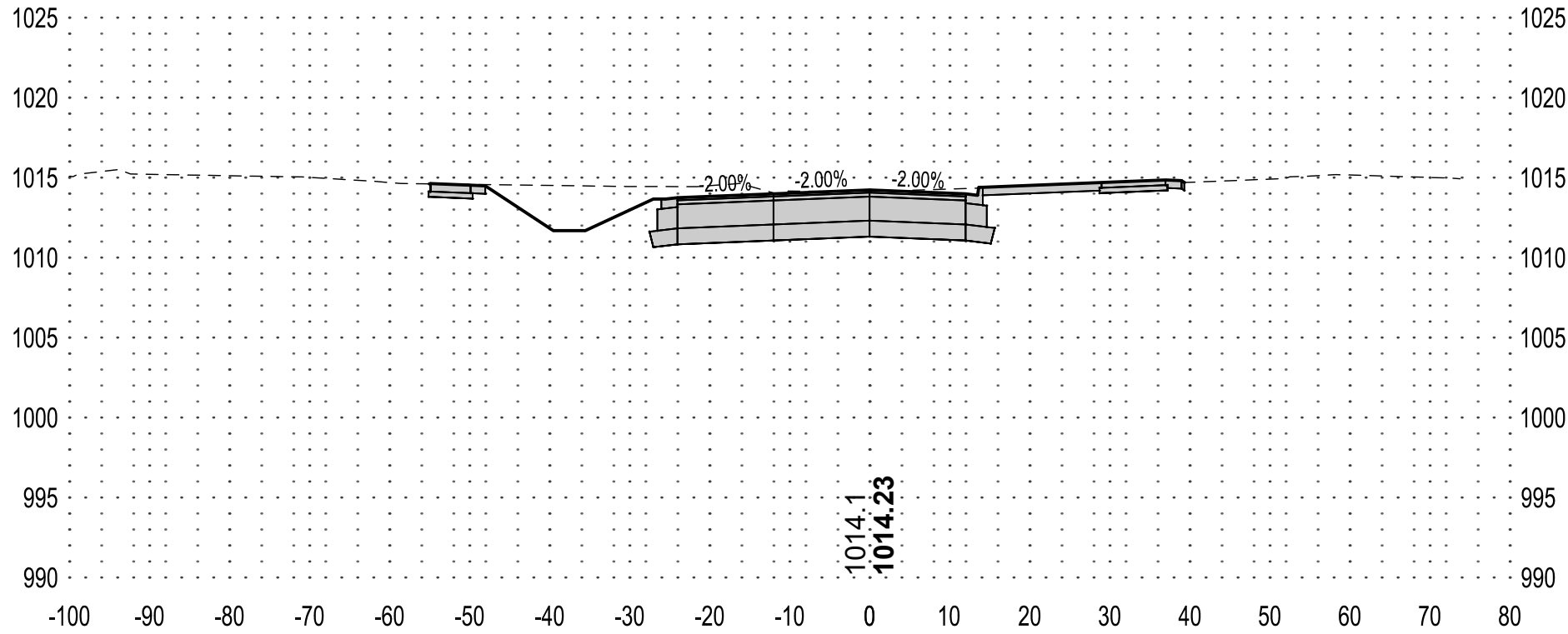
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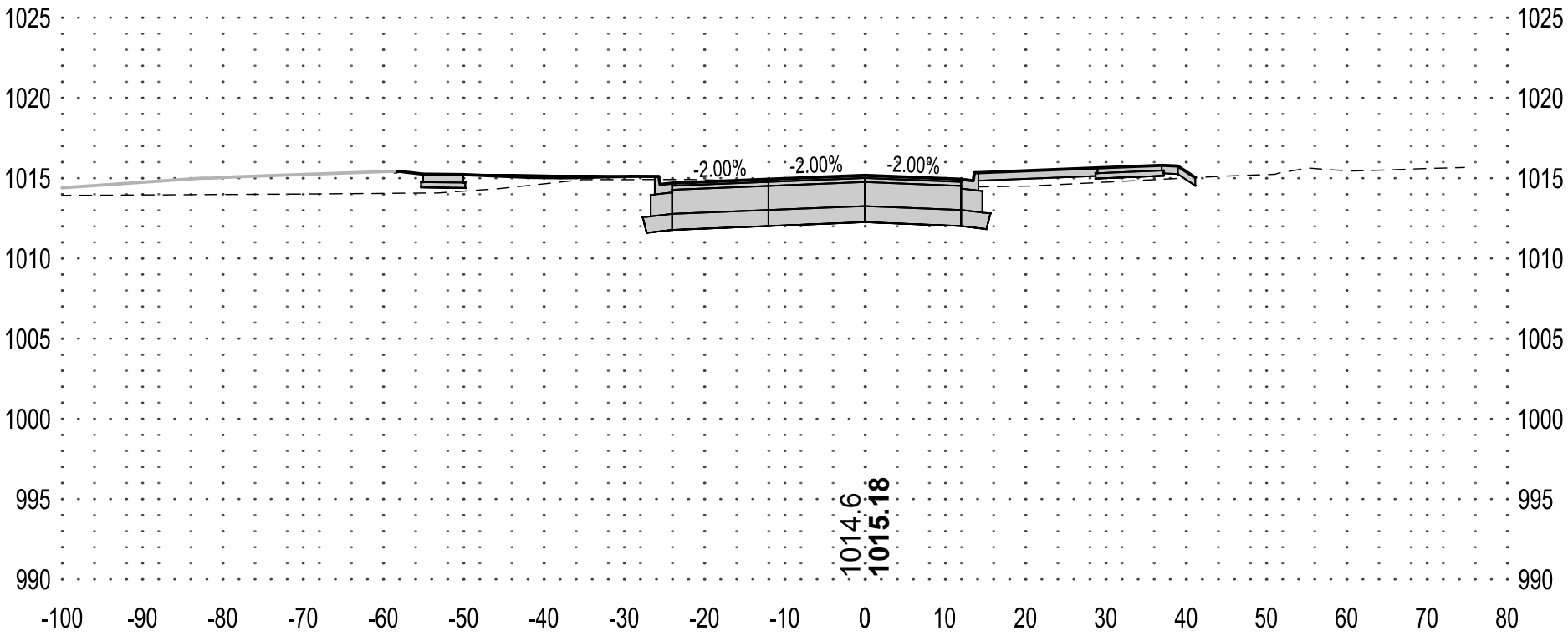
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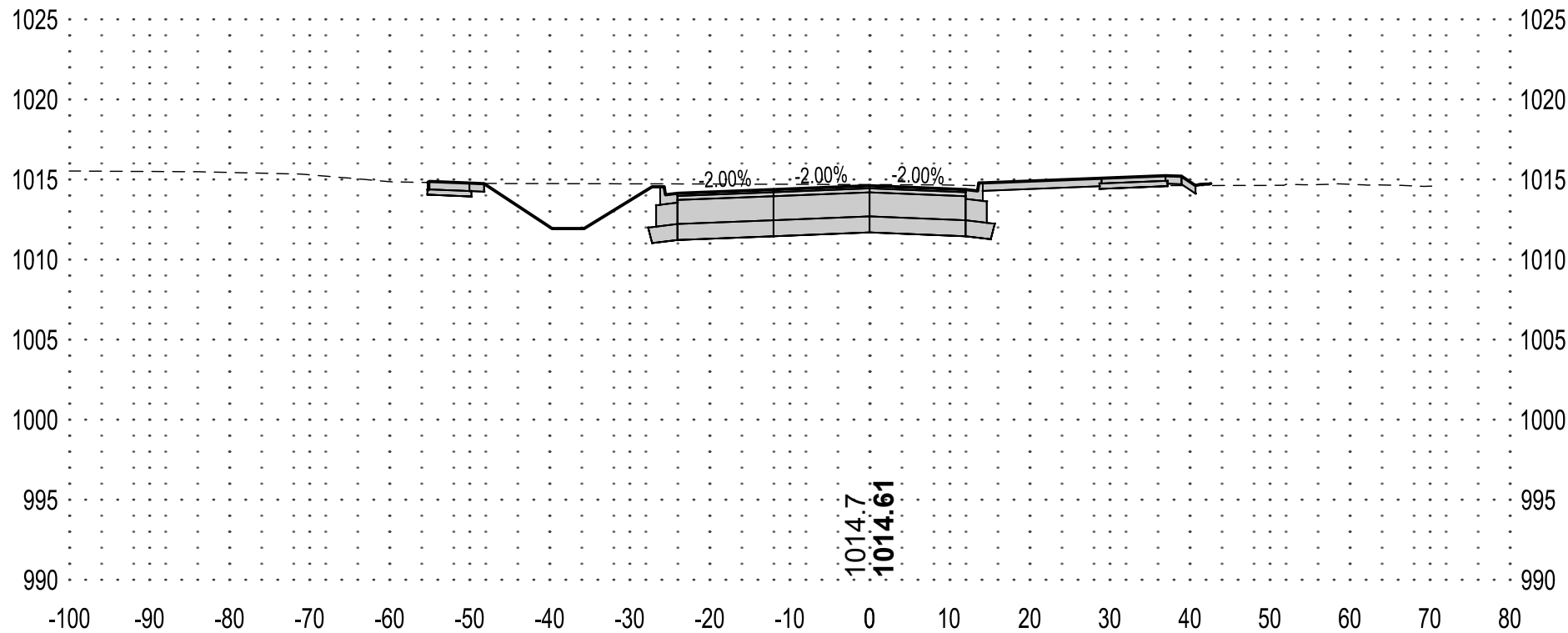
106+00



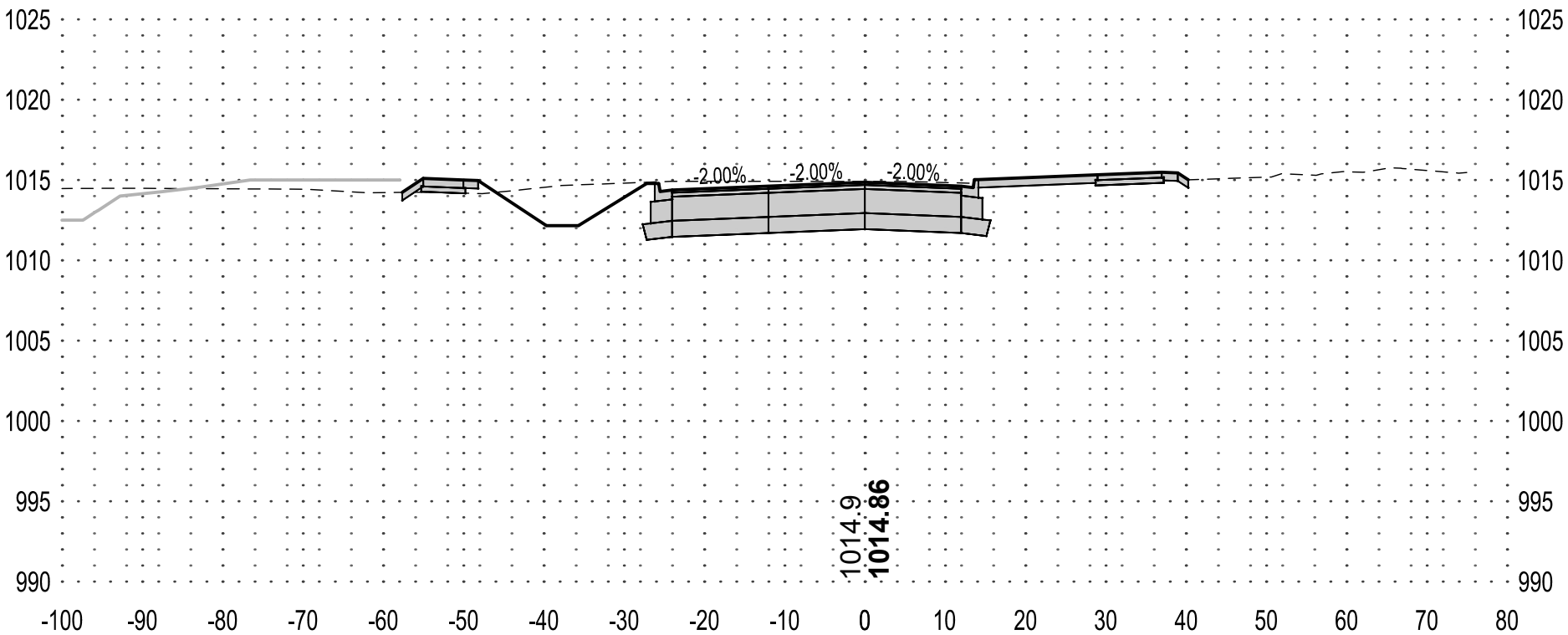
107+50



105+50



107+00





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PROJECT

CITY OF
MANKATO

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EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
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PROJECT NO.	25-32569
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DRAWN BY	BDC
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ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

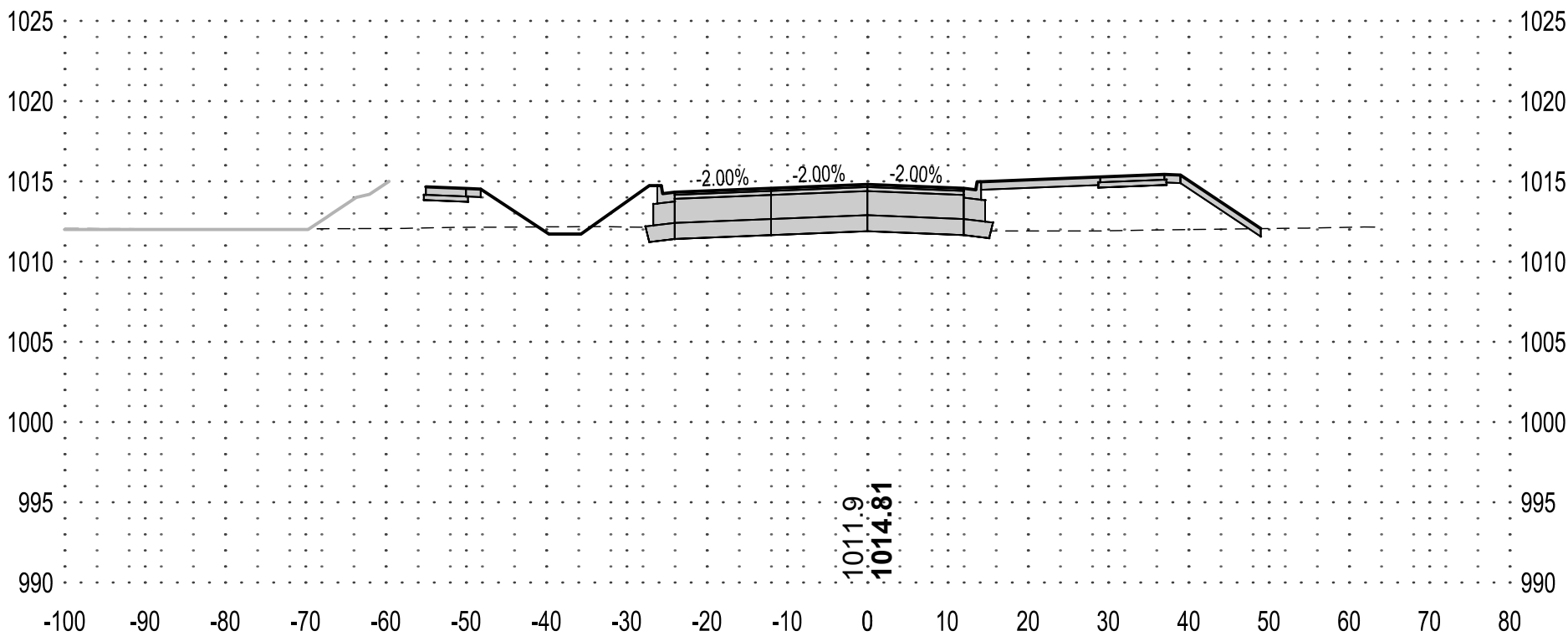
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CROSS SECTIONS

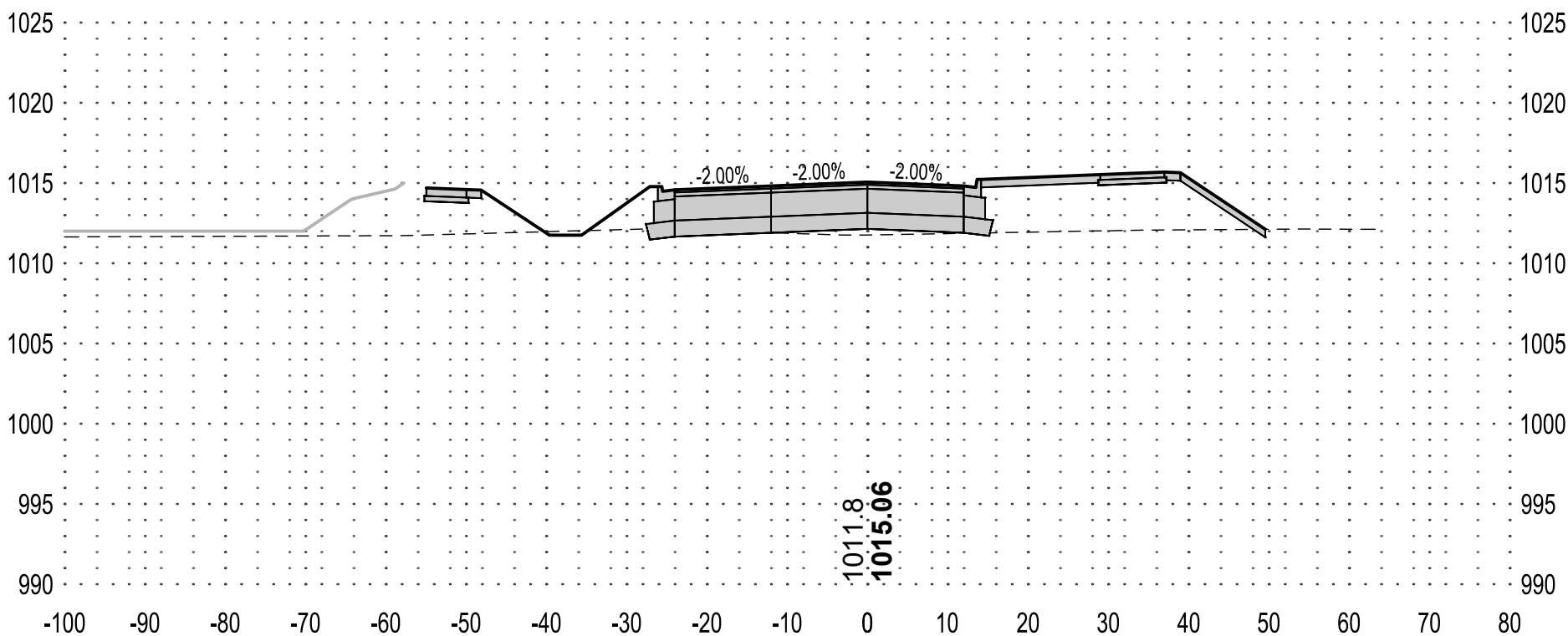
SHEET

SECTION VIEW LEGEND	
NOTE: ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.	
	EXISTING GROUND
	PROPOSED GROUND
	PROPOSED GROUND FUTURE
	100.0' - EXISTING GROUND 5'
	100.0' - PROPOSED GROUND 5'

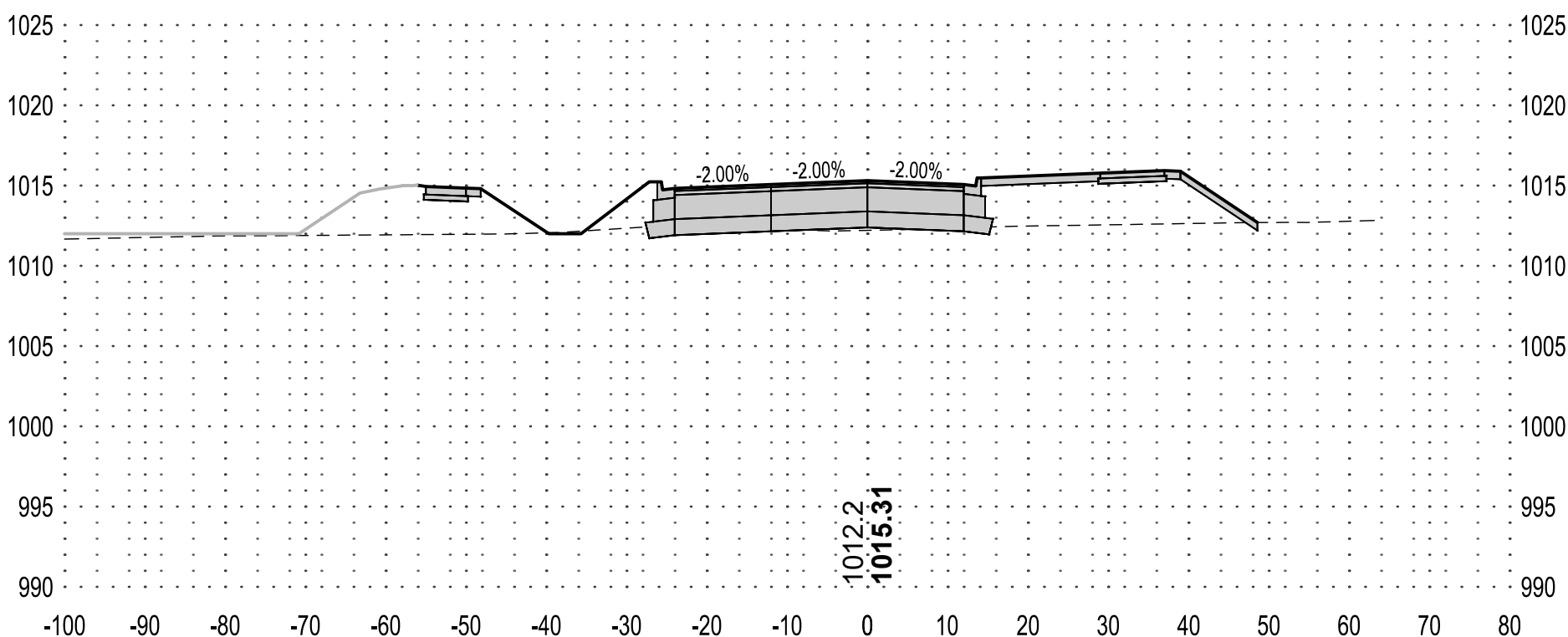
112+00



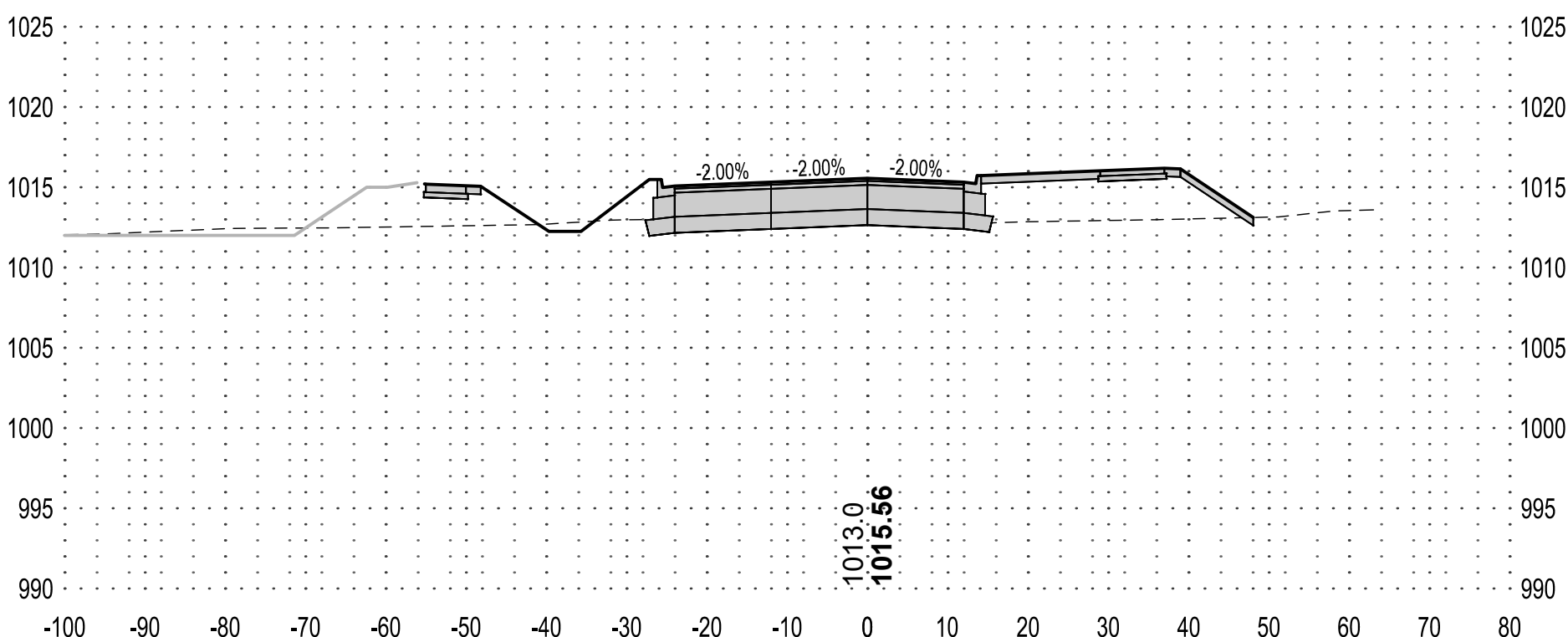
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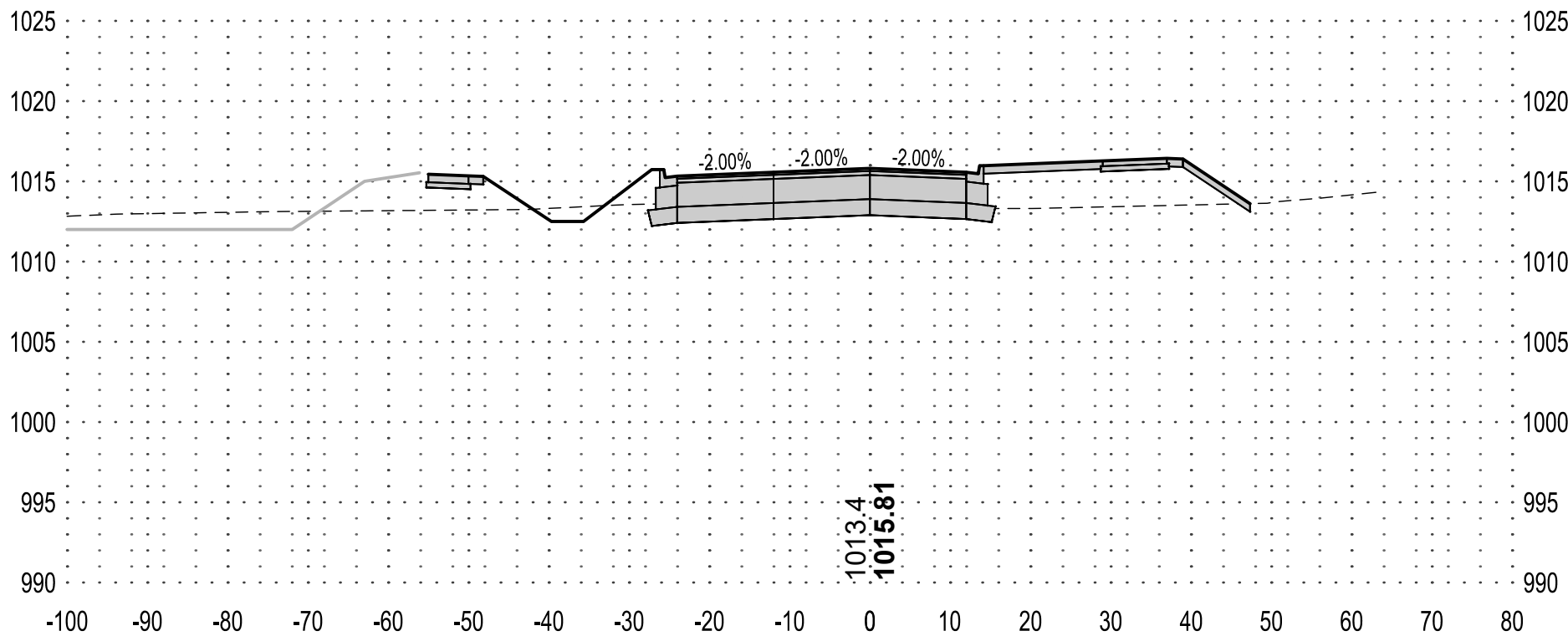
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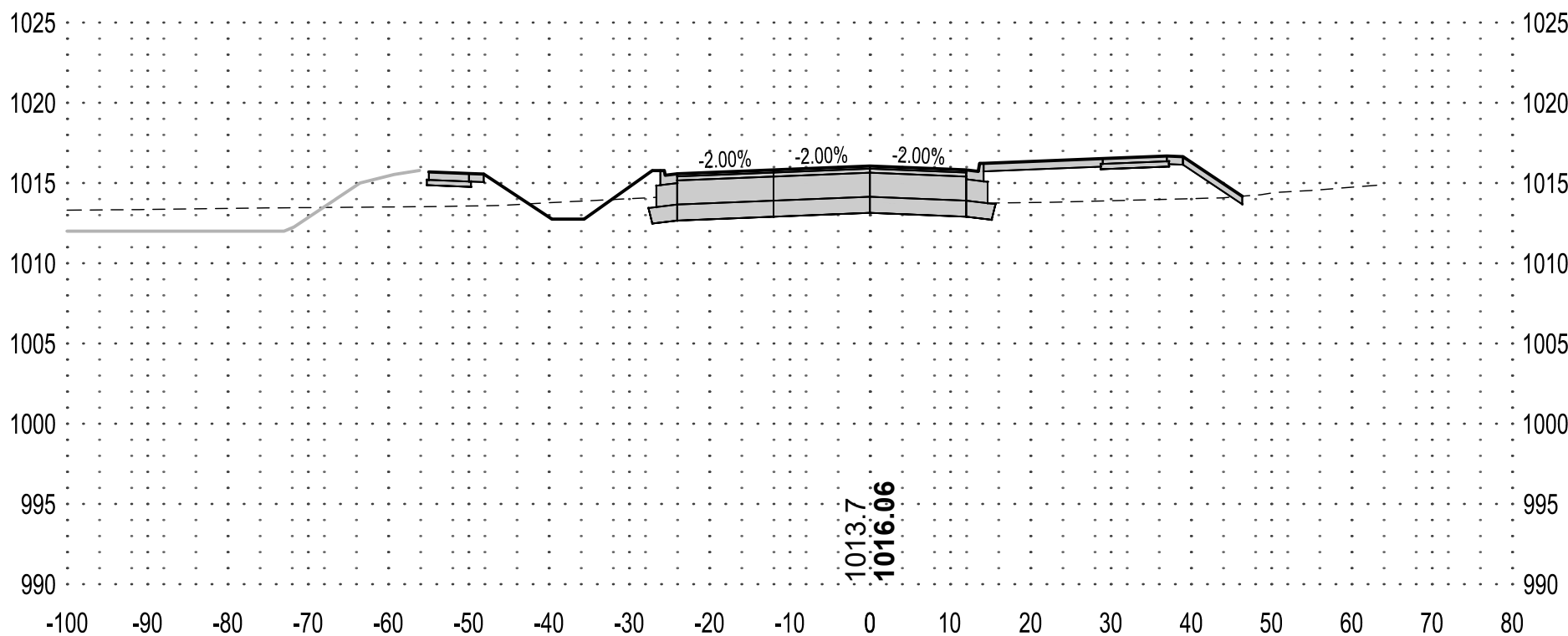
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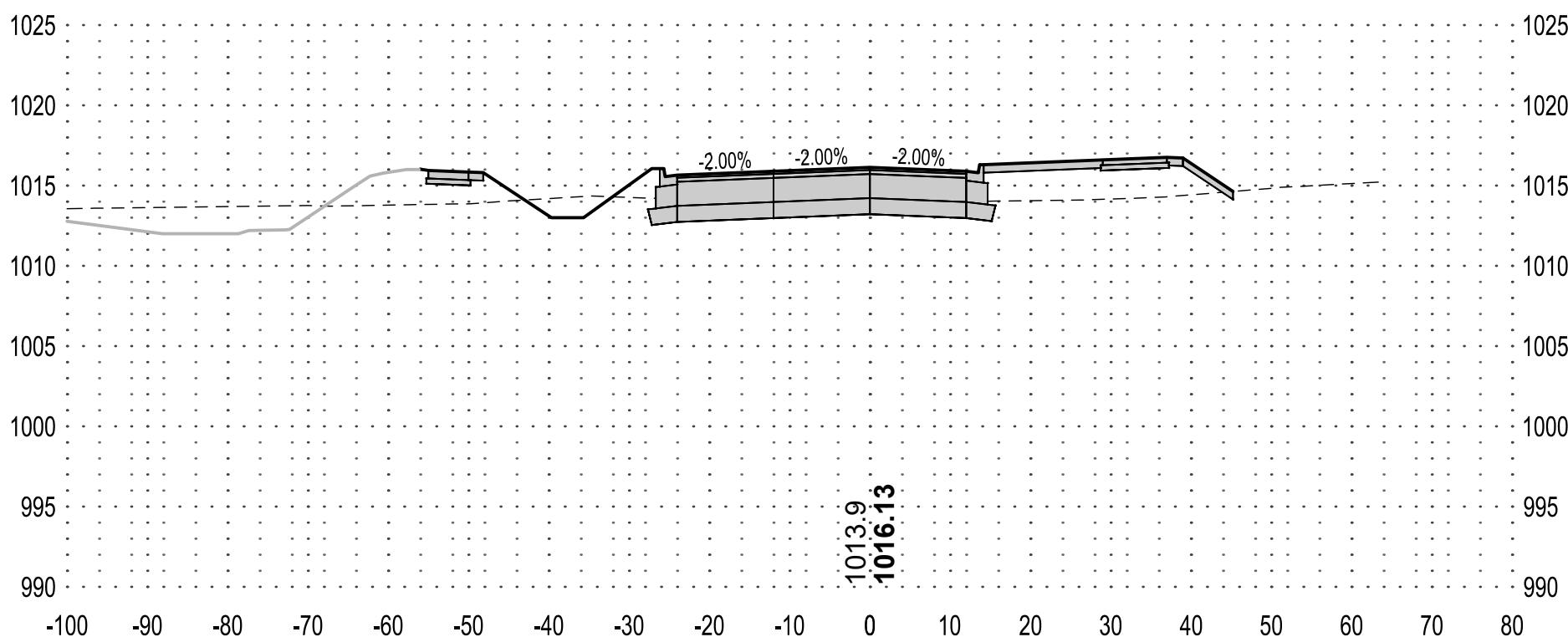
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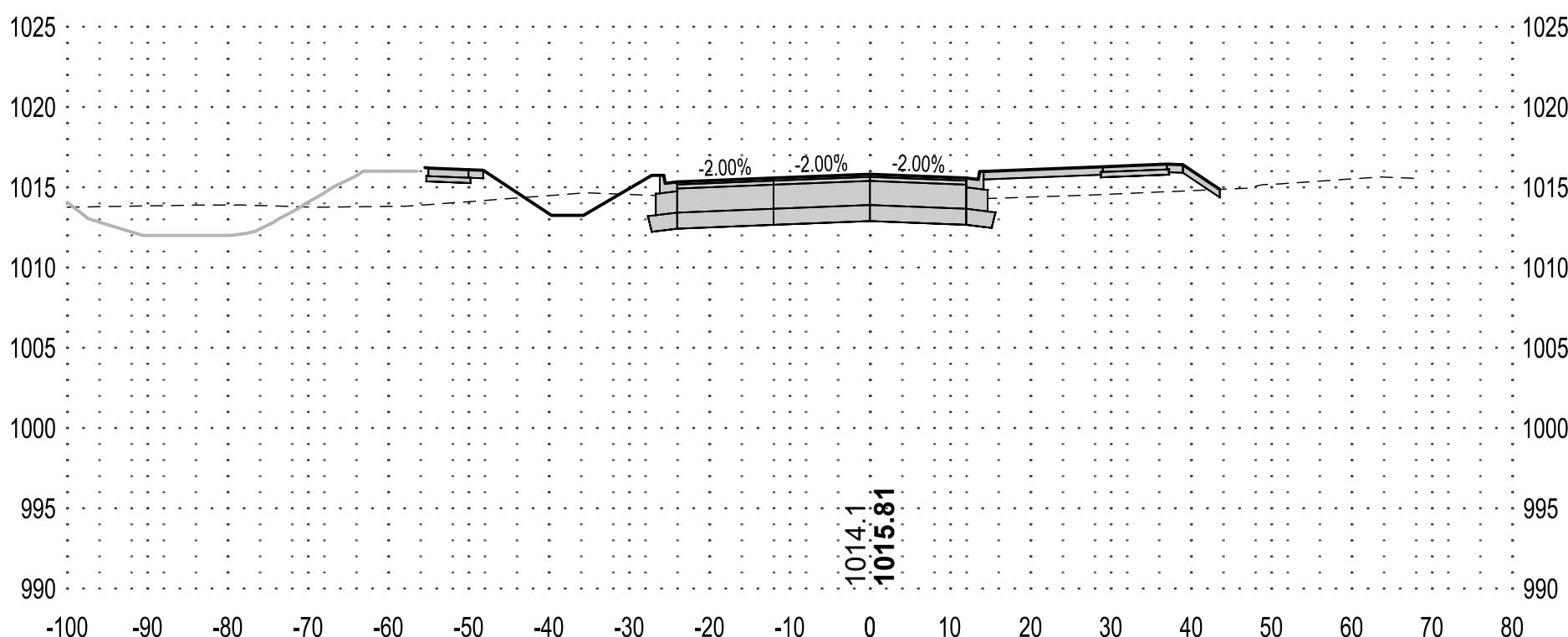
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109+00



108+50



SECTION VIEW LEGEND	
NOTE: AS VIEWED IN THE DIRECTION OF INCREASING STATION	
	EXISTING GROUND
	PROPOSED GROUND
	PROPOSED GROUND (FUTURE)
	XX/XX - EXISTING GROUND E XX/XX - PROPOSED GROUND E



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

KYLE J. RENNEKE
KJR
DATE: 06/27/25 LIC. NO. 52626

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PROJECT

**CITY OF
MANKATO**

**BASSETT DRIVE
EXTENSION**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

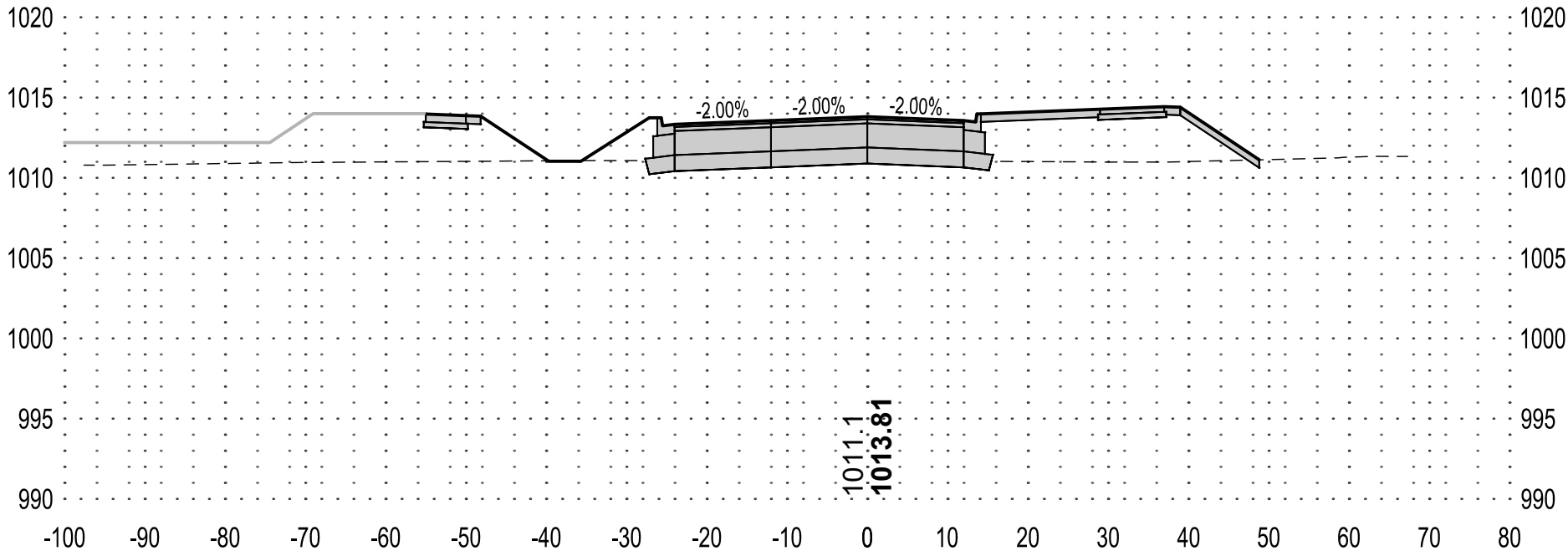
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FILE NAME	32569-C3-X-SECTIONS
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TITLE

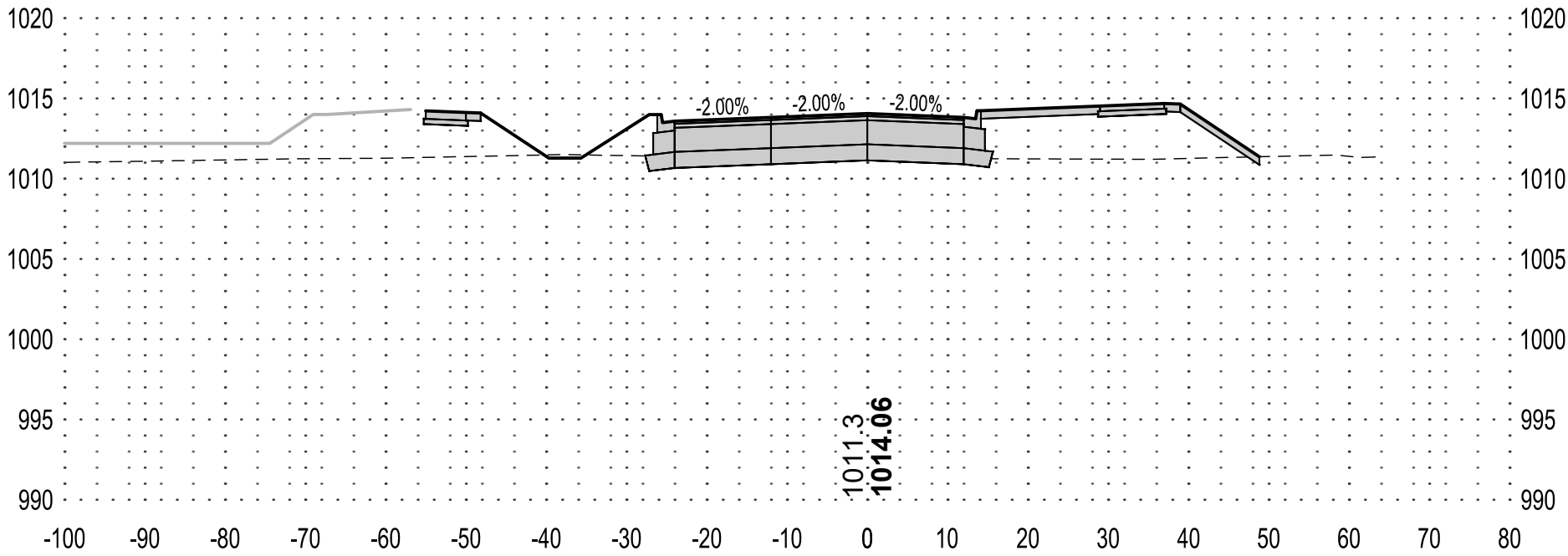
CROSS SECTIONS

SHEET

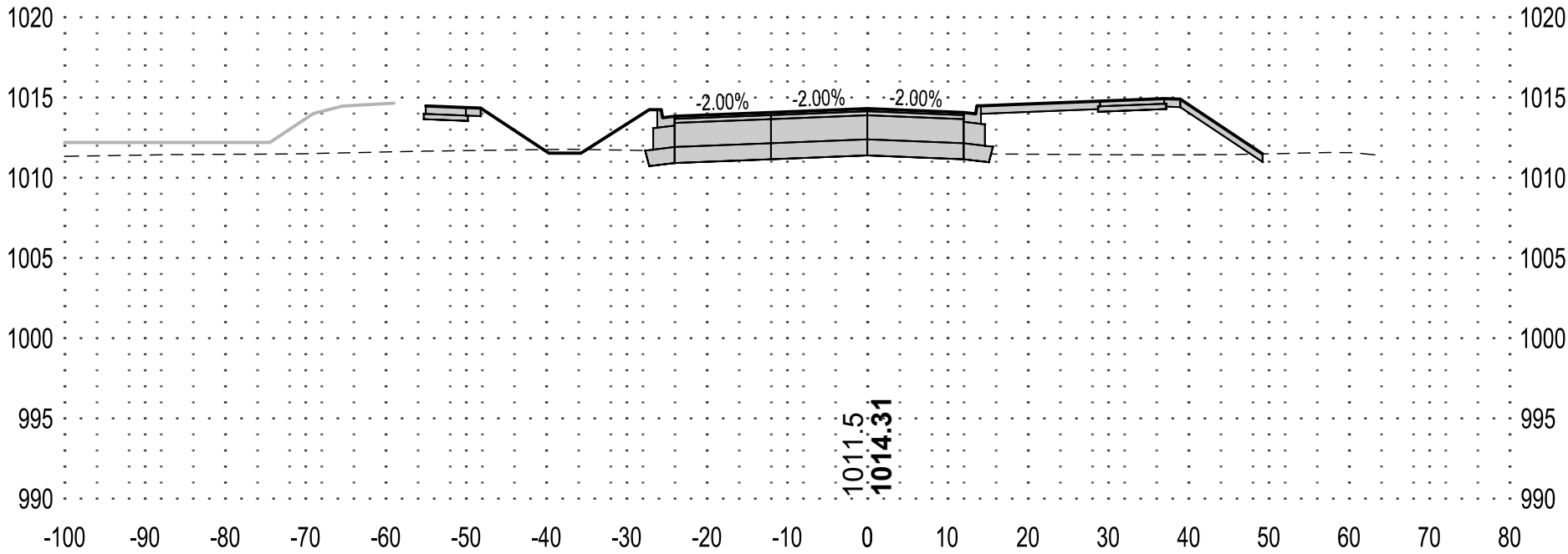
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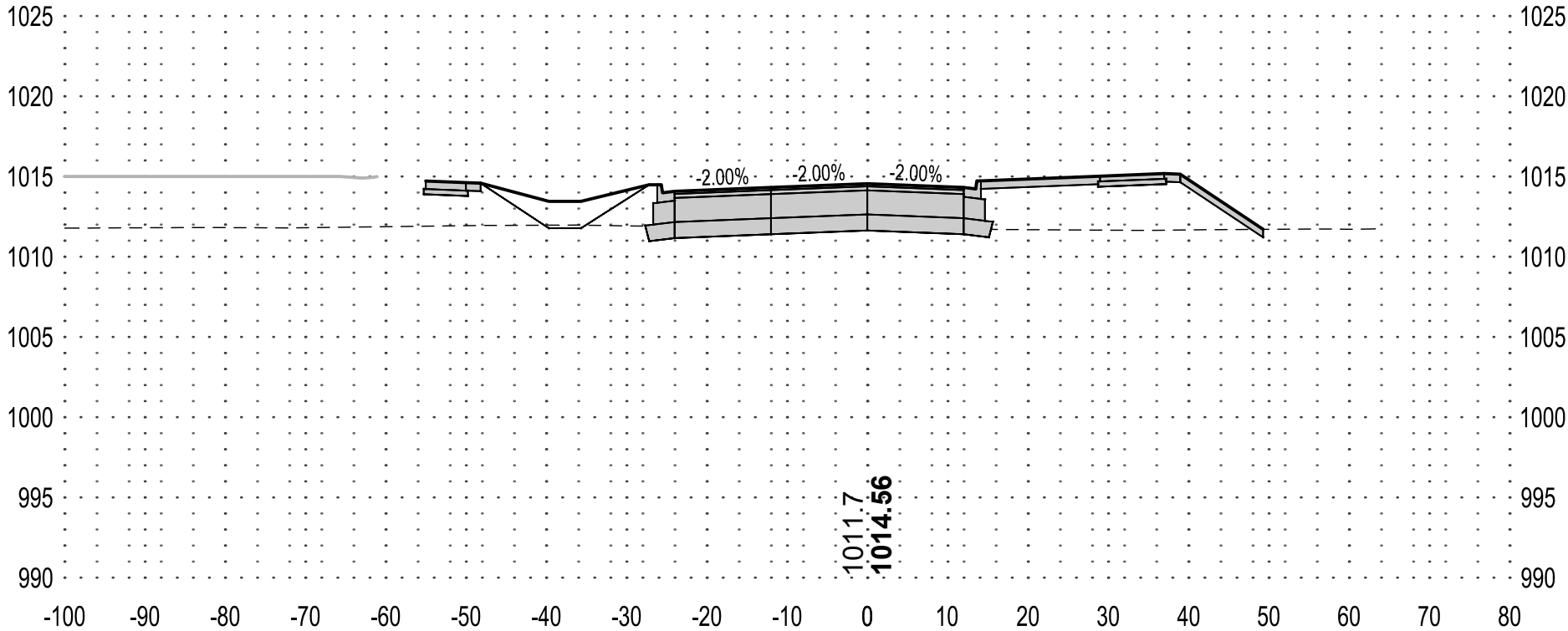
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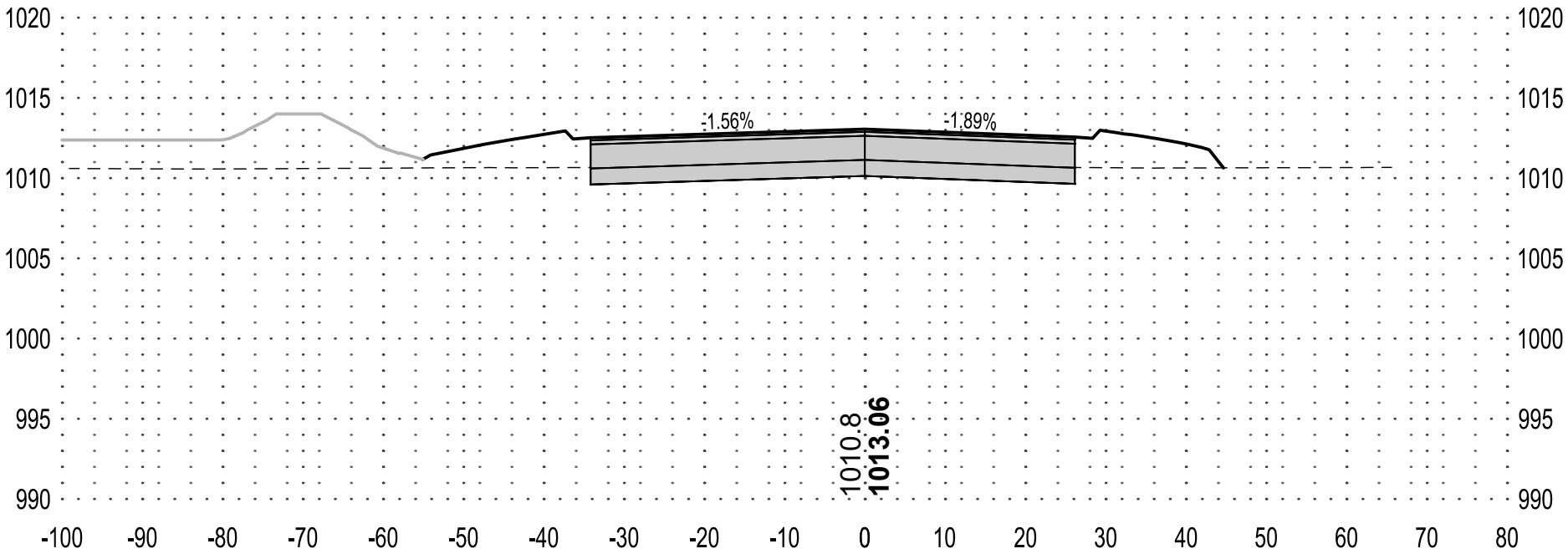
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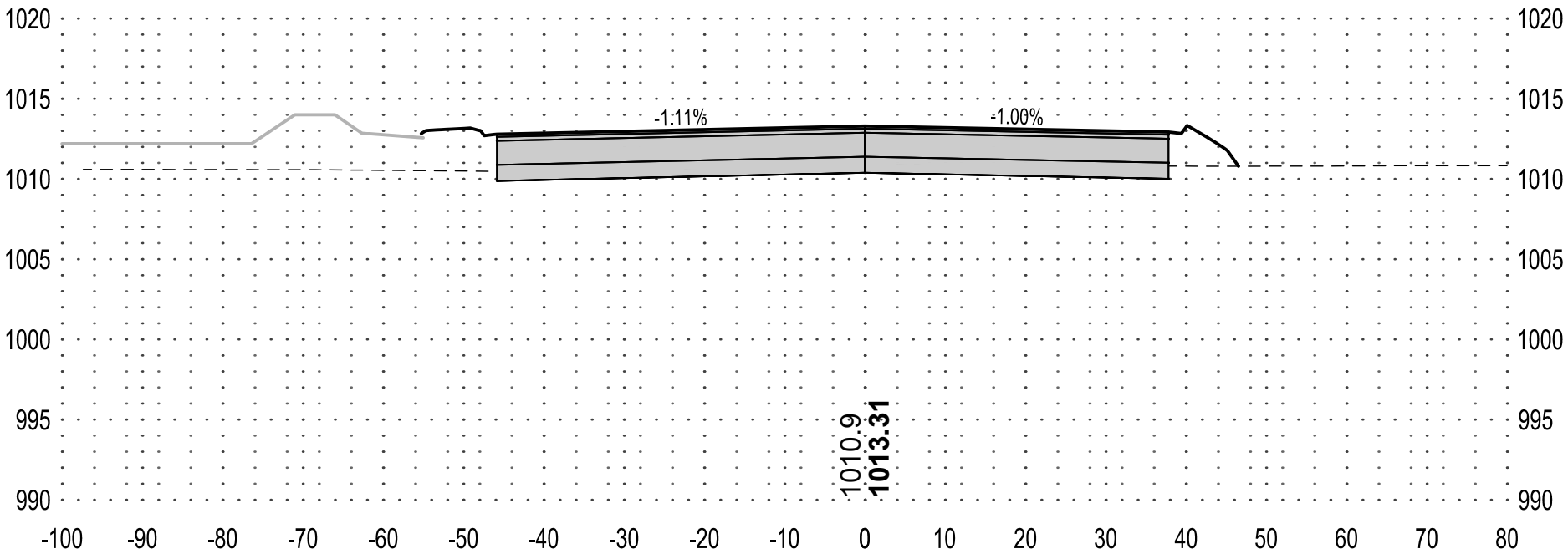
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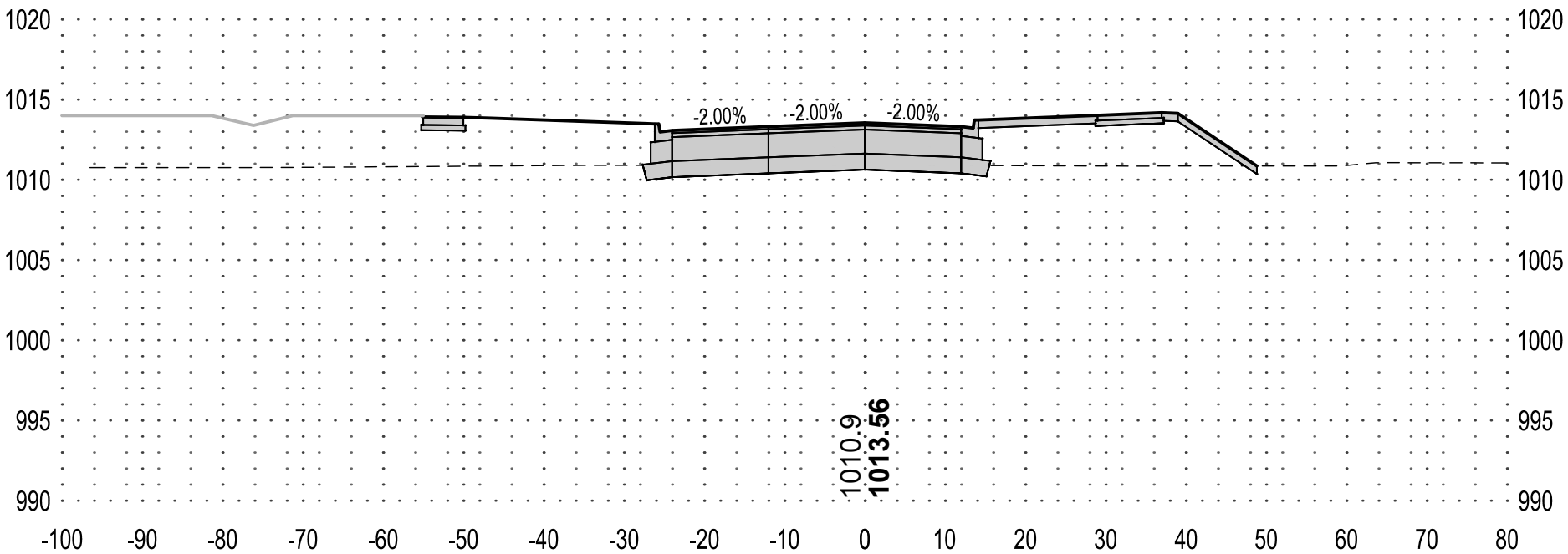
115+50



115+00



114+50



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
SHRUBS					
	SO	11	SWAMP WHITE OAK/QUERCUS BICOLOR	2" CAL.	B.B.
	AE	9	ACCOLADE ELM/ULMUS 'MORTON'	2" CAL.	B.B.
	SM	10	SUGAR MAPLE	2" CAL.	B.B.
	G	9	GINKGO	2" CAL.	B.B.
	AM	15	AUTUMN BLAZE MAPLE	2" CAL.	B.B.
	KC	10	EXPRESSO KENTUCKY COFFEE TREE	2" CAL.	B.B.

TURF RESTORATION LEGEND

SYMBOL	ITEM NO.	DESCRIPTION	UNITS	QUANTITY
	2575.505	SEED, MIXTURE MNDOT SOUTHERN BOULEVARD (25-131)	AC	1.3
		EROSION CONTROL BLANKET, CATEGORY 30	AC	0.62

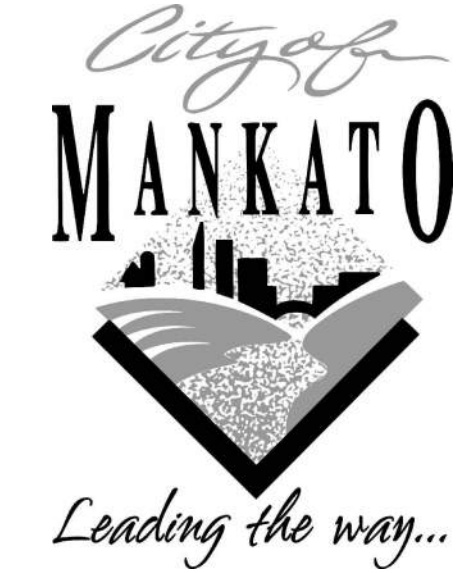
THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.

*SHALL MEET MNDOT SPECIFICATION 3876. SEED SHALL BE PLACED IN ACCORDANCE WITH MNDOT 2575.

**SOD SHALL MEET MNDOT SPECIFICATION 3878.2A LAWN AND BOULEVARD SOD. SOD SHALL BE PLACED IN ACCORDANCE WITH MNDOT 2575.

MULCH: HARDWOOD MULCH SHALL BE PLACED IN 3" MINIMUM DEPTHS. REFER TO PLANTING PLAN FOR DETAILS

TEMPORARY EROSION CONTROL MEASURES, INCLUDING PERIMETER CONTROL AND INLET PROTECTION MUST BE MAINTAINED UNTIL FINAL STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNERS REPRESENTATIVE. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL INFORMATION.



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KYLE J. RENNEKE

DATE: 06/27/25 LIC. NO. 52626

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PROJECT

CITY OF MANKATO
BASSETT DRIVE EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

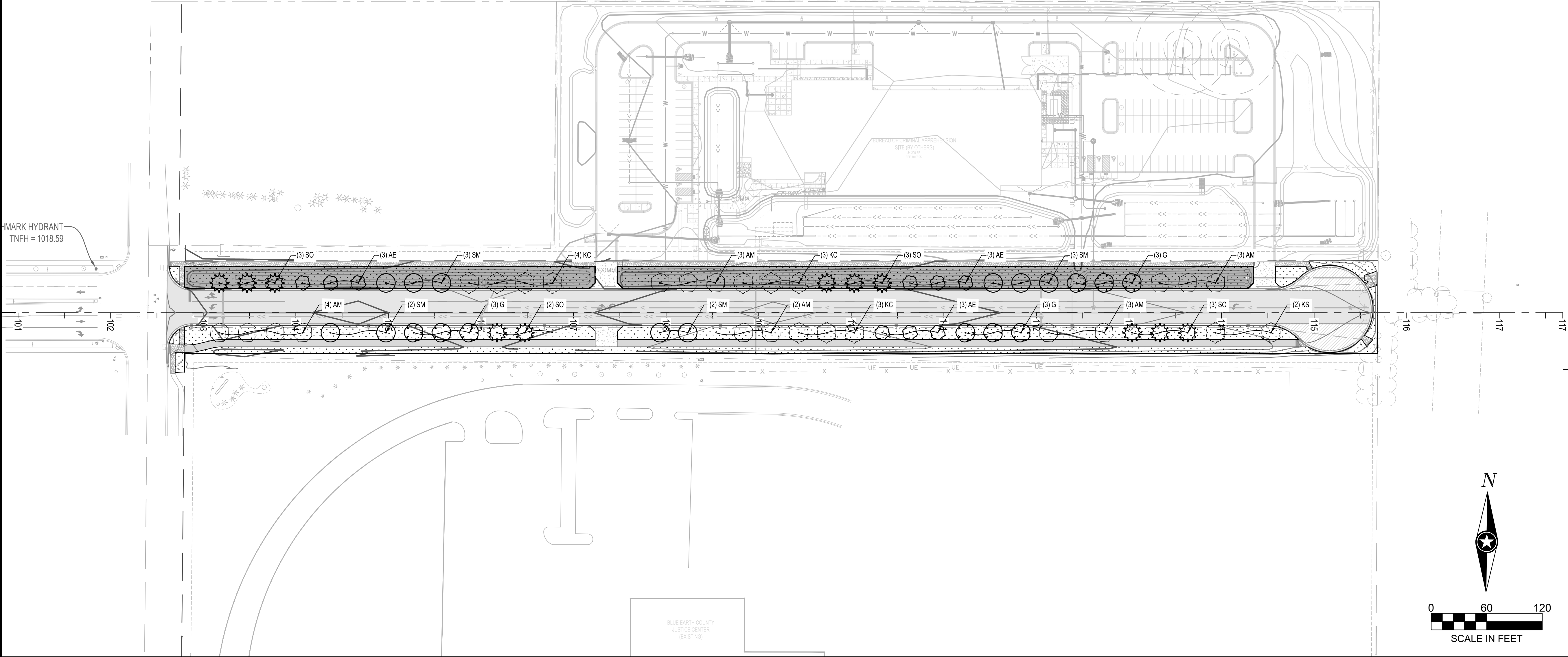
PROJECT NO.	25-32569
FILE NAME	32569-C5-LAND
DRAWN BY	BDC
DESIGNED BY	BDC
REVIEWED BY	KJR
ORIGINAL ISSUE DATE	06/27/2025
CLIENT PROJECT NO.	-

TURF RESTORATION AND PLANTING PLAN

SHEET

29

OF 31



Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE

TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
Z1-Z7	FIXTURE-SINGLE TYPE R3	AMERICA ELECTRIC LIGHTING AUTOBAHN #ATBM P30 MVOLT R3 HSS P7	118W LED	
	NON-BREAKAWAY POLE	MILLERBERND #16-SD4-6-350-R STAINLESS STEEL W/ 15-INCH BOLT CIRCLE W/ FROST FINISH		INCLUDE 120V RECEPTACLE OUTLET AT 20 FOOT MOUNTING HEIGHT, SWEEP ARM 2-INCH SLIP FITTER, AND WIRE HOLDER. PROVIDE WITH CITY OF MANKATO LIGHT BASE DESIGN STEEL (E) STANDARD PLATE #2650A

KEY NOTES

- 1 PROVIDE NEW 100 AMP LIGHTING SERVICE CABINET. MANKATO STANDARD PLATE 2660A. COORDINATE WITH UTILITY FOR NEW SERVICE.
- 2 POLE LIGHT FIXTURE (TYPICAL). PROVIDE WITH POLE BASE DESIGN E MANKATO STANDARD PLATE 2650A. SEE LIGHT FIXTURE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 3 PROPOSED LOCATION OF UTILITY TRANSFORMER. UTILITY TO SPLICE EXISTING UNDERGROUND PRIMARY. COORDINATE ALL UTILITY OUTAGES WITH NEIGHBORING PROPERTIES FOR UTILITY SPLICING.
- 4 PROPOSED LOCATION OF HANDHOLE. SEE SPECIFICATIONS FOR REQUIREMENTS. PROVIDE (2) 1-1/2" CONDUITS FOR FUTURE USE FROM LIGHTING SERVICE CABINET TO HANDHOLE.



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ALEX A. GREGOR

DATE 06/27/24 LIC. NO. 59905

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PROJECT

CITY OF
MANKATO

BASSETT DRIVE
EXTENSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 25-32569

FILE NAME 32569-E2-LIGHT

DRAWN BY BDC

DESIGNED BY AAG

REVIEWED BY AAG

ORIGINAL ISSUE DATE 06/27/2025

CLIENT PROJECT NO. -

TITLE

LIGHTING PLAN

SHEET

30

OF 31

BENCHMARK HYDRANT
TNFH = 1018.59

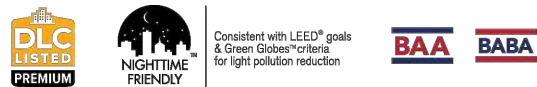
BUREAU OF CRIMINAL APPREHENSION
SITE (BY OTHERS)
UNSAFE
PERMITTED

BLUE EARTH COUNTY
JUSTICE CENTER
(EXISTING)

N



0 60 120
SCALE IN FEET



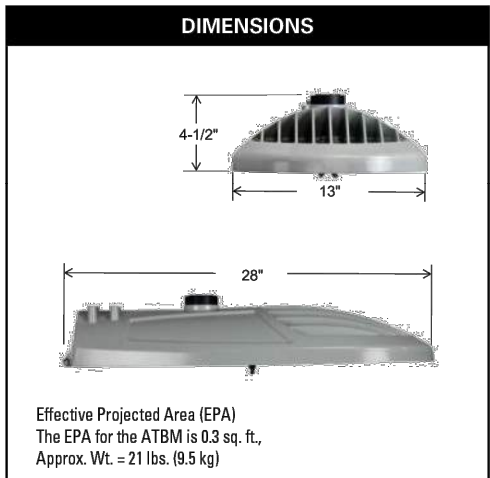
Autobahn Series ATBM Roadway

PRODUCT OVERVIEW



Applications:

Residential streets
Parking lots
High speed roadways



STANDARDS

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

Color temperature of a 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

GOVERNMENT PROCUREMENT — BAA — Buy America(n) Act: Product with the BAA option qualifies as a domestic and product under the Buy America Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under the definitions of the Buy America, Buy America Act.

BABA — Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Buy America, Buy America Act.

Please refer to www.aaculightbrands.com/buy-america for additional information.

Roadway Lighting ATBM

Note: Specifications subject to change without notice.



ORDERING INFORMATION

Series	Lumen Package	Voltage	Optics	Mounting
ATBM Autobahn LED Roadway	P05 9,700 Lumens P10 11,000 Lumens P20 12,800 Lumens P30 15,500 Lumens P40 17,400 Lumens P50 18,700 Lumens P60 20,000 Lumens P70 21,500 Lumens	MVOLT Multi-volt, 120-277V 347 347V 480 480V	R2 Roadway Type II R3 Roadway Type III R4 Roadway Type IV R5 Roadway Type V	(Blank) 2 Bolt Mounting 4B 4 Bolt Mounting
Options				
Color Temperature (CCT)				
(Blank) 4000K CCT, 70 CRI Min.				
27K 2700K CCT, 70 CRI Min.				
3K 3000K CCT, 70 CRI Min.				
5K 5000K CCT, 70 CRI Min.				
Paint				
(Blank) Grey				
BK Black				
DB Bronze				
DDB Dark Bronze				
GI Graphite				
WH White				
Surge Protector				
(Blank) Standard 20kV/10kA SPD				
MP MOV Pack				
Miscellaneous Options				
HSS House Side Shield				
NL NEMA Label Indicating Wattage				
XL Not CSA Certified — No Terminal Block Cover				
VR Dual Optix visual comfort				
BAA Buy America(n) Act and/or Build America Buy America Qualified				
Controls Options				
(Blank) 3 Pin NEMA Photocell Receptacle				
P7 7 Pin Photocell Receptacle (Removable driver included)†				
NR No Photocell Receptacle				
AO Field Adjustable Output				
PCSS Solid-State Lighting Photocell†				
PCLL Solid-State Long Life Photocell				
PCCC Solid-State Long Life Photocell with remote control on/off†				
SH Shorting Cap				
Packages				
(Blank) Standard Pack				
JP Job Pack (36/pallet)				
Accessories				
ATBMHSS House Side Shield				
ATBMLTS Light Respo Shield				
RKATBMVOLTSPD ATBM Acuity SPD, MVOLT				
RKATBMVOLTSPD ATBM Acuity SPD, 347/480V				
RKATBMVOLTSPD ATBM MOV Pack, MVOLT				
RKATBMVOLTSPD ATBM MOV Pack, 347/480V				
Universal Arms (Steel)				
UMR-XX 8" Horizontal Arm for Square Pole, Painted to match Fixture				
UMS-XX 8" Horizontal Arm for Round Pole, Galvanized				
UMR-GALV 8" Horizontal Arm for Round Pole, Galvanized				
UMS-GALV 8" Horizontal Arm for Square Pole, Galvanized				

Notes:
1 Dimmable driver included.
2 This option requires RFD
3 MVOLT only



AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-888-HOLDUPHANE
Email: TechSupport@AELUSA.com
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Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.aaculightbrands.com/warranty-terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

ATBM

Autobahn Series ATBM Roadway

PERFORMANCE PACKAGE

Performance Package	Distribution	Input Watts	3K (3000K CCT, 70 CRI)				4K/5K (4000K/5000K CCT, 70 CRI)				LLD @ 25°C		
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	75k Hours	100k Hours
P05	R2	68	9,386	138	1	0	2	8,718	143	1	0	2	
	R3		9,386	138	1	0	3	8,689	142	1	0	3	
	R4		9,600	132	1	0	3	8,340	137	1	0	3	
	R5		10,334	152	3	0	2	10,089	157	3	0	2	
P10	R2	81	10,636	131	2	0	3	11,299	138	2	0	3	
	R3		10,636	132	2	0	3	11,302	140	2	0	3	
	R4		10,391	128	2	0	4	10,894	136	2	0	4	
	R5		11,304	142	3	0	2	12,096	149	3	0	2	
P20	R2	94	12,073	128	2	0	3	12,874	137	2	0	3	
	R3		12,065	128	2	0	3	12,818	136	2	0	3	
	R4		11,946	127	2	0	4	12,520	133	2	0	4	
	R5		13,085	139	4	0	2	13,776	147	4	0	2	
P30	R2	118	14,637	124	2	0	3	15,514	131	2	0	3	
	R3		14,631	124	2	0	3	15,463	131	2	0	3	
	R4		14,317	121	2	0	4	15,151	129	2	0	5	
	R5		15,735	134	4	0	2	16,885	141	4	0	2	
P40	R2	135	16,233	120	2	0	3	17,453	125	2	0	3	
	R3		16,402	121	2	0	3	17,367	125	2	0	3	
	R4		15,311	118	2	0	5	17,038	126	2	0	5	
	R5		17,927	139	4	0	2	18,995	138	4	0	2	
P50	R2	152	17,541	115	2	0	3	18,748	123	2	0	3	
	R3		17,677	116	2	0	4	18,712	123	2	0	4	
	R4		17,156	113	2	0	5	18,346	120	2	0	5	
	R5		19,008	125	4	0	2	20,088	132	4	0	2	
P60	R2	168	18,770	112	2	0	3	20,095	120	3	0	3	
	R3		18,836	112	2	0	4	20,084	120	3	0	4	
	R4		18,369	109	2	0	5	19,648	117	2	0	5	
	R5		20,350	121	4	0	2	21,503	128	4	0	2	
P70	R2	190	20,190	106	3	0	3	21,565	114	3	0	3	
	R3		20,142	106	3	0	4	21,504	113	3	0	4	
	R4		19,460	103	3	0	5	21,004	111	3	0	5	
	R5		21,988	116	4	0	2	23,076	121	4	0	2	

Note: Individual fixture performance may vary. Specifications subject to change without notice.



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Email: TechSupport@AELUSA.com
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Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

ATBM

Autobahn Series ATBM Roadway

PERFORMANCE PACKAGE

ATBM with DualOptix	Distribution	Input Watts	3000K					4000K					50k Hours	75k Hours	100k Hours
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G			
P05	R2 with VR	68	8,335	122	2	3	3	8,609	127	2	3	3			
	R3 with VR		8,296	122	2	3	3	8,561	126	2	3	3	0.83		
	R4 with VR		7,989	118	2	3	4	8,272	122	2	3	4			
	R5 with VR		8,154	125	3	3	3	8,468	129	3	3	3			
P10	R2 with VR	81	8,421	116	2	3	3	10,000	124	2	3	3			
	R3 with VR		8,466	117	2	3	4	10,010	124	2	3	4			
	R4 with VR		8,204	114	2	3	4	9,738	120	2	3	4	0.83		
	R5 with VR		10,151	126	3	3	3	10,706	132	3	3	3			
P20	R2 with VR	94	10,884	114	2	3	4	11,464	121	2	3	4			
	R3 with VR		10,887	114	2	3	4	11,364	121	2	3	4			
	R4 with VR		10,581	113	2	3	5	11,084	118	2	3	5			
	R5 with VR		11,581	123	3	3	3	12,262	130	3	3	3			
P30	R2 with VR	118	12,960	110	2	3	4	13,687	116	2	3	4			
	R3 with VR		12,960	110	2	3	4	13,687	116	2	3	4			
	R4 with VR		12,681	107	2	3	5	13,420	114	2	3	5	0.83		
	R5 with VR		13,974	119	3	3	3	14,760	125	3	3	3			
P40	R2 with VR	135	14,279	107	2	3	4	15,455	115	2	3	4			
	R3 with VR		14,269	108	2	3	5	15,284	114	2	3	5			
	R4 with VR		14,053	104	2	3	5	15,085	112	2	3	5	0.83		
	R5 with VR		15,509	115	3	3	3	16,471	122	4	3	3			
P50	R2 with VR	152	15,538	102	3	3	5	16,607	109	3	3	5			
	R3 with VR		15,559	103	3	3	5	16,575	109	3	3	5			
	R4 with VR		15,195	100	3	3	5	16,162	106	3	3	5			
	R5 with VR		16,837	111	4	3	3	17,736	117	4	3	3			
P60	R2 with VR	168	16,826	99	3	3	5	17,850	108	3	3	5			
	R3 with VR		16,879	99	3	3	5	17,759	108	3	3	5			
	R4 with VR		16,271	97	3	3	5	17,454	104	3	3	5	0.83		
	R5 with VR		18,028	107	4	3	4	19,040	113	4	3	4			
P70	R2 with VR	190	17,884	94	3	3	5	18,102	101	3	3	5			
	R3 with VR		17,842	94	3	3	5	18,040	100	3	3	5			
	R4 with VR	17,415	92	3	3	5	18,622	98	3	3	5				
P80	R2 with VR	19,477	103	4	3	4	20,440	104	4	3	4				



AGENDA RECOMMENDATION

Consent Calendar 5. G.

City Council Regular Meeting

Meeting Date: 08/25/2025

Agenda Item:

Motion approving change orders for All Seasons Arena.

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 August 8th meeting.

Met-Con, Trade Package 1A

Change Order #16, \$316.83

CO #16 includes the following:

- Installation of owner supplied flooring to replace degraded flooring near the north rink Zamboni entrance
- Painting changes for ease of maintenance – removal of stripes in lobby and north rink mezzanine
- Omit wall guard in lobby for consistent wall finish
- Removal of a floor drain in new office location – concrete removal and repair

Malterer Mechanical, Trade Package 23B

Change Order #10, \$500.00

CO #10 includes the following:

- Removal of a floor drain in new office location – cap drain below floor

Laketown Electric, Trade Package 26A

Change Order #10, \$11,020.00

CO #10 includes the following:

- Code required lighting changes to the main building signage
- Additional exit/emergency lights required by code in the lobby
- 2 emergency lights on the north side of the north rink that are inoperable and need replacement.

The above change orders will increase the overall project cost by \$11,836.83. If approved, the contingency will be decreased to \$104,464.85.

Staff recommends a motion approving the change orders.

Attachments

Met Con CO
Malterer Mech CO
Laketown CO



Change Order
No. 16

Date: August 1st, 2025

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 16 – Item 122 install owner supplied attic stock at existing perimeter rink floor around Zamboni garage area, this is to replace the existing flooring that is in poor shape prior to construction and from Zamboni traffic. Item 123 per owner request and RFI 155 revise painting scope to eliminate colors that do not match with the intended look of the space. Item 126 – per owner request omit wall guard in entrance lobby area and paint walls below them, change the paint on the upper lobby wall to match adjacent surfaces to match the intended theme of the space. Item 127 per RFI 158 saw slab and remove concrete to allow for drain to be capped below the slab. Patch slab to make ready for new flooring in the space. This drain is no longer necessary in this space.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
122	Install owner supplied attic stock – approximately 200 SF	LS	1	\$958.50	\$958.50
123	Painting changes – omit accents and colors per RFI 155	LS	1	\$(2,625.00)	\$(2,625.00)
126	Omit wall guard and change paint	LS	1	\$159.75	\$159.75
127	Saw slab and patch in office per 158	LS	1	\$1,823.58	\$1,823.58
TOTAL CHANGE ORDER					\$316.83

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	2,986,800.00
Total from previously approved Change Orders:	\$	332,866.53
Contract Price prior to this Change Order:	\$	3,319,666.53
Net increase (decrease) of this Change Order:	\$	316.83
New Contract Price:	\$	3,319,983.36

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
Jared Mueller, Knutson Construction

By: Knutson Construction - CMA

By: Facilities Manager (Auth. Signature)

Date: 8-1-25

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-122
		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

added flooring - attic stock

Additional Scope of Work Details

use attic stock to install flooring near zamboni garage at north rink

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$958.50

Total Cost Proposal Amount: \$958.50

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: 7/17/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #066 - Install Attic Stock Mondo Flooring

Source: Other

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

ADD to install roughly 250sf of city-supplied attic stock Mondo Flooring.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Athletic Flooring				\$900.00		\$900.00
					Subtotal:	\$900.00
		Sub OH&P		\$900.00	5.00%	\$45.00
		Self-Perform OH&P				\$0.00
		Performance Bond		\$900.00	1.50%	\$13.50
					Total:	\$958.50
The schedule is not affected by this change.						
If you have any questions, please contact me at (507)-625-8100.						

Submitted by: Casey Funk
Met-Con Construction

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-123
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

Painting scope changes credit

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		\$-2,625.00

Total Cost Proposal Amount: \$-2,625.00

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.

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: 7/17/25

Job: 34680 City Mankato/All Seasons Arena

Phone:

Description: RFC #067 - RFI #155 Paint Deducts

Source: RFI # 155

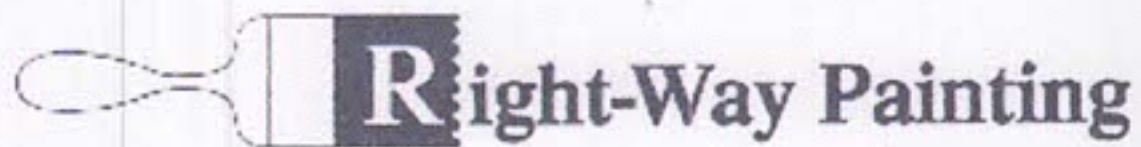
We are pleased to offer the following specifications and pricing to make the following changes:

DEDUCT to remove parts of the north rink painting scope per RFI #155.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Painting & VWC				\$-2,625.00		\$-2,625.00
					Subtotal:	\$-2,625.00
			Sub OH&P			\$0.00
			Self-Perform OH&P			\$0.00
			Performance Bond			\$0.00
					Total:	\$-2,625.00
The schedule is not affected by this change.						
If you have any questions, please contact me at (507)-625-8100.						

Submitted by: Casey Funk
Met-Con Construction

Approved by: _____
Date: _____



July 17, 2025

Met-con
15760 Acorn Trail
Faribault, MN 55021

Project: All Seasons Arena Renovations

Mankato, MN

RFI #155

Item 1. No cost change we had already painted so repaint.

Item 2. No cost change we had already painted so repaint.

Item 3.

Deduct \$2500.00
Labor \$2000.00
Materials \$500.00

Item 4.

Deduct \$125.00
Labor \$125.00
Materials \$0

Item 5. No cost change

~~Remove exterior Signs Add \$500.00 Labor only~~
~~Hole patching by others.~~

Thank you,

Bob Caswell

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-126
		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 wall guard and change painting

Additional Scope of Work Details

Omit WG-1 in lobby area at drywall and change paint on upper wall

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$159.75

Total Cost Proposal Amount: \$159.75

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: 7/31/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #070

Source: Other

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

On 7/23/2025,

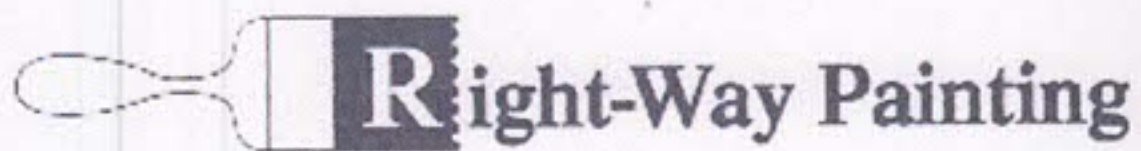
1) The owner noted to eliminate all WG-1 in area B. WG-1 material to be turned over as attic stock. Credit on labor only and add to paint (labor and material). Credit of \$450 labor and add \$500 L&M = \$50

Also, on the same day the owner noted they want the angled portion of the north lobby wall to be PT-6. = \$100

Description	Labor	Material	Equipment	Subcontract	Other	Price
Painting & VWC				\$150.00		\$150.00
					Subtotal:	\$150.00
		Sub OH&P		\$150.00	5.00%	\$7.50
		Self-Perform OH&P				\$0.00
		Performance Bond		\$150.00	1.50%	\$2.25
					Total:	\$159.75
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: _____



July 30, 2025

Met-con
15760 Acorn Trail
Faribault, MN 55021

Project: All Seasons Arena Renovations

Mankato, MN

Changes N-138

Item 1.

Delete WG-1 labor Deduct \$450.00.

Add paint in lieu of WG-1 Add labor \$300.00 materials \$200.00.

$\$500 - \$450 = \$50$

Item 2. Color changes on angled wall. Add \$100.00 Labor.

Total = \$150

Thank you,

Bob Caswell

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: 7/30/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #069

Source: RFI # 158

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

Per request for RFI #0158

Temp Conditions - cover walls with poly and ceiling for saw cut, removal and pour back concrete a removed floor drain (floor drain removal and cap by others). Move boxes of ceiling tile out of room.

Demo - saw cut, jack hammer, and remove concrete.

Concrete - VB patch, prep and pour back concrete.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Temp Conditions (3 hrs)	\$273.00	\$50.00				\$323.00
Select Demolition (7 hrs)	\$637.00		\$75.00			\$712.00
Slab on Grade (5.5hrs)	\$500.50	\$100.00				\$600.50
					Subtotal:	\$1,635.50
			Sub OH&P			\$0.00
			Self-Perform OH&P	\$1,635.50	10.00%	\$163.55
			Performance Bond	\$1,635.50	1.50%	\$24.53
					Total:	\$1,823.58

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: _____



Change Order
No. 10
Date: August 1st, 2025

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 010 – Item 127 – cut and cap existing drain in office per RFI 158, drain is no longer necessary.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
127	Cut and cap existing drain below slab	LS	1	\$500.00	\$500.00
TOTAL CHANGE ORDER					\$500.00

CHANGE IN CONTRACT PRICE:

	Original Contract Price:	\$	1,114,665.00
Total from previously approved Change Orders:	\$	77,941.26	
Contract Price prior to this Change Order:	\$	1,192,606.26	
Net increase (decrease) of this Change Order:	\$	500.00	
	New Contract Price:	\$	1,193,106.26

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: 8-1-25

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)



Mailing Address:
319 Pintail Street
Mankato, MN 56001

PROPOSAL

PROPOSAL SUBMITTED TO Knutson Construction		TODAY'S DATE July 30, 2025	DATE OF PLANS/PAGE #'S
PHONE NUMBER	FAX NUMBER	JOB NAME ASA Remove floor drain	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION Mankato	

We propose hereby to furnish material and labor necessary for the work listed below:

Plumbing to Include:

- Excavate materials, cut and cap line underground for existing floor drain
- Materials 100.00
- Labor 400.00

Exclusions: Concrete removal / replacement, Soil import /export, framing, patching, electrical, roofing, partitions, Sewer/water/storm from street into building.

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of: _____ dollars (\$ <u>See Above</u>)	
Payment as follows: <u>30 days from billing date. 1.5% Finance Charges on all unpaid amounts past 30 days</u>	
All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.	
Authorized Signature <u>Mike Malterer</u>	Note: this proposal may be withdrawn by us if not accepted within <u>30</u> days.
ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Signature _____	Signature _____
Date of Acceptance _____	



Change Order
No.10

Date: August 4th, 2025

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 010 – Item 125 – Per proposal request 10 provide install light fixtures and necessary wiring for lights at the exterior sign/logo mounted to the building. This is in lieu of providing back-lit lighting for code compliance. Item 128 – furnish and install fire exit lights and one exit/emergency lights in the lobby area for code compliance. Item 129 – replace two existing non-working emergency lights on north side of north rink with new working emergency lights.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
125	PR 10 – added light fixtures at sign	LS	1	\$4,844.00	\$4,844.00
128	Added exit lights and emergency light at entry/lobby	LS	1	\$5,252.00	\$5,252.00
129	Emergency lights at north side of north rink	LS	1	\$924.00	\$924.00
TOTAL CHANGE ORDER					\$ 11,020.00

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	395,782.00
Total from previously approved Change Orders:	\$	75,377.73
Contract Price prior to this Change Order:	\$	471,159.73
Net increase (decrease) of this Change Order:	\$	11,020.00
New Contract Price:	\$	482,179.73

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: 8-4-25

REVIEWED

By: Knutson Construction - CMA

Date: _____

RECOMMENDED

By: _____
Facilities Manager (Auth. Signature)

Date: _____

ACCEPTED

By: _____
Contractor (Auth. Signature)

Date: _____

APPROVED

By: _____
City Manager (Auth. Signature)

Date: _____

APPROVED

By: _____
Owner (Auth. Signature)

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-128
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

added exit and emergency lights lights

Additional Scope of Work Details**COST SUMMARY**

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Electrical - exit/emergency lights	Laketown Electric Corp. (Mankato)		LS		LS		\$5,252.00

Total Cost Proposal Amount: \$5,252.00

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.

PR# All Seasons Arena Extra Exit lights

Date: 8/4/2025

To: Jared Mueller

Company: Knutson Construction

Project: All Seasons Arena Extra exit lights

Supply and install 5 Exit lights and 1 exit/emergency lights along with conduit and wire in the lobby area and 2nd floor

Leadtime: 21-30 working days after order is places

Lights: \$2,642.00

Misc material: \$521.00

Tax: \$248.00

Markup \$341.00

Labor: 12 hours \$1,500.00

Total: 5,252.00

Exclusions:

Utility Costs, Overtime Labor or Weekend Work, Low Voltage Devices/Cabling (Phone/Data, Fire Alarm, A/V, Security/Access Control/CCTV). Unless noted otherwise in this proposal.

Thank You,

Laketown Electric Corporation

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-129
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

Added emergency lights on north end

Additional Scope of Work Details**COST SUMMARY**

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Electrical	Laketown Electric Corp. (Mankato)		LS		LS		\$924.00

Total Cost Proposal Amount: \$924.00

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.

PR# All Seasons Area 2 emergency light north side north rink

Date: 8/4/2025

To: Jared Mueller

Company: Knutson Construction

Project: All Seasons Arena

2 emergency lights to replace 2 existing emergency lights that do not work any more

Lights: \$252.00

Tax: \$20.00

Markup: \$27.00

Labor: 5 hours \$625.00

Total: \$924.00

Lead time: 40 working days from the time they are ordered

Exclusions:

Utility Costs, Overtime Labor or Weekend Work, Low Voltage Devices/Cabling (Phone/Data, Fire Alarm, A/V, Security/Access Control/CCTV). Unless noted otherwise in this proposal.

Thank You,

Laketown Electric Corporation

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-125
		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

PR 10 lighting changes at sign

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Electrical	Laketown Electric Corp. (Mankato)		LS		LS		\$4,844.00

Total Cost Proposal Amount: \$4,844.00

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.

PR# 10 sign lights

Date: 8/1/2025

To: Jared Mueller

Company: Knutson Construction

Project: All Seasons Arena

Supply and install 3 hook style wall packs over the new sign

Fixtures per the catalog number supplied by ISG

Surface mount back boxes to mount each fixture on

4 square junction boxes inside the compressor room (1 at each MC through the wall)

1-1/2" EMT conduit with 3 #12 wires from junction box to junction box to the junction box that was installed for the original sign location shown on the plans

Labor: 24 hours \$3,000.00

Lights: 1.246.00

Tax: \$122.00

Markup: \$167.00

Total: \$4,844.00

Exclusions:

Utility Costs, Overtime Labor or Weekend Work, Low Voltage Devices/Cabling (Phone/Data, Fire Alarm, A/V, Security/Access Control/CCTV). Unless noted otherwise in this proposal.

Thank You,

Laketown Electric Corporation



AGENDA RECOMMENDATION

Consent Calendar 5. H.

City Council Regular Meeting

Meeting Date: 08/25/2025

Agenda Item:

Resolution authorizing the City Manager to execute the grant application for the Mighty Ducks grant for All Seasons Arena.

Recommendation/Action(s):

Adoption of the attached resolution

Summary:

Staff were notified by the Minnesota Amateur Sports Commission that an updated resolution is needed for the approved Mighty Ducks grant for the All Seasons Arena Renovation. Due to the grant being awarded in a previous state budget, the funds are required to be encumbered at the state level for disbursement at the close of the project late this year. Minnesota Management and Budget staff are requesting the updated language in order to process the encumbrance request from the Sports Commission.

As the council may recall, the operator of the facility, the City of Mankato, acts as the fiscal agent for All Seasons Arena and is therefore the grant recipient. The project was awarded an initial grant in the amount of \$166,367 with additional funds awarded in the amount of \$41,588 for a total grant award of \$207,955. The updated resolution language being requested by the state specifically calls out the account from which the local funding is coming from and the amount of the final grant.

Staff is recommending adoption of the attached resolution.

Attachments

Resolution

**RESOLUTION FOR MIGHT DUCKS GRANT PROGRAM
(MINNESOTA AMATEUR SPORTS COMMISSION)
GRANT FUNDING ASSISTANCE FOR ALL SEASONS ARENA RENOVATION**

BE IT RESOLVED, that the City of Mankato hereinafter referred to as the “Applicant” act as legal sponsor for the All Seasons Arena Renovation project or phase described in the Mighty Ducks Grant Program application submitted on February 13, 2024, and that Susan MH Arntz, City Manager, is hereby authorized to apply for the Minnesota Amateur Sports Commission for funding of this project or phase on behalf of the Applicant.

BE IT FURTHER RESOLVED that the Applicant has the legal authority to apply for financial assistance, and the institutional, administrative, and managerial capability to ensure adequate acquisition, construction, maintenance and protection of the proposed project.

BE IT FURTHER RESOLVED that the Applicant has the financial capability to provide any required matching funds and that the source of Applicant’s matching funds shall be \$4,524,628 from the City of Mankato’s General Fund and will not include other State funding sources.

WHEREAS that the Applicant hereby pledges to complete the project or phase if it exceeds the total funding provided by the Mighty Ducks grant and that the source of the applicant’s funds for this purpose shall be the city of Mankato’s General Fund

BE IT FURTHER RESOLVED that the Applicant has not incurred any reimbursable expenses prior to the effective date of the agreement.

BE IT FURTHER RESOLVED that the Applicant has not violated any Federal, State, or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the Applicant may enter into an agreement with the State of Minnesota for the above referenced project, and that the Applicant certifies that it will comply with all applicable laws and regulations as stated in the contract agreement.

NOW, THEREFORE BE IT RESOLVED that the City Manager of Mankato, MN is hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

This resolution shall become effected upon its adoption.

Passed this 25th day of August 2025.

Najwa Massod
Mayor

ATTEST: _____
Renae Kopischke
City Clerk



AGENDA RECOMMENDATION

Consent Calendar 5. I.

City Council Regular Meeting

Meeting Date: 08/25/2025

Agenda Item:

Resolution considering bids on Capital Improvement Project 11031; Public Safety Center Apparatus Bay Door Replacement.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Capital Improvement Project 11031, Public Safety Center Apparatus Bay Door Replacement, was advertised for public bidding beginning on July 25, 2025.

The project includes complete replacement of the existing Public Safety Center apparatus bay doors, including new overhead or lift doors with a quick door opener for ease of use and product consistency of maintenance schedules of all three fire stations.

Six bids were submitted by qualified contractors. Two bids were withdrawn by the respective bidders due to nonconformance with the bid documents. The apparent low bidder is Met-Con Construction, Inc. with a base bid of \$358,900. Staff recommends awarding the base bid in the amount of \$358,900. Funding will come from the fund balance in the Public Safety Building Capital Fund and will be executed through a budget amendment.

Attachments

11031 Resolution

11031 Bid Tabulation

RESOLUTION ACCEPTING BID ON IMPROVEMENT NUMBER 11031

WHEREAS, pursuant to an advertisement for bids for Improvement Number 11031, Public Safety Center Apparatus Bay Door Replacement, bids were received, opened, and tabulated according to the law, and the following bids were received complying with the advertisement:

Company Name	City, State	Bid Amount
Knutson Construction Services Rochester, Inc.	Rochester, MN	Withdrawn
APX Construction Group	Mankato, MN	Withdrawn
Met-Con Construction, Inc.	Mankato, MN	\$358,900
KNB Contracting	South Haven, MN	\$381,300
WEB Construction, Inc.	Mankato, MN	\$401,274
Ridgetop Overhead Door & Construction, LLC	Cleveland, MN	\$487,500

AND WHEREAS, it appears that Met-Con Construction, Inc. is the lowest responsible bidder,

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

1. The City Manager is hereby authorized and directed to enter into contract Met-Con Construction, Inc. of Mankato, MN in the name of the City of Mankato for the improvement of the Public Safety Center at 710 South Front Street, by installation of new apparatus bay doors according to the plans and specifications therefore approved by the city council and on file in the office of the City Manager.

This resolution shall become effective upon its adoption.

Passed this 25th day of August, 2025

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke
City Clerk



BID TABULATION
PUBLIC SAFETY CENTER APPARATUS BAY DOOR REPLACEMENT
CITY PROJECT 11031

Bid Opening: August 15, 2025, 10:00 AM

Name	Bid Bond	Contractor Compliance Form	Base Bid
Knutson Construction Services Rochester, Inc.	X	X	Withdrawn
APX Construction Group	X	X	Withdrawn
Met-Con Construction, Inc.	X	X	\$358,900
KNB Contracting	X	X	\$381,300
WEB Construction, Inc.	X	X	\$401,274
Ridgetop Overhead Door & Construction, LLC	X	X	\$487,500



AGENDA RECOMMENDATION

Consent Calendar 5. J.

City Council Regular Meeting

Meeting Date: 08/25/2025

Agenda Item:

Motion approving a License to Encroach for 830 North Broad Street.

Recommendation/Action(s):

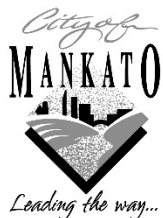
Motion approving license to encroach.

Summary:

The property at 830 North Broad Street is seeking a license to encroach to construct a 3,392 square foot office building abutting Madison Avenue. The application was reviewed at the July 8, 2025, Site Plan and Traffic Advisory Committee meeting and no additional conditions were proposed.

Attachments

Application for License to Encroach



Application for license for building, structure, or physical encroachment in right-of-way

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

Applicant information

Name: APX Construction Group

Address: 1961 Premier Dr Unit 318 Mankato, MN 56001

Phone: 507-387-6836

Email: leah@apxconstructiongroup.com

Real property upon which encroachment is proposed to be located:

Street address: 830 N Broad St

Tax description: NA

Description of right-of-way area upon which encroachment is proposed to be located: Madison Ave set back

Interest of applicant in the real property: general contractor

Other record fee owners of property:

Habib Sadaka and Jessica Shouler

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

NA

The size and character of the building, structure, or encroachment to be licensed: 3392 sf footprint office building

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

Applicant signature

Date

License Applied for online. This is not the original application and is for informational purposes only.

Requirements: ☐ Certificate of insurance

☐ Scaled site plan drawing

☐ Application fee: \$195

Submit registration form and attachments to 311 customer service staff at the Intergovernmental Center, 10 Civic Center Plaza, Mankato, MN, 56001, or email to 311@mankatomn.gov.

ArcGIS Web Map

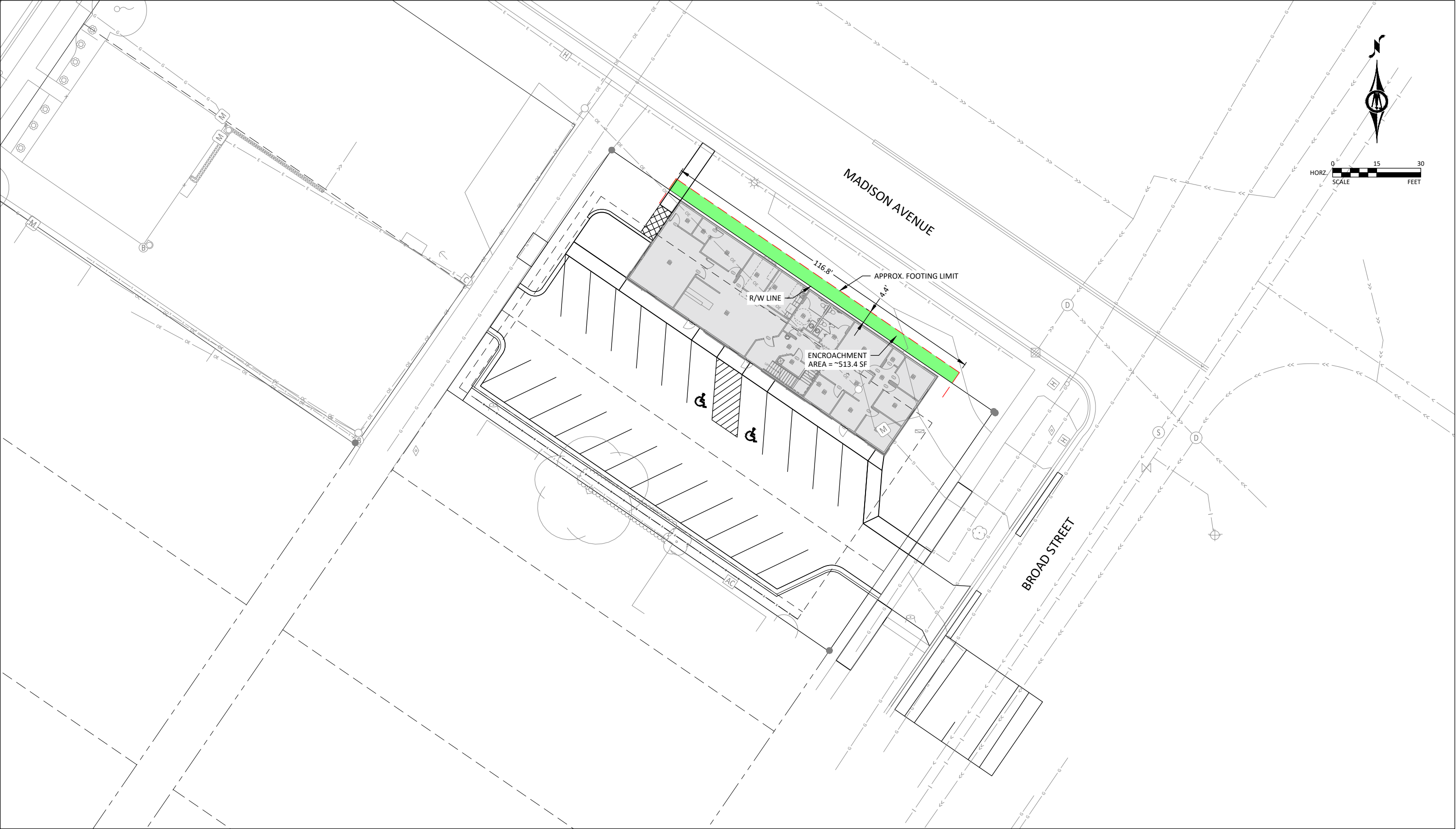


Date: July 2025

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.







CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Beadell Agency DBA Community Insurance 300 St Andrews Drive Ste #100 Mankato MN 56001		CONTACT NAME: Trisha Phillips PHONE (A/C, No, Ext): (507) 385-4485 E-MAIL: trisha.phillips@cimankato.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A : UNITED FIRE & CAS CO INSURER B : INSURER C : INSURER D : INSURER E : INSURER F : NAIC # 13021	
INSURED APX CONSTRUCTION GROUP LLC 1531 MADISON AVE STE 200 MANKATO MN 56001-5443			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			60533648	04/01/2025	04/01/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			60533648	04/01/2025	04/01/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			60533648	04/01/2025	04/01/2026	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A	60533648	04/01/2025	04/01/2026	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Address: 830 N. Broad Street Mankato, MN 56001

CERTIFICATE HOLDER**CANCELLATION**

City of Mankato

10 Civic Center Plaza

Mankato MN 56001

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Trisha Phillips

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AGENDA RECOMMENDATION

Consent Calendar 5. K.

City Council Regular Meeting

Meeting Date: 08/25/2025

Agenda Item:

Resolution considering bids on Improvement Project 11188; Bassett Drive Extension.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

On May 27, 2025, the City Council approved the Bassett Drive Extension project and directed that the project be advertised and bids for construction received. At this time, the total project cost was estimated to be \$1,811,660.40. This project consists of the extension of Bassett Drive from Carver Road to the east to serve the newly proposed Bureau of Criminal Apprehension (BCA) and Blue Earth County Justice Center properties. Improvements include approximately 1,300 feet of new roadway, utility extensions, private driveways and utility services, a sidewalk and multi-use trail. The cost of this project was anticipated in the development agreements for each adjoining property.

Bids for the project were opened on July 18, 2025; five bids were received.

Dirt Merchant, Inc.	\$904,992.16
W Lorentz Construction	\$954,175.71
WW Blacktopping, Inc.	\$1,143,602.65
GM Contracting, Inc.	\$1,227,084.49
Precision Farm Drainage & Excavating, LLC	\$2,039,266.63
<i>Engineer's Estimate</i>	<i>\$1,420,854.00</i>

Since the bid opening, the BCA, Blue Earth County and the City have been working on an agreement that covers project construction and funding. This agreement has been negotiated and is before the City Council as a separate item on the Consent Calendar.

Based on the low bid, the total project cost is now estimated to be \$1,104,491.38. This amount is proposed to be 100% billed to the two benefiting property owners. A detailed project cost and proposed cost participation are attached.

BCA	\$621,223.30
Blue Earth County	\$483,268.08
<i>Total Project Cost</i>	<i>\$1,104,491.38</i>

Attachments

Resolution
Cost Exhibit

RESOLUTION ACCEPTING BID ON IMPROVEMENT NUMBER 11188

WHEREAS, pursuant to an advertisement for bids for Improvement Number 11188, Bassett Drive Extension; and that five bids were received, opened, and tabulated according to the law, and the following bids were received complying with the advertisement:

Dirt Merchant, Inc.	\$904,992.16
W Lorentz Construction	\$954,175.71
WW Blacktopping, Inc.	\$1,143,602.65
GM Contracting, Inc.	\$1,227,084.49
Precision Farm Drainage & Excavating, LLC	\$2,039,266.63

WHEREAS, it appears Dirt Merchant, Inc. is the lowest responsible bidder with a bid of \$904,992.16,

WHEREAS, the Engineer's Estimate for this project was \$1,420,854.00,

AND WHEREAS, it is in the best interest of the City to award the bid in the total bid amount of \$904,992.16.

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

1. The City Manager hereby authorized and directed to enter into contract with Dirt Merchant, Inc. in the name of the City of Mankato for the Capital Improvement Project 11188 the Bassett Drive Extension for a total amount of \$904,992.16.
2. That the City Manager is authorized to execute any necessary changes to this contract in accordance with Section 2-8 of the Mankato City Code. This resolution shall become effective upon its adoption.

Passed the 25th day of August 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke City Clerk

Bassett Drive Extension Project

ISG

Client Name: City of Mankato - Bassett Drive Extension

Location: Mankato, MN

ISG Project Number: 32569

Date: 8/14/25

Project Costs - With Bid Results

ITEM NO	ITEM DESCRIPTION	UNIT	QTY	BID UNIT PRICE	BID TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$15,454.00	\$15,454.00
2	SAWCUT AND REMOVE BITUMINOUS PAVEMENT (FULL DEPTH)	SY	310	\$5.00	\$1,550.00
3	SAWCUT AND REMOVE CONCRETE SIDEWALK (FULL DEPTH)	SY	60	\$5.00	\$300.00
4	SAWCUT AND REMOVE CONCRETE CURB AND GUTTER (FULL DEPTH)	LF	100	\$5.00	\$500.00
5	REMOVE SEWER PIPE (STORM)	LF	80	\$5.00	\$400.00
6	REMOVE STRUCTURE (STORM)	EA	2	\$200.00	\$400.00
7	REMOVE STRIPING AND PAVEMENT MARKINGS	LS	1	\$2,375.00	\$2,375.00
8	COMMON EXCAVATION (EV) (P) TOPSOIL STRIP	CY	6239	\$4.75	\$29,635.25
9	COMMON BORROW (CV) (P) IMPORT	CY	5072	\$4.75	\$24,092.00
10	TOPSOIL RESPREAD (P)	CY	1679	\$7.00	\$11,753.00
11	SUBGRADE PREPARATION	RD ST	13.0	\$500.00	\$6,500.00
12	GEOGRID TYPE 1	SY	6500.0	\$1.50	\$9,750.00
13	SELECT GRANULAR BEDDING (CV)	CY	250	\$0.01	\$2.50
14	AGGREGATE BASE CL. 5 (CV)	CY	4000	\$25.65	\$102,600.00
15	BITUMINOUS WEARING COURSE MIXTURE (SPNWB230C) 3" THICK; BASE	SY	5240	\$11.63	\$60,941.20
16	BITUMINOUS WEARING COURSE MIXTURE (SPWEB240C) 2" THICK; WEAR	SY	5240	\$9.70	\$50,828.00
17	BITUMINOUS WEARING COURSE MIXTURE (SPWEA240C) 3" THICK; TEMP WEAR	SY	370	\$12.32	\$4,558.40
18	BITUMINOUS WEARING COURSE MIXTURE (SPWEA240C) 3" THICK; TRAIL	SY	1050	\$15.00	\$15,750.00
19	CONCRETE CURB & GUTTER (B618)	LF	2750	\$20.75	\$57,062.50
20	CONCRETE SIDEWALK	SF	6450	\$6.69	\$43,150.50
21	CONCRETE DRIVEWAY; COMMERCIAL 8" THICKNESS	SY	226.6	\$77.00	\$17,448.20
22	CONCRETE FLUME	EA	5	\$700.00	\$3,500.00
23	TRUNCATED DOME PANELS	SF	72	\$65.00	\$4,680.00
24	6" PE PERFORATED SUBDRAIN (ROADWAY)	LF	2750	\$7.05	\$19,387.50
25	6" PVC PIPE DRAIN CLEANOUT (ROADWAY)	EA	8	\$370.00	\$2,960.00
26	CONNECT TO EXISTING SANITARY SEWER	EA	1	\$1,714.00	\$1,714.00
27	6" PVC PIPE SANITARY CLEANOUT	EA	1	\$512.00	\$512.00
28	6" PVC PIPE SANITARY SEWER	LF	50	\$44.85	\$2,242.50
29	12" PVC PIPE SANITARY SEWER	LF	945	\$49.85	\$47,108.25
30	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 (SANITARY)	EA	3	\$7,395.00	\$22,185.00
31	OUTSIDE DROP	VF	6	\$1,528.20	\$9,169.20
32	CASTING ASSEMBLY (SANITARY), NEENAH DRIVE OVER TYPE	EA	3	\$989.95	\$2,969.85
33	6" PVC WATERMAIN C900	LF	50	\$70.00	\$3,500.00
34	8" PVC WATERMAIN C900	LF	60	\$79.75	\$4,785.00
35	6" GATE VALVE AND BOX	EA	2	\$2,350.00	\$4,700.00
36	8" GATE VALVE AND BOX	EA	2	\$3,193.00	\$6,386.00
37	HYDRANT	EA	2	\$6,400.00	\$12,800.00
38	FITTINGS	LB	700	\$17.45	\$12,215.00
39	CONNECT TO EXISTING WATERMAIN	EA	4	\$3,617.00	\$14,468.00
40	6" PVC PIPE STORM CLEANOUT	EA	4	\$482.00	\$1,928.00
41	6" PVC PERFORATED TILE (SWALE)	LF	500	\$15.60	\$7,800.00
42	BIORETENTION FILTER MEDIA MIX	CY	150	\$56.25	\$8,437.50
43	12" PP STORM SEWER	LF	60	\$47.35	\$2,841.00
44	15" PP STORM SEWER	LF	183	\$52.50	\$9,607.50
45	12" RCP STORM SEWER	LF	130	\$51.75	\$6,727.50
46	18" RCP STORM SEWER	LF	605	\$48.95	\$29,614.75
47	24" RCP STORM SEWER	LF	311	\$62.40	\$19,406.40
48	18" CS PIPE APRON	EA	1	\$0.01	\$0.01

49	18" RC PIPE APRON	EA	2	\$1,793.00	\$3,586.00
50	BULKHEAD/ABANDON MANHOLE OPENING	EA	2	\$1,000.00	\$2,000.00
51	CONNECT TO EXISTING STORM SEWER	EA	1	\$1,000.00	\$1,000.00
52	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 (STORM)	EA	5	\$3,154.00	\$15,770.00
53	CONSTRUCT DRAINAGE STRUCTURE DESIGN TYPE MANKATO 3 (2X3)	EA	4	\$2,723.00	\$10,892.00
54	CONSTRUCT DRAINAGE STRUCTURE DESIGN TYPE DRAIN BASIN PVC (BEEHIVE)	EA	3	\$2,193.05	\$6,579.15
55	CASTING ASSEMBLY (STORM), NEENAH DRIVE OVER TYPE	EA	5	\$941.00	\$4,705.00
56	CASTING ASSEMBLY (STORM), NEENAH 2X3	EA	4	\$749.00	\$2,996.00
57	CASTING ASSEMBLY (STORM), NEENAH BEEHIVE	EA	3	\$207.00	\$621.00
58	RANDOM RIPRAP CLASS III	CY	25	\$97.40	\$2,435.00
59	LIGHTING UNIT TYPE 6-35	EA	7	\$3,400.00	\$23,800.00
60	LUMINAIRE (LED)	EA	7	\$582.00	\$4,074.00
61	LIGHT FOUNDATION DESIGN E	EA	7	\$1,421.00	\$9,947.00
62	SERVICE CABINET	EA	1	\$10,249.00	\$10,249.00
63	EQUIPMENT PAD	EA	1	\$933.00	\$933.00
64	HANDHOLE	EA	2	\$2,132.00	\$4,264.00
65	1" NON-METALLIC CONDUIT	LF	1275	\$4.50	\$5,737.50
66	UNDERGROUND WIRE 1/C #4 AWG	LF	3900	\$2.40	\$9,360.00
67	GROUND WIRE 1/C #4 INS. GR.	LF	1300	\$2.40	\$3,120.00
68	ELECTRICAL GROUND	EA	4	\$157.00	\$628.00
69	SIGNAGE; SIGN TYPE C, WITH POST	EA	1	\$1,000.00	\$1,000.00
70	TEMPORARY TRAFFIC CONTROL	LS	1	\$1,450.00	\$1,450.00
71	ROADWAY STRIPING	LS	1	\$4,600.00	\$4,600.00
72	EROSION CONTROL, PERIMETER CONTROL	LF	2750	\$2.00	\$5,500.00
73	TEMPORARY ROCK CONSTRUCTION EXIT	EA	1	\$1,000.00	\$1,000.00
74	STORM DRAIN INLET PROTECTION	EA	6	\$150.00	\$900.00
75	CULVERT END CONTROL	EA	6	\$150.00	\$900.00
76	TREE PLANTING; 2" CAL. B&B	EA	65	\$590.00	\$38,350.00
77	ROLLED EROSION PREVENTION CATEGORY 20	SY	2300	\$1.50	\$3,450.00
78	SEEDING, FERTILIZING & MULCHING SOUTHERN BLVD (MNDOT SEED MIX 25-131)	AC	1.3	\$6,500.00	\$8,450.00

				Construction Costs	\$904,992.16
				10% Contingency	\$90,499.22
				Construction Engineering	\$94,000.00
				Construction Materials Testing (Est.)	\$15,000.00
				TOTAL PROJECT COST	\$1,104,491.38

Construction Cost Categories

Street and Landscaping	\$542,078.05
Lighting	\$72,112.50
Stormwater Pollution Prevention	\$8,300.00
Storm Drainage Construction	\$137,746.81
Sanitary Sewer Construction	\$85,900.80
Watermain Construction	\$58,854.00
Construction Subtotal	\$904,992.16
Construction Contingency (10%)	\$90,499.22
Construction Engineering Services	\$94,000.00
Construction Materials Testing (Estimated)	\$15,000.00
Total Project Cost	\$1,104,491.38

Funding Source Split

City	\$0.00
BCA Street and Utility Extension	\$375,231.63
BCA Concrete Sidewalk (North Side)	\$43,150.50
BCA Driveways	\$12,452.25
BCA Sewer/Water/Storm Services	\$78,180.20
BCA Contingency and Engineering Costs	\$112,208.72
BEC Street and Utility Extension	\$375,231.63
BEC Bituminous Trail Amount (South Side)	\$15,750.00
BEC Driveway	\$4,995.95
BEC Contingency and Engineering Costs	\$87,290.50
Total Funds	\$1,104,491.38

Funding Source Totals

City	\$0.00
Special Assessment - BCA	\$621,223.30
Special Assessment - BEC	\$483,268.08
Total Funds	\$1,104,491.38



AGENDA RECOMMENDATION

City Council Regular Meeting

5. L.

Meeting Date: 08/25/2025

Agenda Item:

Resolution authorizing the City Manager to enter into an agreement with ISG and Braun Intertec to provide construction engineering services for the Bassett Drive Extension; Improvement Project 11188.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

On March 10, 2025, the City Council approved a joint powers agreement between the State of Minnesota Department of Administration, Blue Earth County and the City of Mankato to cover design costs for the proposed extension of Bassett Drive. On May 27, 2025, after holding a public hearing, the City Council approved the Bassett Drive Extension project and directed that the project be advertised and bids for construction received. As part of a separate Consent Calendar item on the August 25, 2025 agenda, a construction bid is proposed to be accepted for this project. Construction is anticipated to begin shortly thereafter. The work is expected to be substantially complete by the end of 2025, with final completion expected to be in early 2026.

In order to facilitate the construction of this project, staff recommend authorizing the City Manager to enter into a professional services agreement with ISG for construction services and Braun Intertec for material testing services for the Bassett Drive Extension project for the amount of \$94,000 and \$15,956 respectively.

Attachments

Resolution

**RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH
ISG AND BRAUN INTERTEC FOR CONSTRUCTION SERVICES FOR THE BASSETT DRIVE
EXTENSION (IMPROVEMENT PROJECT 11188)**

WHEREAS, ISG has completed plans and specifications for the project; and

WHEREAS, a proposal for construction materials testing has been prepared by Braun Intertec for services required to construct the project; and

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

WHEREAS, the City of Mankato and ISG have agreed to the terms and conditions by which ISG will provide construction services for the project.

WHEREAS, the City of Mankato and Braun Intertec have agreed to the terms and conditions by which ISG will provide construction services for the project.

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

That the City Manager is hereby authorized and directed to retain ISG for construction services for the Bassett Drive Extension (Improvement Project 11188) and negotiate the contract in an amount not to exceed \$94,000.00.

BE IT FURTHER RESOLVED: That the City Manager is hereby authorized and directed to retain Braun Intertec for construction materials testing services for the Bassett Drive Extension (Improvement Project 11188) and negotiate the contract in an amount not to exceed \$15,956.00.

This resolution shall become effective upon its adoption.

Passed this 25th day of August, 2025.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

5. M.

Meeting Date: 08/25/2025

Agenda Item:

Set September 8, 2025, as the date of public hearing on an Ordinance amending Business and Licensing related to Registration of Cannabis Retailers.

Recommendation/Action(s):

Set September 8, 2025, as the date of hearing.

Summary:

In response to the state legislature's creation of Chapter 342 of the Minnesota Statutes, which established state licensing of cannabis businesses, including cannabis retailers, the City of Mankato adopted Ordinance O-2024-1125-7 to regulate retail sales in the City of Mankato.

The Office of Cannabis Management ("Office"), the state agency created to license cannabis businesses, changed its licensing process in response to additional legislative changes made in the 2025 Legislative Session. Because of the changes enacted by the Office, staff reviewed the existing code as well as the State Statute and are proposing changes to the Business and Licensing section of the Mankato City Code. These changes are suggested to align with Minnesota State Statute and meet existing and foreseeable needs related to local registrations of cannabis retailers.

Attachments

Ordinance

**ORDINANCE AMENDING BUSINESS AND LICENSING
RELATING TO REGISTRATION OF CANNABIS RETAILERS**

WHEREAS, in response to the state legislature’s creation of Chapter 342 of the Minnesota Statutes, which established state licensing of cannabis businesses, including cannabis retailers, the City of Mankato adopted Ordinance O-2024-1125-7 to regulate retail sales in the City of Mankato; and

WHEREAS, the Office of Cannabis Management (“Office”), the state agency created to license cannabis businesses changed its licensing process in response to additional legislative changes made in the 2025 Legislative Session; and

WHEREAS, because of the changes in process enacted by the Office, staff reviewed existing code as well as Minnesota State Statute and are proposing changes to the Business and Licensing section of Mankato City Code; and

WHEREAS, these changes are suggested to align with Minnesota State Statute and meet existing and foreseeable needs related to local registrations of cannabis retailers.

NOW THEREFORE BE IT ORDAINED by the City Council for the City of Mankato that Mankato City Code, former Chapter 5, Sections 5.52 are hereby amended by adding the following underlined text and deleting the following stricken-through text:

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. If required by the State, ~~P~~potential licensees are responsible for submitting ~~making~~ all-necessary zoning applications prior to the city ~~receiving~~ responding to 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 to 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.

. . .

F. *Exemption.* Unless a medical cannabis combination business, ~~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. A medical cannabis combination business must register with the city as a cannabis retailer, but the registration of medical combination businesses does not count towards the City's cap on cannabis retailers.

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 a qualified applicant ~~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 either preliminary approval by the Office or the active license issued by the Office. ~~and~~ Once licensed and at each registration renewal, Applicant, will provide a written declaration ~~confirmation~~ of performing criminal history checks on applicant's employees as required by M.S.A. § 342.151.

...

Subd. 5. Zoning requirements. No registration issued under this chapter shall be granted until the City confirms the site has met all zoning regulations and, if applicable, other local rules and ordinances. ~~all applicable zoning requirements are met or until all conditions for approval of the use have been satisfied.~~

...

Subd. 6. Limit on registrations

...

C. *Cannabis retailer businesses.* The city has established a limit of four (4) cannabis retail business registrations available at one time. A cannabis retailer operating under a Tribal compact or a Tribally issued license or registration ("tribal cannabis retailer") must register with the City. The tribal cannabis retailer registration will

not count toward the number of available city registrations. Tribal cannabis retailers must comply with any and all regulations on tribal cannabis retail locations set forth in state law or under a Tribal compact or a Tribally issued license or registration.

. . .

BE IT FURTHER ORDAINED that the City recently completed a recodification of the City Code, and this chapter was not updated and included accordingly thus, the formatting and numbering will need to be revised to align with the new code upon inclusion into the code.

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 _____ 2025

Mayor

Attest: _____
City Clerk



AGENDA RECOMMENDATION

Consent Calendar 5. N.

City Council Regular Meeting

Meeting Date: 08/25/2025

Agenda Item:

Set September 8, 2025, as the date of public hearing to review an ordinance allowing apartments as a conditional use in the B-3, Highway Business District and performance standards for the proposed ordinance amendment.

Recommendation/Action(s):

Set September 8, 2025, as the date of hearing to review the proposed ordinance.

Summary:

As part of the City of Mankato's Strategic Plan and in alignment with the recommendations of the Housing Study, staff are initiating a discussion on refining the City's development processes to better support community growth and housing needs. At the Mankato Economic Development Authority Meeting on August 11, 2025, the Economic Development Authority authorized drafting an ordinance allowing apartments as a conditional use in the B-3, Highway Business District and performance standards for the proposed ordinance amendment. The requested action is to set September 8, 2025, as the date of hearing to review the proposed ordinance.

Over the past three years, the City has reviewed nine applications for Land Use Plan amendments to accommodate residential development. Of these, five involved amending the designation from commercial to residential. The current process requiring both a Land Use Plan amendment and subsequent rezoning can influence the readiness and timing of projects. By evaluating these processes, the City can identify opportunities to enhance efficiency, reduce procedural barriers, and better position Mankato for housing development.

Attachments

Ordinance Changes

Sec. 10-650. Conditional uses.

Except as specifically limited herein, the following uses may be allowed in the B-3 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.

- (1) Any use that exceeds 30,000 square feet of gross floor area.
- (2) Apartments, including grouped housing projects, subject to the requirements set forth in Section 10-659.
- (2) Collection of recyclable materials at temporary locations, subject to the special requirements set forth in article X, division 2, of this chapter.
- (3) Community convention centers.
- (4) Government institutions.
- (5) Light manufacturing and assembly, subject to the special requirements set forth below.
- (6) Shopping malls.
- (7) Self-service storage facility.
- (8) Shipping and outside storage when accessory to a permitted or conditional use. If allowed, such outside storage shall conform to the restrictions of article X, division 2, of this chapter.
- (9) Sport arenas and stadiums.
- (10) Other commercial and residential uses determined by the planning agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and to the general public health, safety, and welfare.
- (11) Indoor firing ranges, per the restrictions of article X, division 2, of this chapter.

(Code 2015, § 10.47(3))

Sec. 10-659. Special Requirements for apartment building in the B-3, Highway Business District.

The following special requirements shall apply to apartment uses conducted in the B-3 district:

- (1) Housing unit density shall conform to the high-density residential standards in the land use plan.
- (2) Shall provide a transitional yard the proposed development and low- and medium residential density uses. The transitional yard shall be 130 feet. For the purposes of this ordinance, a street right-of-way located between the proposed development and low- and medium residential density uses shall satisfy the transitional yard requirements.
- (3) No outside storage shall be allowed.
- (4) The property shall provide open space and recreational amenities. The open space and recreational amenities shall not be located in the front yard.
- (5) Parking shall conform to the requirements set forth for multiple-family dwellings.
- (6) Parking lots shall be hardsurfaced, striped, and screened from adjacent residential properties or rights-of-way.
- (7) All mechanical equipment shall be screened from rights-of-way and residential uses and residential zones



AGENDA RECOMMENDATION

Consent Calendar 5. O.

City Council Regular Meeting

Meeting Date: 08/25/2025

Agenda Item:

Set September 8, 2025, as the date of public hearing to review an ordinance reducing parking requirements for multiple-family dwellings from 2 parking spaces to 1.5 parking spaces per unit.

Recommendation/Action(s):

Set September 8, 2025, as the date of hearing to review the proposed ordinance.

Summary:

As part of the City of Mankato's Strategic Plan and in alignment with the recommendations of the Housing Study, staff are initiating a discussion on refining the City's development processes to better support community growth and housing needs. At the Mankato Economic Development Authority Meeting on August 11, 2025, the Economic Development Authority authorized drafting an ordinance reducing the parking requirements for multiple-family dwellings. The requested action is to set September 8, 2025, as the date of hearing to review the proposed ordinance.

Parking standards for multiple-family dwellings have also become an increasingly frequent point of discussion. Several recent proposals have sought to reduce the current requirement of two parking stalls per unit, citing factors such as changing mobility patterns, transit accessibility, and the evolving needs of residents. A review of these requirements will allow the City to balance housing density goals, sustainable transportation strategies, and support the needs of residents.

Attachments

Draft Parking Ordinance Amendment

Sec. 10-1630. Parking requirements.

In any district, whenever a building is erected, converted, enlarged or the use of the building or premises is altered, off-street parking shall be provided as follows:

<i>Use</i>	<i>Parking Spaces Required</i>
Residential	
One-family, two-family	Two spaces per dwelling unit
Other residential:	
<u>Multiple-Family</u>	<u>1.5 parking spaces per dwelling unit</u>
Congregate housing	One-half space per dwelling unit
Fraternity/sorority house	Two spaces per each three occupants
Dormitories	Two spaces per each three occupants
Nursing home, rest home, convalescent facility	One for each four beds, plus one for each three employees
Rental properties	Refer to chapter 7, article IV
Commercial	
General	One space per 200 sq. ft. of retail or sales floor area, unless specifically noted
Special commercial	
Automobile service (no convenience)	Three spaces per service stall, plus one for each employee on major shift and two stalls per pump
Banks	One space per 250 sq. ft. of gross floor area
Bar	One space for every four permitted occupants of the building as determined by the city building official and city fire marshal using the occupancy standards contained in state building and plumbing codes and fire code as adopted by the city and as amended from time to time
Convenience store	Without gas pumps, one space per 200 sq. ft. of sales area
	With gas pumps, one space per 200 sq. ft. of retail sales area, plus two spaces per each pump (parking adjacent to each pump may be used to satisfy retail parking requirement provided stall dimensions are conforming to section 10-1623)
Drive-through facility	Three off-street stacking spaces per drive-through lane
Furniture and appliance	One space per 400 sq. ft. of gross sales floor area, and one space per employee on major shift
Hotel or motel	One space per unit, plus one space per four seats located in an accessory restaurant or lounge and one space per each two employees
Mini-storage	One parking stall for every two storage units; a parking space adjacent to a storage unit may be counted as one parking space
Restaurant and eating and nonalcoholic drinking establishments (Ord. of 3-27-2006)	One space per each four seats, one space for each two employees on major shift, one space for each delivery vehicle, and one space for customer food pick-up
Service Business Uses	
Automobile repair	Three spaces per service stall, plus one for each employee on major shift
Beauty and barbershops	Three spaces per operator station
Carwash	Three off-street vehicle stacking spaces per wash stall and one off-street parking space per employee on major shift
Private club	One space per three persons of the maximum capacity of the facility
Motor vehicle, manufactured home,	One space per employee, one space for each 250 square feet of office area, and five spaces per 1,000 sq. ft. of enclosed sales area

bicycle or motorcycle, and manufactured home sales	
Offices and Related Uses	
General standards	One parking space per each 250 sq. ft. of gross floor area
Other office uses	
Medical and dental offices	One parking space per each 200 sq. ft. of gross floor area.
Recreational Uses	
General standards	One space per four persons of the maximum occupancy load
Specific recreational uses	
Auction house, skating rink, health clubs	One parking space for each 400 sq. ft. of gross floor area
Billiard parlor, dance hall	One parking space per 50 sq. ft. of gross floor area
Bowling lanes	Five spaces per lane, plus 50 percent of the spaces otherwise required for any accessory use (e.g., bars, restaurants)
Golf courses	Five parking spaces per green, plus 50 percent of the spaces otherwise required for any accessory use (e.g., bars, restaurants)
Indoor movie theater	One parking space for each four seats
Stadium, auditorium, gymnasium, community center	One parking space for each four persons of the maximum occupant load
Miniature golf course, archery range, golf driving range	Ten spaces respectively
Industrial Uses	
Manufacturing, testing, research or lab	Four off-street parking spaces, plus one space per employee on the major shift, or one space for each 300 sq. ft. of floor area
Truck terminals	Three off-street parking spaces, plus one per employee on the largest working shift
Warehousing and wholesale business	Three off-street parking spaces, plus one space per employee on the largest working shift
Institutional	
Church and other religious institutional	One space per four seats of maximum seating capacity in largest congregation area
Hospital	One space per each four beds, plus one space per each three employees on the largest shift
Libraries/Museums	
General standards	One space per 250 sq. ft. of floor area or one space per four seats at the maximum occupancy load, whichever is greater, plus one space per employee on the largest work shift
Schools	
Elementary and junior high	One space per staff member, plus one space per each two classrooms
Senior high school	One space per staff member, plus one space per five students
Post secondary	One space per staff member, plus one space per two students. In an instance where the school restricts the number of vehicles used by students and faculty, the parking requirement shall be based on the number of vehicles allowed under the restriction and other uses found on school property
Clinics	

General standards	One space per each 250 sq. ft. of floor area, plus one space per staff member
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(Code 2015, § 10.85(21); Ord. of 2-9-2004)

Sec. 7-88. Parking ratio.

All new rental units licensed after the effective date of the ordinance from which this article is derived shall provide off-street parking according to the following:

- (1) *One- and two-family dwellings in R-1 and R-2 districts.* For rental units licensed after the effective date of the ordinance from which this article is derived, two off-street parking stalls shall be provided for each dwelling unit.
- (2) *One- and two-family dwellings in R-3, R-4, and OR districts.*
 - a. For rental properties licensed after the effective date of the ordinance from which this article is derived, off-street parking spaces shall be provided for each dwelling unit based on the following ratio of square footage of sleeping rooms to required parking stalls:

<i>Square Footage</i>	<i>Parking Stalls</i>
70 to 119	1
120 to 169	2
170 to 219	3
220 to 269	4
270 and greater	5

- b. For a one-family dwelling, not less than two off-street parking stalls shall be provided and not more than five off-street parking stalls shall be required. For a two-family dwelling, not less than four parking stalls shall be provided and not more than ten parking stalls shall be required.
- (3) *Multiple-family dwellings in R-3 districts.*
 - a. For rental properties licensed after the effective date of the ordinance from which this article is derived, off-street parking spaces shall be provided for each dwelling unit based on the following ratio of square footage of sleeping rooms (each bedroom is considered separately) to required parking stalls, plus one guest parking stall per unit:

<i>Square Footage</i>	<i>Parking Stalls</i>
70 to 119	1
120 to 169	2
170 to 219	3
220 to 269	4
270 and greater	5

- b. For multiple-family dwellings, not less than three off-street parking stalls shall be provided and not more than six off-street parking stalls shall be required per unit.
- (4) *Multiple-family dwellings in R-4, OR, B-1 and B3 districts.* For rental properties licensed after the effective date of the ordinance from which this section is derived, ~~two~~ 1.5 off-street parking spaces shall be provided for each dwelling unit.



AGENDA RECOMMENDATION

City Council Regular Meeting

5. P.

Meeting Date: 08/25/2025

Agenda Item:

Resolution authorizing City Manager to Accept Donation.

Recommendation/Action(s):

Summary:

Attachments

Resolution

RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT DONATION

WHEREAS, this afternoon a community member, who wishes to remain anonymous, dropped off 100-\$5 gift cards to be distributed to City Staff in Public Safety.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANKATO, MN AS FOLLOWS: The City Manager is hereby authorized by the Mankato City Council to accept donation to be used to distribute to the Public Safety Staff and to let them know this is from someone who cares.

Resolution shall become effective upon its passage without further publication.

Dated this 25th day of August 2025.

Najwa Massad, Mayor

ATTEST: _____

Renae Kopischke, MMC
City Clerk