



AGENDA

**Mankato City Council
Regular Meeting
November 24, 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 of November 10, 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 to reduce Transit Fares for the 2026 Project Community Connect.

B. Resolution executing the Grant Agreement for State Funding of the Air Traffic Control Tower Design — Phase 2.

- C. Motion approving Change Order 3 for Improvement Project 11188; Bassett Drive Extension (BCA) Project.
- D. Resolution authorizing the City Manager to submit a grant application for a Local Road Improvement Project (LRIP) for Capital Improvement Project 11121; Long Street and Emerson Lane.
- E. Motion approving renewal of the Mankato Confined Space Consortium agreements for 2026.
- F. Set December 8, 2025, as the date of public hearing to review an ordinance amending various sections of Chapter 10 related to variances.
- G. Set December 8, 2025, as the date of public hearing regarding amendments to the Mankato City Charter.

6. **Public Hearings**

- A. Public Improvement Hearings on Capital Improvement Projects:
 - 11192 Belleview Avenue, Jayro Court & Riverview Street Improvements
 - 11193 2026 Resurfacing (Includes Dolph Reservoir Access Road, formerly City Project No. 11194)

7. **Council Business**

- A. Resolution ordering the abatement of hazardous conditions, code violations, and public nuisances at 703 West 3rd Street.

8. **Reports and Miscellaneous Business**

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Public Budget Hearing, December 1, 2025, 6 p.m., Mankato Room

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

9. **Adjournment**



MINUTES

Mankato City Council
Regular Meeting
November 10, 2025 - 6 p.m.
IGC - Mankato Room

1. Call Meeting to Order

Roll Call

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

Staff Present: City Manager Susan Arntz, Administrative Services Director Parker Skophammer, Interim Director of Public Works Karl Keel, Interim City Engineer Cory Bienfang, Community Development Director Mark Konz, and City Clerk Renae Kopischke.

Pledge of Allegiance

2. Approval of Agenda

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

3. Approval of Minutes

Ms. Hatanpa moved and Mr. Laven seconded a motion to approve the minutes of the Regular Meeting of October 27, 2025, as written. The motion carried unanimously.

4. Appearances, Recognition, and Proclamations

Recognition of 2025 Photo Contest Winners

5. Public Open Forum (15 Minutes)

No one spoke.

6. **Consent Calendar**

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

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

- A. Motion awarding Community Development Block Grant (CDBG) public service grants.
- B. Resolution authorizing the City Manager to enter into a Development Agreement with Trellis Co. for a supportive housing project.
- C. Resolution to apply for Airport Tower Construction Funds through the 2026 Infrastructure Investment and Jobs Act FAA Contract Tower Competitive Grant Program.
- D. Resolution considering bids on Capital Improvement Project 11190; 2025-2026 Facilities Snow Removal.
- E. Resolutions establishing 2026 rates for Special Services District Parking and Maintenance.
- F. Resolution authorizing application for the Bulletproof Vest Partnership Grant Program.
- G. Resolution accepting the 2025 Minnesota Chiefs of Police Foundation Community Partnership Grant.
- H. Resolution approving an amendment to the Black and Veatch contract for 2026 services for the Water Resource and Recovery Project.

7. **Planning Commission**

- A. Mr. Konz stated that APX Construction is seeking a conditional use permit and a certificate of design compliance to allow for the operation of an indoor playground and sports courts facility in the B-3, Highway Commercial and Overlay zoning district located at 1740 Premier Drive. The property consists of 4.83 acres and has been platted as Lot 5, Block 2 of Venstar Subdivision, Mankato, Blue Earth County, Minnesota. He indicated

that the business, Endless Adventures, intends to operate an indoor playground for children ages 0–15 with proposed hours of operation being from 9:00 a.m. to 8:00 p.m., seven days per week. He noted that memberships can be purchased, or customers can pay hourly for the use of the space.

Mr. Konz explained that the building is approximately 20,000 square feet and floor plans show proposed indoor playground equipment, a basketball court, a soccer field, separate playroom for infants and toddlers, as well as two party rooms available for rental. He mentioned that there is a second-floor mezzanine area with a future conference room space.

Mr. Konz referenced the site which provides a large parking area that also accommodates bus loading and unloading. He commented that the site is required to have parking to accommodate 43 stalls; 79 stalls have been provided. He added that a 6' berm is being installed to buffer the property from the adjacent residential neighborhood, as well as a 6-foot fence to the west and north with landscaping planned to additionally screen the parking lot and berm.

Mr. Konz stated that during the Planning Commission review of the project, the adjacent property owners addressed the need to monitor the intersection of Augusta Drive and Premier Drive due to traffic volumes. He noted that a condition was added requiring the applicant to be a cost participant for future improvements on the corridor if justified within a three-year window. He touched on the proposed exterior elevations and materials.

Mr. Laven inquired whether the site would allow for any expansion. Mr. Konz replied, yes.

Mr. Dieken moved and Mr. Mettler seconded a motion to approve the Resolution approving a Conditional Use Permit to allow an indoor playground and sports center in the B-3, Highway Business District and a Certificate of Design Compliance for the construction of a new structure in the Highway Gateway Overlay District (1740 Premier Drive). The motion carried unanimously.

8. **Public Hearings**

- A. Mr. Bienfang stated that this was the final assessment hearing for Capital Improvement Project 11084, Victory Drive Signal and Lighting Improvements. He indicated that the preliminary assessment hearing was on November 12, 2024, and there were no objections; thus, the project was ordered, and the preliminary assessment roll was adopted. He noted that when comparing the final roll with the preliminary roll, the following was concluded:

- Properties with only a streetlight assessment have a final assessment matching the preliminary roll. The streetlight assessment was calculated based on the measured frontage multiplied by the approved commercial lighting rate per front foot of frontage.
- Properties with a traffic signal assessment have a final assessment less than the preliminary roll. The decrease is due to unused construction contingencies and decreased construction engineering costs.

Mr. Bienfang explained the process and commented that for assessments not paid in full, the assessment amount will be certified to Blue Earth County for collection with property taxes over a ten- or fifteen-year period with an annual interest rate of 4.5%. He explained deferrals and the payment process. He added that property owners were also informed of their right and the process for appealing their proposed special assessment. He stated that in accordance with State Statute, if property owners have any objection to the proposed assessment on their property, they must either present a written objection, signed by an owner, and file with the City Clerk, and/or appear at the hearing and personally object to the proposed assessment before the council. He further summarized the objection process, and noted that to date, the City Clerk has received no letters of objection from any property owners.

Mayor Massad opened the public hearing. There being no one wishing to speak, Mayor Massad closed the public hearing.

Mr. Laven moved and Mr. Dieken seconded a motion to approve the Resolution adopting Final Assessments on Capital Improvement Project 11084; Victory Drive Signal and Lighting Improvements Project. The motion carried unanimously.

- B. Mr. Konz reported that on December 13, 2023, the Council authorized the [Hilltop Planning Area Study](#) to evaluate land use transitions, neighborhood traffic concerns, and long-term preservation strategies for the area bounded by Madison Avenue, Victory Drive, Main Street, and the Crocus Street bluff line. He stated that the study responds to pressures from institutional expansion, commercial redevelopment, and transportation challenges that affect the stability and character of Hilltop neighborhoods.

Mr. Konz indicated that through a robust community engagement process—including five public meetings, online participation, and collaboration with institutional and commercial stakeholders, residents identified key priorities: pedestrian safety, traffic-calming, preservation of affordable housing, neighborhood reinvestment, and balancing institutional growth with livability.

Mr. Konz commented that the transportation analysis confirmed concerns about cut-through traffic, speeding, and crash history along major corridors, while also highlighting opportunities for pedestrian system improvements and safer multi-modal connectivity. He added that the land use review emphasized the importance of managing institutional growth under the Institutional Overlay District framework, addressing redevelopment pressures along Madison Avenue, and preserving housing stock critical to neighborhood affordability.

Mr. Konz summarized the recommended strategies for implementation and integration into the City's Capital Improvement Plan as follows:

- Prioritize Corridor Safety Improvements on Dane/Dickinson, Marsh, Long, and Belle Avenue, with emphasis on pedestrian crossings, sidewalks, and traffic-calming.
- Integrate traffic-calming and pedestrian safety features into the Long Street reconstruction and future capital projects.
- Expand the Pedestrian and Bicycle Network, filling sidewalk gaps, upgrading crosswalks, and improving Safe Routes to Schools.
- Preserve and Rehabilitate Housing Stock, targeting reinvestment dollars to maintain affordability and prevent displacement.
- Evaluate parking alternatives rather than remove affordable homes for institutional or commercial needs.
- Invest in Parks and Multi-Generational Amenities to enhance community livability, including potential splash pad installation and pet-friendly facilities.
- Advance Climate Action Goals by supporting multi-modal systems, EV charging infrastructure, and sustainable neighborhood design.
- Coordinate with Institutional Campus Plans to ensure growth is transparent, cooperative, and consistent with neighborhood stability. By balancing growth pressures with neighborhood preservation, the Hilltop Planning Area Study provides a roadmap for maintaining livability, safety, and affordability while accommodating institutional and commercial needs in a responsible and sustainable manner.

Ms. Hatanpa asked about the plan for implementing some of the items moving forward.

Ms. Arntz referenced the Long Street project being pushed back to allow for further studies to take place on the traffic in the area.

Mr. McLaughlin inquired about the potential installation of a sidewalk along Belle Avenue to help with the pedestrian activity.

Mr. Konz mentioned the stop signs that were placed at the request of a resident and how they have made a difference. He commented on other connections that could occur with the sidewalks in the area.

Mr. McLaughlin stated that sidewalks should be placed so that the concrete is not right up to the curb and that there is an allowance for the boulevard.

Brief discussion on the impacts of roundabouts and if they would be an appropriate option for the traffic flow, as well as affordable housing and parking in the area.

Mayor Massad opened the public hearing.

Pete Steiner, 1019 East Mulberry Street, thanked staff and noted that he attended the meetings. He asked that further restrictions be placed on surface parking. He mentioned bumper-to-bumper parking on a few streets in the area. He stated that kids at Marsh and Dane are at the mercy of trying to cross and commented on a roundabout at Marsh and Dane. He was happy that Main Street was being resurfaced; however, he expressed a concern about people then using Marsh Street.

Donna Rose, Marsh Street, wondered when the section of Dane from Madison to Marsh was zoned as it is today. Mr. Konz responded that a couple were rezoned dating back to the mid to the late 90s, with the most recent being done with the proposal in 2023 at Dane and Madison. Ms. Rose commented on the houses that appeared vacant. Mr. Konz stated that the houses were not rezoned at that time.

Mayor Massad closed the public hearing.

Mr. McLaughlin moved and Mr. Mettler seconded a motion to approve the Resolution adopting the Hilltop Planning Study. The motion carried unanimously.

- C. Mr. Konz indicated that APX Construction Group has submitted an application for review of the preliminary plat for the proposed Evenson Subdivision. He stated that the request also includes annexation of the subject property into the City of Mankato and a rezoning of the parcel from T, Transition, to B-3, Highway Business. He noted that the property is located at 901 South Victory Drive and is legally described as the east half of the northwest quarter of Section 21, Township 108 North, Range 26 West, lying south of Highway 83 and east of Highway 22, excluding Stanley Subdivision in Blue Earth County (R43.09.21.177.001).

Mr. Konz reviewed the preliminary plat for Evenson Subdivision, which proposes a one-lot, one-block subdivision encompassing approximately 3.89 acres. He commented that although the city's Sidewalk and Trail Plan does not currently identify a sidewalk along this section of Stadium Road or this side of Victory Drive, the proposed future use of the property as a 72-unit residential development supports the need for pedestrian connectivity to the sidewalk network and to connect to transit.

Mr. Konz mentioned that no new public streets or infrastructure are proposed within the plat and site access will be provided from the existing driveway connection on South Victory Drive, which will serve both the proposed development and the property immediately to the south through a shared access easement. He stated that a Mutual Driveway Easement has been prepared that extends 15 feet onto each property for a total easement width of 30 feet. He added that the existing driveway access on Stadium Road at the north end of the parcel will be removed, and no vehicular access will be permitted from that roadway.

Mr. Konz stated that the traffic study estimates that the development will generate approximately 30 vehicle trips during the morning peak hour (7 entering and 23 exiting), 37 trips during the evening peak hour (23 entering and 14 exiting), for a total of 447 trips per day, which equates to roughly one additional trip every two minutes during peak periods. He noted that the operational analysis concludes that the roadway network will function acceptably under existing, 2027 no-build, and 2027 build conditions. He added that the crash history analysis identified no safety concerns, and the Victory Drive intersection is projected to operate adequately with single-lane approaches.

Mr. Konz touched on the utility easements shown along the north, south, and east property boundaries, the stormwater pond proposed in the northwest corner of the site, as well as the two wetland areas that are present on the property, one on the west and one on the east side.

Mr. Konz referred to the concept plan submitted with the application that depicts a grouped housing project consisting of two multifamily apartment buildings, each containing 36 dwelling units for a total of 72 units. He noted that the development of the site will require approval of both a Conditional Use Permit and a Certificate of Design Compliance with the details of building design, internal amenities, materials, and landscaping will be reviewed as part of those subsequent approvals.

Ms. Hatanpa asked where the sidewalk would be located. Mr. Konz stated that the design is being further reviewed to determine the best location. He stated that, ideally, you would connect to the west and be able to walk to the bus stops located at Tanager and Stadium and commented that as part of the submittal they were asked to resubmit the route.

Ms. Hatanpa moved and Mr. Dieken seconded a motion to approve the Ordinance rezoning the subject parcel from T, Transition, to B-3, Highway Business; Motion approving the Preliminary Plat of Evenson Subdivision; and Resolution approving the annexation of the property (905 & 909 South Victory Drive). The motion carried unanimously.

9. **Council Business**

- A. Mr. Keel reported that a construction contract for the Water Resource and Recovery Disinfection and Digester project was awarded to Rice Lake Construction Group on May 13, 2024, and work began shortly thereafter and is anticipated to be completed by mid-2027. He commented that as of the beginning of September 2025, approximately 1/3 of the construction contract has been completed (\$28,390,528 of \$83,741,911).

Mr. Keel noted that as of September 1, 13 change orders have been approved for a net total of \$19,310, which equates to 0.02% of the original contract amount. He mentioned that the City Code allows the City Manager to approve change orders up to 5% of the original contract amount (\$4,186,130) with a condition that such change orders be reported to the City Council.

Mr. Keel summarized the total project cost, including construction, contingencies and engineering, as just under \$94 million. He stated that the initial project costs are proposed to be financed with a loan from the Public Facilities Authority (PFA) which will be repaid with a combination of State/Federal grants (approx. 50%) and local utility funds (approx. 50%). He referred to the Disinfection and Digestion cost graph, and stated that the project is on schedule and within budget.

Mr. McLaughlin moved and Mr. Mettler seconded a motion to approve the change orders on the Water Resource Recovery Facility (WRRF) Disinfection and Digester Project. The motion carried unanimously.

- B. Mr. Skophammer presented the Third Quarter Financial Report.

10. **Reports and Miscellaneous Business**

Mr. Dieken reported on a few of the highlights from the InterCity Leadership Visit to Wichita, Kansas.

Mr. McLaughlin noted Veterans Day on November 11 and mentioned some of the programs in the area, including a ceremony that is being held by District 77 that is open to the public. He commented on the 250th anniversary of the US Marine Corps.

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Mankato Regional Airport Open House, November 18, 2025, 3:30 p.m. to 5:30 p.m.

Regular Council Meeting, November 24, 2025, 6 p.m., Mankato Room
(with Work Session to follow)

Public Budget Hearing, December 1, 2025, 6 p.m., Mankato Room

11. **Adjournment**

There being no further business, Mr. Laven moved and Mr. Mettler seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 7:36 p.m.

Minutes Approved.

Mayor Massad

ATTEST:

Renae Kopischke
City Clerk



AGENDA RECOMMENDATION

Consent Calendar 5. A.

City Council Regular Meeting

Meeting Date: 11/24/2025

Agenda Item:

Motion to reduce Transit Fares for the 2026 Project Community Connect.

Recommendation/Action(s):

Motion approving reduced transit fares for Project Community Connect 2026.

Summary:

The 2023 Title VI Plan — Evaluation of Service or Fare Change, requires the city council approval for major service changes or fare changes. Fare changes apply to all fare changes, regardless of the amount of increase or decrease. The following fare changes are exempt:

- Instances when all passengers ride free.
- Temporary fare reductions are mitigating measures for other actions.
- Promotional fare reductions lasting less than six months.
- Special event service such as Mankato Ribfest.

Proposed Change – Free Rides for Participants

Project Community Connect requests Mankato Transit System provide free rides for participants attending the event on April 21, 2026, from 1:00 – 4:00 pm. This request is for Fixed Routes, Paratransit, and Flex Service. Staff anticipate minimal financial impact. South Central Minnesota Project Community Connect is a free community event to help reduce barriers and connect people to essential resources and services for a healthier, safer and more stable community. Over 70 service providers will be supporting the event at the Mayo Clinic Health System Event Center. Riders can tell the driver they are attending the event and receive a free ride to and from the event or Cherry Street Bus Stop.

Approving the exemption now allows organizers to prepare promotional materials ahead of the event. The 2026 Title VI Plan will include Project Community Connect as a listed exemption.



AGENDA RECOMMENDATION

Consent Calendar 5. B.

City Council Regular Meeting

Meeting Date: 11/24/2025

Agenda Item:

Resolution executing the Grant Agreement for State Funding of the Air Traffic Control Tower Design — Phase 2.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

On September 8, 2025, the City Manager was pre-approved to execute a FAA grant Agreement (3-27-0055-040-2025) for Phase 2 of the Air Traffic Control Tower Design Project for the remainder of the design work and administrative expenses included in the FAA Reimbursable Agreement to establish telephone service to the tower.

This State funding MnDOT Grant Agreement Number 1061755 provides \$43,794.80 for a 2.5% match of the Federal eligible project expenses. Local funding from the Airport Capital Fund in the amount of \$43,795.13 will provide the remaining 2.5% match of the Federal eligible project expenses.

This authorization allows the City Manager to execute the State share of the project, through MnDOT Grant Agreement Number 1061755.

Background

On February 10, 2025, City Council accepted an EXP proposal to provide professional Architectural and Engineering Services to the City for the design of the New Federal Contract Air Traffic Control Tower at Mankato Airport. The proposal for the work in the amount of \$2,622,909.00 is contingent upon funding availability.

As the Council is aware, the consultant firm EXP has begun architectural and engineering services for the Air Traffic Control Tower project. On February 10, 2025, Council approved a request for \$911,800 under a separate FAA Airport Infrastructure

Grant agreement awarded from the FAA Contract Tower Competitive Grant Program in the federal fiscal year 2024. Those funds were exhausted in July, causing work to pause prior to the 45% design.

The City Manager was approved to request grant funds for the remainder of the design work, \$1,711,109.41 and \$40,682.52 of administrative expenses included in the FAA Reimbursable Agreement to establish telephone service to the tower. That grant request, submitted May 28, was not executed by federal partners with a grant agreement until September 18, 2025.

Attachments

Resolution

MnDOT Agreement 1061755

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE GRANT
AGREEMENT FOR STATE FUNDING OF THE AIR TRAFFIC CONTROL TOWER DESIGN –
PHASE 2 PROJECT AT THE MANKATO AIRPORT**

WHEREAS; the City of Mankato is the sponsor of the Mankato Regional Airport; and

WHEREAS; the City of Mankato applied and was awarded Federal Grant Number 3-27-0055-040-2025 in the amount of \$1,664,202.00 from the FAA Airport Improvement Program; and

WHEREAS; FAA provides 95% of the federally eligible project expenses, Minnesota Department of Transportation provides 2.5% and local funds provide 2.5%; and

WHEREAS; the City of Mankato applied and was awarded a State Airport Fund grant by the Minnesota Department of Transportation, Agreement Number 1061755 ("Agreement"); and

WHEREAS; the City of Mankato hereby agrees to the terms and conditions of the Agreement; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANKATO, MINNESOTA that the City Manager is authorized to accept State Airport Fund grant Number 1061755 and any amendments thereto for eligible project expenses in Phase 2 of the Air Traffic Control Tower Design Project.

This resolution shall become effective upon passage without further publication.

CERTIFICATION

I hereby certify that the foregoing resolution is a true and correct copy of the resolution presented to and adopted by the City Council of the City of Mankato at a duly authorized meeting held on November 24, 2025.

Adopted this 24th day of November 2025.

Najwa Massad, Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

**STATE OF MINNESOTA
STATE AIRPORTS FUND
GRANT AGREEMENT**

This agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State"), and **The City of Mankato, 10 Civic Center Plaza, PO Box 3368, Mankato, MN 56002-3368** ("Grantee").

RECITALS

1. Minnesota Statutes Chapter 360 authorizes State to provide financial assistance to eligible airport sponsors for the acquisition, construction, improvement, marketing, maintenance, or operation of airports and other air navigation facilities.
2. Grantee owns, operates, controls, or desires to own an airport ("Airport") in the state system, and Grantee desires financial assistance from the State for an airport improvement project **A0701-128** ("Project").
3. Grantee represents that it is duly qualified and agrees to perform all services described in this agreement to the satisfaction of the State. Pursuant to [Minn.Stat. §16B.98](#), Subd. 1, Grantee agrees to minimize administrative costs as a condition of this Agreement.

AGREEMENT TERMS

1. **Term of Agreement, Survival of Terms, Project Plans, and Incorporation of Exhibits**
 - 1.1 **Effective Date.** This Agreement will be effective on the date the State obtains all required signatures under [Minn. Stat. §16B.98](#), Subd. 5. As required by [Minn.Stat. §16B.98](#) Subd. 7, no payments will be made to Grantee until this Agreement is fully executed. Grantee must not begin work under this Agreement until it is fully executed and Grantee has been notified by the State to begin the work.
 - 1.2 **Expiration Date.** This Agreement will expire on **December 31, 2029**, or when all obligations have been satisfactorily fulfilled, whichever occurs first.
 - 1.3 **Survival of Terms.** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, without limitation, the following clauses: Airport Operations, Maintenance and Conveyance; Transfer of Interest; Indemnification; State Audits; Government Data Practices and Intellectual Property; Workers Compensation; Publicity and Endorsement; Governing Law, Jurisdiction and Venue; and Data Disclosure.
 - 1.4 **Project Plans, Specifications, Descriptions.** Grantee has provided the State with the plans, specifications, and a detailed description of the Project which are on file with the State's Office of Aeronautics and are incorporated into this Agreement by reference.
 - 1.5 **Exhibits.** Exhibit(s) **A** through **B** are attached and incorporated into this Agreement
2. **Grantee's Duties**
 - 2.1 **Project Completion and Changes.** Grantee will complete the Project in accordance with the plans, specifications, and detailed description of the Project. Grantee will notify State's Authorized Representative in advance of any meetings taking place relating to the Project. Any changes to the plans or specifications of the Project after the effective date of this Agreement will be valid only if made by written amendment signed by the same parties who executed the original agreement, or their successors in office.
 - 2.2 **Registered Engineer Designation.** If the Project involves construction, Grantee will designate a registered engineer to oversee the Project work. If, with the State's approval, Grantee elects not to have such services performed by a registered engineer, then Grantee will designate another responsible person to oversee such work.
 - 2.3 **Policy Compliance.** Grantee will comply with all the required grants management policies and procedures of [Minn.Stat. §16B.97](#), Subd. 4(a)(1).

- 2.4 **Publication of Grantee Contact Information.** Under Minnesota Statute § 16B.98, if a grantee has a website, the names and contact information for the grant administrator(s) and organization's leadership must be clearly published.
- 2.5 **Asset Monitoring.** If Grantee uses funds obtained through this Agreement to acquire a capital asset, the Grantee is required to use that asset for a public aeronautical purpose for the normal useful life of the asset. Grantee may not sell or change the purpose of use for the capital asset(s) obtained with grant funds under this Agreement without prior written consent of the State and an amendment to this Agreement executed and approved by the same parties who executed and approved this Agreement, or their successors in office.
- 2.6 **Airport Operations, Maintenance, and Conveyance.** Pursuant to Minnesota Statutes §360.305, subd. 4(d)(1), Grantee must operate the Airport as a licensed, municipally-owned public airport at all times of the year for a period **20 years** from the date Grantee receives final reimbursement under this Agreement. The Airport must be maintained in a safe, serviceable manner for public aeronautical purposes only.
- 2.7 **Transfer of Interest.** Without prior written approval from the State, Grantee will not transfer, convey, encumber, assign, or abandon its interest in the Airport or in any real or personal property purchased or improved under this Agreement. If the State approves such a transfer or change in use, the State may impose, at its sole discretion, conditions and/or restrictions on such transfer, with which Grantee must comply.
3. **Time.** Grantee must comply with all the time requirements described in this Agreement. In the performance of this Agreement, time is of the essence.
4. **Cost Participation and Payment**
- 4.1 **Cost Participation.** Costs for the Project will be proportionate and allocated accordingly between the federal government, the State, and Grantee as described in Exhibit B.
- 4.1.1 **Federal Funding.** The federal multiyear amount is an estimate only. These funds are not committed and are only available after being made so by the federal government. Federal funds for the Project will be received and disbursed by the State.
- 4.1.1.1 **Requests for Additional Federal Reimbursement.** If Grantee intends to request additional federal reimbursement for Project costs, it must make all reasonable efforts to do so, and notify the State of the same, no later than thirty (30) days prior to the expiration of this Agreement. If federal reimbursement becomes available or is increased for the Project, the State will be entitled to recover from such federal funds an amount not to exceed the total state funds granted under this Agreement. Any further state match funding provided as part of this Agreement will be based on the State's current rate letter available at:
<https://www.dot.state.mn.us/aero/airportdevelopment/fundingandgrants.html>.
- 4.2 **Sufficiency of Funds.** Pursuant to Minnesota Rule 8800.2500, Grantee certifies that: (1) it presently has sufficient unencumbered funds available to pay for its share of the Project; (2) it has the legal authority to engage in the Project as proposed; and (3) the Project will be completed without undue delay.
- 4.3 **Total Obligation.** The State's total obligation for all compensation and reimbursements to Grantee under this Agreement will not exceed **\$43,794.80**.
- 4.4 **Payment**
- 4.4.1 **Invoices.** Grantee will submit invoices for payment by credit application via email. The form Grantee will use to submit invoices can be found on the Airport development forms website:
<https://www.dot.state.mn.us/aero/airportdevelopment/forms.html>. The State's Authorized Representative, as named in this Agreement, will review each invoice against the approved grant budget and grant expenditures to-date before approving payment. The State will promptly pay Grantee after Grantee presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services. Invoices must be submitted timely and according to the following schedule: Upon completion of the services
- 4.4.2 **All Invoices Subject to Audit.** All invoices are subject to audit, at the State's discretion.

- 4.4.3 **Expiration of Reimbursement.** Grantee must submit all final invoices for reimbursement no later than ninety (90) calendar days after the expiration date of this Agreement. Any invoices received after this 90-day period will not be eligible for payment.
- 4.4.4 **State's Payment Requirements.** The State will promptly pay all valid obligations under this Agreement as required by Minnesota Statutes §16A.124. The State will make undisputed payments no later than thirty (30) days after receiving Grantee's invoices for services performed. If an invoice is incorrect, defective or otherwise improper, the State will notify Grantee within ten (10) days of discovering the error. After the State receives the corrected invoice, the State will pay Grantee within thirty (30) days of receipt of such invoice.
- 4.4.5 **Grantee Payment Requirements.** Grantee must pay all Project contractors promptly. Grantee will make undisputed payments no later than thirty (30) days after receiving an invoice. If an invoice is incorrect, defective, or otherwise improper, Grantee will notify the contractor within ten (10) days of discovering the error. After Grantee receives the corrected invoice, Grantee will pay the contractor within thirty (30) days of receipt of such invoice.
- 4.4.6 **Grant Monitoring Visit and Financial Reconciliation.** If the State's total obligation is greater than \$50,000.00, the State will conduct at least one monitoring visit and financial reconciliation of Grantee's expenditures. If the State's total obligation is greater than \$250,000.00, the State will conduct annual monitoring visits and financial reconciliations of Grantee's expenditures.
- 4.4.6.1 The State's Authorized Representative will notify Grantee's Authorized Representative where and when any monitoring visit and financial reconciliation will take place, which state employees and/or contractors will participate, and which Grantee staff members should be present. Grantee will be provided notice prior to any monitoring visit or financial reconciliation.
- 4.4.6.2 Following a monitoring visit or financial reconciliation, Grantee will take timely and appropriate action on all deficiencies identified by the State.
- 4.4.6.3 At least one monitoring visit and one financial reconciliation must be completed prior to final payment being made to Grantee.
- 4.4.7 **Closeout.** The State will determine, at its sole discretion, whether a closeout audit is required prior to final payment approval. If a closeout audit is required, final payment will be held until the audit has been completed. Monitoring of any capital assets acquired with grant funds will continue following grant closeout.
- 4.4.8 **Closeout Deliverables.** At the close of the Project, Grantee must provide the following deliverables to the State before the final payment will be released by the State:
- 4.4.8.1 Electronic files of construction plans as both PDF and MicroStation compatible formats.
- 4.4.8.2 Electronic files of as-builts as both PDF and MicroStation compatible formats.
- 4.4.8.3 Electronic files of planning documents, including without limitation, airport layout plans and airport zoning plans, as PDF, MicroStation and GIS compatible formats.
- 4.5 **Contracting and Bidding Requirements.** Prior to publication, Grantee will submit to the State all solicitations for work to be funded by this Agreement. Prior to execution, Grantee will submit to the State all contracts and subcontracts between Grantee and third parties to be funded by this Agreement. The State's Authorized Representative has the sole right to approve, disapprove, or modify any solicitation, contract, or subcontract submitted by Grantee. All contracts and subcontracts between Grantee and third parties must contain all applicable provisions of this Agreement. The State's Authorized Representative will respond to a solicitation, contract, or subcontract submitted by Grantee within ten (10) business days.
5. **Conditions of Payment.** All services provided by Grantee under this Agreement must be performed to the State's satisfaction, as determined at the sole discretion of the State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. Grantee will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal, state, or local law. No more than 95% of the amount due to Grantee under this Agreement will be paid by the State until it determines that Grantee has complied with all terms and conditions of this Agreement and has furnished all necessary records. In the event the

Airport fails to pass any periodic inspection conducted by a representative of the State's Office of Aeronautics, Grantee will not receive payment under this Agreement until all deficiencies identified by any such inspection have been rectified to the Office of Aeronautics' satisfaction.

6. Authorized Representatives

6.1 The State's Authorized Representative is:

Luke Bourassa, South Region Airports Engineer; (luke.bourassa@state.mn.us) (651)508-0448 and/or **Brian Conklin**, Regional Airport Specialist Sr.; (brian.conklin@state.mn.us) (651)252-7658, or their successor. The State's Authorized Representative, or their designee, is responsible for monitoring Grantee's performance and is authorized to accept the services provided under this Agreement. If the services are satisfactory, the State's Authorized Representative will certify acceptance on each invoice submitted for payment.

6.2 Grantee's Authorized Representative is:

Susan MH Arntz, City Manager

Phone (507) 387-8695 sarntz@mankatomn.gov

City of Mankato

10 Civic Center Plaza, P.O. Box 3368

Mankato, MN 56002-3368

or their successor. If Grantee's Authorized Representative changes at any time during the term of this agreement, Grantee must immediately notify the State.

7. Assignment; Amendments; Waiver; Agreement Complete; Electronic Records; Certification

7.1 **Assignment.** Grantee may neither assign nor transfer any rights or obligations under this Agreement without the prior written consent of the State and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office.

7.2 **Amendments.** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original agreement, or their successors in office.

7.2.1 **FAA Letter Amendments.** Notwithstanding the foregoing, if the Federal Aviation Administration ("FAA") issues a Letter Amendment for this Agreement that results in an increase in the federal share of grant funds indicated in clause 4.1 herein, MnDOT's receipt of such Letter Amendment has the effect of automatically amending the total amount and respective shares granted under this Agreement without the requirement of a written amendment.

7.3 **Waiver.** If the State fails to enforce any provision of this Agreement, that failure does not waive the provision or the State's right to subsequently enforce it.

7.4 **Agreement Complete.** This Agreement contains all negotiations and agreements between the State and Grantee. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

7.5 **Electronic Records and Signatures.** The parties agree to contract by electronic means. This includes using electronic signatures and converting original documents to electronic records.

7.6 **Certification.** By signing this Agreement, Grantee certifies that it is not suspended or debarred from receiving federal or state awards.

8. **Liability and Indemnification.** Each party is responsible for its own acts, omissions, and the results thereof to the extent authorized by law and will not be responsible for the acts or omissions of others, or the results thereof. Minnesota Statutes § 3.736 and other applicable law govern liability of the State. Minnesota Statutes Chapter 466 and other applicable law govern liability of Grantee. Notwithstanding the foregoing, Grantee will indemnify, hold harmless, and defend (to the extent permitted by the Minnesota Attorney General) the State against any claims, causes of actions, damages, costs (including reasonable attorneys' fees), and expenses arising in connection with the services performed under this Agreement, asserted by, or resulting from the acts or omissions of, Grantee's contractors, consultants, agents or other third parties under the direct control of Grantee.

9. **State Audits.** Under Minn. Stat. § 16B.98 Subd. 8, the books, records, documents, and accounting procedures and practices of Grantee, or those of any other party relevant to this Agreement, or transactions resulting from this Agreement, are subject to examination by the State and/or the State Auditor, Legislative Auditor, or Attorney General as appropriate, for a minimum of six (6) years from: (1) the expiration or termination of this Agreement, (2) the receipt and approval of all final reports, or (3) the period of time required to satisfy all state and program retention requirements (available at: https://edocs-public.dot.state.mn.us/edocs_public/DMResultSet/download?docId=10358099), whichever is later. Grantee will take timely and appropriate action on all deficiencies identified by an audit.

10. Government Data Practices and Intellectual Property Rights

10.1 **Government Data Practices.** Grantee and the State must comply with the Minnesota Government Data Practices Act, [Minn. Stat. Ch. 13](#), as it applies to all data provided by the State under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by Grantee under this Agreement. The civil remedies of [Minn. Stat. §13.08](#) apply to the release of the data referred to in this clause by either Grantee or the State. If Grantee receives a request to release the data referred to herein, Grantee must immediately notify the State and consult with the State as to how Grantee should respond to the request. Grantee's response to the request must comply with applicable law.

10.2 Intellectual Property Rights.

10.2.1 **Ownership.** The State owns all rights, title and interest in all of the intellectual property rights, including copyrights, patents, trade secrets, trademarks and service marks in the Works and Documents created and paid for under this Agreement. "Works" means all inventions, improvements, discoveries (whether or not patentable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes and disks conceived, reduced to practice, created or originated by Grantee, its employees, agents and subcontractors, either individually or jointly with others in the performance of this Agreement. Works includes Documents. "Documents" are the originals of any databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks or other materials, whether in tangible or electronic forms, prepared by Grantee, its employees, agents or subcontractors, in the performance of this Agreement. The Documents will be the State's exclusive property, and Grantee must immediately return all such Documents to the State upon completion or cancellation of this Agreement. To the extent possible, those Works eligible for copyright protection under the United States Copyright Act will be deemed to be "works made for hire." Grantee assigns all right, title and interest it may have in the Works and the Documents to the State. Grantee must, at the request of the State, execute all papers and perform all other acts necessary to transfer or record the State's ownership interest in the Works and Documents.

10.2.2 Obligations

10.2.2.1 **Notification.** Whenever any invention, improvement or discovery (whether or not patentable) is made or conceived for the first time or actually or constructively reduced to practice by Grantee, including its employees and subcontractors, in the performance of this Agreement, Grantee will immediately give the State's Authorized Representative written notice thereof and must promptly furnish the State's Authorized Representative with complete information and/or disclosure thereon.

10.2.2.2 **Representation.** Grantee must perform all acts and take all steps necessary to ensure that all intellectual property rights in the Works and Documents are the sole property of the State and that neither Grantee nor its employees, agents or subcontractors retain any interest in and to the Works and Documents. Grantee represents and warrants that the Works and Documents do not and will not infringe upon any intellectual property rights of other persons or entities. Other indemnification obligations of this Agreement notwithstanding, Grantee will indemnify, defend, to the extent permitted by the Attorney General, and hold harmless the State from any action or claim brought against the State to the extent such action is based on a claim that all or part of the Works or Documents infringe upon the intellectual property rights of others. Grantee will be responsible for payment of any and all such claims, demands, obligations, liabilities, costs and damages, including but not limited to, attorneys' fees. If such a claim or action arises, or in either party's opinion is likely to arise, Grantee, at the State's

discretion, must either: (1) procure for the State the right or license to use the intellectual property rights at issue, or (2) replace or modify the allegedly infringing Works or Documents as necessary and appropriate to obviate the infringement claim. This remedy of State will be in addition to and not exclusive of other remedies provided by law.

11. **Workers' Compensation.** Grantee certifies that it is in compliance with [Minn. Stat. §176.181](#) subd. 2, pertaining to workers' compensation insurance coverage. Grantee's employees and agents will not be considered State employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of Grantee's employees, as well as any claims made by any third party as a consequence of any act or omission on the part of Grantee's employees are in no way the State's obligation or responsibility.

12. **Publicity and Endorsement**

- 12.1 **Publicity.** Any publicity regarding the subject matter of this Agreement must identify the State as the sponsoring agency and must not be released without prior written approval from the State's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for Grantee individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Agreement. All projects primarily funded by state grant appropriation must publicly credit the State of Minnesota, including on Grantee's website when practicable.

- 12.2 **Endorsement.** Grantee must not claim that the State endorses its products or services.

13. **Governing Law, Jurisdiction, and Venue.** Minnesota law, without regard to its choice-of-law provisions, governs this Agreement. Venue for all legal proceedings arising out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

14. **Termination; Suspension**

- 14.1 **Termination.** The State or Commissioner of Administration may unilaterally terminate this Agreement at any time, with or without cause, upon written notice to Grantee. Upon termination, Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.
- 14.2 **Termination for Cause.** The State may immediately terminate this Agreement if the State finds that there has been a failure to comply with the provisions of this Agreement, that reasonable progress has not been made, that fraudulent or wasteful activity has occurred, that Grantee has been convicted of a criminal offense relating to a state grant agreement, or that the purposes for which the funds were granted have not been or will not be fulfilled. The State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.
- 14.3 **Termination for Insufficient Funding.** The State may immediately terminate this Agreement if:
- 14.3.1 It does not obtain funding from the Minnesota Legislature; or
- 14.3.2 If funding cannot be continued at a level sufficient to pay for the services contracted for under this Agreement. Termination must be by written or fax notice to Grantee. The State is not obligated to pay for any services that are performed after notice and effective date of termination. However, Grantee 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 will provide Grantee notice of the lack of funding within a reasonable time of the State's receiving that notice.
- 14.4 **Suspension.** The State may immediately suspend this Agreement:
- 14.4.1 In the event of a total or partial government shutdown due to its failure to pass an approved budget by the legal deadline. Asset Acquisitions completed by the Grantee during a period of suspension will be deemed unauthorized and undertaken at risk of non-payment; or

14.4.2 If funding is canceled, withdrawn, or terminated, the State may suspend its performance until funding is restored. Suspension of performance under these circumstances will be temporary until funds become available again and does not release the State from its obligations under this Agreement.

15. **Data Disclosure.** Under [Minn. Stat. § 270C.65](#) subd. 3, and other applicable law, Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring Grantee to file state tax returns and pay delinquent state tax liabilities, if any.
16. **Fund Use Prohibited.** Grantee will not utilize any funds received pursuant to this Agreement to compensate, either directly or indirectly, any contractor, corporation, partnership, or business, however organized, which is disqualified or debarred from entering into or receiving a state contract. This restriction applies regardless of whether the disqualified or debarred party acts in the capacity of a general contractor, a subcontractor, or as an equipment or material supplier. This restriction does not prevent Grantee from utilizing these funds to pay any party who might be disqualified or debarred after Grantee has been awarded funds for the Project. For a list of disqualified or debarred vendors, see www.mmd.admin.state.mn.us/debarredreport.asp.
17. **Discrimination Prohibited by Minnesota Statutes §181.59.** Grantee will comply with the provisions of Minnesota Statutes §181.59 which requires that every contract for or on behalf of the State, or any county, city, town, township, school, school district or any other district in the state, for materials, supplies or construction will contain provisions by which Grantee agrees that:
 - 17.1 In the hiring of common or skilled labor for the performance of any work under any contract, or any subcontract, no Grantee, material supplier or vendor, will, by reason of race, creed or color, discriminate against the person or persons who are citizens of the United States or resident aliens who are qualified and available to perform the work to which the employment relates;
 - 17.2 No Grantee, material supplier, or vendor, will, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified herein, or on being hired, prevent or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed or color;
 - 17.3 A violation of this Section is a misdemeanor; and
 - 17.4 This Agreement may be canceled or terminated by the State, or any county, city, town, township, school, school district or any other person authorized to enter into agreements for employment, and all money due, or to become due under said agreements, may be forfeited for a second or any subsequent violation of the terms or conditions of this Agreement.
18. **Limitation.** Under this Agreement, the State is only responsible for receiving and disbursing funds. Nothing in this Agreement will be construed to make the State a principal, co-principal, partner, or joint venturer with respect to the Project(s) covered herein. The State may provide technical advice and assistance as requested by Grantee, however, Grantee will remain responsible for providing direction to its contractors and consultants and for administering its contracts with such entities. Grantee's consultants and contractors are not intended to be third party beneficiaries of this Agreement.
19. **Telecommunications Certification.** By signing this Agreement, Grantee certifies that, consistent with Section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232 (Aug. 13, 2018), and 2 CFR 200.216, Grantee will not use funding covered by this Agreement to procure or obtain, or to extend, renew, or enter into any contract to procure or obtain, any equipment, system, or service that uses "covered telecommunications equipment or services" (as that term is defined in Section 889 of the Act) as a substantial or essential component of any system or as critical technology as part of any system. Grantee will include this certification as a flow down clause in any contract related to this Agreement.
20. **Title VI/Non-discrimination Assurances.** Grantee agrees to comply with all applicable US DOT Standard Title VI/Non-Discrimination Assurances contained in DOT Order No. 1050.2A, and in particular Appendices A and E, which can be found at: https://edocs-public.dot.state.mn.us/edocs_public/DMResultSet/download?docId=11149035. Grantee will ensure the appendices and solicitation language within the assurances are inserted into contracts as

required. The State may conduct a review of Grantee's compliance with this provision. Grantee must cooperate with the State throughout the review process by supplying all requested information and documentation to the State, making Grantee staff and officials available for meetings as requested, and correcting any areas of non-compliance as determined by the State.

21. Additional Provisions

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MnDOT ENCUMBRANCE VERIFICATION

The individual certifies funds have been encumbered as required by Minn. Stat. 16A.15 and 16C.05.

By: _____

Date: _____

SWIFT Contract # _____

SWIFT Purchase Order # _____

**COMMISSIONER OF TRANSPORTATION
as delegated**

By: _____

Date: _____

GRANTEE

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

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

MnDOT CONTRACT MANAGEMENT

By: _____

Date: _____

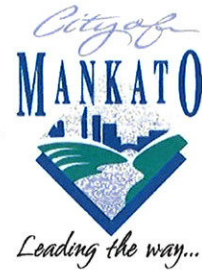
EXHIBIT "A"

May 28, 2025

Mr. Luke Bourassa
South Region Airport Development Engineer
MnDOT Office of Aeronautics
395 John Ireland Boulevard
St. Paul, Minnesota 55155-1800

10 Civic Center Plaza
PO Box 3368
Mankato, Minnesota 56002-3368

Phone: 507/387-8634
Fax: 507/387-8480
<http://www.mankatomn.gov>



Re: Request for Grant Agreements
Mankato Regional Airport (MKT)
ATCT Design – Phase 2

Dear Mr. Bourassa:

The City of Mankato hereby requests Grant Agreements for federal and state funding of the Air Traffic Control Tower (ATCT) Design – Phase 2 Project at the Mankato Regional Airport (MKT).

Total project cost is \$1,751,791.93 as shown on the attached Cost Split spreadsheet. FAA Airport Improvement Program (AIP) funding for fiscal year 2025 is requested in the amount of \$1,664,202.00 for 95% of the federally eligible project expenses. These funds will utilize the airports accumulated AIP non-primary entitlements, and the remainder is requested from discretionary funds. State funding is requested in the amount of \$43,794.80 for a 2.5% state matching share for federally eligible project work. The remaining 2.5% will be funded with local funds.

The City of Mankato authorized a Professional Services Agreement with EXP on February 10, 2025, for design phase services associated with the ATCT design in the amount of \$2,622,909.41. Of the total amount authorized, a portion of the design work totaling \$1,711,109.41 will be funded under this grant, and the remaining amount of \$911,800.00 was previously requested for federal and state funded under a separate FAA Airports Infrastructure Grant (AIG) agreement.

The City of Mankato has included \$40,682.52 for administration expenses as part of this request. Administrative expenses include FAA Reimbursable Agreement (R/A) for telephone service establishment to the tower.

Thank you for your consideration. If you have any questions concerning this request, please contact my office at (507) 387-8695.

Respectfully,

Susan MH Arntz
City Manager

Copies to: Lindsay Terry, FAA
John Peterson, TKDA

EXHIBIT "B"

Airport: Mankato Regional Airport

Airport Sponsor: City of Mankato

Ident: MKT

UEI: S814RGZQHC81

State Project No.: ~~0700127~~ **128**

Federal Project No.: 3-27-0055-037-2025 **040-2025**

Agreement No.:

Project Description: Air Traffic Control Tower Design - Phase 2

Date: 15-May-25

Construction	Description	Total	Funding Rates			Federal	State	Local
			Federal	State				
		\$ -	95.00%	2.50%		\$ -	\$ -	\$ -
		\$ -	0.00%	70.00%		\$ -	\$ -	\$ -
	CONSTRUCTION SUBTOTAL	\$ -				\$ -	\$ -	\$ -
Engineering	Description	Total	Federal	State		Federal	State	Local
	EXP - ATCT Design Phase 2	\$ 1,711,109.41	95.00%	2.50%		\$ 1,625,553.94	\$ 42,777.74	\$ 42,777.74
		\$ -	95.00%	2.50%		\$ -	\$ -	\$ -
		\$ -	0.00%	70.00%		\$ -	\$ -	\$ -
	ENGINEERING SUBTOTAL	\$ 1,711,109.41				\$ 1,625,553.94	\$ 42,777.74	\$ 42,777.74
Administration	Description	Total	Federal	State		Federal	State	Local
	FAA Reimbursable Agreement - Telephone Service	\$ 40,682.52	95.00%	2.50%		\$ 38,648.39	\$ 1,017.06	\$ 1,017.06
	ADMINISTRATION SUBTOTAL	\$ 40,682.52				\$ 38,648.39	\$ 1,017.06	\$ 1,017.06
	Total (before adjustments)	\$ 1,751,791.93				\$ 1,664,202.33	\$ 43,794.80	\$ 43,794.80
	Adjustments to round Fed amount					\$ 1,664,202.00	\$ 43,794.80	\$ 43,795.13
	Grant Amounts	\$ 1,751,791.93				\$ 1,664,202.00	\$ 43,794.80	\$ 43,795.13
	Overall Share Percentages					95.00%	2.50%	2.50%



AGENDA RECOMMENDATION

Consent Calendar 5. C.

City Council Regular Meeting

Meeting Date: 11/24/2025

Agenda Item:

Motion approving Change Order 3 for Improvement Project 11188; Bassett Drive Extension (BCA) Project.

Recommendation/Action(s):

Motion approving change order 3.

Summary:

In accordance with Section 2-8 of the Mankato City Code, the City Manager is to report as soon as practicable on change orders approved under \$100,000. The following is a summary of change orders to date for Improvement Project 11188; Bassett Drive Extension (BCA) Project.

The City Council previously approved Change Orders 1 and 2 as part of the regular meeting on October 14. Since that meeting, the contractor has achieved substantial completion of the new underground utilities and roadway. The roadway extension of Bassett Drive will remain as an aggregate surface for the duration of the winter season and will serve as construction and emergency access for the BCA project site. The roadway will be closed to the public and the contractor will be responsible for all maintenance and snow removal until final completion next summer 2026.

As part of the achievement of substantial completion, the following change order was identified.

Change Order 3

The Engineer, in association with the contract extension to allow for completion of the final roadway surfacing and permanent turf restoration in 2026, has determined that temporary stabilization of the construction limits will be required to comply with the project Construction Stormwater Pollution and Prevention Permit (SWPPP). This work was directed to be completed as a requirement of substantial completion. The value

of the work is \$4,500.00 and 100% of all costs associated with this change will be paid for by the State of Minnesota.

Attachments

11188 Change Order 3



Change Order
No. 03

Date: November 4, 2025

Project: Bassett Drive Extension	City Project No.: 11188
Contractor: Dirt Merchant, Inc. (DMI)	Date of Contract: August 25, 2025

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

Description: The project contract will be extended to adjust completion of the final roadway surfacing work to the summer of 2026. Temporary stabilization of the site will be required to comply with the project Construction Stormwater Permit requirements. All costs associated with this change order will be funded by the State of Minnesota BCA project, to allow for fall construction startup of the BCA building in 2025, and completion of the project construction in 2026.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Temporary Stabilization	AC	1.5	\$3,000.00	\$4,500.00
TOTAL CHANGE ORDER					\$4,500.00

Original Contract Amount \$904,992.16
Total of previously approved Change Orders \$25,620.20
Contract Price prior to this Change Order: \$930,612.36
Net increase (decrease) of this Change Order: \$4,500.00
New Contract Price: \$935,112.36

CHANGE IN CONTRACT TIME: 0 days

Original date of substantial completion: November 26th, 2025
Net change in contract duration from previously approved Change Orders: 278 days
New date of substantial completion: August 31st, 2026

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 \$100,000 or 10% of the total project cost must be approved by the City Council.

PREPARED

By: Kyle Renneke
Print Name

Date: 11/4/2025

REVIEWED

By: KJR
(Initials)

Date: 11/4/2025

RECOMMENDED

By: Cory L. Bienfang
City Engineer (Authorized Signature)
Cory L. Bienfang
C=US, E=cbliefang@mankatomm.gov,
O=City of Mankato, OU=Engineering
Department, CN=Cory L. Bienfang
2025.11.06 13:28:53-06'00'

Date: 11/6/205

ACCEPTED

By: Luke Stoffel
Contractor (Authorized Signature)
Digitally signed by Luke Stoffel
Date: 2025.11.04 14:15:13
-06'00'

Date: 11/4/2025

APPROVED

By: Susan MH Arntz
City Manager (Authorized Signature)
Digitally signed by Susan MH
Arntz
Date: 2025.11.12 08:58:58 -06'00'

Date: _____

APPROVED

By: _____
Owner (Authorized Signature)

Date: _____

- ☐ City Engineer (original)
- ☐ Contractor
- ☐ Resident Project Representative
- ☐ DSAE (for funding review-if necessary)



AGENDA RECOMMENDATION

Consent Calendar 5. D.

City Council Regular Meeting

Meeting Date: 11/24/2025

Agenda Item:

Resolution authorizing the City Manager to submit a grant application for a Local Road Improvement Project (LRIP) for Capital Improvement Project 11121; Long Street and Emerson Lane.

Recommendation/Action(s):

Adoption of attached resolution.

Summary:

The Local Road Improvement Program (LRIP) provides agencies with financial assistance for road construction or reconstruction projects with local, regional, or statewide significance. The program is defined in Minnesota Statute 174.52 and intends to provide funding for capital construction costs only. Project costs relating to engineering, right of way, or other non-construction related costs are non-eligible for grant funds. Eligible applicants include Counties, State Aid Cities, Small Cities, Townships, and Federally Recognized Indian Tribes. Awards are geographically distributed by MnDOT District and goals are established across the different range of applicants (e.g. 30% of available funds to state aid cities).

Within LRIP, the type of project that fits the proposed Long Street Reconstruction project is the routes of local and regional significance. The recently adopted Hilltop Planning Area Study and ongoing feasibility study have provided insight that a comprehensive improvement of Long Street between Main Street and Madison Avenue is necessary. The issues and concerns along Long Street that are proposed to be evaluated for improvement consist of aging and deteriorating underground utilities, high traffic volumes, substantial cut-through use, frequent pedestrian activity, unpredictable driver behavior, speeding, stop-sign violations, and low visibility at intersections. Long Street and Emerson Lane are adjacent to other recent reconstructed projects and is anticipated to be the first recommended improvement in the comprehensive capital improvement plan for the local Hilltop Neighborhood.

The rough estimated cost of the proposed LRIP project of Long Street and Emerson Lane is \$4.1 million, which will be refined with the final feasibility report. LRIP funding has no minimum award size and a maximum award of \$1.5 million. If awarded, improvements are expected to be constructed between 2026 and 2028. The LRIP application is due December 12, 2025, and successful awards are anticipated to be announced in spring 2026. The application package includes, but is not limited to, the following:

- Narrative including project description and summary
- Supporting graphics including a project area map
- Anticipated study scope and schedule
- City resolution
- Letters of support

Attachments

Resolution

11121 Project Location Map

**City of Mankato
Blue Earth County, Minnesota**

Resolution No. _____

**RESOLUTION AUTHORIZING THE PURSUIT OF 2025 LOCAL ROAD
IMPROVEMENT PROGRAM FUNDING FOR THE LONG STREET IMPROVEMENT
PROJECT**

WHEREAS, the Long Street Improvement project spans Madison Avenue to Main Street and features targeted traffic-calming improvements and pedestrian safety enhancements throughout the corridor; and

WHEREAS, the project will reconstruct Long Street throughout the project area, upgrading roadway surfaces and infrastructure to modern standards; and

WHEREAS, Long Street serves as a key local connector within the community, providing access to neighborhoods, schools, businesses, and public facilities along its corridor; and

WHEREAS, Long Street experiences an elevated crash rate due to higher than expected traffic volumes and speeds; and

WHEREAS, the Local Road Improvement Program (LRIP) administered by the Minnesota Department of Transportation (MnDOT) makes available up to \$1,500,000 to apply towards projects on local roads that are regionally significant, result in safety improvements, address transportation deficiencies, and contribute to economic development; and

WHEREAS, the proposed year for project construction is 2027.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANKATO AS FOLLOWS; that

The City Council hereby supports the reconstruction of Long Street from Madison Avenue to Main Street, incorporating traffic-calming and pedestrian safety improvements along the corridor; and

1. The City Council hereby supports the City of Mankato's pursuit of LRIP funding and authorizes staff to prepare and submit such application; and
2. The City Council hereby commits to funding project elements not eligible for LRIP funding, ensuring the project will comply with all LRIP funding requirements, and following the project schedule as presented in the application.

Adopted this 24th day of November 2025.

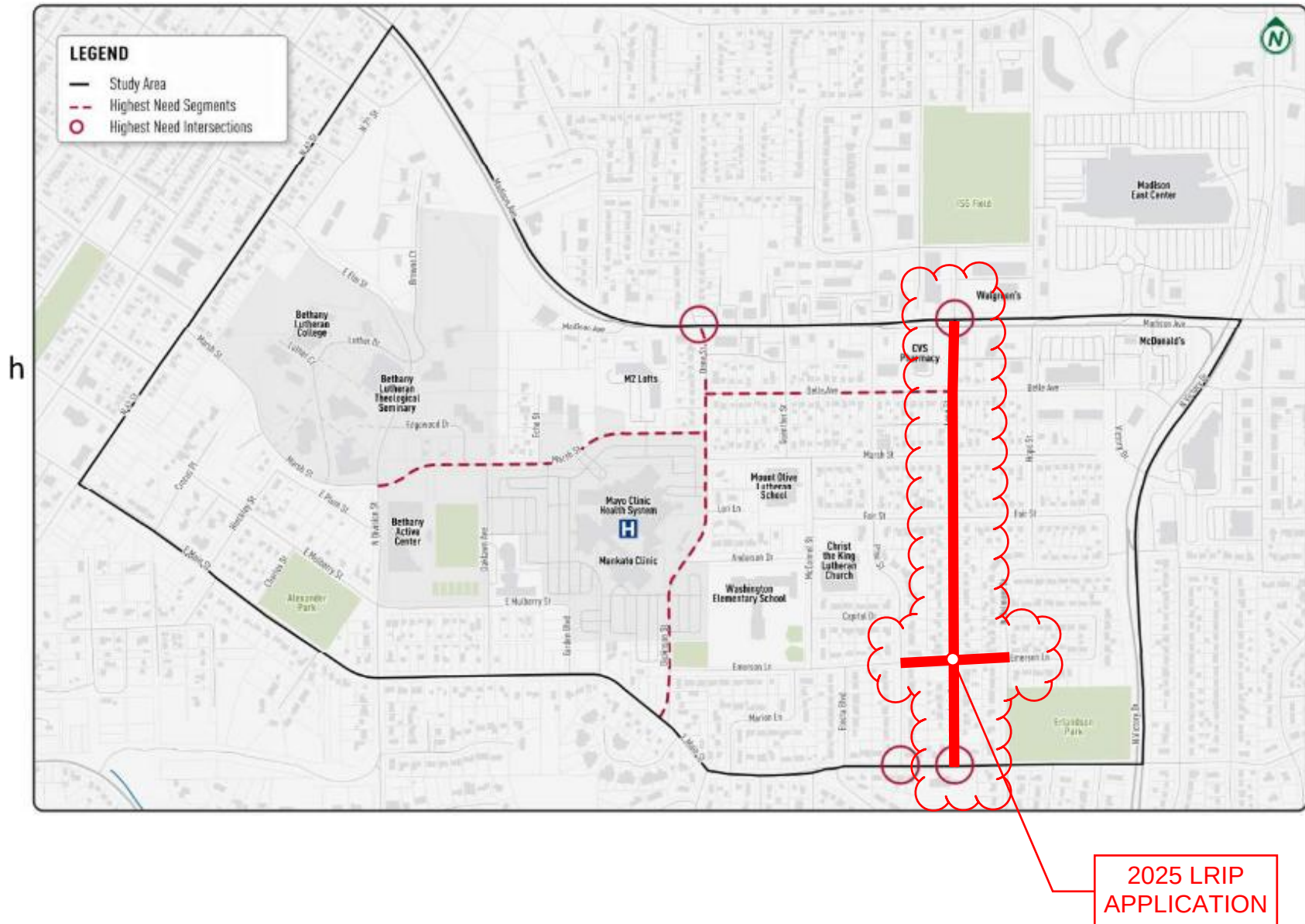
Najwa Massad, Mayor

ATTEST:

Renae Kopischke, MMC, City Clerk

—

Focus Areas – Hilltop Planning Area Study





AGENDA RECOMMENDATION

City Council Regular Meeting

5. E.

Meeting Date: 11/24/2025

Agenda Item:

Motion approving renewal of the Mankato Confined Space Consortium agreements for 2026.

Recommendation/Action(s):

Motion approving 2026 Confined Space Consortium agreement.

Summary:

The Mankato Department of Public Safety (MDPS) has entered into agreements with local industry to provide OSHA-required confined space rescue services. The current agreement is set to expire on December 31, 2025, and is due to be renewed. This agreement allows local industries to have 1 specialized confined space rescue team at their disposal rather than forcing each local business to fund, train, and equip their own teams to meet the OSHA requirements. Each business who contracts with MDPS pays an annual maintenance fee based upon the number and types of confined spaces to cover the cost of equipment and training. Included in the fee is the cost of emergency response to their facility should confined space rescue services be required, and contracted businesses are also offered a reduced cost for rescue team standby services should their employees need to undertake a higher risk confined space entry.

In 2025, participants included: Ardent Mills, ADM, ISD 77, Blue Earth County, Crystal Valley Coop., Dotson Iron Castings, Xcell Willmarth plant, Consolidated Communications, CHS Cooperative, City of Mankato, Hubbard Feeds, Inc., MN State University, Mankato, Big Gain Feeds, MCHS Mankato, LJP-MWPC, LJP-North Mankato, Mankato Energy Center.

Attachments

Agreement

AGREEMENT

The Mankato Department of Public Safety (contractor), 710 S. Front St. Mankato, MN. 56001, agrees to provide the specialized services of the **Mankato Area Confined Space Rescue Team** for permit required confined space response rescue or recovery activities. This agreement will be in effect from **January 1, 2026 through December 31, 2026** for provision of services to:

«Business»
«Address»
«City_State__Zip»

Conditions

The Business agrees to:

1. Pay an annual non-refundable maintenance fee for this agreement of \$«Annual_Maint».
2. Identify and provide at least one employee to be a liaison to the **Mankato Area Confined Space Rescue Team**.
3. Provide the Contractor with an acceptable current facility plan, indicating the location of all permit required confined spaces. The Business will allow the **Mankato Area Confined Space Rescue Team** access to all permit required confined spaces for preplanning and training purposes.
4. This agreement may be cancelled by either party with a 30-day written notice to the other party.
5. Emergency response to your facility is covered by the contract fee noted above.

Fee(s) for other service:

Preplanned Standby fees: (2026 rate): \$ 200 flat fee plus:

- \$55/hr. for each team member
 - \$65/hr. for at least one supervisor
 - \$40/hr – vehicle
 - reimbursement of all expendable supplies
 - 2-hour minimum charge
- Team supervisors will determine the appropriate number of personnel needed.
 - Notice must be given 48 hours in advance of the standby operation

Authorizations

Contracting Business Authorized Signature

Date

Director of Public Safety (for the Mankato Area Confined Space Rescue Team) Date



AGENDA RECOMMENDATION

Consent Calendar 5. F.

City Council Regular Meeting

Meeting Date: 11/24/2025

Agenda Item:

Set December 8, 2025, as the date of public hearing to review an ordinance amending various sections of Chapter 10 related to variances.

Recommendation/Action(s):

At the October 22, 2025, meeting, the Planning Commission recommended setting December 8, 2025, as the date of public hearing to review an ordinance amending various sections of the Mankato City Code related to variance.

Summary:

The City of Mankato is requesting to set December 8, 2025, as the date of the public hearing to amend multiple sections pertaining to variances within Chapter 10 of the Mankato City Code. The amendments are to align variance standards in the City Code with State Statute.

Minnesota State Statute allows for a body called “the Board of Adjustment and Appeals” to hear application requests for variances and grant said variances if they meet the legal standards. For the City of Mankato, the City Council acts as the board of adjustment and appeals. With their review of a variance, the City Council may impose conditions as long as they are directly related to and bear a rough proportionality to the impact created by the variance ([Minn. Stat. § 462.357, subd. 6](#)). For example, the Council may require that a fence installed through a variance be softened by landscaping to lessen the effect of the nonconforming location, or that an encroaching addition be built of similar materials to the existing structure.

Two commonly introduced factors that cannot be considered when reviewing variances are, economic factors and neighborhood opinion.

State Statute explicitly notes that economic considerations alone cannot create practical difficulties, meaning that a property owner's claim that they require a variance because they have incurred substantial costs, or that they would not receive expected revenue without the variance, cannot be considered as a factor for approval.

Neighborhood opinion alone cannot be considered when reviewing practical difficulties, meaning that the City Council's tasks are limited to evaluating how the variance application meets the three-factor test. That does not mean that residents cannot provide important facts to assist the City Council in their assessment of these factors, but it does mean that unsubstantiated opinions or reactions to a request do not serve as a legitimate basis for a determination.

The amendment provides consistency between city and county land use authorities and allows for clear conditions that may be imposed on the variance, if those conditions are directly related to, and are roughly proportional to, the impact created by the variance. The amended statute also led to the renaming of the "undue hardship" standard to "practical difficulties", whilst retaining the three-factor test of reasonableness, uniqueness, and essential character.

The Practical Difficulties standard must now apply when considering variances; all three factors must be satisfied in order to grant a variance under state statute.

The City's role in the variance process is rather different from the typical zoning ordinance authority. When considering a variance application, the City exercises its "quasi-judicial" authority to evaluate the facts against the legal standard set forth in the state statute. After evaluation, the City may grant the variance, only if said application meets the legal standard.

The three factors (practical difficulties) that make up the legal standard are as follows:

Reasonableness:

The reasonableness factor requires that the property owner proposes to use the property in a reasonable manner. To meet this factor, the property owner must prove that they intend to use the property in a particular reasonable way, but does not have the ability to do so under the rules of the City Ordinance.

The reasonableness factor refers to the specific reasonable use intended by the property owner, meaning that even if the property owner may be able to use the property in a different reasonable manner without the need for a variance, the reasonableness factor may still be met.

For example, if the variance application is for a garage to be built closer to the side property line than the zoning district setback ordinance allows, the focus of the reasonableness factor is whether the request to construct the garage at the proposed location is reasonable.

In the City's application of the reasonableness factor, they must ask whether the proposal puts the property to use in a reasonable manner.

Uniqueness:

The uniqueness factor necessitates that the property owner's circumstances are unique to the property and not caused by action of the property owner. The uniqueness of the property generally relates to the physical characteristics of that particular property, meaning the characteristics of the land and not those of the property owner or their personal preferences. In particular, State Statute stated that economic considerations alone cannot create practical difficulties.

For example, when considering whether the proposed use meets the uniqueness factor, the focus of the City's review is whether there is anything physically unique about the property in question. As Environmentally Sensitive Areas have typically been the most common uniqueness factor for properties in the City of Mankato, this may often present itself as properties with ravines, wetlands, or woodland areas.

Essential Character:

The essential character factor stipulates that the variance, if granted, will not alter the essential character of the locality in which it is located. Through this factor, the City contemplates whether the proposed modification to the subject property would differ in scale, place, or manner from the surrounding area and thus be inconsistent with the essential character of the neighborhood.

For example, in Mankato, it is common for low-density residential neighborhoods to have garages. If a property without a garage located in such a neighborhood needed a variance in order to construct said garage, this may very well meet the essential character factor; most properties have garages in the neighborhood and adding another garage would be consistent with the essential character of the neighborhood.

Aside from a review of the "practical difficulties" of a variance application, variances can only be granted when they are in harmony with the general purposes and intent of the ordinance, and when the terms of the variance are consistent with the comprehensive plan. Because of this, variances in the City of Mankato are reviewed with the understanding that they must meet all five of these components in order to be granted by the City Council.

What are The Proposed Amendments?

Current Mankato City Code defines a greater number of standards than what the statute outlines. By amending the City's variance ordinances, the ordinance would better reflect the process for reviewing variance applications against the legal standards set forth in [Minn. Stat. § 462.357, subd. 6](#). The sections proposed to be amended are as follows:

- Mankato City Code [Chapter 10, Article XI, Division 5- Variances](#).
 - *What the code does:* Defines the procedures and standards for Variances granted within the City of Mankato.

- *Reasoning:* The current code defines a greater number of standards that must be met in order to grant a variance than those allowed for per State Statute. This should be updated to reflect the three practical difficulty factors, harmony with the general purposes and intent of the ordinance, and consistency with the comprehensive plan.
- Mankato City Code [Chapter 10, Article XII, Division 6- Variances](#).
 - *What the code does:* Defines the general conditions which the City Council must ensure are met to grant a variance for the basic improvements required for platting properties in the City of Mankato.
 - *Reasoning:* Just like with Division 5, the current code defines a greater number of standards that must be met in order to grant a variance than those allowed for per State Statute. This should be updated to reflect the three practical difficulty factors, harmony with the general purposes and intent of the ordinance, and consistency with the comprehensive plan.
- Mankato City Code [Ch. 10. Article I, Sec. 10-2.- Definitions](#).
 - *What the code does:* Defines the term “Variance” for Chapter 10 of the Mankato City Code.
 - *Reasoning:* The current variance definition uses the term “undue hardship.” This should be updated to reflect the use of “practical difficulties” in state statute.
- Mankato City Code [Sec. 10-1700. - Administration and enforcement](#).
 - *What the code does:* Defines the standard that the zoning administrator must meet to grant administrative variances from the monument sign requirements.
 - *Reasoning:* The current code uses the term “valid hardship”. This should be updated to reflect the use of “practical difficulties” in state statute.
- Mankato City Code [Sec. 10-440. - Urban design guidelines](#).
 - *What the code does:* Details the requirements that must be met in order for the Site Plan Review Committee or Planning Agency to grant or recommend variances from the Urban Design Guidelines for Commercial Districts.
 - *Reasoning:* The current code uses the term “practical hardships”. This should be updated to reflect the use of “practical difficulties” in state statute.
- Mankato City Code [Sec. 10-940. - Urban design guidelines](#).
 - *What the code does:* Details the requirements that must be met in order for the Site Plan Review Committee or Planning Agency to grant or recommend variances from the Urban Design Guidelines for Industrial Districts.
 - *Reasoning:* The current code uses the term “practical hardships”. This should be updated to reflect the use of “practical difficulties” in state statute.

These amendments would replace the existing terminology with the terminology used within the State Statute. The improved continuity between the State Statute and the City Code, as well as the improved uniformity of terminology, serve to provide greater clarity of the standards that must be met for Variances from the Mankato City Code.

Attachments

Ordinance

ORDINANCE AMENDING MANKATO CITY CODE CHAPTER 10 RELATED TO VARIANCES

WHEREAS, a 2011 amendment to State Statute altered the variance review process, clearly defining three practical difficulties; and

WHEREAS, an amendment to City Code would provide consistency between city and county land use authorities and allow for clear conditions to be imposed on the variance, as long as those conditions are directly related to, and are roughly proportional to, the impact created by the variance; and

WHEREAS, this amended City Code would result in the renaming of the “undue hardship” standard to “practical difficulties”; and

WHEREAS, this amended City Code would result in a terminology change from “valid hardships” to practical difficulties” which is the amended terminology found within the Urban Design Guidelines for Commercial and Industrial Districts; and

WHEREAS, this code amendment aligns the variance standards within City Code with Minn. Stat. § 462.357, subd. 6.; and

WHEREAS, the Planning Commission of the City of Mankato submitted a finding stating the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council.

NOW, THEREFORE BE IT ORDAINED, by the City Council for the City of Mankato, that Chapter 10 of the Mankato City Code be and hereby is amended as follows:

Sec. 10-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Variance means the adjustment by the board of adjustments and appeals of the literal provisions of this chapter in cases where the literal provisions would cause practical difficulties ~~undue hardship~~ because of physical circumstances unique to an individual property. ~~Variances shall be limited to height, bulk, density, and yard requirements.~~

Sec. 10-440. Urban design guidelines.

The following shall apply to development proposals and plans submitted after the adoption of the ordinance from which this chapter is derived:

(3) Redevelopment.

- a. When the principal use of property changes and is accompanied by a change in the ground coverage of existing buildings or structures, development plans shall demonstrate conformance to the General Design Principles and Recommendations and General Site Development Guidelines of the Urban Design Framework Manual. The site plan review committee or planning agency may grant or recommend

variances from this subsection, as appropriate; when it is determined that practical difficulties ~~hardships~~ exist because of site conditions or the character of other structures in the vicinity.

Sec. 10-940. Urban design guidelines.

The following shall apply to development proposals and plans submitted after the adoption of the ordinance from which this chapter is derived:

(3) Redevelopment.

- a. When the principal use of property changes and is accompanied by a change in the ground coverage of existing buildings or structures, development plans shall demonstrate conformance to the General Design Principles and Recommendations and General Site Development Guidelines of the Urban Design Framework Manual. The site plan review committee or planning agency may grant or recommend variances from this subsection, as appropriate; when it is determined that practical difficulties ~~hardships~~ exist because of site conditions or the character of other structures in the vicinity.

Sec. 10-1700. Administration and enforcement.

- (b) The zoning administrator may grant administrative variances from the monument sign requirements for uses in existence on the effective date of the ordinance from which this chapter is derived if practical difficulties are a valid ~~hardship~~ is constituted by article XI, division 5 of this chapter. The zoning administrator's decision may be appealed to the city council.

Sec. 10-1937. Authority.

In accordance with the procedures and standards set forth in this section, the board of adjustments and appeals shall have the authority to grant variances from the provisions of this article in instances where their strict enforcement would cause practical difficulties ~~undue hardship~~ because of circumstances unique to the individual property.

Sec. 10-1938. Purpose.

The variance procedure is intended to provide a narrowly circumscribed means by which relief may be granted from unforeseen particular applications of this article that create practical difficulties ~~or particular hardships~~.

Sec. 10-1941. Standards.

In considering an application for a variance, the board of adjustments and appeals may approve such variance only upon the finding that the application complies with the standards set forth below.

- (1) ~~General standard.~~ No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this article would create a unique and particular hardship. Zoning. The proposed variance is in harmony with the general purposes and intent of the zoning ordinance as amended from time to time.
- (2) ~~Unique and particular hardship.~~ Unique and particular hardship is defined as the property is exceptional as compared to other property subject to the same provisions by reason of a unique physical condition, including the presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot. The hardship shall amount to more than a mere inconvenience to the owner and the hardship shall relate to the physical situation of the lot rather than the personal situation of the current owner of the lot. Comprehensive Plan. The proposed variance is consistent with the comprehensive plan as amended from time to time.
- (3) ~~Not self-created.~~ The unique physical condition and hardship shall not be the result of any action or inaction of the property owner or its predecessors in title. The unique physical condition shall have existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of the ordinance from which this chapter is derived. Practical Difficulties. The property owner establishes that there are practical difficulties in complying with the zoning ordinance. Practical difficulties, as used in connection with the granting of a variance require the following findings:
 - a. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.
 - b. The plight of the property is due to circumstances unique to the property not created by the property owner.
 - c. The variance, if granted, will not alter the essential character of the locality.
- (4) ~~Denied substantial rights.~~ The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other property subject to the same provisions. Economic considerations alone do not constitute practical difficulties.
- (5) ~~Not merely special privilege.~~ The alleged hardship shall not include the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision. The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted. Practical difficulties also include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- (6) ~~No other remedy.~~ There are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.
- (7) ~~Variance less than requested.~~ A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.
- (8) ~~Essential character of the area.~~ The variance would not result in a development on the lot that:

- ~~a. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity.~~
- ~~b. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity.~~
- ~~c. Would substantially increase congestion in the public streets due to traffic or parking.~~
- ~~d. Would unduly increase the danger of flood or fire.~~
- ~~e. Would unduly tax public utilities and facilities in the area.~~
- ~~f. Would endanger the public health or safety.~~
- ~~g. Would not be in harmony with the general and specific purposes of this article and the comprehensive planning policies and objectives of the city.~~

Sec. 10-1942. Conditions on variances.

The board of adjustments and appeals may impose specific conditions and limitations upon the granting of a variance as are necessary to achieve the purpose and objectives of this article. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. Such conditions and limitations may include, but are not limited to, those concerning the use, construction, character, location, landscaping, screening, parking, and other matters relating to the purpose and objectives of this article and shall be expressly set forth in the resolution granting the variance. Violation of any such condition or limitation shall be a violation of this article and shall constitute grounds for revocation of the variance pursuant to article X, division 10, of this chapter.

Sec. 10-1945. Prohibited variances.

Notwithstanding any other provision in this section, no variance shall be granted to establish a use not permitted in the zoning district where the property subject to the application is located. In case of an emergency, the City Council may grant a variance to permit the temporary use of a one-family dwelling as a two-family dwelling. Variances shall be granted for earth sheltered construction as defined in M.S. § 216C.06, subd. 14, when in harmony with this ordinance.

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

Adopted this _____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

5. G.

Meeting Date: 11/24/2025

Agenda Item:

Set December 8, 2025, as the date of public hearing regarding amendments to the Mankato City Charter.

Recommendation/Action(s):

Set December 8, 2025, as the date of public hearing.

Summary:

On November 17, 2025, the Charter Commission met and discussed updates to the City Charter. Discussion included several clean-up items that needed to be addressed as well as an item that needed further clarification pertaining to publication of ordinances. Attached is a copy of the requested revisions. The request is to set the date of hearing for December 8, 2025.

Attachments

Proposed Charter Revisions

AN ORDINANCE ADOPTING AMENDMENTS TO THE MANKATO CITY CHARTER

THE CITY OF MANKATO DOES ORDAIN:

Section 1. Legislative Findings.

1. The City of Mankato is governed by a home rule charter adopted pursuant to the Constitution of the State of Minnesota and Minnesota Statutes, Chapter 410.
2. The City Charter of the City of Mankato, Minnesota was originally adopted on March 6, 1868, and has had several amendments since its adoption.
3. The Mankato Charter Commission held its annual meeting on November 6, 2023, to review amendments to the Charter and reached consensus on the proposed amendments by vote, recommending that they be forwarded to the City Council for adoption by Ordinance.
4. Minnesota Statutes, Section 410.12, Subd. 7 allows the City Council to amend the Charter by Ordinance after recommendations from the Charter Commission, with such Ordinance only being adopted upon "an affirmative vote of all members of the Council and approval of the Mayor."
5. The city provided public hearing notice at least two weeks prior to the hearing and held a public hearing on December 11, 2023, regarding the proposed Charter amendments.

Section 2. Upon recommendation of the Mankato Charter Commission, and pursuant to the authority in Minnesota Statutes, section 410.12, subdivision 7, the City Charter of the City of Mankato, Minnesota is hereby amended by deleting the ~~stricken~~ materials and adding the underlined material as shown on the attached, which is incorporated in and made part of this Ordinance.

Section 3. The City Clerk is authorized and directed to work with the City Attorney to insert into the City Charter the appropriate references to the amended sections, correct any typographical errors and make any other non-substantive corrections as may be needed to place the charter into final form, and to keep and post on the City's website an official copy of the revised City Charter.

Section 4. This Ordinance will become effective after adoption and upon ninety (90) days following its legal publication, except that if within sixty (60) days after publication a petition requesting a referendum on this Ordinance, signed by the number of registered voters of the City required by Minnesota Statutes, section 410.12 subdivision 7 is filed with the City Clerk, this Ordinance will not be effective until approved by a majority of the voters voting on the question of its adoption at the special election called by the City Council for that purpose.

Adopted this 8th day of December 2025, by a unanimous vote of the entire City Council for the City of Mankato.

Najwa Massad, Mayor

ATTEST:

Renae Kopischke, City Clerk

CITY OF MANKATO CHARTER AMENDMENTS

Sec. 2.14. Ordinances in general.

Subd. 4. ~~"Publish" defined. Following City Council action on an ordinance, the city will publish a summary of the ordinance~~ As used in this section, the term "publish" means to print in the official newspaper of the city ~~the ordinance or brief summary thereof~~ and the places where copies of it have been filed and the time when they are available for public inspection.

Sec. 2.17. Authentication and recording; codification; printing.

Subd. 4. After publication of the Code, all ordinances and Charter amendments shall be printed in substantially the same style as the Code currently in effect. At least once a year, the city clerk shall incorporate with the body of the text of the Mankato City Code the amendments made to any of the ordinances contained therein, within the previous year, and omit any sections or ordinances expressly repealed. Such additions and deletions shall be ~~printed and~~ maintained in the same form as the Mankato City Code, in such a manner that they may be inserted in the existing Code. All chapters and sections of the Mankato City Code shall retain the numbers and titles given them in the Mankato City Code until changed by the council.

Sec. 5.01. Recall; method prescribed.

The holder of any elective office may be removed at any time by the electors of the city registered to vote under state law for a successor of such incumbent in the following manner:

- (2) *Recall petitions.* The petition for the recall of any official shall consist of a certificate identical with that filed with the city clerk together with all the signature papers and affidavits thereto attached. All the signatures need not be on one signature paper, but the circulator of every such paper shall make an affidavit that each signature appended to the paper is the genuine signature of the person whose name it purports to be. Each signature shall be in substantially the form set forth in Appendix A. All signers must include their year of birth, residence address and the date of signing. Every person signing the petition must do so in the presence of the person circulating the petition.

Sec. 5.02. Cause of recall.

In the call for the election, there shall be given the statement of the grounds for the recall of the officer, as set forth in the recall petition, and in the call, in not more than 200 words, the officer may justify ~~his or her~~ their course in office.

Sec. 5.07. Forms.

Each petition must comply with Minnesota Rule 8205.1010.

Subd. 1. Each certificate affidavit filed by a committee under Chapter 5 must be substantially in the form attached as Appendix A-1.

Subd. 2. Each signature page for a recall petition must be substantially in the form attached as Appendix A-2.

Subd. 3. Each signature page for a referendum petition must be substantially in the form attached as Appendix A-3.

Subd. 4. Each signature page for an initiative petition must be substantially in the form attached as Appendix A-4.

Subd. 5. Each affidavit attached to a signature page must be substantially in the form attached as Appendix A-5.

Substitute out the portion of the form in each appendix for the portion where there are the signatures as follows:

SIGNER'S OATH

"I solemnly swear (or affirm) that I am a registered voter residing in the City of West St. Paul; I know the purpose and content of the petition; and I signed the petition only once and of my own free will."

ALL INFORMATION ON THIS PETITION IS SUBJECT TO PUBLIC INSPECTION

*******ALL INFORMATION MUST BE FILLED IN BY PERSON(S) SIGNING THE PETITION UNLESS DISABILITY PREVENTS THE PERSON(S) FROM DOING SO.*******

<u>Date</u>	<u>Print First, Middle and Last Name</u>	<u>Year of Birth</u>	<u>Signature</u>	<u>Residence Address</u> <u>(number and street</u> <u>not a P.O. Box)</u>	<u>City</u>	<u>County</u>

Sec. 6.17. Accounts and reports.

The city manager shall be the responsible accounting officer of the city and of every branch thereof, and the council may prescribe and enforce proper accounting methods, forms, blanks, and other devices consistent with the law, this Charter, and the ordinances in accordance with it. The city manager shall submit to the council a statement each month showing the amount spent or chargeable against each of the annual budget allowances and other information as the council may require. At least quarterly, the city manager shall submit a statement showing the amount of money in the custody of the city ~~finance director~~, and the status of all funds. Once each year, on or before June 30, the city manager shall submit a comprehensive annual financial report to the council covering the entire financial operations of the city for the past year. This report shall be submitted in accordance with the generally accepted accounting procedures.

Sec. 7.03. Primary election.

Subd. 2. Not more than 70 nor less than 56 days before the primary election, any eligible person who desires to have ~~his or her~~ their name placed on the primary ballot as a candidate for any elective city office shall file an affidavit of candidacy with the city clerk which affidavit shall be substantially the same form as required of candidates for state offices. At the time of filing such affidavit, each candidate shall pay the city clerk a filing fee of \$20.00 or shall file the petition as required by statute.



AGENDA RECOMMENDATION

Public Hearings 6. A.

City Council Regular Meeting

Meeting Date: 11/24/2025

Agenda Item:

Public Improvement Hearings on Capital Improvement Projects:

- 11192 Belleview Avenue, Jayro Court & Riverview Street Improvements
- 11193 2026 Resurfacing (Includes Dolph Reservoir Access Road, formerly City Project No. 11194)

Recommendation/Action(s):

Adoption of the attached resolutions.

Summary:

On September 11, 2025, and October 7, 2025 staff hosted an informational meeting for projects 11192 and 11193, respectively, where engineering staff presented the proposed plan, estimated costs, and proposed preliminary assessments for the projects. Residents abutting the projects were mailed notice of the informational meetings.

Engineering Staff is recommending the Council consider these improvements per the attached feasibility reports, estimated costs, and funding sources noted below:

Project 11192 Belleview Avenue, Jayro Court & Riverview Street Improvements

ITEM	COST
Street and Landscaping Construction	\$644,725.00
Stormwater Pollution Prevention	\$14,910.00
Storm Drainage Construction	\$256,050.00
Sanitary Sewer Construction	\$183,300.00
Watermain Construction	\$172,994.00
TOTAL CONSTRUCTION	\$1,271,979.00
Construction Contingency	\$127,200.00
Administration	\$139,920.00

Engineering	\$139,920.00
TOTAL PROJECT COST	\$1,679,019.00

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$660,890.00	39%
Stormwater Revenue	\$301,115.00	18%
Sewer Revenue	\$215,561.00	13%
Water Revenue	\$203,441.00	12%
General Obligation Bonds	\$298,012.00	18%
TOTAL FUNDS	\$1,679,019.00	100.0%

Project 11193 2026 Resurfacing

		COST	
ITEM	Main Street	Misc. Sidewalks	Dolph Reservoir
Street and Landscaping Construction	\$1,586,700.00	\$70,000.00	\$93,430.00
Stormwater Pollution Prevention	\$37,400.00		\$15,500.00
Storm Drainage Construction	\$95,400.00		\$15,900.00
Sanitary Sewer Construction	\$41,600.00		
Watermain Construction	\$25,600.00		
TOTAL CONSTRUCTION	\$1,786,700.00	\$70,000.00	\$124,830.00
Construction Contingency	\$178,670.00	\$7,000.00	\$12,483.00
Administration	\$157,229.60	\$6,160.00	\$10,985.04
Engineering	\$196,537.00	\$7,700.00	\$13,731.30
TOTAL PROJECT COST	\$2,319,137.00	\$90,860.00	\$162,029.00
OVERALL PROJECT COST	\$2,572,026.00		

	Main Street & Miscellaneous Sidewalks	
FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$488,729.00	20.3%
Municipal State Aid	\$600,000.00	24.9%
Sewer Revenue	\$48,922.00	2.0%
Water Revenue	\$30,106.00	1.2%
Stormwater Revenue	\$112,190.00	4.7%
General Obligation Bonds	\$1,130,050.00	46.9%
TOTAL FUNDS	\$2,409,997.00	100.0%

	Dolph Reservoir	
FUNDING SOURCE	AMOUNT	PERCENT
Water Revenue	\$162,029.00	100.0%
TOTAL FUNDS	\$162,029.00	100.0%

Attachments

11192 Resolution Ordering Improvement
 11193 Resolution Ordering Improvement
 11192 Feasibility Report
 11193 Feasibility Report
 11192 Resident Survey

**RESOLUTION RECEIVING FEASIBILITY REPORT, ORDERING IMPROVEMENT,
PREPARATION OF PLANS, SPECIFICATIONS, AND ORDERING ADVERTISEMENT
FOR BIDS ON IMPROVEMENT NUMBER 11192, WITHOUT PETITION**

WHEREAS, pursuant to resolution of the council adopted the 9th day of June, 2025, a report has been prepared by the city engineer with reference to Improvement Number 11192, the improvement of Bellevue Avenue between the centerline of Woodshire Drive and the centerline of Swiss Street, Jayro Court from the centerline of Bellevue Avenue to its northern terminus, and Riverview Street from the centerline of Bellevue Avenue to its northern terminus by installing sanitary sewer, domestic water, storm sewer, curb and gutter, aggregate base, bituminous surfacing, sewer and water services, and signage, and that this report was received by the council on the 24th day of November, 2025, and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate the individual assessments for affected parcels, and

WHEREAS, ten days' mailed notice and two newspaper notices, published one week apart, of hearing was given, and the hearing was held on the 24th day of November, 2025, at which all persons desiring to be heard were given an opportunity to be heard thereon, and

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

1. The council hereby orders the improvement of such street in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$1,679,019.
2. That plans and specifications be prepared by the city engineer of Mankato, Minnesota, for such improvement, pursuant to the direction of the Council, are hereby approved and a copy shall be filed with the city clerk of Mankato.
3. The City Manager is hereby instructed to advertise for the bids in accordance with the requirement of law.
4. That the City of Mankato does hereby declare its official intent to authorize and issue, in accordance with all applicable laws, bonds or other obligations of the City of Mankato Bonds to finance the acquisition, construction, and equipment of the improvement.
5. The estimated amount to be bonded is \$298,012. Pending the issue of the bonds, expenditures may be made with respect to the project from amounts on hand and available temporarily for the payment of such expenditures in the construction revolving fund. The reasonably expected sources of funds to be used to pay debt service on the bonds, when issued, are special assessments, utility revenue, and property tax.
6. Each expenditure to be reimbursed from the Bonds is or will be a capital expenditure or a cost of issuance, or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Regulations.
7. This statement shall constitute a declaration of official intent for the purposes of Income Tax Regulations Section 1.150-2(d).
8. This project is to be included in the 2027, group A Bond issue.

Roll call vote required
Council Members Voting For:
Council Members Voting Against:

This resolution shall become effective upon its adoption.

Passed this 24th day of November, 2025

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke
City Clerk

**RESOLUTION RECEIVING FEASIBILITY REPORT, ORDERING IMPROVEMENT,
PREPARATION OF PLANS, SPECIFICATIONS, AND ORDERING ADVERTISEMENT
FOR BIDS ON IMPROVEMENT NUMBER 11193, WITHOUT PETITION**

WHEREAS, pursuant to resolution of the council adopted the 9th day of June, 2025, a report has been prepared by the city engineer with reference to Improvement Number 11193, the improvement of Main Street between the centerline of Hannah Street and the centerline of Victory Drive, Dolph Reservoir access road – adjustment to Val Imm Drive (formerly City Project No. 11194), and Miscellaneous Sidewalks by installing storm sewer, concrete curb and gutter, aggregate base, pavement reclamation, bituminous surfacing, concrete sidewalks, signage, striping, and that this report was received by the council on the 24th day of November, 2025, and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate the individual assessments for affected parcels, and

WHEREAS, ten days' mailed notice and two newspaper notices, published one week apart, of hearing was given, and the hearing was held on the 24th day of November, 2025, at which all persons desiring to be heard were given an opportunity to be heard thereon, and

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

1. The council hereby orders the improvement of such street in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$2,572,000.
2. That plans and specifications be prepared by the city engineer of Mankato, Minnesota, for such improvement, pursuant to the direction of the Council, are hereby approved and a copy shall be filed with the city clerk of Mankato.
3. The City Manager is hereby instructed to advertise for the bids in accordance with the requirement of law.
4. That the City of Mankato does hereby declare its official intent to authorize and issue, in accordance with all applicable laws, bonds or other obligations of the City of Mankato Bonds to finance the acquisition, construction, and equipment of the improvement.
5. The estimated amount to be bonded is \$1,130,050. Pending the issue of the bonds, expenditures may be made with respect to the project from amounts on hand and available temporarily for the payment of such expenditures in the construction revolving fund. The reasonably expected sources of funds to be used to pay debt service on the bonds, when issued, are special assessments, utility revenue, and property tax.
6. Each expenditure to be reimbursed from the Bonds is or will be a capital expenditure or a cost of issuance, or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Regulations.
7. This statement shall constitute a declaration of official intent for the purposes of Income Tax Regulations Section 1.150-2(d).
8. This project is to be included in the 2027, group A Bond issue.

Roll call vote required
Council Members Voting For:
Council Members Voting Against:

This resolution shall become effective upon its adoption.

Passed this 24th day of November, 2025

Najwa Massad
Mayor

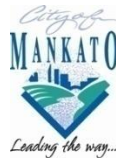
ATTEST: _____
Rena Kopischke
City Clerk

2026 BELLEVIEW AVENUE, JAYRO COURT & RIVERVIEW STREET IMPROVEMENTS

Project Feasibility Report

City Project Number 11192

November 5, 2025



Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements
City Project Number 11192
City of Mankato

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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.



Cory L. Bienfang
License Number: 51292
Interim City Engineer

Date: November 5, 2025

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Najwa Massad	507.387.9693	nmassad@mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Michael McLaughlin	507.720.1093	mmclaughlin@mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Kevin Mettler	507.995.0070	kmettler@mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Jessica Hatanpa	507.613.8067	jhatanpa@mankatomn.gov
City Manager	Susan Arntz	507.387.8695	sarntz@mankatomn.gov
Interim Director of Public Works	Karl Keel	507.387.8640	kkeel@mankatomn.gov
Project Engineer	Joe Smith	507.387.8637	jsmith@mankatomn.gov
Project Coordinator	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Joe Smith	507.387.8637	jsmith@mankatomn.gov
Project Representative	TBD		

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

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IV. EXECUTIVE SUMMARY

The 2026 Bellevue Avenue, Jayro Court, and Riverview Street Improvement Project proposes improvements to the following streets:

- Bellevue Avenue from Woodshire Drive to Swiss Street
- Jayro Court from Bellevue Avenue to its northern terminus
- Riverview Street from Bellevue Avenue to its northern terminus

This report will present preliminary investigations, discoveries, design considerations and cost estimates for use in determining the engineering feasibility of the proposed street and utility improvements.

This report was prepared as requested by the Mankato City Council to determine the feasibility of street and utility improvements on the streets listed above. The location of the proposed improvements is shown on **Figure No. 1** in the appendix.

The existing street, watermain, storm sewer, and sanitary sewer systems were installed between the 1950's and 1970's (varies by street). The systems are deteriorating and in need of repair. The existing roads vary in width from 24 to 32 feet wide with curb & gutter on Bellevue Avenue and Riverview Street, but no curb & gutter on Jayro Court. There is no sidewalk in this area. Without improvements on the streets listed above, the roadway and utilities will continue to warrant high maintenance costs along with further deterioration until failure.

Suggested improvements include complete reconstruction of all pavements, sanitary sewer, watermain, storm sewer, services to each lot, and concrete curb & gutter and driveways as applicable. These improvements were determined through a review and evaluation of city infrastructure. It is noted that the City of Mankato adopted a critical link sidewalk plan in 2015, and that plan shows a sidewalk connection along Bellevue Avenue from Woodshire Drive to Swiss Street. Additional discussion regarding this sidewalk is provided later in the proposed improvements section.

The estimated project cost of these necessary improvements is approximately **\$1,679,000**.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. These improvements can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule an improvement hearing for the proposed improvements.

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements on the following streets:

- Bellevue Avenue from Woodshire Drive to Swiss Street
- Jayro Court from Bellevue Avenue to its northern terminus
- Riverview Street from Bellevue Avenue to its northern terminus

The improvements are being proposed for the summer of 2026. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

- Evaluate the need for this project
- Determine the necessary improvements
- Provide information on the estimated costs for the proposed project
- Determine the project schedule
- Determine the feasibility of the proposed project

This project, as proposed, is approximately 1,660 linear feet of roadway consisting of about 5 city blocks. Specific items that will be included in the construction are summarized by:

- Sanitary sewer main and service reconstruction
- Storm sewer infrastructure reconstruction
- Watermain and service reconstruction
- Concrete curb & gutter, bituminous pavement, and aggregate base reconstruction

VI. EXISTING CONDITIONS

A. STREET

- Belleview Avenue is a residential roadway with concrete curb & gutter and bituminous surfacing. The existing roadway is 33-feet-wide on the west end of the proposed project limits, and 29-feet-wide on the east end. This distance is measured between curb faces. There are no available records noting when the street and utilities were constructed; however, adjacent roadway records and the materials used to construct the utilities suggest a 1960's vintage. The street last had its pavement condition rated in 2023 and received an average rating of 68 out of 100.
- Jayro Court is a residential roadway with bituminous surface and no curb & gutter. The existing roadway is 24-feet-wide. Available records show the bituminous surface was constructed in 1972. The street last had its pavement condition rated in 2023 and received a rating of 37 out of 100.
- Riverview Street is a residential roadway with concrete curb & gutter and bituminous surfacing. The existing roadway is 28-feet-wide measured between curb faces. Available records show the bituminous surface and curb was constructed in 1954. The street last had its pavement condition rated in 2023 and received a rating of 60 out of 100.
- There are no records of more recent major street maintenance in the proposed project area. In general, the existing bituminous pavement is in poor condition with enough cracks and raveling to warrant deeper rehabilitation. Soil borings have been taken by a geotechnical engineer, and the geotechnical report will be referenced during final design and bidding (if authorized). Adjacent construction projects suggest clay subgrade soils.

B. STORM SEWER

No mainline storm sewer is present in the proposed project area. There are isolated drainage inlets located throughout the project. The inlets discharge into existing piping that flows through ravines and backyard areas and ultimately drain into the Adams Street storm sewer system.

C. SANITARY SEWER

The existing sanitary sewer in the proposed project area is 8" vitrified clay pipe (VCP) installed in the 1930's and 1940's. The sanitary sewer structures were constructed using a combination of brick and block. Over time, brick and block structures begin to structurally fail and allow ground water to infiltrate. Approximately 33 residential services are connected to the sanitary system.

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

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D. WATERMAIN

The existing watermain in the proposed project area is 6" cast iron pipe (CIP) installed in the 1930's and 1940's. The existing CIP mains are beyond their expected service life. The existing 6" CIP mains connect to 8" polyvinylchloride (PVC) watermain on the east and west ends of the proposed project. There are 3 hydrants in the project area and approximately 33 residential services are connected to the watermain system.

E. OTHER UTILITIES

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

VII. PROPOSED IMPROVEMENTS

A. STREET

The proposed street improvements include removing and replacing the existing bituminous pavement, aggregate base, and concrete curb & gutter. The typical bituminous pavement section proposed is shown on **Figure No. 2** in the appendix. This typical section is consistent with the City's standards for residential roadways.

- Belleview Avenue is proposed as 32-feet-wide with 6" tall concrete curb & gutter on both sides. **Figure No. 2** shows the proposed typical section. The City's 2015 critical link sidewalk plan shows a proposed sidewalk section to be constructed along the south side of Belleview Avenue. This report is not recommending the construction of a sidewalk along the south side of Belleview Avenue for the following reasons:
 - Due to the limited right-of-way available along Belleview Avenue, permanent easement acquisition from the properties along the south side of Belleview Avenue would be required to construct a sidewalk.
 - Low traffic volumes in the proposed project area.
 - Lack of sidewalk connection along Woodshire Drive.
 - A neighborhood open house was held on 9/11/2025. Feedback received from the local residents was such that the majority of the residents preferred no sidewalk.
 - This report recommends the City update its 2015 critical link sidewalk plan to remove the segment along Belleview Avenue from Woodshire Dr to Swiss St.
- Jayro Court is proposed as 24-feet-wide. **Figure No. 2** shows the proposed typical section. This width matches existing conditions and is a product of the narrow right-of-way. Rollover curb & gutter is proposed on both sides of the street. Rollover curb is recommended to control drainage, while allowing extra room for vehicles to pass in the narrow roadway condition.
 - There is a row of arborvitae trees along the east side of Jayro Court, which have been verified to be located in the public right-of-way. At the 9/11/2025 open house, three Jayro Court residents stated their desire to have the trees protected during construction.
 - The City's natural resource specialist was consulted during the preparation of this report. The specialist determined the critical root zone (CRZ) for this type of tree is a 10-foot area around the trunk. If the CRZ is impacted by excavations, it will likely result in death of the trees. Due to the limited right-of-way available along Jayro Court, it's not feasible to limit excavations to outside the CRZ.
 - This report is recommending the row of arborvitae be removed during construction to allow for the construction of a 24-foot-wide street and the proposed utilities. A newly planted row of arborvitae is proposed to be included with the improvements.

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

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- Riverview Street is proposed as 28-feet-wide with 6" tall concrete curb & gutter on both sides. **Figure No. 2** shows the proposed typical section. This width is consistent with existing conditions.

Figure No. 3 in the appendix shows the location of the proposed concrete curb & gutter, driveway aprons, bituminous pavement, and proposed utilities.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod or seeding in the disturbed areas. Residential driveway aprons will be restored with a concrete apron adjacent to the curb and in-kind materials beyond the concrete apron to match existing condition. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or unavoidable root damage. Refer to the Jayro Court paragraph under the Proposed Improvements for discussion on the arborvitaes along the roadway.

B. STORM SEWER

New mainline storm sewer, manholes, and catch basins are proposed to be installed to improve the drainage system in the project area. The existing storm sewer outlets will be utilized, and staff will televise the outlet pipes to confirm their viability during final design (if authorized). Currently, due to the lack of catch basins, stormwater flows overland on the existing roadway surface for over 600 feet, which can cause stormwater to spread onto the roadway during large rainfall events. The proposed storm sewer system will extend mainline piping to reduce this overland flow distance and catch basin spreads. Proposed storm sewer piping within the roadway will be reinforced concrete pipe (RCP), and drainage structures will be consistent with City standards.

The proposed storm sewer improvements are shown on **Figure No. 3**.

C. SANITARY SEWER

Due to its age and condition, the existing 8" VCP main is proposed to be removed and replaced with an 8" PVC main. PVC pipe is gasketed and will eliminate infiltration produced by cracks or joints in the existing VCP pipe. Sanitary sewer services will be reconstructed from the proposed 8" PVC main to the right-of-way or easement line. Prior to construction, the City plumbing inspector will review the condition of existing services. If a service is deemed to be non-compliant, the property owner will be noticed by the plumbing inspector and required to replace the service up to the house. The existing brick and block manhole structures are proposed to be replaced with precast concrete sanitary sewer manholes and new castings that meet current city standards.

The proposed sanitary sewer improvements are shown on **Figure No. 3**.

D. WATERMAIN

The existing 6" CIP watermain in the proposed project area is beyond its expected service life. The existing 6" CIP watermain connects to 8" PVC watermain on the east and west ends of the proposed project. The proposed improvements will replace the 6" CIP watermain with an 8" PVC watermain to eliminate a bottleneck in the system and be consistent with current City standards. The water services will be reconstructed from the proposed 8" PVC main to the right-of-way or easement line with new corporation stops and curb stop shut off valves. The 3 hydrants in the project area will be reconstructed with 6" leads and individual shut off valves.

The proposed watermain improvements are shown on **Figure No. 3**.

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

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E. OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

VIII. PUBLIC ENGAGEMENT

A neighborhood open house was held on 9/11/2025. Residents along the project corridor were invited to the open house via mailed notice. Below is a list of discussions from that meeting:

- The majority of the residents at the open house preferred no sidewalk along the south side of Bellevue Avenue. One resident was in favor on the sidewalk. The stated reasons for preferring no sidewalk were:
 - Lack of vehicle and pedestrian traffic
 - Narrow boulevard for snow storage
 - Responsibility of snow removal
- There is a row of arborvitae trees along the east side of Jayro Court, which have been verified to be located in the public right-of-way. Three of the four Jayro Court residents stated their desire to have the trees protected during construction. Staff's recommendation for these arborvitae is available in section VII.
- The width of the roadway for Bellevue Avenue and Jayro Court was discussed. Bellevue Avenue residents noted their desire to avoid narrowing the roadway. Jayro Court residents noted they would prefer to see the road narrowed, if it meant protecting the existing row of arborvitae. Staff does not recommend a roadway narrower than 24 feet as proposed. This provides for two minimum width (12-foot) driving lanes and adequate emergency vehicle access. Additional discussion regarding the arborvitae is noted under section VII.
- Jayro Court residents noted some isolated flooding concerns during rainfall events. Staff noted that the proposed curb & gutter installation will address these concerns.

IX. RIGHT-OF-WAY AND EASEMENT

- Bellevue Avenue:
 - The existing ROW is 50' wide from Woodshire Drive to 250 feet east.
 - The existing ROW is 33' wide from 250 feet east of Woodshire Drive to Swiss Street.
 - 6' wide highway easement is located on the on the south side of Bellevue Ave through this area
 - A temporary grading easement is required from the following properties to allow for boulevard grading and to construct driveway aprons at reasonable slopes: 24 Jayro Ct, 116 Bellevue Ave, 124 Bellevue Ave, 128 Bellevue Ave, and 130 Bellevue Ave. The temporary easement location is shown on **Figure No. 3**.
- Jayro Court:
 - The existing ROW is 38' wide with a cul-de-sac on the north end.
 - No acquisition of ROW or easement is required along Jayro Ct.
- Riverview Street:
 - The existing ROW is 40' wide with a cul-de-sac on the north end.
 - No acquisition of ROW or easement is required along Riverview St.

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

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X. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- City of Mankato Land Disturbance
- Minnesota Pollution Control Agency (MPCA) Construction Stormwater Permit
- Minnesota Department of Health (MDH) Watermain Plan Review

XI. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below.

ITEM	COST
Street and Landscaping Construction (1)	\$644,725.00
Stormwater Pollution Prevention	\$14,910.00
Storm Drainage Construction	\$256,050.00
Sanitary Sewer Construction	\$183,300.00
Watermain Construction	\$172,994.00
TOTAL CONSTRUCTION	\$1,271,979.00
Construction Contingency	\$127,200.00
Administration (2)	\$139,920.00
Engineering	\$139,920.00
TOTAL PROJECT COST	\$1,679,019.00

Notes:

- (1) Includes final wear course bituminous paving
(2) Includes construction materials testing

Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$660,890.00	39%
Stormwater Revenue	\$301,115.00	18%
Sewer Revenue	\$215,561.00	13%
Water Revenue	\$203,441.00	12%
General Obligation Bonds	\$298,012.00	18%
TOTAL FUNDS	\$1,679,019.00	100.00%

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements
City Project Number 11192
City of Mankato

XII. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements:

6/9/2025	Resolution ordering preparation of feasibility report.
9/11/2025	Public informational meeting.
10/27/2025	Resolution calling for hearing on improvement.
11/24/2025	Project improvement hearing. Resolution receiving report, ordering improvement, preparation of plans & specifications, and authorizing advertisement for bids (preliminary assessment roll provided in report).
2/26/2026	Advertise for bid.
3/20/2026	Open bids.
4/13/2026	Award bid.
May-June 2026	Pre-construction public informational meeting.
June 2026	Begin construction.
Fall 2026	Construction substantially complete.
June-July 2027	Final lift of pavement (final completion).
September 2027	Resolution declaring costs to be assessed and call for assessment hearing. Prepare final assessment roll.
October 2027	Assessment hearing. Resolution adopting assessment.
November 2027	Certify assessment roll to county auditor.

XIII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Belleview Avenue, Jayro Court, and Riverview Street are unfavorable with only further deteriorations expected. If these road and utility improvements are not made, maintenance costs will remain high and failure of the road and utility system will occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish the improvements is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, set a date for the improvement hearing, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

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XIV. PRELIMINARY ASSESSMENT ROLL

1. Special Assessments

The estimated assessment for each property consists of three items. The street assessment, the sewer and water service cost, and the driveway apron cost. Additional items can be added to the assessment as a part of the project. The assessment rates used in this report are based on the 2025 rates set by City Council plus an additional 5%. The final assessment will be calculated using the rates to be set by City Council in December 2025, and this adjustment will be made on the final assessment roll. This project's street assessments are proposed at an estimated rate of \$139.92 per frontage foot for homestead properties and \$204.23 per frontage foot for non-homestead properties. For developed homestead properties, the preliminary street assessment is capped at 8.0% of estimated market value of the property, which is consistent with historic city practice. Undeveloped properties are not subject to the 8.0% cap. Four methods are used to determine the street frontage: straight frontage, corner credit, rear frontage, and the offset measurement.

a. Street Assessment

The simplest assessment method used for an interior lot not on a corner and without rear access is multiplying front footage by the assessment rate. If a lot is 100 feet wide it would result in a street assessment of 100 feet x \$139.92 = \$13,992.00.

Lots that are on a corner of two streets are given a corner credit. The corner credit is equal to one-third of the first 120 feet, plus any length in excess of 120 feet. If a lot was 40 feet wide on the side street and 140 feet wide along the project frontage, the corner credit would be calculated for the long side of the property. The assessable frontage would be determined as one-third of 120 feet ($120/3=40$) plus the length in excess of 120 feet ($140-120=20$). The result of the assessable frontage would be $40+20 = 60$ feet. The assessment for this property is 60 feet x \$139.92 = \$8,395.20. If the project abuts the short side of the lot the assessment would be calculated using the paragraph above for straight frontage.

Corner lots abutting improvements on three sides: The shortest frontage dimension abutting an improvement shall be totally assessed against the benefiting property. The longest frontage (dimension) of a property abutting an improvement shall be assessed on the basis of one-third of the dimension, up to 120 feet, plus all frontage in excess of 120 feet. One-half of the footage will be assessed to the benefiting property in the event of improvements to the rear street.

Lots with improvements to the front street and rear street. The total frontage will be calculated by adding the lot frontage to one-half of the rear street frontage. If a lot is 80 feet wide on the front street and 70 feet wide on the rear street, it would result in a street assessment of $(80+(70*0.5)) = 115$ feet x \$ 139.92 = \$16,090.80.

Lots that are on a curve, cul-de-sac or otherwise irregular shaped have the assessment calculated using the offset measurement. In this type of measurement, frontage is measured 40-feet offset from the front lot line, making the dimension larger. Residents with offset measurements should contact engineering personnel to go over assessments individually.

b. Sewer and water end services

The cost of the sewer and water services are assessed to the property owner that benefit from the services. The cost of the assessment is estimated to be \$6,000 for both sanitary and water. This amount will be adjusted to the actual contract cost and field

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

measurements once construction is complete. This adjustment will be made on the final assessment roll.

c. Driveway approaches

Driveway approaches (removal & replacement) are assessed at the full contract cost. The size of the driveway for the preliminary assessment roll was measured using aerial photography. The cost shown on the preliminary assessment roll is estimated at \$100 per square yard. For example, a 20-foot-wide by 12-foot-deep driveway approach will cost $26.67 \text{ SY} \times \$100.00 = \$2,667.00$. This amount will be adjusted to the actual contract cost and field measurements once construction is complete. This adjustment will be made on the final assessment roll.

d. Additional assessment items

Other items that may be added to the assessment include complete driveway replacement, outwalk replacement and sewer and water services from the right-of-way into the home.

The process to add one or all of these items to an assessment for a property is as follows:

- 1) Obtain a special assessment form from the project coordinator.
- 2) Have the work completed by a contractor chosen by the property owner.
- 3) Submit the contractor invoice and signed assessment form to the project coordinator once the property owner is satisfied with the work.
- 4) The city will pay the invoice and add the cost to the final assessment.
- 5) Property owners (not the contractor) need to complete and submit assessment forms.
- 6) Assessments for extra work need to be submitted prior to adoption of the final assessment by the City Council.

e. Levies and hardship deferrals

Project assessments are scheduled to be levied in the fall of 2027 over a 10-year period beginning with the first half of 2028 property taxes. If a total assessment is more than \$5,000, residents may have it levied over a 15-year period. To do so, write a letter indicating the desire to do this and send it to the engineering department. Staff will note this on the final assessment.

Property owners may apply for a hardship deferral if they are: The property owner of a homesteaded property and will be over 65-years-old prior to adoption of the final assessments for whom it would be a hardship to make the payments; the property owner of a homesteaded property who is retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments; a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments. Deferral requests, or changing to a 15-year assessment period need to be applied for before the assessment hearing.

After this report is presented, but prior to construction; the City will conduct a special benefit analysis for all parcels proposed to be assessed with the improvement. The analysis will utilize a qualified and licensed appraiser to interpret the increase in market value as a result of the improvement for each parcel. The final amount assessed against each parcel will be the lesser of the special benefit analysis versus the calculated assessment as described above. This adjustment will be made on the final assessment roll.

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2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

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City of Mankato

Preliminary Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$6,000.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.08.308.009 Charles H Rev Trust Sadaka 80 Jayro Ct Mankato, MN 56001	Marso Heights Lot 5 Block 1 0.00	H	67.00	\$9,374.64	\$0.00	\$6,000.00	\$15,374.64
					0.00		
			\$139.92		\$100.00		
01.09.08.308.010 Charles H Rev Trust Sadaka 80 Jayro Ct Mankato, MN 56001	Marso Heights Lot 4 Block 1 0.00	H	95.00	\$13,292.40	\$3,200.00	\$6,000.00	\$22,492.40
					32.00		
			\$139.92		\$100.00		
01.09.08.308.011 William K & Cassandra S Bowser 70 Jayro Ct Mankato, MN 56001	Marso Heights Lot 3 Block 1 0.00	H	112.00	\$15,671.04	\$3,600.00	\$6,000.00	\$25,271.04
					36.00		
			\$139.92		\$100.00		
01.09.08.308.017 Spencer Allen & Stacy Nicole Olson 305 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 5 0.00 0.00	H	33.33 CC= 100.00	\$4,664.00	\$0.00	\$6,000.00	\$10,664.00
			\$139.92		0.00		
					\$100.00		
01.09.08.308.018 James & Leonnie Osborne 12 Bellevue Ave Mankato, MN 56001	Scheurers Knollcrest Add Lot 6 0.00 0.00	H	76.00	\$10,633.92	\$1,400.00	\$6,000.00	\$18,033.92
					14.00		
			\$139.92		\$100.00		
01.09.08.308.019 Beverly E Wallace 16 Bellevue Ave Mankato, MN 56001	Scheurers Knollcrest Add Lot 7 0.00 0.00	H	90.00	\$12,592.80	\$1,400.00	\$6,000.00	\$19,992.80
					14.00		
			\$139.92		\$100.00		
01.09.08.308.023 Andre A & Tuesday R Walters 24 Jayro Ct Mankato, MN 56001	Marso Heights South 185 Feet of Lot 1 Block 1 0.00	H	200.00 CC= 185.00	\$27,640.00	\$1,600.00	\$6,000.00	\$35,240.00
			\$139.92		16.00		
					\$100.00		
01.09.08.308.026 James F Pfau 60 Jayro Ct Mankato, MN 56001	Marso Heights Lot 2 and the North 25 Feet of Lot 1 Block 1	H	135.00	\$18,889.20	\$1,600.00	\$6,000.00	\$26,489.20
					16.00		
			\$139.92		\$100.00		

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$6,000.00	Total Preliminary Assessment
			Front Feet cost/ft				
01.09.08.327.002 Sandra Stokka 20 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 2 0.00	H	129.00 Rear 108.00 \$139.92	\$18,049.68	\$1,000.00 10.00 \$100.00	\$6,000.00	\$25,049.68
01.09.08.327.003 Roger D Coyoour 16 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 3 0.00	H	110.00 Rear 75.00 \$139.92	\$15,391.20	\$1,100.00 11.00 \$100.00	\$6,000.00	\$22,491.20
01.09.08.327.004 Megan Burkel 14 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 6 0.00	NH	105.00 Rear 70.00 \$204.23	\$21,444.15	\$1,000.00 10.00 \$100.00	\$6,000.00	\$28,444.15
01.09.08.327.005 Mollie Marie McIntyre 10 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 7 0.00	H	105.00 Rear 70.00 \$139.92	\$14,552.00	\$1,200.00 12.00 \$100.00	\$6,000.00	\$21,752.00
01.09.08.327.006 City of Mankato 10 Civic Center Plaza Mankato, MN 56001	Franklin Heights Subd Lot 10 0.00	NH	105.00 Rear 70.00 \$204.23	\$21,444.15	\$800.00 8.00 \$100.00	\$6,000.00	\$28,244.15
01.09.08.327.007 James M & Shelley L Corry 116 Bellevue Ave Mankato, MN 56001	Franklin Heights Subd Lot 11 0.00	H	212.33 CC= 118.00 \$139.92	\$20,704.00	\$2,600.00 26.00 \$100.00	\$6,000.00	\$29,304.00
01.09.08.327.009 Michael D & Mary L Stevens 21 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 1 0.00	H	104.00 0.00 \$139.92	\$14,551.68	\$1,300.00 13.00 \$100.00	\$6,000.00	\$21,851.68
01.09.08.327.010 Troy Krahmer 59965 230th St Madison Lake, MN 56063	Franklin Heights Subd Lot 4 0.00	NH	76.00 0.00 \$204.23	\$15,521.48	\$1,200.00 12.00 \$100.00	\$6,000.00	\$22,721.48

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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$6,000.00	Total Preliminary Assessment
			Front Feet cost/ft				
01.09.08.327.011 Dawn Ranae Krahmer 15 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 5 0.00 0.00	H	70.00 0.00 \$139.92	\$9,794.40	\$900.00 9.00 \$100.00	\$6,000.00	\$16,694.40
01.09.08.327.012 Christopher James Madson & Angela McNamar 11 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 8 0.00 0.00	H	70.00 0.00 \$139.92	\$9,794.40	\$1,100.00 11.00 \$100.00	\$6,000.00	\$16,894.40
01.09.08.327.013 Savorn Cutts 7 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 9 0.00 0.00	NH	70.00 0.00 \$204.23	\$14,296.10	\$1,300.00 13.00 \$100.00	\$6,000.00	\$21,596.10
01.09.08.327.015 Savorn Cutts 7 Riverview St Mankato, MN 56001	Marsh and Brothers Add S70' of N120.5' of S238.5' and E14.125' of W84.25' of S118' of Lot 16	NH	14.13 0.00 \$204.23	\$2,885.77	\$0.00 0.00 \$100.00	\$0.00	\$2,885.77
01.09.08.327.016 Maggie S Blume 124 Bellevue Ave Mankato, MN 56001	Franklin Heights Subd Lot 12 and West 22 Feet of Lot 13 0.00	H	138.33 CC= 118.00 \$139.92	\$15,544.00	\$1,300.00 13.00 \$100.00	\$6,000.00	\$22,844.00
01.09.08.327.017 Robert I Dirckx 128 Bellevue Ave Mankato, MN 56001	Franklin Heights Subd East 37 Feet of Lot 13 0.00 0.00	H	35.00 0.00 \$139.92	\$4,897.20	\$700.00 7.00 \$100.00	\$0.00	\$5,597.20
01.09.08.327.018 Robert I Dirckx 128 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add Excluding W20' of W77.125' of S118' and Excluding E7' of Lot 16	H	51.00 0.00 \$139.92	\$7,135.92	\$0.00 0.00 \$100.00	\$6,000.00	\$13,135.92
01.09.08.327.019 Jason L & Nikki J Stresemann 130 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 50' of South 118' of Lot 16 Excluding Street 0.00	H	50.00 0.00 \$139.92	\$6,996.00	\$800.00 8.00 \$100.00	\$6,000.00	\$13,796.00

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$6,000.00	Total Preliminary Assessment
			Front Feet cost/ft				
01.09.08.376.001 Donald L & Lynn S Gerrish 227 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add West 10 FT of Lot 9 and all of Lot 10 0.00	H	33.67 CC= 101.00 \$139.92	\$4,710.64	\$0.00 0.00 \$100.00	\$6,000.00	\$10,710.64
01.09.08.376.002 Dennis P & Sharon K Dieken 15 Bellevue Ave Mankato, MN 56001	Scheurers Knollcrest Add East 60' of Lot 9 and West 5' of Lot 8 0.00	H	65.00 \$139.92	\$9,094.80	\$3,400.00 34.00 \$100.00	\$6,000.00	\$18,494.80
01.09.08.376.003 Jordan & Jennifer Frandle 17 Bellevue Ave Mankato, MN 56001	Scheurers Knollcrest Add Lot 8 Excluding West 5' 0.00	H	65.00 \$139.92	\$9,094.80	\$1,500.00 15.00 \$100.00	\$6,000.00	\$16,594.80
01.09.08.376.006 Joseph W & Jane L Styndl 103 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add West 53' of South 159' of North 165' of Lot 20 0.00	NH	53.00 \$204.23	\$10,824.19	\$1,500.00 15.00 \$100.00	\$6,000.00	\$18,324.19
01.09.08.376.007 Adam Tisdale & Kylie Engelby 111 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 50' of West 103' of North 165' of Lot 20 0.00	H	50.00 \$139.92	\$6,996.00	\$1,700.00 17.00 \$100.00	\$6,000.00	\$14,696.00
01.09.08.376.008 Briana L & Sonja S Parr-Baker 113 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 50' of West 153' of North 165' of Lot 20 0.00	H	50.00 \$139.92	\$6,996.00	\$1,800.00 18.00 \$100.00	\$6,000.00	\$14,796.00
01.09.08.376.009 Joshua R & Jacqueline M Adams 115 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add West 50' of East 107' of North 165' of West 264' Lot 20	H	50.00 \$139.92	\$6,996.00	\$1,900.00 19.00 \$100.00	\$6,000.00	\$14,896.00
01.09.08.376.010 Carey L Steffensmeier 119 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 57 FT of N 165 FT of West 264 FT of Lot 20 0.00	H	57.00 \$139.92	\$7,975.44	\$1,700.00 17.00 \$100.00	\$6,000.00	\$15,675.44

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$6,000.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
01.09.08.376.011 Leigh & Casey Aspelund 18837 568th Ave Mankato, MN 56001	Marsh and Brothers Add West 50' of N104' of E264' of Lot 20 (121 Bellevue)	H	50.00	\$6,996.00	\$1,700.00	\$6,000.00	\$14,696.00
					17.00		
			\$139.92		\$100.00		
01.09.08.376.012 Joanna K Pluym 127 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 50' of W100' of N104' of E264' Lot 20 0.00	H	50.00	\$6,996.00	\$1,800.00	\$6,000.00	\$14,796.00
					18.00		
			\$139.92		\$100.00		
01.09.08.376.013 David Michael & Natasha Cox 129 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add West 60' of E164' of S104' of N110' of Lot 20 0.00	H	60.00	\$8,395.20	\$1,700.00	\$6,000.00	\$16,095.20
					17.00		
			\$139.92		\$100.00		
01.09.08.376.029 Daniel Zielske 180 Swiss St Mankato, MN 56001	Marsh and Brothers Add North 54' of South 104' of North 110' of East 104' of Lot 20	H	34.67	\$4,850.56	\$3,000.00	\$6,000.00	\$13,850.56
			CC=		30.00		
			104.00		\$100.00		
			\$139.92				

Project Feasibility Report

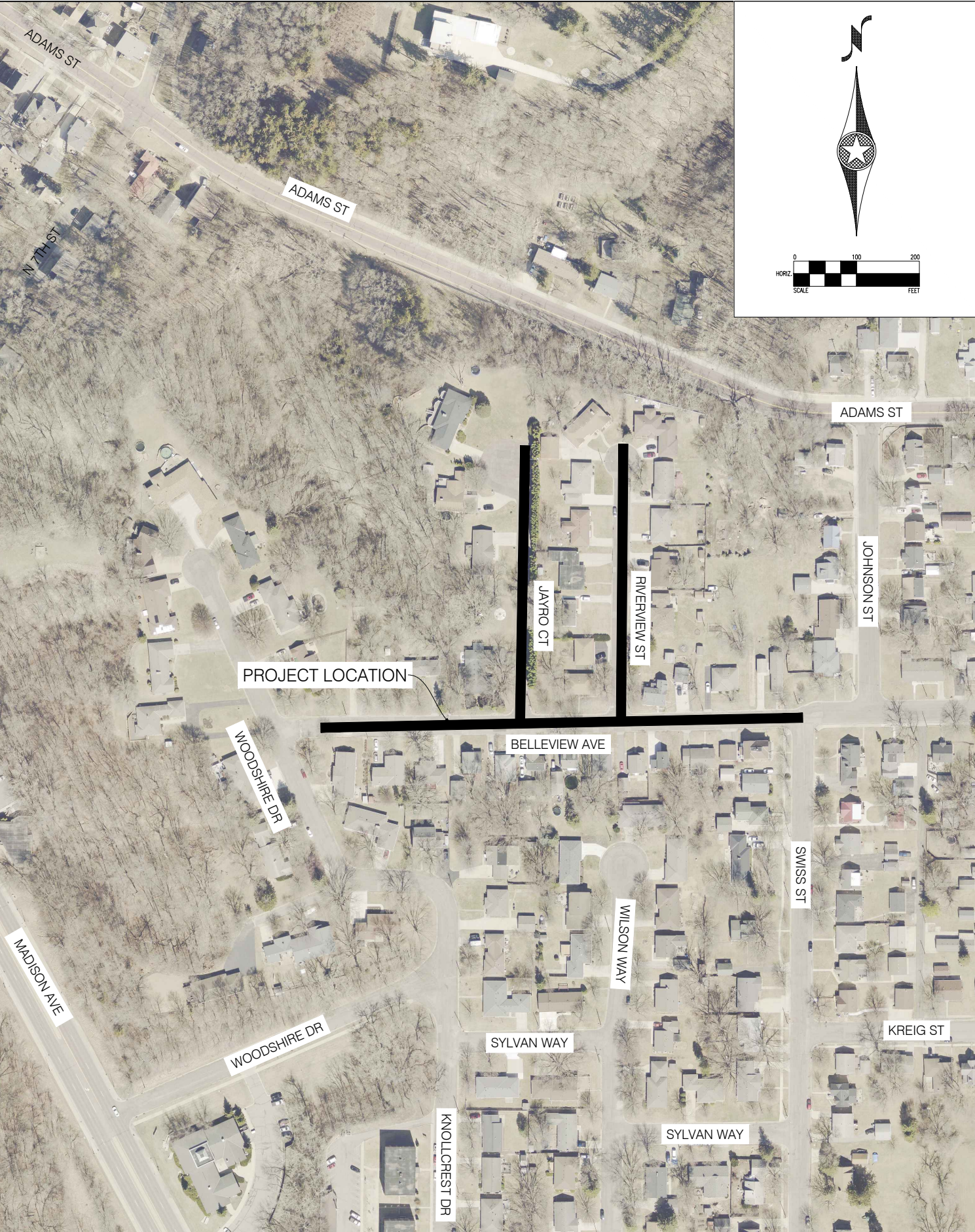
2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

XV. APPENDIX

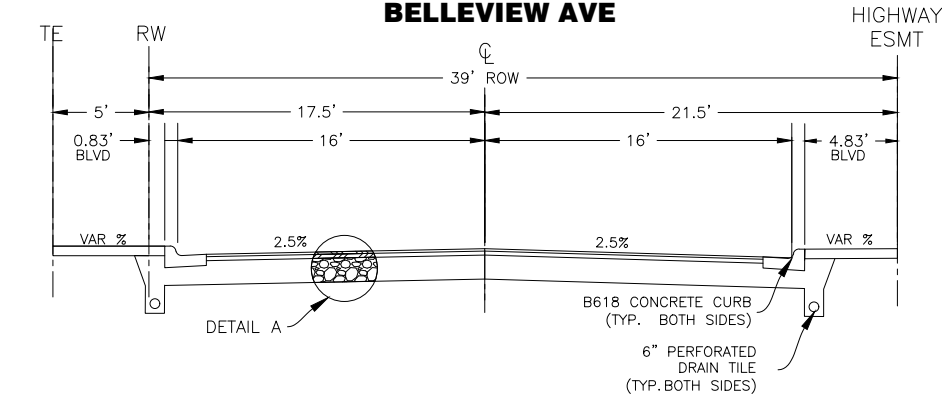
- Figure No. 1 – Location Map
- Figure No. 2 – Typical Section
- Figure No. 3 – Proposed Improvements



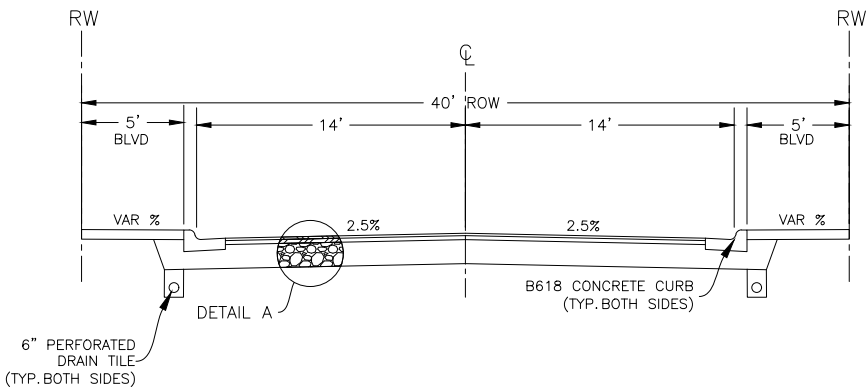
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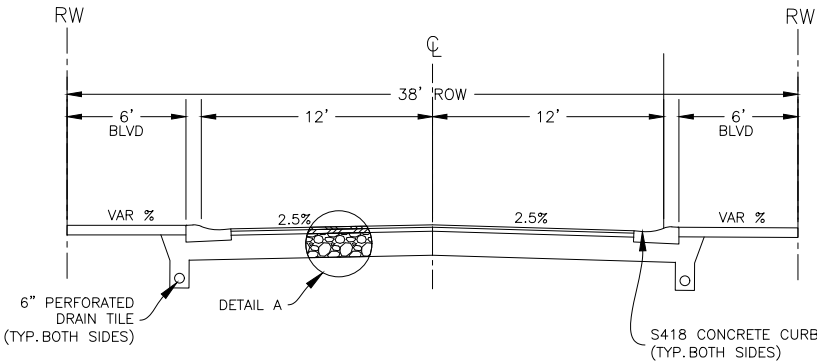
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BELLEVUE AVE



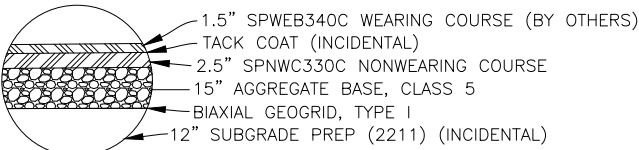
TYPICAL SECTION
RIVERVIEW ST



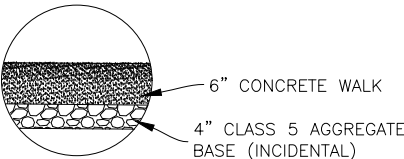
TYPICAL SECTION
JAYRO CT



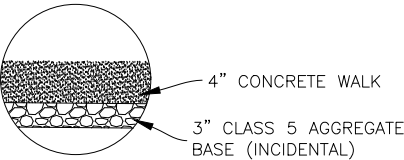
DETAIL A



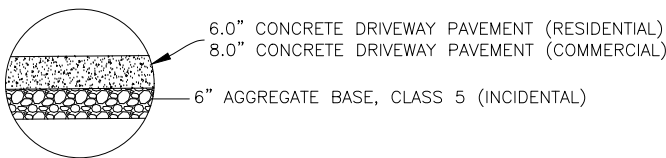
CONCRETE PEDESTRIAN RAMP DETAIL



CONCRETE SIDEWALK DETAIL

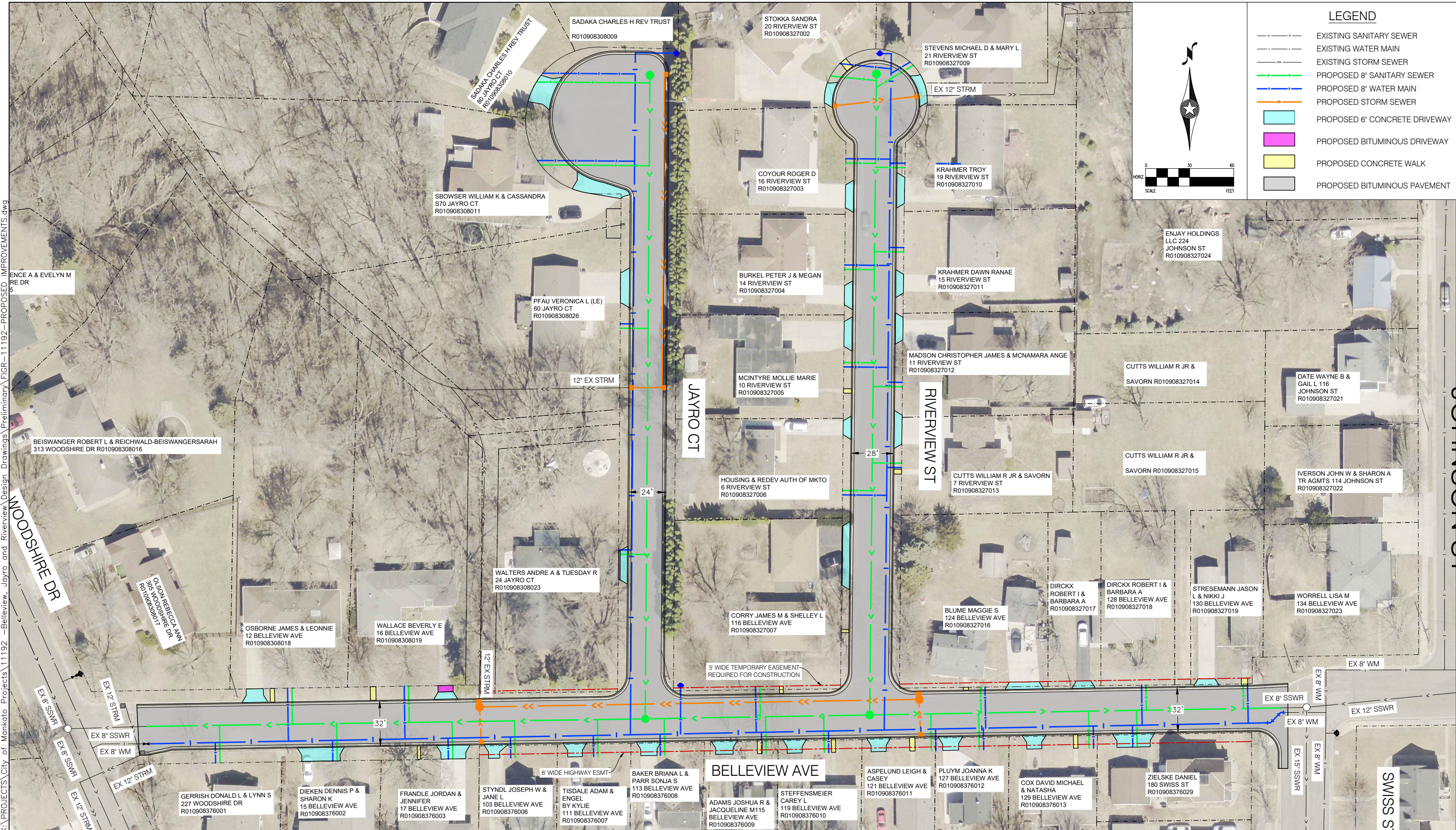


CONCRETE DRIVEWAY APRON SECTION



City of Mankato, MN - City Project No. 11192

July 2025



2026 RESURFACING

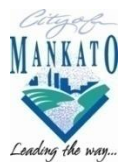
E Main Street, Dolph Reservoir Access Road, & Miscellaneous Sidewalks

Project Feasibility Report

City Project Number 11193

(Dolph Reservoir Formerly City Project Number 11194)

November 5, 2025



Project Feasibility Report

2026 Resurfacing
City Project Number 11193
City of Mankato

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- Figure No. 3a – Proposed Improvements (Main Street)
- Figure No. 3b – Proposed Improvements (Main Street)
- Figure No. 3c – Proposed Improvements (Dolph Reservoir Access Road)
- Figure No. 4 – Dolph Reservoir Access Road Easement

Project Feasibility Report

2026 Resurfacing
City Project Number 11193
City of Mankato

II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.

Cory L. Bienfang

Cory L. Bienfang
License Number: 51292
Interim City Engineer

Date: November 5, 2025

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Najwa Massad	507.387.9693	nmassad@mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Michael McLaughlin	507.720.1093	mmclaughlin@mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Kevin Mettler	507.995.0070	kmettler@mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Jessica Hatanpa	507.613.8067	jhatanpa@mankatomn.gov
City Manager	Susan Arntz	507.387.8695	sarntz@mankatomn.gov
Interim Director of Public Works	Karl Keel	507.387.8640	kkeel@mankatomn.gov
Project Engineer	Joe Smith	507.387.8637	jsmith@mankatomn.gov
Project Operations	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Joe Smith	507.387.8637	jsmith@mankatomn.gov
Project Representative	TBD		

Project Feasibility Report

2026 Resurfacing

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City of Mankato

IV. EXECUTIVE SUMMARY

The 2026 Resurfacing Project proposed improvements to the following:

- E Main Street from Hannah Street to Victory Drive
- Dolph Reservoir access road – adjacent to Val Imm Drive
- Miscellaneous sidewalk improvements

The 2026 Resurfacing project will provide pavement rehabilitation, Americans with Disabilities Act (ADA) improvements, and drainage improvements to Main Street, Dolph Reservoir access road, and miscellaneous sidewalks. Main Street is major collector roadway and as such needs to be maintained to ensure a safe, reliable, and adequate driving surface. The roadway pavement is over 20 years old and is in need of repair. By performing the recommended pavement rehabilitation and future routine maintenance, another 20 years of reliable operation can be achieved.

Dolph Reservoir is a 3-million-gallon water holding tank located off of Val Imm Drive near the Minnesota State University Mankato campus. The reservoir has an access road approximately 350 feet in length which City staff utilize to access the reservoir for routine maintenance and data collection. The City Council authorized the feasibility report for Dolph Reservoir site improvements under project number 11194. Since the project is small in size, it has been combined with 2026 resurfacing to leverage competitive bid unit prices.

This report will present preliminary investigations, discoveries, design considerations and cost estimates for use in determining the engineering feasibility of the proposed street, utility, and sidewalk improvements. This report was prepared as requested by the Mankato City Council to determine the feasibility of street and utility improvements on the areas listed above. The location of the proposed improvements is shown on **Figure No. 1** in the appendix. The locations of the miscellaneous sidewalks portion of this project are not specifically identified in the figure.

Along Main Street, the existing roadway and utilities in the project area were originally constructed between 1998 and 2002. Per available City records, the watermain and sanitary sewer are polyvinyl chloride (PVC) pipes and the storm sewer is reinforced concrete pipe (RCP). These pipe materials are considered modern and not in need of replacement. Main Street and the Dolph Reservoir access road have failing driving surfaces contributing to high maintenance costs.

Full Depth Reclamation (FDR) is proposed on Main Street to improve the existing roadway driving surface. Isolated curb & gutter and sidewalk replacements are included for drainage and ADA improvements. The Dolph Reservoir access road will be reconstructed to allow for a wider roadway and improved driving surface. Without these improvements, the pavement systems will continue to deteriorate, causing high maintenance costs and eventual structural failure. These improvements were determined through a review and evaluation of city infrastructure.

The estimated project cost of these necessary improvements is approximately **\$2,572,000**.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. These improvements can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule an improvement hearing for the proposed improvements.

Project Feasibility Report

2026 Resurfacing

City Project Number 11193

City of Mankato

V. PROJECT INTRODUCTION

The improvements are being proposed for the summer of 2026. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project
- Determine the necessary improvements
- Provide information on the estimated costs for the proposed project
- Determine the project schedule
- Determine the feasibility of the proposed project

This project, as proposed, includes approximately 6,000 linear feet of Main Street, 350 linear feet of the Dolph Reservoir access road, and miscellaneous sidewalk replacement. The project locations are shown on **Figure No. 1**. Specific items that will be included in the improvements are:

Main Street – Full Depth Reclamation (FDR):

- Full depth reclamation of existing pavement and aggregate base
- Select concrete curb & gutter replacement
- Manhole casting replacement
- Select sidewalk replacement and pedestrian ramp replacement
- Drainage improvements
- Pavement markings
- Traffic signal improvements at Main Street & Division Street

Dolph Reservoir access road – Reconstruction:

- Full reconstruction of existing roadway pavement and aggregate base
- Drainage Improvements

Miscellaneous Sidewalks:

- Various portions of sidewalks throughout the City of Mankato have been inventoried for ADA compliance and general condition. Areas of unsatisfactory conditions are subject to replacement. No figure specifically indicates these areas.

VI. EXISTING CONDITIONS

A. STREET

- E Main Street from Hannah Street to Victory Drive is a residential roadway, classified as a major collector, with concrete curb & gutter and bituminous surfacing. The existing roadway width varies, measuring 44-feet between curb faces at the west end of the project limits and 36-feet at the east end. Records indicate that the most recent reconstruction of the street and utilities occurred between 1998 and 2002. Since then, the roadway has been seal coated and patched with bituminous pavement in several areas. Currently the existing bituminous surface is in poor condition with enough cracks, potholes, and raveling to warrant deeper rehabilitation. The existing concrete curb & gutter is B-style, which is consistent with current

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city standards, and is in adequate condition. The street last had its pavement condition rated in 2023 and received an average rating of 77 out of 100.

- Dolph Reservoir is a 3-million-gallon water storage tank built in 1960. The reservoir has an existing access road off Val Imm Drive. The road is 11-feet-wide between curb faces. Available records indicate the access road was last improved in 1996. The access road is narrow, and the bituminous surface and concrete curb & gutter are in poor condition with cracking, potholes, and heaved areas throughout.
- Miscellaneous Sidewalks: various portions of sidewalks throughout the City of Mankato have been inventoried for ADA compliance and general condition. Areas of unsatisfactory conditions are subject to replacement. No figure specifically indicates these areas.

B. STORM SEWER

The existing storm sewer within the Main Street and Dolph Reservoir project limits consists of reinforced concrete pipe (RCP) of various sizes. The manhole and catch basin structures are precast concrete structures in adequate condition. The storm sewer system was installed between 1998 and 2002 and is functioning properly.

C. SANITARY SEWER

The existing sanitary sewer within the Main Street project limits consists of polyvinyl chloride (PVC) pipe of various sizes. The manholes are precast concrete structures in adequate condition. The sanitary sewer system was installed between 1998 and 2002 and is functioning properly. There is no sanitary sewer system present along the Dolph Reservoir access road.

D. WATERMAIN

The existing watermain system within the Main Street and Dolph Reservoir project limits consists of polyvinyl chloride (PVC) pipe of various sizes. The watermain system was installed between 1996 and 2002 and is functioning properly. The system includes approximately 32 gate valves and 17 fire hydrants.

E. OTHER UTILITIES

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

VII. PROPOSED IMPROVEMENTS

A. STREET

- Main Street is proposed as a full depth reclamation project. Bituminous pavement will be installed after the reclamation process. Full depth reclamation is proposed to provide a high value investment in restoring, improving, and extending the driving surface of the roadway pavement. In general, the existing concrete curb & gutter is in adequate condition; however, isolated areas of replacement are proposed for ADA and drainage improvements. The ADA pedestrian ramps and sidewalks at the intersections will be reconstructed to meet modern standards. Areas of mainline sidewalk and driveways that

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do not meet current ADA standards will be replaced. The existing and proposed bituminous pavement sections along Main Street are shown on **Figure No. 2** in the appendix. **Figures 3a and 3b** show the areas of resurfacing.

- Main Street: a traffic signal warrant analysis is currently being conducted at the intersection of Main Street and Division Street. The purpose of the warrant analysis is to determine if the existing traffic signal is necessary based on current traffic volumes. Preliminary results from the analysis suggest that traffic volumes meet the criteria for the traffic signal to remain in-place. If the final analysis determines that the signal is not warranted, additional documentation will be brought back to the Council to discuss traffic signal removal. For the purposes of this report, the traffic signal is assumed to remain in-place. The traffic signal loop detectors are proposed to be replaced with traffic cameras to meet City standards. A new signal cabinet is proposed to allow for pedestrian cross walk push button installation at the intersection. Approximately 600 feet of conduit for future fiber optic usage is planned to be installed from Alexander Park to the traffic signal at Main St and Division St. The City is working towards all traffic signals being connected to the fiber optic system for improved data collection and operations purposes.
- Main Street: pedestrian safety improvements are noted on **Figures 3a and 3b** at the following intersections:
 - Main St & Dickinson St – curb bump out proposed south side of Main St
 - Main St & Marion Ln – center median proposed
 - Main St & Electa Blvd – curb bump out with rectangular rapid flashing beacons (RRFB's)
 - The Mankato Area Public Schools Safe Routes to School Plan (2013) notes safety enhancements needed at this intersection.
 - This intersection was chosen for RRFB installation due to its sidewalk connectivity to Washington Elementary and Glenwood Avenue.
- Dolph Reservoir access road is proposed as 12-feet-wide with concrete curb and gutter on both sides. This design slightly widens the road which provides improved access for City staff. **Figure No. 2** shows the proposed typical section. **Figure No. 3c** shows the proposed improvements including bituminous pavement, concrete curb and gutter, concrete driveway apron, and drainage improvements.
- Miscellaneous Sidewalks: various portions of sidewalks throughout the City of Mankato have been inventoried for ADA compliance and general condition. Areas of unsatisfactory conditions are subject to replacement. No figure specifically indicates these areas.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod or seeding in the disturbed areas. Damages to residential driveway aprons will be restored with concrete pavement, or in-kind materials if the damages occur on the house side of the existing sidewalk. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be trimmed or removed as part of construction due to direct conflict with the proposed utilities or unavoidable root damage.

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B. STORM SEWER

Main Street: In general, the storm sewer system along the project limits meets city standards and is functioning adequately. Existing curb & gutter drainage will be reviewed during final design and additional catch basin structures will be added as needed to improve drainage. No other storm sewer improvements are recommended.

Dolph Reservoir: If deemed feasible during final design, a catch basin structure will be added near the reservoir to connect roof drains into the underground storm sewer system. Presently, the roof drains discharge overland which deteriorates the pavement and causes icy conditions during freeze-thaw cycles.

C. SANITARY SEWER

No underground sanitary sewer improvements are proposed within the project limits. Manhole castings along Main Street are planned to be removed & replaced to meet current City standards.

D. WATERMAIN

No underground watermain improvements are proposed within the project limits. Existing water gate valve boxes will be adjusted or replaced as needed to meet finished grade.

E. OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

VIII. RIGHT-OF-WAY AND EASEMENT

- Main Street:
 - The existing ROW width transitions from 100 feet at Hannah Street to about 64 feet on the east end of the project limits near Victory Drive.
 - No acquisition of ROW or easement is required along Main Street.
- Dolph Reservoir:
 - The existing ROW is 66' wide along Val Imm Drive
 - The reservoir and access road are on a parcel owned by the State of Minnesota (Minnesota State University Mankato). There is an in-place easement deeded to the City of Mankato for the reservoir; however, no such easement is documented on the access road.
 - An easement is required to reconstruct the access road.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- Minnesota Pollution Control Agency (MPCA) Construction Stormwater Permit
- City of Mankato Land Disturbance Permit
- MnDOT State Aid Plan Approval (Main Street)

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X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below.

ITEM	Cost		
	Main Street	Misc. Sidewalks	Dolph Reservoir
Street and Landscaping Construction (1)	\$1,586,700.00	\$70,000.00	\$93,430.00
Stormwater Pollution Prevention	\$37,400.00		\$15,500.00
Storm Drainage Construction	\$95,400.00		\$15,900.00
Sanitary Sewer Construction	\$41,600.00		\$0.00
Watermain Construction	\$25,600.00		\$0.00
TOTAL CONSTRUCTION	\$1,786,700.00	\$70,000.00	\$124,830.00
Construction Contingency	\$178,670.00	\$7,000.00	\$12,483.00
Administration (2)	\$157,229.60	\$6,160.00	\$10,985.04
Engineering	\$196,537.00	\$7,700.00	\$13,731.30
TOTAL PROJECT COST	\$2,319,137.00	\$90,860.00	\$162,029.00
OVERALL PROJECT COST	\$2,572,026.00		

Notes:

(1) Includes final wear course bituminous paving

(2) Includes construction materials testing

Funding for the proposed improvements is shown in the tables below:

FUNDING SOURCE	Main Street & Miscellaneous Sidewalks	
	AMOUNT	PERCENT
Special Assessments	\$488,729.00	20.3%
Municipal State Aid	\$600,000.00	24.9%
Sewer Revenue	\$48,922.00	2.0%
Water Revenue	\$30,106.00	1.2%
Stormwater Revenue	\$112,190.00	4.7%
General Obligation Bonds	\$1,130,050.00	46.9%
TOTAL FUNDS	\$2,409,997.00	100.0%

FUNDING SOURCE	Dolph Reservoir	
	AMOUNT	PERCENT
Water Revenue	\$162,029.00	100.0%
TOTAL FUNDS	\$162,029.00	100.0%

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XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements:

6/9/2025	Resolution ordering preparation of feasibility report.
10/7/2025	Public informational meeting.
10/27/2025	Resolution calling for hearing on improvement.
11/24/2025	Project improvement hearing. Resolution receiving report, ordering improvement, preparation of plans & specifications, and authorizing advertisement for bids (preliminary assessment roll provided in report).
February 2026	MnDOT state aid submittals.
3/12/2026	Advertise for bid.
4/3/2026	Open bids.
5/12/2026	Award bid.
May-June 2026	Pre-construction public informational meeting.
June 2026	Begin construction.
Fall 2026	Construction substantially complete.
September 2027	Resolution declaring costs to be assessed and call for assessment hearing. Prepare final assessment roll.
October 2027	Assessment hearing. Resolution adopting assessment.
November 2027	Certify assessment roll to county auditor.

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of E Main Street, Dolph Reservoir access road, and miscellaneous sidewalks are unfavorable with only further deteriorations to come. If these improvements are not made, maintenance costs will continue to be an issue and failure of the roadway surfaces will occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, set a date for the improvement hearing, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

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XIII. PRELIMINARY ASSESSMENT ROLL

1. Special Assessments

The estimated assessments for each property consist of the street reclamation assessment or sidewalk replacement assessment. Additional items can be added to the assessment as a part of the project. The assessment rates used in this report are based on the 2025 rates set by City Council plus an additional 5%. The final assessment will be calculated using the rates to be set by City Council in December 2025, and this adjustment will be made on the final assessment roll. This project's street reclamation assessments are proposed at an estimated rate of \$40.51 per frontage foot for homestead properties and \$64.84 per frontage foot for non-homestead properties. Four methods are used to determine the street frontage: straight frontage, corner credit, rear frontage, and the offset measurement.

a. Local Street Full Reclamation Assessment

The simplest assessment method used for an interior lot not on a corner and without rear access is multiplying front footage by the assessment rate. If a lot is 100 feet wide it would result in a street assessment of 100 feet x \$40.51 = \$4,051.00.

Lots that are on a corner of two streets are given a corner credit. The corner credit is equal to one-third of the first 120 feet, plus any length in excess of 120 feet. If a lot was 40 feet wide on the side street and 140 feet wide along the project frontage, the corner credit would be calculated for the long side of the property. The assessable frontage would be determined as one-third of 120 feet ($120/3=40$) plus the length in excess of 120 feet ($140-120=20$). The result of the assessable frontage would be $40+20 = 60$ feet. The assessment for this property is 60 feet * \$40.51 = \$2,430.60. If the project abuts the short side of the lot the assessment would be calculated using the paragraph above for straight frontage.

Corner lots abutting improvements on three sides: The shortest frontage dimension abutting an improvement shall be totally assessed against the benefiting property. The longest frontage (dimension) of a property abutting an improvement shall be assessed on the basis of one-third of the dimension, up to 120 feet, plus all frontage in excess of 120 feet. One-half of the footage will be assessed to the benefiting property in the event of improvements to the rear street.

Lots with improvements to the front street and rear street. The total frontage will be calculated by adding the lot frontage to one-half of the rear street frontage. If a lot is 80 feet wide on the front street and 70 feet wide on the rear street, it would result in a street assessment of $(80+(70*0.5)) = 115$ feet * \$40.51 = \$4,658.65.

Lots that are on a curve, cul-de-sac or otherwise irregular shaped have the assessment calculated using the offset measurement. In this type of measurement, frontage is measured 40-feet offset from the front lot line, making the dimension larger. Residents with offset measurements should contact engineering personnel to go over assessments individually.

Sidewalks will be replaced as identified by City staff for general maintenance and accessibility improvements. Sidewalk is assessed to adjacent properties on a per linear foot basis at \$17.64 per foot. For example, if an adjacent property has a total of 15 linear feet of sidewalk measured parallel to the street (regardless of width of sidewalk), the

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assessment would be 15 feet * \$17.64 = \$264.60. The final assessment would be adjusted based on field verified measurements of sidewalk replaced per property.

b. Additional assessment items

Other items that may be added to the assessment include complete driveway replacement and outwalk replacement.

The process to add one or all of these items to an assessment for a property is as follows:

- 1) Obtain a special assessment form from the project coordinator.
- 2) Have the work completed by a contractor chosen by the property owner.
- 3) Submit the contractor invoice and signed assessment form to the project coordinator once the property owner is satisfied with the work.
- 4) The city will pay the invoice and add the cost to the final assessment.
- 5) Property owners (not the contractor) need to complete and submit assessment forms.
- 6) Assessments for extra work need to be submitted prior to adoption of the final assessment by the City Council.

c. Levies and hardship deferrals

Project assessments are scheduled to be levied in the fall of 2027 over a 5-year period beginning with the first half of 2028 property taxes. If a total assessment is more than \$5,000, residents may have it levied over a 15-year period. To do so, write a letter indicating the desire to do this and send it to the project coordinator. Staff will note this on the final assessment.

Property owners may apply for a hardship deferral if they are: The property owner of a homesteaded property and will be over 65-years-old prior to adoption of the final assessments for whom it would be a hardship to make the payments; the property owner of a homesteaded property who is retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments; a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments. Deferral requests, or changing to a 15-year assessment period need to be applied for before the assessment hearing.

After this report is presented, but prior to construction; the City will conduct a special benefit analysis for all parcels proposed to be assessed with the improvement. The analysis will utilize a qualified and licensed appraiser to interpret the increase in market value as a result of the improvement for each parcel. The final amount assessed against each parcel will be the lesser of the special benefit analysis versus the calculated assessment as described above. This adjustment will be made on the final assessment roll.

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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.09.17.151.014 Justin Scott Hinz 1010 E Main St Mankato, MN 56001	Oaklawn East Half of Lot 2 and all of Lot 3 Block 1	H	75.00	\$3,038.25	\$0.00	\$ -	\$3,038.25 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.151.016 Jae Michael & Ashley Eccher 1026 E Main St Mankato, MN 56001	Oaklawn Lot 7 Block 1 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.151.017 Colin D Brower 1036 E Main St Mankato, MN 56001	Oaklawn Lot 8 Block 1 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.151.018 Marcia K Highum 1038 E Main St Mankato, MN 56001	Oaklawn Lot 9 Block 1 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.151.019 John & Kathleen Dorn Trust Agreement 1040 E Main St Mankato, MN 56001	Oaklawn Lot 10 and West 47.15' of Lot 11 Block 1	H	100.00	\$4,051.00	\$0.00		\$4,051.00 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.151.020 Kathy A Jacobson 1048 E Main St Mankato, MN 56001	Oaklawn East 2.85' of Lot 11 and all of Lot 12 Block 1	H	47.25	\$1,914.10	\$0.00		\$1,914.10 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.151.021 Robert D & Sarah J Stover 1018 E Main St Mankato, MN 56001	Oaklawn Lot 4 Block 1 0.00	H	50.00	\$1,856.00	\$0.00		\$1,856.00 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.151.022 Robert D & Sarah J Stover 1018 E Main St Mankato, MN 56001	Oaklawn Lot 5 Block 1 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.151.023 Jae Michael & Ashley Eccher 1026 E Main St Mankato, MN 56001	Oaklawn Lot 6 Block 1 0.00	H	50.00	\$2,000.00	\$0.00		\$2,000.00 5 years
					0.00		
			\$40.51		\$17.64		

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length Cost/Ft	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.09.17.152.007 Amber Lyn Masloski 1104 E Main St Mankato, MN 56001	Oaklawn Lot 1 Block 6 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.152.008 Mayo Clinic Health System-Mankato 1025 Marsh St PO Box 8673 Mankato, MN 56002	Oaklawn Lot 2 Block 6 0.00	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.009 Mayo Clinic Health System-Mankato 1025 Marsh St PO Box 8673 Mankato, MN 56002	Oaklawn Lot 3 Block 6 0.00	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.010 Mayo Clinic Health System-Mankato 1025 Marsh St PO Box 8673 Mankato, MN 56002	Oaklawn Lot 4 Block 6 0.00	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.011 Mayo Clinic Health System-Mankato 1025 Marsh St PO Box 8673 Mankato, MN 56002	Oaklawn Lot 5 Block 6 0.00	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.012 Mayo Clinic Health System 1025 Marsh St Mankato, MN 56001	Oaklawn Lot 6 Block 6 0.00	NH	52.50	\$3,404.10	\$0.00		\$3,404.10 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.017 Mayo Clinic Health System 1025 Marsh St Mankato, MN 56001	Agency Heights Addition Lot 1 0.00 0.00	NH	63.20	\$4,097.89	\$0.00		\$4,097.89 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.018 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	Agency Heights Addition Lot 2 0.00 0.00	NH	75.38	\$4,887.64	\$0.00		\$4,887.64 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.153.012 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	Agency Heights Addition Lots 20 and 21 0.00 0.00	NH	59.00	\$3,825.56	\$0.00		\$3,825.56 5 years
			CC= 139.00		0.00		
			\$64.84		\$17.64		

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length Cost/Ft	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.09.17.154.001 Caroline L Jones 1005 E Main St Mankato, MN 56001	Smiths Subdivision Lot 55 of Marsh and Brothers Addition Lot 1	H	79.80	\$3,232.70	\$0.00		\$3,232.70 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.154.002 Maridean C Adams 1009 E Main St Mankato, MN 56001	Smiths Subdivision Lot 55 of Marsh and Brothers Addition Lot 2	H	79.80	\$3,232.70	\$0.00		\$3,232.70 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.154.003 Craig & Amy Evenson 1015 E Main St Mankato, MN 56001	Smiths Subdivision Lot 55 of Marsh and Brothers Addition Lot 3	H	79.80	\$3,232.70	\$0.00		\$3,232.70 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.001 Randy L & Patricia M Boyd PO Box 402 Excelsior, MN 55331	Marsh and Brothers Add West Half of Lot 54 Excluding South 376' of Lot 54 (1027 E Main St)	NH	77.50	\$5,025.10	\$0.00		\$5,025.10 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.155.002 Jami Williams & Daniel Stoll 1035 E Main St Mankato, MN 56001	Marsh and Brothers Add North 185 FT of East Half of Lot 54 0.00	H	77.50	\$3,139.53	\$0.00		\$3,139.53 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.003 Michael J & Janet L Hoffman 1039 E Main St Mankato, MN 56001	Marsh and Brothers Add West 80' of North 150' of Lot 53 0.00	NH	80.00	\$5,187.20	\$0.00		\$5,187.20 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.155.004 Ahmad & Nawal Hassan 1043 E Main St Mankato, MN 56001	Marsh and Brothers Add East 75' of N150' of Lot 53 0.00 0.00	H	75.00	\$3,038.25	\$0.00		\$3,038.25 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.005 Britney Karels 1047 E Main St Mankato, MN 56001	Marsh and Brothers Add West 50 FT of North 150 FT of Lot 52 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.006 Wesley Johnson 1101 E Main St Mankato, MN 56001	Marsh and Brothers Add East 69.5' of North 150' of Lot 52 0.00	H	69.50	\$2,815.45	\$0.00		\$2,815.45 5 years
					0.00		
			\$40.51		\$17.64		

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length Cost/Ft	Requested Additional Work	Total Preliminary Assessment
			Front Feet Cost/Ft				
01.09.17.155.007 Steven M & Lucinda K Mason 1105 E Main St Mankato, MN 56001	Marsh and Brothers Add North 150 FT of Lot 51 0.00 0.00	H	77.20	\$3,127.37	\$0.00		\$3,127.37 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.008 Randall J Geraghty & Amanda R True 1115 E Main St Mankato, MN 56001	Marsh and Brothers Add North 225' of Lot 50 and West 8.87' of North 225' of Lot 49	H	86.44	\$3,501.68	\$0.00		\$3,501.68 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.009 David & Diane Smith Tr Agmt 1121 E Main St Mankato, MN 56001	Marsh and Brothers Add West Half of North 255' of Lot 48 and East 68.38' of North 225' of Lot 49	H	107.22	\$4,343.48	\$0.00		\$4,343.48 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.019 Yvonne M Cariveau & Derek G Liebertz 1131 E Main St Mankato, MN 56001	Marsh and Brothers Add Lot 47 and East Half of Lot 48 0.00	H	108.76	\$4,405.87	\$0.00		\$4,405.87 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.020 Jason D Maloney 1139 E Main St Mankato, MN 56001	Marsh and Brothers Add West 100' of all Northwest of Center of Ravine Lot 46	H	99.25	\$4,020.62	\$0.00		\$4,020.62 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.021 Joshua D & Christina Smith 1143 E Main St Mankato, MN 56001	Marsh and Brothers Add West 61' of E131' Northwest of Center of Ravine Lot 46	H	60.54	\$2,452.48	\$0.00		\$2,452.48 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.022 Key City Properties LLC 2265 Coventry Ln North Mankato, MN 56003	Marsh and Brothers Add East 70' of East 131' Northwest of Center of Ravine Lot 46	NH	69.48	\$4,505.08	\$0.00		\$4,505.08 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.003 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	All N of Road of W6A of SE4 of NW4 Exc 3.16A of Section 17 Township 108 Range 26 (1222 E Main St)	NH	106.57	\$6,910.00	\$0.00		\$6,910.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.004 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	E52' of S150' of W6A of SE4 of NW4 N Road Section 17 Township 108 Range 26 (1234 E Main St)	NH	67.00	\$4,344.28	\$0.00		\$4,344.28 5 years
					0.00		
			\$64.84		\$17.64		

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			Front Feet				
01.09.17.176.017 Mayo Clinic Health System Southwest Minnesot 200 First St Sw Rochester, MN 55902	Subdivision of Dickinsons 12 Acres E 56' of W106' of Lot 1 and S50' of E56' of (1238 E Main St)	NH	67.22	\$4,358.54	\$0.00		\$4,358.54 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.020 Mayo Clinic Health System Southwest Minnesot 200 First St Sw Rochester, MN 55902	Subdivision of Dickinsons 12 Acres E56' of W106' of Lot 1 & S50' of E56' of W106'.... (1242 E Main St)	NH	72.34	\$4,690.53	\$0.00		\$4,690.53 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.021 Mayo Clinic Health System Mankato 1025 Marsh St Mankato, MN 56001	Subdivision of Dickinsons 12 Acres W50' of E100' of Lot 1 (1248 E Main St)	NH	64.59	\$4,188.02	\$0.00		\$4,188.02 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.026 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	Dane St ISJ Addition Outlot B 0.00 0.00	NH	7.33	\$475.28	\$0.00		\$475.28 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.029 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	Beg NWCOR of SE4 of NW4 S689.8' E60' N175' E138' N514.8' W198' to Beg Section 17 Township	NH	60.56	\$3,926.71	\$0.00		\$3,926.71 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.178.002 Tracy Lyn Culbertson & Jackie Franklin 1231 E Main St Mankato, MN 56001	100'x200'x105'x200' in SE4 of NW4 S of Rd RB169 PG361 Section 17 (1231 E Main St)	NH	100.00	\$6,484.00	\$0.00		\$6,484.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.178.003 Hemberger Properties LLC 1766 Leona Dr North Mankato, MN 56003	50'X150' From Main St Back & Contiguous W/Lot 6 Strobels Addition..... (1235 E Main St)	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.178.006 Jaci A Richmond 1245 E Main St Mankato, MN 56001	Strobels Addition Lot 4 and West Half of Lot 3 and Vacated Alley Adjacent Lot 3	H	75.00	\$3,038.25	\$0.00		\$3,038.25 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.007 Nicole Schmidt 1303 E Main St Mankato, MN 56001	Strobels Addition Lot 2 and East Half of Lot 3 0.00	NH	75.00	\$4,863.00	\$0.00		\$4,863.00 5 years
					0.00		
			\$64.84		\$17.64		

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			Front Feet				
01.09.17.178.015 Mark A & Nell A Musolf 1311 E Main St Mankato, MN 56001	Hanten Subdivision Lot 1 0.00 0.00	H	79.15	\$3,206.37	\$0.00		\$3,206.37 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.178.020 Chad A & Megan Schwichtenberg 1307 E Main St Mankato, MN 56001	.03 Acres NE of Lot 1 Strobels Addition in SE4 of NW4 Section 17 Township 108 Range 26	H	46.31	\$536.00	\$0.00		\$536.00 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.027 Chad A & Megan Schwichtenberg 1307 E Main St Mankato, MN 56001	Strobels Addition SE of Line Beginning 60.98' SE of NW Corner of Lot 1 SW133.85' of Lot 1	H	37.00	\$1,498.87	\$0.00		\$1,498.87 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.032 Julie A Karpinsky 1229 E Main St Mankato, MN 56001	Apple Nook Lot 14 Block 1 0.00 0.00	H	142.77	\$5,783.61	\$0.00		\$5,783.61 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.038 Drew Dauer 1241 E Main St Mankato, MN 56001	Strobels Addition Lot 5 and East Half of Lot 6 and Vacated Alley Adjacent	H	75.00	\$3,038.25	\$0.00		\$3,038.25 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.039 Hemberger Properties LLC 1766 Leona Dr North Mankato, MN 56003	Strobels Addition West Half of Lot 6 and Vacated Alley Adjacent 0.00	NH	25.00	\$1,621.00	\$0.00		\$1,621.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.179.014 Howard Mock 144 Country Club Dr Mankato, MN 56001	Subdivision of Dickinsons 12 Acres S76' of N101' Ex E48' of Lot 20 (1310 E main St)	NH	102.48	\$6,644.80	\$0.00		\$6,644.80 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.179.015 Chris Hamman & Kathleen Hartwig 1318 E Main St Mankato, MN 56001	Subdivision of Dickinsons 12 Acres Excluding N25' of EX S76' of N101' W of E48' of Lot 20 and EX Main.....	H	209.59	\$8,490.49	\$0.00		\$8,490.49 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.179.020 Rene F Jr & Margaret A Maes 26486 Sioux Trl Madison Lake, MN 56063	Marion Lane Subdivision East 55 Feet of Lot 1 0.00 0.00	NH	53.86	\$3,492.28	\$0.00		\$3,492.28 5 years
					0.00		
			\$64.84		\$17.64		

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			Front Feet				
01.09.17.179.027 Hailey Rehmann 1402 E Main St Mankato, MN 56001	Registered Land Survey 143 Tract A 0.00 0.00	H	61.74	\$2,501.09	\$0.00		\$2,501.09 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.011 Eric Erwin Mathews 107 Marion Ln Mankato, MN 56001	Marion Lane Subdivision Lot 11 0.00 0.00	H	68.97	\$2,793.97	\$0.00		\$2,793.97 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.012 Robert D Heller (Cfd) 1424 E Main St Mankato, MN 56001	Adys Subdivision Lot 6 Block 2 0.00	H	70.00	\$2,835.70	\$0.00		\$2,835.70 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.013 James A Gould & Cara M Chavie 1500 E Main St Mankato, MN 56001	Adys Subdivision Lot 5 Block 2 0.00	H	60.00	\$2,430.60	\$0.00		\$2,430.60 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.014 Kayla A Forsythe 336 Harrison Ave North Mankato, MN 56003	Adys Subdivision Lot 4 Block 2 0.00	NH	80.00	\$5,187.20	\$0.00		\$5,187.20 5 years
			0.00		0.00		
			\$64.84		\$17.64		
01.09.17.180.015 Stanley D Nelson 1516 E Main St Mankato, MN 56001	Adys Subdivision Lot 3 Block 2 0.00	H	77.00	\$3,119.27	\$0.00		\$3,119.27 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.016 Douglas & Robin Fortune 1520 E Main St Mankato, MN 56001	Adys Subdivision Lot 2 Block 2 0.00	H	80.60	\$3,265.11	\$0.00		\$3,265.11 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.017 Demaris D Dittich 1536 E Main St Mankato, MN 56001	Adys Subdivision Lot 1 Block 2 0.00	H	62.32	\$2,524.58	\$0.00		\$2,524.58 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.255.007 Harold H & Gloria Linde 1604 E Main St Mankato, MN 56001	Giffords Subdivision Lot 4 0.00 0.00	H	65.00	\$2,633.15	\$0.00		\$2,633.15 5 years
			0.00		0.00		
			\$40.51		\$17.64		

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01.09.17.255.008 Michael H Leiferman & Katherine J Brenke 104 Electa Blvd Mankato, MN 56001	Giffords Subdivision Lot 3 0.00 0.00	H	60.80	\$2,463.01	\$0.00 0.00 \$17.64		\$2,463.01 5 years
01.09.17.256.013 Brittany Kay Erickson 1614 E Main St Mankato, MN 56001	Giffords Subdivision Lot 2 0.00 0.00	H	65.61	\$2,657.86	\$0.00 0.00 \$17.64		\$2,657.86 5 years
01.09.17.256.014 Daniel & Tammy Brockhaus 1618 E Main St Mankato, MN 56001	Giffords Subdivision Lot 1 0.00 0.00	H	70.00	\$2,835.70	\$0.00 0.00 \$17.64		\$2,835.70 5 years
01.09.17.256.015 Al Hameedi Nagham & Al Marzoog Layth 1620 E Main St Mankato, MN 56001	Schulz and Dauk Subd Lot 1 Block 1 0.00	H	70.00	\$2,835.70	\$0.00 0.00 \$17.64		\$2,835.70 5 years
01.09.17.256.016 Sara J Swanson 1724 E Main St Mankato, MN 56001	Schulz and Dauk Subd Lot 2 Block 1 0.00	H	61.82	\$2,504.33	\$0.00 0.00 \$17.64		\$2,504.33 5 years
01.09.17.257.014 Ryan M Sullivan 1730 E Main St Mankato, MN 56001	Schulz and Dauk Subd Lot 1 Block 2 0.00	H	66.14	\$2,679.33	\$0.00 0.00 \$17.64		\$2,679.33 5 years
01.09.17.257.015 Nathaneal J & Susan M Olson 1732 E Main St Mankato, MN 56001	Schulz and Dauk Subd Lot 2 Block 2 0.00	H	70.50	\$2,855.96	\$0.00 0.00 \$17.64		\$2,855.96 5 years
01.09.17.257.016 Adam C Jutz 1728 E Main St Mankato, MN 56001	Second Extension to East Mankato Westerly 75' of Lots 20 and 21	H	75.17	\$3,045.14	\$0.00 0.00 \$17.64		\$3,045.14 5 years
01.09.17.257.017 Michael P Green 100 Long St Mankato, MN 56001	Second Extension to East Mankato Easterly 57' of Lots 20 and 21	H	57.00	\$2,309.07	\$0.00 0.00 \$17.64		\$2,309.07 5 years

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			Front Feet				
01.09.17.258.008 Carter J Kottke 1802 E Main St Mankato, MN 56001	103.5'x132' in SE Corner of W2 of E2 of SW4 of NE4 S of Lot 20 Block 22 2nd Ext to E Mkto....	H	52.17	\$2,113.41	\$0.00		\$2,113.41 5 years
			CC= 132.17		0.00		
			\$40.51		\$17.64		
01.09.17.258.020 Aaron Michael & Lexy Louise Braun 100 N Belmont Dr Mankato, MN 56001	Tonga Subdivision Lot 1 Block 1 0.00	H	36.67	\$1,485.37	\$0.00		\$1,485.37 5 years
			CC= 110.00		0.00		
			\$40.51		\$17.64		
01.09.17.279.009 City of Mankato PO Box 3368 Mankato, MN 56001	Registered Land Survey 14 Lot B and E717.70FT of a Measure on North Line of A	NH	610.65	\$39,594.55	\$0.00		\$39,594.55 5 years
			CC= 690.65		0.00		
			\$64.84		\$17.64		
01.09.17.326.002 Kirk T & Karen W Saiki 1315 E Main St Mankato, MN 56001	Hanten Subdivision Lot 2 0.00 0.00	H	28.25	\$1,144.27	\$0.00		\$1,144.27 5 years
			CC= 84.74		0.00		
			\$40.51		\$17.64		
01.09.17.328.001 James P Decker 1401 E Main St Mankato, MN 56001	Oakwood Heights Addition Westerly Part of Lot 1 Excluding Tract RB194 PG518 Lot 1	NH	31.77	\$2,059.97	\$0.00		\$2,059.97 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.328.002 Shawn Guckeen 1405 E Main St Mankato, MN 56001	Oakwood Heights Addition Easterly Part of Lot 1 RB194 PG518 0.00	H	82.38	\$3,337.21	\$0.00		\$3,337.21 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.328.003 Dylin Helfrey 1417 E Main St Mankato, MN 56001	Door and Dietemanns Add Lot 1 0.00 0.00	H	92.00	\$3,726.92	\$0.00		\$3,726.92 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.328.004 Lee A Istvanovich 1427 E Main St Mankato, MN 56001	Door and Dietemanns Add Excluding South 10' of Lot 2 0.00	H	58.35	\$2,363.76	\$0.00		\$2,363.76 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.329.009 Jesse Glaser 1503 E Main St Mankato, MN 56001	Door and Dietemanns Add Lot 23 0.00 0.00	H	76.10	\$3,082.81	\$0.00		\$3,082.81 5 years
					0.00		
			\$40.51		\$17.64		

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			Front Feet				
01.09.17.329.010 Arden L & Lyla M Olson 1517 E Main St Mankato, MN 56001	Caven Springer Heights West 70' of Lot 1 Block 1 0.00	H	70.00	\$2,835.70	\$0.00		\$2,835.70 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.329.011 Bryan C & Renae Kamm 1521 E Main St Mankato, MN 56001	Caven Springer Heights East 53.8' of Lot 1 Block 1 0.00	H	51.37	\$2,081.00	\$0.00		\$2,081.00 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.329.021 Cade Leitheiser 1509 E Main St Mankato, MN 56001	Door and Dietemanns Add Lot 24 0.00 0.00	H	73.57	\$2,980.32	\$0.00		\$2,980.32 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.002 Aaron T Thoren 104 Agency Rd Mankato, MN 56001	Auditors Plat 54 Lot 2 0.00 0.00	H	85.70	\$3,471.71	\$0.00		\$3,471.71 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.003 John Warren Miller 110 Agency Rd Mankato, MN 56001	Auditors Plat 54 Lot 3 0.00 0.00	H	57.10	\$2,313.12	\$0.00		\$2,313.12 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.004 Valerie A Maldonado 1621 E Main St Mankato, MN 56001	Schulzs Cozy Acres Subd West 72 Feet of Lot 1 0.00	H	72.00	\$2,916.72	\$0.00		\$2,916.72 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.005 P L Debill & A C Richardson 1625 E Main St Mankato, MN 56001	Schulzs Cozy Acres Subd Lot 1 Excluding West 72 Feet and Excluding East 32 Feet of Lot 2	H	72.00	\$2,916.72	\$0.00		\$2,916.72 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.006 Maureen Rae Casey 1629 E Main St Mankato, MN 56001	Schulzs Cozy Acres Subd West 28 Feet of Lot 3 and East 32 Feet of Lot 2 0.00	H	60.00	\$2,430.60	\$0.00		\$2,430.60 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.007 Jessica L Sheehy 1731 E Main St Mankato, MN 56001	Schulzs Cozy Acres Subd East 60 Feet of Lot 3 0.00 0.00	H	60.00	\$2,430.60	\$0.00		\$2,430.60 5 years
					0.00		
			\$40.51		\$17.64		

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			Front Feet				
01.09.17.402.019 Robert Julian & Peggy Miller 1803 E Main St Mankato, MN 56001	Registered Land Survey 25 North 76 Feet of Lot B 0.00 0.00	H	64.64	\$2,618.57	\$0.00		\$2,618.57 5 years
			CC= 144.64		0.00		
			\$40.51		\$17.64		
01.09.17.402.029 Resurrection Lutheran Church of South Central 1735 E Main St Mankato, MN 56001	First Christian Church Add Lot 2 Block 1 Church	NH	365.50	\$23,699.02	\$0.00		\$23,699.02 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.403.001 Connie Perez 1901 E Main St Mankato, MN 56001	Subd of Undev Lot A of Sub of Undev Block 3 of Atwood Terrace No 2 Lot 10	H	39.48	\$1,599.20	\$0.00		\$1,599.20 5 years
			CC= 118.43		0.00		
			\$40.51		\$17.64		
01.09.17.403.006 Bradley Coulter 1905 E Main St Mankato, MN 56001	Subd of Undev Block 3 of Atwood Terrace #2 Lot 1 0.00	H	31.69	\$1,283.90	\$0.00		\$1,283.90 5 years
			CC= 95.08		0.00		
			\$40.51		\$17.64		
01.09.17.426.001 Robert C & Jeanne M Willaert 1909 E Main St Mankato, MN 56001	Atwood Terrace No 2 Lot 11 Block 2 0.00	H	31.69	\$1,283.90	\$0.00		\$1,283.90 5 years
			CC= 112.62		0.00		
			\$40.51		\$17.64		
01.09.17.426.009 Sean O'Connell & Chelsea Silvers 108 S Redwood Dr Mankato, MN 56001	Atwood Terrace No 2 Lot 12 Block 2 0.00	H	109.69	\$4,443.54	\$0.00		\$4,443.54 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.431.001 Everett G Oliver 2003 E Main St Mankato, MN 56001	Atwood Terrace No 2 Lot 1 Block 1 0.00	H	39.10	\$1,583.94	\$0.00		\$1,583.94 5 years
			CC= 117.30		0.00		
			\$40.51		\$17.64		
01.09.17.151.013 Tara Snilsberg 1004 E Main St Mankato, MN 56001	Oaklawn Lot 1 and West Half of Lot 2 Block 1	H	75.00	\$3,038.25	\$0.00		\$3,038.25 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.009 Curtis C & Janice Martinson 806 E Main St Mankato, MN 56001	Hinckleys Addition East 60 Feet of South 100 Feet of Lot 9 Block 2	H	60.00	\$2,430.60	\$0.00		\$2,430.60 5 years
					0.00		
			\$40.51		\$17.64		

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			Front Feet				
01.09.18.277.010 Robert R & Gail E Finley 812 E Main St Mankato, MN 56001	Hinckleys Addition Lot 10 Block 2 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.011 Eli T Warren & Lori A Lindblom 816 E Main St Mankato, MN 56001	Hinckleys Addition Lot 11 Block 2 0.00	H	52.50	\$2,126.78	\$0.00		\$2,126.78 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.012 Stephney Luger 822 E Main St Mankato, MN 56001	Hinckleys Addition Lot 12 Block 2 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.013 City of Mankato PO Box 3368 Mankato, MN 56002	Hinckleys Addition Lots 1 and 2 and 13 and 14 Block 2 0.00	NH	152.00	\$9,855.68	\$0.00		\$9,855.68 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.277.014 City of Mankato PO Box 3368 Mankato, MN 56002	Hinckleys Addition Lots 1-13 Block 3 0.00	NH	450.00	\$29,178.00	\$0.00		\$29,178.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.277.017 Logan Bristol 944 E Main St Mankato, MN 56001	Hinckleys Addition Tract in Lots 14 and 15 and West 50 Feet of Lot 16 Block 3	H	118.28	\$4,791.52	\$0.00		\$4,791.52 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.018 Justine M Buboltz 950 E Main St Mankato, MN 56001	Hinckleys Addition Tract in Lots 14 and 15 Block 3 0.00	H	60.65	\$2,456.93	\$0.00		\$2,456.93 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.019 Dawn C Bolhuis 954 E Main St Mankato, MN 56001	Hinckleys Addition Easterly 50 Feet of Southerly 150 Feet of Lots 14 and 15 Block 3	H	50.79	\$2,057.50	\$0.00		\$2,057.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.279.001 Aaron C & Leah A Zimmerman 803 E Main St Mankato, MN 56001	Auditors Plat 36 Lot 2 0.00 0.00	H	70.31	\$2,848.26	\$0.00		\$2,848.26 5 years
					0.00		
			\$40.51		\$17.64		

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City Project Number 11193

City of Mankato

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length Cost/Ft	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.09.18.279.002 Carson Eric & Carlee Reinhardt 807 E Main St Mankato, MN 56001	Auditors Plat 36 Lot 1 0.00 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.18.279.003 Main Street Doors LLC 322 Oak Knoll Blvd Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 71 (813 E main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.279.004 Robert & Katti Penkaty 308 N Redwood Dr Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot70 (821 E Main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.279.005 Elizabeth C Johnson 825 E Main St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 69 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.279.006 Nanette Rushton 827 E Main St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 68 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.279.007 VLK Properties LLC 1014 Oak Terrace Dr North Mankato, MN 56003	Marshs Subdivision Lot 62 to 69 Lot 67 (901 E Main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.279.008 William W Milow & Linda Milow-Riedell 20588 558 Ln Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 66 (905 E Main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.279.009 Gary D & Marie F Griffin 911 E Main St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 65 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.279.010 Mary A Hanna 217 Lincoln St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 64 (921 E Main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		

Project Feasibility Report

2026 Resurfacing

City Project Number 11193

City of Mankato

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length Cost/Ft	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.09.18.279.011 Mary Kate Susan Lewis & Steven Piroso 925 E Main St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 63 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.280.007 Kathleen P Black 933 E Main St Mankato, MN 56001	Marsh and Brothers Addn Excluding Tract and Excluding Tract in RB203 PG444 Lot 61	H	60.83	\$2,464.22	\$0.00		\$2,464.22 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.280.012 Ripcom Property LLC 328 Inverness Dr Mankato, MN 56001	Marsh and Brothers Addn West 34 Feet of Lot 60 Excluding South 100 Feet Lot 60 (937 E Main St)	NH	41.28	\$2,676.60	\$0.00		\$2,676.60 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.280.013 Calvin S Koch 941 E Main St Mankato, MN 56001	Marsh and Brothers Addn West Half of Lot 59 and East 32 Feet of Lot 60 Exc South 100' of Lot 60	H	81.21	\$3,289.82	\$0.00		\$3,289.82 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.280.016 David L Hagemeyer 1412 Arden View Dr Saint Paul, MN 55112	Marsh and Brothers Addn Part of Lots 58 & 59 Beginning 132 Feet (951 E Main St)	NH	98.00	\$6,354.32	\$0.00		\$6,354.32 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.280.017 Robert West 100 S Division St Mankato, MN 56001	Marsh and Brothers Addn North 66' of West Half of Lot 56 and of Lot 57 and East 11 Feet of Lot 58	H	36.67	\$1,485.37	\$0.00		\$1,485.37 5 years
			CC= 110.00		0.00		
			\$40.51		\$17.64		
01.09.04.176.011 Japhter K & Jeniffer C Lagat 305 Inverness Dr Mankato, MN 56001	Country Club Estates No 14 Lot 2 Block 1 0.00	H	0.00	\$0.00	\$352.80		\$352.80 5 years
					20.00		
			\$0.00		\$17.64		
01.09.19.153.010 Claudia Fortney 615 James Ave Mankato, MN 56001	Southdale Subdivision Lot 4 and Southerly 3 Feet of Lot 3 Block 1	H	0.00	\$0.00	\$176.40		\$176.40 5 years
					10.00		
			\$0.00		\$17.64		
01.08.13.160.006 Nathan Ruel and Anna Biedscheid 522 Park Ln Mankato, MN 56001	Shepards Corrected Plat of West Mankato Lot 3 Block 192 and West Mankato Lot 3 Block 192	H	0.00	\$0.00	\$194.04		\$194.04 5 years
					11.00		
			\$0.00		\$17.64		

Project Feasibility Report

2026 Resurfacing

City Project Number 11193

City of Mankato

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length Cost/Ft	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.09.07.278.009 Gari Jo M Jordan 1956 Haughton Ave North Mankato, MN 56003	Parsons Addition Lot 10 Block 6 (1026 N 2nd St)	NH	0.00	\$0.00	\$1,005.48		\$1,005.48 5 years
					57.00		
			\$0.00		\$17.64		
01.09.08.109.012 Southern Minnesota Investors Group LLC 1718 Candi Ln North Mankato, MN 56003	Auditors Plat 32 North 40 Feet of Lot 18 0.00 (1346 N 4th St)	NH	0.00	\$0.00	\$546.84		\$546.84 5 years
					31.00		
			\$0.00		\$17.64		
01.08.13.479.013 Marnie Werner 129 Shaubut St Mankato, MN 56001	Lewis & Shaubuts Addition East Half of Vacated Alley Adjacent and Lot 6 Block 4	H	0.00	\$0.00	\$246.96		\$246.96 5 years
					14.00		
			\$0.00		\$17.64		
01.09.18.327.021 Growth Investors Group LLC 530 S Front St #100 Mankato, MN 56001	Websters Addition Excluding North 10 Feet of Lot 8 (308 State St)	NH	0.00	\$0.00	\$317.52		\$317.52 5 years
					18.00		
			\$0.00		\$17.64		
01.09.17.126.041 Michael G & Ann M Wright 11 Maple Ln Mankato, MN 56001	Registered Land Survey 171 Tract A 0.00 (881 Madison Ave)	NH	0.00	\$0.00	\$758.52		\$758.52 5 years
					43.00		
			\$0.00		\$17.64		
01.09.18.176.027 Andrin 5 LLC 1029 S Front St Mankato, MN 56001	Warrens Addition Beginning SE Corner of Lot 6 NE55.75' BW63.1'.... (428 S 4th St)	NH	0.00	\$0.00	\$405.72		\$405.72 5 years
					23.00		
			\$0.00		\$17.64		
01.09.30.104.013 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Southview Heights Sub Lots 2 and 3 Block 3 (1201 Stoltzman Rd)	NH	0.00	\$0.00	\$123.48		\$123.48 5 years
					7.00		
			\$0.00		\$17.64		
01.08.13.183.020 Phil Smith 602 W 2nd St Mankato, MN 56001	Auditors Plat 18 W145' of Lot A Ex Beg SW Corner Lot A N216.52'.... (325 Hubbell Ave)	NH	0.00	\$0.00	\$1,605.24		\$1,605.24 5 years
					91.00		
			\$0.00		\$17.64		
01.09.07.405.014 Christa M Cooper 618 N 2nd St Mankato, MN 56001	City of Mankato North Half of Lot 8 Block 20 0.00	H	0.00	\$0.00	\$370.44		\$370.44 5 years
					21.00		
			\$0.00		\$17.64		

Project Feasibility Report

2026 Resurfacing

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City of Mankato

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length Cost/Ft	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.09.07.382.002 Midtown Group LLC 1400 Madison Ave Mankato, MN 56001	City of Mankato Lot 5 Block 26 (101 N 2nd St)	NH	0.00	\$0.00	\$458.64		\$458.64 5 years
					26.00		
			\$0.00		\$17.64		
01.09.04.176.010 John W and April L Graff 301 Inverness Dr Mankato, MN 56001	Country Club Estates No 14 Lot 1 Block 1 0.00	H	0.00	\$0.00	\$141.12		\$141.12 5 years
					8.00		
			\$0.00		\$17.64		
01.09.16.383.014 John T & Rochelle M Zempel 220 Glen Ellen Dr Mankato, MN 56001	Glen Ellen Estates No 2 Lot 6 Block 2 0.00	NH	0.00	\$0.00	\$264.60		\$264.60 5 years
					15.00		
			\$0.00		\$17.64		
01.09.18.327.019 Donald W & Nina S Stuve 318 E Pleasant St Mankato, MN 56001	Websters Addition Lot 9 0.00 0.00	H	0.00	\$0.00	\$423.36		\$423.36 5 years
					24.00		
			\$0.00		\$17.64		
01.09.07.405.013 620 N Second LLC 480 N Industrial Rd Mankato, MN 56001	City of Mankato South Half of Lot 9 Block 20 (620 N 2nd St)	NH	0.00	\$0.00	\$70.56		\$70.56 5 years
					4.00		
			\$0.00		\$17.64		
01.08.13.282.010 Jonathan M & Whitney F Dziurawiec 328 State St Mankato, MN 56001	Van Brunts Addition South Half of Lot 6 Block 4 0.00	H	0.00	\$0.00	\$264.60		\$264.60 5 years
					15.00		
			\$0.00		\$17.64		
01.08.13.282.011 Mary A Hannah 217 Lincoln St Mankato, MN 56001	Van Brunts Addition Lot 7 Block 4 (322 State St)	NH	0.00	\$0.00	\$740.88		\$740.88 5 years
					42.00		
			\$0.00		\$17.64		
01.08.13.282.012 Christopher M Delaney 60392 239th St Madison Lake, MN 56063	Van Brunts Addition West Half of Lot 8 Block 4 (318 State St)	NH	0.00	\$0.00	\$105.84		\$105.84 5 years
					6.00		
			\$0.00		\$17.64		
01.08.13.282.013 ICJ Construction LLC 47999 132nd St Vernon Center, MN 56090	Van Brunts Addition East Half of Lot 8 Block 4 (316 State St)	NH	0.00	\$0.00	\$599.76		\$599.76 5 years
					34.00		
			\$0.00		\$17.64		

Project Feasibility Report

2026 Resurfacing

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City of Mankato

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.08.13.282.014 William F & Patricia Ashley 310 State St Mankato, MN 56001	Van Brunts Addition West Half of Lot 9 Block 4 0.00	H	0.00	\$0.00	\$88.20		\$88.20 5 years
					5.00		
			\$0.00		\$17.64		
01.08.13.282.017 Kevin A & Ann M & Grant Haggerty 304 State St Mankato, MN 56001	Van Brunts Addition Front 90 Feet of Lot 10 Block 4 0.00	H	0.00	\$0.00	\$176.40		\$176.40 5 years
					10.00		
			\$0.00		\$17.64		
01.08.13.183.006 Dunn Family LLP 633 N Main St Mankato, MN 56001	Auditors Plat No 10 Lot 1 Block 4 (319 Hubbell Ave)	NH	0.00	\$0.00	\$264.60		\$264.60 5 years
					15.00		
			\$0.00		\$17.64		
01.09.18.154.002 Centenary United Methodist Church 501 S 2nd St Mankato, MN 56001	Warrens Addition Lots 1, 2 and 3 Block 8 Church	NH	0.00	\$0.00	\$511.56		\$511.56 5 years
					29.00		
			\$0.00		\$17.64		
01.09.18.154.003 MAF Holdings VI LLC 212 E Walnut St Mankato, MN 56001	Warrens Addition Lot 4 Block 8 (523 S 2nd St)	NH	0.00	\$0.00	\$105.84		\$105.84 5 years
					6.00		
			\$0.00		\$17.64		
01.09.18.301.013 R & C Enterprises of Mankato Inc 20795 582nd Ln Mankato, MN 56001	Warrens 2nd Addition South 95 Feet of Lot 7 Block 21 (102 E Pleasant St)	NH	0.00	\$0.00	\$317.52		\$317.52 5 years
					18.00		
			\$0.00		\$17.64		
01.09.18.301.014 Jennifer & Anna Melby-Kelley 116 E Pleasant St Mankato, MN 56001	Warrens 2nd Addition West 41 Feet of Lot 8 Block 21 0.00	H	0.00	\$0.00	\$229.32		\$229.32 5 years
					13.00		
			\$0.00		\$17.64		
01.09.18.301.015 Roger Yocum 118 E Pleasant St Mankato, MN 56001	Warrens Second Addition East 25 Feet of Lot 8 and West 25,5 Feet of Lot 9 Block 21	H	0.00	\$0.00	\$105.84		\$105.84 5 years
					6.00		
			\$0.00		\$17.64		
01.09.18.301.016 David T & Kelliann M Kutschke 120 E Pleasant St Mankato, MN 56001	Warrens Second Addition East 40.5 Feet of Lot 9 Block 21 0.00	H	0.00	\$0.00	\$211.68		\$211.68 5 years
					12.00		
			\$0.00		\$17.64		

Project Feasibility Report

2026 Resurfacing

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City of Mankato

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Length	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.09.18.301.017 Kevin O'Connor Green 126 E Pleasant St Mankato, MN 56001	Warrens Second Addition Lot 10 Block 21 0.00	H	0.00	\$0.00	\$229.32		\$229.32 5 years
					13.00		
			\$0.00		\$17.64		
01.09.18.327.021 Growth Investors Group LLC 530 S Front St #100 Mankato, MN 56001	Websters Addition Excluding North 10 Feet of Lot 8 (324 E Pleasant St)	NH	0.00	\$0.00	\$88.20		\$88.20 5 years
					5.00		
			\$0.00		\$17.64		

Project Feasibility Report

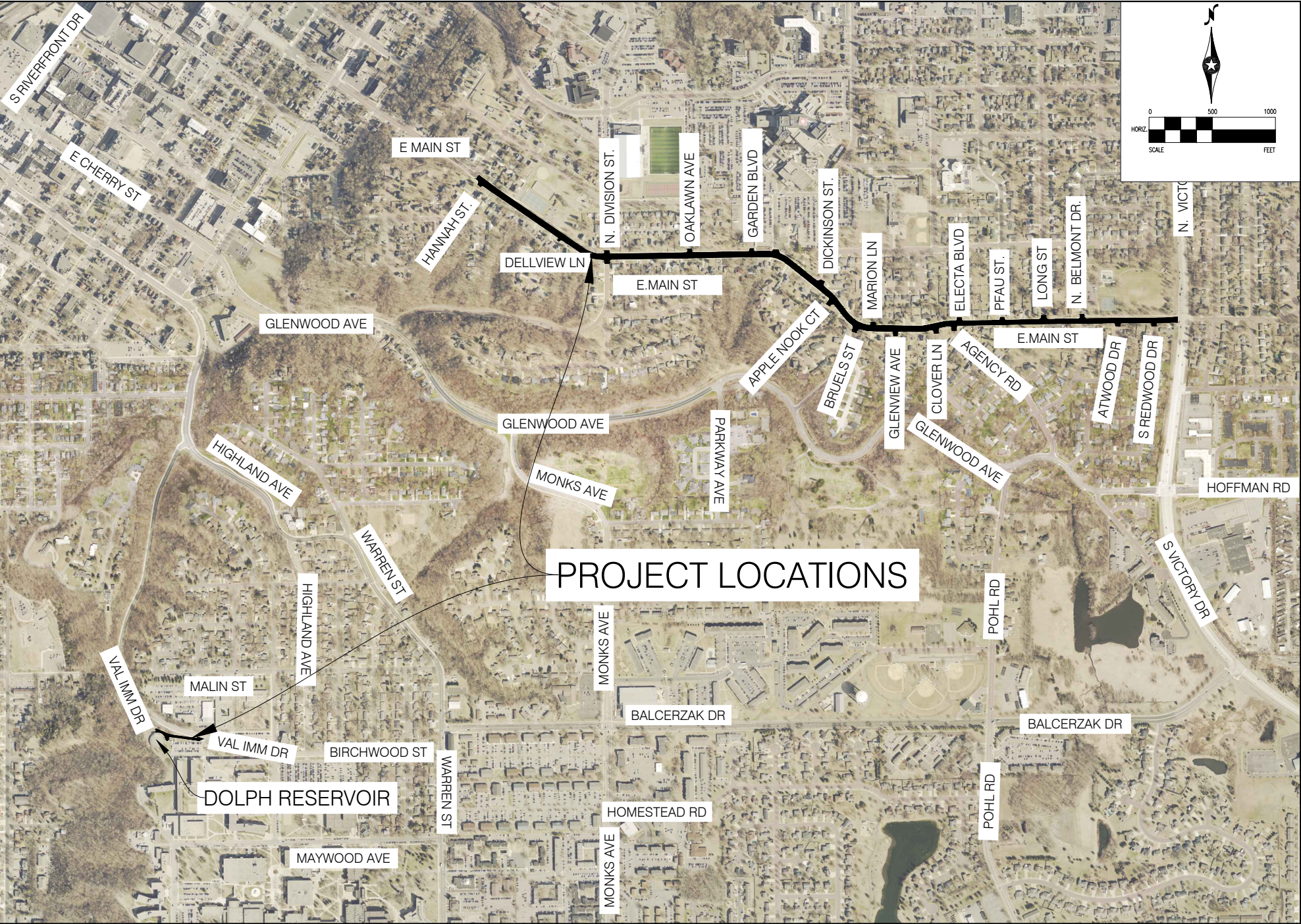
2026 Resurfacing

City Project Number 11193

City of Mankato

XIV. APPENDIX

- Figure No. 1 – Location Map
- Figure No. 2 – Typical Section
- Figure No. 3a – Proposed Improvements (Main Street)
- Figure No. 3b – Proposed Improvements (Main Street)
- Figure No. 3c – Proposed Improvements (Dolph Reservoir Access Road)
- Figure No. 4 – Dolph Reservoir Access Road Easement

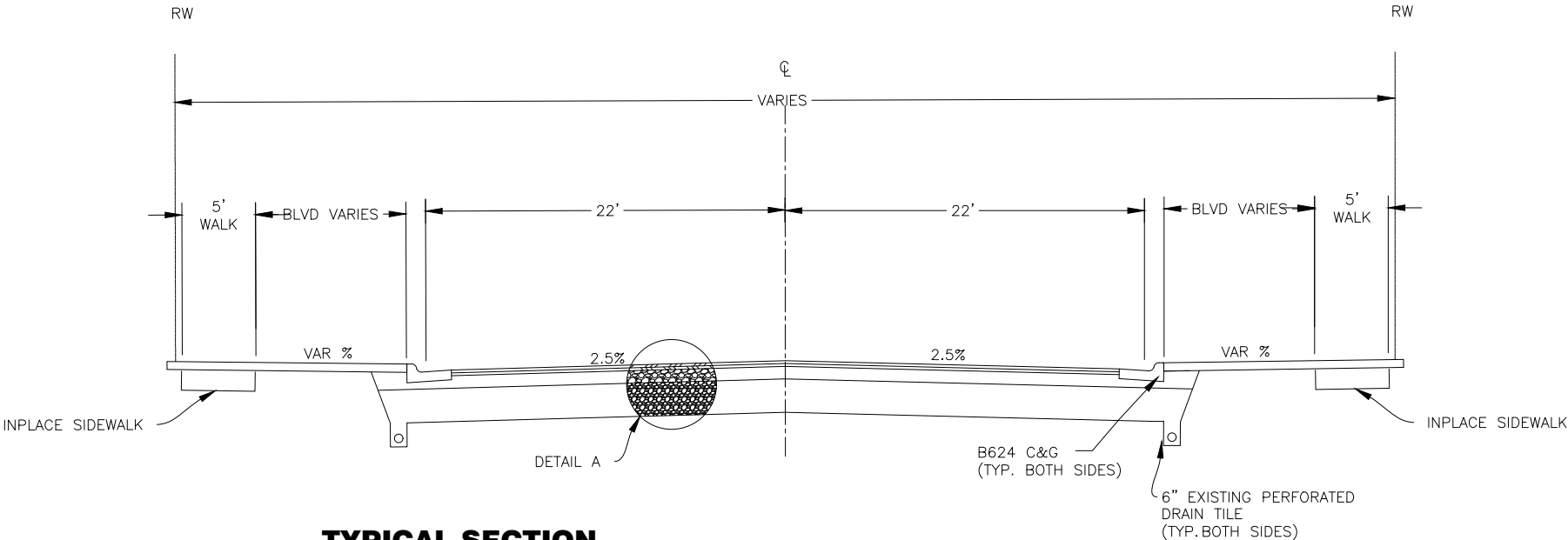


K:\PROJECTS\City of Mankato Projects\11193 - 2026 Resurfacing\Design Drawings\Preliminary\E. Main Street- Feasibility Report Docs\Figure No.1 - Location Map.dwg

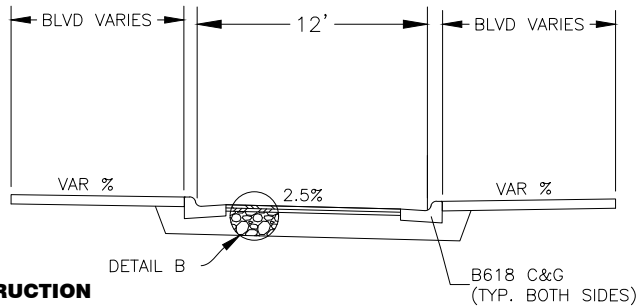


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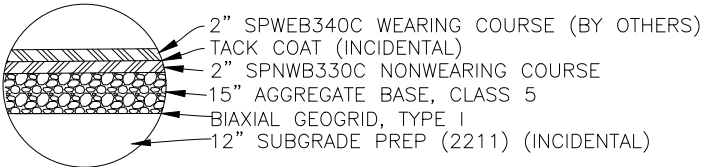
**TYPICAL SECTION
MAIN STREET
FULL DEPTH RECLAMATION**



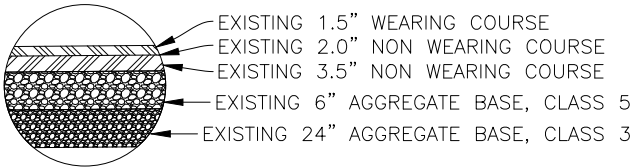
**TYPICAL SECTION
DOLPH RESERVOIR**



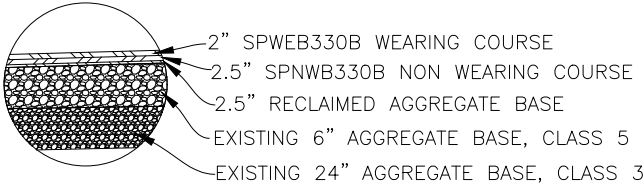
DETAIL B - RECONSTRUCTION

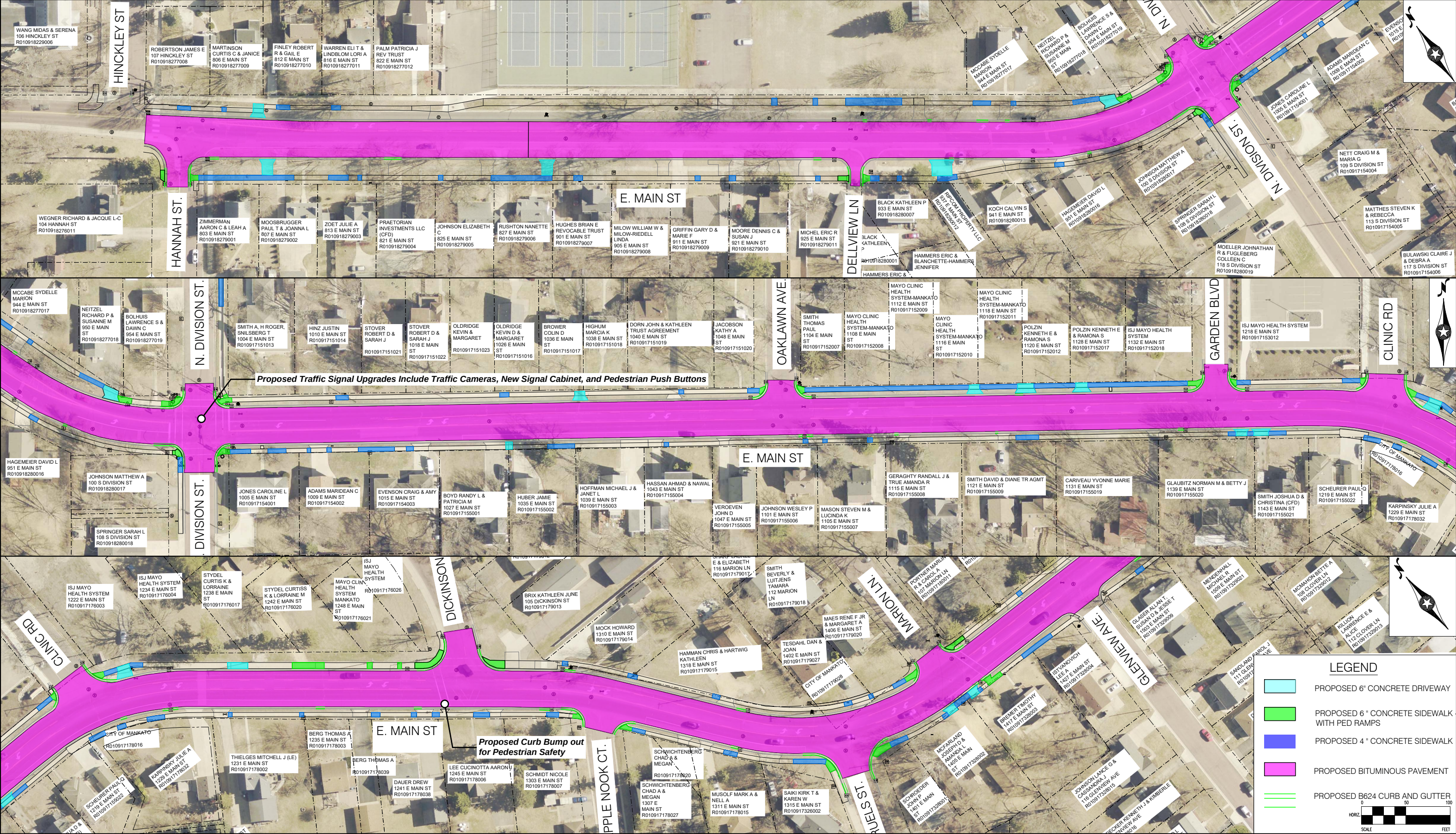


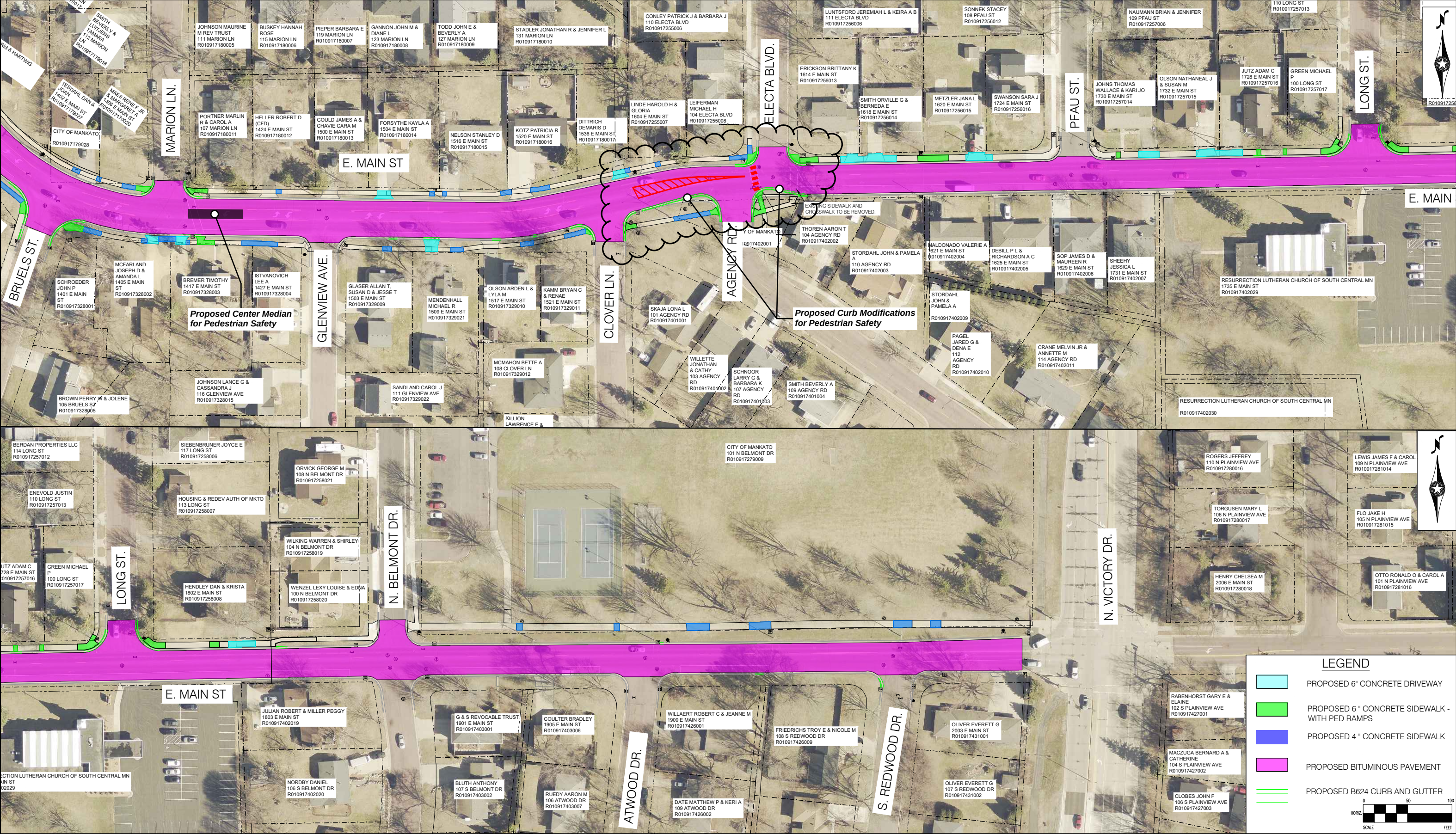
**DETAIL A
EXISTING STREET SECTION**

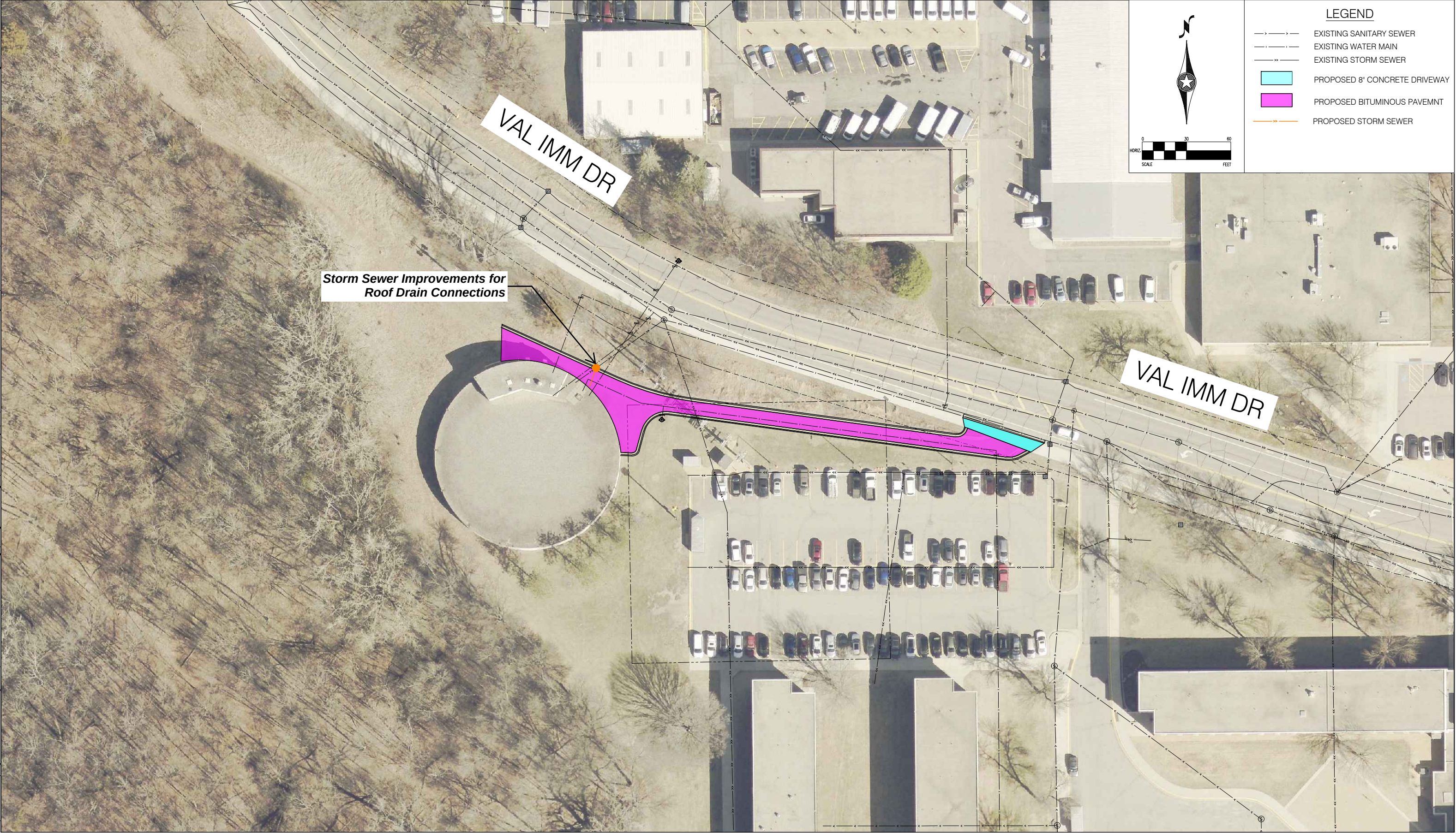


**DETAIL A - FULL DEPTH RECLAMATION
PROPOSED STREET SECTION**









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Bellevue Ave Street Project (2026)

The proposed 2026 Bellevue Ave street project includes a possible narrowing of the street by two feet and addition of sidewalks. To gain insights into the proposed project a door to door survey of homeowners affected by the project was performed. Since these changes are only being proposed for Bellevue Ave and not for the two side streets, Jay Ro Ct and Riverview St, only residents of Bellevue Ave were included in the survey.

Here is a brief explanation of how the survey was conducted:

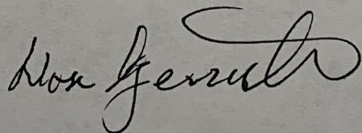
Each house on Bellevue Ave was approached and asked to comment on the proposed street project. Each address was asked if they wished to participate and their responses were recorded on the attached page. The project was described as one that would include two possible changes:

- 1) the inclusion of a sidewalk on one side of the street and,
- 2) a narrowing of the street by two feet.

To reduce the risk of the appearance of bias by the interviewers, for those participants who chose 'No' to the proposed changes a follow up question was asked. The question was: Are there any effects these two changes would have that might be beneficial? Regarding sidewalks, participants saw no benefit because of the low number of walkers and minimal car traffic aside from residents. As related to the street width, most felt the street was already too narrow. There were also comments about snow taking up part of the street thereby reducing the width of the street. Additionally, when cars are parked in the street some felt the street was too congested at the current width so any more narrow would be a concern.

There were two houses that residents did not answer their door. The surveyors tried on two occasions to seek contact with those houses but without success. The survey was conducted on the evening of September 19 and morning of September 20, 2025.

The above was prepared by Don Gerrish who lives on the corner of Bellevue Ave and Woodshire Drive. His name does not appear on the survey form but he does not support either change.



Bellevue Ave Street Project (2026)

Bellevue Ave will be replaced starting in 2026. As part of the project consideration is being given to the addition of sidewalks and reduction of the street width by 2 feet. The neighborhood can voice its support or lack of support for these two changes. Please indicate if you support or do not support these efforts. **Yes** means you support and **No** means you do not want this change.

Sidewalk	Street width reduction	Name	House no.
<u>N</u>	<u>N</u>	<u>Bonny & Wallace</u>	<u>16</u>
<u>N</u>	<u>N</u>	<u>Jordan & Jen Frandle</u>	<u>17</u>
<u>N</u>	<u>N</u>	<u>Adam & Kylie</u>	<u>111</u>
<u>N</u>	<u>N</u>	<u>Josh & Jackie Adams</u>	<u>115</u>
<u>N</u>	<u>N</u>	<u>Carey Steffensmeier</u>	<u>119</u>
<u>Y</u>	<u>Y</u>	<u>Robert Lutz</u>	<u>120</u>
<u>N</u>	<u>N</u>	<u>Jason Streseman</u>	<u>130</u>
<u>M</u>	<u>N</u>	<u>Maggie Blume</u>	<u>124</u>
<u>N</u>	<u>N</u>	<u>Shelly Long</u>	<u>116</u>
<u>N</u>	<u>N</u>	<u>Bob Dineen</u>	<u>128</u>
<u>N</u>	<u>N</u>	<u>Dan Zielske</u>	<u>180</u> ^{corner of Sun & Bellevue}
<u>Y</u>	<u>N</u>	<u>Sonja Parr-Baker</u>	<u>113</u>
<u>N</u>	<u>N</u>	<u>Joe & Jane Stynell</u>	<u>103</u>



AGENDA RECOMMENDATION

City Council Regular Meeting

7. A.

Meeting Date: 11/24/2025

Agenda Item:

Resolution ordering the abatement of hazardous conditions, code violations, and public nuisances at 703 West 3rd Street.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Staff have received complaints about and have observed the conditions of 703 West 3rd Street. The property, according to Blue Earth County property records, is owned by Richard Jeff Rosillo.

Staff sent a standard nuisance complaint letter to the address on April 25, 2025, requesting compliance by June 1, 2025. On June 1, 2025, City Staff inspected the property from the right of way and noted junk vehicles in the yard, trash, tires, debris, old furniture, junk, and construction materials on the property. The First Notice of Violation and Order to Abate letter was hand-delivered to the property owner on August 7, 2025, a copy is attached as Exhibit C of the resolution. The property was reinspected and found non-compliant.

The City sent a Second Notice of Violation and Order to Abate letter on August 20, 2024, a copy is attached as Exhibit D of the resolution. Follow-up inspections were conducted on September 3, 2025, and on September 5, 2025, from the public rights-of-way, City Staff took pictures of the property, which are shown as Exhibit E attached to the resolution.

On October 28, 2025, the City Attorney sent a letter, a copy is attached as Exhibit F to the resolution, via certified mail with receipt requested, to Mr. Rosillo, notifying Mr. Rosillo of the City's intent to bring an abatement action against him if the nuisance conditions were not remedied by November 3, 2025. On November 7, 2025, the City Attorney received updated pictures taken from public rights-of-way, by City Staff,

showing that the nuisance conditions remain on the property, shown in Exhibit G attached to the resolution.

Mankato City Code and state law provide authorization for legal action to enforce city zoning and to ensure compliance with, or to prevent or abate any violation of the zoning code, including directing the City Attorney to initiate any and all actions to enforce city zoning.

City Staff recommends the City Council of the City of Mankato find that the condition of the property, as summarized in this report and the attached resolution, violates state law and City Code, is hazardous, unsafe and a danger to the health, safety, and general welfare of the citizens of the City, and represents a public nuisance in violation of state and local law, and therefore, said conditions must be abated in accordance with applicable state and local laws.

Attachments

Resolution w/Exhibits
Exhibit B to Resolution
Exhibit C to Resolution
Exhibit D to Resolution
Exhibit E to Resolution
Exhibit F to Resolution
Exhibit G to Resolution

CITY OF MANKATO, MINNESOTA

**RESOLUTION ORDERING THE ABATEMENT OF HAZARDOUS CONDITIONS,
CODE VIOLATIONS AND PUBLIC NUISANCES AT 703 WEST 3rd STREET IN THE
CITY OF MANKATO, MN**

FINDINGS

WHEREAS, on April 25, 2025, the City observed, from public rights-of-way, significant code violations at the property located at 703 West 3rd Street in the City of Mankato, County of Blue Earth, State of Minnesota (the “Property”) and legally described on **Exhibit A**; and

WHEREAS, on April 25, 2025, the City sent a standard nuisance complaint letter, attached hereto as **Exhibit B**, which was addressed “Dear Resident” and mailed to the property address along with the City’s Spring Cleanup Property Checklist. This letter requested that the property be brought into compliance by June 1, 2025; and

WHEREAS, according to Blue Earth County property records, Richard Jeff Rosillo, is the owner of the Property (“Property Owner”) with free and clear title; and

WHEREAS, the Property is located in the R-2 Zoning District and is not a licensed junkyard nor zoned for junkyard; and

WHEREAS, Devan Mortwedt, Community Resource Coordinator for the City of Mankato, viewed nuisance conditions and violations of City Code from public rights of way upon reinspection on or around June 1, 2025, and noted junk vehicles in the yard, along with trash, tires, debris, old furniture, junk and construction materials; and

WHEREAS, the City sent a “First Notice of Violation and Order to Abate” letter, attached hereto as **Exhibit C**, on August 7, 2025, via hand delivery, notifying Mr. Rosillo of the nuisance conditions and the existence of junk vehicles in violation of City Code and citing the applicable City Code sections; and

WHEREAS, the City sent a “Second Notice of Violation and Order to Abate letter”, attached hereto as **Exhibit D**, on August 20, 2025, reiterating the violations and directing removal of (i) any and all junked motor vehicle, (ii) any and all motor vehicles, trailers, and other vehicles parked in the yard, (iii) and any and all junk, trash, scrap metal, and auto body parts, strewn throughout the yard; and

WHEREAS, on September 3, 2025, and on September 5, 2025 from public rights-of-way, Devan Mortwedt, Community Resource Coordinator for the City of Mankato, took pictures of the Property, which are attached hereto as **Exhibit E** documenting the continued existence of code violations on the Property, creating nuisance conditions; and

WHEREAS, the City Attorney, on October 28, 2025, sent a letter, attached hereto as **Exhibit F**, via certified mail with receipt requested, to Mr. Rosillo, notifying Mr. Rosillo of the

City’s intent to bring an abatement action against him if the nuisance conditions were not remedied by November 3, 2025; and

WHEREAS, on November 7, 2025, the City Attorney received updated pictures taken from public rights-of-way, by Devan Mortwedt, Community Resource Coordinator for the City of Mankato, showing that the nuisance conditions remain on the property, attached hereto as **Exhibit G**; and

WHEREAS, **Exhibits B-G** attached hereto represent the Nuisance Packet to be attached as an Exhibit to the Abatement Order; and

WHEREAS, the City Attorney has provided, via U.S. Mail, courtesy notice to the property owner of the intended consideration of this Abatement Resolution by the City Council on November 24, 2025.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MANKATO, MINNESOTA, THAT COUNCIL MAKES THE FOLLOWING FINDINGS:

MANKATO CODE SECTIONS AND STATE LAW

A. City Code Violations.

Mankato City Code §11-1 recognizes that one of the purposes of Chapter 11 of City Code, addressing Nuisances, is to “[d]etermine the responsibilities of owners and operators of dwellings and property for correction of nuisance conditions” and to “[p]romote the stabilization and maintenance of neighborhoods”; and

Mankato City Code §11-2 defines nuisance as “any substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged from, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city. The term "nuisance" includes acts and omissions defined in this Code or by state law as nuisances.”.

Mankato City Code § 11-3 sets forth the conditions designated as Class I nuisances and includes:

- (1) “[t]hings or conditions on the property which, in the opinion of the city inspector, may contribute to injury of any person present on the property, which shall include, but not be limited to, open holes, open foundations, open wells, dangerous trees or limbs or abandoned appliances...”
- . . .
- (5) “[c]onditions which are conducive to the presence, harborage or breeding of insects, rodents or other pests. . .”
- (12) “[m]otor vehicles not parked on hard surfaced parking areas as required by section 10-1619(6) . . .”

(14) “[s]poil piles of fill, excavation or construction debris existing for periods longer than seven days unless otherwise approved by the city. . .”

(16) “[a]ny other conditions whereby a substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city exists or is allowed to exist.”

Mankato Code Section § 11-32 (b) requires “[t]he owner of any premises within the City upon which premises refuse, garbage, swill or waste matter is or may be present, shall provide and maintain on such premises sufficient containers for the storage of all refuse, garbage, swill, or waste matter placed, accumulated or stored on such premises....”.

Mankato Code Section § 11-32 (c) provides that “[a]ny accumulation upon any premises within the City of any refuse, garbage, swill or waste matter not stored in a container or containers as required by the subsection for any period of time in excess of seven (7) days, is hereby declared to be a hazard to the public health and safety, and a public nuisance, and shall be abated according to the provisions of this Chapter.

Mankato Code Section § 11-33 makes it “unlawful for any person to deposit garbage, rubbish, offal, the body of a dead animal, or other litter in or upon any public street, public or private lands, water or the ice thereon”.

Mankato City Code § 11-35(a) defines junk vehicle, as “any motor vehicle . . . which does not have lawfully affixed or attached thereto an unexpired state registration or license plate, or the condition of which is wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded” and (b) prohibits the “[s]toring or parking junked motor vehicles” including making it “unlawful for any person to park, store or leave any junked motor vehicle, whether attended or not, upon any public or private property within the city, or for any person, as an owner of or an occupant having control of private property within the city, to permit the parking, storing or leaving of any junked motor vehicle upon such private property, unless such junked motor vehicle is within an enclosed building or structure lawfully situated upon private property or is so parked, stored or left upon private property lawfully zoned and operated as a junkyard”.

Mankato City Code § 11-35(c) states “[t]he presence of a junked motor vehicle upon private or public property within the city, except as permitted by the provisions of this section, is a hazard to the public health and safety, a violation of this chapter, and a public nuisance which shall be abated according to the provisions of this chapter”.

Mankato City Code § 11-5 states that “[n]o person shall directly or indirectly or by omission create a nuisance, and no owner or responsible party shall allow a nuisance to remain upon or in any property or structure under his or her control.”

B. City Code Enforcement.

Mankato City Code §§ 11-11, 11-12 and 11-13 authorize pursuit of abatement processes to resolve nuisance conditions within the city and to assess any unpaid charges and administrative penalties for each type of order issued or work performed to abate the nuisance.

Mankato Code Section § 11-32 (c) authorizes abatement of any accumulation upon any premises within the City of any refuse, garbage, swill or waste matter not stored in a container for any period of time in excess of seven (7) days.¹

Mankato City Code § 11-35(c) authorizes abatement of junk vehicles.²

C. State Law.

Minnesota Statutes Section 462.357 provides City authority to pursue remedying land use violations, including recognizing them as nuisances and abating them for non-compliance.

Minnesota Statutes § 609.74, 561.01 Minnesota Statutes defines nuisance as "[a]nything which is injurious to health, or indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property" and provides both civil and criminal statutory remedies to protect the public against such nuisances.

Minnesota Statutes § 168B.04, subd. 1, states that "[u]nits of government and peace officers may take into custody and impound any abandoned or junk vehicle".

Minnesota Statutes, section 463.161 et seq., in addition to various sections of the Mankato City Code cited herein authorize the city to correct or remove a hazardous condition of any hazardous property if the owner of record fails to do so after a reasonable time and assess for the costs to do so.

FURTHER FINDINGS

WHEREAS, Mankato City Code and state law provide authorization for legal action to enforce city zoning and to ensure compliance with, or to prevent or abate any violation of the zoning code, including directing the City Attorney to initiate any and all actions to enforce of city zoning; and

WHEREAS, photographs taken by city staff demonstrate that there is an accumulation of garbage, rubbish, construction materials and other litter at the Property, which represents nuisance conditions under City Code and state law; and

¹ Mankato City Code§ 11-33(c) provides that "[a]ny accumulation upon any premises within the City of any refuse, garbage, swill or waste matter not stored in a container or containers as required by the subsection for any period of time in excess of seven (7) days, is hereby declared to be a hazard to the public health and safety, and a public nuisance, and shall be abated according to the provisions of this Chapter.

²Mankato City Code § 11-35(c) states "[t]he presence of a junked motor vehicle upon private or public property within the city, except as permitted by the provisions of this section, is a hazard to the public health and safety, a violation of this chapter, and a public nuisance which shall be abated according to the provisions of this chapter".

WHEREAS, photographs taken by city staff demonstrate junk vehicles at the Property, as well as improperly parked vehicles, which represent nuisances under City Code and state law which City has authority to abate; and

WHEREAS, the documentation shows the City has notified the Property Owner of the nuisance and the Property Owner has allowed and continues to allow these violations and nuisances; and

WHEREAS, based on all the code and state law violations, the Property creates a hazard to public health and safety and a public nuisance; and

WHEREAS, based on information presented by staff and incorporated herein, the City Council of the City of Mankato finds that the condition of the Property, as summarized in this Resolution, violates state law and City Code, is hazardous, unsafe and a danger to the health, safety, and general welfare of the citizens of the City, and represents a public nuisance in violation of state and local law, and therefore, said conditions must be abated in accordance with applicable state and local laws; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Mankato:

1. The City Council adopts, as factual findings, all of the above recitals.
2. Based on the aforementioned findings, the Property is hereby deemed hazardous, as that term is defined by Minnesota Statutes, section 463.15.
3. Based on all the findings and documentation, the condition of the Property also constitutes a public nuisance within the meaning of Minnesota Statutes, sections 609.74, 609.745, 617.81 and Chapter 11 of Mankato City Code and can be abated.
4. Based on the aforementioned findings, the junk vehicle allowed to remain on the Property violates Chapter 11 Mankato City Code of the Mankato City Code and Minnesota Statutes 168B.011 and 168B.04, respectfully and represent a nuisance which should be abated through removal.
5. The City Council finds the owners of the property have had reasonable time in which to remedy the violations.
6. The City Attorney shall prepare an Abatement order substantially similar to that attached hereto as **Exhibit H** (the "Abatement Order").
7. City staff and consultants are further authorized to take all necessary and convenient steps to secure compliance with the requirements contained in the attached Abatement Order and may further effectuate the removal and abatement of the garbage, construction materials junk vehicles, construction materials, debris and the hazardous and nuisance

conditions on the Property by court order or contract and shall subsequently facilitate assessment of the costs thereof against the Property in accordance with state and local laws.

8. The City Attorney and City staff are authorized to take all necessary legal steps to effectuate service of this Resolution and the Abatement Order, in the manner required by state or local law, including by posting the Abatement Order at the Property and by serving the Order on the owner of record, and any lienholders.

Adopted this 24th day of November, 2025.

Najwa Massad, Mayor

ATTEST:

Renae Kopischke, MMC
City Clerk

EXHIBIT A

Legal Description of the Property

Lot 9 and Fractional Lot 10, Block 190, Shepard's Corrected Plat of a part of West Mankato, together with vacated Spence Street adjacent, Blue Earth County, Minnesota.

EXHIBIT B

EXHIBIT C

EXHIBIT D

EXHIBIT E

EXHIBIT F

EXHIBIT G

EXHIBIT H
Abatement Order

ABATEMENT ORDER

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF BLUE EARTH

FIFTH JUDICIAL DISTRICT

Case Type: Other Civil

In the Matter of the Hazardous and Nuisance
Property and Building Located at 703 West 3rd Street,
Mankato, Minnesota

**ORDER FOR ABATEMENT OF
HAZARDOUS AND NUISANCE
PROPERTY AND STRUCTURES**

TO: All owners, occupants, and lienholders of record for the property located at 703 West 3rd Street, Mankato, Minnesota (the “Property”)

The City Council of the City of Mankato (the “City”) orders that within 30 days of service of this Abatement Order you remove the garbage, construction materials, debris and junk vehicle from the Property and generally abate the hazardous and nuisance conditions which currently exist on the Property, as described on **Abatement Order Exhibit A** and as detailed in the Nuisance Packet included as **Abatement Order Exhibit C** attached to this Abatement Order (the “Property”).

The City, pursuant to Minnesota Statutes, chapters 463, 609 and 617, and the Mankato City Code, has determined, based on the aforementioned findings and the City Council Findings set forth in the Resolution to Abate attached hereto as **Abatement Order Exhibit B**, that (1) the Property is hereby deemed hazardous, as that term is defined by Minnesota Statutes, section 463.15; (2) based on all the findings and documentation, the condition of the Property, including the accumulation of garbage, debris, construction materials, and other trash constitutes a public nuisance within the meaning of Minnesota Statutes, sections 609.74, 609.745 and Chapter 11 of the Mankato City Code which should be abated through removal; and (3) the junk vehicles currently allowed to remain on the Property violate Chapter 11 of the Mankato City Code and

Sections 168B.011 and 168B.04 of Minnesota Statutes and represent a nuisance which should be abated through removal.

Accordingly, it is hereby ORDERED that you abate the aforementioned conditions within 30 days of the date of service of this Abatement Order by:

- (i) removing the junk vehicle(s) from the Property or into an enclosed structure;
- (ii) removing non-junk vehicles and trailers from yard onto hard surface; and
- (iii) removing the junk, garbage, scrap metal, auto body parts, construction materials, debris, tires, equipment, and trailer from the property.

You are further advised that unless such corrective action is taken or an Answer is timely served on the City within **20 days** of the date of service of this Abatement Order upon you, a motion for summary enforcement of this Abatement Order will be made to the Blue Earth County District Court.

Finally, you are further advised that if you do not comply with this Abatement Order and the City is compelled to take corrective action, as authorized under law, all necessary costs incurred by the City in enforcing this Abatement Order will be assessed against the Property pursuant to Minnesota Statutes, sections 463.21 and 617.83, and Chapters 8 and 11 of the Mankato City Code. In connection to such assessment, the City further intends to recover all of its expenses incurred in carrying out this Abatement Order, including specifically but not exclusively, filing fees, service fees, publication fees, attorneys' fees, appraisers' fees, witness fees, including expert witness fees and traveling expenses incurred by the City from the time this Abatement Order was originally made pursuant to Minnesota Statutes, section 463.22 and the Mankato City Code.

Dated _____, 2025

KENNEDY & GRAVEN, CHARTERED

By: _____

Pamela Whitmore (#0232440)
700 Fifth Street Towers
150 South Fifth Street
Minneapolis, MN 55402
(612) 337-9300
Attorney for City of Mankato

ACKNOWLEDGMENT

The undersigned acknowledges that costs, disbursements and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. § 549.211, subd. 2, to the party against whom the allegations in this pleading are asserted.

Pamela J.F. Whitmore

EXHIBIT A TO ABATEMENT ORDER

Legal Description of the Property

Lot 9 and Fractional Lot 10, Block 190, Shepard's Corrected Plat of a part of West Mankato, together with vacated Spence Street adjacent, Blue Earth County, Minnesota.

**EXHIBIT B TO ABATEMENT ORDER
COUNCIL APPROVED RESOLUTION**

(to be completed after Council approval)

**EXHIBIT C TO ABATEMENT ORDER
NUSIANCE VIOLATIONS PACKET**

(to be added after Council approval of Resolution)

710 S. Front St.
Mankato, MN 56001
Phone: (507) 387-8735

www.mankatomn.gov



Date: April 25, 2025

ICR: MKP 25- 11661

Re: Nuisance Complaint at 703 W 3rd St, Mankato MN

Dear Resident,

In preparation for the City's annual Spring Cleanup, held the first four weekends in May, Public Safety staff are taking this opportunity to patrol the City of Mankato to ensure properties are in compliance with city ordinances. Enforcement is an important part of our job to maintain our community's cleanliness and integrity.

Attached you will find a "Spring Cleanup Property Checklist". Please bring your property into compliance regarding the mentioned items prior to June 1, 2025, as a reinspection will happen on or around this date. Our inspection and enforcement are timed to align with the City Cleanup for resident benefit. Spring Cleanup is provided at no cost as a value-added benefit of Mankato's garbage and recycling service. Spring Cleanup is scheduled for the following days: May 1, 2, 3, 8, 9, 10, 15, 16, and 17 at Mankato Public Works, 501 South Victory Drive, Mankato.

Residents can also dispose of unwanted prescription and non-prescription medications during Spring Cleanup. Year-round, these medications may be disposed of at drop boxes located at Mankato Public Safety, 710 South Front Street or the Blue Earth County Justice Center, 401 Carver Road, Mankato.

More information regarding Spring Cleanup can be found at
<https://www.mankatomn.gov/residents/garbage-and-recycling/annual-clean-up>

If you have any questions, please call 507-304-4863 and ask to speak to the on-duty Community Service Officer. Make sure you have your ICR number as noted at the top ready for reference.

Thank you for your cooperation and assistance in keeping our neighborhoods looking great!

Mankato Dept. of Public Safety Officers

ICR #: 11661

SPRING CLEANUP PROPERTY CHECKLIST

DATE/TIME INSPECTED <u>4/25 @ 18:12</u>	INSPECTED BY (Name/Badge #) <u>Schild 3193</u>	CS # <u>25-11226</u>	RENTAL LICENSE # <u>R</u>
LOCATION OF VIOLATION <u>703 W 3rd St</u>		<u>Mankato, MN 56001</u>	
PROPERTY OWNER NAME <u>Jess Rosillo</u>			
PROPERTY OWNER ADDRESS (If different than above)			
LOCAL AGENT NAME (If applicable)			
LOCAL AGENT ADDRESS (If applicable)			

☒ ACCUMULATION OF DEBRIS/TRASH

Describe:

Mounds of trash and auto parts in backyard.
Lawnmower, tires and benches in front yard.

☒ ABANDONED/INOPERABLE VEHICLE(S)

Describe: (include license plate number, state, and year where possible)

MN, 895XPR, 2002 BMW, Exp: 12/31/2022 - Left rear tire flat - Front yard
MN, 66M428, 2001 Ford, Exp: 3/31/2023 - Missing tires - Backyard
MN, HHL 848, 2001 Chevrolet, Exp: ? - Appears to be sunk in the ground - Backyard
2 abandoned trailers in the backyard

☐ OTHER VIOLATIONS/NOTES:

FOR OFFICE USE ONLY

Mailed date: 4/29 By: 3175

Re-inspection date: _____ By: _____

☐ Compliant☐ Non-Compliant



August 7, 2025

ICR: 25-11661

Richard Rosillo
703 W. 3rd St.
Mankato, MN 56001

1st Notice and Order to Abate Nuisance at 703 W. 3rd Street

Mr. Rosillo,

You are hereby notified that as the owner, agent, or tenant of the above listed location in the City of Mankato, Blue Earth County, Minnesota that the condition of your property is in violation of the below indicated ordinance(s). You are hereby ordered to make the following correction(s) within 10 days of this notice **The property will be reinspected on August 19, 2025.** Failure to comply with this notice may result in the City seeking legal action against you, including but not limited to the City ordering the necessary work to be performed at the expense of the owner to which said cost will be assessed against the property benefited. This notice is in effect for twelve (12) months from the date of this notice and any reoccurrence of the nuisance conditions within the twelve (12) month period will result in the City will abating the nuisance without further notification of the property owner.

Sec. 11-2 – Nuisance Defined. *Nuisance means any substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged from, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city. The term "nuisance" includes acts and omissions defined in this Code or by state law as nuisances.*

Sec. 11-3(16) – Conditions designated as Class I nuisances. *Other conditions: Any other conditions whereby a substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city exists or is allowed to exist.*

Sec. 11-5 – Prohibited acts generally. *No person shall directly or indirectly or by omission create a nuisance, and no owner or responsible party shall allow a nuisance to remain upon or in any property or structure under his or her control.*

Sec. 11-35(a) – Junked motor vehicle. *Defined: Junked motor vehicle means any motor vehicle, as defined in this section, which does not have lawfully affixed or attached thereto an unexpired state registration or license plate, or the condition of which is wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded.*

(b) Storing or parking junked motor vehicles prohibited. It is unlawful for any person to park, store or leave any junked motor vehicle, whether attended or not, upon any public or private property within the city, or for any person, as an owner of or an occupant having control of private property within the city, to permit the parking, storing or leaving of any junked motor vehicle upon

such private property, unless such junked motor vehicle is within an enclosed building or structure lawfully situated upon private property or is so parked, stored or left upon private property lawfully zoned and operated as a junkyard.

On or before August 19:

- Any and all junked motor vehicles must be removed or returned to a road operable state
- Any and all motor vehicles, trailers, and other vehicles parked on the yard must be removed and parked on an approved hard surface
- Any and all junk, trash, scrap metal, auto body parts, strewn throughout the yard must be removed and stored appropriately
- The camper that is parked on the alley / right of way must be moved every 24 hours or removed entirely and parked on private property

As previously mentioned, I will reinspect the property on **August 19, 2025.** If the above items are corrected before the re-inspection date, please contact me.

Sincerely,

Devan Mortwedt
Community Resource Coordinator, Badge 3175
Mankato Department of Public Safety
dmortwedt@mankatomn.gov
507-387-8689 (office)



August 20, 2025

ICR: 25-11661

Richard Rosillo
703 W. 3rd Street
Mankato, MN 56001

2nd Notice and Order to Abate Nuisance at 703 W. 3rd Street.

Mr. Rosillo,

On August 7, 2025, following the issuance of the First Notice and Order to Abate Nuisance, you presented at the Public Safety Center to speak with me. During that conversation, you raised a concern specifically regarding the section of the notice related to the camper parked in the public right of way. You expressed the belief that the extension of Spence Street is part of your private property.

In response, I have attached two maps for your reference. These maps clearly delineate the boundaries between privately owned parcels and public right of way, specific to your property located at 703 W. 3rd Street. The first map is a standard "Basemap," while the second provides an aerial view of your property, showing the camper situated within the public right of way, as previously stated. If you choose to keep the camper parked in this location, please be advised that it must be moved every 24 hours in order to comply with City Ordinance.

Furthermore, you are hereby notified that this is your **2nd Notice and Order to Abate Nuisance** and as the owner, agent, or tenant of the above listed location in the City of Mankato, Blue Earth County, Minnesota that the condition of your property is in violation of the below indicated ordinance(s). You are hereby ordered to make the following correction(s) within 10 days of this notice. **The property will be reinspected on September 2, 2025.** Failure to comply with this notice **will** result in the City seeking legal action against you, potentially including but not limited to the City ordering the necessary work to be performed at the expense of the owner to which said cost will be assessed against the property benefited. This notice is in effect for twelve (12) months from the date of this notice and any reoccurrence of the nuisance conditions within the twelve (12) month period will result in the City will abating the nuisance without further notification of the property owner.

Sec. 11-2 – Nuisance Defined. *Nuisance means any substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged from, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city. The term "nuisance" includes acts and omissions defined in this Code or by state law as nuisances.*

Sec. 11-3(16) – Conditions designated as Class I nuisances. *Other conditions: Any other conditions whereby a substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city exists or is allowed to exist.*

Sec. 11-5 – Prohibited acts generally. *No person shall directly or indirectly or by*

omission create a nuisance, and no owner or responsible party shall allow a nuisance to remain upon or in any property or structure under his or her control.

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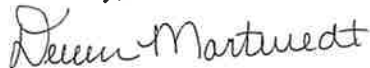
(b) Storing or parking junked motor vehicles prohibited. It is unlawful for any person to park, store or leave any junked motor vehicle, whether attended or not, upon any public or private property within the city, or for any person, as an owner of or an occupant having control of private property within the city, to permit the parking, storing or leaving of any junked motor vehicle upon such private property, unless such junked motor vehicle is within an enclosed building or structure lawfully situated upon private property or is so parked, stored or left upon private property lawfully zoned and operated as a junkyard.

On or before September 2:

- Any and all junked motor vehicles must be removed or returned to a road operable state.
- Any and all motor vehicles, trailers, and other vehicles parked on the yard must be removed and parked on an approved hard surface.
- Any and all junk, trash, scrap metal, auto body parts, strewn throughout the yard must be removed and stored appropriately.
- The camper that is parked on the alley / right of way must be moved every 24 hours or removed entirely and parked on private property

As previously mentioned, I will reinspect the property on **September 2, 2025**. If the above items are corrected before the re-inspection date, please contact me.

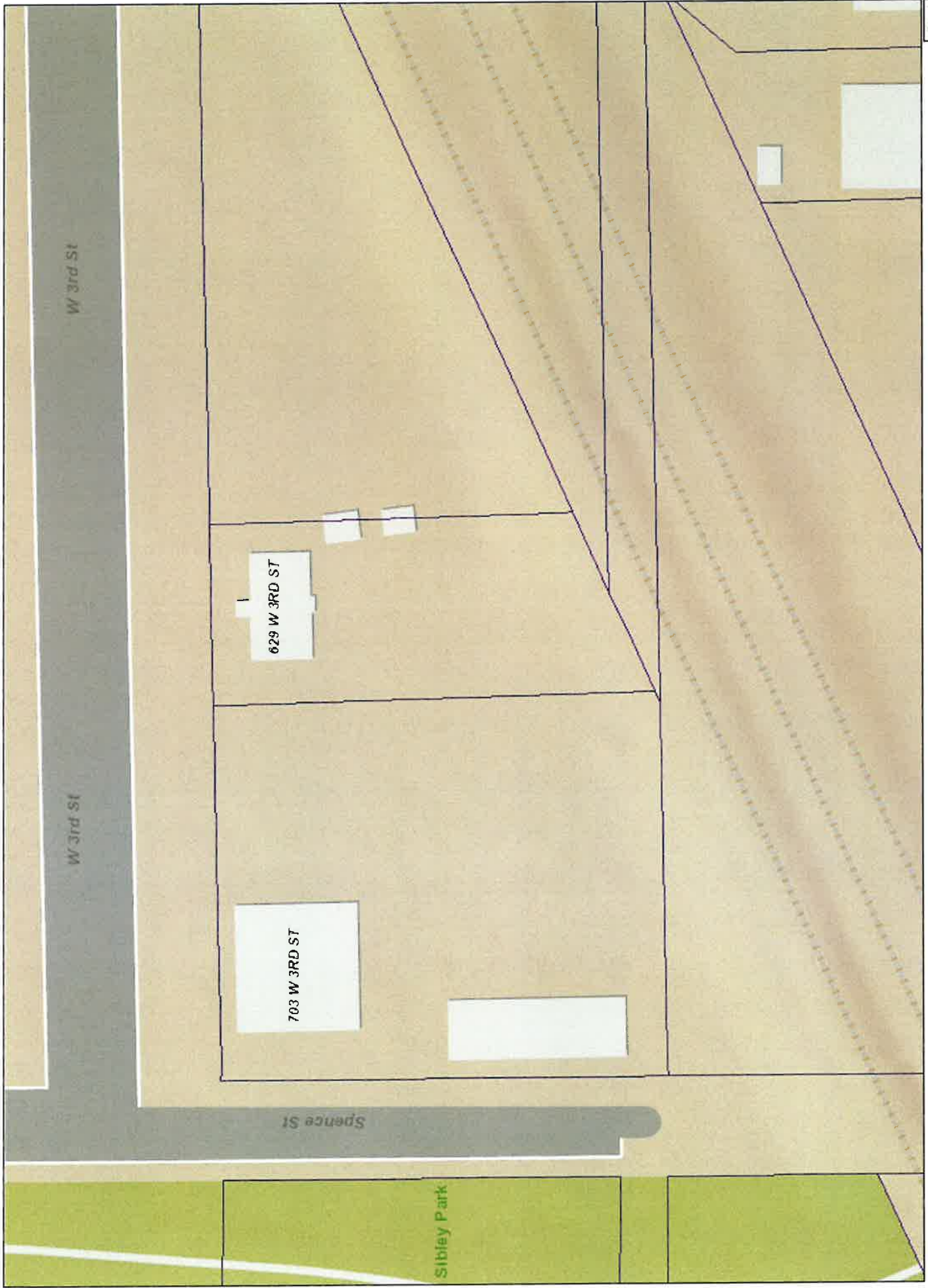
Sincerely,



Devan Mortwedt
Community Resource Coordinator, Badge 3175
Mankato Department of Public Safety
dmortwedt@mankatomn.gov
507-508-3835 (cell)
507-387-8689 (office)

CC: Sandra and Norman Weston, Kennedy&Graven

703 W. 3rd St. Parcels (Basemap)



Date: August 2025
Author:

703 W. 3rd St. Parcels

EXHIBIT D



Date: August 2025

Author:

Photos taken from Public Right of Way – September 3, 2025



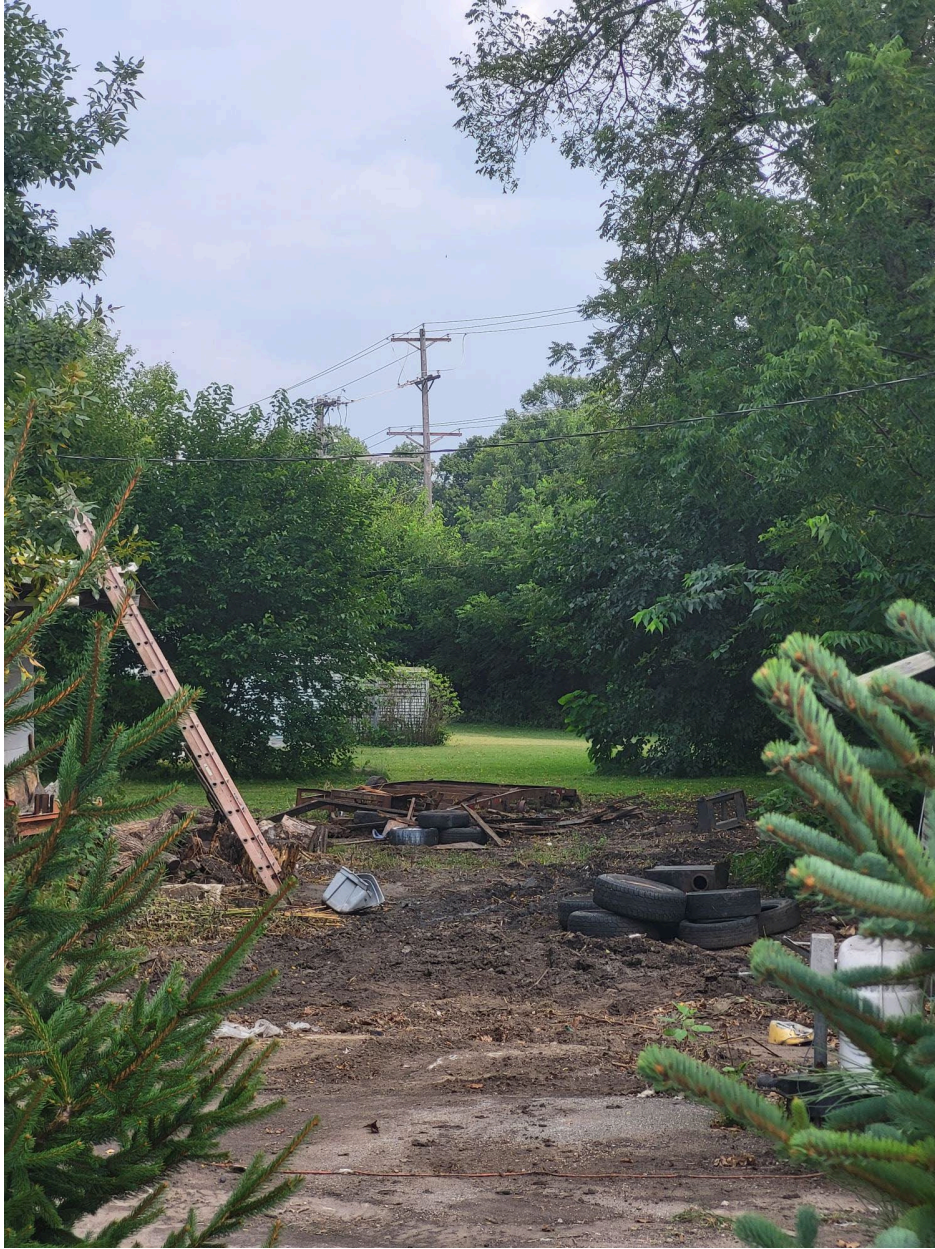
Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



EXHIBIT E

9.5 Photos taken from Public Right of Way (camper was sitting here, camper was removed and exposed more junk.)



9.5 Photos taken from Public Right of Way (camper was sitting here, camper was removed and exposed more junk.)





Offices in
Minneapolis 150 South Fifth Street
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Minneapolis, MN 55402
(612) 337-9300 telephone
Saint Paul (612) 337-9310 fax
www.kennedy-graven.com
St. Cloud Affirmative Action, Equal Opportunity Employer

PAMELA WHITMORE

Attorney at Law
Direct Dial (612) 337-9276
Email: pwhitmore@kennedy-graven.com

October 28, 2025

**VIA CERTIFIED MAIL AND PERSONAL DELIVERY
TO MR. RICHARD ROSILLO**

Mr. Richard Rosillo
3803 West 3rd Street
Mankato, MN 56001

RE: Abatement Action 703 West 3rd Street

Dear Mr. Richard Rosillo,

I am the attorney for the City of Mankato ("City"). This letter concerns 703 West 3rd Street, ("Property"), where you are the property owner of record.

As you are aware, the City conducted a survey of properties throughout the community in preparation for the City's annual Spring Cleanup to ensure properties comply with the Mankato City Code ("City Code"). Based upon their observations of the Property, the City issued you a letter on April 25, 2025, stating the Property was not in compliance with City Code and provided a checklist with various items to correct to bring your Property into compliance.

The City then followed up to the initial letter by providing you with a notice and order to abate on August 7, 2025, informing you the Property constitutes a public nuisance per Sections 11-2, 11-3(16), 11-5 and 11-35(a). The conditions on your Property include an accumulation of debris and trash throughout the yard, and apparent abandoned/inoperable vehicles located on the yard. The notice informed you of the proper actions needed to bring the Property into compliance. Following reinspection of the Property on August 19, 2025, the City observed the Property remained non-compliant with City Code. The City provided a second notice and order to abate on August 20, 2025, informing you the Property continued to be in violation of the same City Code Sections stated above and describing the actions needed to bring the Property into compliance. The City performed a reinspection on September 3, 2025, and observed the Property remained non-compliant with City Code.

In order to determine the full extent of the nuisance conditions that need to be resolved on the Property, the City requests that you sign the enclosed Consent to allow the City and its representatives to enter the Property and document any violations of the City Code or, in the alternative, please provide the City with proof of compliance. Please return the signed Consent

or proof of compliance to me at my address above by November 3, 2025 . If I have not heard from you by then, I will recommend that the City authorize me to immediately pursue legal action to enforce the City's Code and Minnesota Statutes. If you wish to avoid the City seeking judicial remedies to enforce the City Code and for the City, you may enter into a voluntary abatement agreement with the City. An abatement agreement allows the City to enter the Property to abate remaining nuisances and remedy code violations if you do not meet deadlines or conditions contained in the Agreement. Please let me know by November 3, 2025 your preference of next steps.

Sincerely,

/s/ Pamela Whitmore

Pamela Whitmore
City Attorney

cc: Devan Mortwedt, Community Resource Coordinator, dmortwedt@mankatomn.gov
Jeremy Clifton, Mankato Public Safety Director, jclifton@mankatomn.gov

CONSENT TO ENTER AND INSPECT

RECITALS

1. Richard Rosillo (the “Owner”) holds quit claim deed to the residential property in Blue Earth County, located at: 703 W 3rd St, Mankato, MN, legally described as _____ (the “Property”).
2. The Owner agrees authorizes the City to enter the Property, abate the Nuisance Conditions laid out in the Notices and Orders previously sent to the Owner and attached hereto, and assess the costs of doing so, acknowledging waiver of special assessment process set forth in state law.
3. The City has identified the Property to constitute a public nuisance in violation of City Code Sections 11-2, 11-3(16), 11-5, and 11-35(a) and has posted a letter and issued two notices and orders to abate, with the most recent notice being sent on August 7, 2025.
4. The nuisances identified in the letter and notices have not been remedied by the Owner and still exist on the Property.
5. The Owner wishes to give the City permission to enter the Property **immediately** to determine the extent of the nuisance conditions, including all remaining refuse and garbage, automobile parts, lawn equipment, tires, furniture, and any other debris or items being stored outside of the Dwelling, including junk vehicles as that term is defined in state statute.¹
6. The Owner agrees they will not object to the City, or a representative of the City, entering the Property to do inspections, and obtain estimates for the abatement of the Nuisance Conditions (the “Abatement”) and abating the nuisance conditions.

NOW THEREFORE, the Owner consents to the following:

A. The Owner grants access to the Property for the City's employees, agents and contractors for the purpose of inspecting and obtaining estimates for the Abatement and completion of the Abatement. City will provide the Owner with the estimate for the Abatements and, after receiving

¹ "Junk vehicle" means a vehicle that:

- (1) is three years old or older;
- (2) is extensively damaged, with the damage including such things as broken or missing wheels, motor, drive train, or transmission;
- (3) is apparently inoperable;
- (4) does not have a valid, current registration plate; and
- (5) has an approximate fair market value equal only to the approximate value of the scrap in it.

the estimated cost of abatement, Owner agrees to enter into an abatement agreement or, in the alternative, acknowledge the City has a right to institute abatement action against the Owner.

B. The Owners and Resident agrees to protect, defend, indemnify and hold the City and its officials, employees, contractors and invitees harmless from and against any and all losses, costs, claims, fines, charges, damages and expenses, including, without limitation, reasonable attorneys' fees, consultant and expert witness fees by reason of the execution of this Agreement and Waiver or the performance of this Agreement and Waiver.

E. This Agreement and Waiver shall inure to the benefit of and be binding upon the Owner and their respective successors and assigns.

F. Nothing in this Agreement and Waiver shall prohibit the City from being able to take enforcement action and specially assess expenses associated with that action with respect to any other outstanding or future code violation on the Property.

OWNERS:

DATE: _____

Richard Rosillo

9.5 Photos taken from Public Right of Way (camper was sitting here, camper was removed and exposed more junk.)



9.5 Photos taken from Public Right of Way (camper was sitting here, camper was removed and exposed more junk.)



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



Photos taken from Public Right of Way – September 3, 2025



710 S. Front St.
Mankato, MN 56001
Phone: (507) 387-8735

www.mankatomn.gov



Date: April 25, 2025

ICR: MKP 25- 11661

Re: Nuisance Complaint at 703 W 3rd St, Mankato MN

Dear Resident,

In preparation for the City's annual Spring Cleanup, held the first four weekends in May, Public Safety staff are taking this opportunity to patrol the City of Mankato to ensure properties are in compliance with city ordinances. Enforcement is an important part of our job to maintain our community's cleanliness and integrity.

Attached you will find a "Spring Cleanup Property Checklist". Please bring your property into compliance regarding the mentioned items prior to June 1, 2025, as a reinspection will happen on or around this date. Our inspection and enforcement are timed to align with the City Cleanup for resident benefit. Spring Cleanup is provided at no cost as a value-added benefit of Mankato's garbage and recycling service. Spring Cleanup is scheduled for the following days: May 1, 2, 3, 8, 9, 10, 15, 16, and 17 at Mankato Public Works, 501 South Victory Drive, Mankato.

Residents can also dispose of unwanted prescription and non-prescription medications during Spring Cleanup. Year-round, these medications may be disposed of at drop boxes located at Mankato Public Safety, 710 South Front Street or the Blue Earth County Justice Center, 401 Carver Road, Mankato.

More information regarding Spring Cleanup can be found at
<https://www.mankatomn.gov/residents/garbage-and-recycling/annual-clean-up>

If you have any questions, please call 507-304-4863 and ask to speak to the on-duty Community Service Officer. Make sure you have your ICR number as noted at the top ready for reference.

Thank you for your cooperation and assistance in keeping our neighborhoods looking great!

Mankato Dept. of Public Safety Officers

ICR #: 11661

SPRING CLEANUP PROPERTY CHECKLIST

DATE/TIME INSPECTED <u>4/25 @ 18:12</u>	INSPECTED BY (Name/Badge #) <u>Schild 3193</u>	CS # <u>25-11226</u>	RENTAL LICENSE # <u>R</u>
LOCATION OF VIOLATION <u>703 W 3rd St</u>		<u>Mankato, MN 56001</u>	
PROPERTY OWNER NAME <u>Jess Rosillo</u>			
PROPERTY OWNER ADDRESS (If different than above)			
LOCAL AGENT NAME (If applicable)			
LOCAL AGENT ADDRESS (If applicable)			

☒ ACCUMULATION OF DEBRIS/TRASH

Describe:

Mounds of trash and auto parts in backyard.
Lawnmower, tires and benches in front yard.

☒ ABANDONED/INOPERABLE VEHICLE(S)

Describe: (include license plate number, state, and year where possible)

MN, 895XPR, 2002 BMW, Exp: 12/31/2022 - Left rear tire flat - Front yard
MN, 66M428, 2001 Ford, Exp: 3/31/2023 - Missing tires - Backyard
MN, HHL 848, 2001 Chevrolet, Exp: ? - Appears to be sunk in the ground - Backyard
2 abandoned trailers in the backyard

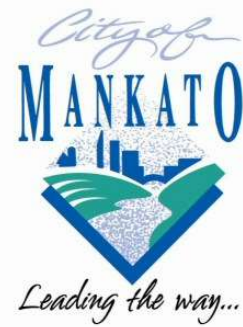
☐ OTHER VIOLATIONS/NOTES:

FOR OFFICE USE ONLY

Mailed date: 4/29 By: 3175

Re-inspection date: _____ By: _____

☐ Compliant☐ Non-Compliant



August 7, 2025

ICR: 25-11661

Richard Rosillo
703 W. 3rd St.
Mankato, MN 56001

1st Notice and Order to Abate Nuisance at 703 W. 3rd Street

Mr. Rosillo,

You are hereby notified that as the owner, agent, or tenant of the above listed location in the City of Mankato, Blue Earth County, Minnesota that the condition of your property is in violation of the below indicated ordinance(s). You are hereby ordered to make the following correction(s) within 10 days of this notice **The property will be reinspected on August 19, 2025.** Failure to comply with this notice may result in the City seeking legal action against you, including but not limited to the City ordering the necessary work to be performed at the expense of the owner to which said cost will be assessed against the property benefited. This notice is in effect for twelve (12) months from the date of this notice and any reoccurrence of the nuisance conditions within the twelve (12) month period will result in the City will abating the nuisance without further notification of the property owner.

Sec. 11-2 – Nuisance Defined. *Nuisance means any substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged from, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city. The term "nuisance" includes acts and omissions defined in this Code or by state law as nuisances.*

Sec. 11-3(16) – Conditions designated as Class I nuisances. *Other conditions: Any other conditions whereby a substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city exists or is allowed to exist.*

Sec. 11-5 – Prohibited acts generally. *No person shall directly or indirectly or by omission create a nuisance, and no owner or responsible party shall allow a nuisance to remain upon or in any property or structure under his or her control.*

Sec. 11-35(a) – Junked motor vehicle. *Defined: Junked motor vehicle means any motor vehicle, as defined in this section, which does not have lawfully affixed or attached thereto an unexpired state registration or license plate, or the condition of which is wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded.*

(b) Storing or parking junked motor vehicles prohibited. It is unlawful for any person to park, store or leave any junked motor vehicle, whether attended or not, upon any public or private property within the city, or for any person, as an owner of or an occupant having control of private property within the city, to permit the parking, storing or leaving of any junked motor vehicle upon

such private property, unless such junked motor vehicle is within an enclosed building or structure lawfully situated upon private property or is so parked, stored or left upon private property lawfully zoned and operated as a junkyard.

On or before August 19:

- Any and all junked motor vehicles must be removed or returned to a road operable state
- Any and all motor vehicles, trailers, and other vehicles parked on the yard must be removed and parked on an approved hard surface
- Any and all junk, trash, scrap metal, auto body parts, strewn throughout the yard must be removed and stored appropriately
- The camper that is parked on the alley / right of way must be moved every 24 hours or removed entirely and parked on private property

As previously mentioned, I will reinspect the property on **August 19, 2025.** If the above items are corrected before the re-inspection date, please contact me.

Sincerely,

Devan Mortwedt
Community Resource Coordinator, Badge 3175
Mankato Department of Public Safety
dmortwedt@mankatomn.gov
507-387-8689 (office)



August 20, 2025

ICR: 25-11661

Richard Rosillo
703 W. 3rd Street
Mankato, MN 56001

2nd Notice and Order to Abate Nuisance at 703 W. 3rd Street.

Mr. Rosillo,

On August 7, 2025, following the issuance of the First Notice and Order to Abate Nuisance, you presented at the Public Safety Center to speak with me. During that conversation, you raised a concern specifically regarding the section of the notice related to the camper parked in the public right of way. You expressed the belief that the extension of Spence Street is part of your private property.

In response, I have attached two maps for your reference. These maps clearly delineate the boundaries between privately owned parcels and public right of way, specific to your property located at 703 W. 3rd Street. The first map is a standard "Basemap," while the second provides an aerial view of your property, showing the camper situated within the public right of way, as previously stated. If you choose to keep the camper parked in this location, please be advised that it must be moved every 24 hours in order to comply with City Ordinance.

Furthermore, you are hereby notified that this is your **2nd Notice and Order to Abate Nuisance** and as the owner, agent, or tenant of the above listed location in the City of Mankato, Blue Earth County, Minnesota that the condition of your property is in violation of the below indicated ordinance(s). You are hereby ordered to make the following correction(s) within 10 days of this notice. **The property will be reinspected on September 2, 2025.** Failure to comply with this notice **will** result in the City seeking legal action against you, potentially including but not limited to the City ordering the necessary work to be performed at the expense of the owner to which said cost will be assessed against the property benefited. This notice is in effect for twelve (12) months from the date of this notice and any reoccurrence of the nuisance conditions within the twelve (12) month period will result in the City will abating the nuisance without further notification of the property owner.

Sec. 11-2 – Nuisance Defined. *Nuisance means any substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged from, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city. The term "nuisance" includes acts and omissions defined in this Code or by state law as nuisances.*

Sec. 11-3(16) – Conditions designated as Class I nuisances. *Other conditions: Any other conditions whereby a substance, matter, emission or thing which creates a dangerous or unhealthy condition or which threatens the public peace, health, safety or sanitary condition of the city or which is offensive or has a blighting influence on the community and which is found upon, being discharged, or flowing from any street, alley, highway, railroad right-of-way, vehicle, railroad car, water, excavation, building, erection, lot, grounds or other property located within the city exists or is allowed to exist.*

Sec. 11-5 – Prohibited acts generally. *No person shall directly or indirectly or by*

omission create a nuisance, and no owner or responsible party shall allow a nuisance to remain upon or in any property or structure under his or her control.

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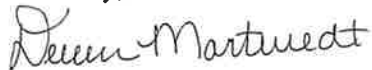
(b) Storing or parking junked motor vehicles prohibited. It is unlawful for any person to park, store or leave any junked motor vehicle, whether attended or not, upon any public or private property within the city, or for any person, as an owner of or an occupant having control of private property within the city, to permit the parking, storing or leaving of any junked motor vehicle upon such private property, unless such junked motor vehicle is within an enclosed building or structure lawfully situated upon private property or is so parked, stored or left upon private property lawfully zoned and operated as a junkyard.

On or before September 2:

- Any and all junked motor vehicles must be removed or returned to a road operable state.
- Any and all motor vehicles, trailers, and other vehicles parked on the yard must be removed and parked on an approved hard surface.
- Any and all junk, trash, scrap metal, auto body parts, strewn throughout the yard must be removed and stored appropriately.
- The camper that is parked on the alley / right of way must be moved every 24 hours or removed entirely and parked on private property

As previously mentioned, I will reinspect the property on **September 2, 2025**. If the above items are corrected before the re-inspection date, please contact me.

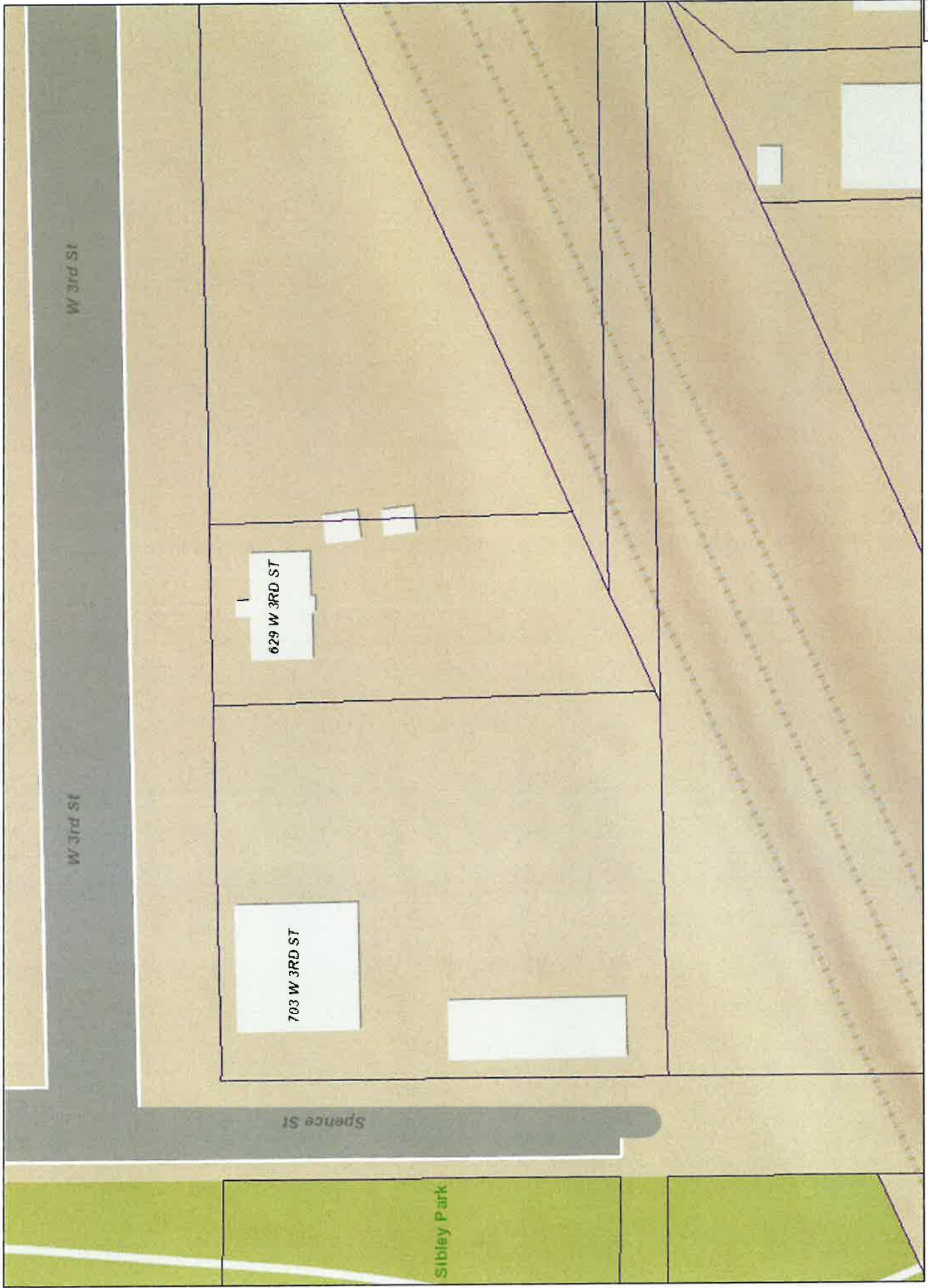
Sincerely,



Devan Mortwedt
Community Resource Coordinator, Badge 3175
Mankato Department of Public Safety
dmortwedt@mankatomn.gov
507-508-3835 (cell)
507-387-8689 (office)

CC: Sandra and Norman Weston, Kennedy&Graven

703 W. 3rd St. Parcels (Basemap)



Date: August 2025

Author:

Map data © OpenStreetMap contributors, Imagery © Mapbox, All rights reserved. This map was generated by Mapbox's Mapbox GL JS v2.11.0. The map data is licensed under the OpenStreetMap license. The imagery is licensed under the Mapbox license. The map data is licensed under the OpenStreetMap license. The imagery is licensed under the Mapbox license.

703 W. 3rd St. Parcels



Date: August 2025

Author:

9589 0710 5270 2716 2934 83

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Sent To

Richard Postillo

Street and Apt. No., or PO Box No.

4803 West 3rd Street

City, State, ZIP+4[®]

Mankato, MN 56001



PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions















