

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

_Grace Baptist Church, 600 Lind St_____

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline	Chris Cleveland	Yes ___ No <u>X</u>	
Benco Electric	Tim Braulick	Yes ___ No <u>X</u>	
CenterPoint Energy	Charles Mayer	Yes <u>X</u> No ___	X
Charter Communication	Brian Oviatt (Spectrum)	Yes <u>X</u> No ___	X
Consolidated Communications	Jason Fladland	Yes <u>X</u> No ___	X
Enterprise Products (propane)	Nick Nelson	Yes ___ No <u>X</u>	
Greater MN Gas	Taylor Larson	Yes ___ No <u>X</u>	
Metronet	Lori Kemper	Yes ___ No <u>X</u>	
Kinder Morgan Cochin Pipeline	Chris Cleveland	Yes ___ No <u>X</u>	
Magellan Pipeline	Heath Biegler	Yes ___ No <u>X</u>	
Mankato Public Works	Ethan Kuznia	Yes ___ No <u>X</u>	
Northern Natural Gas	Mitch Kleist	Yes ___ No <u>X</u>	
Sprint - NOT APPLICABLE	Karl Nelson	Yes ___ No ___	
Verizon Wireless	Robert Clements	Yes ___ No <u>X</u>	
Xcel Energy	Lawrence Novak	Yes <u>X</u> No ___	X
Zayo Group	Steven Senger	Yes ___ No <u>X</u>	

Utility Company Comments: _____



Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacate Request

Chris Cleveland <Chris.Cleveland@pembina.com>
To: "gbckato@gmail.com" <gbckato@gmail.com>
Cc: Randy Phillips <Randy.Phillips@pembina.com>

Mon, Jan 13, 2025 at 7:48 AM

Hello Ms. Frazier and Ms. Pitts,

Please be advised that Pembina does not have any easements or facilities on this property. So, our answer is "No." This answer includes both the Alliance and Cochin Pipelines. If you have any additional questions please let us know. Thank you.

Chris



Chris Cleveland – Sr. Advisor, Damage Prevention & Public Awareness
Pembina US Corp | [Alliance Pipeline](#), [Aux Sable Pipelines](#) & [Cochin Pipeline](#)

[6155 E US Route 6 Morris, IL 60450](#)

Mobile: (815) 370-3520 chris.cleveland@pembina.com

From: Grace Baptist Church Mankato <gbckato@gmail.com>
Sent: Wednesday, December 18, 2024 9:55 AM
To: Randall.phillips@enbridge.com
Subject: [APL][External] re: Street/Alley Vacate Request

STREET/ALLEY VACATION REQUEST

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Utility	By	Utilities present within vacation?*		
Access Communications	_____	Yes___	No___	☐
Alliance Pipeline	_____	Yes___	No___	☐
Benco Electric	<i>T. Anderson</i>	Yes___	No ☒	☐
CenterPoint Energy	_____	Yes___	No___	☐
Charter Communication	_____	Yes___	No___	☐
Greater MN Gas	_____	Yes___	No___	☐
Hickory Tech	_____	Yes___	No___	☐
Kinder Morgan Cochin Pipeline	_____	Yes___	No___	☐
Mankato Public Works	_____	Yes___	No___	☐
Northern Natural Gas	_____	Yes___	No___	☐
Sprint	_____	Yes___	No___	☐
Verizon Wireless	_____	Yes___	No___	☐
Xcel Energy	_____	Yes___	No___	☐

*Check box if easement needed

Utility Company Comments: _____



Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacation Request

2 messages

Grace Baptist Church Mankato <gbckato@gmail.com>
To: charles.mayers@centerpointenergy.com

Wed, Dec 18, 2024 at 10:41 AM

To Charles Mayer:

Grace Baptist Church is preparing to request a street/alley vacation for property at 600 Lind St., and South parking lots 7,8,9,10 as well as the alley between during the upcoming proposed street improvements for Germania Park Phase 5.

Please see attached petition letter, request form, and map. If easements must be retained for utilities or access, would you be able to send a written description or drawing of the easements?

Also, could you respond to this email with a yes or no, if utilities are present within the vacation property?

We appreciate your attention to this email and please call or email the church with any questions or additional information.

Thank you.

Christine Frazier, Secretary
Kate Pitts, Bookkeeper
Grace Baptist Church
Grace Christian School
600 Lind St.
Mankato, MN 56001
507-388-9355

2 attachments

 **CenterpointEnergy.pdf**
274K

 **VACATEMAP.pdf**
740K

Mayers, Charles J <charles.mayers@centerpointenergy.com>

Mon, Jan 6, 2025 at 8:02 AM

To: Grace Baptist Church Mankato <gbckato@gmail.com>

Cc: "Mayers, Charles J" <charles.mayers@centerpointenergy.com>, "Anderson, Annah M"

<annah.anderson@centerpointenergy.com>, "Meadows, Scott R" <scott.meadows@centerpointenergy.com>, "Dirksen, Kelly J" <kelly.dirksen@centerpointenergy.com>, "Sowers, Austin A" <austin.sowers@centerpointenergy.com>

Hello Grace Baptist Church, Christine Frazier

Attached is CenterPoint Energy objection letter to your vacation request. CenterPoint has facilities/gas main and gas service lines in the alley between 6th and 7th Avenue and along the south side of Lind Street that won't be touch but will need to be looked at to ensure its protection and location.

Please reserve an easement to CenterPoint Energy, created within the Resolution/Vacation along the south 40 feet of the requested vacated alley, protecting CenterPoint Energy's Facilities. The South 40' foot of the vacated alley will need to be put back in an Easement per resolution..

Attached is CNP's objection letter, CNP's GIS showing our facilities in the alley. Please call me with any questions you may have.

Have a great safe day, everyone.

Chuck Mayers



Chuck Mayers **SR/WA**

Senior Agent, Right of Way

System Integrity & Operation Support

612-321-5381 w. | 952-334-9180 c.

Charles.mayers@centerpointenergy.com



From: Grace Baptist Church Mankato <gbckato@gmail.com>
Sent: Wednesday, December 18, 2024 10:41 AM
To: Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Subject: [External Email] re: Street/Alley Vacation Request



700 West Linden Avenue
PO Box 1165
Minneapolis, MN 5540-1165

January 6, 2025

Pastor Larry Johnson
Grace Baptist Church/Grace Christian School
600 Lind Street
Mankato, MN 56001

RE: Objection Letter to the Vacation request at 600 Lind Street, and South parking Lots 7,8,9,10, Lind Street between 6th and 7th Avenue and the alley between.

Dear Pastor Larry Johnson:

Concerning the proposed vacation mentioned above, CenterPoint Energy has an existing 1 1/4" Class 5 25 psig distribution gas main in that portion of the alley being vacated.

Since this gas main is an important part of our distribution system for this area, we must object to this proposed vacation unless suitable easement rights are reserved to CenterPoint Energy pursuant to MnSta 160.29 & MnRule 7819.3200.

Please reserve an easement to CenterPoint Energy, created within the Resolution/Vacation protecting CenterPoint Energy's Facilities. The South 40' foot of the vacated alley will need to be put back in an Easement per resolution.

We may consider removing our objection should the petitioner wish to reimburse CenterPoint Energy the cost of relocating the existing gas main. To discuss this and other options that may be available, please have the petitioner contact Austin Sowers, Senior Engineer, Gas, at 612-321-4456 or Annah Anderson, 612-321-5260, Associate Engineer Gas.

Thank you for the advance notice. If you have any questions, please feel free to call me at 612-321-5381.

Respectfully,
CENTERPOINT ENERGY

A handwritten signature in cursive script that reads "Chuck Mayers".

Chuck Mayers, **SRWA**



700 West Linden Avenue
PO Box 1165
Minneapolis, MN 5540-1165

Senior Agent, Right of Way

charle.mayers@centerPointenergy.com

PC: Scott Meadows, C&M Supervisor Operation
Kelly Dirksen, C&M Advance Foreperson
Annah Anderson, Associate Engineer, Gas
Austin Sowers, Senior Engineer, Gas

ant to...



2104

2100

7 AVE

628

14" WADL
5' SSB

2112

6 AVE

2119

2123

2117

111189634
2" PE CL-5

111189634 2" PE CL-5

LIND ST

0 1 1/4" STL CL-5
35 OPP
8' SSB

AFE82421970 1 1/4" STL CL-5

AFE82421970 2" STL CL-5

22" WADL
2' SSB

2032

2021

2029

70 1 1/4" STL CL-5
4' SSB



Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacation Request

Oviatt, Brian C <Brian.oviatt@charter.com>
To: Grace Baptist Church Mankato <gbckato@gmail.com>

Wed, Dec 18, 2024 at 4:13 PM

Hello,

Thanks for meeting with me today. Attached is the signed form you requested. Charter has plant on Xcel poles throughout the vacation request. Easement will need to be maintained.

Thank you,

-Brian



Brian Oviatt | Construction Coordinator III | M 507.469.0256

101 Pauley Way | Mankato, MN 56001

From: Grace Baptist Church Mankato <gbckato@gmail.com>

Sent: Wednesday, December 18, 2024 10:43 AM

To: Oviatt, Brian C <Brian.oviatt@charter.com>

Subject: [EXTERNAL] re: Street/Alley Vacation Request

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

[Quoted text hidden]

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

 **Charter Lind ST Vacation.pdf**
121K

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10 Civic Center Plaza
Mankato, MN 56001



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LIND ST BETWEEN 6TH AVE + 7TH AVE

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Access Communications		Yes	No	☐
Alliance Pipeline		Yes	No	☐
Benco Electric		Yes	No	☐
CenterPoint Energy		Yes	No	☐
Charter Communication	<u>BRIAN OVATT</u>	Yes	X No	☒
Greater MN Gas		Yes	No	☐
Hickory Tech		Yes	No	☐
Kinder Morgan Cochin Pipeline		Yes	No	☐
Mankato Public Works		Yes	No	☐
Northern Natural Gas		Yes	No	☐
Sprint		Yes	No	☐
Verizon Wireless		Yes	No	☐
Xcel Energy		Yes	No	☒

Utility Company Comments: CHARTER IS ON XCEL POLES WITHIN REQUESTED VACATION. EASEMENT WILL NEED TO BE MAINTAINED.

*Check box if easement needed

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Alliance Pipeline		Yes	No	☐
Benco Electric		Yes	No	☐
CenterPoint Energy		Yes	No	☐
Charter Communication		Yes	No	☐
Greater MN Gas		Yes	No	☐
Hickory Tech	<i>Jason E. Lullman</i>	Yes	X No	☒
Kinder Morgan Cochin Pipeline		Yes	No	☐
Mankato Public Works		Yes	No	☐
Northern Natural Gas		Yes	No	☐
Sprint		Yes	No	☐
Verizon Wireless		Yes	No	☐
Xcel Energy		Yes	No	☐

Utility Company Comments: See map with notes - attached

*Check box if easement needed





Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacation Request

Nicholson, Nick <DDNICHOLSON@eprod.com>
To: Grace Baptist Church Mankato <gbckato@gmail.com>

Wed, Dec 18, 2024 at 7:39 AM

Enterprise is clear – No easement required.

Any questions, please let me know.

Thanks,

D. Nick Nicholson

Pine Bend Area Supervisor

Enterprise Products

10825 Courthouse Blvd. E

Inver Grove Heights, MN 55077

Phone: 651-453-5302

Mobile: 651-295-0960

GoalZERO



SHIELD LINK use control key

From: Grace Baptist Church Mankato <gbckato@gmail.com>
Sent: Tuesday, December 17, 2024 12:54 PM
To: Nicholson, Nick <DDNICHOLSON@eprod.com>
Subject: [EXTERNAL] re: Street/Alley Vacation Request

[Use caution with links/attachments]

[Quoted text hidden]



Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacation Request

Taylor Larson <tlarson@greatermngas.com>
To: Grace Baptist Church Mankato <gbckato@gmail.com>

Tue, Dec 17, 2024 at 1:05 PM

Hi,

I have reviewed the map and Greater Minnesota Gas does not have any facilities in the area.

Thanks,

Taylor Larson

Senior Operations Engineer

Direct: (507) 209-2113 | Cell: (507) 327-8211 | Main: (888) 931-3411

Greater Minnesota Gas, Inc. | Greater Minnesota Transmission, LLC | Dakota Natural Gas, LLC

1900 Cardinal Ln., Faribault, MN 55021

Visit our website at www.greatermngas.com www.dakotanaturalgas.com

Changing Lives With Energy



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

[Quoted text hidden]



VACATEMAP-signed.pdf

752K

Hello,

Metronet does not have any facilities at this location.



Lori Kemper

Metronet | Project Coordinator

Office: 812-213-1050

Lori.kemper@metronet.com

3701 Communications Way | Evansville, IN

From: Grace Baptist Church Mankato <gbckato@gmail.com>

Sent: Wednesday, December 18, 2024 10:06 AM

To: Lori Kemper <Lori.Kemper@metronet.com>

Subject: re: Street/Alley Vacation Request

WARNING: This mail is from an external source

WARNING: This mail is from an external source

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Access Communications	_____	Yes	No	☐
Alliance Pipeline	_____	Yes	No	☐
Benco Electric	_____	Yes	No	☐
CenterPoint Energy	_____	Yes	No	☐
Charter Communication	_____	Yes	No	☐
Greater MN Gas	_____	Yes	No	☐
Hickory Tech	_____	Yes	No	☐
Kinder Morgan Cochin Pipeline	_____	Yes	No	☐
Mankato Public Works	_____	Yes	No	☐
Northern Natural Gas	_____	Yes	No	☐
Sprint	_____	Yes	No	☐
Verizon Wireless	_____	Yes	No	☐
Xcel Energy	_____	Yes	No	☐
Magellan		Yes	No	☒

*Check box if easement needed

Utility Company Comments: _____

Magellan is not in this area.

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Benco Electric		Yes___	No___	☐
CenterPoint Energy		Yes___	No___	☐
Charter Communication		Yes___	No___	☐
Greater MN Gas		Yes___	No___	☐
Hickory Tech		Yes___	No___	☐
Kinder Morgan Cochin Pipeline		Yes___	No___	☐
Mankato Public Works	Mitch Kleist, Sr. ROW Agent	Yes___	No <u>x</u>	☐
Northern Natural Gas		Yes___	No___	☐
Sprint		Yes___	No___	☐
Verizon Wireless		Yes___	No___	☐
Xcel Energy		Yes___	No___	☐

*Check box if easement needed

Utility Company Comments: NNG has no existing facilities or easements
in the easement vacation area and will not be impacted.

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CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless	<u>Robert Clements</u> Robert Clements, City of Mankato	Yes ☐ No ☒	☐
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

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Metronet		Yes ☐ No ☐	
Kinder Morgan Cochin Pipeline		Yes ☐ No ☐	
Magellan Pipeline		Yes ☐ No ☐	
Mankato Public Works		Yes ☐ No ☐	
Northern Natural Gas		Yes ☐ No ☐	
Sprint		Yes ☐ No ☐	
Verizon Wireless		Yes ☐ No ☐	
Xcel Energy		Yes ☒ No ☐	☒
Zayo Group		Yes ☐ No ☐	

Utility Company Comments:

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

_Grace Baptist Church, 600 Lind St_____

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of the proposed vacation, and brought to each utility listed below, to be signed and an indication made as to the presence of utilities. If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.

Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes ___ No ___	
Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group	 Steve Jander (on 10/10/2012)	Yes ☐ No ☒	☐

Utility Company Comments: _____

