AGENDA

Mankato City Council
Regular Meeting
March 9, 2026 - 6 p.m.
IGC - Council Chambers

1. **Call Meeting to Order**

Roll Call

Pledge of Allegiance

2. **Approval of Agenda**

3. **Approval of Minutes**

Regular Meeting of February 23, 2026

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. Proclamation designating the month of March as "Multiple Sclerosis Awareness Month" in the City of Mankato.

B. Motion approving the donation of two punch passes for Tourtellotte Pool to Bridges Community School.

C. Motion approving allocations for the 2026 Community Grants.

D. Motion approving renewal of the Consumption and Display (Bottle club) License for the Mankato Curling Club, 600 Hope Street.

E. Motion approving renewal of the Consumption and Display (Bottle club) License for the Mankato Lodge #12 AF & AM, 309 South 2nd Street.

F. Motion approving a License to Encroach for 830 North Broad Street; by request of Habib Sadaka.

G. Motion approving the 2026 Legislative Priorities.

H. Resolution removing the Southeast Water Quality State Bonding Request.

I. Motion approving the Preliminary Plat of CNP Mankato First Addition (2400 North Riverfront Drive); by request of ERM.

J. Motion approving the Preliminary Plat of Front Street Place Subdivision located on the west side of South Front Street and addressed as the 600 Block (even side only) and 112 West Liberty Street; by request of ISG.

K. Resolution requesting Decertification of Tax Increment District No. 35-1 (1325 Madison Avenue); Mankato Design Center.

L. Resolution to execute a Joint Powers Contract with MnDOT on behalf of Mankato/North Mankato Area Planning Organization (MAPO) for a Highway 14 Corridor Study.

M. Resolution adopting the 2025 Nicollet County Hazard Mitigation Plan.

N. Motion approving easement on Capital Improvement Project 11194; Dolph Reservoir Access Road.

O. Resolutions authorizing the City Manager to apply to the Drinking Water Revolving Fund for the Capital Improvement Project 11213; 2026 Lead Water Service Line Replacement Project and apply to the Minnesota Department of Health (MDH) and Drinking Water Public Facilities Authority (PFA) for a 2027 Lead Water Service Line Replacement Project.

P. Report on project and Change Orders 2-3 for Capital Improvement Project 10706; Lake Street Pump Station.

Q. Report on project and Change Order 2 for Capital Improvement Project 11120; Woodshire Drive.

R. Report on project and Change Order 5 for Capital Improvement Project 11131; 2025 Resurfacing (Adams Street).

S. Report on project and Change Order 1 for Capital Improvement Project 11137; 2025 Wear Course Paving.

T. Report on project and Change Order 1 for Capital Improvement Project 11078; West 7th Street Reconstruction.

U. Report on project and Change Orders 1-4 for Capital Improvement Project 11001; Land of Memories Trail.

V. Report on project and Change Order 2 for Capital Improvement Project 11114; Germania Park Phase 5.

W. Resolution authorizing the City Manager to enter into a Local Bridge Replacement Program (LBRP) Grant Agreement for MnDOT Project SP 5212-35 (169), Veteran's Memorial Bridge Rehabilitation project.

X. Resolution ordering preparation of feasibility report for Capital Improvement Project; 11189 Trunk Hwy 169 Utility Improvements.

Y. Resolution indicating the City of Mankato's support for the Highway 169 Revitalization Project Visual Quality Management Plan and Intent to Cost Participate for certain improvements on Trunk Highway 169.

Z. Set March 23, 2026, as the date of the public hearing to review a vacation of a portion of Lind Street. The property is located between Blocks 8 & 9, Columbia Park Addition (adjacent to 8th Avenue); by request of Brett Skilbred.

6. **Planning Commission**

A. Resolution approving a Conditional Use Permit to allow for residential apartment units in the B-3, Highway Commercial, zoning district (1247 Range Street); by request of Web Construction.

B. Resolution approving a Conditional Use Permit to allow exterior fuel storage tanks in the M-1, Light Industrial District (1711 Energy Drive); by request of ISG.

C. Resolutions approving a Conditional Use Permit to allow self-service storage units in the M-1, Light Industrial District and amending the planned unit development to allow shared utilities and roadway network (1151-1261 Station Trail); by request of AJK Mankato Holdings, LLC.

7. **Public Hearings**

A. Ordinance amending Mankato City Code Chapter 2, Sec. 2-36 related to the Local Board of Appeal and Equalization.

8. **Council Business**

9. **Reports and Miscellaneous Business**

View all city committee meetings by clicking on our City Calendar

Regular Council Meeting, March 23, 2026, 6 p.m., Council Chambers (with Work Session to follow)

Work Session, April 6, 2026, 6 p.m., Minnesota River Room

Regular Council Meeting, April 13, 2026, 6 p.m., Council Chambers (with EDA to follow if needed)

10. **Adjournment**

MINUTES

Mankato City Council
Regular Meeting
February 23, 2026 - 6 p.m.
IGC - Council Chambers

1. **Call Meeting to Order**

Roll Call

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

Staff Present: City Manager Susan Arntz, Director of Administrative Services Parker Skophammer, Director of Public Safety Jeremy Clifton, City Attorney Pam Whitmore, and Deputy City Clerk Jennie Guererro.

Pledge of Allegiance

2. **Approval of Agenda**

Ms. Arntz asked to remove item D from the Consent Calendar as it was not ready for adoption and requested to add, as the first item under City Council Business, a discussion considering joining the Safe and Stable Communities Coalition. Ms. Hatanpa moved and Ms. Melby-Kelley seconded a motion to approve the agenda as amended. The motion carried unanimously.

3. **Approval of Minutes**

Mr. Mettler moved and Mr. Dieken seconded a motion to approve the minutes of the Regular Meeting of February 9, 2026, as written. The motion carried unanimously.

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

Jameel Haque, addressed comments he made previously and expressed regret. His concerns were directed toward Target and other industries. He urged the Council to pass the proposed ordinance.

Ava Corey-Gruenes, expressed concerns about the lack of action to establishing a human rights committee and reminded the audience of the upcoming City Council elections for Wards 1, 3, and 5 and Mayor in November.

Jeremy Kuznia, encouraged residents interested in talking about forming a community resistance to contact him.

Mark Plotz, Road Safety Transportation Planner with Region 9 Development Commission, addressed concerns at Riverfront Drive and Madison Avenue and encouraged consideration of Leading Pedestrian Intervals.

Liz Draper, talked about the proposed development at the former Walgreens site and urged the Council to carefully consider the development and the historic architectural charm of the area.

Cindy Winters, a member of the Greater Mankato walk/bike advocates, asked the city to implement Leading Pedestrian Intervals.

Laurel, encouraged the Council to pass the Emergency Ordinance.

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.

Mr. Laven moved and Ms. Melby-Kelley seconded a motion to approve the Consent Calendar removing item D. The motion carried unanimously.

A. Report on project and Change Orders for Capital Improvement Project 32261; Water Resource and Recovery Facility (WRRF) Digester and Disinfection Improvements.

B. Resolution authorizing acquisition of property and eminent domain for public purposes for Capital Improvement Project 11206; Hiniker Parkway.

C. Resolution authorizing the selection of the Airport Tower Construction Manager at Risk (CMaR).

D. ~~Resolution to execute a Joint Powers Contract with MnDOT on behalf of Mankato/North Mankato Area Planning Organization (MAPO) for a Highway 14 Corridor Study.~~

E. Resolution authorizing participation in the Minnesota First Responder AED Project and execution of documents necessary to receive Automated External Defibrillators (AEDs) for Public Safety operations.

F. Set March 9, 2026, as the date of public hearing on an Ordinance amending Mankato City Code Chapter 2, Sec. 2-36 related to the Local Board of Appeal and Equalization.

6. **Council Business**

A. Ms. Arntz discussed Safe and Stable Communities Coalition; she had colleagues from the Metro reach out asking Mankato to consider becoming a member of the coalition. She stated that this is a nonpartisan coalition of Minnesota cities working together to restore stability, trust and effective local governments to ensure public safety and government's impacts of operation metro surge. She indicated that the city can participate in full membership status with a $5,000 fee or as an Ally without a fee. She recommended the city to consider being an Ally member, as many cities share borders and boundaries and law enforcement mutual aid in a way that is different for Mankato. She noted that the city could modify membership in the coalition in the future, and that Mankato would be the first city in Greater Minnesota to participate.

Mr. Mclaughlin asked for an explanation of an Amicus Brief. Ms. Arntz stated that it is a “friend of the court” brief the Council authorized, where we can share impacts to the City of Mankato in response to the lawsuit involving the State of MN, City of Minneapolis and St. Paul v. Noem case.

Ms. Melby-Kelley moved and Mr. Mettler seconded a motion to join Cities for Safe and Stable Communities Coalition as an Ally. The motion carried unanimously.

6.A.
Ms. Arntz discussed the draft Emergency Ordinance which provides for requirements for Law Enforcement Agencies and Officers within the city. She indicated that the Council could consider the ordinance, with or without modifications, and that the emergency ordinance would expire on the 61st day from adoption, which would be midnight on Friday, April 24, 2026. She explained that if the Council desires to extend the ordinance, it will have to be considered on the April 14th Council Meeting, or it will expire on its own. If the council wants it as a permanent code, there are issues identified and will need time to address them. For example, language in the temporary code identifies anyone enforcing law enforcement activity must do three things, excluding undercover. She talked a little bit about BCA coming to Mankato etc.

Ms. Whitmore walked through the draft Ordinance language.

Ms. Hatanpa asked about what sort of facial coverings would be asked to be removed if a SWAT member were wearing a helmet or head gear, would they be asked to remove it or just the ski mask-looking face coverings? Ms. Whitmore stated that type of gear would be exempt from the ordinance if it is needed to perform their duties.

Ms. Melby-Kelly talked about enforceability being challenging and wanted to make sure the public was aware it is hard to enforce. She asked if this ordinance impacted federal funding, knowing that to date, the federal government has not had success with these tactics. Ms. Whitmore agreed with this statement. Ms. Melby-Kelly asked if the city was prepared for I-9 audits. Ms. Whitmore stated yes.

Mr. McLaughlin wanted to confirm Ms. Melby-Kelley's concern about federal retaliation. He inquired whether the various task forces and other undercover officers were exempt. Ms. Whitmore confirmed that the ordinance does confirm that they are exempted. He wanted to confirm the body-worn camera requirement for all the different agencies that enter Mankato, and with more law enforcement officers in Mankato in the future with the BCA coming. Ms. Arntz indicated that the city would publish it in the Mankato Free Press tomorrow and notify the agencies that we routinely work with and ask that they communicate with their staff. Mr. McLaughlin encouraged education of the ordinance as standard practice.

Mr. McLaughlin asked what the process would be if an officer was asked to comply and refused.

Mr. Clifton stated that the meaning and intention behind the ordinance is sound. When law officers are acting, we agree they should properly identify themselves. Challenges still exist for the non-routine partners knowing the ordinance exists. We will also review the best practices and challenges from the other cities that have implemented similar parts of this.

Mr. McLaughlin asked how the city would educate when an action happens, how we would we communicate or educate the public that the action was exempted. Ms. Arntz indicated that there wasn't a reporting mechanism for this kind of activity. Mr. McLaughlin asked about other examples that would exempt them from notification, similar to the federal exemption for use of license plates. Ms. Whitmore indicated that undercover was the only exception in the ordinance.

Mr. Laven stated that if the Council passes the ordinance, and it goes into effect tomorrow, he did not want us to take the opportunity to do education and wanted a citation to be issued immediately. Ms. Arntz asked for clarification of Mr. Laven's intent.

Ms. Hatanpa asked if we are able to seek compliance with the ordinance before citation. Stating that if the party was willing to comply, then we wouldn't need to cite them. If we don't get compliance, then we will issue a citation. Mr. Clifton reinforced the city's practice for seeking compliance. Mr. Laven clarified this was his intent.

Ms. Hatanpa reiterated that it was her desire for this to be done as an emergency ordinance and if it were intended to be a more permanent ordinance, to seek some feedback. Mayor Massad asked that information be brought back to the Council on how the ordinance is working and experiences from other cities.

Mr. McLaughlin moved and Mr. Mettler seconded a motion to pass the Emergency Ordinance Clarifying Requirements for Law Enforcement Agencies and Officers within the city. The motion carried unanimously.

Mr. McLaughlin asked for an update regarding the Leading Pedestrian Indicators. Ms. Arntz talked about recent discussions with our new engineers and having a new right of way team in place and would bring back information about this in the future. Ms. Hatanpa asked if an update could also be provided regarding Monks Avenue.

7. Reports and Miscellaneous Business

View all city committee meetings by clicking on our City Calendar

Work Session, March 2, 2026, 6 p.m., Minnesota River Room

Regular Council Meeting, March 9, 2026, 6 p.m., Council Chambers (with EDA to follow if needed)

Regular Council Meeting, March 23, 2026, 6 p.m., Council Chambers (with Work Session to follow)

8. Adjournment

There being no further business, Ms. Melby-Kelley moved and Mr. Mettler seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 7:54 p.m.

Minutes Approved.

_____

Mayor Massad

ATTEST:

_____
Jennie Guererro
Deputy City Clerk

AGENDA RECOMMENDATION

City Council Regular Meeting **5. A.**

Meeting Date: 03/09/2026

Agenda Item:

Proclamation designating the month of March as "Multiple Sclerosis Awareness Month" in the City of Mankato.

Recommendation/Action(s):

Motion approving proclamation.

Summary:

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

Attachments

Proclamation

PROCLAMATION

WHEREAS, multiple Sclerosis (MS) is a neurological disease of the central nervous system, affecting 2.8 million people worldwide, including one million people in the United States which is double the original estimate; and

WHEREAS, the National Multiple Sclerosis Society reports that more than 15,000 Minnesotans live with MS, and that the disease generally strikes people in the prime of life, between ages 20 through 50, and the cause and course of the often-debilitating symptoms of MS remain unknown and no cure currently exists; and

WHEREAS, the National Multiple Sclerosis Society has been committed for 79 years to a world free of MS, heightening public knowledge about and insight into the disease; and

WHEREAS, since 1946 the National Multiple Sclerosis Society has been a driving force of MS research, relentlessly pursuing prevention, treatments, and a cure, and has invested more than $1 billion in groundbreaking research; and

WHEREAS, funds raised through the National Multiple Sclerosis Society fuel over $30 million in annual investments for more than 200 new and ongoing MS research projects at the best medical centers, universities, and other institutions throughout the U.S. and abroad, leading to many breakthroughs in the treatment of MS; and

WHEREAS, stopping MS in its tracks, restoring what has been lost, and ending MS forever is the mission of the National Multiple Sclerosis Society and one that all Americans and Minnesotans should support; and

WHEREAS, the City of Mankato recognizes the importance of finding the cause and cure of MS and expresses its appreciation for the dedication that the National Multiple Sclerosis Society has shown toward creating a world free of MS.

NOW, THEREFORE, I, Najwa Massad, Mayor of Mankato, do hereby proclaim the Month of March 2026, as Multiple Sclerosis Awareness Month in the City of Mankato.

IN WITNESS WHEREOF, I have hereunto signed my name and caused the seal of the City of Mankato to be affixed this 9th day of March 2026.

CITY INCORPORATED 1868 MINNESOTA

Najwa Massad

Najwa Massad
Mayor

AGENDA RECOMMENDATION

Consent Calendar **5. B.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Motion approving the donation of two punch passes for Tourtellotte Pool to Bridges Community School.

Recommendation/Action(s):
Motion approving donation.

Summary:
Bridges Community School has requested the donation of two punch passes ($45/each) to Tourtellotte Pool for a silent auction fundraiser on Thursday, April 2, 2026. The requested action is a Council motion approving the donation.

AGENDA RECOMMENDATION

City Council Regular Meeting **5. C.**

Meeting Date: 03/09/2026

Agenda Item:

Motion approving allocations for the 2026 Community Grants.

Recommendation/Action(s):

Motion approving 2026 allocations.

Summary:

The Community Grant Program is an open process of soliciting grant requests from individuals and nonprofit organizations on a community level. Grant requests are submitted annually within the following categories: Community Performing Arts and Music, Community Beautification and Public Art, and Community Social Services. For 2026, the requests totaled $69,860. Applications were reviewed by a grant panel consisting of Council and staff representatives. The grant panel recommends a funding level of $15,800 (budgeted at $15,000, plus $800 left over from Special Event Support Grants). Attached is a matrix of the requests.

Attachments

2026 Community Grant Matrix

2026 Community Grant Applicants

Community Performing Arts and Music

Organization and/or Requestor	*Amount Requested*	*Recommend Funding*	*Summary of project profile (as submitted by applicant)*
Mankato Area Community Band	$2,500	$2,500	Mankato Area Community Band will perform 5 free concerts of concert band music in Sibley Park at the Leas Schwickert Pavilion and 1 free patriotic concert at Lincoln Park on the Tues. before July 4th.
Mankato Symphony Orchestra	$4,000	$0	In partnership with the Twin Rivers Arts Council, the Mankato Symphony Orchestra will install QR-enabled musical signage along Mankato's CityArt Walking Sculpture Tour, allowing visitors to experience orchestral music, educational content, and optional fitness prompts while engaging with public art. The project expands access to low-barrier cultural experiences for residents and visitors of all ages, deepens community engagement, and advances the MSO's mission by integrating music, education, and physical activity into everyday public spaces.
Carnegie Art Center	$5,000	$3,000	The Carnegie Art Center will present "Live at the Carnegie," a monthly, Saturday listening series. The series will feature dynamic and diverse performing artists not otherwise programmed in Greater Mankato, and all events are free to attend with donations to the performing artists encouraged.
Mankato Community Queer Choir	$2,500	$0	Mankato Community Queer Choir respectfully requests funding to present a collaborative concert with the Twin Cities Gay Men's Chorus in Mankato on December 5, 2026. This partnership will create an inclusive, high-quality performance that strengthens community connections between Mankato and the Twin Cities while celebrating and uplifting the LGBTQIA+ community through the arts.
Mankato Figure Skating Club	$5,000	$0	Toy Stories on Ice, the Mankato Figure Skating Club's (MFSC) 51st annual ice show, showcases the hard work of figure skaters of all ages while providing an accessible, family-friendly performing arts experience for the community. The project fosters youth development, celebrates the arts, and offers an inclusive public event that brings Mankato residents together.
Yukina Sato	$2,500	$0	I propose launching a dance festival that positions Mankato as a regional dance hub by presenting professional performances featuring Twin Cities artists and MNSU dance students, alongside a range of dance classes for the local community.
Total:	**$21,500**	**$5,500**	

Community Beautification and Public Art

Organization and/or Requestor	*Amount Requested*	*Recommend Funding*	*Summary of project profile (as submitted by applicant)*
Terri Michels	$2,500	$0	My proposal for the 2026 Community Grant project is to cover two utility boxes, further enhancing the beauty of Old Town. If there is limited boxes in Old Town to cover, I will work with the City to find a box in Downtown Mankato.
Total:	**$2,500**	**$0**	

2026 Community Grant Applicants

Community Social Services			
Organization and/or Requestor	***Amount Requested***	***Recommend Funding***	***Summary of project profile (as submitted by applicant)***
Key City Bike	$2,500	$2,500	Key City Bike is seeking funding to support our Kids' Bike Program which aims to reduce barriers to cycling for families. Subject to availability, kids accompanied by a parent or guardian may receive a bicycle appropriate to their size, if requested, once per year. Donations are encouraged to support the program, however a donation is not required to receive a bike. The purpose of the program is: to introduce children to bicycling (a potential lifetime activity), lower cost barriers for families, as well as keep bikes in the use stream longer. The kids' bike program is open to any family, regardless of their income, but it is especially impactful for lower income families. Costs can often become a barrier because as children grow, the size of bike they need changes as well.
Centenary United Methodist Church	$5,000	$1,000	Centrally located in downtown Mankato, Centenary tries to mitigate the impacts of food insecurity, minimally sheltered and unsheltered status, and isolation through our Holy Grounds Ministry which serves a free breakfast six days of the week (29,400 meals in 2025), and our project is to support the ongoing program despite rising cost. Although not exclusively, our guests tend to be vulnerable people on the margins of the community; we provide clothing and shower facilities, and we regularly provide space for social service providers to work with our guests.
Living Earth Center	$4,000	$700	Through our Community Food Connection Program, Living Earth Center (LEC) directly connects people to the land, healthy organic produce, and to each other. We confront the issues of food insecurity and sovereignty in our community collaboratively through a multi-faceted approach. From youth educational programming to navigating ways for emerging growers to enter the local food economy, LEC works with our Community Partners to create pathways to food and land access and agency over food choices. We are requesting funding from the City of Mankato for our Community Garden Program, which is located at 170 Good Counsel Dr.
Mankato Area Zero Waste	$2,060	$1,600	Four events to reduce waste and encourage recycling: 1. Give and take event – Saturday, April 11th from 10:00-1:00 with drop-off on April 10 from 4:00-7:00, VINE Adult Community Center 2. Compost Give Away – Saturday, May 9th from 9:00-12:00, Blue Earth County Community Farm 3. Zero Waste Day in the Park-September 19th from 10-1:00, Sibley Park Pavilion 4. Pumpkin Bashing Event-Sunday, November 1st from 1:00-3:00, Sibley Park near sliding hill.
South Sudanese Community	$2,500	$0	Funding will directly strengthen vulnerable lives within immigrant, refugee, youth, and homeless populations in Minnesota. Our organization exists because too many people are left behind during resettlement, transition, and crisis. We were created to stand in that gap with practical help, cultural understanding, and long-term support.
End of Life Doula Collaborative	$5,000	$0	The End-of-Life Doula Collaborative will use Community Grant funding to expand education, outreach and compassionate nonmedical end-of-life support for individuals and families in Mankato, strengthening community connection, dignity, and shared responsibility during death, dying, grief, and loss.

2026 Community Grant Applicants

Junior Achievement North	$5,000	$0	Junior Achievement North requests funds to support student programming in Mankato schools for Financial Literacy, Career Readiness, and Entrepreneurship. As experts in experiential learning, JA supports students as they build critical skills and competencies so that they are prepared to lead choice-filled lives.
Mankato Youth Place (MY Place)	$5,000	$4,000	Mankato Youth Place (MY Place) serves school age youth in kindergarten through early high school grades in the out of school hours. During the school year we are open from after school until 6:00 pm and are open full day's most non-school days. Summer is by far the costliest time of year for MY Place, in that we have kids here from 7:45 am to 6:00 pm, serving three meals a day and two snacks. In addition to our regular programming summer includes activities such as taking field trips and providing intensive reading help to our kids. With ISD77 construction projects increasing the length of the summer break in 2026, our costs will increase significantly.
Minnesota Makers and Artists Guild	$4,800	$0	Mankato Makerspace provides high quality arts education opportunities to children aged 6-12 in the region. The proposal seeks to increase access to these classes for underserved and low/moderate income youth through growing our partnership with the Blue Earth County Library.
MRCI	$5,000	$0	This project will deliver CPR and First Aid training to 90 Direct Care Staff who support individuals with disabilities and disadvantages, strengthening their ability to respond effectively to emergencies. Funding will support the purchase of manikins and AED training equipment for 20 participants per session, as well as the $30 American Red Cross certification fee for each trainee, ensuring high-quality, hands-on instruction and nationally recognized credentials.
The Salvation Army	$5,000	$500	The Salvation Army requests $5,000 to provide direct assistance to guests of the Day Shelter, who are experiencing homelessness and other barriers. Funds will be used to provide direct financial assistance to shelter guests, such as transportation, housing application fees, and security deposits or first month's rent.
Total:	**$45,860**	**$10,300**	

	Requested	Recommended
Total:	**$69,860**	**$15,800**

Historical Funding Levels

2025	$16,500
2024	$17,500
2023	$16,500
2022	$15,000
2021	$15,000
2020	No funding (COVID-19)
2019	$ 12,500
2018	$ 8,700

AGENDA RECOMMENDATION

Consent Calendar **5. D.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Motion approving renewal of the Consumption and Display (Bottle club) License for the Mankato Curling Club, 600 Hope Street.

Recommendation/Action(s):
Motion approving renewal application.

Summary:
A renewal application has been submitted by the Mankato Curling Club for a Consumption and Display Permit (Bottle club). Such a permit is issued by the MN Department of Public Safety (Alcohol and Gambling Enforcement Division-AGED), and authorizes the establishment to permit consumption and display of intoxicating liquor on the premises but does not authorize the "sale" of intoxicating liquor.

Property taxes are current, and a background investigation of all persons and premises named in the application reveals nothing that would preclude the issuance of this license. A license fee of $300 will be set for deposit into the city's general fund.

AGENDA RECOMMENDATION

City Council Regular Meeting **5. E.**

Meeting Date: 03/09/2026

Agenda Item:

Motion approving renewal of the Consumption and Display (Bottle club) License for the Mankato Lodge #12 AF & AM, 309 South 2nd Street.

Recommendation/Action(s):

Motion approving application.

Summary:

A renewal application has been submitted by the Mankato Lodge #12 Ancient Free & Accepted Masons of Minnesota (AF and AM), for a Consumption and Display Permit (Bottle club). Such a permit, issued by the MN Department of Public Safety (Alcohol and Gambling Enforcement Division-AGED), authorizes an eligible establishment to permit the consumption and display of intoxicating liquor on the premises but does not authorize the "sale" of intoxicating liquor. Mankato Lodge #12 AF & AM intends to use this for private club use only and not for members of the general public.

Property taxes are current, and a background investigation of all persons and premises named in the application reveals nothing that would preclude the issuance of this license. A license fee of $300 will be set for deposit into the city's general fund.

AGENDA RECOMMENDATION

Consent Calendar **5. F.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Motion approving a License to Encroach for 830 North Broad Street; by request of Habib Sadaka.

Recommendation/Action(s):
Motion approving License to Encroach.

Summary:
The property owner, Habib Sadaka, at 830 North Broad is seeking a license to encroach to utilize a portion of the Madison Avenue right-of-way to allow for the installation of landscaping.

The redevelopment of the site included the demolition of a substandard building and the construction of a new building. Due to the constraints of the site, the Council previously approved a variance to reduce the front yard setback (Madison Avenue) from 15 feet to 0.92 feet.

The applicant is seeking to install and maintain landscaping in the boulevard. A Certificate of Insurance has been submitted with the application. The request was reviewed by the Site Plan Review Committee and recommended approval of the License to Encroach.

Attachments

General Location Map
Aerial
Landscaping Plan

General Location Map

Date: December 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial Map

Date: December 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

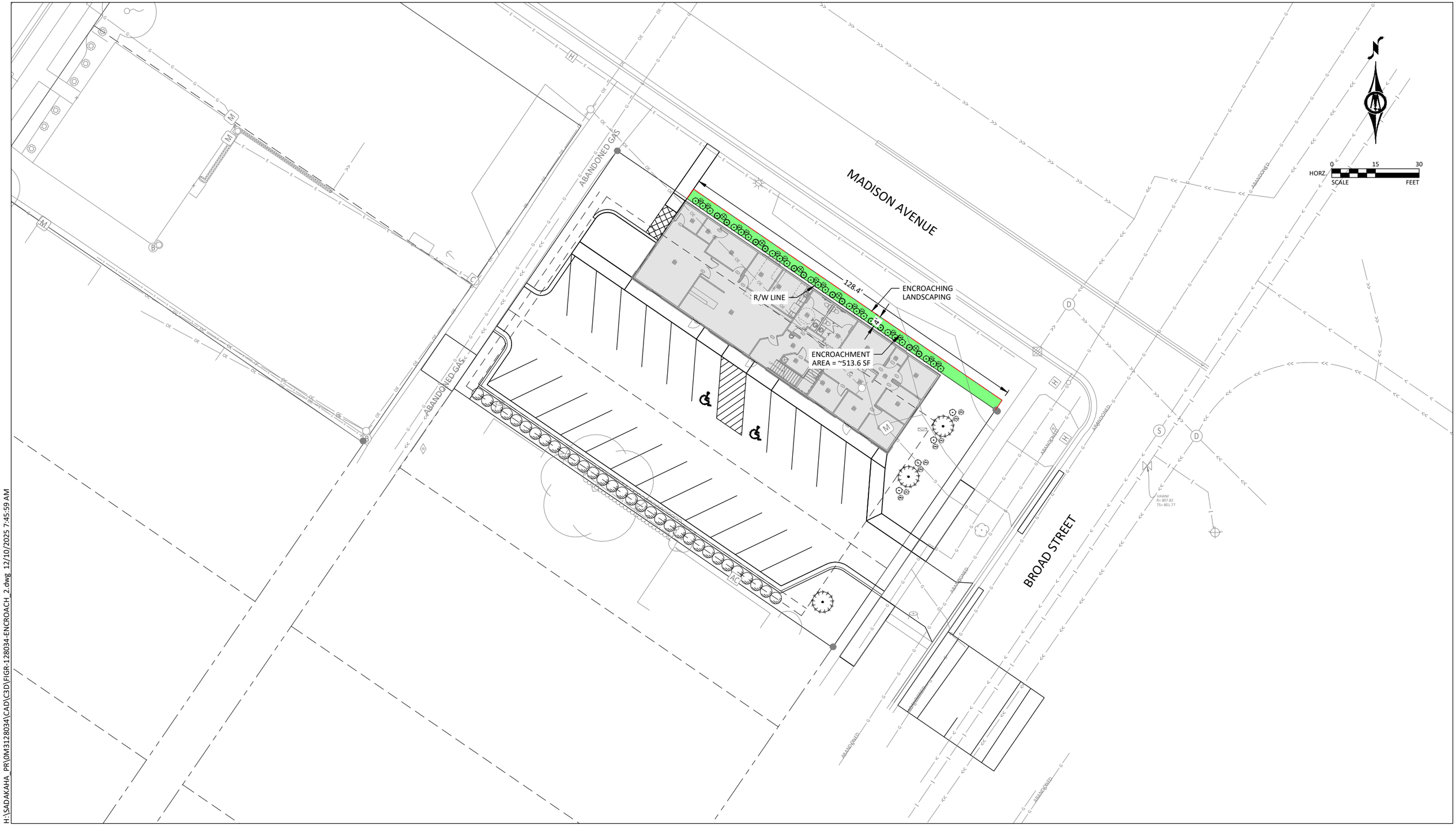
830 North Broad

Mankato, Minnesota

Landscaping R/W Encroachment

December 2025

BOLTON & MENK



H:\SADAKAHA_PR\0M3128034\CAD\C3D\FIGR-128034-ENCROACH_2.dwg 12/10/2025 7:45:59 AM

AGENDA RECOMMENDATION

City Council Regular Meeting **5. G.**

Meeting Date: 03/09/2026

Agenda Item:

Motion approving the 2026 Legislative Priorities.

Recommendation/Action(s):

Motion adopting the 2026 Legislative Priorities.

Summary:

Following the review of the proposed priorities at a prior work session, we have updated the 2026 Legislative priorities. These are not intended to be all-encompassing and are intended to be directive regarding our organizational support for various items. Following adoption, we will share copies of these priorities with our legislative representatives.

Attachments

2026 Legislative Priorities

City of Mankato
2026 Legislative Priorities

Each legislative session the City of Mankato identifies topics that affect local government, which are typically controlled by the state legislature, known as the city's legislative priorities. The City works with state lawmakers each year to share information about how each of the topic areas affect Mankato and the services the city provides to residents and works with state and regional partners to advocate for changes that benefit Mankato and its residents.

The proposed 2026 legislative plan outlines those key policy priorities and goals that the City of Mankato intends to pursue, guiding decision-making on legislation, budgeting, and resource allocation to address the community's needs and improve the quality of life for residents, acting as a roadmap for the city's legislative future development and governance.

State Bonding Request

- The City of Mankato **seeks** $1,265,100 in state capital bonding as part of a $25,302,000 total estimated construction costs for an Air Traffic Control Tower that is serving the Mankato Regional Airport. This critical safety improvement is necessary for one of the busiest airports in Minnesota, serving flight training, business travel, charter services, and recreation. The airport has about 100 based aircraft, including single- and multi-engine plans, jets, and helicopters.

Affordable/Life Cycle Housing

- Mankato **supports** housing that is affordable and appropriate for people at all stages of life.
- Mankato **supports** funding for development and operation of a 24/7 shelter. A variety of housing opportunities are important to the economic and social wellbeing of our region. The City's Housing Action Plan directs development of more shelter beds and developing housing that has a lower barrier for access.
- Mankato **supports** continued funding for cities to create housing that meets a community's needs, specific to each community.

Local Government Aid Formula

- The City of Mankato **supports** any revisions to the LGA formula that includes to the greatest extent possible:
    - Reduced property tax rate disparities among Minnesota cities.
    - Allocations based on city tax base and need.
    - Utilization of the most up-to-date demographic and financial data for state and local governments.
    - Provide for equitable access to essential city services across the state.
    - Include no separate LGA allocations based on geographic location or population.
    - Reduce yearly fluctuations in aid.
- The City of Mankato **supports** the long-term annual funding goal by identified state policymakers to fully fund the needs identified by the current LGA formula.
- The City of Mankato **supports** the Governor and legislature implementing annual inflation and population growth adjustments to the LGA appropriation.
- City of Mankato **opposes** artificial, non-formula limits on aid for individual cities or groups of cities. Additionally, the City of Mankato opposes using LGA as a tool to coerce or influence cities on policy decisions that local control does not agree with.

Local Sales Tax

- The City of Mankato **supports** Local Sales Tax (LST) as an option for cities to diversify their revenue streams to fund public improvements and capital replacement projects. The City of Mankato supports:
    - Modifying state law so that LST proposals do not require the approval of special legislation by the legislature of the Governor.
    - Legislation allowing cities to enact or continue a LST by a public referendum at either a general or special election.

    - Modifying state law to ensure that LST is an appropriate funding mechanism for all city owned assets including parks, roads, buildings and other city capital infrastructure.
- The City of Mankato **opposes** additional Local Sales Tax (LST) oversight, and funding restrictions. The City of Mankato opposes:
    - Proposals to offset LGA or other local revenue streams by a local sales tax.
    - Requirements that require a city to seek the permission of other regional local governments including other cities, counties or townships.
    - LST provisions that require a city to share sales tax revenue with other local governments whether regionally or on a statewide basis.

Local Decision Making

- Mankato **supports** the ability of local officials to make decisions on behalf of their community in matters related to how the community is shaped, in the financial ability of the community to govern itself, and in the ability of local officials to act flexibly to address unique or changing local conditions and circumstances. Regulatory changes that erode the City's authority or create additional mandates can increase local costs and typically come without corresponding funding. New unfunded mandates potentially increase property taxes and user fees and may impede our ability to fund traditional service needs.
- Changes in local control can also prevent the City Council's ability to effectively safeguard the interests of our community. The public has charged these officials with decision making on their behalf; changes that affect this trust and responsibility should not be considered lightly. We recognize that there are issues that need a broader, state-wide approach. To allow for greater collaboration and flexibility in providing local services, Mankato **supports** the removal of barriers or hurdles to cooperation and coordination between cities and other units of government or entities. Mankato supports cooperation by the various levels of government to discuss and plan together changes in policies and regulations vs. just being decided and handed down. We believe this work is done best together.

Municipal State Aid for City Streets

- Cities with populations greater than 5,000 receive some state aid through the Municipal State (MSA) formula, as well as the Larger Cities Assistance Account. The City of Mankato **supports** investment in these programs to ensure that funding keeps pace with the significant needs across the state. Moreover, because MSA dollars are limited to only a portion of a city's street system, substantial funding for the Larger Cities Assistance Account is essential. Under current law, Larger Cities Assistance is projected to grow to $47.4 million annually by 2033. The legislature must not unwind this dedicated funding in future years before it is fully implemented to fund budget shortfalls elsewhere.

Transportation

- Mankato will partner with MnDOT and North Mankato on redevelopment of the 169 Corridor through our communities in 2027 and 2028. The City has been a partner with the state and county in identifying the transportation needs that benefit the community and greater region. As a growth center and regional commercial and tourism destination, a comprehensive and sustainable road improvement plan is desired. Mankato **supports** funding for the identified needs for State Trunk Highway 169 which benefits the entire region.
- Mankato **supports** legislative changes to support traffic enforcement on state trunk highways of all state laws, specifically the state's traffic noise complaint. The current practice pushes enforcement of the matter on the municipality. Further, the City **supports** allowance for the City to produce signs, meeting state standards, for ordinances the statute requires it create to enforce matters that the state chooses to push onto the municipality.
- Mankato **supports** the legislation funding priorities for transportation related items that:
    - Creates a sustainable and consistent funding plan for MnDOT road projects.
    - Improves the surface condition, alignment, access, and safety of the roadway and highway corridors in Mankato.
    - Increases funding to offset the burden placed on cities for improvements completed on state and county highways within City limits.
    - Continues funding for the Transportation and Economic Development program.

CITY OF MANKATO SUPPORT OF OTHER POSITIONS

In addition to the initiatives contained in this platform, the Mankato City Council generally supports the legislative recommendations of the organizations in which it holds membership, including, but not limited to:

- League of MN Cities
- Coalition of Greater Minnesota Cities

The City Council may choose to take a different position on individual items within the platforms of these and other organizations whose platforms they generally support. The City Council may also consider additional positions in response to issues that emerge during the legislative session.

LEGISLATIVE GUIDING PRINCIPLES

These legislative guiding principles provide a foundation for the specific initiatives and support items that are included in the 2025 State Legislative Platform. As dynamic as the legislative session can become, these tenets inform the City's response to legislative proposals as they are introduced and move through the process.

MANKATO-FIRST FOCUS

- Prioritize support for legislative proposals that clearly improve how government works and serves City of Mankato community members, businesses, and non-profits.

RESPONSIBLE, RESPONSIVE GOVERNMENT

- Support local authority to define local priorities.
- Pursue policy that is not impinged by excessive, unnecessary regulation.
- Tend to ongoing maintenance and planning for future infrastructure needs.
- Advance information/data technology and ongoing updates that support program integrity and efficient service delivery.
- Engage in good stewardship of natural resources and our environment.
- Encourage inter-governmental collaboration built on the goals of improving performance, increasing efficiencies and building trust across programs, agencies, and communities.
- Communicate openly with the public and operate transparently.

STABLE, SUFFICIENT, FLEXIBLE FUNDING

- Respect local government control of their resources and budgetary processes.
- Acknowledge city costs for existing or new state mandates.
- Support innovations in the delivery of mandated service.

For more information about the City, visit our web site at www.mankatomn.gov. To discuss these legislative priorities please contact Susan Arntz, City Manager at 507-387-8695 or sarntz@mankatomn.gov or Parker Skophammer, Director of Administrative Services at 507-397-8739 or pskophammer@mankatomn.gov.

AGENDA RECOMMENDATION

City Council Regular Meeting **5. H.**

Meeting Date: 03/09/2026

Agenda Item:

Resolution removing the Southeast Water Quality State Bonding Request.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The Southeast Water Quality Project was originally proposed to improve drainage in the southeast portion of the City, including a large agricultural area outside city limits that drains to Rosewood Pond. The City was awarded State funds for the property acquisition and final design. At the time, important property owners were not willing to discuss acquisition and the City ceased development of the project and released the awarded State funding. The project has continued to receive significant community interest and the City has explored several funding opportunities to help move needed improvements forward and was added to the City's list of projects to submit to the State for bonding funding in 2026.

In recent months, the City engaged a real estate professional to re-initiate negotiations with the owners of the needed properties. Despite strong efforts, the property owners remain unwilling to sell the required properties to the City for this purpose. In December 2025, the City applied for a grant from the MPCA to reevaluate the Southeast Water Quality Project and explore alternative improvements and approaches to achieve the same drainage results. We expect the MPCA to award successful applicants in early spring. If awarded, this study would be completed by the end of 2026.

In the meantime, the city is commissioning a review of Rosewood Pond this winter to identify potential improvements to address flooding concerns on Rosewood Pond in the shorter term. Considering the ongoing uncertainty regarding the practical feasibility of the Southeast Water Quality Project as it is currently proposed, Staff is recommending that it be removed from this year's request to the State for bonding.

Attachments

Resolution

RESOLUTION REMOVING SOUTHEAST WATER QUALITY STATE BONDING REQUEST

WHEREAS, the City of Mankato has previously identified a need for a Southeast water quality project; AND

WHEREAS, the City of Mankato has completed a comprehensive watershed study to identify the needs; AND

WHEREAS, City Council previously supported a state bonding request to help fund the project objectives; AND

WHEREAS, due to ongoing uncertainty regarding the practical feasibility of the Southeast Water Quality Project as currently proposed; AND

WHEREAS, City Council has elected to remove this project from this year's request to the State for Bonding;

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

1. The Council hereby removes the submittal of a state bonding request for the City of Mankato's Southeast Water Quality project.

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

This resolution shall become effective upon its adoption.

Passed this 9th day of March, 2026.

_____

Najwa Massad
Mayor

ATTEST: _____

Renae Kopischke
City Clerk

AGENDA RECOMMENDATION

Consent Calendar **5. I.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Motion approving the Preliminary Plat of CNP Mankato First Addition (2400 North Riverfront Drive); by request of ERM.

Recommendation/Action(s):
At the February 25, 2026, meeting, the Planning Commission recommended the City Council motion to approve the preliminary plat.

Summary:
ERM, on behalf of CenterPoint Energy, is requesting preliminary plat approval of CNP Mankato First Addition. The subdivision encompasses the existing subject property addressed as 2400 N. Riverfront Drive and currently in use as CenterPoint Energy Minnesota. The proposed subdivision area also includes a portion of agricultural land currently used for row cropping.

The subject property is legally described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive / BEC PID's R010905176004, R010905176003, R010905176002, R010905176001)

The preliminary plat proposes the creation of a one-lot, one-block subdivision containing approximately 14.83 acres. As the property is currently unplatted, subdivision approval is required to bring the parcels into conformance with City subdivision regulations and to support current and future development on the site. There are no new public dedications proposed with the plat.

As the property is currently served by public utility infrastructure, the applicant does not propose any additional public utility connections. The applicant will be required to pay Sanitary Access Connection and Water Access Connection charges. Additionally, an increase in stormwater square footage will result in increased billing, which will take effect at the time of final plat approval.

The proposed preliminary plat shows multiple wetlands located on the subject property. The applicant has received a Notice of Decision for a "no-loss" decision under Minnesota Rule 8420.0415. Subpart A. Based on this finding, the proposal will not impact existing wetlands located on the subject property.

Access to the site will not be modified, as access will continue to be provided via Riverfront Drive. Any additional or modified access points will be subject to review and approval by the Minnesota Department of Transportation, Blue Earth County, and the City of Mankato.

The proposed preliminary plat depicts 10' standard drainage and utility easement around the subject parcel. All private easements, including access easements, shall be included on the preliminary plat. The applicant will submit an amended preliminary plat for review prior to approval of the final plat. Any amended preliminary plat must include a Minnesota Department of Transportation access control line to the plat, clarification of ownership of the southwesterly area of the parcel and clarification of the area along Riverfront Drive where the current fence/parking lot is shown.

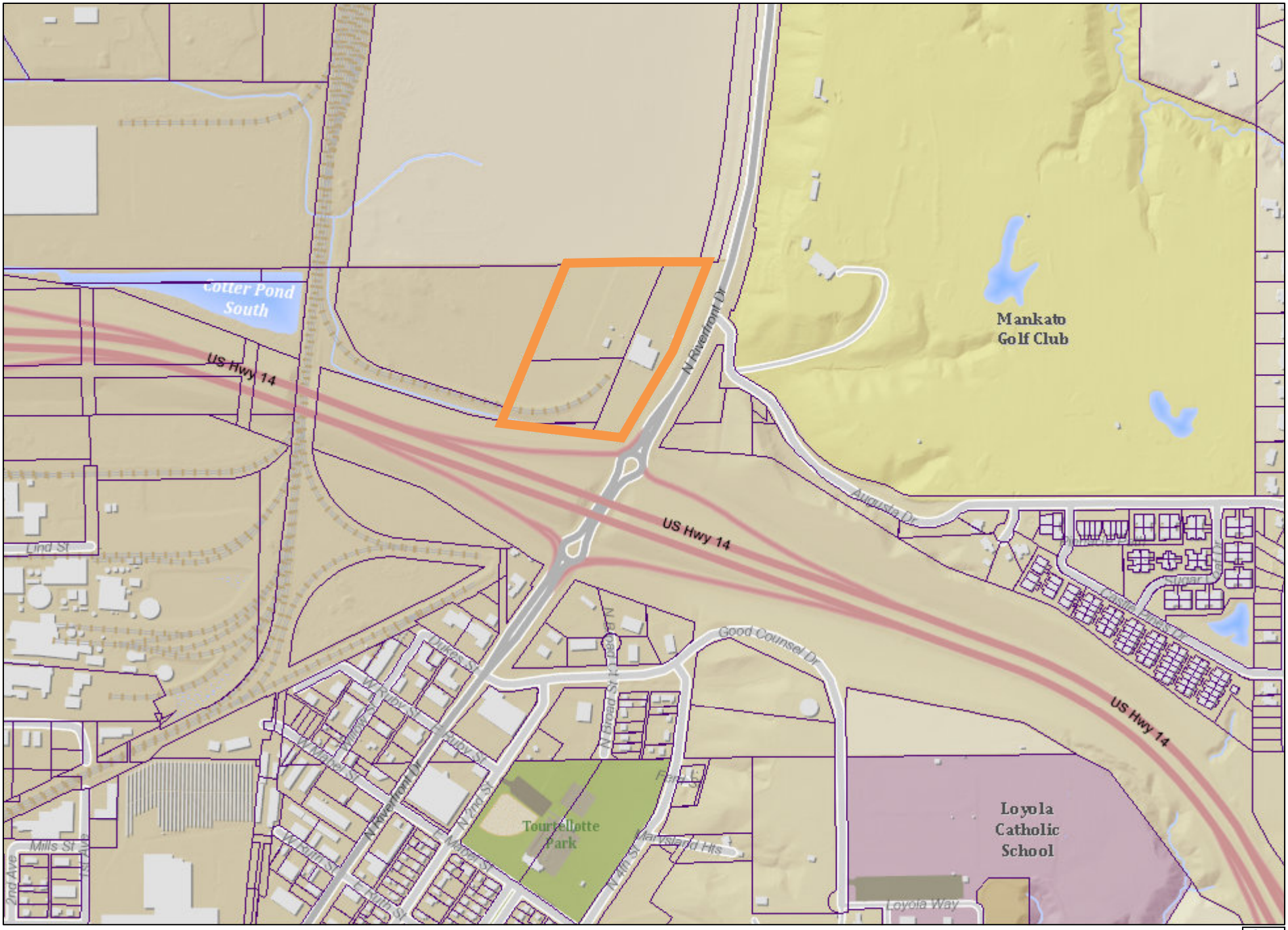
The applicant is seeking to plat the subject property in order to further develop the property in two phases, with a solar farm and a green hydrogen production and storage facility. The hydrogen energy facility, designated as phase II, is proposed to be located just north of the existing facility and will operate as a peak power plant that will provide 1-megawatt of energy. The 1-megawatt solar farm shown in the concept plan is proposed to be constructed to the west of the existing development as part of phase I.

Because the property was never platted previously, the applicant shall be responsible for payment in lieu of parkland dedication in the amount of $45,973.

Attachments

General Location Map
Aerial
Preliminary Plat
Proposed Site Plan
Narrative
Wetland -NOD

General Location Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial Map

Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS, OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PRELIMINARY PLAT
of
CNP MANKATO FIRST ADDITION

0 60 120
GRAPHIC SCALE IN FEET
1 inch = 60 feet

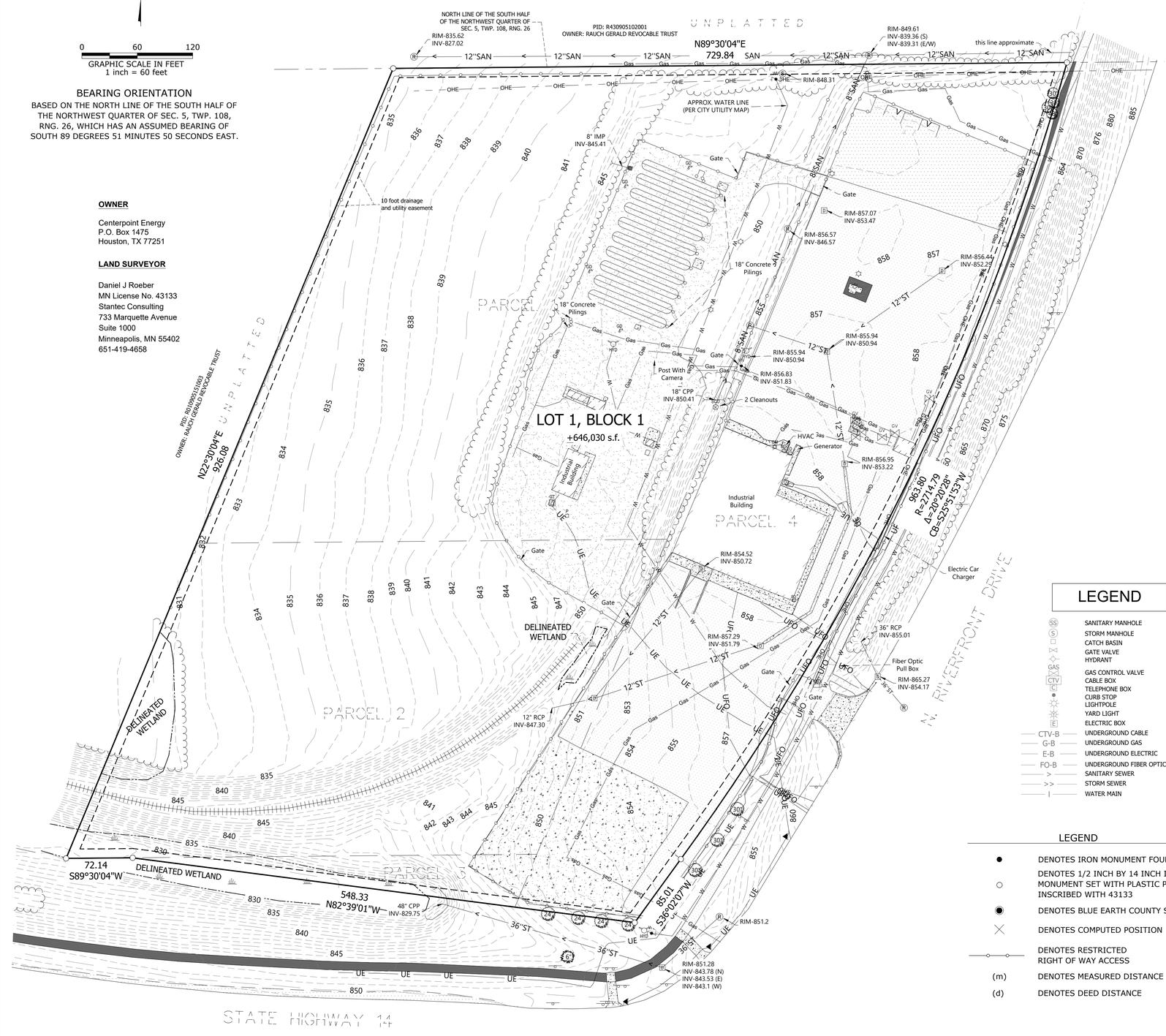
BEARING ORIENTATION
BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SEC. 5, TWP. 108, RNG. 26, WHICH HAS AN ASSUMED BEARING OF SOUTH 89 DEGREES 51 MINUTES 50 SECONDS EAST.

OWNER

Centerpoint Energy
P.O. Box 1475
Houston, TX 77251

LAND SURVEYOR

Daniel J Roeber
MN License No. 43133
Stantec Consulting
733 Marquette Avenue
Suite 1000
Minneapolis, MN 55402
651-419-4658



LEGEND

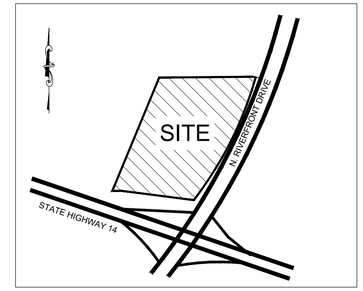
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- GAS CONTROL VALVE
- CABLE BOX
- TELEPHONE BOX
- CURB STOP
- LIGHTPOLE
- YARD LIGHT
- ELECTRIC BOX
- CTV-B — UNDERGROUND CABLE
- G-B — UNDERGROUND GAS
- E-B — UNDERGROUND ELECTRIC
- FO-B — UNDERGROUND FIBER OPTIC
- > — SANITARY SEWER
- >> — STORM SEWER
- | — WATER MAIN

LEGEND

- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH 43133
- DENOTES BLUE EARTH COUNTY SECTION CORNER
- DENOTES COMPUTED POSITION
- DENOTES RESTRICTED RIGHT OF WAY ACCESS
- (m) DENOTES MEASURED DISTANCE
- (d) DENOTES DEED DISTANCE

LOCATION MAP

NOT TO SCALE



LAND DESCRIPTION

All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railway Company, said point being the point of beginning; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 556.72 feet to a point on the North line of the South Half of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East along said North line, 510.00 feet to the point of beginning.
AND
All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railroad Company; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet to the point of beginning; thence continuing South 22 degrees, 51 minutes, 50 seconds West, 369.36 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 369.36 feet; thence North 89 degrees, 51 minutes, 50 seconds East and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet to the point of beginning.
AND
A tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West, described as follows: A triangular tract of land lying northerly of the northerly right of way line of new Minnesota Trunk Highway No. 14 described as:
Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 108 North. Range 26 West: thence North 89 degrees 51 minutes 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right of way line of the Chicago and Northwestern Railroad Company; thence South 22 degrees 51 minutes 50 seconds West, 926.08 feet to a found ½" I.D. iron pipe survey marker, said point being the point of beginning; thence continuing South 22 degrees 51 minutes 50 seconds West, 61.95 feet to a point on the northerly right of way line of new U.S. Trunk Highway No. 14; thence North 82 degrees 17 minutes 15 seconds West along said right of way line, 417.60 feet; thence North 89 degrees 51 minutes 50 seconds East 437.89 feet to the point of beginning.
AND
That part lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West of the parcel of land described as follows: Commencing at a point on the South line of the North Half of the Northwest Quarter of Section 5, in Township 108 North, Range 26, where the said line intersects the westerly line of the right-of-way the Chicago and North Western Railway Company and thence following in and on the westerly line of said railway right-of-way in a southerly and westerly direction distance of 1500 feet; thence in a straight line northerly and to a point on the south line of the North Half of the Northwest Quarter of Section 5, in Township 108 North of Range 26 West, 220 feet West from the point of commencement; thence east along said last mentioned line a distance of 220 feet to the point of commencement.

MISCELLANEOUS NOTES

1. The property described and easements shown hereon is the same as the property described in the title commitment, prepared by Commonwealth Land Title Insurance Company, (Issuing Agent, The Title Team), Commitment No. MA 250043, with a Commitment Date of November 7, 2025 at 7:00 AM.
2. The subject property contains ±14.83 acres (±646,030 square feet).
3. Topographic information shown provided by IMEG with a topographic survey date of October 21, 2025.
4. Wetlands shown per Wetland Delineation Report prepared by ERM dated October 9, 2025.
5. Current Zoning per City of Mankato (Blue Earth County) GIS map = M-2 Heavy Industrial.
6. Setback information provided by the City of Mankato:
   - 6.1. Setback - Impervious Parking/Storage:
     - 6.1.1. Front yard: 15 feet
     - 6.1.2. Side yard: 6 feet
     - 6.1.3. Rear yard: Not Required
     - 6.1.4. Transitional yard: NA
   - 6.2. Setback - Building:
     - 6.2.1. Front yard: 30 feet
     - 6.2.2. Side yard: 15 feet
     - 6.2.3. Rear yard: Not Required
     - 6.2.4. Transitional yard: NA

PROPOSED DRAINAGE & UTILITY EASEMENTS
SHOWN THUS (NOT TO SCALE)

BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT OF WAY LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.

Stantec

Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

REVISION	DATE		
Added Drainage & Utility Easement	FEB. 16, 2026	SURVEY BY :	
		DRAWN BY :	DJR
		DESIGNED BY :	
		CHECKED BY :	
		APPROVED BY :	
		DATE :	JANUARY 26, 2026

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: DANIEL J ROEBER
SIGNATURE: Daniel J Roeber
DATE: JANUARY 26, 2026
LIC. NO. 43133

CNP MANKATO FIRST ADDITION
PRELIMINARY PLAT
CenterPoint Energy

193807564 V401
PROJECT NUMBER
193807564
SHEET NUMBER
V4.01

Plot Date: 01/14/2026, 8:18am
Drawing name: \\US029\cpdsd\shared_projects\193807564\CAD\Dwg\193807564 V401.dwg
Xrefs: 193807564 IMEG_TOPO

SCALE 1" = 60'

0 60 120 180 FEET

SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- Gas — EXISTING GAS LINE
- UFO — EXISTING FIBER OPTIC CABLE
- 12"ST — EXISTING SEWER LINE
- EXISTING MANHOLE
- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- OHW — EXISTING TRANSMISSION LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED SOLAR PANEL ARRAYS

NOTES:

1. THE PROPERTY DESCRIBED AND EASEMENTS SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, (ISSUING AGENT, THE TITLE TEAM), COMMITMENT NO. MA 250043, WITH A COMMITMENT DATE OF NOVEMBER 7, 2025 AT 7:00 AM.
2. THE SUBJECT PROPERTY CONTAINS ±14.83 ACRES (±646,030 SQUARE FEET).
3. WETLANDS SHOWN PER WETLAND DELINEATION REPORT PREPARED BY ERM DATED OCTOBER 9, 2025.
4. CURRENT ZONING PER CITY OF MANKATO (BLUE EARTH COUNTY) GIS MAP = M-2 HEAVY INDUSTRIAL.
5. TOPO SURVEY INFORMATION PROVIDED BY IMEG ON NOVEMBER 6, 2025.
6. SOLAR LAYOUT PROVIDED BY VERSIRIS ENERGY DATED DECEMBER 29, 2025.
7. BUILDING LAYOUT PROVIDED BY STANDBY SYSTEMS DATED JANUARY 5, 2026.
8. TREES ALONG EDGE OF GRAVEL AND ADJACENT TO EXISTING BUILDING ARE SCHEDULED FOR REMOVAL PRIOR TO PROJECT CONSTRUCTION

Rev.	Date	Description	By	Chk
A	01/27/2026	PRELIMINARY PLAT APPLICATION	NB	WS

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

ERM

SITE PLAN

DISCIPLINE NO. C1

MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. A

SCALE	DESIGNED BY	PROJECT NUMBER	SHEET NO.
1" = 60'	WS	0764026	C1.01
DATE DRAWN 01/20/2026	DRAWN BY NB		

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.blair\OneDrive - ERM\Nate Borrs files - CNP Mankato\04_Site Plan.dwg SITE PLAN , PRINTED ON 1/26/2026 BY Jessica Blair

Molly Westmand
City of Mankato
10 Civic Center Plaza
Mankato, Minnesota 56002-3368

Subject: Preliminary Plat Application
CenterPoint Energy Minnesota Gas
Mankato Hydrogen Energy Plant Project

Dear Ms. Westman:

CenterPoint Energy Minnesota Gas (CenterPoint) is proposing to install a green hydrogen production and storage facility at their existing site located at 2400 North Riverfront Drive in Mankato, Minnesota 56001. The proposed facility is referred to as the Mankato Hydrogen Energy Plant Project (Project).

The proposed Project will include a 1 megawatt (MW) hydrogen plant that uses renewable energy to split water into hydrogen and oxygen, as well as a 1 MW on-site solar panel array. The hydrogen will be blended at low concentrations into the existing natural gas distribution system. A solar panel array will be installed within the restored prairie located west of the current facility, and the hydrogen production and storage facility will be installed within an existing gravel area located east of the existing on-site propane tanks.

Submitted for your review via the City of Mankato permitting ePortal is a Preliminary Plat Application. Final Plat and Conditional Use Permit (CUP) Applications will be submitted for the Project at a later day upon City of Mankato Preliminary Plat approval. A summary of the Project details outlined in the Preliminary Plat Application materials are provided below along with place holders for future Final Plat and CUP documents.

Proposed Use and Justification
In July 2024, CenterPoint received approval from the Minnesota Public Utilities Commission to implement a diverse set of innovative pilot projects that aim to reduce greenhouse gas emissions and advance decarbonization efforts for our Minnesota customers. The projects are part of a five-year innovation plan submitted under a landmark state energy law: the Natural Gas Innovation Act (NGIA). Passed with bipartisan support, NGIA creates a new regulatory framework for natural gas utilities to invest in renewable energy resources and innovative technologies.

As part of this NGIA strategy, CenterPoint is exploring the potential of green hydrogen to reduce carbon emissions across their natural gas distribution system. This Project is one of the pilot projects CenterPoint is using to explore green hydrogen's potential. More information about CenterPoint's NGIA pilot programs can be found at the following link: https://www.centerpointenergy.com/en-us/residential/services/cleaner-energy-and-innovation/natural-gas-innovation-act?sa=mn.

Project Phasing and Construction Schedule
Construction will occur in two phases to minimize environmental impacts and maintain compliance with applicable regulations. Phase 1, scheduled to commence in the 2nd quarter of 2026, will include site preparation, installation of erosion and sediment controls, initial grading, and installation of the Solar Array. Phase 2, anticipated to commence in the 4th quarter of 2026, will include hydrogen production and storage facility construction, final grading, and site stabilization. Best Management Practices (BMPs) will be implemented throughout all phases to prevent sediment discharge and protect water quality. The schedule is subject to change pending weather conditions, permitting timelines, and equipment delivery lead times, and all work will be coordinated with local agencies to ensure compliance.

Aviation and Visual Analysis
A glint and glare study will be prepared for the Project, which will confirm that no glint or glare is predicted at any observed points or nearby roads. A copy of the report will be included with the CUP application.

Building Design
The proposed Building Design will be consistent with the existing buildings materials found on site. A photo of a similar building is included in the attached figures.

Decommissioning and Site Restoration
CenterPoint is in the process of developing a decommission and site restoration plan, the final plan will be included with the CUP application.

Grading and Erosion and Sediment Control Plan
As outlined in the application materials, the Project is located on privately owned land held by CenterPoint, encompassing approximately 16.0 acres across four parcels. Of this area, approximately 3.2 acres will be disturbed during construction. BMPs will be implemented to prevent sediment release from the construction site. Refer to the attached Site Erosion Control Plan for the planned BMP locations. Where necessary, final grading will restore the site to pre-construction contours.

Pursuant to the requirements outlined by the City of Mankato Ordinance, Chapter 8 – *Erosion and Sediment Control*, CenterPoint will apply for a land-disturbing activity permit. In addition, CenterPoint will submit an application to the Minnesota Pollution Control Agency for coverage under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Program – Construction Stormwater General Permit (MNR100001).

Fencing
A perimeter fence is proposed around the solar panel installation. Fence design will be in accordance with City of Mankato screening requirements. Plan details will be provided with the CUP application.

Historical Resource Review
A review of the National Park Service's National Register of Historic Places database confirmed that no historic structures, cultural resources, or design features are present within the proposed project. The closest listed historic property (Stewart, William E., House) is situated approximately 1.65 miles southwest of the proposed project. As a result, no impacts are anticipated by the Project on any historic properties. Refer to the attached National Historic Place review memo.

Lighting (Photometric) Plan
A preliminary lighting plan and details are included in the attached figures.

Landscaping/Screening Plan
CenterPoint is developing a Landscaping and Screening Plan in coordination with the City. The final plan will be included with the CUP application.

Maintenance Plan
CenterPoint is in the process of developing a maintenance plan, the final plan will be included with the CUP application.

Noise Assessment
A noise assessment will be completed for the Project to ensure conformance with Minnesota Rule 7030. A copy of this assessment will be included with the CUP application.

Traffic Circulation Patterns and Access Routes
The project will use the existing site access routes and will have minimal impact on existing traffic circulation patterns. No long-term changes to roadway configuration or traffic flow are anticipated. Any construction-related disruptions will be minor and temporary, with normal traffic circulation maintained throughout.

Utility Plan
The proposed building will require water and sanitary services. Water service will connect through a planned 6-inch lateral to the existing 8-inch watermain, and sewer service will connect through a planned 6-inch lateral to the existing 8-inch line. When in operation, the hydrogen plant will consume approximately 2 gallons of water per minute and discharge approximately 1 gallon of wastewater per minute.

Wetland Delineation
CenterPoint completed a wetland delineation survey and received a Notice of Decision from the City of Mankato Technical Evaluation Panel (TEP) on December 10, 2025, confirming a no-loss determination under Minnesota Rule 8420.0415, Subpart A ("an activity that will not impact a wetland"). A copy of the issued Notice of Decision is attached.

Zoning
No zoning changes are required. The site is currently zoned M-2 Heavy Industrial and will remain under this designation following the installation of the Project.

If you have any questions or require additional information, please contact me at (612) 280-1295, or Wayne Sicora at Environmental Resources Management (ERM), CenterPoint's consultant for this Project, at (612) 597-4574.

Sincerely,

Andrew Rockwell, Plant Manager
CenterPoint Energy Minnesota Gas

Cc: Micheal Fogarty, CenterPoint
Colton Peshek, CenterPoint
Dennis Daas, CenterPoint
Wayne Sicora PE, ERM

Enclosures: V1.01 Existing Conditions, Certified Survey
V4.01 Preliminary Plat
C1.01 Site Plan
C2.01 Grading and Erosion and Sediment Control (ESC) Plan
C3.01 Utility Plan – Existing
C3.02 Utility Plan Inset - Proposed
Wetland Delineation and NOD
SHPO Review
Figures – Existing Condition Photos, Building, and Photometric Plan

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: City of Mankato	**County:** Blue Earth
Applicant Name: CenterPoint Energy Natural Gas Operations	**Applicant Representative:** Nicole Johnson, ERM
Project Name: Mankato Hydrogen Energy Plant Project	**LGU Project No. (if any):** WTLD-0010-25
Date Complete Application Received by LGU: October 22, 2025	
Date of LGU Decision: December 10, 2025	
Date this Notice was sent: December 10, 2025	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ Exemption ☒ No-Loss (8420.0415)
MN Rules 8420.0420 Part: ☒ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H
Subpart: ☐ 4 ☐ 5 ☐ 7 ☐ 9
MN Statutes 103G.2241
Subdivision: : ☐ 1 ☐ 2 ☐ 6 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits - Number of Credits: ☐ Bank Credits – Number of Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☒ Approve ☐ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation

LGU Decision

☐ Approved with Conditions (specify below)[1] ☒ Approved[1] ☐ Denied
List Conditions:

Decision-Maker for this Application: ☐ Staff ☐ Governing Board/Council ☒ Other: Staff in consultation with the TEP

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision[1].

☐ Attachment(s) (specify):
☒ Summary: The City of Mankato TEP reviewed the request for delineation concurrence and a no-loss at their meeting on November 19, 2025, when a site visit was conducted. The initial delineation report contained only 2 wetlands, however during the site visit it was determined that there was an additional wetland located in the southwest corner of the subject site. On December 5, 2025 updated delineation information depicting the additional wetland was submitted. Based on this revised submission, the City of Mankato, in conjunction with the TEP, find concurrence that there are three wetlands on the subject site. Wetland wbea001e, a Type 3 wetland is .37 acres and is located adjacent to the southern boundary of the property. Wetland wbea002e, a Type 3 wetland, is .02 acres and is located centrally on the site adjacent to an existing parking lot. Wetland wbea003s, the wetland added based on the TEP inspection, is a Type 6 wetland consisting of .35 acres. The applicant has also requested a no-loss under Minnesota Rule 8420.0415 Subpart a, "an activity that will not impact a wetland." The applicant's submission information demonstrates a "Solar array" location that is outside of any of the three wetland areas, and the narrative provided indicates that there will be no activity in the wetland areas. Therefore, the LGU finds that the no-loss request achieves the applicable criteria.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☒ Site Location Map ☐ Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for $500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☒ Yes[1] ☐ No

[1]*If yes, all appeals must first be considered via the local appeals process.*

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Within 45 days of the decision an application for appeal must be filed with the Board of Adjustments and Appeals, address as follows: Board of Adjustments and Appeals, attention: Zoning Administrator, 10 Civic Center Plaza, PO Box 3368, Mankato, MN 56002-3368.

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Jake Fritz, via email jake.fritz@blueearthswcd.org	☒ BWSR TEP Member: Alyssa Core, Alyssa.core@state.mn.us
☒ LGU TEP Member (if different than LGU contact):	Cory Bienfang, cbienfang@mankatomn.gov
☒ DNR Representative:	Erynn Jenzen via email erynn.jenzen@state.mn.us
☐ Watershed District or Watershed Mgmt. Org.:	

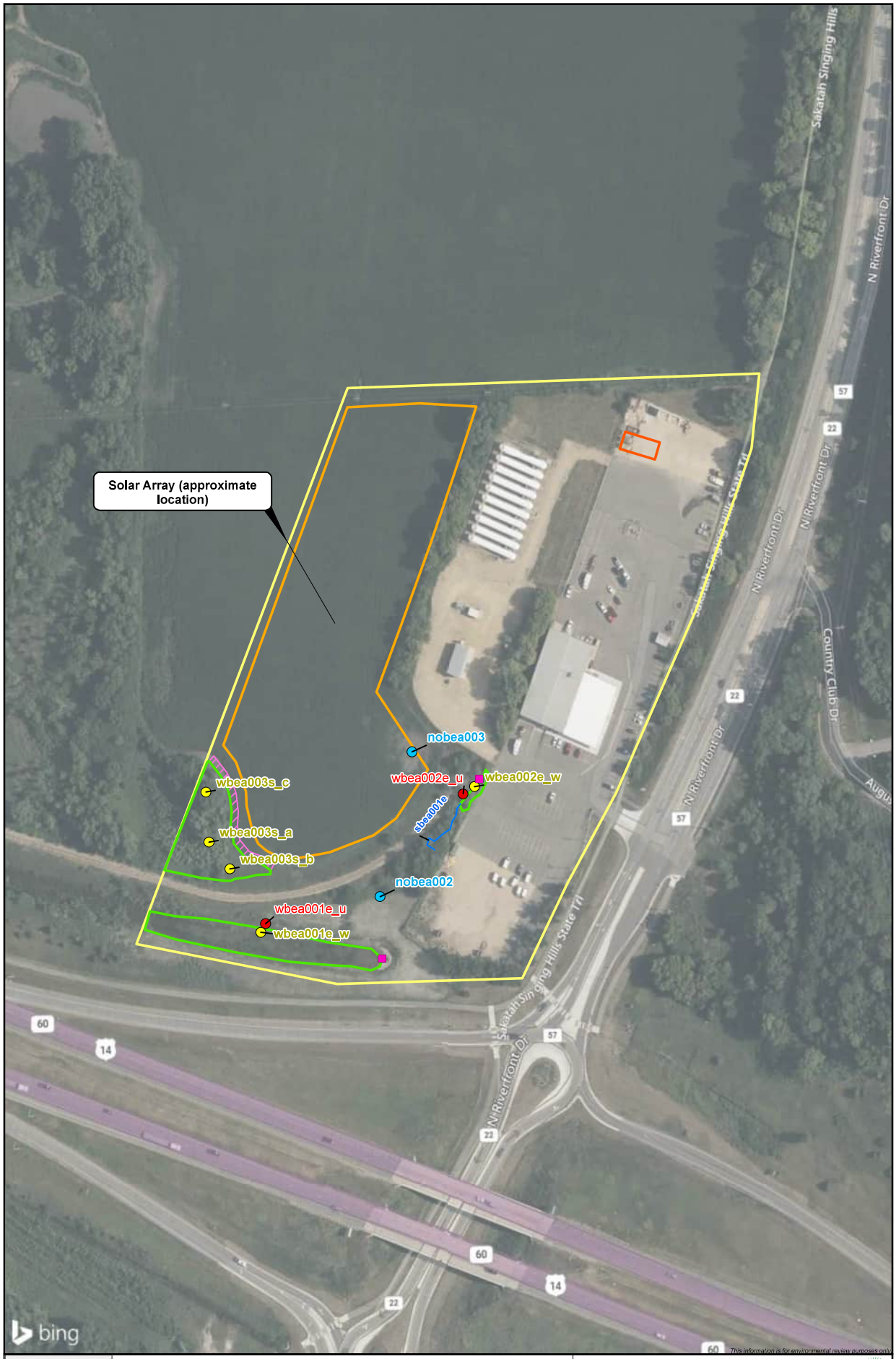
☐ Applicant:	☒ Agent/Consultant: Nicole Johnson, ERM

Optional or As Applicable:

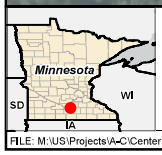
☒ Corps of Engineers: David Studenski via email: david.a.studenski@usace.army.mil	
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
☐ Members of the Public (notice only):	☐ Other:

Signature: *Mark Konz via electronic signature* *By Molly Westman*	**Date:** December 10, 2025

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.



This information is for environmental review purposes only



Non-Wetland Point
Upland Point
Wetland Point
Culvert
Stream/River
Hydrogen Building (Approximate Location)
Solar Array (Approximate Location)
Study Area
Delineated Wetland
Wetland Setback (16.5 ft)

1:1,800
0 100 200 Feet

CenterPoint Energy

Figure 6
Field Survey Data Map
Mankato Hydrogen Energy Plant Project
Mankato, Blue Earth County, Minnesota

ERM

FILE: M:\US\Projects\A-C\CenterPoint\Minnesota\2025\09\Special_CPE_Mankato_Hydrogen_Energy_Plant_SWPPP_CPE_Mankato_Hydrogen_Energy_Plant_SWPPP.aprx | REVISED: 12/04/2025 | SCALE: 1:1,800 when printed at 11x17 DRAWN BY: DK

AGENDA RECOMMENDATION

Consent Calendar **5. J.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Motion approving the Preliminary Plat of Front Street Place Subdivision located on the west side of South Front Street and addressed as the 600 Block (even side only) and 112 West Liberty Street; by request of ISG.

Recommendation/Action(s):
At the February 25, 2026, meeting, the Planning Commission recommended the City Council motion to approve the preliminary plat.

Summary:
ISG, on behalf of the owner, Front Street Plaza, LLC, is seeking a preliminary plat review of the Front Street Plaza subdivision. The purpose of the plat is to combine thirteen existing parcels into one block, totaling 2.5 acres.

The subject properties are legally described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1

and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

The new block will have two lots; 1A, which is 2.35 acres, and 1B, which is 0.15 acres. Also included in the plat are three areas proposed for right-of-way totaling 11 acres. The block is bordered by Front Street, Liberty Street, Riverfront Drive, and Warren Street.

The property is currently served by public infrastructure. The applicant will need to cap/abandon any unused utility water and sanitary sewer services at the main and will be required to pay SAC and WAC connection fees. Additionally, the applicant will provide a plan to abandon the 127in, 72in, and 48in storm lines running through the site within their development plans.

The plans for redevelopment propose a new mixed-use building to include a coffee shop, a restaurant, and retail spaces on the main level. Residential units are proposed on the upper floors. A stand-alone office building is planned at the corner of Riverfront Dr. and Warren St. A three-story parking ramp is proposed along Riverfront Dr. that will serve the mixed-use development.

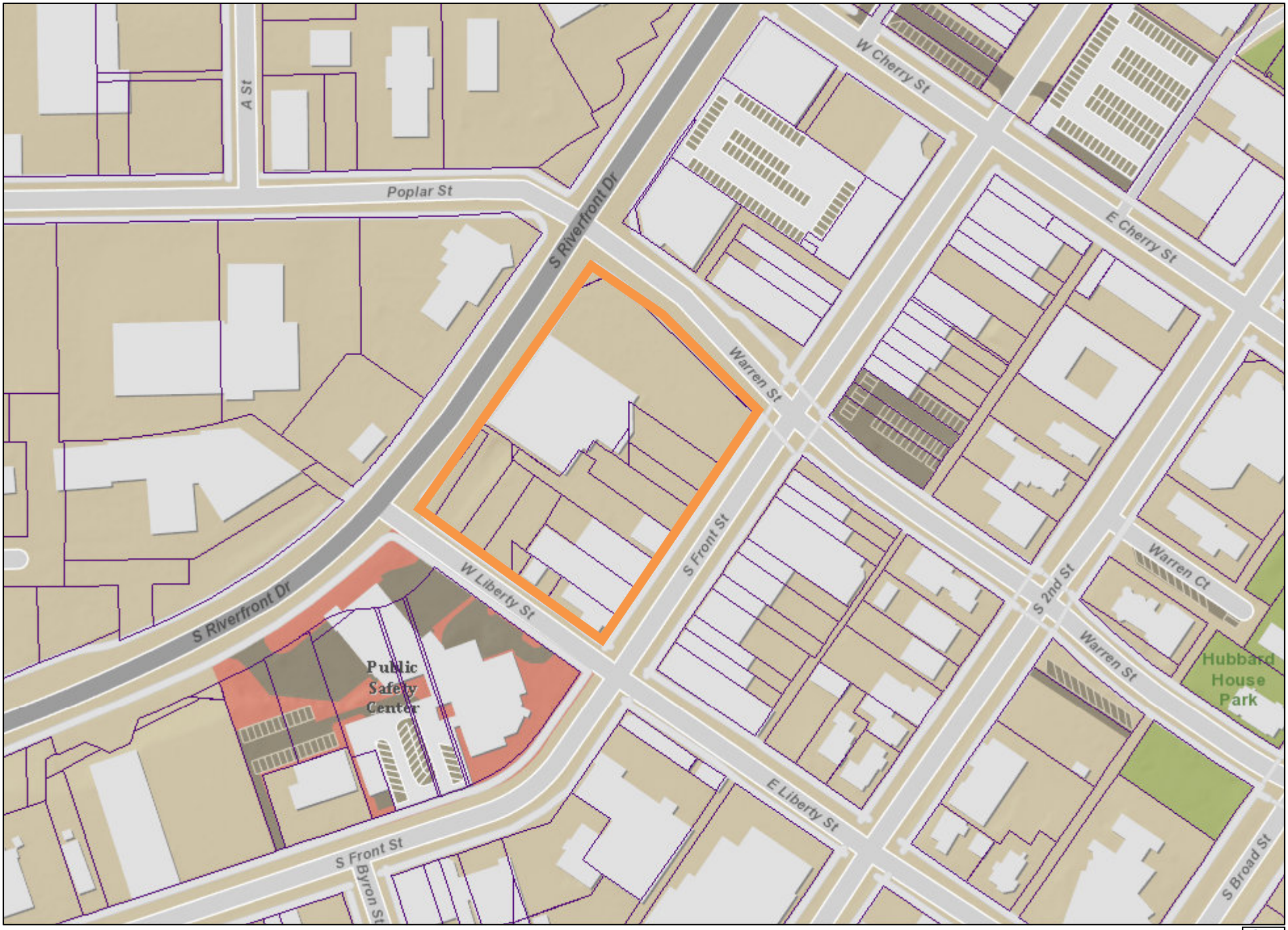
Access to the site will be provided from Warren Street and Liberty Street. The applicant has agreed to be a willing petitioner when any intersection improvements are proposed on adjacent roads.

The applicant will provide a stormwater drainage report and a Traffic Impact Study with any further zoning applications.

Attachments

General Location Map
Aerial
Preliminary Plat
Narrative

General Location Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial Map

Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

FRONT STREET PLACE

EXISTING DESCRIPTION:

Parcel 1:

Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato, Blue Earth County, Minnesota, excepting therefrom any portion thereof included within the following described land:

Exception No. 1:

Warren Street Subdivision, Blue Earth County, Minnesota.

Exception No. 2:

Pike Street Subdivision No. 2, City of Mankato, Blue Earth County, Minnesota.

Exception No. 3:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

(Abstract Property)

Parcel 2:

Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; also described as follows, viz:

Commencing at the northeast corner of Lot 4 of Auditor's Plat No. 5 in Block 1 of Warren's Addition to Mankato, being on the westerly line of Front Street in said City of Mankato, running thence westerly along the northerly line of said Lot 4, 157 feet, thence southerly on a line parallel with said westerly line of Front Street 22 feet, thence easterly on a line parallel with the northerly line of said Lot 4, 14 feet, thence southerly on a line parallel with the said westerly line of Front Street 22 feet, thence easterly along the southerly line of said Lot 4, 143 feet to the westerly line of Front Street, thence northerly along the westerly line of Front Street, 44 feet to the place of beginning.

(Torrens Property - Certificate of Title No. 15256)

Parcel 3:

Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

(Abstract Property)

Parcel 4:

Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato.

(Abstract Property)

Parcel 5:

Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17.

PID: R01.09.18.151.009

Parcel 6:

That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, described as follows: Commencing at the Northwest corner of Lot Six (6), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Southerly along the Westerly line of said Lot Six (6), a distance of 37 feet, thence Westerly to the Southeast corner of Lot Twenty-one (21), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Northerly 37 feet along the Easterly line of said Lot Twenty-one (21), thence Easterly to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds, Blue Earth County, Minnesota;

AND

Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof on file and of record In the office of the Register of Deeds in and for the County of Blue Earth, Stale of Minnesota.

Parcel 7

Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street; running thence easterly along said northerly line of Liberty Street a distance of 140 feet to the place of beginning.

Parcel 8

Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota.

Parcel 9

Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota

and

A) Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17, Mankato, Minnesota legally described as follows: Commencing at the southwesterly corner of Lot 8, Auditor's Plat No. 17, thence southwesterly along an extension of the westerly boundary line of Lot 8, extended to the northeasterly boundary line of Liberty Street, Mankato, thence southeasterly along the northeasterly boundary line of Liberty Street 10 feet, thence at right angles northeasterly 38 feet to the southwesterly line of Lot 8, thence at right angles along the southwesterly line of said Lot 8, Ten (10) feet to the place of beginning.

B) All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17, both of said Lots being in the City of Mankato, also being described as all the the northwesterly part of Lot Nine (9) according to Auditor's Plat No. 5, lying northwesterly of the northwesterly line of Lots Seven (7) & Eight (8) according to Auditor's Plat No. 17, if extended to Liberty Street.

Parcel 10

The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street; running thence easterly along said northerly line of Liberty Street a distance of 140 feet to the place of beginning. Together with a license to encroach on the Easterly 12 feet of the property adjacent to the West of the described property.

EXISTING DESCRIPTION con't.:

Parcel 11:

Outlot A, Warren Street Subdivision, Blue Earth County, Minnesota.

Parcel 12

Outlot A, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

Parcel 13:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

OWNERS / DEVELOPERS:
Front Street Plaza, LLC
100 Warren Street Suite 317
Mankato, MN 56001

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:
Lot 1A Block 1 = 102,446 sq. ft. - 2.35 acres
Lot 1B Block 1 = 6,590 sq. ft. - 0.15 acres
Right of Way = 4,788 sq. ft. - 0.11 acres
Total = 113,824 sq. ft. - 2.61 acres

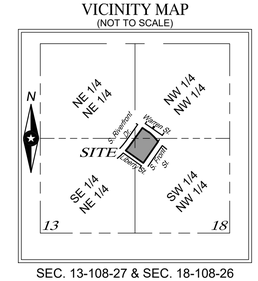
EXISTING PROPERTY:
ZONED: CBD - F (Central Business District - Fringe) (Per City of Mankato website)

Setbacks - none

BENCHMARK:
Top nut fire hydrant located at northeast corner of South Riverfront Drive and Warren Street.
Elev=779.68 (NAVD88)

FLOOD ZONE:
Part of the surveyed premises shown on this survey map is in Flood Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less that 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)), according to Flood Insurance Rate Map Community Panel No. 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

VICINITY MAP
(NOT TO SCALE)



SEC. 13-108-27 & SEC. 18-108-26
Blue Earth County, Minnesota

ISG

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

RYAN E. KOTTHOFF

DATE 1/26/26 LIC. NO. 61565

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

FRONT STREET PLAZA MIXED-USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
1/26/26	Added City Parcels	KH

PROJECT NO.	25-33587
FILE NAME	33587 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1/22/26
CLIENT PROJECT NO.	-

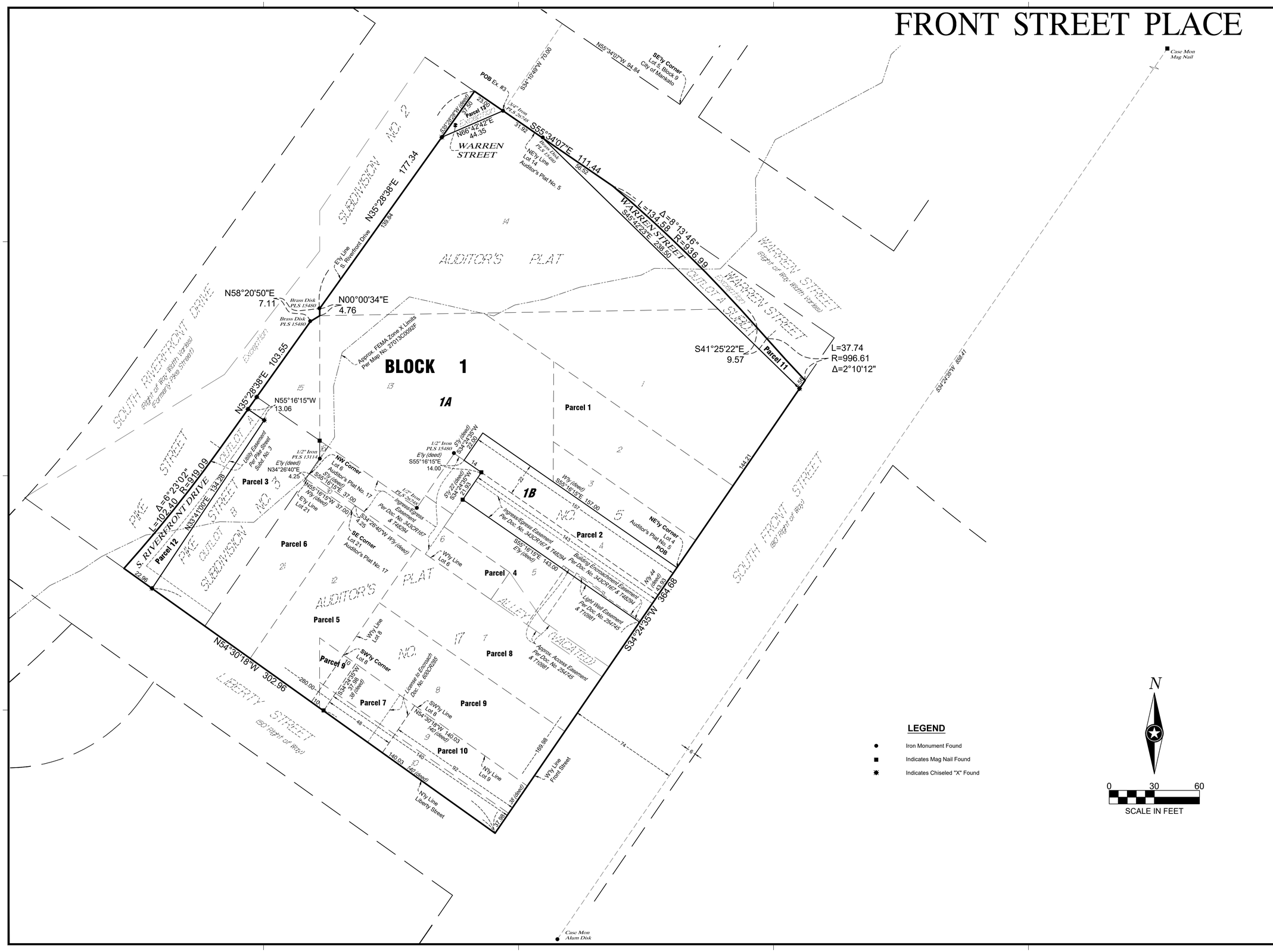
TITLE

PRELIMINARY PLAT

SHEET

1 OF 3

FRONT STREET PLACE



LEGEND

- ● Iron Monument Found
- ■ Indicates Mag Nail Found
- ✱ Indicates Chiseled "X" Found

N

0 30 60

SCALE IN FEET

ISG

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

RYAN E. KOTTHOFF

DATE 1/26/26 LIC. NO. 61565

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

FRONT STREET PLAZA MIXED-USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
1/26/26	Added City Parcels	KH

PROJECT NO.	25-33587
FILE NAME	33587 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1/22/26
CLIENT PROJECT NO.	-

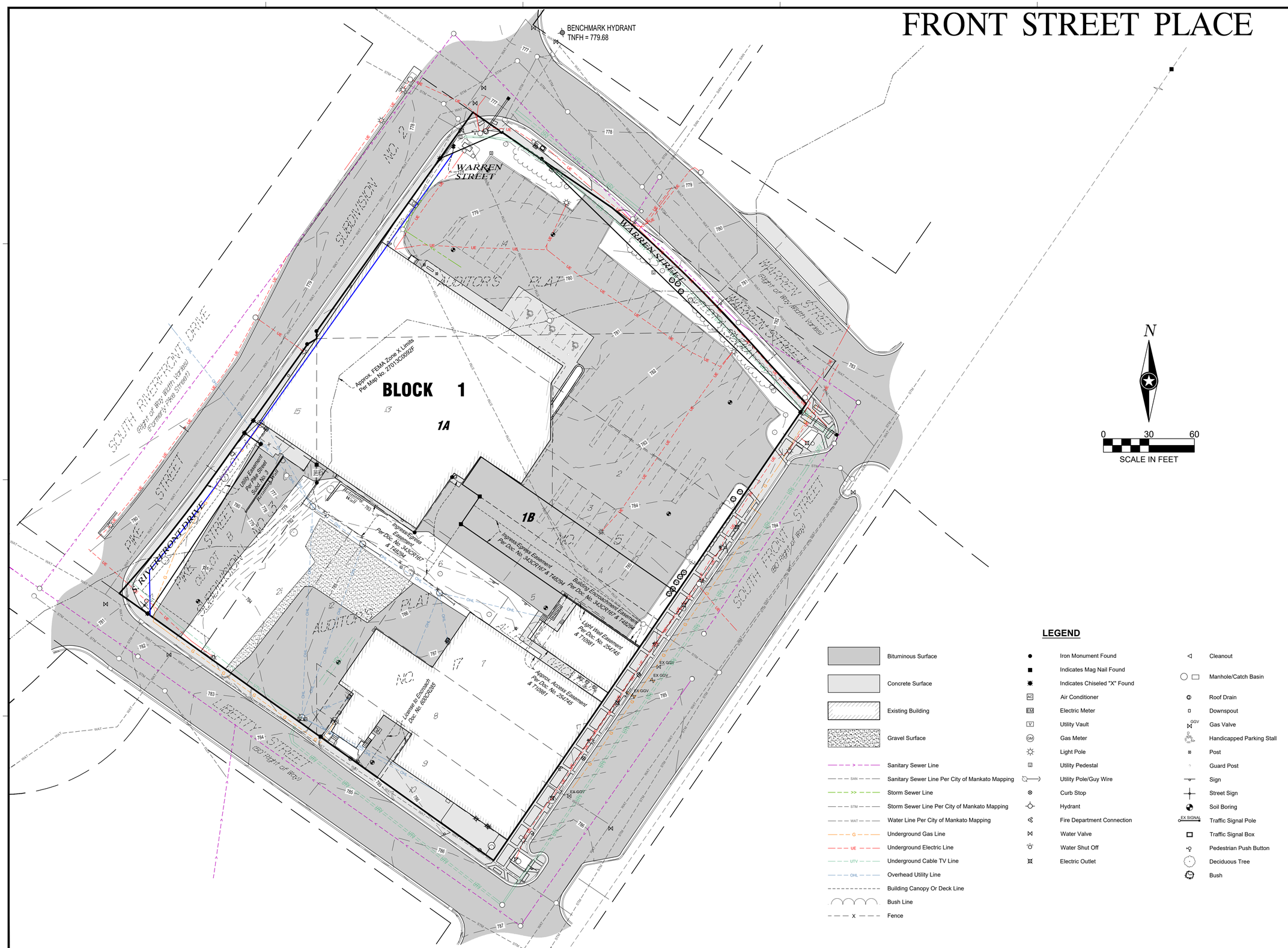
TITLE

PRELIMINARY PLAT

SHEET

2 OF 3

FRONT STREET PLACE



LEGEND

- Bituminous Surface
- Concrete Surface
- Existing Building
- Gravel Surface
- Sanitary Sewer Line
- Sanitary Sewer Line Per City of Mankato Mapping
- Storm Sewer Line
- Storm Sewer Line Per City of Mankato Mapping
- Water Line Per City of Mankato Mapping
- Underground Gas Line
- Underground Electric Line
- Underground Cable TV Line
- Overhead Utility Line
- Building Canopy Or Deck Line
- Bush Line
- Fence
- Iron Monument Found
- Indicates Mag Nail Found
- Indicates Chiseled "X" Found
- Air Conditioner
- Electric Meter
- Utility Vault
- Gas Meter
- Light Pole
- Utility Pedestal
- Utility Pole/Guy Wire
- Curb Stop
- Hydrant
- Fire Department Connection
- Water Valve
- Water Shut Off
- Electric Outlet
- Cleanout
- Manhole/Catch Basin
- Roof Drain
- Downspout
- Gas Valve
- Handicapped Parking Stall
- Post
- Guard Post
- Sign
- Street Sign
- Soil Boring
- Traffic Signal Pole
- Traffic Signal Box
- Pedestrian Push Button
- Deciduous Tree
- Bush

ISG

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

RYAN E. KOTTHOFF

DATE 1/26/26 LIC. NO. 61565

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

FRONT STREET PLAZA MIXED-USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
1/26/26	Added City Parcels	KH

PROJECT NO.	25-33587
FILE NAME	33587 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET

3 OF 3

January 27, 2026

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

RE: Preliminary Plat Narrative
Front Street Place

City Community Development team:

ISG is submitting a Preliminary Plat application for the redevelopment project in downtown Mankato for the block bound by S. Riverfront Dr/S Front Street/Warren St / Liberty Street. (where the Fillin Station Coffeehouse is located at 630 S Front St.). We are submitting a Preliminary Plat to consolidate the 13 parcels on this city block into 1 lot, totaling a size of 2.5 acres (109,036 square feet). Attached is the proposed Preliminary Plat and supporting documentation showing all the parcels included with this city block, providing the parcel number, address (if applicable) and owner on record. The property is zoned CBD-F (Central Business District – Fringe) and within the Front Street Connectivity Plan.

The purpose of the Preliminary Plat is to consolidate multiple parcels into one lot with the goal to be able to build a mixed-use project redeveloping this city block. Over the past month, our team has shared the concept preliminary plat and site plan with the city. Our team has a pre-application meeting scheduled with the city for early February to review the concept site plan with the goal of submitting the CUP/CDC application at the end of February. Once the Preliminary Plat is approved, we will then proceed with the Final Plat or as advised by the city.

Thank you again for reviewing the application and attached materials. Please contact us with any questions or if there is any additional information we can provide in support of this project. Andrea Rand is the application coordinator and her contact is Andrea.Rand@ISGInc.com or 952.426.0699. Nate Hermer is the project manager and civil engineer and his contact information is Nathan.Hermer@ISGInc.com or 507-387-6651.

Sincerely,

Andrea Rand, AICP
Development Services Coordinator

Nate Hermer, PE
Project Manager

FRONT STREET REDEVELOPMENT

Properties included in Project Boundary

PIN	Size (acres)	Site Address	Owner	Owner Address
R010918151021	1.12	602 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151004	0.135	614 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151005	0.055	618 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151006	0.135		FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151016	0.209	624 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151010	0.152	628 S FRONT ST	628 S FRONT STREET LLC	630 S FRONT ST, MANKATO, MN 56001
R010918151011	0.152	630 S FRONT ST	630 S FRONT STREET LLC	75 N HILL DR, MANKATO, MN 56001
R010918151015	0.08	634 S FRONT ST	634 S FRONT STREET LLC	630 S FRONT ST, MANKATO, MN 56001
R010918151014	0.042	112 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151019	0.017		630 S FRONT STREET LLC	75 N HILL DR, MANKATO, MN 56001
R010918151009	0.123	116 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010813277005	0.107	118 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010813277009	0.146		FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
Total acres	*2.473*			

AGENDA RECOMMENDATION

Consent Calendar **5. K.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Resolution requesting Decertification of Tax Increment District No. 35-1 (1325 Madison Avenue); Mankato Design Center.

Recommendation/Action(s):
Adoption of the attached resolution.

Summary:
On February 23, 2009, the Mankato City Council approved the establishment of Tax Increment Financing District No. 35-1 and the accompanying development agreement to support H & S Development, LLC in redeveloping the former Lewis Eastgate/Mankato Furniture Outlet property located at 1325 Madison Avenue into the Mankato Design Center. The project included the renovation of the 30,000 square foot building, improvements related to building and city code compliance, interior improvements to create leasable tenant space, exterior façade improvements, and public infrastructure improvements to enhance street access.

The amount of assistance to the developer was $178,798.51 plus 6.5% interest for the 15-year term of the district, on a pay-as-you-go basis. The City also incurred $37,337 in streetscaping costs.

Between July 2011 and December 2025, 30 tax increment payments were made. The total paid to the developer was $281,826, and the City was fully reimbursed $37,337 for streetscaping costs. The pay-as-you-go obligation has been satisfied, and the 15-year term of the district has concluded. The recommendation is to adopt the attached resolution to decertify TIF District No. 35-1.

Attachments

Resolution
General Location Map

RESOLUTION OF THE MANKATO CITY COUNCIL
REQUESTING DECERTIFICATION OF CERTAIN PROPERTIES WITHIN
TAX INCREMENT FINANCING DISTRICT 35-1

WHEREAS, the City Council of the City of Mankato has previously established Tax Increment District 35-1 on February 23, 2009 pursuant to Minnesota Statutes 469.174 through 469.179; and

WHEREAS, the Tax Increment is commonly known as Mankato Design CenterRedevelopment Tax Increment Financing District and given the County Code; and

WHEREAS, the location of Tax Increment District 35-1 is Block 13, Second Extension to East Mankato together with vacated Extension Street lying Easterly of Lots 8 and 9, in Block 13, Second Extension to East Mankato together with vacated alley extending from Hope Street to Extension Street in Block 13, Second Extension to East Mankato, City of Mankato, Blue Earth County, Minnesota (parcel R010918104019, 1325 Madison Avenue) in Mankato, Minnesota; and

WHEREAS, upon establishment of the District, the City Council authorized the request for certification of the original net tax capacity parcels by the Blue Earth County Auditor; and

WHEREAS, the City Council is seeking to decertify the parcel located in Tax Increment District 35-1 pursuant to Minnesota Statutes 469.177, Subdivision 12; and

WHEREAS, the City does not plan to incur further expenses related to the district; and

WHEREAS, any excess increment is required to be re-distributed back to the appropriate local units of government.

NOW THEREFORE BE IT RESOLVED by the Mankato City Council that a request is made to Blue Earth County Taxpayers Services that all parcels contained within the Tax Increment District 35-1 are to be decertified.

This resolution will become effective on March 9, 2026 upon its passage.

Adopted on the 9th day of March 2026 by the Mankato City Council.

_____
Najwa Massad Mayor

_____
Renae Kopischke
MMC City Clerk

General Location Map - TIF District No. 35-1

Date: March 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

AGENDA RECOMMENDATION

Consent Calendar **5. L.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Resolution to execute a Joint Powers Contract with MnDOT on behalf of Mankato/North Mankato Area Planning Organization (MAPO) for a Highway 14 Corridor Study.

Recommendation/Action(s):
Adoption of the attached resolution.

Summary:
The City of Mankato agreed to perform “Administrative Services” for the Mankato/North Mankato Area Planning Organization (MAPO) on October 7, 2020, to include financial administration.

MAPO is conducting a two-year study in partnership with MnDOT, who is providing financial support for the project.

The resolution authorizes the City Manager to execute a Joint Powers Contract with MnDOT on behalf of MAPO.

Scope of Work: US 14 Mankato/North Mankato Scoping and Alternatives Analysis.

Study the U.S. Highway 14 corridor from Lookout Drive in North Mankato to County State Aid Highway (CSAH) 12 in Mankato. The study will consider additional supportive infrastructure needs along the highway corridor, including evaluation of the following aspects:

- Need for capacity improvements or other traffic flow improvements.
- Identify opportunities to improve bicycle and pedestrian connections.
- Determine the best options for the US 169 interchange; Ramp terminals at Lor Ray Drive and Commerce Drive in North Mankato; and Victory Drive, Raintree Road, and Highway 22 in Mankato

The Mankato area has experienced growth since the US 14 Mankato bypass was completed in 1976, especially with the increase of industrial and warehousing operations concentrating along the US 14 corridor. MnDOT anticipates needing to make bridge replacements in the 2030s based upon current conditions. This analysis will inform how the corridor could be rebuilt to position the highway and surrounding infrastructure to support continued growth in the region's future.

Attachments

Resolution

Joint Powers Contract

RESOLUTION TO EXECUTE A JOINT POWERS CONTRACT WITH MNDOT ON BEHALF OF MANKATO/NORTH MANKATO AREA PLANNING ORGANIZATION (MAPO) FOR A HIGHWAY 14 CORRIDOR STUDY.

WHEREAS; the City of Mankato ("City") is host agency for the Mankato/North Mankato Area Planning Organization ("MAPO"), agreeing to perform administrative services including financial administration for MAPO and has authority to execute agreements on behalf of MAPO; and

WHEREAS; Minnesota Department of Transportation ("MnDOT") and MAPO are partnering for a study of the Highway 14 Corridor which involves exchanging funds for services; and

WHEREAS; Joint Powers Contract 1062549 outlines the agreement and financial contribution between MnDOT and MAPO; and

WHEREAS; MnDOT's providing over $451,000 to MAPO for the two year study.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Mankato that the City Manager is authorized to execute Joint Powers Contract 1062549 on behalf of MAPO.

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 March 9, 2026.

Adopted this 9th day of March 2026.

_____
Najwa Massad, Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

MINNESOTA DEPARTMENT OF TRANSPORTATION
JOINT POWERS CONTRACT
FOR PROFESSIONAL AND TECHNICAL SERVICES

State Project Number (SP): 0702-142
Trunk Highway Number (TH): 14
Project Identification: TH 14 Corridor Study

This Contract is between the State of Minnesota, acting through its Commissioner of Transportation ("State") and City of Mankato acting through its Mankato/North Mankato Area Planning Organization ("Governmental Unit").

Recitals

1. Minnesota Statutes sections 15.061 and 471.59 authorize State and Governmental Unit to enter into this Contract.
2. State is in need of a corridor study of TH 14.
3. Governmental Unit represents that it is duly qualified and agrees to perform all services described in this Contract to the satisfaction of State.

Accordingly, the Parties agree as follows:

Contract

1. **Term of Contract; Survival of Terms; Incorporation of Exhibits**
   - 1.1. **Effective Date**: This Contract will be effective on the date State obtains all required signatures under Minnesota Statutes Section §16C.05, subdivision 2. The Governmental Unit must not begin work under this Contract until this Contract has been fully executed and the Governmental Unit has been notified by State's Authorized Representative to begin work.
   - 1.2. **Expiration Date**: This Contract will expire on February 28, 2027, 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 Contract, including, without limitation, the following clauses: Indemnification; State Audits; Government Data Practices; Intellectual Property Rights; and Jurisdiction and Venue.
   - 1.4. **Exhibits**: Exhibits A through B are attached and incorporated into this Contract.

2. **Scope of Work and Deliverables**
   - 2.1. The Governmental Unit will complete the duties and provide the deliverables listed in Exhibit A.

3. **Payment**
   - 3.1. **Consideration**. State will pay for all services performed by the Governmental Unit under this Contract as follows:
     - 3.1.1. **Compensation**. State will pay the Governmental Unit on a Lump Sum basis as follows:

Upon Completion Corridor Issues Tech Memo:	$150,000.00
Upon Completion of Final Report:	$301,748.04

     - 3.1.2. **Total Obligation**. The total obligation of State for all compensation and reimbursements to the Governmental Unit will be $451,748.04.

3.2. **Terms of Payment**

3.2.1. **Invoices**. The Governmental Unit must submit invoices electronically for payment, using the format set forth in Exhibit B. The Governmental Unit will submit invoices for payment on a schedule as identicated in 3.1.1.

3.2.2. **State's Payment Requirements**. State will promptly pay all valid obligations under this Contract as required by Minnesota Statutes §16A.124. State will make undisputed payments no later than 30 days after receiving the Governmental Unit's invoices and progress reports for services performed. If an invoice is incorrect, defective or otherwise improper, State will notify the Governmental Unit within 10 days of discovering the error. After State receives the corrected invoice, State will pay the Governmental Unit within 30 days of receipt of such invoice. State reserves the right to audit all invoices, at State's discretion.

3.2.3. **Invoice Package Submittal**. The Governmental Unit must submit the signed invoice, the signed progress report and all required supporting documentation, for review and payment, to State's Consultant Services Section, at ptinvoices.dot@state.mn.us. Invoices will not be considered "received" within the meaning of Minnesota Statutes §16A.124 until the signed documents are received by State's Consultant Services Section.

i. Each invoice must contain the following information: MnDOT contract Number, the Governmental Unit invoice number (sequentially numbered), the Governmental Unit billing and remittance address, if different from business address, and the Governmental Unit signature attesting that the invoiced services and costs are new and that no previous charge for those services and goods has been included in any prior invoice.

ii. Except for Lump Sum contracts, direct nonsalary costs allocable to the work under this Contract, must be itemized and supported with invoices or billing documents to show that such costs are properly allocable to the work. Direct nonsalary costs are any costs that are not the salaried costs directly related to the work of the Governmental Unit. Supporting documentation must be provided in a manner that corresponds to each direct cost.

iii. Except for Lump Sum contracts, the Governmental Unit must provide, upon request of State's Authorized Representative, the following supporting documentation:

iv. Direct salary costs of employees' time directly chargeable for the services performed under this Contract. This must include a payroll cost breakdown identifying the name of the employee, classification, actual rate of pay, hours worked and total payment for each invoice period; and

v. Signed time sheets or payroll cost breakdown for each employee listing dates and hours worked. Computer generated printouts of labor costs for the project must contain the project number, each employee's name, hourly rate, regular and overtime hours and the dollar amount charged to the project for each pay period.

3.2.4. **Federal funds**. If federal funds are used, the Governmental Unit is responsible for compliance with all federal requirements imposed on these funds and accepts full financial responsibility for any requirements imposed by the Governmental Unit's failure to comply with federal requirements.

4. **Authorized Representatives**

4.1. State's Authorized Representative will be:

Name, Title:	Dan Swanson, Contract Administrator
Company:	Minnesota Department of Transportation
Address:	2151 Bassett Drive, Mankato, MN 56001
Telephone Number:	507-978-0774
E-Mail Address:	**Daniel.Swanson@state.mn.us**

State's Authorized Representative, or his/her successor, will monitor Contractor's performance and has the authority to accept or reject the services provided under this Contract.

4.2. State's Project Manager will be:

Name, Title:	Samuel Parker, Project Manager
Company:	Minnesota Department of Transportation
Address:	2151 Bassett Drive, Mankato, MN 56001
Telephone Number:	507-508-3232
E-Mail Address:	**Samuel.Parker@state.mn.us**

State's Project Manager, or his/her successor, has the responsibility to monitor Governmental Unit's performance and progress. State's Project Manager will sign progress reports, review billing statements, make recommendations to State's Authorized Representative for acceptance of Governmental Unit's good or services and make recommendations to State's Authorized Representative for certification for payment of each invoice submitted for payment.

4.3. The Governmental Unit's Authorized Representative will be:

Name, Title:	Mark Konz, Executive Director
Company:	Mankato/North Mankato Area Planning Organization
Address:	10 Civic Center Plaza, Mankato, MN 56001
Telephone Number:	507-387-8611
E-Mail Address:	**mkonz@mankatomn.gov**

5. **Assignment, Amendments; Waiver; Electronic Signatures; Contract Complete**

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

5.2. **Amendments**. Any amendment to this Contract 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 contract, or their successors in office.

5.3. **Waiver**. If State fails to enforce any provision of this Contract, that failure does not waive the provision or its right to subsequently enforce it.

5.4. **Electronic Records and Signatures**. The parties agree to contract by electronic means. This includes using electronic signatures, which will be deemed an original signature, and converting original documents to electronic records.

5.5. **Contract Complete**. This Contract contains all negotiations and contracts between State and the Governmental Unit. No other understanding regarding this Contract, whether written or oral, may be used to bind either party.

5.6. **Severity Clause**. If any provision of this Agreement, or the application thereof, is found to be invalid or unenforceable to any extent, the remainder of the Agreement, including all material provisions and the application of such provisions, will not be affected and will be enforceable to the greatest extent permitted by law.

6. **Indemnification**

6.1. **Tort Liability**. Each party is responsible for its own acts and omissions and the results thereof to the extent authorize3d by law and will not be responsible for the acts and omissions of any others and the result thereof. The Minnesota Tort Claims Act, Minnesota Statutes Section 3.736 governs the State liability and Minnesota Statues Chapter 466 governs the Governmental Unit liability.

6.2. **Claims**. To the extent permitted by law, the Governmental Unit will indemnify and hold harmless the State from any claims or costs from any claims or costs arising out of or incidental to the Project(s), including reasonable attorney fees incurred by the State.

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

7. **State Audits.**

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

8. **Government Data Practices**

8.1. The Governmental Unit and State must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, (or, if the state contracting party is part of the Judicial Brach, with the Rules of Public Access to Records of the Judicial Branch promulgatedby the Minnesota Supreme Court as the same may be amended from time to time), as it applies to all data provided by State under this Contract, and as it applies to all data created, collected, received, stored, used, maintained or disseminated by the Governmental Unit under this Contract. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the Governmental Unit or State.

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

9. **Intellectual Property Rights**

9.1. **Intellectual Property Rights**. 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 Contract. "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 the Governmental Unit, its employees, agents and subcontractors, either individually or jointly with others in the performance of this Contract. 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 the Governmental Unit, its employees, agents or subcontractors, in the performance of this Contract. The Documents will be the exclusive property of State and the Governmental Unit upon completion or cancellation of this Contract must immediately return all such Documents to State. 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." The Governmental Unit assigns all right, title and interest it may have in the Works and the Documents to State. The Governmental Unit must, at the request of State, execute all papers and perform all other acts necessary to transfer or record State's ownership interest in the Works and Documents

9.2. **Obligations**

9.2.1. **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 the Governmental Unit, including its employees and subcontractors, in the performance of this Contract, the Governmental Unit will immediately give State's Authorized Representative written notice thereof, and must promptly furnish State's Authorized Representative with complete information and/or disclosure thereon.

9.2.2. **Representation**. The Governmental Unit 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

State, and that neither the Governmental Unit, nor its employees, agents nor subcontractors retain any interest in and to the Works and Documents. The Governmental Unit represents and warrants that the Works and Documents do not and will not infringe upon any intellectual property rights of other persons or entities. Notwithstanding Clause 6, the Governmental Unit will indemnify, defend, to the extent permitted by the Attorney General, and hold harmless State, at the Governmental Units expense, from any action or claim brought against State to the extent that it is based on a claim that all or part of the Works or Documents infringe upon the intellectual property rights of others. The Governmental Unit will be responsible for payment of any and all such claims, demands, obligations, liabilities, costs and damages, including but not limited to, attorney fees. If such a claim or action arises, or in the Governmental Unit's or State's opinion is likely to arise, the Governmental Unit must, at State's discretion, either procure for State the right or license to use the intellectual property rights at issue or 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. The State grants to the Governmental Unit a non-exclusive, non-transferable, royalty-free license to use any Works for non-commercial purposes, and to disseminate such Works to other public agencies and transportation related organizations for their internal, non-commercial purposes.

10. **Jurisdiction and Venue.**
    10.1. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Minnesota.

11. **Termination; Suspension**
    11.1. **Termination**. Either party may terminate this Contract at any time, with or without cause, upon 30 days' written notice to the other party. Upon termination, Governmental Unit will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.
    11.2. **Termination for Insufficient Funding**. State may immediately terminate this Contract if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written notice to the Governmental Unit. State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Governmental Unit will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. State will not be assessed any penalty if the Contract is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. State must provide the Governmental Unit notice of the lack of funding within a reasonable time of State's receiving that notice.
    11.3. **Suspension**. State may immediately suspend this Contract in the event of a total or partial government shutdown due to failure to have an approved budget by the legal deadline. Work performed by the Governmental Unit during a period of suspension will be deemed unauthorized and undertaken at risk of non-payment.

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

13. **Plain Language; Accessibility Standards**

13.1. **Plain Language**. Except for designs, plans, layouts, maps and similar documents, the Governmental Unit must provide all deliverables in "Plain Language". Executive Order 14-07 requires the Office of the Governor and all Executive Branch agencies to communicate with Minnesotans using Plain Language. As defined in Executive Order 14-07, Plain Language is a communication which an audience can understand the first time they read or hear it. To achieve that, the Governmental Unit will take the following steps in the deliverables:

i. Use language commonly understood by the public;
ii. Write in short and complete sentences;
iii. Present information in a format that is easy-to-find and easy-to-understand; and
iv. Clearly state directions and deadlines to the audience.

13.2. **Accessibility Standards**. Except for designs, plans, layouts, maps and similar documents, the Governmental Unit agrees to comply with the State of Minnesota's Accessibility Standard (https://mn.gov/mnit/assets/Stnd_State_Accessibility_tcm38-61585.pdf) for all deliverables under this Contract. The State of Minnesota's Accessibility Standards entail, in part, the Web Content Accessibility Guidelines (WCAG) 2.0 (Level AA) and Section 508 of the Rehabilitation Act, as amended. The Governmental Unit's compliance with the State of Minnesota's Accessibility Standard includes, but is not limited to, the specific requirements as follows:

i. All videos must include closed captions, audio descriptions and a link to a complete transcript;
ii. All documents, presentations, spreadsheets and other material must be provided in an accessible format. In addition, the Governmental Unit will provide native files in an editable format. Acceptable formats include InDesign, Word and Excel; and
iii. All materials intended for downloading and printing such as promotional brochures, must be labeled as such and the content must additionally be provided in an accessible format.

14. **Subcontractor Reporting.**

14.1. The State of Minnesota is committed to diversity and inclusion in public procurement. If the total value of this Contract may exceed $500,000.00, including all extension options, the Governmental Unit must track and report, on a quarterly basis, the amount spent with diverse small businesses. When this applies, the Governmental Unit will be provided free access to a portal for this purpose, and the requirement will continue as long as the Contract is in effect.

15. **Telecommunications Certification.**

15.1. By signing this Contract, the Governmental Unit 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), the Governmental Unit does not and will not use 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. The Governmental Unit will include this certification as a flow down clause in any contract related to this Contract.

16. **Title VI/Non-discrimination Assurances.**

16.1. The Governmental Unit 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. The Governmental Unit will ensure the appendices and solicitation language within the assurances are inserted into contracts as required. State may conduct a review of the Governmental Unit's compliance with this provision. The Governmental Unit must cooperate with State throughout the review process by supplying all requested information and documentation to State, making the Governmental Unit's staff

and officials available for meetings as requested, and correcting any areas of non-compliance as determined by State.

THE BALANCE OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

STATE ENCUMBRANCE VERIFICATION
Individual certifies that funds have been encumbered as required by Minnesota Statutes §16A.15 and §16C.05.

Signed:

Date:

DEPARTMENT OF TRANSPORTATION (with delegated authority)

Signed:

Title:

Date:

GOVERNMENTAL UNIT*
Governmental Unit certifies that the appropriate person(s) have executed the Contract on behalf of Governmental Unit as required by applicable resolutions, ordinances or charter provisions.

Signed: _____

Title: _____

Date: _____

COMMISSIONER OF ADMINISTRATION

Signed:

Date:

***Political subdivisions must provide documentation approving this Contract, including: 1) a resolution evidencing approval of the agreement; and 2) proper signature pursuant to the resolution.**

Scope of Work: US 14 Mankato/North Mankato Scoping and Alternatives Analysis

The Mankato Area has continued to grow since the United States (US) 14 Mankato bypass was completed in 1976, especially with the proliferation of industrial and warehousing operations concentrating along the US 14 corridor since initial construction. MnDOT anticipates needing to make bridge replacements in this corridor in the 2030s due to condition, and this corridor analysis will inform how this corridor should be rebuilt to position the highway and surrounding infrastructure to best support continued growth in the region's future.

The contract is to study the US 14 corridor from Lookout Drive in North Mankato to County State Aid Highway (CSAH) 12 in Mankato. This study will consider additional supportive infrastructure needs along the highway corridor including evaluation of the following aspects along the corridor:

- Need for capacity improvements or other traffic flow improvements
- Identify opportunities to improve bike and ped connections through the corridor,
- Determine the best options for the US 169 interchange; Ramp terminals at Lor Ray Drive and Commerce Drive in North Mankato; and Victory Drive, Raintree Road, and Highway 22 in Mankato

The Governmental Agency will hire a subcontractor, Bolton & Menk, Inc., to aid in completing this project. For the purposes of this scope of work, the Governmental Agency and it's subcontractor will be referred to as "Contractor".

Task 1: Project Management

1.1 Project Administration

Project management includes steps necessary for communicating and completing the project tasks on time and within scope and budget. The Contractor must not reassign the project manager or their primary duties without the written consent of the State's project manager. The Contractor's staff must have the training and expertise necessary for the work tasks to which they are assigned. This project will be led by a Project Management Team (PMT) with members from jurisdictions operating intersecting roadways in the scoping corridor. Contractor will:

a. Provide all meeting agendas at least 1 day prior to meetings and all meeting minutes must be submitted within 3 business days after each meeting.

b. Prepare monthly invoices and coordinate with Metropolitan Planning Organization (MPO) for payment. Invoices will be accompanied by a progress report form and supporting data for direct expenses.

c. Maintain a comprehensive action and decision item log from a template provided by the State.

d. Schedule and facilitate a project kickoff meeting to confirm the basic project objectives, solidifying a work plan, and building consensus on the project requirements.

e. Hold bi-weekly conference calls with Mankato/North Mankato Area Planning Organization (MAPO) and District 7, and key technical staff as needed, to continue making progress on the project (as needed).

f. Create and manage a schedule to keep the study moving forward and keep project partners informed of upcoming work.

1.2 (PMT)

The corridor study will be guided by a PMT comprising representatives from State; MAPO, Blue Earth County, City of Mankato, and the City of North Mankato.

The Contractor will lead and facilitate monthly (or as needed) PMT meetings regarding study goals and progress; technical information and analysis, concept development, evaluations, public engagement preparation, and corridor recommendations.

1.3 Partner Input

Partner and jurisdictional efforts shall include, at times determined by PMT:

a. Two presentations to MAPO Technical Advisory Committee (TAC)
b. Two presentations to MAPO Policy Board
c. One presentation each to the City of Mankato, City of North Mankato, and Blue Earth County

At points throughout the study, MAPO and State staff may deliver informational presentations and conduct outreach to stakeholders. Contractor will be responsible for developing all materials required for all meetings, events, and stakeholder interviews associated with the study (e.g., design boards, surveys, sign-in sheets, post-engagement summaries, project location maps, graphics of alternatives).

Task 2: Public Involvement and Graphic Design

2.1 Public Involvement Plan

Contractor will facilitate a project kickoff meeting with the MAPO communications and engagement staff, MAPO partner agencies communications and engagement staff, and State's Project Manager to discuss public involvement and communications strategies and tactics. Following the meeting, the Contractor will create a Public Involvement Plan and corresponding timeline.

2.2 Public Open House Meetings and Event Attendance

Contractor will:

a. Contractor will prepare for and facilitate up to three open houses at times and locations determined by the PMT.

b. Contractor will prepare for and coordinate attendance at up to three community events (e.g., farmer's market, local celebration, etc.)

c. Contractor will prepare for and coordinate attendance at up to six targeted focus groups at times determined by the PMT (e.g. freight groups, businesses, bike/ped advocacy group, etc.).

e. Contractor will be responsible for developing all informational displays, boards, handouts, and presentations for each event (open house, community event, and focus group meeting) to aid in facilitating educational conversations with the public. A meeting summary, including a list of attendees and comments received (both verbal and written) will be distributed electronically within two weeks of each public event. Contractor will coordinate with MAPO communications and engagement staff to promote public events through local newspapers (news release distribution), social media (organic posts and paid/targeted ads), and email blasts.

2.3 Online Engagement

Contractor will host and regularly update a website to serve as the primary source of information for the public to learn about the Study and provide input during the Study (e.g. key messaging, upcoming events, concepts/alternatives, opportunities for input, etc.). Contractor will purchase domain name specific to the Study and work directly with MAPO's communications and engagement staff to develop website copy, Study location map, other graphics and materials to be uploaded to a project website. Visitors to the website should also be able to participate in any surveys that are in progress. Contractor will keep the domain name active and Study website live for one year after the completion of the Study.

2.4 Study Survey

Contractor will prepare and conduct two online surveys: the first to gather input on the corridor issues and opportunities, and the second to gather input on corridor alternatives. The Contractor will develop, facilitate, and provide analysis with a summary of key findings for up to two online surveys.

2.5 Targeted Social Media

Contractor will create social media messaging and graphics for organic posts and corresponding ad campaigns, targeted to specific audiences based on zip codes, demographics, and other appropriate categories. Up to three posts/campaigns with advertising spend.

2.6. Deliverables

Contractor will be responsible for developing all materials required for all meetings, events, and stakeholder interviews associated with the Study (e.g.: display boards, surveys, sign-in sheets, post-engagement event summaries, project location maps, graphics of alternatives/concepts, etc.). Contractor will be required to provide all materials using the following guidelines and requirements:

a. Adhere to MAPO style standards for all created content (print, digital). No project logos or wordmarks are to be created.

b. Produce all written materials/collateral in a way that is easy to understand; create maps, graphics and web content in accordance with all State and Federal laws regarding Plain

Language and American with Disabilities Act (ADA) compliance.

c. Provide all deliverables in "Plain Language. " Executive Order 14-07 requires the Office of the Governor and all Executive Branch agencies to communicate with Minnesotans using Plain Language. As defined in Executive Order 14-07, Plain Language is a communication which an audience can understand the first time they read or hear it. Additional guidance can be found at: plainlanguage.gov.

d. Comply with the State of Minnesota's Accessibility Standard (http://mn.gov/oet/images/Stnd_State_Accessibility.pdf) for all documents or exhibits specifically designed to be used by the public. The State of Minnesota's Accessibility Standards entail, in part, the Web Content Accessibility Guidelines (WCAG) 2.0 (Level AA) and Section 508 of the Rehabilitation Act, as amended. Additional requirements can be found at: www.dot.state.mn.us/ada/accomodation.html

Task 3: Existing Conditions

3.1 Data Collection

Contractor will collect available data from the State and study partners and collect or develop any additional data that is required to accomplish work tasks. The data will be used to develop a base map depicting all existing conditions and will be used to conduct the study analysis and concept alternative development / refinements. At a minimum, the following will be collected from readily available sources (State, City, Local Businesses, etc.):

a. Development Plans

b. Digital base maps and parcel data

c. Zoning, land use, comprehensive, transportation, and other plans

d. Drainage conditions

e. Local transportation plans

f. Local access management plans/studies

g. Bicycle and Pedestrian master plans

h. Transit route data

i. Roadway construction history

j. Pavement condition

k. Floodplain elevations and contour maps

l. Right of way

m. Typical section data

n. Crash data for the most recent ten-year period for which data is available.

o. Other data determined necessary by the PMT

3.2 Turning Movements

The Contractor will be responsible for collecting turning movement data at all intersection ramp terminals within the study's limits. The Contractor will also collect through traffic counts of intersecting roadways. Data must include 48-hour continuous data, with average 24-hour period selected for each intersection. Data must include heavy commercial counts as well as counts for active transportation users. The selected average 24-hour period must be reconciled with the published Annual Average Daily Traffic (AADT)/Heavy Commercial Annual Average Daily Traffic (HCAADT), when available, to ensure data consistency. Consult PMT for further direction should inconsistency be greater than 10% at any observed location.

The contractor will identify constraints, opportunities, and issues in the corridor by analyzing existing multimodal traffic conditions for US 14 and intersecting roadways, including traffic entering and exiting US 14, including the below connections:

A. US 14, at both western and eastern end of project (Lookout Dr to CSAH 12)
B. US 14, both directions at the Minnesota River bridge
C. Lookout Drive
D. Lor Ray Drive
E. US 169
F. Riverfront Drive
G. Victory Drive
H. MN 22
I. CSAH 12

3.3 Existing Conditions Analysis

Deliverables: Contactor shall develop an existing conditions operations analysis to summarize the above findings.

Task 4: Corridor Issues Identification

Using the results from the Existing Conditions, Contractor will identify key multi-modal transportation issues, needs, and potential improvements.

4.1 Development Trends

Contractor will coordinate with the State and study partners to summarize past and predicted development trends to inform future conditions.

4.2 Land Use

Contractor will identify current and future land uses in the area using local plans and aerial photographs, as provided by the responsible government agency. Geographic Information Systems (GIS), plat maps, and property information will be gathered where necessary to identify parcel ownership. Contractor will prepare a map summarizing existing and future land uses.

4.3 Multimodal Trails, Pathways, and Crossings

Contractor will review mapping and other pertinent information of existing and planned State, County, and City trails within and adjacent to the corridor study area. Issues that will be considered when identifying gaps will include pedestrian and bicycle destinations.

Contractor will evaluate the existing facilities to determine if any improvements are justified to improve non-motorized operations and safety. Contractor will develop a map that depicts existing and planned trails, along with proposed new trail connections, potential crossing locations, as well as identified gaps and suggested improvements to existing facilities.

4.4 Transit

Contractor will review existing and future transit needs in the study area for consideration as part of the concept alternative development process. This will include outreach with operating transit entities and County and City staff to understand future plans.

4.5 Public and Stakeholder Engagement

Contractor will summarize engagement efforts and input that has been received through the efforts.

4.6 Safety

Contractor will evaluate the safety of the study corridor by reviewing the frequency and severity of crashes that have occurred in the last ten years at all corridor intersections and along all corridor segments. Data will be provided by the State's District 7 Traffic Office. Crash data is to be reviewed to identify trends (e.g.: time of day, month, lighting, surface condition, and crash diagram type). Crash diagrams will be developed and the average crash rate, critical crash rate, and critical crash rate index will be calculated for all intersections and segments, with comparisons to statewide crash averages for similar intersections and corridors being made. Locations with higher than expected crash rates will be reviewed to determine if there are any site conditions or design issues that may be leading to the higher rates.

For locations that include a pedestrian or bicycle crash, a detailed review of the incident will be conducted to determine if there are design improvements that should be considered immediately.

Contractor will complete a safety summary describing the overall safety conditions along the corridors. A high-level outline of the safety summary is to be incorporated into the Existing Conditions technical memorandum. The complete safety summary will include a more in-depth review of the corridor and intersections and will use mapping and crash diagrams to help convey the frequency, type, and severity of crashes occurring at intersections and along the study corridors.

4.7 Corridor Function and Connecting Roadways

Contractor will evaluate the current corridor function and the function of connecting roadways in an Origin-Destination (O-D) study and analysis; It will consider how the corridor is currently being used by cars, trucks, bicyclists and pedestrians on both the state and local systems.

4.8 Environmental and Cultural Constraints

While an in-depth evaluation of social, economic, and environmental (SEE) resources is not part of this environmental screening, enough inventory and assessment work will be completed to determine which impacts may be potentially significant in examining alternative concepts to carry forward. Contractor will assemble all relevant SEE information and map the data. The base map will graphically depict the potential environmental issues and constraints as well as other critical factors that need to be considered in identifying concept alternatives. Additional information generated by agency and public input will also be added to the base map during the study process.

4.9 Corridor Issues Technical Memorandum

To ensure future corridor improvements are eligible for potential state and federal funding, all environmental screening will be conducted by the Contractor to conform to state and federal rules and guidelines. The Contractor will incorporate the findings from this analysis into an overall Existing Conditions technical memorandum documenting all the Existing Conditions data collected and analyzed.

Deliverables: The Contractor will develop a technical memorandum summarizing the key corridor issues and opportunities. This will include necessary appendices. The Existing Conditions report will provide the background information necessary to proceed in identifying issues, constraints, and opportunities. This task will involve assembling a wide range of data sets.

Task 5: Purpose and Need

5.1 Purpose and Need Statement

Contractor will prepare a Purpose and Need Statement (PNS)(http://www.dot.state.mn.us/project-development/subject-guidance/purpose-need-statement/process.html). The PNS will take into consideration the information gathered in the recent crash history analysis and build on federal purpose and need guidelines, including but not limited to:

a. Project history/status

b. System linkage

c. System deficiencies

d. Capacity needs

e. Transportation, social, and economic demands

f. Modal interrelationships

g. Safety

h. Instructure Conditions (e.g., pavement, structures, retaining walls, etc.)

The draft PNS will be reviewed by the PMT and revised based on feedback. Contractor will present the revised draft PNS to the PMT for approval.

Deliverables: Contractor will prepare a technical memorandum for the Purpose and Need Statement by referencing all key needs and data sets.

Task 6: Intersection Control Evaluations (ICE)

6.1 Contractor will prepare full ICE for the following intersections:

a. TH 14 and Victory Drive
b. TH 14 and Lor Ray Drive
c. TH 14 and TH 169
d. TH 14 and TH 22
e. Victory Drive and Raintree Road
f. Lor Ray Drive and Commerce Drive

ICEs will evaluate existing operations, as well as incorporate the future intersection operations and safety analyses done as part of Task 4 to determine the most appropriate long-term intersection control type for each intersection. Potential intersection control options include a No-Build alternative, signalization, roundabout control, or alternative designs (e.g.: addition of turn lane(s), conversion to Restricted Crossing U-TURN (RCUT), ¾ Right-In/Right-Out, or closure). The ICE memos will consider a minimum of two alternatives and will also provide full benefit-cost analysis for all considered alternatives. Enough alternatives must be considered to address any future deficiencies identified in Task 6.

Additionally, ICE memos should offer short-, mid-, and long-term recommendations for improvements to address identified deficiencies, as well as to improve intersection safety and operations, while aligning with the study vision and goals, defined in Task 4. All recommended improvements, as well as the associated time horizons and costs, are to be summarized in an ICE Improvements Summary technical memorandum.

Deliverables: ICE reports for all above intersections on TH 14 and an ICE Improvements Summary technical memorandum.

Task 7: Traffic Simulation

7.1 No Build Analysis

The Contractor will project traffic volumes under 2050 traffic conditions to understand future issues that could develop under changing travel characteristics in the study area and will assume no improvements to the corridors beyond those already programmed in the current State Transportation Improvement Program (STIP), or those budgeted for by the local partners. Traffic projections will be based on:

Historical growth in AADT, County factors, and expected development/growth in the area, using input from local City and State staff as a basis for growth estimates. In this process we will forecast the location and extent of future residential, commercial, and industrial development in the area. The Contractor will then use data from the Institute of Transportation Engineers to estimate changes in daily and peak hour traffic volumes on study area roadways.

Historic traffic patterns as a reasonableness check to traffic projections. If our traffic projections greatly vary from historic patterns, we will work with stakeholders to finalize traffic projections that will be used for future conditions analysis.

Using Highway Capacity Manual (HCM) methodology, and the traffic projection methodology detailed below, the Contractor is to establish future peak hour (AM and PM) traffic demands (volumes, corresponding Level of Service (LOS), and queuing) at all US 14 intersections. Additionally, the Contractor is to determine future demand and LOS along all study corridors.

Analysis should include intersection and corridor capacity analyses to help identify potential needs to be addressed by the study, as well as future highway improvement projects. For evaluation purposes, LOS D or worse should be considered deficient.

7.2 Vissim Model Development and Calibration

Contractor will develop Vissim traffic simulation models for the entire project area. This analysis will include roundabout calibration to the HCM 6th Edition, and will utilize optimized traffic signal timing for the modeled traffic volumes.

7.3 Traffic Operations and Capacity Analysis

Contractor will evaluate traffic operations for all intersections and segments in the project study area, based on Vissim simulation results. Traffic operations results will be presented in terms of delay per vehicle, queuing, travel times and associated level of service, based on delay thresholds prescribed in the HCM. This analysis will help determine if the capacity of the corridor in its existing condition is sufficient to carry future traffic volumes.

Deliverables: Future Conditions (No-Build) report with maps and graphic tables displaying future demand information, as well as future needs (e.g.: capacity deficiencies, satisfied signal warrants, etc.) are to be provided by the Contractor. Contractor will develop 3D visualizations using Vissim microsimulation software to use during engagement efforts.

Task 8: Evaluation Criteria and Alternatives Analysis

8.1 Evaluation Criteria

The Contractor will work with the PMT to establish evaluation criteria. It is anticipated that environmental, economic, social, and transportation performance factors (e.g., wetland impacts, level-of-service, multimodal connectivity, access management, safety, benefic-cost ratio) will be used to evaluate the concept alternatives.

The results of the evaluation process will be presented in a matrix, organized so stakeholders can discern the relationship between study goals and the measurable criteria used to evaluate concepts.

8.2 Alternatives Development

Upon completion of 7.1, Contractor will develop corridor improvement concepts based upon identified issues. At this point in the concept development process numerous alternatives will be reviewed. The preliminary multimodal corridor concepts will be screened prior to laying out plan view layouts. The Contractor's conceptual alignment layouts will be prepared consistent with National Environmental Policy Act (NEPA) guidelines (i.e., first seek to avoid, then minimize, then mitigate). In addition, order of magnitude cost estimates will be prepared.

Each concept layout may have sub alternatives showing variable configurations. This will include multimodal connectivity considerations and transit alternatives. Consideration of potential multimodal tactics will include grade separated alternatives such as a pedestrian bridge or tunnel and at-grade alternatives such as signage, pavement markings, pedestrian signals, and/or geometric modifications to the intersections, where appropriate.

Up to 10 alternatives will be developed specifically for the US 14/US169 interchange.

The concept layouts will document each alignment's relationship to existing roadways, wetlands, floodplains, waterways/ditches, major utilities, buildings, and other known features. The layouts will identify horizontal alignments (design speed, sight distance, and superelevation), vertical alignments (stopping sight distance on crest curves, drainage issues on sag curves), typical cross sections, stormwater Best Management Practices (BMPs), utilities, and right-of-way width in accordance with State's specifications.

Contractor will seek input on the conceptual layouts from resource agencies and the State and compile these comments for consideration by the PMT. An element of the refined concepts will be identifying construction limits on the drawings.

Upon completion of the study, the Contractor will provide the State all Computed Aided Design (CAD) files developed for each alternative.

8.3 Alternatives Analysis

The Contractor will develop an alternatives analysis element to measure comparative impacts of various alternatives. The element shall include consideration for each alternative:

a. Predication of crashes, number and rate, including severity

b. Benefit-cost analysis of alternatives consistent with MnDOT's guidance - https://www.dot.state.mn.us/planning/program/benefitcost.html

c. Highway Safety Manual (HSM) analysis

d. VISSIM analyses throughout the study limits, including LOS and 95th percentile queue analysis

e. Conformance with State's traffic demand model to inform necessary emissions offsets

for alternatives which add capacity to the highway.

Potential context sensitive solutions will be developed and prioritized by the Contractor, taking into consideration recommendations from previous planning efforts (where appropriate). Any solutions that could be immediately deployed (e.g.: added markings or signing) are to be brought to the attention of the PMT by the Contractor, as soon as is reasonable, for consideration by the PMT.

Contractor will compile impact assessment results. The results of the evaluation process will be presented in a matrix, organized so stakeholders can discern the differences between the alternatives.

After review by the PMT, data will be generalized into a “good, fair, or poor” format or a similar scale for public review. Similarly, for public review, Contractor will further summarize findings with an advantage/ disadvantage chart.

The evaluation process, the evaluation matrices, and the draft ranking of concepts will be presented to the PMT for comment and refinement before presenting to resource agencies, and the public for comments.

Task 9: Final Report

9.1 Final Report

The draft and final reports will document the study process, assumptions and methodology, analysis, findings, recommendations, and public involvement efforts. The technical memorandums produced throughout the corridor study process will be synthesized into one seamless final study report. Specific elements that will be incorporated into the draft and final reports including but not limited to:

a. An executive summary (to be used as a stand-alone document)

b. Existing and Future Issues identification

c. Corridor Issues Identification Technical Memorandum

e. Purpose and need statement

f. Alternative Development and Assessment Technical Memorandum

g. Intersection Control Evaluation Technical Memorandums

g. Public and agency involvement activities and documentation

h. All other supporting data as appendices

The Contractor will distribute electronic copies of the draft report and seek PMT comments after the Contractor has thoroughly reviewed the draft report. The Contractor is also responsible for providing the electronic version of the full, final, report as well as the executive summary for MnDOT to post to the project website. All documents will be provided to the PMT for further distribution.

Deliverables: One electronic copy (PDF) of the full final plan and one hardbound copy to the city, county, state, and MAPO.

Items Provided by the State

The State will provide the following items. Some items must be provided at notice to proceed. Other items are developed as the project progresses. The Contractor is responsible for requesting the needed information when it is available during the project development.

a. Project limits

b. Right-of-way information

c. Traffic data and available traffic analyses/studies
   i. MnDOT Traffic Engineering Manual
   ii. Minnesota Manual on Uniform Traffic Control Devices (MN MUTCD)
   iii. State Streetlight license

Proposed Study Area:

State and Federal Compliance

As an MPO, MAPO is a recipient of funds via State and Federal sources. All MAPO planning products, including this one, must be compliant with various requirements outlined in MAPO's planning grant agreements with the State and Federal governments including fair labor standards/practices, government data practices, and transparency. All work products associated with this study will abide by these requirements.

Project Deliverables & Work Components

Deliverables and work components of the Study shall include:

a. Purpose and Needs Document
b. Project-specific Public Involvement Plan (PIP)
c. Public Comment Log
d. Public engagement materials
e. Existing Conditions Analysis
f. Traffic Analysis
g. Issues and Opportunities Analysis
h. Intersection Control Evaluations
i. Alternative Development
j. Alternative Evaluation
k. Recommendations
l. Implementation Plan
m. Final report

Delivery

After approval and acceptance of the Study by the PMT, the Contractor will prepare and present a complete and approved Highway 14 (Lookout to CSAH 12) Corridor Study. This will include:

a. A comprehensive record of steps performed, data collected, and analysis conducted.

b. Final Corridor Study

c. Executive Summary

d. Copies and ownership/use rights of data and materials compiled and developed over the course of the study including presentations, stakeholder contact information, maps, logos, photos, project website/public engagement analytics, and graphical elements. These materials shall be delivered to MAPO in digital format.

e. All documents/deliverables must be converted to the highest level of possible accessibility. This includes readability of PDF documents by a read aloud function.

f. In the enduring eventuality that a member of the public requests a translated document, the Consultant will supply an electronic copy of such document in the language(s) requested.

Additional Requirements & Contract Schedule/Duration

In addition to addressing the above services for the project, the Consultant is also expected to:

a. Cleary communicate in a responsive manner and coordinate with the MAPO staff and local partners.

b. Provide regular project updates via attendance to meetings as needed and/or electronic submission of progress reports as directed.

c. Promptly report any unforeseen delays or circumstances as they arise.

d. Contract work is anticipated to start by **March 2026.**

e. The Study should be completed by **December 2027**.

THE BALANCE OF THIS PAGE HAS INTENTIONALLY BEEN LEET BLANK

INVOICE NO._____

Final Invoice? ☐Yes ☐ No

Invoice Instructions:

Governmental Unit must:

1. Complete the invoice in its entirety and sign it
2. Attach supporting documentation, if applicable
3. Scan the entire invoice package*, **in the following order**:
   a. Completed, Signed Invoice Form
   b. Supporting Documentation (if applicable)
   Note: Whenever possible, convert landscape pages to portrait pages and optimize the document to decrease the size
4. E-mail the invoice package, in .pdf, to ptinvoices.dot@state.mn.us

MnDOT Contract Number: 1062549
Contract Expiration Date: February 28, 2027
SP Number: 0702-142 TH Number: 14

Billing Period: From _____ to _____
Invoice Date: _____

	Total Contract Amount	Total Billing to Date	Amount Previously Billed	Billed This Invoice
1. Upon completion of the Existing Conditions Report	$150,000.00			
2. Upon completion of the Final Report	$301,748.04			
Net Earning Totals:	**$451,748.04**			
Total Amount due this invoice:				**$**

Governmental Unit: If the billing period includes costs that cross the State's fiscal year (6/30), provide a split of the full amount billed this invoice, as follows:

Costs	Amount billed
Prior to and including 6/30	
7/1 and after	
Total billed this invoice	

If costs do not cross the fiscal year, disregard.

I certify that the statements contained on this invoice, and its supporting documents, are true and accurate and that I have not knowingly made a false or fraudulent claim or used a false or fraudulent record in connection with this Invoice. I understand that this invoice is subject to audit.

Contractor: _____

Signature: _____

Print Name: _____

Title: _____

If you are unable to support electronic submission of Invoices, you must contact the Authorized Representative for possible alternatives.

AGENDA RECOMMENDATION

City Council Regular Meeting **5. M.**

Meeting Date: 03/09/2026

Agenda Item:

Resolution adopting the 2025 Nicollet County Hazard Mitigation Plan.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Nicollet County Emergency Management Director Justin Block notified us that FEMA has determined the local mitigation plan meets all applicable FEMA mitigation planning requirements except its adoption by the participating jurisdictions. The attached resolution formally adopts the plan on behalf of the City.

Adoption by the City of Mankato is required to maintain eligibility for FEMA mitigation grant programs, including:

- Hazard Mitigation Grant Program (HMGP)
- HMGP Post-Fire
- Building Resilient Infrastructure and Communities (BRIC)
- Flood Mitigation assistance
- Safeguarding Tomorrow Revolving Loan Fund

Attachments

Resolution

FEMA Letter

A RESOLUTION ADOPTING THE 2025 NICOLLET COUNTY HAZARD MITIGATION PLAN

WHEREAS, the City of Mankato recognizes the threat of natural hazards to people and property within Blue Earth County; and

WHEREAS, the City of Mankato has participated in the development of the 2025 Nicollet County Hazard Mitigation Plan in accordance with Federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the 2025 Nicollet County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property within the City of Mankato from the impacts of future hazards and disasters; and

WHEREAS, by adoption by the City of Mankato demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2025 Nicollet County Hazard Mitigation Plan,

WHEREAS, approval of the 2025 Nicollet County Hazard Mitigation Plan by the Federal Emergency Management Agency (FEMA) will make Nicollet County and participating jurisdictions eligible to apply for FEMA Hazard Mitigation Assistance grants; and

NOW THEREFORE BE IT RESOLVED that the City of Mankato hereby supports the hazard mitigation planning effort and wishes to adopt the 2025 Nicollet County Hazard Mitigation Plan.

Adopted this 9th day of March 2026, by the City Council of the City of Mankato.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

U.S. Department of Homeland Security
FEMA Region 5
536 S Clark St
Chicago, IL 60605

FEMA

February 11, 2026

Ms. Kristen Dellwo
State Hazard Mitigation Officer
Homeland Security and Emergency Management
Minnesota Department of Public Safety
444 Cedar Street, Suite 223
Saint Paul, MN 55101

Dear Ms. Dellwo:

The Hazard Mitigation Assistance Community Resilience Branch of FEMA Region 5 has determined the local mitigation plan meets all applicable FEMA mitigation planning requirements except its adoption by the participating jurisdictions of the Nicollet County 2025 Hazard Mitigation Plan.

Mitigation plans may include additional content to meet Element H: Additional State Requirements or content the local government included beyond applicable FEMA mitigation planning requirements. Determination that the plan is Approvable Pending Adoption (APA) does not include the review or approval of content that exceeds the applicable FEMA mitigation planning requirements.

An approved local mitigation plan, including adoption by the local government, is one of the conditions for applying for and/or receiving FEMA mitigation grants from the following programs:

- Hazard Mitigation Grant Program (HMGP)
- HMGP Post-Fire
- Building Resilient Infrastructure and Communities
- Flood Mitigation Assistance
- Safeguarding Tomorrow Revolving Loan Fund

Participating jurisdictions that adopt the plan more than one year after APA status has been issued must either:

- Validate that their information in the plan remains current with respect to both the risk assessment (no recent hazard events, no changes in development) and their mitigation strategy (no changes necessary); or

- Make necessary updates before submitting the adoption resolution to FEMA.

We look forward to receiving the adoption resolution(s) and discussing options for implementing this mitigation plan. If there are any questions from either you or the communities, please contact Meg Burrows at (202) 769-6711 or meghan.burrows@fema.dhs.gov.

Sincerely,

Megan S. Hart

Megan S. Hart
Branch Chief
Hazard Mitigation Assistance Community Resilience

Enclosures: Plan Participant Status List and Local Plan Review Tool

Enclosure: Plan Participant Status List

Below is the list of the approvable pending adoption jurisdictions in the referenced hazard mitigation plan. Please submit an adoption resolution for each jurisdiction to be included as an approved participant of the plan.

	Community Name	Jurisdiction Status
1)	Courtland city	APA
2)	Lafayette city	APA
3)	Mankato city	APA
4)	Nicollet city	APA
5)	Nicollet County	APA
6)	North Mankato city	APA
7)	St. Peter city	APA

AGENDA RECOMMENDATION

Consent Calendar **5. N.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Motion approving easement on Capital Improvement Project 11194; Dolph Reservoir Access Road.

Recommendation/Action(s):
Motion approving attached easement.

Summary:
CIP Number 11194 – Dolph Reservoir Access Road is proposed to be improved in the 2026 construction season. Since the access road improvements are relatively small in size, this project has been combined with 2026 Resurfacing (CIP #11193) to leverage competitive bid unit prices. 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 utilizes to access the reservoir for routine maintenance and data collection.

Staff have been coordinating with the City Attorney and representatives from Minnesota State University Mankato, and recommend approval of the attached Roadway Maintenance, Utility, and Access Easement to provide an easement over the access road. The approved easement would be sent to Minnesota State University Mankato for final signatures, and ultimately filed with the Blue Earth County recorders office.

Attachments

Easement

NONEXCLUSIVE ROADWAY MAINTENANCE, UTILITY AND ACCESS EASEMENT

THIS INSTRUMENT is made this __ day of _____, 2026, by the State of Minnesota, by and through the Board of Trustees of the Minnesota State Colleges and Universities, on behalf of Minnesota State University Mankato (the "State" or "Grantor"), pursuant to its authority granted in Minn. Stat. § 136F.60, subd. 3, in favor of the City of Mankato, a municipal corporation under the laws of the State of Minnesota (the "City" or "Grantee").

RECITALS

A. The Grantor is the fee owner of certain real property legally described on the attached Exhibit A (the "MSUM Property" or "Property").

B. The Grantee already holds an easement over a portion of the MSUM Property granted to it by the State in 1959, legally described in Minnesota Laws 1959, ch. 12 ("1959 Property").

C. The Grantee desires to acquire an easement over, under and across the Property for the purposes stated herein.

D. The Grantor desires to grant to the Grantee and the Grantee desires to accept an easement, according to the terms and conditions contained herein.

NOW, THEREFORE, in consideration of mutual covenants of the parties set forth herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

TERMS OF EASEMENT

1. Incorporation. The above recitals and attached exhibits are hereby incorporated and made part of this Agreement.

2. Grant of Easement. For good and valuable consideration, receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor grants and conveys to the City an exclusive, perpetual easement for access, drainage, and utility purposes over the portions of the Grantor Property legally described on the attached Exhibit A, and depicted on Exhibit B and the map attached as Exhibit C (the "Access Easement" or "Private Road").

3. Scope of Easement. The above-described easement includes the rights of the City, its contractors, agents, and employees to enter the Access Easement at all reasonable times for the purposes of locating, constructing, reconstructing, operating, maintaining, improving, altering, and repairing roadway, drainage, and utility improvements, or other public facilities or improvements of any type within the Access Easement. The easement granted herein also includes the right to cut, trim, or remove from the Access Easement such improvements, trees, shrubs, or other vegetation, and to prohibit obstructions and grading alterations as in the City's judgment unreasonably interfere with the Access Easement or the function of the facilities.

4. The City's Maintenance and Repair of the Private Road. The City hereby agrees to maintain (including snowplowing and grading as necessary) and repair the Private Road at its own expense. The Private Road consists of the grade, base, surface, ditches, silt fence, and all other elements and appurtenances which create a driving surface suitable for vehicular traffic. Grantor acknowledges that Grantor or MSUM has no obligation to construct, reconstruct, maintain or repair the Private Road and that Grantor does not intend to accept, acquire, or open the Private Road as a public roadway.

Notwithstanding any other language to the contrary, to the extent that the Private Road is damaged by the City, it's employees, contractors or agents for any reason, including but not limited to, damage arising out of repairing or replacing any City utility, then at no cost to Grantor, the City shall promptly repair or replace the Private Road as necessary, to the same standard as the condition of the Private Road existed prior to the City damaging the Private Road. If the City does not complete the repair or replacement within thirty (30) days after notice is given by Grantor to the City, Grantor shall have the right to perform such repair or replacement. In such case, Grantor shall send an invoice detailing its reasonable maintenance costs to the City.

5. Revocation. Pursuant to Minn. Stat. § 136F.60, subd. 3(b), this Easement Agreement shall be revocable by written notice by the Grantor if at any time its continuance will conflict with a public use of land, over, under or upon which it is granted; or for any other reason. The notice must be in writing and is effective ninety (90) days after the notice is sent by certified mail to the last known address of the holder of record of the Easement. If the address of the holder of the Easement is not known, the Easement expires ninety (90) days after the notice is recorded in the office of the county recorder in Blue Earth County. Upon revocation, the Grantor may allow a reasonable time to vacate the premises affected. Following revocation, the City shall remove all public facilities or improvements of any type from the MSUM Property.

6. Drainage and Utility Easement; City Restoration. Because public utility infrastructure will be located underneath the Private Road, Grantor grants to the City public drainage and utility easements over the entire area that makes up the Private Road. The parties understand and

acknowledge that the City may be required to access its public infrastructure that is located underneath the Private Road pursuant to said easements, and in the event that it does so, the City shall thereafter promptly restore the Private Road in a manner that it determines, in its reasonable discretion, to be at least the same or equal to the condition of the Private Road before it commenced such work.

7. Sale or Lease of Lands. State lands subject to this easement shall remain subject to sale or lease; such sale or lease shall not serve to revoke this easement.

8. Compliance with Laws. The City shall comply with all laws, regulations and municipal ordinances affecting said Easement Area or the Property in which it is situated and keep and maintain the Easement Area in a neat and orderly condition and remove all refuse and debris that may accumulate thereon.

9. Environmental Matters. Grantor states that to the best of its knowledge, there are no hazardous substances on or under the MSUM Property, including the 1959 Property. The City shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorneys' fees, or losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants that may have existed on, or that relate to, the Access Easement or the Property prior to the date of this Agreement, or, in the case of the 1959 Property, prior to 1959.

10. Indemnity. The City shall indemnify and hold harmless the Grantor and its officials, officers, employees, agents, successors and assigns from and against any and all claims for injury, damage, losses, costs, liability, and expenses, including reasonable attorney fees arising, in whole or in part, from any exercise by the City or its officials, officers, employees, agents, representative, contractors, licenses or invitees of its rights hereunder. The City does not waive tort limits set forth in Chapter 466.

11. Modifications. The Grantor and the Grantee may mutually agree upon such changes or modifications respecting construction or maintenance of structures, use or other conditions of this easement as they deem necessary to protect the public health and safety.

12. Assignment. This easement shall not be assignable by the Grantee, except upon written consent of the Grantor.

13. Notice. All notices required under this Agreement shall either be personally delivered or be sent by United States certified or registered mail, postage prepaid, and addressed as follows:

a)	as to Grantor:	STATE OF MINNESOTA, by and through the Board of Trustees of the Minnesota State Colleges and Universities, on behalf of Minnesota State University Mankato Attn:_____ Vice Chancellor and CFO of Minnesota State Colleges and Universities
b)	as to City:	City of Mankato 10 Civic Center Plaza Mankato, MN 56001 Attention: Joe Smith
	with a copy to:	Kennedy & Graven 700 Fifth Street Towers 150 South Fifth Street Minneapolis, MN 55402 Attention: Pam Whitmore

or at such other address as either party may from time to time notify the other in writing in accordance with this paragraph.

14. Effective Date. This Agreement shall be binding and effective as of the date first written above.

IN TESTIMONY WHEREOF, the Grantor has caused this easement to be executed in the name of the State of Minnesota by and through its Board of Trustees of Minnesota State Colleges and Universities, manifests its acceptance of these terms by its signature.

GRANTEE

CITY OF MANKATO

By: _____

Its: Mayor

By: _____

Its: City Manager

STATE OF MINNESOTA)

) ss.
COUNTY OF BLUE EARTH)

The foregoing instrument was acknowledged before me this ___ day of _____, 202___, by _____, the Mayor of the City of Mankato, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF BLUE EARTH)

The foregoing instrument was acknowledged before me this ___ day of _____, 202___, by _____, the City Manager of the City of Mankato, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

GRANTOR
STATE OF MINNESOTA, by and through the
Board of Trustees of the Minnesota
State Colleges and Universities, on behalf of
Minnesota State University Mankato

By: _____

Its: Vice Chancellor

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ 2026, by _____, the _____ of Board of Trustees of the Minnesota State College and University, on behalf of said entity.

_____
Notary Public

This document drafted by:

Kennedy & Graven, Chartered
700 Fifth Street Towers
150 South Fifth Street
Minneapolis, MN 55402
(612) 337-9300

Exhibit A

Legal Description of the Property

EXHIBIT A
SHEET 2 OF 2

PREMISES

The Northeast Quarter of the Northwest Quarter, Section 19, Township 108 North, Range 26 West, City of Mankato, Blue Earth County, Minnesota.

EASEMENT AREA

DESCRIPTION

That part of the Northeast Quarter of the Northwest Quarter of Section 19, Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Commencing at the North Quarter corner of said Section 19; thence South 89 degrees 00 minutes 38 seconds West, (Minnesota County Coordinate System - 1986 Blue Earth County Zone - NAD83 - 1986), along the north line of the Northwest Quarter of said Section 19, a distance of 859.40 feet; thence South 00 degrees 59 minutes 22 seconds East, a distance of 429.30 feet; thence continuing South 00 degrees 59 minutes 22 seconds East, a distance of 175.00 feet to the point of beginning; thence South 89 degrees 00 minutes 38 seconds West, a distance of 175.00 feet; thence North 00 degrees 59 minutes 22 seconds West, a distance of 175.00 feet; thence continuing North 00 degrees 59 minutes 22 seconds West, a distance of 30.00 feet; thence North 89 degrees 00 minutes 38 seconds East, a distance of 101.71 feet to a point on the southerly line of Val Imm Drive according to the plat of Highland Avenue, on file and of record with the Blue Earth County Recorder; thence southerly a distance of 193.37 feet, along a non-tangential curve to the right, having a radius of 686.99 feet, a central angle of 16 degrees 07 minutes 39 seconds, the chord of said curve is 192.73 feet in length and bears South 64 degrees 25 minutes 35 seconds East; thence South 72 degrees 29 minutes 23 seconds East, along said southerly line, a distance of 201.48 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 64.34 feet; thence North 82 degrees 21 minutes 49 seconds West, a distance of 184.93 feet; thence southwesterly a distance of 34.43 feet, along a tangential curve to the left, having a radius of 20.00 feet and a central angle of 98 degrees 37 minutes 33 seconds; thence South 00 degrees 59 minutes 22 seconds East, a distance of 63.96 feet; thence South 89 degrees 00 minutes 38 seconds West, a distance of 20.00 feet to the point of beginning.

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

12/01/2025
Date

©Bolton & Menk, Inc. 2025, All Rights Reserved

EASEMENT DRAWING
MANKATO, MINNESOTA

BOLTON & MENK

PART OF THE NE 1/4 - NW 1/4
SEC. 19, T108N - R26W

FOR: MANKATO, CITY OF

H:\MKTO\25X141115000\CAD\C3D\141115V-EASE1.dwg 12/1/2025 8:52 AM

SEC. 19-108-26

JOB NUMBER: 25X141115 FIELD BOOK: SEE FILE DRAWN BY: RPS

Exhibit B

Description of Access Easement

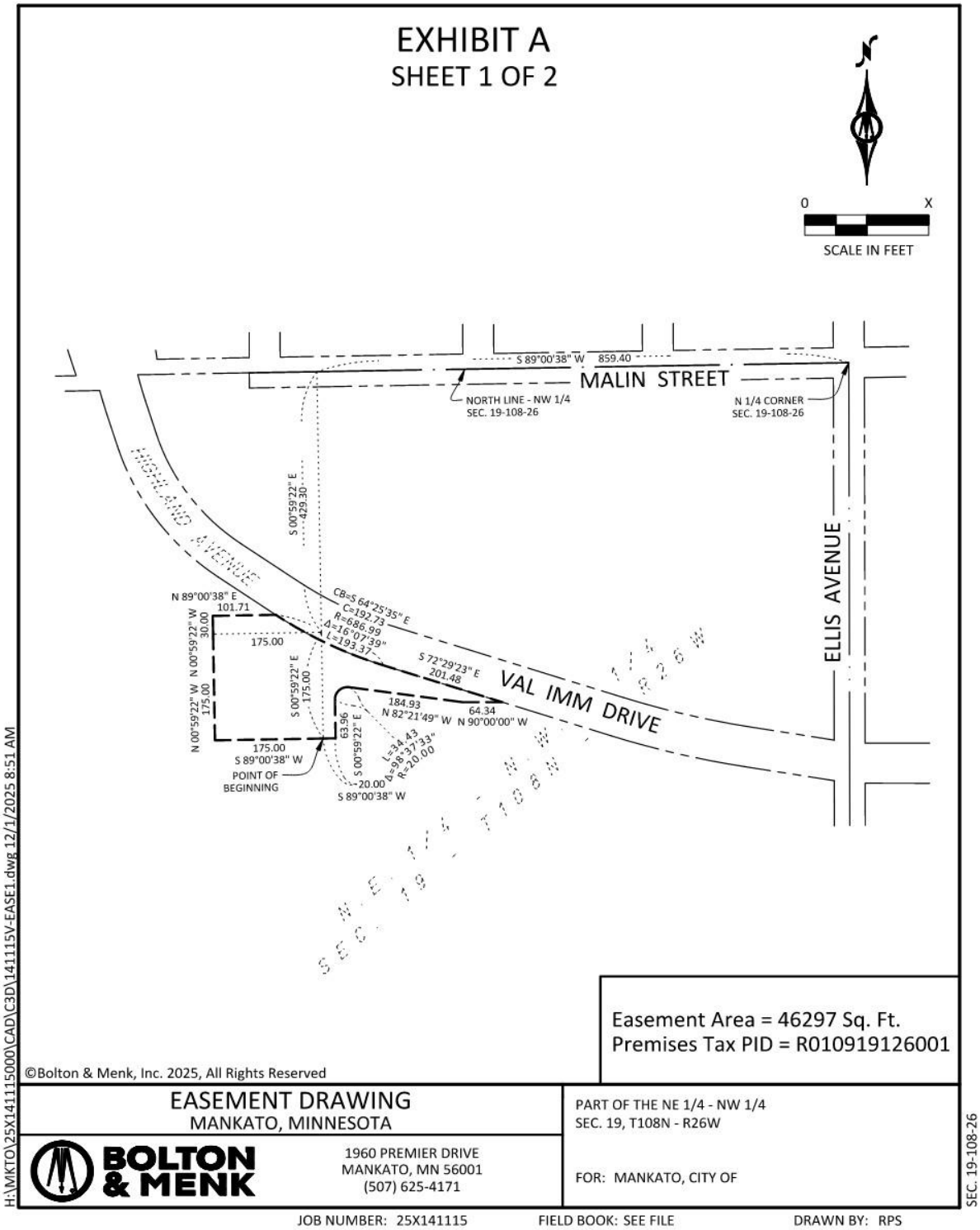
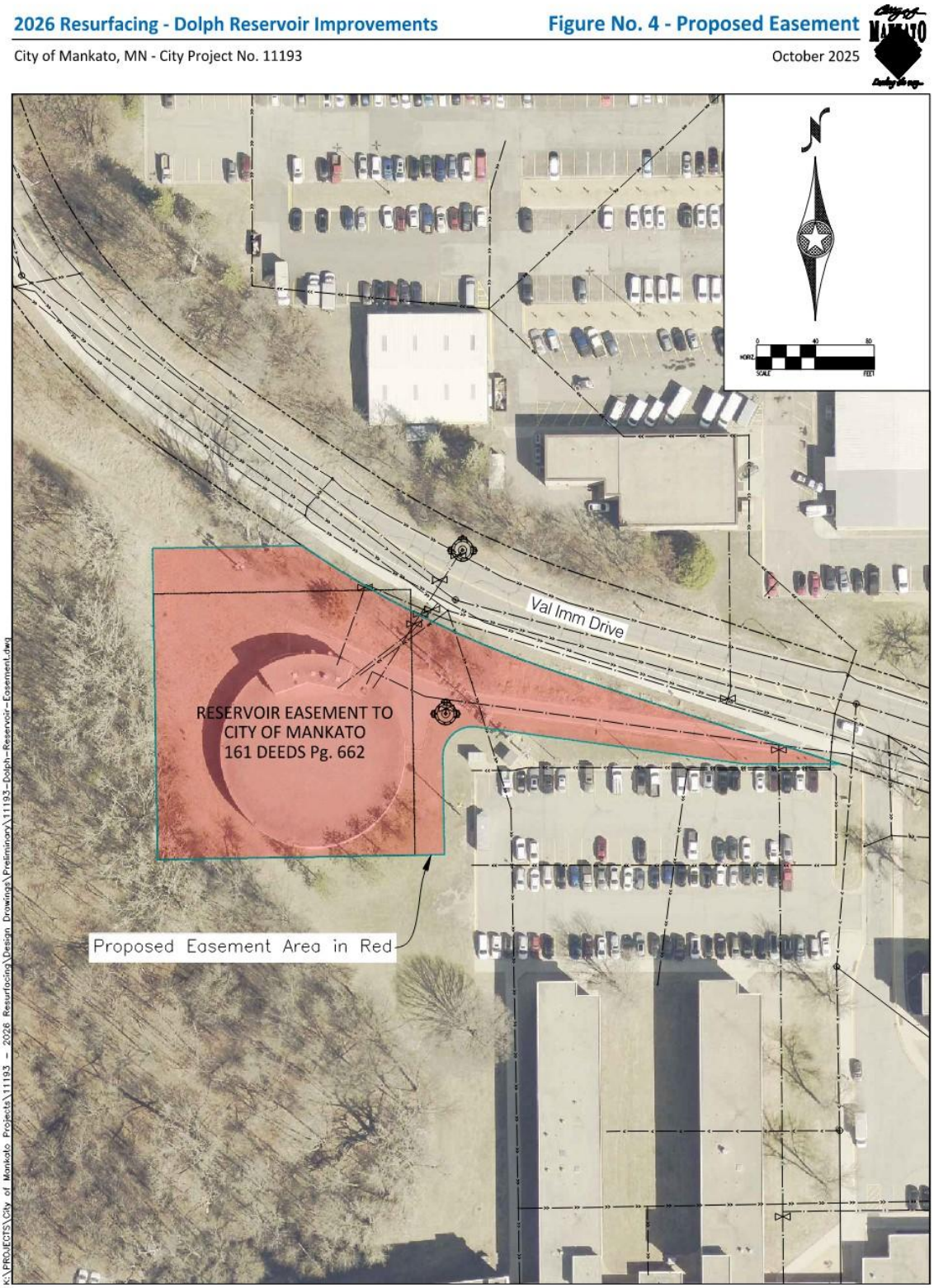


Exhibit C

Map of Access Easement attached as Exhibit C



AGENDA RECOMMENDATION

Consent Calendar **5. O.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Resolutions authorizing the City Manager to apply to the Drinking Water Revolving Fund for the Capital Improvement Project 11213; 2026 Lead Water Service Line Replacement Project and apply to the Minnesota Department of Health (MDH) and Drinking Water Public Facilities Authority (PFA) for a 2027 Lead Water Service Line Replacement Project.

Recommendation/Action(s):
Adoption of the attached Resolutions.

Summary:
At the December 8, 2025, City Council meeting, the council accepted grant funding for the City of Mankato to complete a 2026 Lead Water Service Line Replacement Project. The grant amount has been communicated to be $1,000,000 or near this amount based on the final bid amount. The next step in the project process is to pursue Minnesota Department of Health (MDH) certification, which is required for all projects who are positioned to receive grant funding and start construction in 2026. The application for certification is due to MDH by March 31, 2026.

As a reminder, the Lead Service Line Replacement funding is a new program offered through the PFA and provides financial assistance for the full replacement of lead and galvanized water service lines. While funds are available, the program offers 100% funding for the replacement of the private water service line, which is the entire service line from the main to the meter in the City of Mankato. The expectation for this proposed 2026 project would be 100% grant funding for the consultant engineering and the actual service replacement costs. Residents within the community cannot receive this funding individually. PFA funding is only offered through projects that benefit from the Drinking Water System administered by the Public Water System/City.

Funding disbursement is expected to be similar to that of other projects financed through PFA, which consists of a reimbursement process. The anticipated project schedule would be as follows:

- March 2026 – Submit Plans and Specifications for PFA Certification
- Spring/Summer 2026 – Authorize and open bids
- Summer/Fall 2026 – Construction
- Spring 2027 – Project completion

Additionally, the State of Minnesota has set a statewide goal to identify and replace all lead and galvanized water service lines by 2033. The Minnesota Department of Health (MDH) recognizes that this is a big undertaking for Public Water Systems and for this reason is offering grant funding for Lead Water Service Line Replacements through the Public Facilities Authority (PFA). The City of Mankato, based on the inventoried lead and galvanized water services, has replacement costs estimated to be more than $9 million. As a result, it is recommended that the City of Mankato apply for additional grant funding to support another Lead Water Service Line Replacement Project in 2027. It is anticipated that based on available funding the City of Mankato would be eligible to receive another $1 million in grant funding for a 2027 Lead Water Service Line Replacement Project.

To pursue this funding in 2027 the City is required to complete a two-step process. The first step is to apply to the MDH Project Priority List (PPL) with the application due on the second Friday in March, the 13th, 2026. The second step is to apply to the Minnesota PFA Intended Use Plan (IUP) with the application due on the first Friday in June, the 5th, 2026.

Construction Services Staff is recommending the Council consider the attached Resolutions authorizing the City Manager to continue the process for a 2026 Lead Water Service Line Replacement Project and submit an application for additional funding to support a future 2027 Lead Water Service Line Replacement Project.

Attachments

2026 LSL App Resolution

2027 LSL PPL & IUP App Resolution

RESOLUTION OF APPLICATION AUTHORIZING THE CITY OF MANKATO TO APPLY TO THE DRINKING WATER REVOLVING FUND FOR THE LEAD SERVICE LINE PROJECT IMPROVEMENT NUMBER 11213, WITHOUT PETITION.

WHEREAS that the City of Mankato is hereby applying to the Minnesota Public Facilities Authority for a loan and/or grant from the Drinking Water Revolving Fund for a lead service line replacement project as described in the application.

WHEREAS that the City of Mankato estimates the MPFA-Financed amount to be $1,000,000 or the as-bid cost of the project.

WHEREAS that the City of Mankato has the legal authority to apply for the loan and/or grant, and the financial, technical, and managerial capacity to repay the loan and ensure proper construction, operation and maintenance of the project for its designed life.

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 March 9th, 2026.

Adopted this 9th day of March 2026.

_____

Najwa Massad, Mayor

ATTEST:

_____

Renae Kopischke, City Clerk

RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY TO THE MINNESOTA DEPARTMENT OF HEALTH PROJECT PRIORITY LIST AND THE MINNESOTA PUBLIC FACILITIES AUTHORITY INTENDED USE PLAN FOR LEAD SERVICE LINE PROJECT

WHEREAS, the City of Mankato has completed the required Lead Service Line inventory update and submitted it to the Minnesota Department of Health (MDH) for 2025; and

WHEREAS, the City of Mankato has identified known lead and galvanized water services within the city system; and

WHEREAS, the City of Mankato has previously applied to the Minnesota Public Facilities Authority (MPFA) for a loan and/or grant from the Drinking Water Revolving Fund for a lead service line replacement project in 2026; and

WHEREAS, the City of Mankato estimates the MPFA-Financed amount to be $1,000,000 or the as-bid cost of the project; and

WHEREAS, the City of Mankato estimates replacement of the known lead and galvanized water services to be more than $9 million; and

WHEREAS, the City of Mankato has been notified that additional grant funding may be available to the City of Mankato to complete a 2027 Lead Water Service Line Replacement Project.

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

1. That the City Manager is hereby authorized and directed to submit an application to the MDH Project Priority List (PPL) due on Friday March 13, 2026, and the MPFA Intended Use Plan (IUP) due on Friday, June 5, 2026.

Adopted this 9th day of March, 2026.

_____

Najwa Massad, Mayor

ATTEST:

_____

Renae Kopischke, City Clerk

AGENDA RECOMMENDATION

Consent Calendar **5. P.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Report on project and Change Orders 2-3 for Capital Improvement Project 10706; Lake Street Pump Station.

Recommendation/Action(s):
No action, informational only.

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 the following projects:

10706 – Lake Street Pump Station – Change Order 2

- The Engineer determined that gate structure #2 required extensive modification in order to work properly and not negatively impact the roadway on which it was situated. The contractor was required to remove and replace a portion of the manhole in order to facilitate the change in manhole dimension. The contractor was required to send the mechanical gate back to the supplier for modifications. These included a revision to allow it to fit the new dimensions of the structure as well as a change to allow the gate to open fully.

10706 – Lake Street Pump Station – Change Order 3

- The Construction Services department has determined the main service door into the pump station is in need of improvement. Upon inspection by Construction staff, it was determined that the door is in disrepair due to corrosion and the general overall condition of the door. The scope of this change includes replacement of the frame, door slab, city-specified lockset, preparation for key card access, and an electronic strike. The Contractor has requested an extension on the final completion date to complete final site grading and turf establishment.

Due to weather conditions in the fall of 2025, final grading and turf establishment were unable to be completed. The original date of final completion was December 30, 2025, and the extension date requested is June 1, 2026, to ensure adequate grading and turf establishment conditions.

Attachments

Change Order #2

Change Order #3

Change Order
No. 02

Date: April 3, 2025

Project: Lake Street Pump Station	City Project No.: 10706
Contractor: Dirt Merchant Inc.	Date of Contract: April 22, 2024

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

Description: During construction it was discovered that gate structure #2 required extensive modification in order to work properly and not negatively impact the roadway in which it was situated. The contractor was required to remove and replace a portion of the manhole in order to facilitate the change in manhole dimension. The contractor was also required to send the mechanical gate back to the supplier for modifications, these included a revision to allow it to fit the new dimensions of the structure as well as a change to allow the gate to open fully.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Gate #2 modification	1	LS	21,440.00	21,400.00
				TOTAL CHANGE ORDER	

Original Contract Amount $1,195,039.94
Total of previously approved Change Orders $34,618.00
Contract Price prior to this Change Order: $1,229,657.94
Net increase (decrease) of this Change Order: $21,400.00
New Contract Price: $1,251,057.94

CHANGE IN CONTRACT TIME:
Original date of substantial completion: September 30, 2025
Net change in contract duration from previously approved Change Orders: 0
New date of substantial completion: September 30, 2025

The Contractor shall not make claim of any kind or character whatsoever for any other costs or expenses which he may have incurred or which he may hereinafter incur in performing the work and furnishing the materials required by the agreement. All Change Orders that exceed $100,000 or 10% of the total project cost must be approved by the City Council.

PREPARED	REVIEWED	RECOMMENDED
By: Brandon Geldner (Print Name)	By: AP (Initials)	By: Alec Pietz (Digitally signed by Alec Pietz, DN: C=US, E=apietz@mankatomn.gov, CN=Alec Pietz, Date: 2025.04.03 04:45:19-05'00') City Engineer (Authorized Signature)
Date: 3/21/2025	Date: 4/3/2025	Date:
ACCEPTED	**APPROVED**	**APPROVED**
By: Contractor (Authorized Signature)	By: City Manager (Authorized Signature)	By: Owner (Authorized Signature)
Date: 4/3/2025	Date: 4/4/25	Date:

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

DIRT MERCHANT, INC

Site Development-Utilities-Excavating-Aggregates
Dirt Merchant Inc. 3301 Third Ave Mankato, Mn 56001
Ph 507-389-9129 Fx 507-389-9703 www.dirtmerchantinc.com

Change Request

TO: City of Mankato
10 Civic Center Plaza
Mankato, MN 56001

ATTN: Brandon Geldner

DATE: March 19, 2025

PHONE:

MOBILE:

JOB NAME/LOCATION: Lake Street Pump Station
Pauley Way, Mankato, MN

We hereby submit specifications and estimates for:

Sliding Gate Modifications - Manhole Modifications to Fit Relocation

Item	Description	Quantity	Unit	Unit Price	Total Price
1	WHIPPS gate modification	1	LS	$10,400.00	$10,400.00
2	DMI manhole modifications - lower to fit proposed grades	1	LS	$10,000.00	$10,000.00
3	Prime Contractor Markup 10% on Subcontractor	1	LS	$1,040.00	$1,040.00
	Total Change Request for Sliding Gate & Manhole Modifications for Relocation:				**$21,440.00**

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
dollars $ **$21,440.00**

All material is guaranteed to be as specified. All work to be completed in a professional manor according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature 3/19/25
LUKE STOEFFEL

Note: This propsal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature _____

Date of Acceptance: _____

Change Order
No. 03

Date: January 29, 2026

Project: Lake Street Pump Station	City Project No.: 10706
Contractor: Dirt Merchant Inc.	Date of Contract: April 22, 2024

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

Description: 1. Dirt Merchant Inc has submitted a Change Request for main door and hardware replacement to the pumping station per Construction Services request. Upon inspection by Construction staff, it was determined that the door is in disrepair due to corrosion and general overall condition of the door. The scope of this change includes replacement of the frame, door slab, city specified Best lockset, preparation for key card access, and an electronic strike. There were no items in the original contract to compensate the contractor for this extra work. **2.** Dirt Merchant Inc. is also requesting an extension on the final completion date to complete final site grading and turf establishment. Due to weather conditions in the fall of 2025 final grading and turf establishment were unable to be completed. The original date of final completion was December 30, 2025 and the extension date requested is June 1, 2026 to ensure adequate grading and turf establishment conditions.

Attachments: Revised change request from Dirt Merchant Inc on 1/27/2026, Email from Dirt Merchant Inc requesting more time.

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Door and Hardware Replacement	1	LS	$5,049.00	$5,049.00
2	Change in Final Completion Date	1	LS	$0.00	$0.00
				TOTAL CHANGE ORDER	**$5,049.00**

Original Contract Amount $1,195,039.94
Total of previously approved Change Orders $56,018.00
Contract Price prior to this Change Order: $1,251,057.94
Net increase (decrease) of this Change Order: $5,049.00
New Contract Price: $1,256,106.94

CHANGE IN CONTRACT TIME: 152 days
Original date of Final Completion: December 30, 2025
Net change in contract duration from previously approved Change Orders: 0
New date of Final Completion: June 1, 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	REVIEWED	RECOMMENDED
By: Brent Vollbrecht (Print Name)	By: LJP (Initials)	By: Cort Bierfang (City Engineer (Authorized Signature))
Date: 1/29/2026	Date: 2/5/26	Date: 2/23/26
ACCEPTED	**APPROVED**	**APPROVED**
By: Luke Stoffel Digitally signed by Luke Stoffel Date: 2026.02.02 16:57:34 -06'00' (Contractor (Authorized Signature))	By: Susan Arntz (City Manager (Authorized Signature))	By: (Owner (Authorized Signature))
Date: 2/2/2026	Date: 2/20/26	Date:

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

DIRT MERCHANT, INC

Site Development-Utilities-Excavating-Aggregates
Dirt Merchant Inc. 3301 Third Ave Mankato, Mn 56001
Ph 507-389-9129 Fx 507-389-9703 www.dirtmerchantinc.com

Change Request

TO: City of Mankato
10 Civic Center Plaza
Mankato, MN 56001

ATTN: Luke Pederson

DATE: January 27, 2026

PHONE:

MOBILE:

JOB NAME/LOCATION: Lake Street Pump Station
Pauley Way, Mankato, MN

We hereby submit specifications and estimates for:

Steel Door Modifications

Item	Description	Quantity	Unit	Unit Price	Total Price
1	Pricing to remove and reinstall door, frame and hardware at Lake Street pump house	1	LS	$4,590.00	$4,590.00
2	Prime Contractor Markup 10% on Subcontractor	1	LS	$459.00	$459.00
	Total Change Request for Sliding Gate & Manhole Modifications for Relocation:				**$5,049.00**

Notes:
***Requesting time extension to install this work, and complete painting, and other aspects of work in spring.**

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
dollars $ **$5,049.00**

All material is guaranteed to be as specified. All work to be completed in a professional manor according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature _____

Note: This propsal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature _____

Date of Acceptance: _____

From: Luke Stoffel <luke@dirtmerchantinc.com>
Sent: Thursday, January 15, 2026 11:38 AM
To: Pederson, Luke <lpederson@mankatomn.gov>
Cc: Straub, Matthew <mstraub@mankatomn.gov>; Johnson, Andy <andyjohnson@mankatomn.gov>; Storm, Doug <dstorm@mankatomn.gov>; Black, Jason <jblack@mankatomn.gov>; Tatge, Jim <jtatge@mankatomn.gov>; Smith, Joe <jsmith@mankatomn.gov>; Bienfang, Cory <cbienfang@mankatomn.gov>; Lozinski, Kari <klozinski@mankatomn.gov>; Kevin Depuydt <kevin@dirtmerchantinc.com>; Josh Halvorson <josh@dirtmerchantinc.com>
Subject: Lake St Pump Station

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

Hi Luke,
I was talking with Gish Electric, and it sounds like the fiber is in and functioning. The communication is in to the controls, and being verified by in control right now. The pumps have been turned, and floats have been verified. The next step is to schedule a start up for the generator. Anticipating this to be sometime late January or early February. I will forward you those dates when we have them. The system should be fully operational.

I'm also writing this email to request an extension of time to complete the punch list items that could not be completed because of the current weather conditions. These items will be completed in the spring. Please extend the completion date to June 1rst, 2026 to allow time for growth for closeout of the disturbed areas.

Reference the attachment for our pricing on a new door, this was requested a while back. Let us know if this pricing is approved. Thanks!

Respectfully,

Luke Stoffel - *Project Manager / Estimator*
507.381.2980

DMI DIRT MERCHANT, INC

3301 3rd Avenue, Mankato, MN 56001
507.389.9129 (office), 507.389.9703 (fax)
www.DIRTMERCHANTINC.com

AGENDA RECOMMENDATION

Consent Calendar **5. Q.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Report on project and Change Order 2 for Capital Improvement Project 11120; Woodshire Drive.

Recommendation/Action(s):
No action, informational only.

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.

11120 – Woodshire Drive – Change Order 2

- The Contractor has requested a time extension on the final completion date in order to complete the turf establishment and tree planting work in the spring of 2026. Due to the cold weather in the fall of 2025, tree planting and turf establishment were not completed on the project. The original final completion date was December 19 , 2025, and the extension date requested for final completion is May 29, 2026, to ensure adequate turf establishment and favorable tree planting conditions.

Attachments

Change Order #2

Change Order
No. 02

Date: December 23, 2025

Project: Woodshire Drive	City Project No.: 11120
Contractor: G M Contracting	Date of Contract: April 28th, 2025

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

Description: GM Contracting is requesting an extension on the final completion date in order to complete the turf establishment and tree planting work in the spring of 2026. Due to the cold weather in the fall of 2025 tree planting and turf establishment were not completed on the project. The original final completion date is December 19th 2025 and the extension date requested for final completion is May 29th 2026 to ensure adequate turf establishment and favorable tree planting conditions

Attachments: Request for change in final completion date letter from GM Contracting

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Change in Final Completion Date	LS	1	$0.00	$0.00
				TOTAL CHANGE ORDER	**$0.00**

Original Contract Amount $1,322,565.97
Total of previously approved Change Orders $3,787.92
Contract Price prior to this Change Order: $1,326,353.89
Net increase (decrease) of this Change Order: $0.00
New Contract Price: $1,326,353.89

CHANGE IN CONTRACT TIME:
Original date of final completion: December 19th, 2025
Net change in contract duration from previously approved Change Orders: NA
New date of final completion: May 29th, 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	REVIEWED	RECOMMENDED
By: Brent Vollbrecht (Print Name)	By: LJP (Initials)	By: City Engineer (Authorized Signature)
Date: 12-23-25	Date: 12/24/2025	Date: 1/13/26

ACCEPTED	APPROVED	APPROVED
By: Contractor (Authorized Signature)	By: City Manager (Authorized Signature) Acting	By: Owner (Authorized Signature)
Date: 12-29-2025	Date: 1/13/26	Date:

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

GM CONTRACTING

Request for Change in Final Completion Date

Hello Luke,

I'm reaching out to you to formally request an extension for the final completion date on the Woodshire Drive project in Mankato. Our reasoning for the completion date extension request is due to weather and temperatures. We have turf establishment and tree planting to complete yet. As discussed, prior with Brian Bentdahl, we felt it would be better if trees are planted in a warmer time frame, and we can address any turf establishment issues during this time as well. We would appreciate you granting us this extension and expect it to be completed no later than May 29th, 2026.

Please let me know if you have any questions.

Sincerely,

Tyler Harazin

Project Manager

AGENDA RECOMMENDATION

Consent Calendar **5. R.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Report on project and Change Order 5 for Capital Improvement Project 11131; 2025 Resurfacing (Adams Street).

Recommendation/Action(s):
No action, informational only.

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.

11131 – 2025 Resurfacing (Adams Street) – Change Order 5

- The Contractor has requested a time extension on the final completion date in order to ensure adequate turf establishment. Due to cold weather in the fall of 2025, turf was not fully established. Although germination was noted, final acceptance will require observation of adequate turf coverage in the spring of 2026. The original final completion date was December 19, 2025, and the extension date requested for final completion is May 15, 2026, to ensure adequate weather for acceptable turf establishment.

Attachments

Change Order #5

Change Order
No. 05

Date: January 28th, 2026

Project: 2025 Adams St Resurfacing Project	City Project No.: 11131 State Project No.: 137-122-006
Contractor: WW Blacktopping, Inc.	Date of Contract: June 13, 2025

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

Description: WW Blacktopping, Inc. is requesting an extension on the final completion date in order to ensure adequate turf establishment. Due to cold weather in the fall of 2025 turf was not fully established although germination was noted, final acceptance will require observation and perhaps corrective action in the spring of 2026. The original final completion date was December 19th, 2025 and the extension date requested for final completion is May 15th, 2026 to ensure adequate weather for acceptable turf establishment.

Attachments: Request for change in final completion date letter from WW Blacktopping, Inc.

Funding Category*	ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
NA	1	Change in final completion date	LS	1	$0.00	$0.00
					TOTAL CHANGE ORDER	$0.00

*A: SAP 137-122-006 Participating Cost
*B: Non-Participating Cost

Original Contract Amount $723,002.10
Total of previously approved Change Orders $85,079.66
Contract Price prior to this Change Order: $808,081.76
Net increase (decrease) of this Change Order: $0.00
New Contract Price: $808,081.76

CHANGE IN CONTRACT TIME: 147 days
Original date of final completion: 12-19-2025
Net change in contract duration from previously approved Change Orders: 0
New date of final completion: 5-15-2026

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	REVIEWED	RECOMMENDED
By: Brent Vollbrecht (Print Name)	By: LJP (Initials)	By: Gary Bierfang (City Engineer (Authorized Signature))
Date: 1/28/2026	Date: 2/5/26	Date: 3/2/2026
ACCEPTED	**APPROVED**	**APPROVED**
By: Mitchell Wolf (Contractor (Authorized Signature))	By: Susan Obrtz (City Manager (Authorized Signature))	By: (Owner (Authorized Signature))
Date: 1-30-2026	Date: 2/27/26	Date:

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

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: ___ Federal Funding ___ State Aid Funding ___ Local Funds

District State Aid Engineer: _____ Date: _____

W W BLACKTOPPING, INC.

700 INDUSTRIAL ROAD
MANKATO MN 56001
507-387-1518 OFFICE
507-387-2228 FAX

PROJECT COMPLETION INFORMATION

Owner:	**City Of Mankato MN.**		**Date:**	**January 20, 2026**
Project No.	**City Project 11131 & SAP 137-122-006**			
Description:	**Adams Street Resurfacing, Alleys & Miscellaneous Sidewalks**			

Prime Contractor W W Blacktopping Inc.

Start Date		
July 28, 2025		

Contractor's Scheduled Completion Dates

October 31, 2025, Substantial Completion	Per Article 4 (4.02 A.) Of The Agreement
November 14, 2025, Final Completion	

Contractor's Requested Completion Date

May 15, 2026 Final Completion
The basis of this request involves the late season turf establishment at disturbed locations on the project. Seed germination was noted; however final acceptance will require observation and perhaps corrective action in the spring of season 2026. At this time we are confident that all punch list items have been addressed.

Curtis L. Wadd
Project Manager
W W Blacktopping Inc.

AGENDA RECOMMENDATION

Consent Calendar **5. S.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Report on project and Change Order 1 for Capital Improvement Project 11137; 2025 Wear Course Paving.

Recommendation/Action(s):
No action, informational only.

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.

11137 – 2025 Wear Course Paving – Change Order 1

- The Contractor has requested a time extension on the final completion date in order to complete the wear course paving on the Germania Park Phase 4 portion of the project in the spring of 2026. Wear course paving for the Germania Park Phase 4 portion was delayed due to additional sewer and water service work to correct bury depths of previously installed utilities to meet city requirements. As a result, City Staff determined that wear course paving should be completed in the spring of 2026. The original final completion date was July 18, 2025; and the extension date requested for final completion is June 15, 2026, to ensure adequate time and weather to complete the wear course paving.

Attachments

Change Order #1

Change Order
No. 01

Date: January 28th, 2026

Project: 2025 Wear Course Paving	City Project No.: 11137 State Project No.:
Contractor: WW Blacktopping, Inc	Date of Contract: January 9th, 2025

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

Description: WW Blacktopping, Inc. is requesting an extension on the final completion date in order to complete the wear course paving on the Germania Park Phase 4 portion of the project in the spring of 2026. Wear course paving for the Germania Park Phase 4 portion was delayed due to additional sewer and water service work to correct bury depths of previously installed utilities to meet city requirements. As a result of this work, it was determined by City Staff that wear course paving should be shifted to the spring of 2026. The original final completion date was July 18th, 2025 and the extension date requested for final completion is June 15th, 2026 to ensure adequate time and weather to complete the wear course paving.

Attachments: Request for change in final completion date letter from WW Blacktopping, Inc.

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Change in final completion date	LS	1	$0.00	$0.00
				TOTAL CHANGE ORDER	**$0.00**

Original Contract Amount $118,985.68
Total of previously approved Change Orders $0.00
Contract Price prior to this Change Order: $118,985.68
Net increase (decrease) of this Change Order: $0.00
New Contract Price: $118,985.68

CHANGE IN CONTRACT TIME: 332 days
Original date of final completion:7-18-2025
Net change in contract duration from previously approved Change Orders: 0
New date of final completion:6-15-2026

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	REVIEWED	RECOMMENDED
By: Brent Vollbrecht (Print Name)	By: LJP (Initials)	By: Cory Bierfang (City Engineer (Authorized Signature))
Date: 1/28/2026	Date: 2/5/26	Date: 3/2/2026
ACCEPTED	**APPROVED**	**APPROVED**
By: Mitchell Wolff (Contractor (Authorized Signature))	By: Susan Arntz (City Manager (Authorized Signature))	By: (Owner (Authorized Signature))
Date: 1-30-2026	Date: 2/27/26	Date:

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

W W BLACKTOPPING, INC.

700 INDUSTRIAL ROAD
MANKATO MN 56001
507-387-1518 OFFICE
507-387-2228 FAX

PROJECT COMPLETION INFORMATION

Owner:	**City Of Mankato MN.**		**Date:**	**January 21, 2026**
Project No.	**City Project 11137**			
Description:	**2025 Wear Course Paving**			

Prime Contractor W W Blacktopping Inc.

Start Date		
July 1, 2025		

Contractor's Scheduled Completion Dates

July 18, 2025, Substantial Completion	Per Article 4 (4.02 A.) Of The Agreement

Contractor's Requested Completion Date

June 15, 2026

The project consisted of two locations within the City of Mankato. Area 1 was the completion of the wear course on the North Belmont portion of the project. This work has been completed. Area 2 was the completion of the wear course paving in the Germania Park Phase 4 neighborhood portion of the project. The Germania Park Phase 4 paving was delayed as a result of additional sewer and water service work in order to correct bury depths of previously installed utility services to meet city requirements as was discussed and agreed on by the City of Mankato Engineering Department and W W Blacktopping Inc. As a result of this work the decision was made by City Staff to defer the wear course paving until spring of season 2026.

Curtis L. Wadd
Project Manager
W W Blacktopping Inc.

AGENDA RECOMMENDATION

Consent Calendar **5. T.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Report on project and Change Order 1 for Capital Improvement Project 11078; West 7th Street Reconstruction.

Recommendation/Action(s):
No action, informational only.

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.

11078 – W. 7th Street Reconstruction – Change Order 1

- The Contractor has requested a time extension on the final completion date to complete the topsoil placement and turf establishment in the spring of 2026. An issue with the topsoil and turf establishment was identified in the fall of 2025, and due to inclement weather was not able to be remedied in 2025. The original final completion date was November 14, 2025, and the extension date requested for final completion is June 15, 2026, to ensure acceptable topsoil placement and adequate turf establishment. In addition to the time extension, this change order includes an increase in the contract amount due to a request by City Staff to install a handrailing at 406 W 7th Street. This work will replace a handrail present prior to construction. Change Order 1 captures the total cost to fabricate, mobilize, and install the handrailing.

Attachments

Change Order #1

Change Order
No. 01

Date: January 28th, 2026

Project: West 7th Street	City Project No.: 11078 State Project No.: NA
Contractor: WW Blacktopping, Inc.	Date of Contract: March 11th, 2025

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

Description: 1. WW Blacktopping, Inc. is requesting an extension on the final completion date to complete topsoil replacement and turf establishment in the spring of 2026. An issue with the topsoil and turf establishment was identified in the construction area and due to inclement weather was not able to be completed in the fall of 2025. The original final completion date was November 14th, 2025 and the extension date requested for final completion is June 15th, 2026 to ensure acceptable top soil placement and adequate turf establishment. **2.** In addition, WW Blacktopping, Inc. is requesting a change in the contract amount due to a request by City Staff to install a hand railing at 406 West 7th Street. There were no items in the original contract to compensate the contractor for this extra work. Change Order 1 captures the total cost to fabricate, mobilize, and install the hand railing.

Attachments: Request for change in final completion date letter from WW Blacktopping, Inc., WW Blacktopping, Inc. invoice # 25739 for railing and install, Railing fabrication invoice #23300 from Ross Thate Custom Welding to WW Blacktopping, Inc.

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Change in final completion date	LS	1	$0.00	$0.00
2	Railing, Mobilization, and Labor to Mount Railing	LS	1	$1,446.00	$1,446.00
				TOTAL CHANGE ORDER	**$1,446.00**

Original Contract Amount: $697,925.55
Total of previously approved Change: Orders $0.00
Contract Price prior to this Change Order: $697,925.55
Net increase (decrease) of this Change Order: $1,446.00
New Contract Price: $699,371.55

CHANGE IN CONTRACT TIME: 213 days
Original date of final completion: 11-14-2025
Net change in contract duration from previously approved Change Orders: 0
New date of final completion: 6-15-2026

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	REVIEWED	RECOMMENDED
By: Brent Vollbrecht (Print Name)	By: CJP (Initials)	By: Cory Brafang (City Engineer (Authorized Signature))
Date: 1/28/2026	Date: 2/6/26	Date: 3/2/2026
ACCEPTED	**APPROVED**	**APPROVED**
By: (Contractor (Authorized Signature))	By: Susan Arntz (City Manager (Authorized Signature))	By: (Owner (Authorized Signature))
Date: 2-5-2026	Date: 2/27/26	Date:

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

W W BLACKTOPPING, INC.

700 INDUSTRIAL ROAD
MANKATO MN 56001
507-387-1518 OFFICE
507-387-2228 FAX

PROJECT COMPLETION INFORMATION

Owner:	**City Of Mankato MN.**		**Date:**	**January 20, 2026**
Project No.	**City Project 11078**			
Description:	**West 7th Street Reconstruction**			

Prime Contractor W W Blacktopping Inc.

Start Date		
May 12, 2025		

Contractor's Scheduled Completion Dates

September 15th ,2025 Substantial Completion	Per Article 4 (4.02 A.) Of The Agreement

Contractor's Requested Completion Date

June 15, 2026
The basis for this request involves turf establishment and topsoil replacement for a residence located on the project. The homeowner was not satisfied with the topsoil material placed on their property and the growth of the lawn seed. This condition is in spite of the fact that we raked the soil and reseeded upon learning of their dissatisfaction. We intend to remedy this situation as conditions allow in the spring of season 2026.
Additionally, the City Of Mankato requested that we place a hand railing on newly installed stairs located at 406 West 7TH Street. The request and associated railing design was received in our office on October 15, 2025, one month beyond the contract completion date. Per the request, W W Blacktopping Inc. instructed Ross Thate Custom Welding to fabricate the railing which we have successfully installed at the homeowner's residence. We have attached an invoice for the railing and the installation per this request.

Curtis L. Wadd
Project Manager
W W Blacktopping Inc.

W W BLACKTOPPING, INC.
700 INDUSTRIAL ROAD
MANKATO, MN 56001-3007

(507) 387-1518

Invoice: 25739

Sold to

CITY OF MANKATO
ENGINEERING DEPARTMENT
10 CIVIC CENTER PLAZA
MANKATO, MN 56001

Ship to

MANKATO WEST 7TH STREET 2025
MANKATO MN

Account	P.O. Num	Ship Via	Ship Date	Terms	Invoice Date	Page
MKT CITY	RAILING			Net 10	1/20/26	1

Item	Quantity	Description	Unit Price	Extended Price
LUMP SUM	1.00	RAILING	1,246.00	1,246.00
LUMP SUM	1.00	MOBILIZATION & LABOR TO MOUNT RAILING	200.00	200.00

Subtotal 1,446.00

Total $1,446.00

Ross Thate Custom Welding
165 Fairway Drive
Mankato MN 56001

Invoice

Date	Invoice #
1/10/2026	23300

Bill To
WW Blacktopping

Salesperson	Terms	P.O. Number/Project Name
Ross	Due on receipt	railing

Quantity	Description	Price Each	Amount
1	Railing	1,050.00	1,050.00T

If you have questions, please contact your project manager Ross Thate at 507.236.4486 or rossthate@gmail.com

Please remit payment to:
Ross Thate Custom Welding
165 Fairway Drive
Mankato, MN 56001

Past due invoices are subject to late charges at the rate of 1.5% per month.

THANK YOU FOR YOUR BUSINESS!!!

Subtotal	$1,050.00
Sales Tax (7.875%)	$82.69
Balance Due	$1,132.69

AGENDA RECOMMENDATION

Consent Calendar **5. U.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Report on project and Change Orders 1-4 for Capital Improvement Project 11001; Land of Memories Trail.

Recommendation/Action(s):
No action, informational only.

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 the following projects:

11101 – Land of Memories Trail – Change Orders 1 through 4

1. The Engineer has determined the Contract needs to be revised in accordance with specification 1512.1 - Unacceptable Work is allowed to remain in place and apply a monetary deduction to the Contract Unit Price. The average percent passing the 200 sieve for the aggregate base, class 5 gradation does not meet the specified requirements. The Engineer has determined the material meets the engineering intent, but is failing the specification requirements. A monetary price reduction of 15% will be applied to the aggregate base, class 5.
2. The Engineer has determined the Contract needs to be revised in accordance with specification 1605 - Substitute Materials only as approved by the Engineer. The Engineer has determined that the proposed light pole diameter should be increased to 6.0-inch to accommodate the required conduit and wiring. The Contractor will supply the 6.0-inch diameter lighting units with no changes to the supplier. The Engineer has determined the lighting system conduit diameter can be reduced and still meet the intended design purposes of the project.

3. The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. The Engineer has determined that the source of power for the subject project should be relocated approximately 650 feet west of the planned location. The revised location allows for installation out of the expected flood-prone area. Additional conduit and wiring are required to extend the lighting system to the source of power.
4. The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. The Engineer has been coordinating construction with the adjacent property owner at 708 Olive Street. The property owner has concerns regarding privacy related to the proposed retaining wall and trail constructed along Amos Owen Lane. The Engineer recommends installation of a privacy fence screen to accommodate the property owner's requests.

Attachments

Change Order #1
Change Order #2
Change Order #3
Change Order #4

Change Order
No. 01

Date: January 26th, 2026

Project: Land of Memories Trail	City Project No.: 11001 State Project No.: SP 137-090-006 TA 0725(023)
Contractor: Nielsen Blacktopping, Inc.	Date of Contract: September 8, 2025

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

Description: The Engineer has determined the Contract needs to be revised in accordance with specification 1512.1 - Unacceptable Work allowed to remain in place and apply a monetary deduction to the Contract Unit Price. The average percent passing the 200 sieve for the aggregate base, class 5 gradation does not meet the specified requirements. The Engineer has determined the material meets the engineering intent, but is failing the specification requirements. A monetary price reduction of 15% will be applied to the aggregate base, class 5.

Attachments:

Funding Category*	ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
A	2211.507	Aggregate Base (CV) (P), Class 5	LS	1	-($3,817.57)	-($3,817.57)
					TOTAL CHANGE ORDER	**-($3,817.57)**

*A: SAP 137-090-006 Participating Cost
*B: Non-Participating Cost

Original Contract Amount $439,552.02
Total of previously approved Change Orders $0.00
Contract Price prior to this Change Order: $439,552.02
Net increase (decrease) of this Change Order: -($3,817.57)
New Contract Price: $435,734.45

CHANGE IN CONTRACT TIME: No change
Original date of final completion: June 1, 2026
Net change in contract duration from previously approved Change Orders: 0
New date of final completion: No change

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	REVIEWED	RECOMMENDED
By: Joe Smith (Print Name)	By: CLB (Initials)	By: Cory L Bienfang (City Engineer (Authorized Signature))
Date: 1/26/2026	Date: 1/26/2026	Date: 1/26/2026
ACCEPTED	**APPROVED**	**APPROVED**
By: Trent Nielsen (Contractor (Authorized Signature)) Digitally signed by Trent Nielsen Date: 2026.02.06 09:35:07 -06'00'	By: Susan Arntz (City Manager (Authorized Signature))	By: (Owner (Authorized Signature))
Date: 02/06/2026	Date: 2/27/26	Date:

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

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: ___ Federal Funding ___ State Aid Funding ___ Local Funds

District State Aid Engineer: _____ Date: _____

Smith, Joe

From: Joe Franta <joe@nielsenblacktopping.com>
Sent: Monday, October 20, 2025 2:31 PM
To: Smith, Joe
Subject: Re: FW: Land of Memories Trail Class 5 Gradations

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

Received and agree to the price reduction & correction (if needed) after tomorrow's roll test.

Joe Franta

Estimator/Project Manager

507-514-0134 (call or text)

joe@nielsenblacktopping.com

On Mon, 20 Oct 2025 at 14:27, Smith, Joe <jsmith@mankatomn.gov> wrote:

The email below got returned to me as undeliverable. I sent it to this address:

joe@nielsenblacktopping.com

So, I am forwarding to your gmail.

Joe Smith, P.E.

Civil Engineer

City of Mankato

Intergovernmental Center | 10 Civic Center Plaza | Mankato, MN 56001

Office: (507) 387-8637

jsmith@mankatomn.gov

Leading the way as a prosperous, diverse, regional community.

Responsive • Efficient • Greater Good • Innovative • Open • Neighborly

From: Smith, Joe
Sent: Monday, October 20, 2025 1:15 PM
To: Joe Franta <joe@nielsenblacktopping.com>
Cc: Bentdahl, Brian <bbentdahl@mankatomn.gov>; Bienfang, Cory <cbienfang@mankatomn.gov>
Subject: RE: Land of Memories Trail Class 5 Gradations

Hi Joe,

MnDOT grading & base provides the following recommendations for price adjustment:

1. If the material meets engineering intent and is relatively close to meeting the gradation, consider a monetary price adjustment up to 5% for the portion placed that is failing.
2. If the material meets the engineering intent but is significantly failing the requirements, consider a monetary price adjustment of 5 - 15%.
3. If the material does not meet the engineering intent, and fails the requirements, request a corrective action plan or consider remove and replace. If these are not options, consider a monetary price of 15 - 50%.

The aggregate base along Land of Memories Trail falls under category 2. We would allow the material to stay in place with a 15% price reduction. The average % passing the 200 sieve on 4 field samples is 15.7%. The specifications allow 0 to 10%.

Price reduction amount:

- AGGREGATE BASE (CV) (P), CLASS 5: $35.25/CY * 722 CY = $25,450.50 * 15% = $3,817.57

Late last week, Brian and I identified two areas of rutting on the placed class 5. If those areas remain after tomorrow morning's roll test, we expect those areas to be correcting using an aggregate base that meets the project specifications.

Thank you,

Joe Smith, P.E.

Civil Engineer

City of Mankato

Intergovernmental Center | 10 Civic Center Plaza | Mankato, MN 56001

Office: (507) 387-8637

jsmith@mankatomn.gov

Leading the way as a prosperous, diverse, regional community.

Responsive • Efficient • Greater Good • Innovative • Open • Neighborly

From: Joe Franta <joe@nielsenblacktopping.com>
Sent: Monday, October 20, 2025 7:17 AM
To: Smith, Joe <jsmith@mankatomn.gov>
Cc: Bentdahl, Brian <bbentdahl@mankatomn.gov>; Bienfang, Cory <cbienfang@mankatomn.gov>
Subject: Re: Land of Memories Trail Class 5 Gradations

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

Joe,

Would you allow the material to stay in place with a monetary price adjustment?

Joe Franta

Estimator/Project Manager

507-514-0134 (call or text)

joe@nielsenblacktopping.com

On Fri, 17 Oct 2025 at 10:55, Joe Franta <joe.nielsen01@gmail.com> wrote:

> We will come up with a plan on the class 5.
>
> Sent from my iPhone
>
>
>
> On Oct 17, 2025, at 10:38 AM, Smith, Joe <jsmith@mankatomn.gov> wrote:
>
>
>
> Hi Joe,
>
> See attached re-test gradation results. Both gradations taken in the field failed on the 200 sieve. Please provide a method for correction.
>
> A couple other items:
>
> - A labor compliance posterboard needs to be on site
> - NPDES permit and SWPPP inspections need to be on site.
>
>
>
> **Joe Smith, P.E.**

From: Joe Franta <joe@nielsenblacktopping.com>
Sent: Thursday, October 16, 2025 8:55 AM
To: Smith, Joe <jsmith@mankatomn.gov>
Cc: Bentdahl, Brian <bbentdahl@mankatomn.gov>; Bienfang, Cory <cbienfang@mankatomn.gov>
Subject: Re: Land of Memories Trail Class 5 Gradations

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

I would like to retest this. Our field guy took a test and had 7% on the 200's.

Joe Franta

Estimator/Project Manager

507-514-0134 (call or text)

joe@nielsenblacktopping.com

On Thu, 16 Oct 2025 at 08:44, Smith, Joe <jsmith@mankatomn.gov> wrote:

Joe,

The two class 5 gradations taken in the field failed on the 200 sieve. Please provide a method for correction.

Thanks,

Change Order
No. 02

Date: January 26th, 2026

Project: Land of Memories Trail	City Project No.: 11001 State Project No.: SP 137-090-006 TA 0725(023)
Contractor: Nielsen Blacktopping, Inc.	Date of Contract: September 8, 2025

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

Description: The Engineer has determined the Contract needs to be revised in accordance with specification 1605 - Substitute Materials only as approved by the Engineer. The Engineer has determined that the proposed light pole diameter should be increased to 6.0-inch to accommodate the required conduit and wiring. The Contractor will supply the 6.0-inch diameter lighting units with no changes to the supplier. The Engineer has determined the lighting system conduit diameter can be reduced and still meet the intended design purposes of the project.

Attachments:

Funding Category*	ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
A	2545.502	Increase Diameter of Light Pole	EA	9	$68.24	$614.16
A	2545.503	Decrease Conduit Size to 1.5-inch	LF	1907	-($0.19)	-($362.33)
					TOTAL CHANGE ORDER	**$251.83**

*A: SAP 137-090-006 Participating Cost
*B: Non-Participating Cost

Original Contract Amount $439,552.02
Total of previously approved Change Orders -($3,817.57)
Contract Price prior to this Change Order: $435,734.45
Net increase (decrease) of this Change Order: $251.83
New Contract Price: $435,986.28

CHANGE IN CONTRACT TIME: No change
Original date of final completion: June 1, 2026
Net change in contract duration from previously approved Change Orders: 0
New date of final completion: No change

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	REVIEWED	RECOMMENDED
By: Joe Smith *Print Name*	By: CLB *(Initials)*	By: Cory L Bienfang *City Engineer (Authorized Signature)*
Date: 1/26/2026	Date: 1/26/2026	Date: 1/26/2026
ACCEPTED	**APPROVED**	**APPROVED**
By: Trent Nielsen Digitally signed by Trent Nielsen Date: 2026.02.06 09:35:49 -06'00' *Contractor (Authorized Signature)*	By: Susan Arntz *City Manager (Authorized Signature)*	By: *Owner (Authorized Signature)*

Date: 02/06/2026 Date: 2/27/26 Date: _____

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

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: ___ Federal Funding ___ State Aid Funding ___ Local Funds

District State Aid Engineer: _____ Date: _____

Smith, Joe

From: Mark Draper <MDraper@huntelec.com>
Sent: Tuesday, October 21, 2025 11:00 AM
To: Joe Franta
Cc: Smith, Joe; Nick Schneider
Subject: Land of Memories
Attachments: mankato-landofmemories.pdf; Est_Q2524001_from_JT_Services_9496.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

Joe,

The City of Mankato requested information on changing the diameter of the poles on the Land of Memories project. Below is the pricing adjustment to move to a larger diameter pole along with both of Hunt's quotes.

Pole price difference: $50.00
Sales tax: $3.94
15% Markup: $8.09
Total per Pole: $62.03
Total Change: $558.27

Please feel free to contact me with questions and please be aware that this price does not include prime allowance.

MDD

MARK DRAPER
BRANCH MANAGER
507-317-1259
huntelec.com

CONFIDENTIALITY NOTICE: This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete all copies. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email or the information it contains without the author's prior written permission. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you do not wish to receive similar electronic messages from us in the future then please respond to the sender to

Smith, Joe

From: Joe Franta <joe@nielsenblacktopping.com>
Sent: Monday, October 6, 2025 12:06 PM
To: Smith, Joe
Cc: Bienfang, Cory; Bentdahl, Brian
Subject: Fwd: Land of Memories Pole Issue

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

All,
See below from Mark on your earlier questions.

Joe Franta

Estimator/Project Manager

507-514-0134 (call or text)

joe@nielsenblacktopping.com

---------- Forwarded message ---------
From: **Mark Draper** <MDraper@huntelec.com>
Date: Sat, 4 Oct 2025 at 11:12
Subject: RE: Land of Memories Pole Issue
To: Joe Franta <joe@nielsenblacktopping.com>
Cc: Nick Schneider <NSchneider@huntelec.com>

Joe,

Below is a link to the Akron Base mentioned.

https://www.akronfoundry.com/products/Break_Trns_Brochure.pdf

Regarding a price deduct moving to 1.5" Conduit. The difference in price between 2" and 1.5" is $.33/ft. Labor and equipment is figured the same in my software. I do feel that there is extra labor involved

pulling 4 #6 wires in a 1.5" conduit instead of a 2". I calculate that there will be an extra 1 hour per thousand pulling which works out to $.14/ft. The total deduct would therefore be $.19/ft or $266.98.

MARK DRAPER
BRANCH MANAGER
507-317-1259
huntelec.com

From: Joe Franta <joe@nielsenblacktopping.com>
Sent: Friday, October 3, 2025 3:18 PM
To: Mark Draper <MDraper@huntelec.com>
Subject: Fwd: Land of Memories Pole Issue

EXTERNAL EMAIL!

Please see below from Joe.

Joe Franta

Estimator/Project Manager

507-514-0134 (call or text)

joe@nielsenblacktopping.com

---------- Forwarded message ---------
From: **Smith, Joe** <jsmith@mankatomn.gov>
Date: Fri, 3 Oct 2025 at 14:18
Subject: RE: Land of Memories Pole Issue

Change Order
No. 03

Date: January 26th, 2026

Project: Land of Memories Trail	City Project No.: 11001 State Project No.: SP 137-090-006 TA 0725(023)
Contractor: Nielsen Blacktopping, Inc.	Date of Contract: September 8, 2025

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

Description: The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. The Engineer has determined that the source of power for the subject project should be relocated approximately 650 feet west of the planned location. The revised location allows for installation out of the expected flood-prone area. Additional conduit and wiring are required to extend the lighting system to the source of power.

Attachments:

Funding Category*	ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
A	2545.503	2" Non-Metallic Conduit	LF	650	$4.75	$3,087.50
A	2545.503	Underground Wire 1/C 6 AWG	LF	1950	$2.73	$5,323.50
A	2574.505	Soil Bed Preparation	AC	0.1	$1,000.00	$100.00
A	2574.508	Fertilizer Type 3	LB	35	$1.25	$43.75
A	2574.609	Common Topsoil Borrow	TON	20	$5.00	$100.00
A	2575.608	Seed Northern Boulevard	LB	20	$6.00	$120.00
A	2575.508	Hydraulic Bonded Fiber Matrix	LB	350	$1.50	$525.00
A	2575.605	Seeding	AC	0.1	$1,200.00	$120.00
A	2575.605	Turf Restoration	LS	1	$500.00	$500.00
A	2545.502	Light Foundation Design E	EA	1	$1,265.00	$1,265.00
B	2545.502	Install 35' Tall Light Pole (Furnished by City)	EA	1	$1,228.70	$1,228.70
					TOTAL CHANGE ORDER	**$12,413.45**

*A: SAP 137-090-006 Participating Cost
*B: Non-Participating Cost

Original Contract Amount $439,552.02
Total of previously approved Change Orders -($3,565.74)
Contract Price prior to this Change Order: $435,986.28
Net increase (decrease) of this Change Order: $12,413.45
New Contract Price: $448,399.73

CHANGE IN CONTRACT TIME: No change
Original date of final completion: June 1, 2026
Net change in contract duration from previously approved Change Orders: 0
New date of final completion: No change

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	REVIEWED	RECOMMENDED
By: Joe Smith (Print Name)	By: CLB (Initials)	By: Cory L Bienfang (City Engineer (Authorized Signature))
Date: 1/26/2026	Date: 1/26/2026	Date: 1/26/2026
ACCEPTED	**APPROVED**	**APPROVED**
By: Trent Nielsen (Contractor (Authorized Signature)) Digitally signed by Trent Nielsen Date: 2026.02.06 09:36:34 -06'00'	By: Susan Arntz (City Manager (Authorized Signature))	By: (Owner (Authorized Signature))
Date: 02/06/2026	Date: 2/27/26	Date:

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

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: ___ Federal Funding ___ State Aid Funding ___ Local Funds

District State Aid Engineer: _____ Date: _____

Land of Memories Trail (SP 137-090-006)

Change Order 3 - Cost Estimate

November 26, 2025

K:\PROJECTS\City of Mankato Projects\11001- LOM Trail\Administration\5 - Construction Administration\Change Orders\CO 3\[11001_CO 3 Cost Estimate.xlsx]OptionA

ITEM CODE	ITEM NUMBER	CONTRACT ITEM	UNIT	EST. QUANTITY	EST. UNIT PRICE	EST. COST
STREET	2545.503	2" NON-METALLIC CONDUIT	LF	670.0	$4.75	$3,182.50
STREET	2545.503	UNDERGROUND WIRE 1/C 6 AWG	LF	2010.0	$2.73	$5,487.30
STREET	2575.605	TURF RESTORATION	LS	1.0	~~$1.00~~	$1.00
STREET	2545.502	LIGHT FOUNDATION DESIGN E	LS	1.0	$1,265.00	$1,265.00
STREET	2545.502	INSTALL 35' TALL COBRA LIGHT POLE (FURNISHED BY CITY)	EA	1.0	~~$1.00~~	$1.00

Total Estimated Construction Cost: $9,936.80

Turf Restoration: $500 + unit prices paid per contract pricing.
Install 35' Tall Cobra Light Pole (Furnished by City):
$1,117.00 (Excludes luminaire)

Plus Prime Contractor Allowance.

ArcGIS Web Map

Date: September 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Change Order
No. 04

Date: January 26th, 2026

Project: Land of Memories Trail	City Project No.: 11001 State Project No.: SP 137-090-006 TA 0725(023)
Contractor: Nielsen Blacktopping, Inc.	Date of Contract: September 8, 2025

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

Description: The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. The Engineer has been coordinating construction with the adjacent property owner at 708 Olive Street. The property owner has concerns regarding privacy related to the proposed retaining wall and trail constructed along Amos Owen Lane. The Engineer recommends installation of a privacy fence screen to accommodate the property owner requests.

Attachments:

Funding Category*	ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
B	2557.603	Install Privacy Fence Screen	LS	1	$1,540.00	$1,540.00
					TOTAL CHANGE ORDER	**$1,540.00**

*A: SAP 137-090-006 Participating Cost
*B: Non-Participating Cost

Original Contract Amount $439,552.02
Total of previously approved Change Orders $8,847.71
Contract Price prior to this Change Order: $448,399.73
Net increase (decrease) of this Change Order: $1,540.00
New Contract Price: $449,939.73

CHANGE IN CONTRACT TIME: No change
Original date of final completion: June 1, 2026
Net change in contract duration from previously approved Change Orders: 0
New date of final completion: No change

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	REVIEWED	RECOMMENDED
By: Joe Smith *Print Name*	By: CLB *(Initials)*	By: Cory L Bienfang *City Engineer (Authorized Signature)*
Date: 1/26/2026	Date: 1/26/2026	Date: 1/26/2026
ACCEPTED	**APPROVED**	**APPROVED**
By: Trent Nielsen Digitally signed by Trent Nielsen Date: 2026.02.06 09:37:08 -06'00' *Contractor (Authorized Signature)*	By: Susan Arntz *City Manager (Authorized Signature)*	By: *Owner (Authorized Signature)*
Date: 02/06/2026	Date: 2/27/26	Date:

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

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: ___ Federal Funding ___ State Aid Funding ___ Local Funds

District State Aid Engineer: _____ Date: _____

Smith, Joe

From: Joe Franta <joe@nielsenblacktopping.com>
Sent: Thursday, October 23, 2025 3:24 PM
To: Smith, Joe
Cc: Bienfang, Cory
Subject: Re: Land of Memories Trail - Chain Link Fence
Attachments: 200-series-privacy-screen-plus.pdf; 4000-series-fence-slats.pdf

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

Joe,
Here's what I have.
$3,300 (Plus Prime Allowance) for the slats
$1400 (Plus Prime Allowance) for the privacy fence screen.
See attached for more info.

Joe Franta

Estimator/Project Manager

507-514-0134 (call or text)

joe@nielsenblacktopping.com

On Wed, 22 Oct 2025 at 10:51, Smith, Joe <jsmith@mankatomn.gov> wrote:

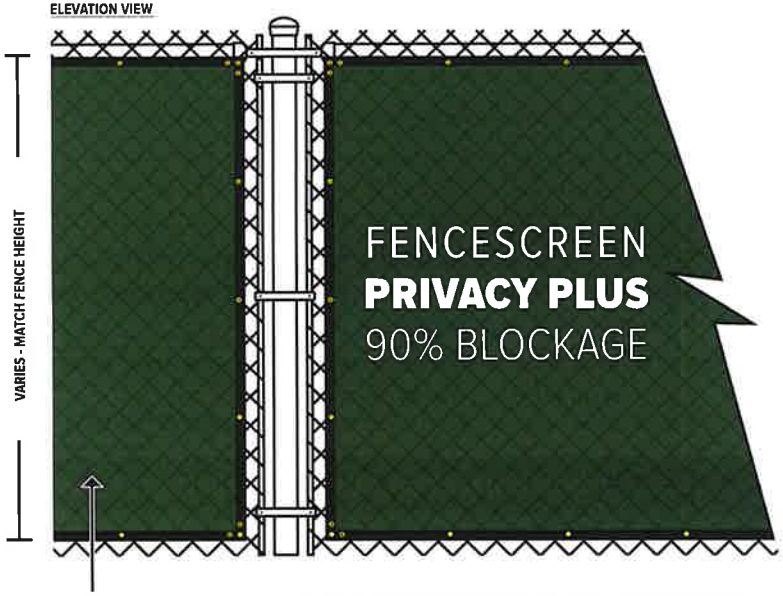
Hi Joe,

We are requesting pricing for two options of privacy screening along the chain link fence.

- Blade/Slat inserts
- Privacy fence screen

The City's preference is the blade/slat inserts, but we are open to ideas from your fence sub-contractor.

ELEVATION VIEW



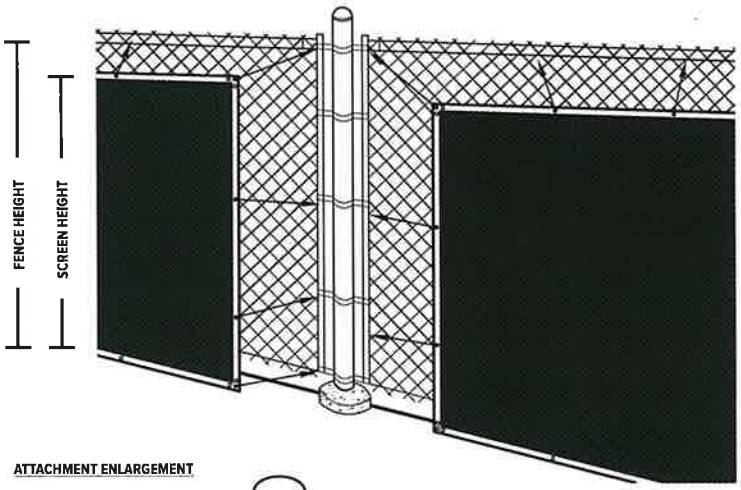
- FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT.
- 3/8" BRASS GROMMETS AT 24" ON CENTER ATTACH TO FENCE WITH FENCESCREEN FASTENERS OR GALVANIZED HOG RINGS.

FENCESCREEN MATERIAL SPECIFICATIONS

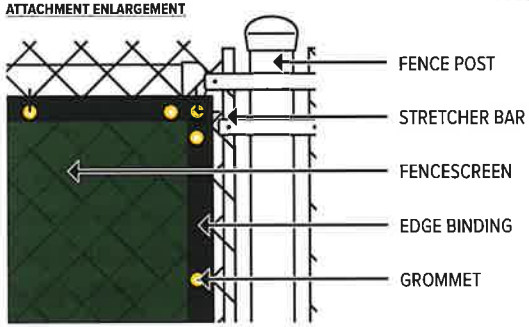
MATERIAL COMPOSITION: KNITTED HIGH DENSITY POLYETHYLENE (HDPE)

PROPERTIES	RESULTS
Filament Strength	50 lbs. per ft.
Material Break Strength	500 lbs. per ft.
Material Weight	160 g/m^2
Crystaline Melt Point	133° C
Composition of UV Inhibitor	1.5% Amplas CM111821 / 1.5% Equaster CM 106000
Flamability Point	364° C
Shade / Wind Blockage	90%

ATTACHMENT DETAIL 3D



ATTACHMENT ENLARGEMENT



NOTE:

- INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATION
- REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZE

AVAILABLE COLORS:

GREEN BLACK GRAY ORANGE RED TAN ROYAL WHITE NAVY BROWN

200 SERIES

PRIVACY PLUS SCREEN

fenceScreen

DRAWING # PS200 Privacy Plus

888-313-6313
WWW.FENCESCREEN.COM

AGENDA RECOMMENDATION

Consent Calendar **5. V.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Report on project and Change Order 2 for Capital Improvement Project 11114; Germania Park Phase 5.

Recommendation/Action(s):
No action, informational only.

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.

11114 – Germania Park Phase 5 – Change Order 2

- The Contractor has requested a time extension on the final completion date in order to complete roadway construction along 8th Avenue in the spring of 2026. Due to developer-driven delays on the 8th Avenue portion of the project, this section of roadway was unable to be completed in the fall of 2025. The original final completion date was December 19, 2025, and the extension date requested for final completion is June 30, 2026, to ensure adequate weather to complete the 8th Avenue portion of the project and remaining punch list items.

Attachments

Change Order #2

Change Order
No. 02

Date: January 28th, 2026

Project: Germania Park Phase 5	City Project No.: 11114 State Project No.: NA
Contractor: Holtmeier Construction Inc.	Date of Contract: 4-16-2025

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

Description: Holtmeier is requesting an extension on the final completion date in order to complete the 8th Avenue portion of the project and complete concrete punch list items in the spring of 2026. Due to developer driven delays on the 8th Ave portion of the project and inclement weather these portions of the project were unable to be completed in the fall of 2025. The original final completion date was December 19th, 2025 and the extension date requested for final completion is June 30th, 2026 to ensure adequate weather to complete the 8th Avenue portion of the project and concrete punch list items.

Attachments: Request for change in final completion date letter from Holtmeier

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	**Change in Final completion date**	LS	1	$0.00	$0.00

Original Contract Amount $1,594,320.97
Total of previously approved Change Orders $53,080.30
Contract Price prior to this Change Order: $1,647,401.27
Net increase (decrease) of this Change Order: $0.00
New Contract Price: $1,647,401.27

CHANGE IN CONTRACT TIME: 193 days
Original date of Final completion: 12-19-2025
Net change in contract duration from previously approved Change Orders: 0
New date of Final completion: 6-30-2026

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	REVIEWED	RECOMMENDED
By: Brent Vollbrecht *Print Name*	By: LJP *(Initials)*	By: Cory Brofamy *City Engineer (Authorized Signature)*
Date: 1/28/2026	Date: 2/11/26	Date: 2/23/26
ACCEPTED	**APPROVED**	**APPROVED**
By: Jim Vodde *Contractor (Authorized Signature)*	By: Susan Mahlberg *City Manager (Authorized Signature)*	By: *Owner (Authorized Signature)*
Date: 2/11/26	Date: 2/20/26	Date:

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

Site Development-Utilities-Excavating-Aggregates

January 20, 2026

Mr. Luke Pederson
Construction Manager
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001

Subject: Extension of Contract Time — Germania Park Phase 5 Reconstruction Project

Dear Mr. Pederson,

This letter is a follow up to a previous request for a contract time extension sent to Bolton & Menk staff on 10/24/25 for the subject project. Our request was based on developer driven delays on the 8th Ave segment of the project. We received verbal approval of our request from Mr. Joe Smith of Bolton & Menk. All other areas of the project have been completed with exception of a couple of concrete related punchlist items which will be completed in spring.

We agree to diligently pursue the remaining work as weather conditions allow and complete all work by June 30, 2025.

We look forward to working with you and your consultants to successfully complete the remaining work.

Thank you,

Jim Voda
COO/Project Manager
Holtmeier Construction Inc.
Direct 507-380-8605 or jvoda@holtmeierinc.com

AGENDA RECOMMENDATION

Consent Calendar **5. W.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Resolution authorizing the City Manager to enter into a Local Bridge Replacement Program (LBRP) Grant Agreement for MnDOT Project SP 5212-35 (169), Veteran's Memorial Bridge Rehabilitation project.

Recommendation/Action(s):
Adoption of the attached resolution.

Summary:
At the December 1, 2025, City Council meeting, the Council approved entering into a Cooperative Agreement with MnDOT for the proposed improvements to the Veteran's Bridge. The Cooperative Agreement summarizes how the project will be managed and the cost share for all three entities consisting of MnDOT, City of Mankato and City of North Mankato. The approved agreement estimated the total obligation for the City of Mankato at $8,782,087.45 but stated that the cost still needed to be updated based on the low bid amount awarded. MnDOT has since completed this update and the revised City of Mankato obligation based on the low bid amount from Ames Construction has been reduced to $6,368,032.59 as shown in the attached Revised Schedule I.

Furthermore, within the Revised Schedule it references a total Federal Aid commitment of $4,631,602.78, which leaves a remaining Non-Federal Aid (local match) of $1,736,429.81. It is important to note that in Section 6.2. E. of the Cooperative Agreement it states that a Local Bridge Replacement Program Grant has been awarded to the City to be applied to the City of Mankato's local share. Originally, the LBRP Grant was approved for an amount not to exceed $1,433,415.12, but it was noted that the final amount will be capped based on the low bid amount awarded for the eligible items. As part of the preparation of the Revised Schedule I MnDOT has confirmed that the final LBRP Grant to the City of Mankato will be in the amount of $1,039,124.90. Resultantly, the final estimated cost for the City of Mankato after taking into account the Federal Aid and Grant dollars is $697,304.91. This amount is reduced

from the amount estimated back in December of $960,571.09.

The proposed funding source for the local City share is the surface transportation debt service. Additionally, while not specifically defined in the MnDOT Cost Participation, the capacity of the debt service does allow for the budgeting of a 10% contingency consistent with other City of Mankato improvement projects.

In order for the City to formally receive the LBRP grant funding the City of Mankato is required to enter into the attached LBRP Grant Agreement No. 1061718. Construction Services Staff is recommending the Council consider the attached Resolution authorizing the City's acceptance of a LBRP Grant for purposes of the Veteran's Memorial Bridge Rehabilitation project.

Attachments

Resolution
Agreement
Revised Schedule I

CITY OF MANKATO, MINNESOTA

RESOLUTION LOCAL BRIDGE REPLACEMENT PROGRAM GRANT AGREEMENT
GRANT TERMS AND CONDITIONS
SP NO. 137-152-002

WHEREAS, the **City of Mankato** has applied to the Commissioner of Transportation for a grant from the Minnesota State Transportation Fund related to Bridge No. 07042; and

WHEREAS, the Commissioner of Transportation has given notice that funding for this project is available; and

WHEREAS, the amount of the grant has been determined to be **$1,039,124.90** by reason of the lowest responsible bid;

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

1. Hereby agree to the terms and conditions of the grant consistent with Minnesota Statutes, section 174.50, and will pay any additional amount by which the cost exceeds the estimate and will return to the Minnesota State Transportation Fund any amount appropriated for the project but not required. The proper City officers are authorized to execute a grant agreement and any amendments thereto with the Commissioner of Transportation concerning the above-referenced grant.

Adopted this _9th_day of ___March_____, 2026.

_____
Najwa Massad, Mayor

ATTEST:

_____
Renae Kopischke, City Clerk

(SEAL)

EXHIBIT A

Legal Description of the Property

Commencing at the Northeast corner of Government Lot Two (2); thence South 00 degrees, 2 minutes, 28 seconds East along the East line of Government Lot Two (2), a distance of 1,159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to the Northerly boundary of Butterworth Street; thence Easterly along the Northerly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly South of the above described point of beginning; thence Northerly approximately 8.2 feet more or less to the point of beginning.

Abstract Property
PID: R01.08.01.401.018

STATE OF MINNESOTA
LOCAL BRIDGE REPLACEMENT PROGRAM
GRANT AGREEMENT

This Grant Agreement (the "Agreement") is between the State of Minnesota, acting through its Commissioner of Transportation ("State"), and ("Grantee"):

Public Entity (Grantee) name, address and contact person:

City of Mankato
10 Civic Center Plaza
Mankato, MN 56001

Contact: Susan MH Arntz, City Manager

RECITALS

1. Minn. Stat. § 297A.815, subd. 3(d) and § 174.50, subd. 6-7 authorize State to enter into this Agreement.
2. Grantee has been awarded Local Bridge Replacement Program (LBRP) funds under Minn. Stat. § 174.50, subd. 6-7.
3. Grantee represents that it is duly qualified and agrees to perform all services described in this Agreement to the satisfaction of State. Pursuant to Minn. Stat. § 16B.98, Subd. 1, Grantee agrees that administrative costs must be necessary and reasonable as a condition of this Agreement.

AGREEMENT TERMS

1 **Term of Agreement, Survival of Terms, 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 this agreement is fully executed and Grantee has been notified by the State's Authorized Representative to begin the work.

1.2 **Expiration Date.** This agreement will expire on **December 31, 2030,** 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: 8. Liability; 9. State Audits; 10. Government Data Practices; 11. Workers Compensation; 12. Governing Law, Jurisdiction, and Venue; and 14. Data Disclosure.

1.4 **Exhibits.** Exhibit A: Sources and Uses of Funds Schedule; Exhibit B: Grant Application; and Exhibit C: Grantee Resolution Approving Grant Agreement are attached and incorporated into this agreement.

2 **Grantee's Duties**

2.1 Grantee will conduct one or more of the following activities in accordance with its grant application, or in the case of legislatively selected projects, in accordance with the enabling session law, which is attached to this Agreement as Exhibit B: (i) constructing or reconstructing a bridge, (ii) abandoning an existing bridge that is deficient and in need of replacement, but where no replacement will be made, or (iii) constructing a road to facilitate the abandonment or removal of an existing bridge determined to be deficient.

2.2 Grantee will comply with all required grants management policies and procedures set forth through Minn.Stat.§16B.97, Subd. 4 (a) (1).

2.3 **Asset Monitoring.** If Grantee uses funds obtained by this agreement to acquire a capital asset, the Grantee is required to use that asset for a public 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 the prior written consent of the State and an agreement executed and approved by the same parties who executed and approved this agreement, or their successors in office.

3 **Time**

3.1 Grantee must comply with all the time requirements described in this Agreement. In the performance of this grant Agreement, time is of the essence.

4 **Consideration and Payment**

4.1 **Consideration.** State will pay for all services performed by Grantee under this Agreement as follows:

4.1.1 **Compensation.** Grantee will be reimbursed for actual, incurred costs that are eligible under Minn. Stat. § 174.38. Grantee shall use this grant solely to reimburse itself for expenditures it has already made to pay for the costs of one or more of the activities listed under section 2.1.

4.1.2 **Sources and Uses of Funds.** Grantee represents to State that the Sources and Uses of Funds Schedule attached as Exhibit A accurately shows the total cost of the Project and all of the funds that are available for the completion of the Project. Grantee agrees that it will pay for any costs that are ineligible for reimbursement and for any amount by which the costs exceed State's total obligation in section 4.1.3. Grantee will return to State any amount appropriated but not required.

4.1.3 **Total Obligation.** The total obligation of State for all compensation and reimbursements to Grantee under this Agreement will not exceed $**1,039,124.90**.

4.2 **Payment**

4.2.1 **Invoices.** Grantee will submit state aid pay requests for reimbursements requested under this Agreement. State will promptly pay Grantee after Grantee presents an itemized invoice for the services actually performed and State's Authorized Representative accepts the invoiced services.

4.2.2 **All Invoices Subject to Audit.** All invoices are subject to audit, at State's discretion.

4.2.3 **State's Payment Requirements**. State will promptly pay all valid obligations under this Agreement as required by Minn. Stat. § 16A.124. State will make undisputed payments no later than thirty (30) days after receiving Grantee's invoices and progress reports for services performed. If an invoice is incorrect, defective or otherwise improper, State will notify Grantee within ten (10) days of discovering the error. After State receives the corrected invoice, State will pay Grantee within thirty (30) days of receipt of such invoice.

4.2.4 **Grant Monitoring Visit and Financial Reconciliation.** During the period of performance, State will make at least annual monitoring visits and conduct annual financial reconciliations of Grantee's expenditures.

4.2.4.1 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 with at least seven (7) calendar days of notice prior to any monitoring visit or financial reconciliation.

4.2.4.2 Following a monitoring visit or financial reconciliation, Grantee will take timely and appropriate action on all deficiencies identified by State.

4.2.4.3 At least one monitoring visit and one financial reconciliation must be completed prior to final payment being made to Grantee.

4.2.5 **Unexpended Funds.** Grantee must promptly return to State at grant closeout any unexpended funds that have not been accounted for in a financial report submitted to State.

4.2.6 **Closeout.** 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.

4.3 **Contracting and Bidding Requirements.** If Grantee is a municipality as defined by Minn. Stat. § 471.345, Subd. 1, then Grantee shall comply with the requirements of Minn. Stat. § 471.345 for all procurement under this Agreement.

5 **Conditions of Payment**

All services provided by Grantee under this Agreement must be performed to State's satisfaction, as determined at the sole discretion of 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 State to be unsatisfactory or performed in violation of federal, state, or local law.

6 **Authorized Representatives**

6.1 State's Authorized Representative is:

Marc Briese,
Programs Manager,
MnDOT State Aid Office
395 John Ireland Boulevard, MS 500
St. Paul, MN 55155
Office: 651-366-3802
marc.briese@state.mn.us

or his/her successor. State's Authorized Representative has the responsibility to monitor Grantee's performance and the authority to accept the services provided under this agreement. If the services are satisfactory, 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
10 Civic Center Plaza, Mankato, MN 56001
(507) 387-8695
sarntz@mankatomn.gov

If Grantee's Authorized Representative changes at any time during this Agreement, Grantee will immediately notify State.

7 **Assignment Amendments, Waiver, and Grant Agreement Complete**

7.1 **Assignment.** Grantee may neither assign nor transfer any rights or obligations under this Agreement without the prior written consent of 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 amendments 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.

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

7.4 **Grant Agreement Complete.** This Agreement contains all negotiations and agreements between 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**

Grantee and State agree that each will be responsible for its own acts and the results thereof to the extent authorized by law, and neither shall be responsible for the acts of the other party and the results thereof. The liability of State is governed by the provisions of Minn. Stat. § 3.736. If Grantee is a "municipality" as that term is used in Minn. Stat. Chapter 466, then the liability of Grantee is governed by the provisions of Chapter 466. Grantee's liability hereunder shall not be limited to the extent of insurance carried by or provided by Grantee, or subject to any exclusion from coverage in any insurance policy.

9 **State Audits**

Under Minn. Stat. § 16B.98, Subd.8, the Grantee's books, records, documents, and accounting procedures and practices of Grantee, or other party relevant to this Agreement or transaction, are subject to examination by State and/or the State Auditor or Legislative Auditor, the Attorney General, as appropriate, for a minimum of six (6) years from the end of this Agreement, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later. Grantee will take timely and appropriate action on all deficiencies identified by an audit.

10 **Government Date Practices**
Grantee and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by 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 State.

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 these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way State's obligation or responsibility.

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

13 **Termination; Suspension**
13.1 **Termination by the State.** State may terminate this Agreement with or without cause, upon thirty (30) days' written notice to Grantee. Upon termination, Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed. If funding is canceled, withdrawn, or terminated, State may suspend its performance until funding is restored. Suspension of performance does not release State from its obligations under the agreement.
13.2 **Termination for Cause.** State may immediately terminate this grant Agreement if 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. 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.
13.3 **Termination for Insufficient Funding.** State may immediately terminate this Agreement if:
13.3.1 It does not obtain funding from the Minnesota Legislature; or
13.3.2 If funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to Grantee. State is not obligated to pay for any services that are provided 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. 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. State will provide the Grantee notice of the lack of funding within a reasonable time of State's receiving that notice.
13.4 **Suspension.** State may immediately suspend this Agreement in the event of a total or partial government shutdown due to the failure to have an approved budget by the legal deadline. Work performed by Grantee during a period of suspension will be deemed unauthorized and undertaken at risk of non-payment.

14 **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.

15 **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's contract award on this Project.

16 **Discrimination Prohibited by Minnesota Statutes § 181.59.** Grantee will comply with the provisions of Minn. Stat. § 181.59 which requires that every contract for or on behalf of the State of Minnesota, 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 Contractor agrees: 1) That, in the hiring of common or skilled labor for the performance of any work under any contract, or any subcontract, no Contractor, 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; 2) That no Contractor, material supplier, or vendor, will, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in clause 1 of this section, 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; 3) That a violation of this section is a misdemeanor; and 4) That this contract may be canceled or terminated by the state of Minnesota, or any county, city, town, township, school, school district or any other person authorized to grant contracts for employment, and all money due, or to become due under the contract, may be forfeited for a second or any subsequent violation of the terms or conditions of this Agreement.

17 **Limitation.** Under this Agreement, State is only responsible for receiving and disbursing funds. Nothing in this Agreement will be construed to make State a principal, co-principal, partner, or joint venturer with respect to the Project(s) covered herein. 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.

18 **Additional Provisions**

18.1 **Prevailing Wages.** Grantee agrees to comply with all of the applicable provisions contained in Minn. Stat. Chapter 177, and specifically those provisions contained in Minn. Stat. § 177.41 through 177.435 as they may be amended or replaced from time to time with respect to the Project. By agreeing to this provision, Grantee is not acknowledging or agreeing that the cited provisions apply to the Project.

18.2 **E-Verification.** Grantee agrees and acknowledges that it is aware of Minn. Stat. § 16C.075 regarding e-verification of employment of all newly hired employees to confirm that such employees are legally entitled to work in the United States, and that it will, if and when applicable, fully comply with such order.

18.3 **Telecommunications Certification.** If federal funds are included in Exhibit A, 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), Grantee does not and will not use 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.

18.4 **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. If federal funds are included in Exhibit A, Grantee will ensure the appendices and solicitation language within the assurances are inserted into contracts as required. State may conduct a review of the Grantee's compliance with this provision. Grantee must cooperate with State throughout the review process by supplying all requested information and documentation to State, making Grantee staff and officials available for meetings as requested, and correcting any areas of non-compliance as determined by State.

18.5 **Use, Maintenance, Repair and Alterations**. The Grantee shall not, without the written consent of the State and the Commissioner, (i) permit or allow the use of any of the property improved with these grants funds (the "Real Property") for any purpose other than in conjunction with or for the operation of a county highway, county state-aid

highway, town road, or city street or for other uses customarily associated therewith, such as trails and utility corridors, (ii) substantially alter any of the Real Property except such alterations as may be required by laws, ordinances or regulations, or such other alterations as may improve the Real Property by increasing its value or which improve its ability to be used for the purposes set forth in section (i), (iii) take any action which would unduly impair or depreciate the value of the Real Property, (iv) abandon the Real Property, or (v) commit or permit any act to be done in or on the Real Property in violation of any law, ordinance or regulation.

If Grantee fails to maintain the Real Property in accordance with this Section, State may perform whatever acts and expend whatever funds necessary to so maintain the Real Property, and Grantee irrevocably authorizes State to enter upon the Real Property to perform such acts as may be necessary to so maintain the Real Property. Any actions taken or funds expended by State shall be at its sole discretion, and nothing contained herein shall require State to take any action or incur any expense and State shall not be responsible, or liable to Grantee or any other entity, for any such acts that are performed in good faith and not in a negligent manner. Any funds expended by State pursuant to this Section shall be due and payable on demand by State and will bear interest from the date of payment by State at a rate equal to the lesser of the maximum interest rate allowed by law or 18% per year based upon a 365-day year.

18.6 **Grant Administrator and Organizational Leadership Contact Information**. Pursuant to Minn. Stat. § 16B.98, Subd. 5(d), if grantee has a website, the names and contact information for the grant administrator(s) and organization's leadership must be clearly published.

[The remainder of this page has intentionally been left blank.]

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

By:_____

Title:_____

Date:_____

By:_____

Title:_____

Date:_____

By:_____

Title:_____

Date:_____

DEPARTMENT OF TRANSPORTATION
Approval and Certifying Encumbrance as required by Minnesota Statutes § 16A.15 and 16C.05

By:_____
State Aid Programs Manager
(with delegated authority)

Date: _____

DEPARTMENT OF TRANSPORTATION CONTRACT MANAGEMENT

By:_____

Date:_____

EXHIBIT A

SOURCES AND USES OF FUNDS SCHEDULE

SOURCES OF FUNDS			USES OF FUNDS	
Entity Supplying Funds	**Amount**		**Expenses**	**Amount**
State Funds:			**Items Paid for with LBRP**	
LBRP MVLST Grant SAAS Acct 431	$1,039,124.90		**MVLST Grant Funds:**	
Other:			Bridge Construction	$1,039,124.90
Subtotal	$1,039,124.90		Subtotal	$1,039,124.90
Public Entity Funds:			**Items paid for with Non-**	
Matching Funds			**LBRP General Fund**	
Local Match	$225,598.79		**Grant Funds:**	
			Bridge Construction	$4,857,201.57
Other:				
Federal Funds (NHFP)	$4,631,602.78			
Subtotal	$4,857,201.57		Subtotal	$4,857,201.57
TOTAL FUNDS	$5,896,326.47	=	**TOTAL PROJECT COSTS**	$5,896,326.47

EXHIBIT B

GRANT APPLICATION

Attach the grant application for the project

MnDOT 30809(6/2020)

DEPARTMENT OF TRANSPORTATION

APPLICATION FOR BRIDGE FUNDS

State of Minnesota - Department of Transportation
State Aid for Local Transportation

Identification

Project Number	SP NO. 5212-35	Old Bridge Number	07042
New Bridge No.	07042	Over	HWY 169
County of	Blue Earth	Road or Street No.	
Township of		Road or Street Name	East Mulberry Street
Municipality of	Mankato	Proposed Const Year	2025

Does the municipality have a population of 5,000 or less? ☐ Yes ■ No

Eligibility

Local Bridge Planning Index (LPI) 56

NBI Appraisal Ratings: Deck Geometry 4 Approach Roadway 8 Waterway Adequacy 9

Date of Council/Board action prioritizing this bridge January 10, 2022

Is this a road-in-lieu of bridge project? ☐ Yes ■ No

Prioritization

How many people are affected by this deficiency? 55871 What is the ADT on this bridge? 20700

Describe the economic importance of replacing this bridge.

This bridge has been categorized by MnDOT as structurally deficient and has been programmed by MnDOT to be rehabilitated in FY 2025 with a required city share of $7 million. This bridge serves as the primary connection between the City of Mankato and the City of North Mankato. It also serves as one connection from HWY 169 to both cities. This funding has high priority at the City of Mankato to retain the ability to provide adequate budget for necessary capital improvement projects and roadway reconstruction projects that maintain city infrastructure.

Is the road designated or planned to be designated as a Minimum Maintenance road? ☐ Yes ■ No

(Attach additional sheets for explanation if necessary)

Is the township net tax capacity less than $300,000? ☐ Yes ■ No

Is the bridge listed on the National Register of Historic Places or been determined to be eligible? ☐ Yes ■ No

National Register of Historic Places link here: http://www.nps.gov/history/nr/research/

Cost Estimate

	Eligible Amount	Ineligible Amount
Structure Costs	$ 13,123,991	$
Approach Costs	$ 150,420	$
Engineering Costs	$	$ 1,327,441
Total Costs	$ 13,274,411	$ 1,327,441
Total Project Cost	$ 14,601,852	

Jeff Johnson
County/City Engineer

3-14-22
Date

DSAE

DISTRICT STATE AID ENGINEER RECOMMENDATION

Replace X Defer _____

Lisa Bigham
District State Aid Engineer Signature

Digitally signed by Lisa Bigham
Date: 2022.04.04 11:27:50 -05'00'

Date

Approval

STATE AID USE ONLY

Federal-Aid	$
State-Aid	$
Local/Other	$
Town Bridge	$
Unallocated Town Bridge	$
State Bridge Funds	$
Total	$

EXHIBIT C

GRANTEE RESOLUTION APPROVING GRANT AGREEMENT

CITY OF MANKATO, MINNESOTA

RESOLUTION LOCAL BRIDGE REPLACEMENT PROGRAM GRANT AGREEMENT
GRANT TERMS AND CONDITIONS
SP NO. 137-152-002

WHEREAS, the **City of Mankato** has applied to the Commissioner of Transportation for a grant from the Minnesota State Transportation Fund related to Bridge No. 07042; and

WHEREAS, the Commissioner of Transportation has given notice that funding for this project is available; and

WHEREAS, the amount of the grant has been determined to be **$1,039,124.90** by reason of the lowest responsible bid;

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

1. Hereby agree to the terms and conditions of the grant consistent with Minnesota Statutes, section 174.50, and will pay any additional amount by which the cost exceeds the estimate and will return to the Minnesota State Transportation Fund any amount appropriated for the project but not required. The proper City officers are authorized to execute a grant agreement and any amendments thereto with the Commissioner of Transportation concerning the above-referenced grant.

Adopted this _3rd_ day of ___March_____, 2026.

_____
Najwa Massad, Mayor

ATTEST:

_____
Renae Kopischke, City Clerk

(SEAL)

EXHIBIT A

Legal Description of the Property

Commencing at the Northeast corner of Government Lot Two (2); thence South 00 degrees, 2 minutes, 28 seconds East along the East line of Government Lot Two (2), a distance of 1,159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to the Northerly boundary of Butterworth Street; thence Easterly along the Northerly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly South of the above described point of beginning; thence Northerly approximately 8.2 feet more or less to the point of beginning.

Abstract Property
PID: R01.08.01.401.018

REVISED SCHEDULE "I"
Agreement No. 1059862
City of Mankato and North Mankato

SP 5212-35 (TH 169=005) — Preliminary: November 12, 2025
SP 137-152-002, SAP 150-117-007 — Revised: February 11, 2026
Fed. Proj. NHPP-STBG-NHFP-TA 0169(364)

Grading, bituminous and concrete surfacing, moment slab, ADA improvements, TMS, signal, lighting, and Bridge Nos. 52009 and 07042 construction to start approximately February 2026 under State Contract No. 250119 with Ames Construction, Inc. located on TH 169 at Belgrade Avenue, on Belgrade Avenue from Wall Street to the Minnesota River, and on Mulberry Street from the Minnesota River to 190 feet west of North 2nd Street

MANKATO COST PARTICIPATION

		Mankato Funds	Mankato Match 20 Percent	Federal Aid 80 Percent	TOTALS
	SP 137-152-002 Roadway Work Items (From Sheet No. 4)	0.00	50,655.49	202,621.98	
	SP 137-152-002 SUP Work Items (From Sheet No. 5)		28,032.14	112,128.56	
	Vault and Conduit Work Items (From Sheet No. 9)	10,823.00			
	Mankato Cost for Bridge No. 07042 Aesthetic Items (From Sheet No. 11)	0.00			
	SP 137-152-002 Bridge No. 07042 Work Items (From Sheet No. 12)	0.00	882,406.90	3,529,627.60	
	SP 137-152-002 Bridge No. 07042 SUP Work Items (From Sheet No. 13)	(0.00)	40,088.16	160,352.64	
	Bridge No. 07042 Conduit and Access Work Items (From Sheet No. 13)	96,000.00			
	LBRP Eligible Work Items (From Sheet No. 14)		156,718.00	626,872.00	
	Construction Subtotals	$106,823.00	$1,157,900.69	$4,631,602.78	
	Anticipated Total Mankato Construction Costs				$5,896,326.47
	Construction Engineering (8%)	471,706.12			
	Construction + Construction Engineering Subtotals	$578,529.12	$1,157,900.69	$4,631,602.78	
(1)	Total Mankato Obligation				$6,368,032.59
	Total Anticipated Federal Aid				$4,631,602.78
(2)	**Total Mankato Obligation Minus Anticipated Federal Aid**				**$1,736,429.81**

(1) Amount of total Mankato obligation as described in Article 7.1 of the Agreement
(2) Amount of advance payment as described in Article 7 of the Agreement

NORTH MANKATO COST PARTICIPATION

			TOTALS
	Water Main and Sanitary Sewer Work Items (From Sheet No. 9)	28,650.00	
	Construction Engineering (3%)	859.50	
	Subtotal (Water Main and Sanitary Sewer Work Items + 3% Construction Engineering)		$29,509.50
	SAP 150-114-007 Work Items (From Sheet No. 8)	951,937.70	
	Pro Rata and Remove Flasher System Work Items (From Sheet No. 9)	15,082.00	
	State Furnished Materials (From Sheet No. 10)	23,003.09	
	Subtotal		$990,022.79
	Construction Engineering (8%)		$79,201.82
(3)	**Total North Mankato Obligation**		**$1,098,734.11**

(3) Amount of advance payment as described in Article 9 of the Agreement

(1) 80% FEDERAL STBG, 20% MANKATO (CAPPED); THEN 80% FEDERAL NHFP, 20% MANKATO (CAPPED); REMAINDER 100% MANKATO
(P) = PLAN QUANTITY

ITEM NUMBER	SP 137-152-002 ROADWAY WORK ITEM		UNIT	QUANTITY	UNIT PRICE	COST (1)
2021.501	MOBILIZATION		LUMP SUM	0.01	1,931,000.00	19,310.00
2102.503	PAVEMENT MARKING REMOVAL		LIN FT	200.00	0.80	160.00
2104.502	REMOVE DRAINAGE STRUCTURE		EACH	3.00	611.26	1,833.78
2104.502	REMOVE DELINEATOR / MARKER		EACH	1.00	25.23	25.23
2104.502	REMOVE SIGN		EACH	5.00	100.93	504.65
2104.502	REMOVE LIGHTING SYSTEM		EACH	1.00	5,816.00	5,816.00
2104.502	REMOVE SIGN PANEL		EACH	2.00	50.47	100.94
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		LIN FT	105.00	5.10	535.50
2104.503	REMOVE SEWER PIPE (STORM)		LIN FT	83.00	25.00	2,075.00
2104.503	REMOVE CURB & GUTTER		LIN FT	180.00	4.00	720.00
2104.504	REMOVE CONCRETE APPROACH PANEL		SQ YD	255.00	30.00	7,650.00
2104.504	REMOVE BITUMINOUS PAVEMENT		SQ YD	324.00	9.00	2,916.00
2104.518	REMOVE CONCRETE WALK		SQ FT	1,532.00	1.50	2,298.00
2106.507	EXCAVATION - COMMON	(P)	CU YD	565.00	27.00	15,255.00
2106.507	SELECT GRANULAR EMBANKMENT (CV)	(P)	CU YD	199.00	40.00	7,960.00
2106.507	COMMON EMBANKMENT (CV)	(P)	CU YD	5.00	30.00	150.00
2112.604	SUBGRADE PREPARATION 6"-12"	(P)	SQ YD	530.00	3.00	1,590.00
2211.507	AGGREGATE BASE (CV) CLASS 5	(P)	CU YD	177.00	50.00	8,850.00
2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,B)		TON	57.00	212.00	12,084.00
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)		TON	76.00	212.00	16,112.00
2502.503	4" TP PIPE DRAIN		LIN FT	3.00	85.00	255.00
2502.503	6" TP PIPE DRAIN		LIN FT	6.00	170.00	1,020.00
2502.503	4" PERF TP PIPE DRAIN		LIN FT	30.00	30.00	900.00
2502.503	6" PERF TP PIPE DRAIN		LIN FT	106.00	33.00	3,498.00
2503.503	12" RC PIPE SEWER DES 3006 CL V		LIN FT	82.00	80.00	6,560.00
2503.503	15" RC PIPE SEWER DES 3006 CL V		LIN FT	27.00	85.00	2,295.00
2506.502	CASTING ASSEMBLY		EACH	4.00	1,200.00	4,800.00
2506.503	CONST DRAINAGE STRUCTURE DESIGN H		LIN FT	8.00	445.00	3,560.00
2506.503	CONST DRAINAGE STRUCTURE DES 48-4020		LIN FT	10.00	595.00	5,950.00
2506.602	RECONSTRUCT DRAINAGE STRUCTURE SPECIAL		EACH	1.00	3,000.00	3,000.00
2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE		EACH	1.00	2,400.00	2,400.00
2531.503	CONCRETE CURB & GUTTER DESIGN B618		LIN FT	146.00	30.00	4,380.00
2531.503	CONCRETE CURB & GUTTER DESIGN B624		LIN FT	41.00	31.00	1,271.00
2531.603	CONCRETE SILL		LIN FT	26.00	5.00	130.00

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

(1) 80% FEDERAL STBG, 20% MANKATO (CAPPED); THEN 80% FEDERAL NHFP, 20% MANKATO (CAPPED); REMAINDER 100% MANKATO
(P) = PLAN QUANTITY

ITEM NUMBER	SP 137-152-002 ROADWAY WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (1)
2545.501	LIGHTING SYSTEM "C"	LUMP SUM	1.00	59,000.00	59,000.00
2545.501	LIGHTING SYSTEM "D"	LUMP SUM	1.00	5,000.00	5,000.00
2563.601	TRAFFIC CONTROL	LUMP SUM	0.01	98,000.00	980.00
2564.502	DELINEATOR / MARKER PANEL	EACH	1.00	177.00	177.00
2564.518	SIGN	SQ FT	105.00	183.00	19,215.00
2564.518	SIGN PANEL	SQ FT	25.00	90.00	2,250.00
2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	0.10	6,835.68	683.57
2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	0.10	5,000.00	500.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	5.00	135.00	675.00
2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	276.00	1.90	524.40
2573.503	SEDIMENT CONTROL LOG TYPE ROCK	LIN FT	8.00	8.00	64.00
2574.505	SUBSOILING	ACRE	0.10	400.00	40.00
2574.505	SOIL BED PREPARATION	ACRE	0.20	400.00	80.00
2574.508	FERTILIZER TYPE 3	POUND	9.00	1.05	9.45
2575.504	RAPID STABILIZATION METHOD 4	SQ YD	214.00	1.30	278.20
2575.504	ROLLED EROSION PREVENTION CATEGORY 30	SQ YD	215.00	2.15	462.25
2575.505	SEEDING	ACRE	0.10	500.00	50.00
2575.608	SEED SOUTHERN BOULEVARD	POUND	8.00	5.00	40.00
2582.503	6" SOLID LINE MULTI COMP GR IN (WR)	LIN FT	4,700.00	1.50	7,050.00
2582.503	10" SOLID LINE MULTI COMP GR IN (WR)	LIN FT	180.00	4.50	810.00
2582.503	6" BROKEN LINE MULTI COMP GR IN (WR)	LIN FT	99.00	1.50	148.50
2582.503	6" DOTTED LINE MULTI COMP GR IN (WR)	LIN FT	30.00	1.50	45.00
2582.503	6" DBLE SOLID LINE MULTI COMP GR IN (WR)	LIN FT	190.00	3.00	570.00
2582.503	6" SOLID LINE MULTI COMP GR IN (WR) CONT	LIN FT	90.00	6.00	540.00
2582.503	6" BROKEN LINE MULTI COMP GR IN (WR) CONT	LIN FT	210.00	6.00	1,260.00
2582.503	10" DOTTED LINE MULTI COMP GR IN (WR) CONT	LIN FT	180.00	15.00	2,700.00
2582.518	PAVT MSSG MULTI COMP	SQ FT	25.00	10.00	250.00
	Continued on Next Sheet				

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

(1) 80% FEDERAL STBG, 20% MANKATO (CAPPED); THEN 80% FEDERAL NHFP, 20% MANKATO (CAPPED); REMAINDER 100% MANKATO
(P) = PLAN QUANTITY

1059862

ITEM NUMBER	SP 137-152-002 ROADWAY WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (1)
2582.603	PAVEMENT MARKING SPECIAL	LIN FT	33.00	30.00	990.00
2582.618	PAVEMENT MARKING SPECIAL	SQ FT	73.00	40.00	2,920.00
				TOTAL	$253,277.47
	(1) **80% FEDERAL STBG**		**$202,621.98**	Capped	
	20% MANKATO		**$50,655.49**		
	THEN				
	80% FEDERAL NHFP		**$0.00**	Capped	
	20% MANKATO		**$0.00**		
	REMAINDER				
	100% MANKATO		**$0.00**		

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

(2) 80% FEDERAL TA, 20% MANKATO (CAPPED), REMAINDER 80% FEDERAL NHFP, 20% MANKATO

1059862

ITEM NUMBER	SP 137-152-002 SUP WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (2)
2021.501	MOBILIZATION	LUMP SUM	0.01	1,931,000.00	19,310.00
2401.503	TYPE MOD P-1 BARRIER CONC (3S52)	LIN FT	73.00	300.00	21,900.00
2401.518	SIDEWALK CONCRETE (3S52)	SQ FT	792.00	15.00	11,880.00
2411.507	STRUCTURAL CONCRETE (3B52)	CU YD	42.00	900.00	37,800.00
2411.508	REINFORCEMENT BARS (EPOXY COATED)	POUND	6,590.00	2.00	13,180.00
2411.618	ANTI-GRAFFITI COATING	SQ FT	121.00	1.80	217.80
2411.618	ARCH SURFACE FINISH (MULTI COLOR)	SQ FT	121.00	4.90	592.90
2411.618	ARCH CONC TEXTURE (ASHLAR STONE)	SQ FT	121.00	75.00	9,075.00
2475.503	ORNAMENTAL METAL RAILING TYPE SPECIAL PC	LIN FT	73.00	250.00	18,250.00
2521.518	6" CONCRETE WALK	SQ FT	590.00	9.30	5,487.00
2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	7.00	13.00	91.00
2521.618	CONCRETE CURB RAMP WALK	SQ FT	127.00	11.00	1,397.00
2563.601	TRAFFIC CONTROL	LUMP SUM	0.01	98,000.00	980.00
				TOTAL	$140,160.70
	(2) **80% FEDERAL TA**		**$112,128.56**	Capped	
	20% MANKATO		**$28,032.14**		
	THEN				
	80% FEDERAL NHFP		**($0.00)**		
	20% MANKATO		**($0.00)**		

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

(3) 100% NORTH MANKATO (STATE AID)
(P) = PLAN QUANTITY

1059862

ITEM NUMBER	SAP 150-114-007 WORK ITEM		UNIT	QUANTITY	UNIT PRICE	COST (3)
2021.501	MOBILIZATION		LUMP SUM	0.03	1,931,000.00	57,930.00
2104.502	REMOVE DRAINAGE STRUCTURE		EACH	5.00	611.26	3,056.30
2104.502	REMOVE DELINEATOR / MARKER		EACH	3.00	25.23	75.69
2104.502	REMOVE SIGN		EACH	6.00	100.93	605.58
2104.502	REMOVE SIGNAL SYSTEM A		EACH	0.25	7,558.00	1,889.50
2104.502	REMOVE LIGHTING SYSTEM		EACH	1.00	5,816.00	5,816.00
2104.502	REMOVE SIGN PANEL		EACH	6.00	50.47	302.82
2104.502	SALVAGE SIGN PANEL		EACH	1.00	50.47	50.47
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		LIN FT	89.00	9.50	845.50
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		LIN FT	53.00	5.10	270.30
2104.503	REMOVE SEWER PIPE (STORM)		LIN FT	170.00	25.00	4,250.00
2104.503	REMOVE CURB & GUTTER		LIN FT	991.00	4.00	3,964.00
2104.503	SALVAGE WOOD RAIL FENCE		LIN FT	28.00	15.00	420.00
2104.504	REMOVE CONCRETE PAVEMENT		SQ YD	1,697.00	9.00	15,273.00
2104.504	REMOVE BITUMINOUS PAVEMENT		SQ YD	128.00	9.00	1,152.00
2104.518	REMOVE CONCRETE WALK		SQ FT	7,274.00	1.50	10,911.00
2104.602	SALVAGE SIGN SPECIAL		EACH	1.00	50.00	50.00
2104.602	SALVAGE SIGN PANEL SPECIAL		EACH	2.00	51.00	102.00
2106.507	EXCAVATION - COMMON	(P)	CU YD	1,563.00	27.00	42,201.00
2106.507	SELECT GRANULAR EMBANKMENT (CV)	(P)	CU YD	1,005.00	40.00	40,200.00
2106.507	COMMON EMBANKMENT (CV)	(P)	CU YD	96.00	30.00	2,880.00
2106.607	EXCAVATION SPECIAL		CU YD	408.00	18.00	7,344.00
2106.607	HAUL & DISPOSE OF CONTAMINATED MATERIAL		CU YD	653.00	45.00	29,385.00
2108.504	GEOTEXTILE FABRIC TYPE 4		SQ YD	1,628.00	2.50	4,070.00
2108.504	GEOTEXTILE FABRIC TYPE 9		SQ YD	1,383.00	4.00	5,532.00
2112.604	SUBGRADE PREPARATION 6"-12"	(P)	SQ YD	1,628.00	3.00	4,884.00
2211.507	AGGREGATE BASE (CV) CLASS 5	(P)	CU YD	595.00	50.00	29,750.00
2301.502	DOWEL BAR		EACH	790.00	13.50	10,665.00
2301.504	CONCRETE PAVEMENT 8.0"		SQ YD	1,436.00	95.00	136,420.00
2301.508	SUPPLEMENTAL PAVEMENT REINFORCEMENT		POUND	1,047.00	4.00	4,188.00
2301.604	CONCRETE PAVEMENT (SPECIAL)		SQ YD	52.00	125.00	6,500.00
2301.604	CONCRETE PAVEMENT (SPECIAL) 1		SQ YD	21.00	334.00	7,014.00
2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,B)		TON	1.00	212.00	212.00
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)		TON	1.00	212.00	212.00

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

ITEM NUMBER	SAP 150-114-007 WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (3)
2502.503	4" TP PIPE DRAIN	LIN FT	18.00	85.00	1,530.00
2502.503	4" PERF TP PIPE DRAIN	LIN FT	426.00	30.00	12,780.00
2503.503	12" RC PIPE SEWER DES 3006 CL V	LIN FT	217.00	80.00	17,360.00
2503.503	18" RC PIPE SEWER DES 3006 CL V	LIN FT	59.00	90.00	5,310.00
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	1.00	1,400.00	1,400.00
2503.604	4" INSULATION	SQ YD	4.00	55.00	220.00
2506.502	CASTING ASSEMBLY	EACH	10.00	1,200.00	12,000.00
2506.503	CONST DRAINAGE STRUCTURE DESIGN H	LIN FT	16.00	445.00	7,120.00
2506.503	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	22.00	595.00	13,090.00
2506.503	CONST DRAINAGE STRUCTURE DES 66-4020	LIN FT	6.00	1,300.00	7,800.00
2521.518	6" CONCRETE WALK	SQ FT	4,874.00	9.30	45,328.20
2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	176.00	13.00	2,288.00
2521.618	4" CONCRETE WALK SPECIAL	SQ FT	2,103.00	16.00	33,648.00
2521.618	CONCRETE CURB RAMP WALK	SQ FT	2,326.00	11.00	25,586.00
2521.618	13.5" CONCRETE WALK SPECIAL	SQ FT	1,070.00	23.00	24,610.00
2531.503	CONCRETE CURB & GUTTER DESIGN B424	LIN FT	135.00	31.00	4,185.00
2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	689.00	31.00	21,359.00
2531.603	CONCRETE SILL	LIN FT	34.00	5.00	170.00
2531.603	CONCRETE CURB & GUTTER	LIN FT	265.00	30.00	7,950.00
2531.603	CONCRETE CURB DESIGN V	LIN FT	99.00	33.00	3,267.00
2531.618	TRUNCATED DOMES	SQ FT	302.00	80.00	24,160.00
2540.618	CONCRETE PAVERS	SQ FT	471.00	39.00	18,369.00
2540.618	CONCRETE PAVERS SPECIAL	SQ FT	2,103.00	25.00	52,575.00
2545.501	LIGHTING SYSTEM "A"	LUMP SUM	0.50	64,000.00	32,000.00
2557.603	INSTALL WOOD RAIL FENCE	LIN FT	28.00	25.00	700.00
2563.601	TRAFFIC CONTROL	LUMP SUM	0.03	98,000.00	2,940.00
2563.602	TUBULAR MARKER	EACH	2.00	581.00	1,162.00
2564.502	INSTALL SIGN PANEL	EACH	1.00	606.00	606.00
2564.502	DELINEATOR / MARKER PANEL	EACH	1.00	177.00	177.00
2564.518	SIGN	SQ FT	114.00	183.00	20,862.00
2564.518	SIGN PANEL	SQ FT	20.00	90.00	1,800.00
2564.602	INSTALL SIGN SPECIAL	EACH	1.00	581.00	581.00
2565.501	EMERGENCY VEHICLE PREEMPTION SYSTEM A	LUMP SUM	0.25	9,875.00	2,468.75
2565.516	TRAFFIC CONTROL SIGNAL SYSTEM A	SYSTEM	0.22	415,000.00	91,300.00

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

ITEM NUMBER	SAP 150-114-007 WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (3)
2572.503	TEMPORARY FENCE	LIN FT	32.00	3.00	96.00
2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	0.20	6,835.68	1,367.14
2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	0.20	5,000.00	1,000.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	10.00	135.00	1,350.00
2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	137.00	1.90	260.30
2574.505	SUBSOILING	ACRE	0.10	400.00	40.00
2574.505	SOIL BED PREPARATION	ACRE	0.20	400.00	80.00
2574.508	FERTILIZER TYPE 3	POUND	6.00	1.05	6.30
2575.504	RAPID STABILIZATION METHOD 4	SQ YD	130.00	1.30	169.00
2575.504	ROLLED EROSION PREVENTION CATEGORY 25	SQ YD	3.00	2.10	6.30
2575.504	ROLLED EROSION PREVENTION CATEGORY 30	SQ YD	127.00	2.15	273.05
2575.505	SEEDING	ACRE	0.10	500.00	50.00
2575.608	SEED SOUTHERN BOULEVARD	POUND	5.00	5.00	25.00
2582.503	6" SOLID LINE MULTI COMP GR IN (WR)	LIN FT	730.00	1.50	1,095.00
2582.503	10" SOLID LINE MULTI COMP GR IN (WR)	LIN FT	80.00	4.50	360.00
2582.503	6" BROKEN LINE MULTI COMP GR IN (WR)	LIN FT	51.00	1.50	76.50
2582.518	PAVT MSSG MULTI COMP	SQ FT	150.00	10.00	1,500.00
2582.603	PAVEMENT MARKING SPECIAL	LIN FT	22.00	30.00	660.00
2582.618	PAVEMENT MARKING SPECIAL	SQ FT	210.00	40.00	8,400.00
				TOTAL	$951,937.70
	(3) **100% NORTH MANKATO (STATE AID)**		**$951,937.70**		

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

(4) 100% NORTH MANKATO

1059862

ITEM NUMBER	SP 5212-35 CITY UTILITY AND REMOVE FLASHER SYSTEM WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (4)
2104.501	REMOVE FLASHER SYSTEM	LUMP SUM	1.00	1,082.00	1,082.00
2104.502	* SALVAGE GATE VALVE & BOX	EACH	1.00	950.00	950.00
2104.502	* SALVAGE HYDRANT	EACH	1.00	2,200.00	2,200.00
2106.602	DEWATERING	EACH	1.00	14,000.00	14,000.00
2504.602	* CONNECT TO EXISTING WATERMAIN (SPEC)	EACH	1.00	3,400.00	3,400.00
2504.602	* HYDRANT	EACH	1.00	10,000.00	10,000.00
2504.602	* 6" GATE VALVE & BOX	EACH	1.00	6,000.00	6,000.00
2504.603	* 6" PVC WATERMAIN	LIN FT	3.00	360.00	1,080.00
2506.502	* ADJUST FRAME & RING CASTING	EACH	4.00	555.00	2,220.00
2506.602	* MODIFY DRAINAGE STRUCTURE	EACH	1.00	2,800.00	2,800.00
				TOTAL	$43,732.00
	(4) **100% NORTH MANKATO***		**$28,650.00**		
	* 3% Construction Engineering Charge **100% NORTH MANKATO**		**$15,082.00**		

(5) 100% MANKATO

ITEM NUMBER	SP 5212-35 VAULT AND CONDUIT WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (5)
2550.503	2" NON-METALLIC CONDUIT	LIN FT	200.00	11.00	2,200.00
2550.602	PULL VAULT	EACH	1.00	3,123.00	3,123.00
2550.603	2" BORED CONDUIT	LIN FT	250.00	22.00	5,500.00
				TOTAL	$10,823.00
	(5) **100% MANKATO**		**$10,823.00**		

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

(6) 75% STATE, 25% NORTH MANKATO

1059862

ITEM NUMBER	SAP 150-114-007 STATE FURNISHED MATERIALS	UNIT	QUANTITY	UNIT PRICE	COST (6)
	ATC CABINET 350	EACH	1.00	58,841.46	58,841.46
	GRIDSMART SYSTEM INCL. 1 CAMERA	EACH	1.00	25,354.12	25,354.12
	ADDITIONAL GRIDSMART CAMERA	EACH	1.00	6,539.50	6,539.50
	FIBER	EACH	1.00	1,277.28	1,277.28
				TOTAL	$92,012.36
	(6) 75% STATE		$69,009.27		
	25% NORTH MANKATO		**$23,003.09**		

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

(7) 81.42% FEDERAL STBG, 18.58% STATE (CAPPED); REMAINDER 100% MANKATO

1059862

ITEM NUMBER	SP 5212-35 BRIDGE NO. 07042 AESTHETICS WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (7)
2411.602	PRECAST CONCRETE CAP	EACH	14.00	1,400.00	19,600.00
2411.618	ANTI-GRAFFITI COATING	SQ FT	3,902.00	1.80	7,023.60
2411.618	ARCHITECTURAL SURFACE FINISH (THREE COLOR)	SQ FT	686.00	0.50	343.00
2411.618	ARCHITECTURAL SURFACE FINISH (MULTI COLOR)	SQ FT	3,216.00	0.50	1,608.00
2411.618	ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)	SQ FT	3,216.00	20.00	64,320.00
2411.618	ARCHITECTURAL CONCRETE TEXTURE (CUT STONE)	SQ FT	686.00	30.00	20,580.00
2475.503	ORNAMENTAL METAL RAIL TYPE SPECIAL 1PC	LIN FT	1,672.00	70.00	117,040.00
2475.503	ORNAMENTAL METAL RAIL TYPE SPECIAL 2PC	LIN FT	258.00	328.00	84,624.00
				TOTAL	$315,138.60
	(7) 81.42% FEDERAL STBG		$256,585.85		
	18.58% STATE		$58,552.75		
	REMAINDER				
	100% MANKATO		**$0.00**		

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

ITEM NUMBER	SP 137-152-002 BRIDGE NO. 07042 WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (8)
2013.602	TCLP TEST	EACH	0.44	930.00	409.20
2104.502	SALVAGE HISTORIC PLAQUE	EACH	1.00	1,100.00	1,100.00
2104.601	REMOVE REGULATED WASTE MATERIAL (BRIDGE)	LUMP SUM	0.44	5,000.00	2,200.00
2401.503	TYPE MOD P-1 BARRIER CONC (3S52)	LIN FT	849.00	215.00	182,535.00
2401.508	REINFORCEMENT BARS (EPOXY COATED)	POUND	368,944.00	1.70	627,204.80
2401.518	RAISED MEDIAN CONCRETE (3S52)	SQ FT	2,670.00	13.00	34,710.00
2401.518	BRIDGE SLAB CONCRETE (3YHPC-M)	SQ FT	44,550.00	27.00	1,202,850.00
2401.618	SPECIAL SURFACE FINISH (INPLACE)	SQ FT	12,298.00	7.00	86,086.00
2402.602	SHEAR STUDS	EACH	2,672.00	8.00	21,376.00
2433.502	ANCH TYPE REINF BARS (TYPE L)	EACH	72.00	35.00	2,520.00
2433.503	REMOVE CONCRETE BARRIER AND WALL	LIN FT	69.00	125.00	8,625.00
2433.518	REMOVE CONCRETE SLAB; CURBS; OVERLAY; AND BARRIER	SQ FT	44,506.00	15.00	667,590.00
2433.602	RECONSTRUCT BEARING ASSEMBLY	EACH	19.00	8,000.00	152,000.00
2433.603	REPAIR STRUCTURAL CRACKS	LIN FT	88.00	45.00	3,960.00
2433.603	REPAIR PAVING BRACKET	LIN FT	24.00	188.00	4,512.00
2433.603	RECONSTRUCT PAVING BRACKET	LIN FT	24.00	530.00	12,720.00
2433.618	CONCRETE SURFACE REPAIR	SQ FT	110.00	300.00	33,000.00
2473.503	EXPANSION JOINT DEVICES TYPE 4	LIN FT	146.00	334.00	48,764.00
2476.601	WASTE COLLECTION AND DISPOSAL	LUMP SUM	0.44	465,000.00	204,600.00
2478.518	ORGANIC ZINC-RICH PAINT SYSTEM (FIELD)	SQ FT	49,685.00	19.50	968,857.50
2478.618	CLEAN AND PAINT STEEL	SQ FT	7,260.00	12.50	90,750.00
2540.602	INSTALL HISTORIC PLAQUE	EACH	1.00	1,105.00	1,105.00
2545.501	CONDUIT SYSTEM TYPE 1	LUMP SUM	0.44	124,000.00	54,560.00
				TOTAL	$4,412,034.50
	(8) **80% FEDERAL NHFP**		**$3,529,627.60**		
	20% MANKATO (LBRP)**		**$882,406.90**		
	THEN				
	80% FEDERAL STBG		**($0.00)**		
	20% MANKATO (LBRP)**		**($0.00)**		
	REMAINDER				
	100% MANKATO		**$0.00**		
	** LBRP amount will be capped upon contract award				

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

(9) 80% FEDERAL TA, 20% MANKATO (CAPPED); REMAINDER 80% FEDERAL NHFP, 20% MANKATO

1059862

ITEM NUMBER	SP 137-152-002 BRIDGE NO. 07042 SUP WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (9)
2104.601	REMOVE MISCELLANEOUS STRUCTURES	LUMP SUM	0.44	33,200.00	14,608.00
2401.507	STRUCTURAL CONCRETE (3S52)	CU YD	10.00	2,800.00	28,000.00
2401.508	REINFORCEMENT BARS (EPOXY COATED)	POUND	10,864.00	1.70	18,468.80
2401.518	SIDEWALK CONCRETE (3S52)	SQ FT	10,028.00	13.00	130,364.00
2475.503	PIPE RAILING	LIN FT	45.00	200.00	9,000.00
				TOTAL	$200,440.80
	(9) **80% FEDERAL TA**		**$160,352.64**		
	20% MANKATO		**$40,088.16**		
	REMAINDER				
	80% FEDERAL NHFP		**($0.00)**		
	20% MANKATO		**($0.00)**		

(10) 100% MANKATO

ITEM NUMBER	SP 5212-35 CONDUIT AND ACCESS WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (10)
2505.602	ACCESS MANHOLE	EACH	1.00	5,000.00	5,000.00
2545.501	CONDUIT SYSTEM TYPE 2	LUMP SUM	1.00	91,000.00	91,000.00
				TOTAL	$96,000.00
	(10) **100% MANKATO**		**$96,000.00**		

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

ITEM NUMBER	SP 137-152-002 LBRP ELIGIBLE WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (11)
2021.501	MOBILIZATION	LUMP SUM	0.31	1,931,000.00	598,610.00
2406.503	EXPANSION JOINTS, DESIGN E8	LIN FT	110.00	75.00	8,250.00
2406.504	BRIDGE APPROACH PANELS	SQ YD	241.00	350.00	84,350.00
2545.501	LIGHTING SYSTEM "B"	LUMP SUM	0.40	155,000.00	62,000.00
2563.601	TRAFFIC CONTROL	LUMP SUM	0.31	98,000.00	30,380.00
				TOTAL	$783,590.00
	(11) **80% FEDERAL NHFP**		**$626,872.00**		
	20% MANKATO (LBRP)		**$156,718.00**		
	THEN				
	80% FEDERAL STBG		**$0.00**		
	20% MANKATO (LBRP)**		**$0.00**		
	REMAINDER				
	100% MANKATO		**$0.00**		
	** LBRP amount will be capped upon contract award				

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

AGENDA RECOMMENDATION

Consent Calendar **5. X.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Resolution ordering preparation of feasibility report for Capital Improvement Project; 11189 Trunk Hwy 169 Utility Improvements.

Recommendation/Action(s):
Adoption of the attached resolution.

Summary:
The Minnesota Department of Transportation (MnDOT) is the lead agency executing the Trunk Highway (TH) 169 Revitalization Project from Belgrade Avenue (Veterans Bridge) to 0.6 miles north of TH 14. As part of the improvements, the City will be improving locally owned underground utilities and roadways beneath and adjacent to TH 169. The Construction Services department is in the planning stages for the improvements and is requesting authorization from the Council to prepare a feasibility report. Final plans for local City improvements are due to MnDOT in July 2026 and construction is expected to begin in spring 2027. Small utility relocations (gas, electric, cable, etc.) are expected to occur during the 2026 construction season to maximize the duration of the 2027 construction season.

The proposed improvements include:

- Reconstruction of TH 169 from Belgrade Avenue to W Lind Street.
- Mill and overlay of TH 169 from W Lind Street to 0.6 miles north of TH 14
- Construction of roundabouts at the following intersections:
    - TH 169 and River Lane
    - TH 169 and Webster Avenue
- Construction of two pedestrian underpasses beneath TH 169
- Reconstruction of River Lane from Hiniker Parkway to N River Drive
- Reconstruction of Range Street from Webster Avenue to Butterworth Street
- Reconstruction of N River Drive from Webster Avenue to Pauley Way

- The existing Range Street corridor will be removed from Butterworth Street to W Lind Street. Hiniker Parkway (constructed in 2026) will provide local access to businesses between W Lind St and Butterworth St.
- Access to TH 169 via W Lind Street will be deleted.

Staff recommends the Council adopt the resolution authorizing the preparation of the feasibility report for the listed project.

The feasibility report provides the background of the project, the proposed improvements, the cost of the improvements and the method and amount of proposed special assessments. Approximate schedules of the projects will be provided in the feasibility report. Construction is planned for 2027.

After the feasibility report is complete, a Call for Hearing will be requested for Council review and decision on the project. The preliminary special assessments will be discussed at the improvement hearing and the report will be received by the Council during the hearing. This is the basis of information to provide the Council with information to consider the project. The hearing allows all interested people to provide testimony to the council on the project for council deliberations prior to ordering the project.

Attachments

Resolution

MnDOT TH169 Revitalization

Roll Plot Reduced

RESOLUTION ORDERING PREPARATION OF REPORT
IMPROVEMENT NUMBER 11189 WITHOUT PETITION

WHEREAS, it is proposed to improve:

- Trunk Highway 169 from Belgrade Avenue to 0.6 miles north of Trunk Highway 14
- River Lane from Hiniker Parkway to N River Drive
- N River Drive from Webster Avenue to Pauley Way
- Range Street from Webster Avenue to Butterworth Street

by installing sanitary sewer, domestic water, sewer and water services, storm sewer, curb & gutter, aggregate base, bituminous surfacing, concrete pavement, trails, sidewalks, signage, lighting, and striping, and to assess the benefitted property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429.

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

1. That the proposed improvement, called Improvement Number 11189, be referred to the City Engineer for study and that person is instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best 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 individual assessments for the affected parcels.

This resolution shall become effective upon its adoption.

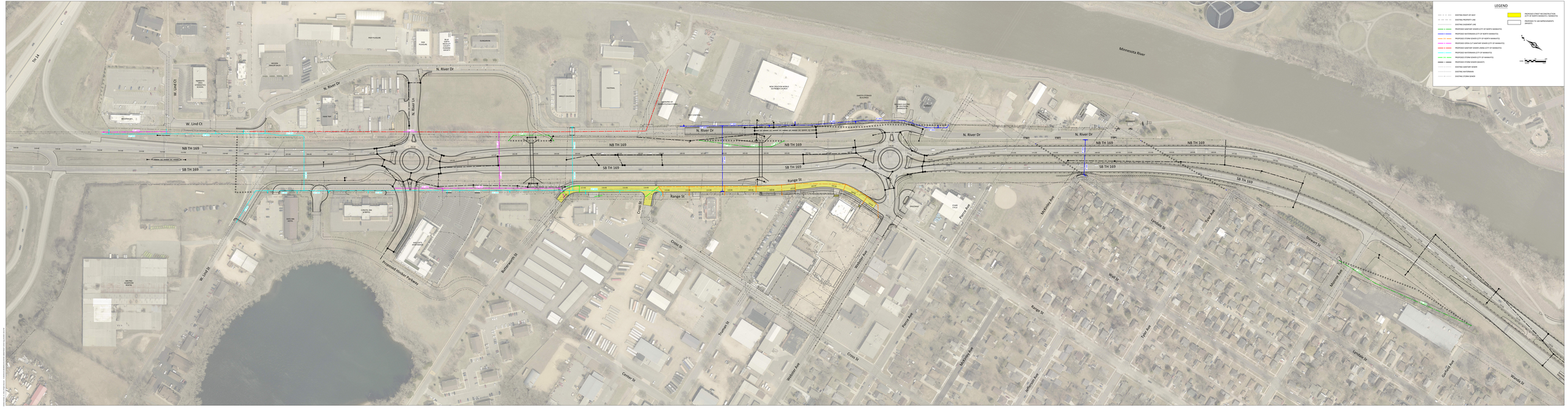
Passed this 9th day of March 2026,

_____
Najwa Massad
Mayor

ATTEST:_____
Renae Kopischke
City Clerk

2027 Construction
169
Mill and overlay
Remove signals (2) and close access
14
Construct roundabouts
Local road to be constructed by City outside of the Hwy 169 project
Bridge preservation work
Pavement reconstruction
Belgrade Ave
Lookout Dr
E Main St
Pavement reconstruction
2028 Construction
169
Mill and overlay

BOLTON & MENK


LEGEND
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT LINE
PROPOSED SANITARY SEWER (CITY OF NORTH MANKATO)
PROPOSED WATERMAIN (CITY OF NORTH MANKATO)
PROPOSED STORM SEWER (CITY OF NORTH MANKATO)
PROPOSED OPEN CUT SANITARY SEWER (CITY OF MANKATO)
PROPOSED SANITARY SEWER LINER (CITY OF MANKATO)
PROPOSED WATERMAIN (CITY OF MANKATO)
PROPOSED STORM SEWER (CITY OF MANKATO)
PROPOSED STORM SEWER (MNDOT)
EXISTING SANITARY SEWER
EXISTING WATERMAIN
EXISTING STORM SEWER
PROPOSED STREET RECONSTRUCTION (CITY OF NORTH MANKATO / MANKATO)
PROPOSED TH 169 IMPROVEMENTS (MNDOT)
GRAPHIC SCALE
0
20
40
1 INCH = 20 FEET
Minnesota River
N. River Dr
NB TH 169
SB TH 169
Range St
Cross St
Walnut St
Pierce Ave
Mckinley Ave
Lyndale St
Tyler Ave
Stevens St
Monroe Ave
Garfield Ave
Winch St
Jefferson Ave
Center St
Thomas St
Proposed Hoover Parkway
W. Lind Ct
W. Lind St
TH 14
NEW CREATION WORLD TOTAL CHURCH
DAKOTA STORAGE BUILDINGS
MANKATO CITY HOUSING AUTHORITY
CENTRAL INN & SUITES
EAST INN MOTEL
MANKATO LIBRARY
MANKATO CITY HALL
WALGREENS
FAST FUNDING
FOX PLUGGING
ELITE RAPID MEDICAL CLINIC & SURGERY CENTER
DUNGARDEN
RIVER VIEW DRIVE
FASTENAL
WALLY'S DIVISION
CONCRETE CONSTRUCTION
CITY OF NORTH MANKATO
CITY OF MANKATO
CITY OF MANKATO
CITY OF NORTH MANKATO
CITY OF NORTH MANKATO
CITY OF MANKATO
CITY OF MANKATO
CITY OF

AGENDA RECOMMENDATION

City Council Regular Meeting **5. Y.**

Meeting Date: 03/09/2026

Agenda Item:

Resolution indicating the City of Mankato's support for the Highway 169 Revitalization Project Visual Quality Management Plan and Intent to Cost Participate for certain improvements on Trunk Highway 169.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The Minnesota Department of Transportation (MnDOT) proposes to make improvements on a portion of T.H. 169 in Mankato and North Mankato as part of State Project 5212-42 and State Project 0713-81 in 2027 and 2028. As part of this work, a community committee participated in creating a Hwy 169 Revitalization Project Visual Quality Management Plan in cooperation with both cities. MnDOT is now requesting the city to formally indicate its support for the Hwy 169 Revitalization Project Visual Quality Management Plan and that the city will participate by sharing in construction costs. The costs are estimated at $300,000 for the landscaping and visual enhancement in the project. Both North Mankato and Mankato will have the same local share toward this part of the project. MnDOT, in accordance with their policies, also has a share of the costs.

Attachments

Resolution

CITY OF MANKATO
RESOLUTION #_____

A RESOLUTION INDICATING THE CITY OF MANKATO SUPPORT FOR THE HWY 169 REVITALIZATION PROJECT VISUAL QUALITY MANAGEMENT PLAN AND INTENT TO PARTICIPATE IN COSTS FOR CERTAIN IMPROVEMENTS ON TRUNK HIGHWAY (T.H.) 169 IN CONJUNCTION WITH STATE PROJECTS (S.P.) 5212-42 AND S.P. 0713-81

WHEREAS, the Minnesota Department of Transportation (MnDOT) proposes to make improvements on a portion of T.H. 169 in Mankato (City) under S.P. 5212-42 and S.P. 0713-81; and

WHEREAS, MnDOT has prepared the Hwy 169 Revitalization Project Visual Quality Management Plan in cooperation with City and other local partners and stakeholders; and

WHEREAS, MnDOT has requested the City formally indicate its support for the Hwy 169 Revitalization Project Visual Quality Management Plan; and

WHEREAS, under MnDOT's Policy and Procedures for Cooperative Construction Projects with Local Units of Government, the City will participate by sharing in construction costs; and

WHEREAS, MnDOT has requested the City formally indicate its intent to participate in costs associated with landscaping and visual enhancement in the project, which the local share is currently estimated at $300,000 in accordance with the MnDOT's "Cost Participation and Maintenance Responsibilities with Local Units of Government" policy, dated February 24, 2016; and

BE IT FURTHER RESOLVED that, following approval by MnDOT of plans and specifications for the improvement of said trunk highway and before a contract is awarded for the construction of said improvements, the City shall enter into an agreement with the State which shall provide that the City shall pay its share of the cost of the requested improvements as determined by the State in accordance with the latest "Cost Participation and Maintenance Responsibilities with Local Units of Government" policy.

Signed: _____
Najwa Massad, Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and correct copy of the Resolution #_____ presented to and adopted by the City of Mankato Council at a duly authorized meeting thereof held on this ____ day of _____ 2026, as shown by the minutes of said meeting in my possession.

Attest: _____

AGENDA RECOMMENDATION

Consent Calendar **5. Z.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Set March 23, 2026, as the date of the public hearing to review a vacation of a portion of Lind Street. The property is located between Blocks 8 & 9, Columbia Park Addition (adjacent to 8th Avenue); by request of Brett Skilbred.

Recommendation/Action(s):
At the February 25, 2026, meeting, the Planning Commission recommended the City Council set March 23, 2026, as the date of hearing to adopt a resolution vacating the portion of Lind Street.

Summary:
Brett Skilbred is requesting to set March 23, 2026, as the date of hearing to review the vacation the portion of Lind Street described as: All that part of Lind Street located west of Eighth Avenue and between Block 8 & 9, Columbia Park Addition. Bolton & Menk, on behalf of the applicant, prepared an exhibit and legal description of the proposed right-of-way vacation area.

The request proposes to vacate a portion of the Lind Street right-of-way (ROW) for the purpose of constructing twin-homes within the eastern portion of the vacation area. Without vacation of the subject portion of Lind Street, the applicant would not be able to develop the property as intended. The vacation area is the westernmost extent of Lind Street that was never improved as a public roadway nor ever utilized for public utilities or any other typical use of public right-of-way.

Attachments

Resolution
General Location Map
Aerial
Vacation Exhibit

RESOLUTION VACATING ALL THAT PART OF LIND STREET LOCATED WEST OF 8TH AVE & BETWEEN BLOCK 8 & 9, COLUMBIA PARK ADDITION

WHEREAS, the applicant has petitioned that the following described portion of Lind Street be vacated:

All that part of Lind Street located west of 8th Avenue and between Block 8 & 9, Columbia Park Addition. **(Shown on Attached Exhibit A)**.

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY 09-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission on the 25th day of February, 2026 adopted a recommendation that the vacation request of the roadway be granted with conditions; and

WHEREAS, the City Council finds the subject portion of Lind Street is no longer needed for the public:

1. The applicant has petitioned to vacate the subject portion of the Lind St right-of-way.
2. The subject portion of Lind Street proposed to be vacated was never improved as a Public Street following its dedication as such.
3. The proposed vacation area is no longer needed for public street or roadway purposes, as it was originally intended.
4. The proposed vacation is necessary for the intended development of the subject parcel.
5. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. No utility company respondents identified a need for dedication of an easement.
6. The applicant is responsible for coordination of utility relocation and is responsible for all costs associated with any said relocations. The applicant is responsible for coordination and granting of any new easements, if deemed necessary, for preservation or relocation of the subject infrastructure.
7. At the time of platting, standard drainage and utility easements will be dedicated along a portion of the right-of-way.

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

1. The applicant shall coordinate with City Staff to address all pre-submittal comments provided to the applicant. The applicant shall address these comments prior to, or in tandem with, submission of future zoning request applications.

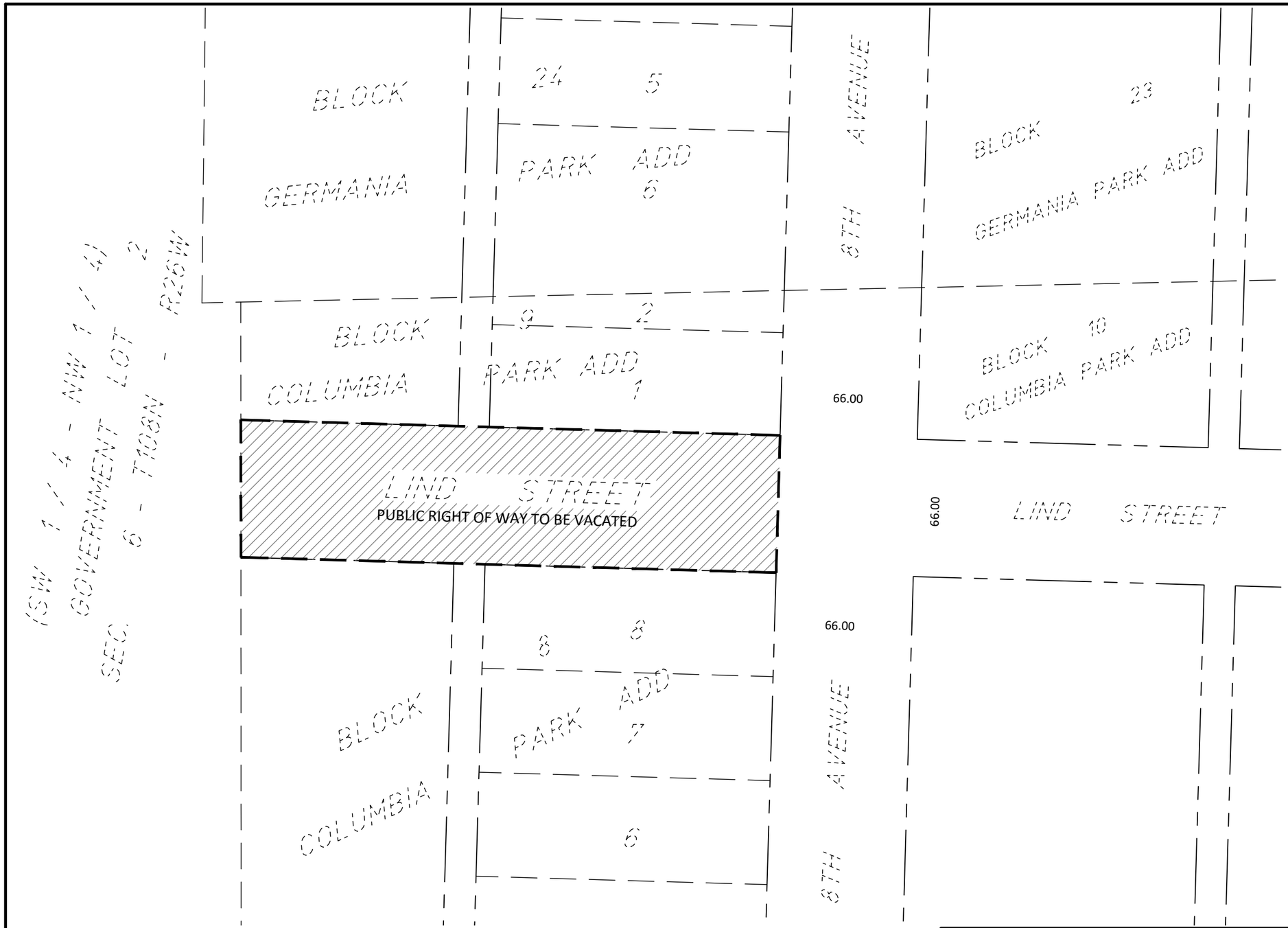
2. The requested ROW Vacation shall not be recorded until such time as there is an agreement between any utility provider and the applicant regarding dedication of a utility easement, or until a documented, definitive pathway to relocation of the utilities has been provided to City Staff.
3. The applicant shall be a willing grantor of any necessary easement in order to maintain or relocate the existing utility infrastructure located within the right-of-way area. The location and size of the easement shall be at the discretion of the applicable utility.
4. The applicant/property owner shall be responsible for any and all costs associated with re-routing the existing infrastructure to a location that is acceptable to the utility company.
5. The applicant shall receive sign-off from all relevant utilities companies and provide proof of signature to City Staff prior to recording the vacation with Blue Earth County.

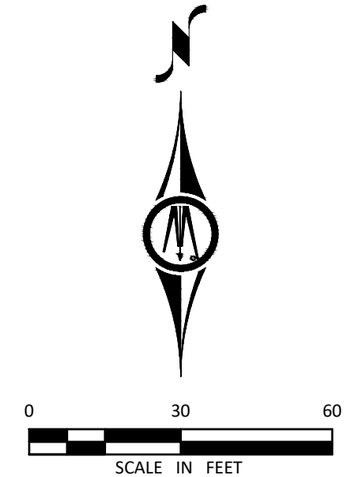
This resolution shall become effective immediately upon its passage and publication per Section 10.04 of the Mankato City Charter.

Dated this _____ day of _____, 2026.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk





PUBLIC RIGHT OF WAY VACATION

All that part of Lind Street located west of Eighth Avenue and between Block 8 & 9, Columbia Park Park Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

Exhibit A

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

01/27/2026
Date

VACATION OF PUBLIC RIGHT OF WAY DRAWING
MANKATO, MINNESOTA

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

LIND STREET LOCATED BETWEEN BLOCK 8 & 9, COLUMBIA PARK ADDITION

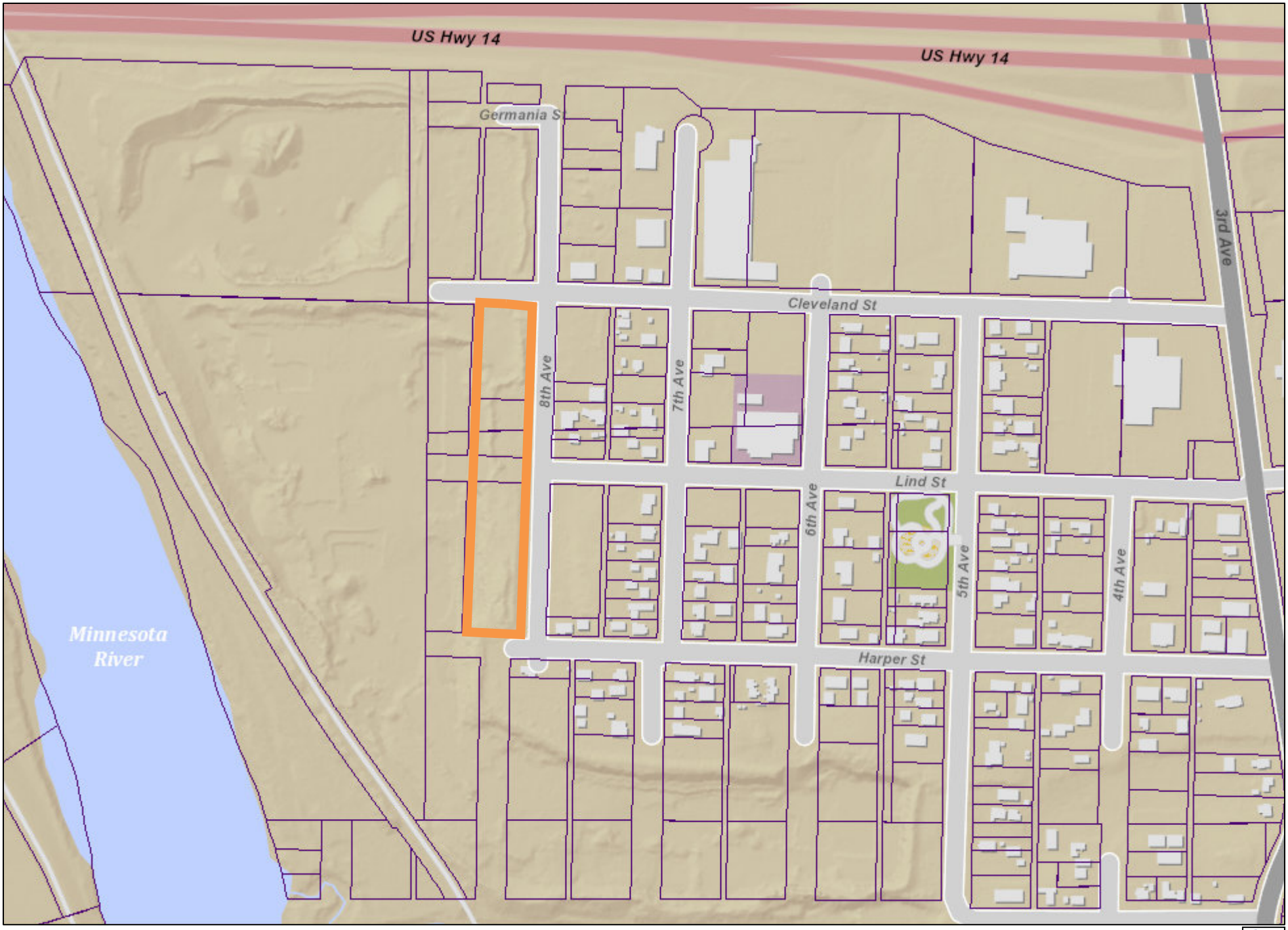
FOR: PENTAGON ACQUISITIONS, LLC
QUARRY VIEW I, LLC

©Bolton & Menk, Inc. 2026, All Rights Reserved

H:\FISHER_PR\25X141674000\CAD\C3D\141674_V_VACATION.dwg 1/27/2026 12:04 PM

JOB NUMBER: 25X.141674.000 FIELD BOOK: DRAWN BY: NPM

General Location Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

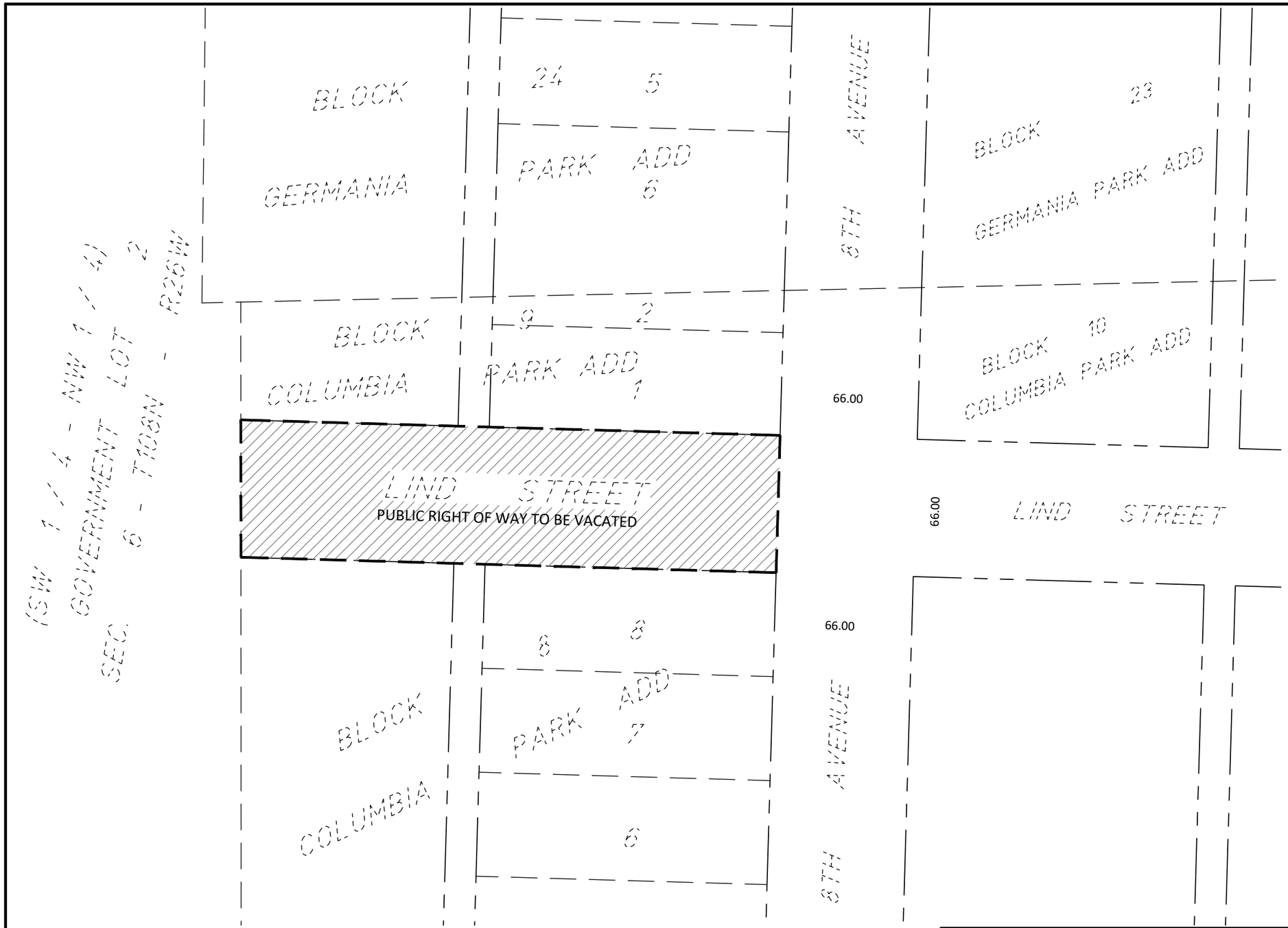
Aerial Location Map

Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N



0 30 60

SCALE IN FEET

PUBLIC RIGHT OF WAY VACATION

All that part of Lind Street located west of Eighth Avenue and between Block 8 & 9, Columbia Park Park Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

01/27/2026
Date

VACATION OF PUBLIC RIGHT OF WAY DRAWING
MANKATO, MINNESOTA

BOLTON & MENK

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

LIND STREET LOCATED BETWEEN BLOCK 8 & 9, COLUMBIA PARK ADDITION

FOR: PENTAGON ACQUISITIONS, LLC
QUARRY VIEW I, LLC

©Bolton & Menk, Inc. 2026, All Rights Reserved

H:\FISHER_PR\25X141674000\CAD\C3D\141674_V_VACATION.dwg 1/27/2026 12:04 PM

JOB NUMBER: 25X.141674.000 FIELD BOOK: DRAWN BY: NPM

AGENDA RECOMMENDATION

Planning Commission **6. A.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Resolution approving a Conditional Use Permit to allow for residential apartment units in the B-3, Highway Commercial, zoning district (1247 Range Street); by request of Web Construction.

Recommendation/Action(s):
At the February 25, 2026, meeting, the Planning Commission recommended approval of the conditional use permit.

Summary:
WEB Construction requests an amendment to the previously approved conditional use permit to convert the planned commercial spaces on the main floor into thirteen residential apartment units. This amendment is intended to align the property more closely with its established residential character and with the recently adopted amendment to the Mankato City Code permitting apartments within the B-3, Highway Business District.

The existing storefronts on the south and east elevations will be modified to provide access to the additional units. Proposed floor plans indicate the creation of thirteen studio apartments on the first floor. The second through fourth floors currently contain seventy-two units, consisting of fifteen one-bedroom units and five two-bedroom units per floor. Upon completion, the building will include thirteen studio units, fifty-three one-bedroom units, and nineteen two-bedroom units. The fifth floor will remain dedicated to amenity space, featuring a lounge and deck area accessible via elevator and stairway.

The proposal includes 168 parking stalls. The applicant has also provided nine bicycle parking spaces, comprising two exterior stalls and seven interior stalls. Existing landscaping will remain and continues to provide screening for the parking areas. Trash facilities are located within the building, and existing exterior lighting will be retained.

Additional amenity spaces will be incorporated on the main level, including a patio and grilling areas. A rooftop deck will offer outdoor living space with grills, recreational games, and green space.

Vehicular access will transition from its current location on Range Street to Hiniker Parkway upon completion of the associated roadway project.

Attachments

Resolution
General Location Map
Aerial
Site Plan
Floor Plans
Exterior Elevations
Narrative

RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A CONDITIONAL USE PERMIT UNDER
THE MANKATO ZONING ORDINANCE

WHEREAS, the applicant of the following property located in the City of Mankato, to wit:

Lots 1A and 1B, Block 2, Axis (1247 Range Street, PID R010801426012)
Abstract & Torrens

Has applied for a conditional use permit to allow for the conversion of ground floor commercial space to residential apartment units in the B-3, Highway Commercial, Zoning District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY 03-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 25th day of February, 2026, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a conditional use permit be approved; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. The use as a mixed-use building is considered a conditional use permit in the B-3, General Business District.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Commercial", and in that district this proposed use is identified in Code as a conditional use.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposed development is served by public utilities.
5. There are no known historical or architectural resources on the site.
6. The site falls within FEMA's "Catastrophic Levee Failure" ESA Zone.
7. It will not cause a negative cumulative effect or effect on the City as a whole.
8. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow for the conversion of ground floor commercial space to residential apartment units in the B-3, Highway Commercial, Zoning District be approved subject to the following conditions:

1. If traffic issues arise associated with the development, at the discretion and request of the City of Mankato Engineering Department, the applicant / property owner will be responsible for having a more in-depth traffic study prepared, and will be a willing petitioner for the costs associated with any recommended geometry or traffic control improvements.
2. Exterior lighting shall conform to Mankato City Code standards. All exterior light fixtures shall achieve Mankato City Code standards and a photometric plan shall be provided that demonstrates conformance with the Mankato City Code.
3. Any refuse and recyclable material containers shall continue to be stored entirely inside the building.
4. All amenities shall be installed prior to the issuance of a rental license.
5. The applicant shall be responsible for noise complaints associated with the proximity to U.S. Highway 169.
6. The proposed development shall conform to the residential requirements in B-3, Highway Business District.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2026.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

General Location Map

Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

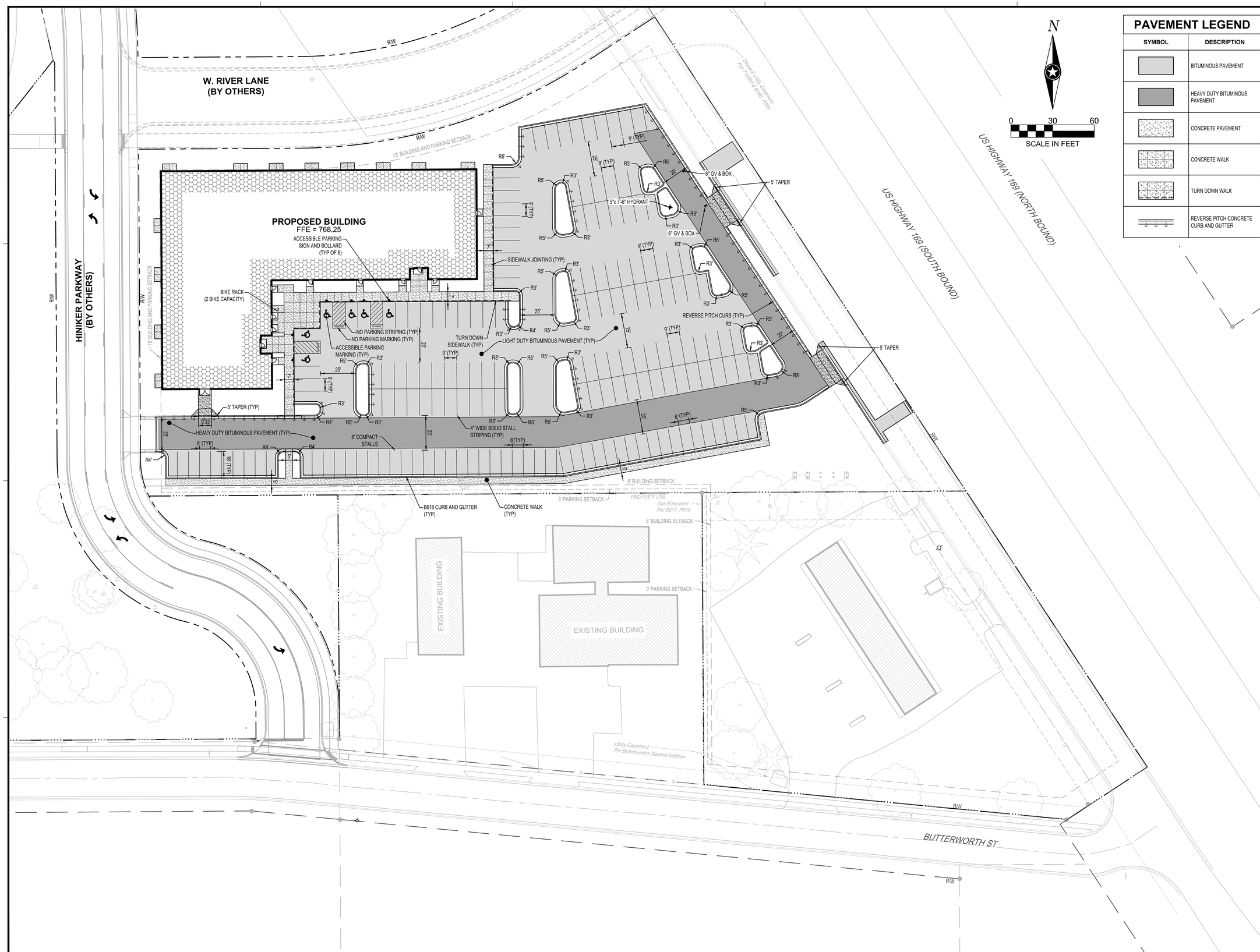
Aerial Map

Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

ISG

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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

NATHAN J. HERMER

Nathan J. Hermer

DATE 12/29/2022 LIC. NO. 54848

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

AXIS APARTMENTS

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

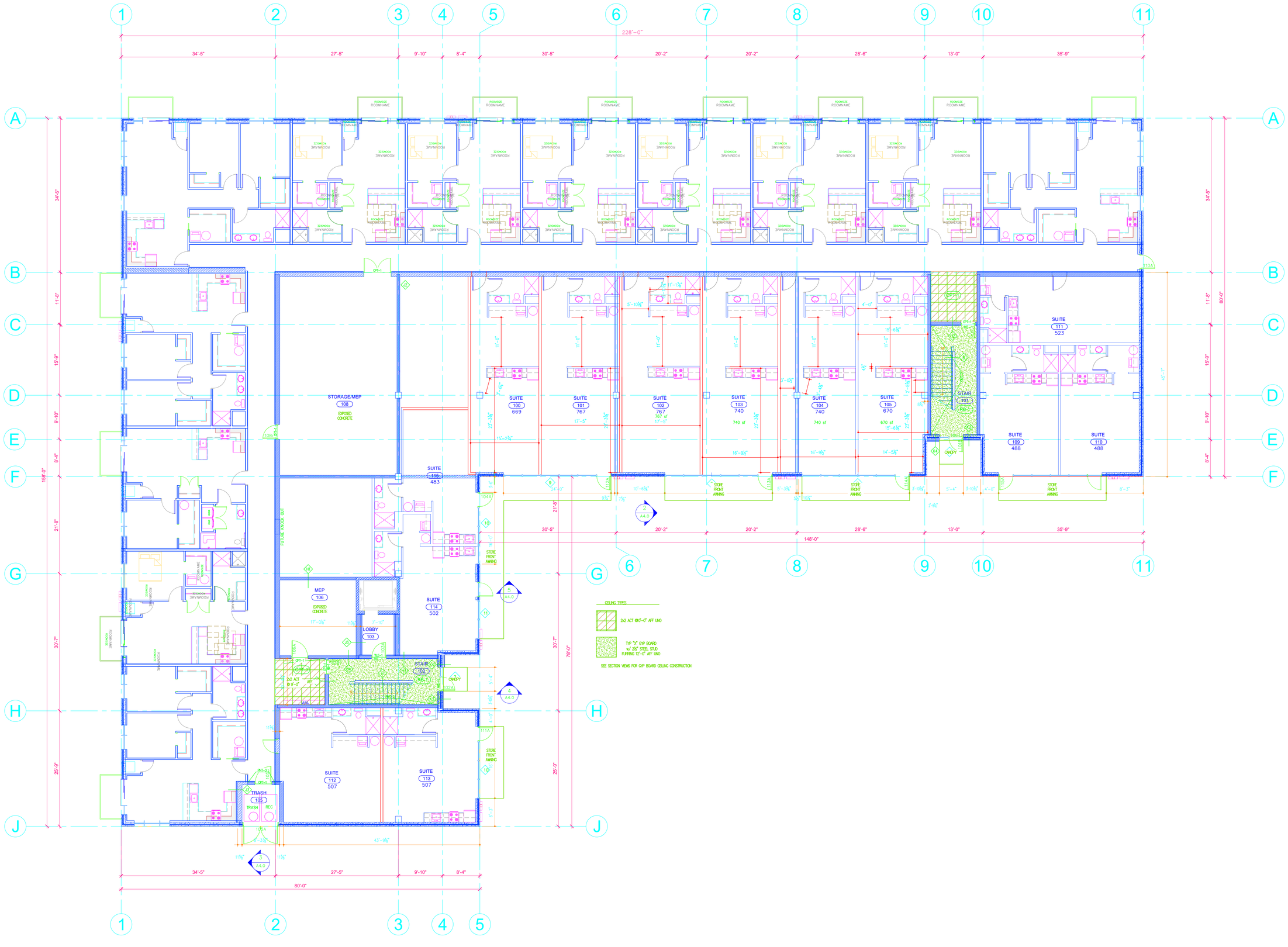
PROJECT NO.	22-26886
FILE NAME	26886 C3-SITE PLAN
DRAWN BY	BJK
DESIGNED BY	NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	07/06/22
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10



1 LOWER LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0" (30" x 42")

NORTH

COPYRIGHT - THE DESIGN CONNECTION 2022

AXIS APARTMENTS

1247 RANGE STREET

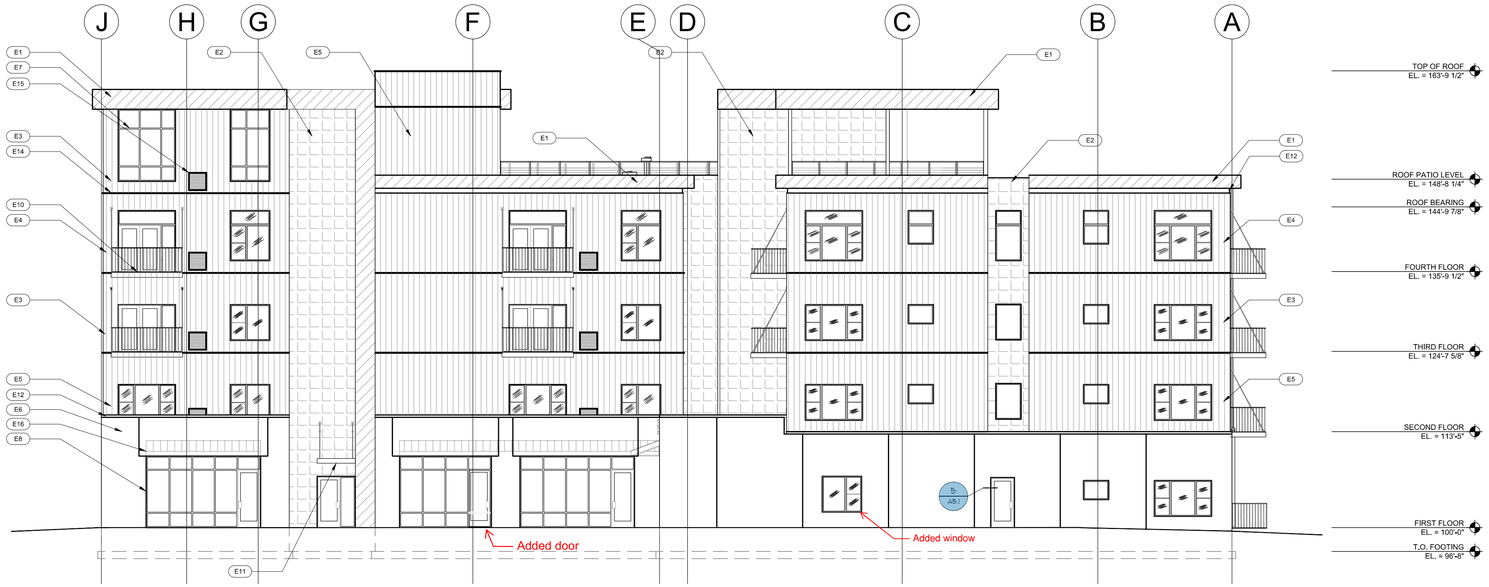
MANKATO MINNESOTA

FIRST LEVEL FLOOR PLAN

A1.1

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION
E1	METAL PANEL SMOOTH - FAIRVIEW ARCHITECTURAL VITRABOND FR 4MM ALUMINUM COMPOSITE PANEL SMOKE SILVER METALLIC FV9134
E2	WOOD LOOK METAL SIDING KNOTWOOD 6" CLADDING KEC150 HICKORY *USE MATCHING PARAPET CAPS
E3	METAL PANELS BOX RIB - AEP 10" =1.2FX20-12 Metallic Silver 6" = 1.2FX30-12 Regal White 4" = 1.2FS40-12 Regal White 2" = 1.2FX10-12 Regal White * LEVEL 3 SEE INSTILLATION PATTERN 4 10 2 6 4 2 6 4 2 10 6 4 10 2
E4	METAL PANELS BOX RIB - AEP 10" =1.2FX20-12 Metallic Silver 6" = 1.2FX30-12 Regal White 4" = 1.2FS40-12 Regal White 2" = 1.2FX10-12 Regal White * LEVEL 4 SEE INSTILLATION PATTERN 10 6 4 2 6 10 4 2 6 4 2 10 6 4
E5	METAL PANELS BOX RIB - AEP 10" =1.2FX20-12 Metallic Silver 6" = 1.2FX30-12 Regal White 4" = 1.2FS40-12 Regal White 2" = 1.2FX10-12 Regal White *LEVELS 2 AND 5 SEE INSTILLATION PATTERN 6 4 2 6 10 4 10 2 6 4 10 2 6 4
E6	PRECAST CONCRETE PRECAST SANDWICH PANEL w/FLAT GROOVE REVEALS -SEE PATTERN PCI #524 - SANDBLASTED 2'-6" 2'-6" 2'-6" 2'-6" 2'-6" 4'-0" 4'-0" 4'-0"
E7	ANDERSON SERIES 100 WINDOW/PATIO DOOR BLACK INTERIOR, EXTERIOR, AND HARDWARE * PROVIDE LIMIT DEVICE FOR 4" MAX OPENING FOR WINDOWS ABOVE 11'
E8	STORE FRONT WINDOW/DOOR TUBELITE T14000 SYSTEM - BLACK
E9	GARBAGE ACCESS DOORS - BLACK
E10	BALCONY ENDURABLE STANDARD 5'x10' ALUMINUM BALCONY w/TIEBACKS - BLACK ENDURABLE ALUMINUM PICKET RAILING - BLACK
E11	CANOPY ENDURABLE TIE ROD CANOPY - BLACK 5'-4"x5'-4" w/TIEBACK 5' ABOVE CANOPY STRUCTURAL DESIGN BY SUPPLIER
E12	CAP FLASHING & TRIM AEP PRE-FINISHED ALUMINUM - MATTE BLACK
E13	SCUPPER & DOWNSPOUT PRE-FINISHED ALUMINUM - BLACK
E14	2" Z FLASHING - REGAL WHITE
E15	MAGIC PACK EXHAUST VENT - WHITE
E16	STORE FRONT AWNING WELDED STEEL FRAME w/PAINT 5 STANDING SEAM METAL ROOF - BLACK
E17	TRASH CHUTE VENT EXTEND 3' ABOVE ROOF DECK PROVIDE WEATHERPROOF CAP & R-21 MINIMUM INSULATION



2 EAST ELEVATION
SCALE: 1/8"=1'-0" (30" x 42")

1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" (30" x 42")

COPYRIGHT - THE DESIGN CONNECTION ©2022

RDS ARCHITECTS

Bright Pixel Design

DRAWN BY:

the design connection

RICHARD D. STORLIE REGISTERED PROFESSIONAL ARCHITECT 21258 STATE OF MINNESOTA

AXIS APARTMENTS
1247 RANGE STREET
MANKATO MINNESOTA

PROJECT #:	22329
DRAWN BY:	GFN / DN
CHECKED BY:	AJT
FINAL DATE:	FEBRUARY 02, 2023
ADDENDUM:	
PRINTED:	Feb 03, 2023

EXTIRIOR ELEVATIONS

A3.1

Axis Lofts – Commercial to Residential Conversion

Conditional Use Permit

Project Description

WEB Construction Co., Inc. on behalf of Old Town Holdings is requesting a conditional use permit for 1247 Range Street (Axis Lofts). The applicant proposes to convert existing underutilized commercial space within the building into 13 residential apartment units. The building currently contains 72 existing apartment units, and this conversion will complement and complete the building's established residential use, resulting in a cohesive, fully residential property.

No expansion of the building footprint is proposed. The project utilizes existing structure and infrastructure to improve functionality and long-term use of the property.

Existing Conditions

Axis Lofts was originally designed with a mix of residential and commercial space. While the residential units have maintained consistent occupancy, the commercial spaces have experienced prolonged vacancy and limited tenant demand, despite reasonable marketing efforts.

Current market conditions have significantly reduced demand for small-format commercial space of this type, making continued commercial use impractical. The redevelopment and anticipated road work for the area is also impacting consideration for commercial tenants.

Purpose and Justification

The proposed conversion is intended to:

- Align the building's use with current market demand
- Eliminate long-term commercial vacancies
- Complete the transition to a fully residential building consistent with existing use
- Improve operational efficiency and long-term viability of the property

With 72 residential units already in place, the addition of 13 apartment units is a logical and compatible extension of the building's primary function.

Compatibility with Surrounding Uses

The conversion will not introduce new or incompatible uses. Residential occupancy is already the dominant use within the building and surrounding area. The proposed apartments will operate under the same management, leasing, and maintenance standards as the existing units, ensuring consistency in appearance, operations, and tenant expectations.

The project is not expected to generate impacts beyond those already associated with the existing residential use.

Infrastructure and Services

The proposed conversion will utilize existing:

- Utility connections
- Parking facilities
- Building access and life safety systems

No additional public infrastructure is required. The project does not increase building height, lot coverage, or impervious surface area.

Parking requirement – Our understanding is that current city code requires two parking spaces for each. Being that we had met the requirement with the commercial spaces, we believe that we have enough stalls on the site to meet or exceed the parking requirements.

Community Benefit

This adaptive reuse supports efficient land use by maximizing the functionality of an existing building. It increases housing availability without new land consumption and helps maintain a stable, occupied property, which benefits the surrounding neighborhood.

The project represents a practical response to evolving market conditions while remaining consistent with the City's planning objectives related to housing supply, adaptive reuse, and reinvestment in existing structures.

Conclusion

The proposed conversion of existing commercial space into 13 residential apartment units, within a building that already contains 72 apartments, is a compatible, low-impact improvement that completes the building's residential character. The project supports long-term occupancy, efficient land use, and neighborhood stability and is consistent with the intent of the City's comprehensive planning goals.

AGENDA RECOMMENDATION

Planning Commission **6. B.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Resolution approving a Conditional Use Permit to allow exterior fuel storage tanks in the M-1, Light Industrial District (1711 Energy Drive); by request of ISG.

Recommendation/Action(s):
At the February 25, 2026, meeting, the Planning Commission recommended approval of the conditional use permit.

Summary:
ISG, on behalf of the property owner, Reichel Properties, LLC, is requesting an amendment to a conditional use permit that was previously granted in 2019, to allow for additional exterior fuel storage tanks.

The existing building located on the site is utilized to test generators, which is permitted use under the Mankato City Code. In order to power the generators, the applicant uses the fuel storage tanks. The fuel storage tanks meet the size threshold in the Mankato City Code that requires a conditional use permit. The additional equipment still meets the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the requirements of the M-1 zoning district.

The proposed project includes the expansion of the western parking lot and the exterior generator testing area. Improvements include new concrete, installation of two generator enclosures, and installation of ancillary testing equipment such as electrical load banks and fuel tanks. The amendments to the property will not cause any undue traffic issues or impact the neighboring properties negatively.

The additional tanks will include (2) 5,000ga diesel tanks, (1) 1,900ga liquid propane tank, (1) 300ga diesel day tank, and (2) 500ga diesel day tanks. The tanks will be self-contained and installed in compliance with the fire code, building code, and MPCA regulations.

The testing areas will be fully enclosed with fencing and the parking lot will be appropriately screened. A noise study has been prepared to evaluate the noise levels for compliance.

Attachments

Resolution
General Location Map
Aerial
Site Plan
Civil Plans
Narrative
Stormwater Memo
Noise Study

RESOLUTION OF THE MANKATO CITY COUNCIL GRANTING A CONDITIONAL USE PERMIT UNDER THE MANKATO ZONING ORDINANCE

WHEREAS, the applicant of the following property located in the City of Mankato, to wit:

Lot 1, Block 1, Eastwood Energy Center No. 4, Mankato, Blue Earth County (1711 Energy Drive, PID R010903400021) **Torrens**

Has applied for a conditional use permit to allow exterior fuel storage tanks in the M-1, Light Industrial, zoning district; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY 04-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 25th day of February, 2026, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a conditional use permit be approved; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. The request is considered a conditional use within the M-1, Light Industrial District.
2. The proposed improvements, including the implementation of the recommended conditions, conform to the standards of Mankato City Code Chapter 10.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow exterior fuel storage tanks in the M-1, Light Industrial, zoning district be approved subject to the following conditions:

1. Applicant shall provide screening for the proposed exterior storage in accordance with the Mankato City Code.
2. The additional equipment must be in conformance with the MPCA noise standards.
3. The design of the fuel storage area shall conform to the MPCA storage tanks requirements.
4. Any added exterior lighting must be in conformance with the Mankato City Code, including full cut-off, fully shielded style, and a photometric will be required prior to lighting installation.
5. The applicant shall submit an emergency response and action plan to the Department of Public Safety for review and approval. The plan shall address Public Safety access to the tank area.

6. The applicant shall submit an application for a land disturbance permit and building permit prior to construction.
7. The applicant shall submit an updated drainage report.
8. The applicant shall submit a SWPPP at the time of building permit submission.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2026.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

General Location Map

Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map

Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

OUTDOOR TANK SCHEDULE

MARK	DESCRIPTION	CAPACITY (GALLONS)	LIQUID TYPE	HAZARD CLASSIFICATION (2020 MN FIRE CODE)	FURNISHED BY	INSTALLED BY
1	DOUBLE-WALLED TANK	5,000	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
2	DOUBLE-WALLED DAY TANK	500	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
3	DOUBLE-WALLED DAY TANK	300	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
4	SALVAGED LP TANK	1,900	LIQUEFIED PETROLEUM GAS	FLAMMABLE GAS CLASS 2.1	OWNER	CONTRACTOR

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	6.50	1006.51	1000.01	
S-2	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.53	1006.24	1002.71	SP-1
S-3	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.01	1005.94	1002.94	SP-2

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-2	1002.61	S-1	1002.52	6"	PVC	SCH 40	1.00%	9
SP-2	S-3	1002.94	S-2	1002.71	6"	PVC	SCH 40	1.00%	22

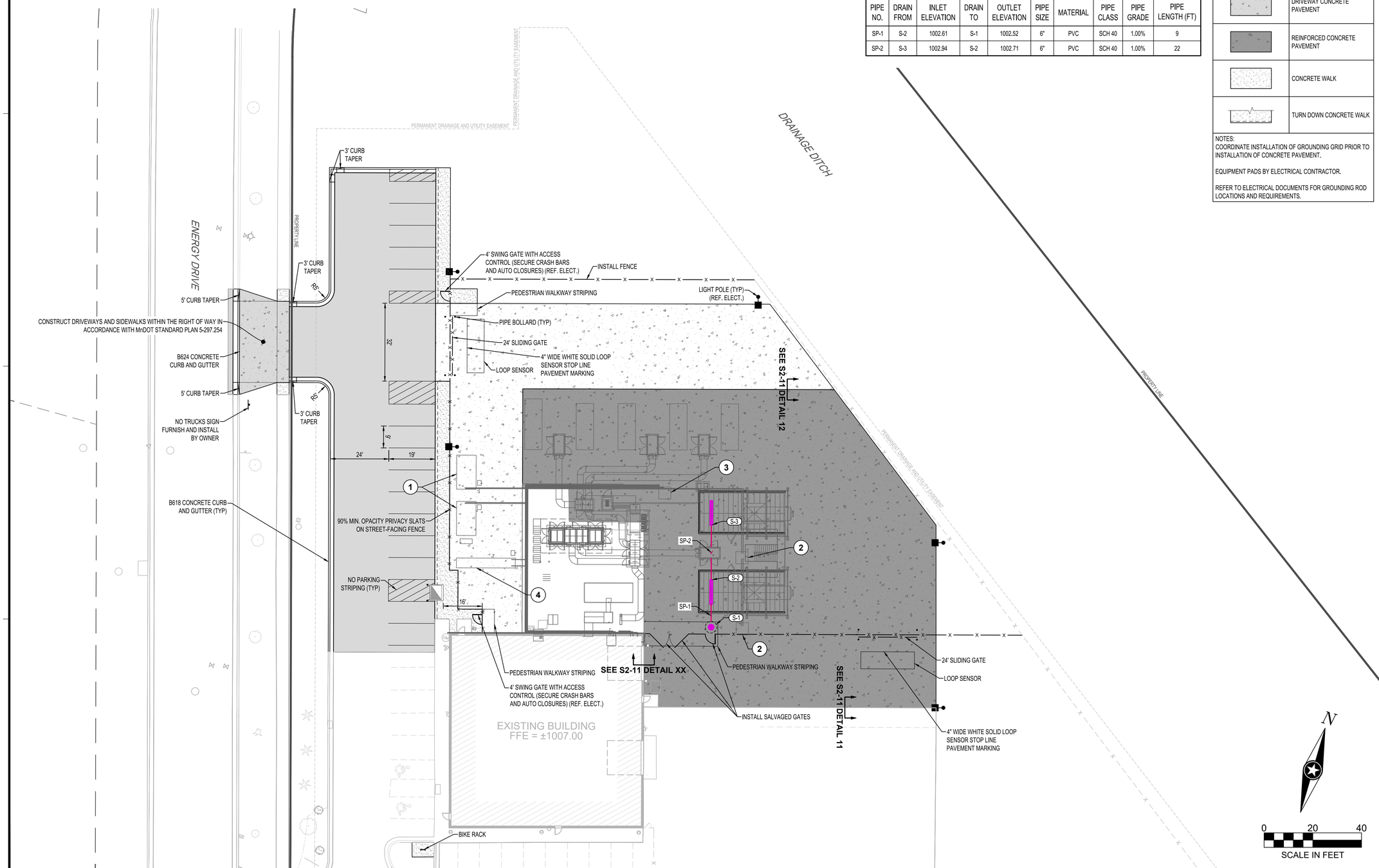
PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DRIVEWAY CONCRETE PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK

NOTES:
COORDINATE INSTALLATION OF GROUNDING GRID PRIOR TO INSTALLATION OF CONCRETE PAVEMENT.

EQUIPMENT PADS BY ELECTRICAL CONTRACTOR.

REFER TO ELECTRICAL DOCUMENTS FOR GROUNDING ROD LOCATIONS AND REQUIREMENTS.



ISG

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

BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

SITE AND UTILITY PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

ROLLS-ROYCE SOLUTIONS AMERICA
FACILITY UPGRADE

MANKATO, MINNESOTA

ISG PROJECT # 25-33248

LOCATION MAP

0 1,500 3,000

SCALE IN FEET

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1711 ENERGY DRIVE MANKATO, MINNESOTA 56001
ZONING:	M-1 LIGHT INDUSTRIAL
SITE/LOT AREA:	176,954 SF (4.06 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	15'	30'
SIDE YARD	6'	15'
REAR YARD (TRANSITIONAL)	30'	30'

PARKING DATA

LAND USE CLASSIFICATION	TESTING, OFFICES
PARKING SPACES REQUIRED (CODE)	TESTING: ONE PARKING SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA OFFICES: ONE PARKING SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES
PARKING SPACES REQUIRED	TEST FLOOR AREA: 1,825 SF / 300 SF = 6 STALLS OFFICE SPACE: 2,642 SF / 250 = 11 STALLS
PARKING STALLS PROVIDED	
STANDARD	EXISTING: 15 PROPOSED: 15
ACCESSIBLE	EXISTING: 2 PROPOSED: 0
TOTAL	32

SHEET INDEX

C0-10 TITLE
C0-11 LEGENDS AND NOTES
C0-20 DETAILS
C0-21 DETAILS
C1-10 SWPPP NARRATIVE
C1-11 SWPPP NARRATIVE
C1-12 SWPPP NARRATIVE
C1-20 SWPPP DETAILS
C1-30 SWPPP
C2-10 EXISTING SITE AND REMOVAL PLAN
C3-10 SITE AND UTILITY PLAN
C4-10 GRADING PLAN
C5-10 SITE RESTORATION AND PLANTING PLAN
C5-20 PLANTING DETAILS
S1-00 STRUCTURAL NOTES
S1-11 FOUNDATION & SLAB PLAN
S2-11 FOUNDATION & SLAB DETAILS

PROJECT GENERAL NOTES

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

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

BRYAN M. PETZEL

DATE_____ LIC. NO. 53191

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-GENERAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

TITLE

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INDEX:

OWNER:

ROLLS-ROYCE SOLUTIONS AMERICA, INC.
1711 ENERGY DRIVE
MANKATO, MINNESOTA 56001
CONTACT PHONE: 507.625.7973

PROJECT ADDRESS / LOCATION:

1711 ENERGY DRIVE, MANKATO, MINNESOTA 56001

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

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

PROJECT MANAGER: RANDY POTTER
EMAIL: RANDY.POTTER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

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

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

B.M. ELEVATION=1008.72

TNFH LOCATED APPROX. 35' SOUTH OF THE ENTRANCE OF ROLLS-ROYCE SOLUTIONS AMERICA, INC.

TOPOGRAPHIC SURVEY

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

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO >>	STORM CLEANOUT	>>
>>	STORM CULVERT	>>
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO >	SANITARY CLEANOUT	>
EX LIFT STATION LS	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
x x	FENCE LINE	x x
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
Δ Δ	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

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

ISG

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

BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-GENERAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

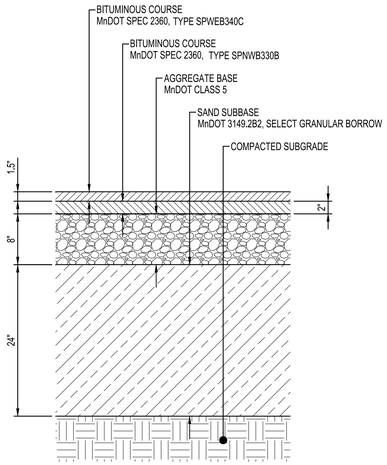
LEGENDS AND NOTES

SHEET

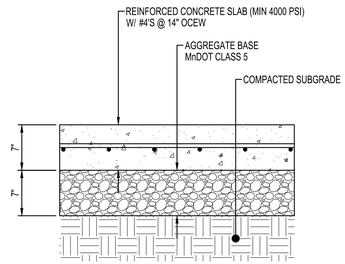
C0-11

PRELIMINARY NOT FOR CONSTRUCTION

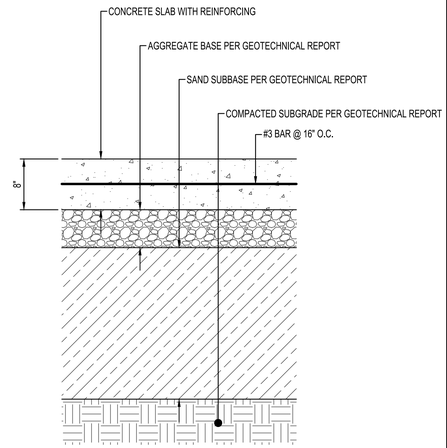
PRELIMINARY NOT FOR CONSTRUCTION



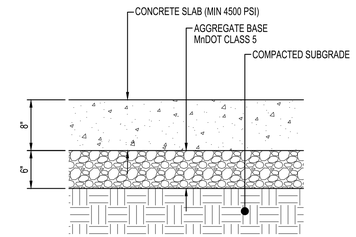
STANDARD
BITUMINOUS PAVEMENT
NTS



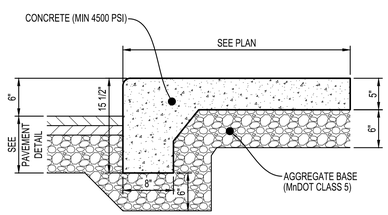
REINFORCED
CONCRETE PAVEMENT
NTS ST128



HEAVY DUTY
CONCRETE PAVEMENT
NTS



CONCRETE
DRIVEWAY PAVEMENT
NTS



TURN DOWN
CONCRETE WALK
NTS

ISG

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

BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-DETAILS
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

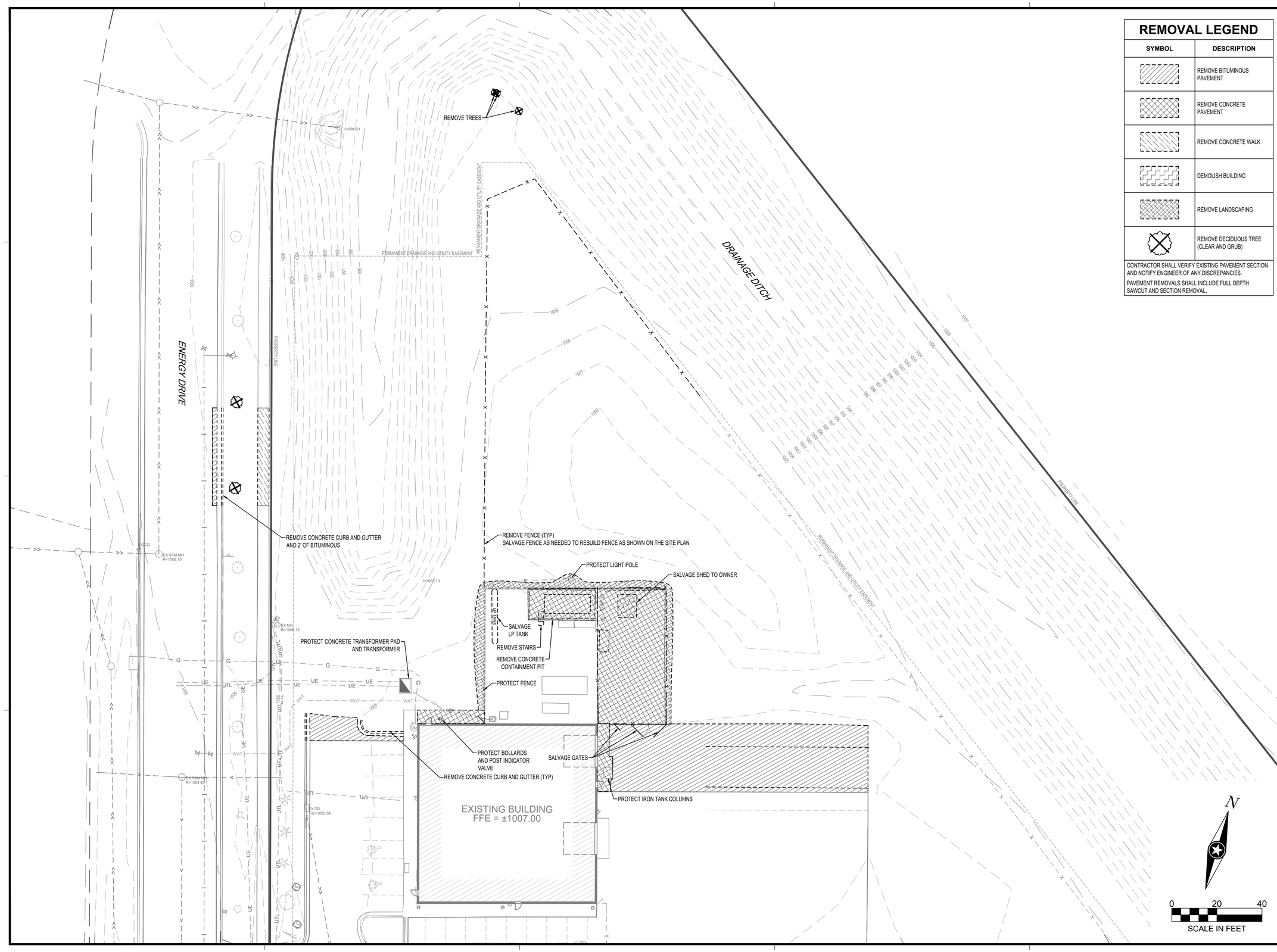
DETAILS

SHEET

C0-20

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE LANDSCAPING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

ISG

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

BRYAN M. PETZEL

DATE_____ LIC. NO. 53191

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

DATE_____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

OUTDOOR TANK SCHEDULE

MARK	DESCRIPTION	CAPACITY (GALLONS)	LIQUID TYPE	HAZARD CLASSIFICATION (2020 MN FIRE CODE)	FURNISHED BY	INSTALLED BY
1	DOUBLE-WALLED TANK	5,000	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
2	DOUBLE-WALLED DAY TANK	500	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
3	DOUBLE-WALLED DAY TANK	300	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
4	SALVAGED LP TANK	1,900	LIQUEFIED PETROLEUM GAS	FLAMMABLE GAS CLASS 2.1	OWNER	CONTRACTOR

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	6.50	1006.51	1000.01	
S-2	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.53	1006.24	1002.71	SP-1
S-3	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.01	1005.94	1002.94	SP-2

SANITARY SEWER PIPE SCHEDULE

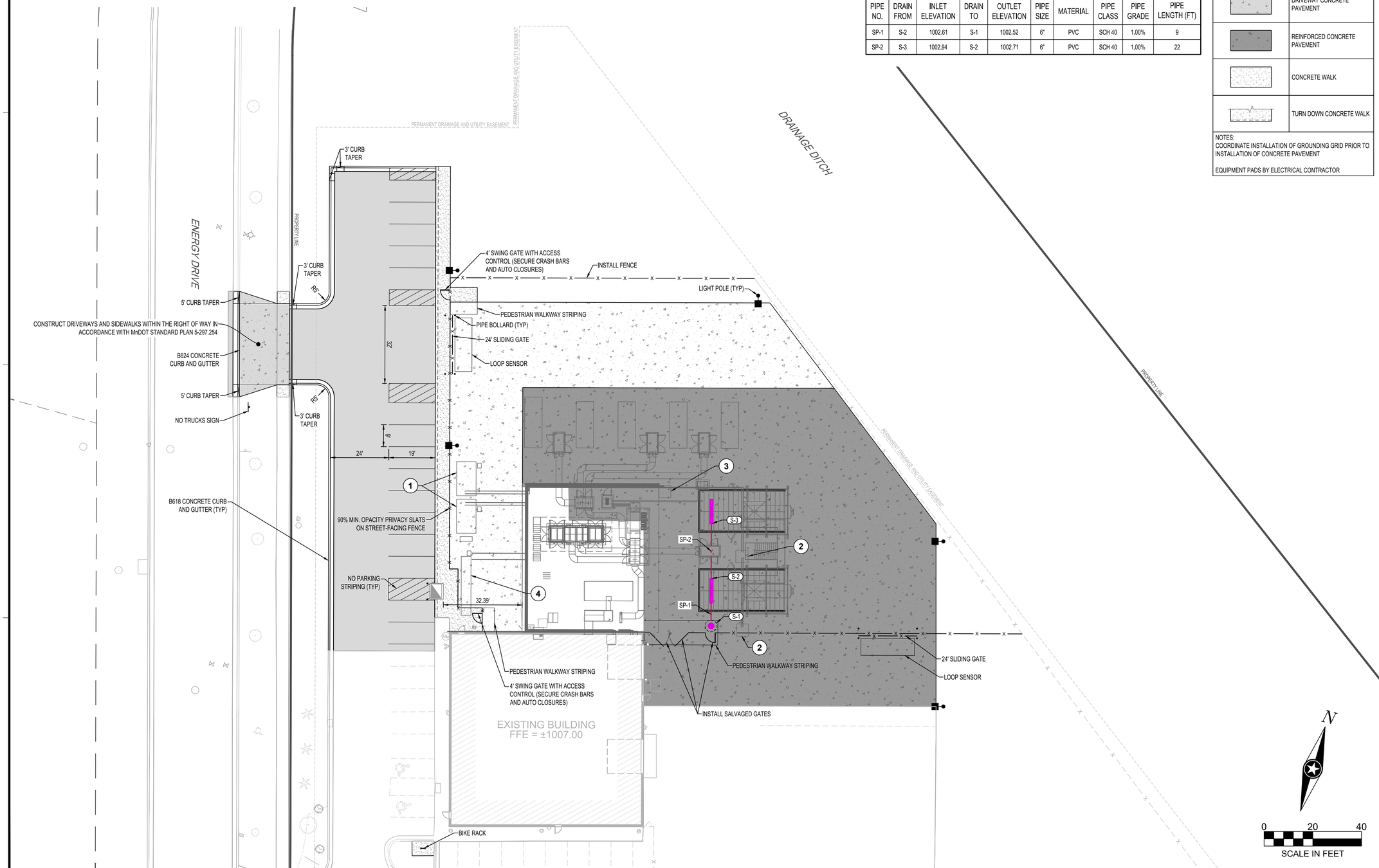
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-2	1002.61	S-1	1002.52	6"	PVC	SCH 40	1.00%	9
SP-2	S-3	1002.94	S-2	1002.71	6"	PVC	SCH 40	1.00%	22

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DRIVEWAY CONCRETE PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK

NOTES:
COORDINATE INSTALLATION OF GROUNDING GRID PRIOR TO INSTALLATION OF CONCRETE PAVEMENT

EQUIPMENT PADS BY ELECTRICAL CONTRACTOR



ISG

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

BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

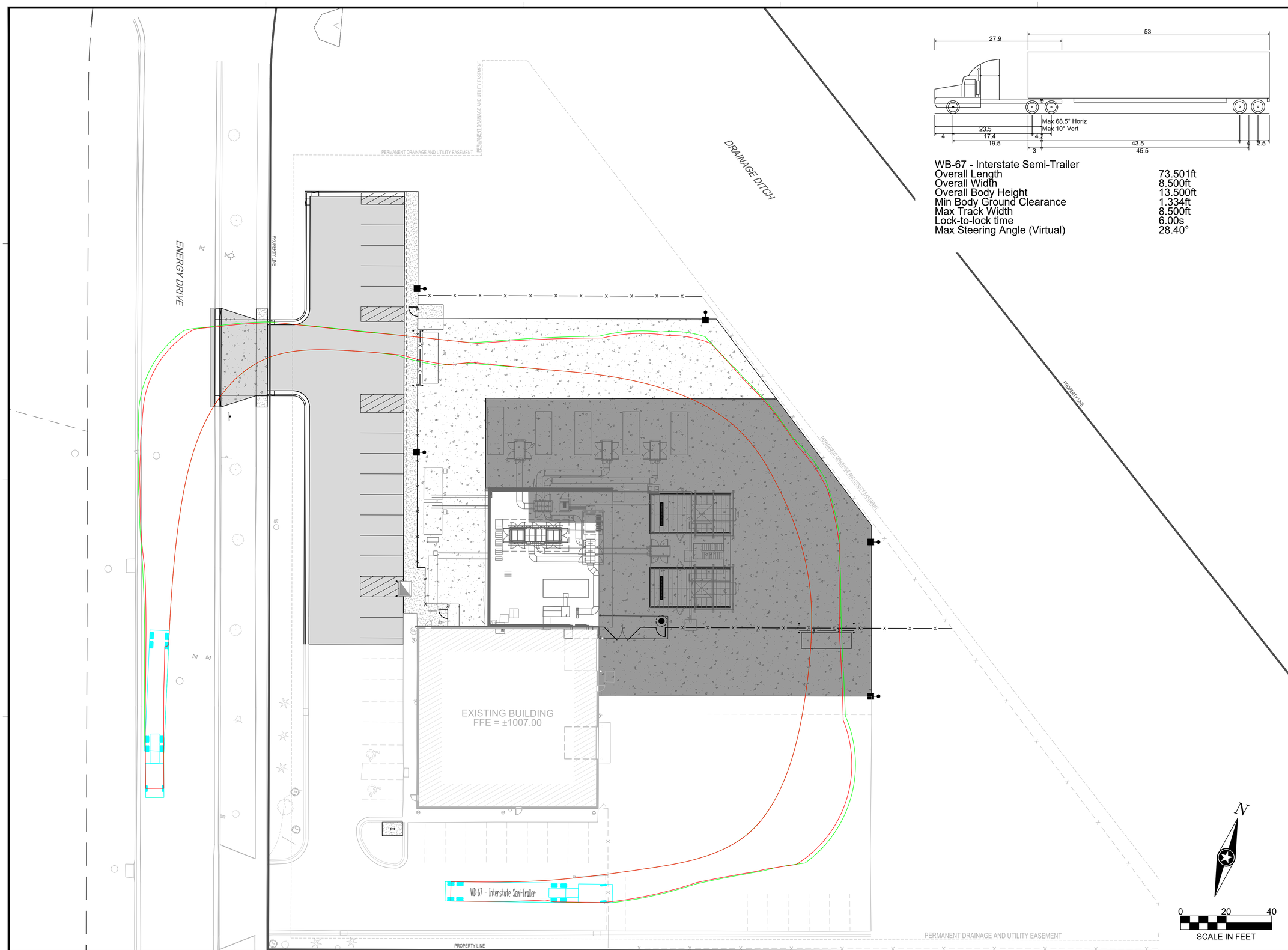
SITE AND UTILITY PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

ISG

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

BRYAN M. PETZEL

DATE_____ LIC. NO. 53191

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C3-TURNING-MOVEMENTS
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

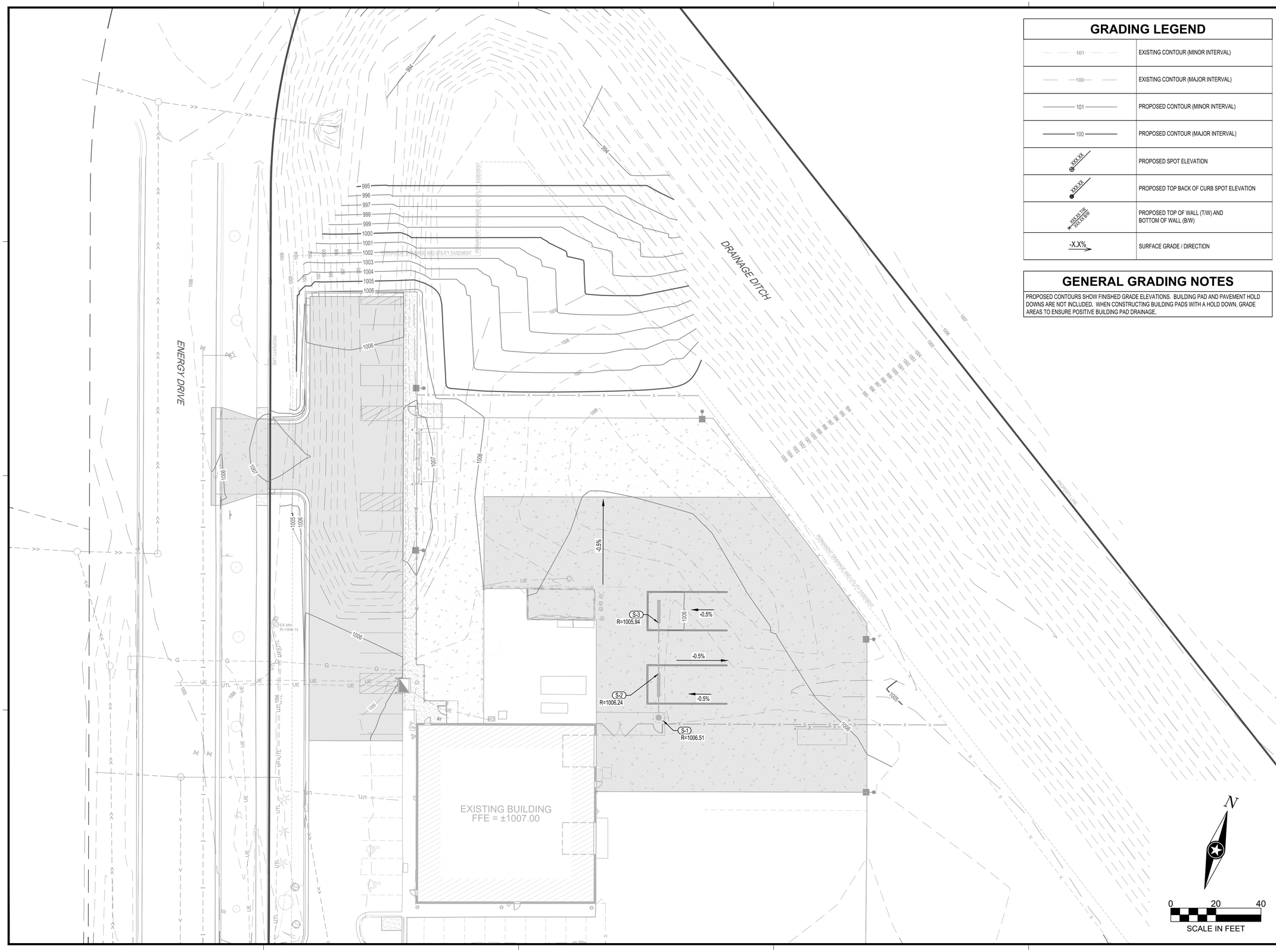
TRUCK TURNING MOVEMENTS

SHEET

C3-11

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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

ISG

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

BRYAN M. PETZEL

DATE_____ LIC. NO. 53191

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C4-GRADE
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

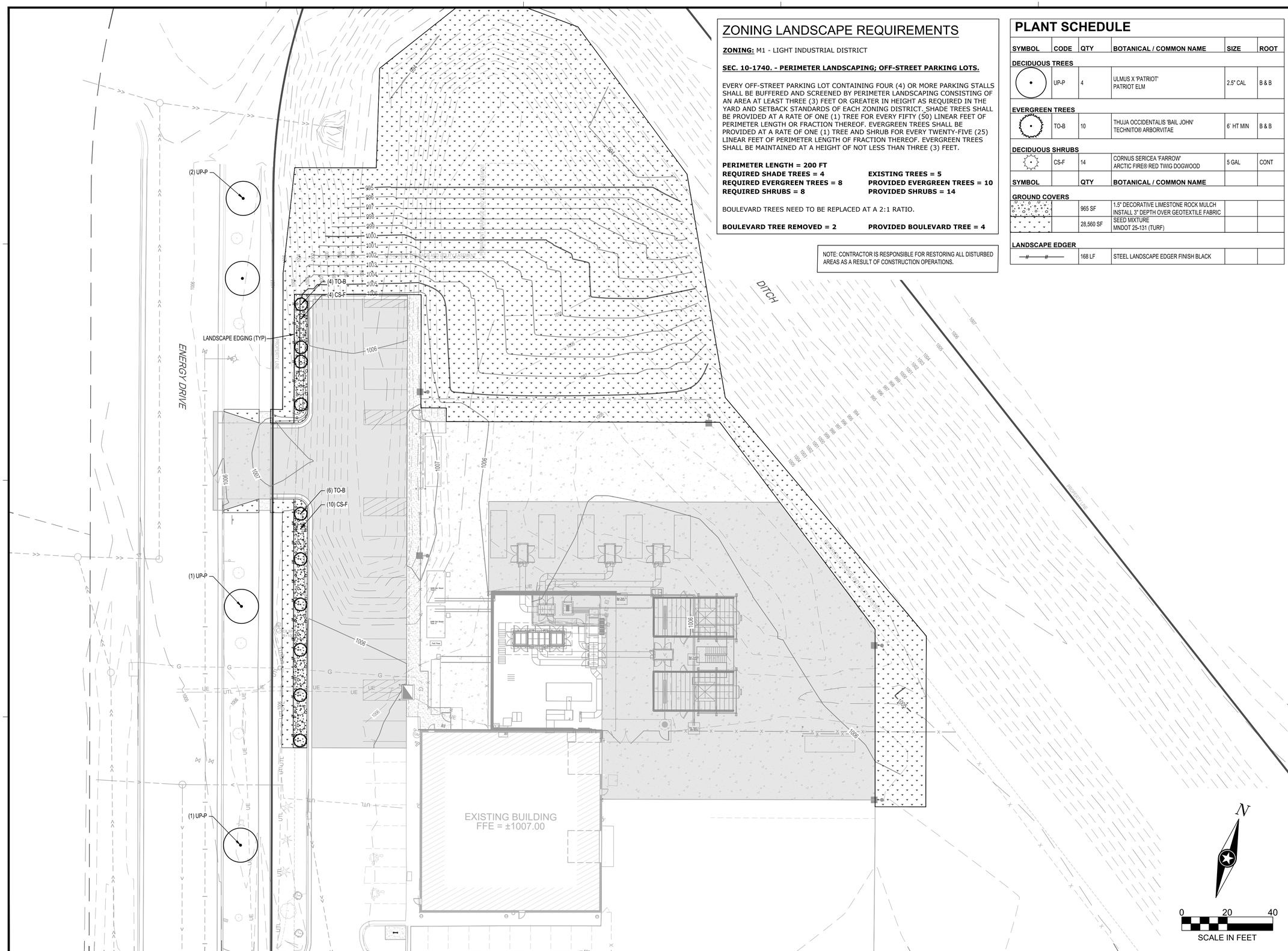
GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



ZONING LANDSCAPE REQUIREMENTS

ZONING: M1 - LIGHT INDUSTRIAL DISTRICT

SEC. 10-1740. - PERIMETER LANDSCAPING; OFF-STREET PARKING LOTS.

EVERY OFF-STREET PARKING LOT CONTAINING FOUR (4) OR MORE PARKING STALLS SHALL BE BUFFERED AND SCREENED BY PERIMETER LANDSCAPING CONSISTING OF AN AREA AT LEAST THREE (3) FEET OR GREATER IN HEIGHT AS REQUIRED IN THE YARD AND SETBACK STANDARDS OF EACH ZONING DISTRICT. SHADE TREES SHALL BE PROVIDED AT A RATE OF ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERIMETER LENGTH OR FRACTION THEREOF. EVERGREEN TREES SHALL BE PROVIDED AT A RATE OF ONE (1) TREE AND SHRUB FOR EVERY TWENTY-FIVE (25) LINEAR FEET OF PERIMETER LENGTH OF FRACTION THEREOF. EVERGREEN TREES SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN THREE (3) FEET.

PERIMETER LENGTH = 200 FT
REQUIRED SHADE TREES = 4 — **EXISTING TREES = 5**
REQUIRED EVERGREEN TREES = 8 — **PROVIDED EVERGREEN TREES = 10**
REQUIRED SHRUBS = 8 — **PROVIDED SHRUBS = 14**

BOULEVARD TREES NEED TO BE REPLACED AT A 2:1 RATIO.

BOULEVARD TREE REMOVED = 2 — **PROVIDED BOULEVARD TREE = 4**

NOTE: CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS AS A RESULT OF CONSTRUCTION OPERATIONS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	UP-P	4	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	TO-B	10	THUJA OCCIDENTALIS 'BAIL JOHN' TECHNITO® ARBORVITAE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	CS-F	14	CORNUS SERICEA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
GROUND COVERS					
		965 SF	1.5" DECORATIVE LIMESTONE ROCK MULCH INSTALL 3" DEPTH OVER GEOTEXTILE FABRIC		
		28,560 SF	SEED MIXTURE MNDOT 25-131 (TURF)		
LANDSCAPE EDGER					
		168 LF	STEEL LANDSCAPE EDGER FINISH BLACK		

ISG

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

BRYAN M. PETZEL

DATE_____ LIC. NO. 53191

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

DATE_____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C5-LAND
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

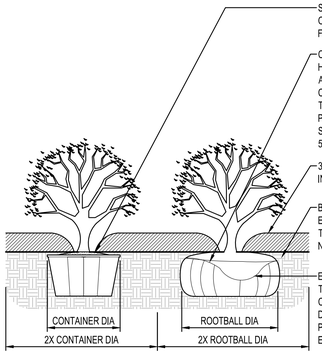
SITE RESTORATION AND PLANTING PLAN

SHEET

C5-10

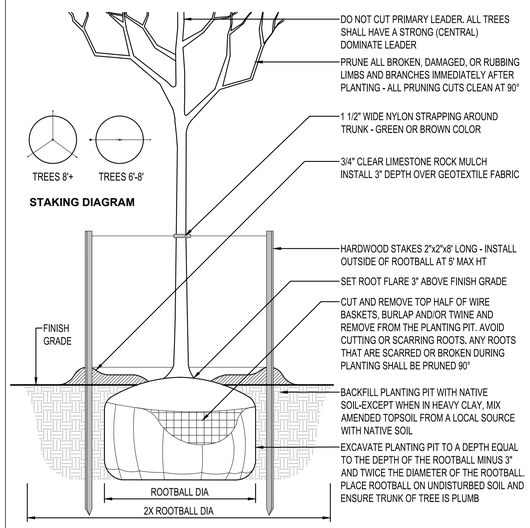
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



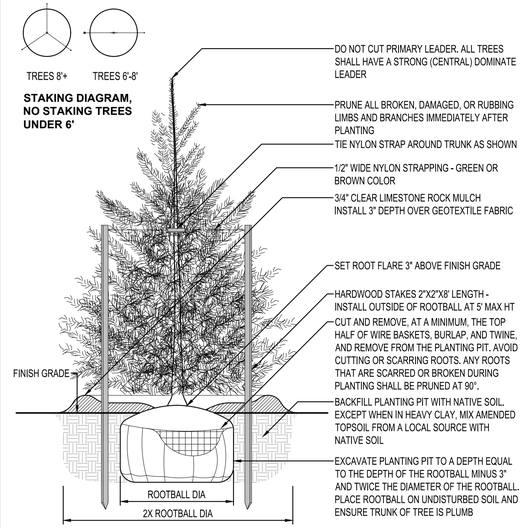
SHRUB PLANTING

NTS



DECIDUOUS TREE PLANTING

NTS

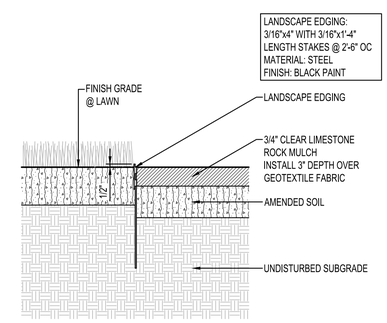


EVERGREEN TREE PLANTING

NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE CLEAR LIMESTONE ROCK MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE CLEAR LIMESTONE ROCK MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



LANDSCAPE EDGING

NTS

ISG

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

BRYAN M. PETZEL

DATE_____ LIC. NO. 53191

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C5-LAND
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

PLANTING DETAILS

SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

January 27, 2026

Molly Westman
Planning & Zoning Administrator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov

ISG

RE: Conditional Use Permit Amendment Request
Rolls-Royce Solutions America, Inc.
1711 Energy Drive – Mankato, MN 56001

Molly,

On behalf of Rolls-Royce Solutions America, Inc. (RRSA), we respectfully submit this operational narrative in support of a Conditional Use Permit (CUP) Amendment request for the Energy Drive facility in Mankato, Minnesota, to allow for additional exterior fuel storage tanks as shown on the submitted site plans. RRSA looks forward to enhancing their site to continue delivering and servicing powerful and reliable systems worldwide and providing a quality workplace for their staff.

OPERATIONAL NARRATIVE

RRSA is a wholly owned subsidiary of Rolls-Royce PLC (Darby, England). RRSA is a manufacturer of low and high-power range (LPR/HPR) engine-generator sets (Gensets) ranging from 30kW to 3.2MW branded under "mtu, A Rolls-Royce Solution" product offering. The prime movers vary by Genset size and include Series 1600, Series 2000, and Series 4000 mtu engines from 450kW – 3.2MW. RRSA also provides specialized Military Gensets referred to as FFG which provide ship power for the US Navy.

RRSA has operated in the Mankato community since 1952 and currently employs over 475 individuals locally. Approximately 20 employees are expected to be assigned to the Energy Drive site, operating on a standard schedule of five days per week, eight hours per day, Monday through Friday.

The proposed project includes expansion of the western employee parking lot and the exterior generator testing area. Improvements to the testing area will include new concrete pavement, installation of two generator enclosures, and placement of ancillary testing equipment such as electrical load banks and fuel tanks. The testing area will be fully enclosed with perimeter fencing for security and safety. RRSA conducted a noise study, and a report has been prepared to evaluate compliance with applicable noise standards.

The proposed project includes the installation of additional exterior fuel storage tanks to support testing and operational needs associated with generator production. Fuel storage on site will include:

- Two (2) 5,000-gallon diesel tanks
- One (1) 1,900-gallon liquid propane tank
- One (1) 300-gallon diesel day tank
- Two (2) 500-gallon diesel day tanks

The tanks will be double-walled, self-contained structures and will be installed in compliance with applicable fire code, building code, and MPCA regulations. All tanks are shown and labeled on the site plans. Based on the scope of this project, Rolls-Royce is requesting an amendment to the existing Conditional Use Permit to allow for an increased number of fuel tanks on site.

Employee access to the site will be from Energy Drive, located west of the property. Employee parking is provided south of the building and along the west side of the property between the building and the yard area and Energy Drive. Semi-truck traffic will only enter the site from Energy Drive using the southern driveway and will exit using the new northern driveway. The southern driveway provides adequate stacking space for a semi-truck to wait for access into the gated yard area without obstructing traffic on Energy Drive.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-1883 (1-10).

1. *It is one (1) of the conditional uses listed in the particular district.*

   The existing tanks located on site are governed by a conditional use permit originally approved in 2019. The applicant is proposing to add additional tanks which will require an amendment to the previous conditional use permit.

2. *It is in keeping with the comprehensive planning policies of the City and this article as amended from time to time.*

   The continued use aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District which encourages industrial development to support local employment and economic growth. The supporting uses of this site for outdoor storage and assembly work are consistent with the City's goal of promoting industrial and manufacturing activities in the Light Industrial District, thus supporting the City's broader economic and land use objectives. The additional tanks proposed are a necessary accessory for the continued use and are permitted as a conditional use within this zoning district.

3. *It does not interfere with or diminish the use of property in the immediate vicinity.*

   The continued use will not negatively impact neighboring properties, and appropriate site screening, fencing, landscaping, and setbacks will be implemented to minimize visual impacts and noise. The proposed activities will not interfere with existing nearby operations or diminish the use or value of surrounding properties.

4. *It can be adequately served by public facilities and services.*

   The site will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff. The proposed uses will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

5. *It does not cause undue traffic congestion.*

   The anticipated traffic impact is expected to be minimal. Adequate on-site parking and safe access will be designed to meet city requirements, ensuring safe and efficient use of the facility. Vehicle trips associated with employee traffic, deliveries, and shipping activities will be consistent with other industrial uses within the area. Access to the property will continue to be provided via existing roadways designed to accommodate industrial traffic.

6. *It preserves significant historical and architectural resources.*

   There are no known significant historical or architectural resources on the site or in the immediate vicinity that would be impacted by the proposed uses. No demolition or modification of historical structures is proposed as part of this request.

7. *It preserves significant natural and environmental features.*

   The site is currently developed and located within an industrial area. No significant natural or environmental features will be impacted. Any outdoor storage will be maintained in a clean, organized manner consistent with City requirements. Additionally, any stormwater runoff will be managed according to City and state regulations to prevent adverse environmental impacts.

8. *It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the city as a whole.*

   The continued use is consistent with other existing industrial activities in the area and will not result in a negative cumulative impact. The site will remain compatible with the surrounding Light Industrial District and will not adversely affect the neighborhood. The continued use supports industrial activity in an appropriate location without negatively affecting residential or commercial areas.

9. *It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.*

   The proposed project will comply with all applicable zoning and ordinance requirements for the Light Industrial District, including setbacks, lot coverage, screening, and stormwater management. Any additional reviews will be coordinated with City staff.

10. *It will not jeopardize the public's health, safety, or general welfare.*

    The continued use will not pose a risk to the public’s health, safety, or general welfare. The site will operate in compliance with all applicable local, state, federal, and environmental regulations. Adequate fire protection, emergency access, fencing, lighting, and security measures will be provided on site.

Thank you again for reviewing the attached materials. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

Sincerely,

Randy Potter
Senior Project Manager
Randy.Potter@ISGInc.com

Memorandum

Rolls Royce Solutions America, Inc. Facility Upgrade

ISG

To: Cory Bienfang, City of Mankato

From: Bryan Petzel

Date: January 27, 2026

Subject: Rolls Royce Solutions America, Inc. Facility Upgrade – Stormwater Management

STORMWATER MANAGEMENT

This stormwater management memo was prepared in response to engineering plan review comments provided by you on December 11, 2025 for the proposed Rolls Royce Solutions America, Inc. Facility Upgrade project located at 1711 Energy Drive in Mankato, Minnesota.

Existing Conditions

The existing 4.06-acre site includes a 6,400 square foot building and paved parking and yard areas. The existing impervious coverage on site totals 0.90 acres. The site also includes a drainage ditch within an easement that has been confirmed to be a bioswale stormwater treatment system. Stormwater from the site drains to the bioswale via overland flow and on-site storm sewer infrastructure.

Proposed Conditions

Proposed site improvements include a new driveway and paved parking and yard expansions. A portion of the bioswale that is no longer used for stormwater conveyance will need to be filled to facilitate the proposed improvements. Filling that portion of the bioswale and vacating that portion of the easement was approved by the City in 2013. The proposed project will result in a total impervious coverage on site of 1.57 acres, including 0.81 acres of new and fully reconstructed impervious surfaces.

Upon completion of the project, stormwater from the site will continue to drain to the bioswale via overland flow or on-site storm sewer infrastructure.

Bioswale Expansion

As a condition of the 2013 approval to fill in a portion of the bioswale, stormwater capacity that will be lost as a result of the filling is required to be replaced by expansion of the bioswale elsewhere on the property. The City also requires the bioswale expansion to provide an additional treatment volume of 1.1” for the new and fully reconstructed impervious areas. The tabulation below demonstrates the proposed bioswale expansion on the northern end of the property satisfies these requirements.

- New and fully reconstructed impervious area = 35,437 sf
- Additional treatment volume required (1.1”) = 120 cy
- Volume lost filling a portion of the bioswale = 2438 cy
- **Required bioswale expansion volume = 2558 cy**
- **Provided bioswale expansion volume = 2648 cy**

Hydraulic Modeling

The existing bioswale was designed using a precipitation depth of 6.1 inches for the 100-year, 24-hour design storm. Current NOAA Atlas 14 data for Mankato lists a precipitation depth of 7.2 inches for the same storm. The original HydroCAD model for the bioswale provided by the City has been updated to model the new 100-year design storm. The updated model was then revised to reflect the proposed bioswale modifications. The original model was created to model fully developed conditions, so the composite curve number of 91 for the watershed was left unchanged for all models. Modeling results are summarized in the table below:

Precipitation Event	Original 6.1" Rainfall	Updated 7.2" Rainfall	Proposed 7.2" Rainfall	Difference between Updated and Proposed
Peak Flow (cfs)				
100-Year, 24-hour	152	165	165	0.00
Peak Elevation (ft)				
100-Year, 24-hour	1001.22	1002.20	1002.19	-0.01

As expected, the design storm update resulted in peak flow and peak elevation increases. According to the design plans provided by the City, the lowest top bank elevation of the bioswale is approximately 1004.5. This provides a freeboard of 2.3 ft for the 100-year storm. This meets the City of Mankato Grading Manual part 3.2.4.3 minimum freeboard requirement of 2 feet.

As compared to the updated original model, filling a portion of the bioswale combined with the bioswale expansion has negligible impacts on the modeling results.

Summary

The proposed project has been designed to meet the stormwater requirements prescribed in the engineering plan review comments provided on December 11, 2025.

RRSA Energy Drive Sound Study

Contents

1 Scope

2 Purpose

3 Requirements

4 Energy Drive Future State

5 Methodology
5.1 Methodology Test Pad Genset Noise
5.2 Methodology Core Units
5.3 Methodology Load Bank

6 Sound Estimates
6.1 Test Pad Estimates
6.2 Core Unit Estimates
6.3 5 MW Load Bank Estimate

7 Mitigation Strategies

8 Summary

1 Scope

This document applies to Rolls-Royce Solutions America's Energy Drive Research and Development facility and the planned expansion of the test capabilities. The expansion is intended to allow for testing the new "Core" generator sets, the inclusion the paralleling lag (currently located at Power Drive) and additional outdoor test sites for ongoing product development.

2 Purpose

RRSA is planning a significant expansion to its Research and Development facility at 1711 Energy Drive, Mankato, MN as part of its overall growth plan. Due to the nature of the expansion, there is potential risk in increasing sound propagation from the facility.

The purpose of this document is to state the expected operational sound levels for the Energy Drive Load Bank(s). Specifically, the new load bank, the 16 and 20V core generator sets, and low power range (LPR) units tested outside. Furthermore, in stating the expected sound emission levels, RRSA is demonstrating its intention and ability to meet the Minnesota State statute 7030.0040.

Furthermore, as the site work and much of the equipment will not be completed or available until mid-2026 or later, and it will not be possible to measure the sound emission of the equipment until final installation, RRSA is proposing sound mitigation strategies that can be implemented if the sound values exceed expectations and fail to meet Minnesota State requirements.

A Rolls-Royce solution

3 Requirements

Minnesota statute 7030.0040 lists the following requirements:

Noise Area Classification	Daytime		Nighttime	
	L50	L10	L50	L10
1	60	65	50	55
2	65	70	65	70
3	75	80	75	80

Figure 1 MN Sound Level Limits dB(A)
(Minnesota Administrative Rules, 2026)

Additionally, the classification area is based on the land use of the receiver. RRSA intends to meet the L50 requirement for all planned equipment as this is the stricter requirement. The most stringent sound requirement is the residential zone (Classification 1) directly West of Energy Drive facility. The Sakatah Trail to the West of the Facility is considered a Classification 2 for "recreational activities". The approximate distances from the respective noise sources to potential receivers are shown in Figure 2. Additionally, the L50 sound requirement is shown at the location of a potential receiver.

Figure 2 Noise Distance Limits
(Beacon Schneider Corp, 2026)

4 Energy Drive Future State

The primary features of the Energy Drive expansion include:

- 5 MW Resistive Reactive load bank
- Enclosed 20V4000X Core unit for up to 4000 kWe
- Enclosed 16V4000X Core unit for up to 3250 kWe

- Expanded outdoor test area for genset paralleling demonstrations and unit test runs. The units run in these locations will be comprised of our (LPR) models and will rotate depending on project status and unit availability. The test pad is intended to support a range between 30 – 900 kWe.

5 Methodology

5.1 Methodology Test Pad Genset Noise

ISO 8528 is the international standard governing Generator Sets and Part 10 details the methodology for measuring airborne generator set noise. The number of microphones used is outlined in the standard and varies between 9 and 19 microphones depending on envelope size. However, the measurement distance between each microphone and the generator set is always 1 meter.

Additionally, most large generator set manufacturers also publish generator set sound values at 7 meters and this is a common parameter for customers to compare and differentiate competitors. RRSA also measures its generator sets at this distance utilizing 8 points surrounding the generator set at 7 meters.

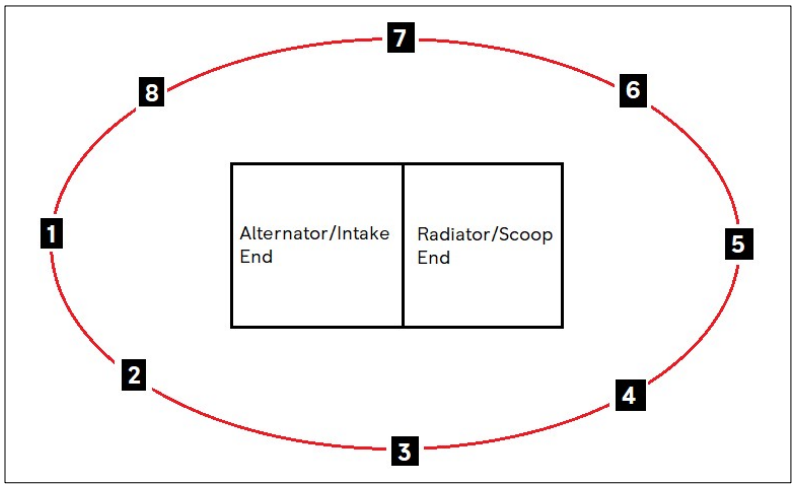


Figure 3 7-meter test diagram

Therefore, RRSA has extensive sound data for all its "LPR" product line as it routinely measures airborne noise following both the ISO 8528 – 10 "1-meter" standard and the industry standard "7-meter".

This knowledge can be used to estimate the sound beyond 7 meters by utilizing the sound propagation inverse square law:

$$dB_2 = dB_1 + 20 * log_{10}(\frac{R_2}{R_1})$$

(Sound Propagation - the Inverse Square Law, 2026)

Given RRSA's extensive data on its generator sets and the planned rotation of the units on the outdoor test pad, this is a reliable method for predicting the sound levels regardless of which generator set(s) is operating.

5.2 Methodology Core Units

The 16V and 20V Core units are new engines and generator set designs. Therefore, RRSA has no current sound data on the units or enclosures and will not have the ability to measure any data until after the first unit is built up, which is currently planned for mid-2026. However, RRSA has experience and sound measurements with the existing 16V and 20V product models and third-party enclosures. This data can be used in combination with predicted values to estimate the sound values of these units.

5.3 Methodology Load Bank

The load bank will be new to RRSA and will not be delivered until 2027, and the supplier does not have sound data available. However, the load bank design will be very similar to the load banks used at Power Drive, so RRSA can make estimates for the new Load Bank based on measured values from Power Drive.

6 Sound Estimates

6.1 Test Pad Estimates

RRSA targets 74-76 dB(A) at 7 meters (23 ft) for its maximum sound attenuation enclosure on its LPR generator sets and meets this limit (or better) currently on all LPR genset models. Since the outdoor test pad is intended for the LPR generator sets, RRSA can ensure that the 7-meter average sound emission of any generator set installed on the test pad will be at most 76 dB(A).

Figure 2 shows the nearest residential zone is approximately 190 ft from the closest genset source. At this distance, and expected maximum sound level, RRSA expects that the noise level will be 57.6 dB(A). Likewise, utilizing the distance shown in figure 2, RRSA expects that the sound level observed on the Sakatah Trail will be 56.6 dB(A). These values are shown in Figure 4.

6.2 Core Unit Estimates

RRSA partners with housing manufacturers to build the enclosures for its S4000 products and frequently conducts sound testing as part of Factory Acceptance Testing of the completed enclosed unit and to demonstrate compliance with customer noise requirements. These units are typically designed to meet 80 – 85 dB(A) at 7-meters and history has shown that these enclosures can meet this requirement.

Utilizing the distances from Figure 2 and the expected sound level of 80 dB(A) from the core units, RRSA expects the noise level to be 58.3 dB(A) at the nearest residential zone receiver and 60.1 dB(A) to the nearest receiver on the Sakatah Trail.

6.3 5 MW Load Bank Estimate

The new load bank for Energy Drive will be very similar to the load banks currently used by Power Drive test bays 1 and 3. These load banks have vertical discharge and sound attenuating panels to minimize noise emission, and this design will carry over to the Energy Drive load bank. Furthermore, the noise emission of Test Bay 3 was measured, and the 7-meter sound value was less than 78 dB(A).

As shown in Figure 4, RRSA expects the sound level from the load bank to be 57.3 dB(A) to the nearest receiver (Residential and Sakatah Trail).

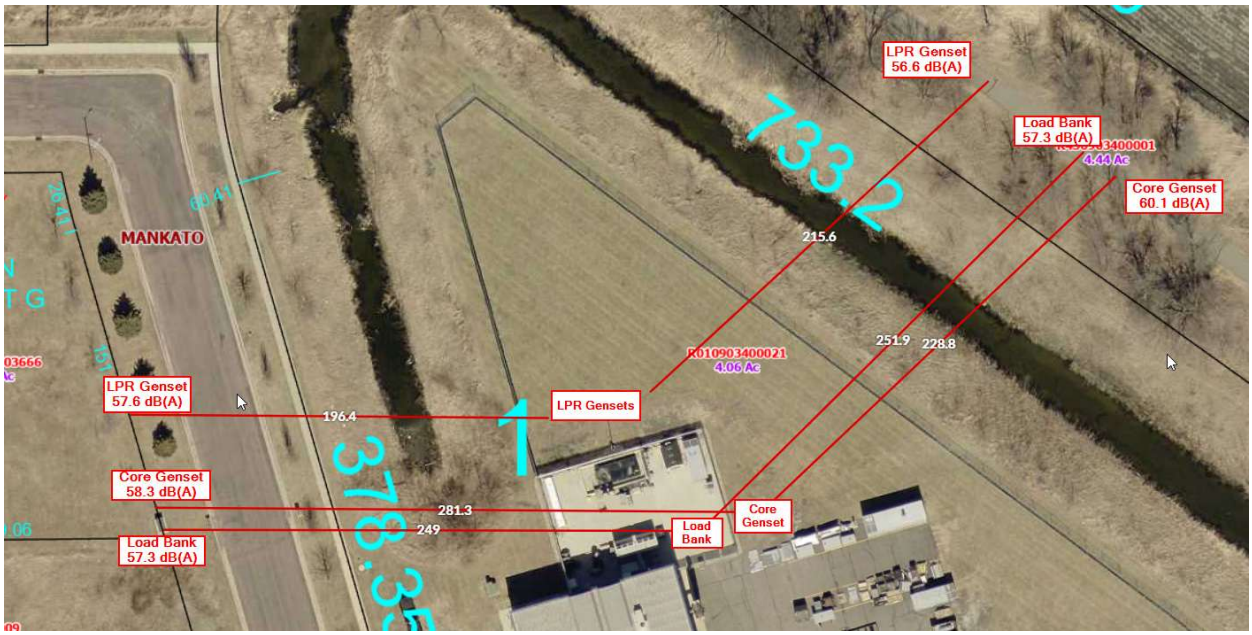


Figure 4 Energy Drive Sound Expectations

.

7 Mitigation Strategies

While RRSA provided the above sound estimation to the best of its ability, the actual sound numbers will not be known until after the units and supporting equipment are installed and operational. Therefore, if the actual sound numbers exceed the limit stated in MN state law, RRSA has proposed the following mitigation strategies.

1. No overnight running of any units or equipment that exceed the nighttime limits.
2. Installation of additional sound attenuation panels.
    a. RRSA has experience utilizing sound attenuation panels within its generator set enclosures. These can be utilized with either the generator sets or load bank to further reduce sound propagation when needed.
3. Sound attenuating barriers
    a. Sound attenuation barriers can be constructed to reduce sound emission from enclosure intakes or outlets
    b. Can be built strategically and as needed
4. Direct / redirect sound emission to minimize sound to nearest neighbors and reduce reflected noise
5. Minimize time operating both Core units simultaneously
    a. It is unlikely that both Core units will be operated at the same time. However, if there is a need to operate both at the same time, RRSA will ensure that the overlapped runtime is as short as possible.

8 Summary

RRSA has reviewed the available sound data for the new equipment planned for Energy Drive expansion in combination with historical experience and expects it will comply with the Minnesota sound regulations. Additionally, RRSA has planned mitigation strategies to reduce noise emissions from the new equipment if it exceeds the sound limits specified in Minnesota State statute 7030.0040.

9 References

Beacon Schneider Corp. (9. January 2026). Von Blue Earth County: https://beacon.schneidercorp.com/Application.aspx?AppID=387&LayerID=5678&PageTypeID=1&KeyValue=R010903400026 abgerufen

Minnesota Administrative Rules. (9. January 2026). Von Minnesota State Legislature: https://www.revisor.mn.gov/rules/7030/full#rule.7030.0020 abgerufen

Sound Propagation - the Inverse Square Law. (9. January 2026). Von Engineering Tool Box: https://www.engineeringtoolbox.com/inverse-square-law-d_890.html abgerufen

AGENDA RECOMMENDATION

Planning Commission **6. C.**

City Council Regular Meeting
Meeting Date: 03/09/2026

Agenda Item:
Resolutions approving a Conditional Use Permit to allow self-service storage units in the M-1, Light Industrial District and amending the planned unit development to allow shared utilities and roadway network (1151-1261 Station Trail); by request of AJK Mankato Holdings, LLC.

Recommendation/Action(s):
At the February 25, 2026, meeting, the Planning Commission recommended approval of the conditional use permit and planned unit development.

Summary:
AJK Mankato Holdings, LLC, is requesting a conditional use permit to allow the development of self-service storage units within the M-1 Light Industrial zoning district. In addition, the applicant seeks approval for a Planned Unit Development (PUD) to provide shared flexibility for multiple buildings, utilities, and a roadway network that will serve the proposed development.

Project Background
The subject property was previously reviewed for annexation, final plat approval, rezoning, and a conditional use permit during the July 2025 Planning Commission cycle and subsequently received City Council approval. Due to the availability of utility services, the property owner revised the original proposal by replacing commercial condominium units, which would have required water and sanitary sewer connections, with self-service storage units that do not require individual utility hookups. This change reflects the applicant's intent to adapt the development to existing infrastructure conditions without altering other aspects of the initially proposed Planned Unit Development.

The initial phase of development will include construction of the two six-unit buildings in tandem with the Rickway Carpet Building. The applicant has assured that phased

development will be coordinated to maintain adequate site circulation and hydrant coverage throughout the property.

CUP

The proposed project involves the construction of 412 self-service storage units, organized into 14 separate buildings and completed in three phases. This development is associated with the previously approved Rickway Carpet office, showroom, and warehouse building located to the north. The applicant does not generally intend to amend the approved plans for the Rickway Carpet facility; rather, the modification pertains to the transition from previously proposed commercial condominium units to self-service storage units. Three building types are proposed: two six-unit buildings with larger storage spaces, eight multi-sided buildings containing numerous standard sized units, and four single-sided buildings with additional units of the same design. The applicant now seeks a conditional use permit to allow self-service storage units within the M-1 Light Industrial District, where such use is permitted only by conditional approval.

The proposal includes continuation of previously approved plans for a warehouse, office, and showroom for Rickway Carpet, along with a trash storage building on the northern portion of the property. On the central and southern portions of the property, the applicant proposes 14 self-service storage buildings arranged around shared internal drive lanes and parking areas.

Exterior elevations for the six-unit buildings have been provided. These structures will face inward towards the property with striped parking stalls along the front of each building. Proposed finishes include insulated metal wall panels, stone wainscoting, pre-finished metal roof panels, and metal overhead garage doors. Floor plans indicate slab-on-grade construction for each unit, with large overhead doors, front entry doors, and rear access doors. As self-service storage facilities, these units will not include water or sewer connections.

Parking for the development: A total of 224 parking stalls are required for the full planned unit development; the proposed 282 stalls exceed the minimum required stalls. Turning movement diagrams for the City of Mankato’s ladder fire truck have been provided to demonstrate adequate emergency access.

Planned Unit Development

The Planned Unit Development request seeks flexibility for shared infrastructure, including utilities and roadway networks, to support both the self-service storage facilities and the Rickway Carpet building. The proposed PUD encompasses 13.39 acres and will include private drive lanes subject to a maintenance agreement. This agreement will address snow removal, landscaping, common area upkeep, as well as the future replacement of private roads, stormwater facilities, and utilities. Designated snow storage areas are shown along the eastern and southern boundaries of the storage area. Certificates of occupancy will not be issued until all parking, drive surfaces, shared utilities, and stormwater facilities are completed and approved, and roadway improvements for Station Trail are finalized.

Utility service for the Rickway Carpet building will temporarily connect to the public water main along 227th Street via a private connection. This private main will loop through the storage units to provide hydrant coverage. Permanent utility services will become available only when adjacent properties develop and existing services are extended from the south and west. The applicant intends to connect to municipal utilities when they become available. The Rickway Carpet building will utilize a temporary septic system constructed in coordination with Blue Earth County. Stormwater will be managed through on-site retention ponds that discharge into the adjacent ditch system.

Site access will initially occur via 227th Street, as previously conditioned. This access is temporary because Blue Earth County plans to limit access along 227th Street in this area. At such time when adjacent properties to the west develop, access will be modified to connect through the new subdivision and the temporary 227th St access will be removed in coordination with Blue Earth County. The applicant shows the proposed future westward connection on the provided plans.

Attachments

Resolution - CUP
Resolution - PUD
General Location Map
Aerial
Detailed Site Plans
Exterior Elevations - 6-Plex Self Storage
Rendering - 6-Plex
Floor Plan - 6-Plex Self Storage
Detailed Landscaping Plans
Detailed Utility Plans

RESOLUTION OF THE MANKATO CITY COUNCIL GRANTING A CONDITIONAL USE PERMIT UNDER THE MANKATO ZONING ORDINANCE

WHEREAS, the applicant of the following property located in the City of Mankato, to wit:

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (PID R430903200005). **Abstract**

Has applied for a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY 05-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 25th day of February, 2026, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a conditional use permit be approved; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. The proposed use as a self-service storage facility is considered a Conditional Use in the M-1, Light Industrial zoning district.
2. The proposed self-service storage facility, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City, as the underlying land use plan identifies this parcel as "Light Industrial".
3. The proposal does not cause undue traffic congestion. Temporary private access is proposed to be extended off of 227th Street until such a time that the adjacent property to the west is annexed into the City of Mankato and subsequently developed.
4. There is a natural and environmental feature on the site, a wetland. There are no impacts proposed, and the applicant intends to maintain the code-required setbacks as well as provide wetland signage.
5. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
6. There are no known historical or architectural resources on the site.
7. It will not cause a negative cumulative effect or effect on the City as a whole.
8. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district be approved subject to the following conditions:

1. The previously approved Conditional Use Permit, approved on September 22nd, 2025, shall remain fully in-place and all conditions of approval associated with said Conditional Use Permit must still continue to be met.
2. Use of the self-service storage component of the development shall be exclusively limited to “self-service storage”. Any proposed future uses outside of self-service storage shall require independent zoning review and a potential Conditional Use Permit prior to any change in use.
3. Each phase of the proposed self-service storage development shall be permitted separately and reviewed against Mankato City Code standards and any conditions of approval.
4. All exterior finishes shall conform to the Mankato City Code.
5. Self-service storage shall be limited to interior storage only and shall not, at any point, be extended to include exterior storage without prior review and approval by City Staff.
6. Self-service storage units shall, in all cases, remain as unconditioned, non-habitable spaces that shall, in no circumstances, be utilized for residential or hazardous occupancy, as defined by Minnesota State Building Code.
7. The applicant shall provide a Phasing Plan for the proposed development of self-service storage units.
8. Applicant shall provide plans for each proposed self-service storage building. Plans shall include exterior elevations, floor plans, material sample boards, and any other relevant data.
9. Applicant shall clarify intent for the rear doors of the proposed self-surface storage units and how they intend to operate as unit access.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2026.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

RESOLUTION OF THE MANKATO CITY COUNCIL GRANTING A PLANNED UNIT DEVELOPMENT UNDER THE MANKATO ZONING ORDINANCE

WHEREAS, the applicant of the following property located in the City of Mankato, to wit:

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (PID R430903200005). **Abstract**

Has applied for a planned unit development to allow hared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY05-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 25th day of February, 2026, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a planned unit development be approved with conditions; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development satisfies the intent of the City of Mankato's ordinance and does not jeopardize public health, safety, or welfare.
3. The development of the planned unit development will conform to the approved development plan, including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
4. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
5. As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.

6. A payment in lieu of parkland dedication in the amount of $40,161 was included as a condition of approval with the previous submittal.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Mankato that the planned unit development be approved subject to the following conditions:

1. The applicant shall coordinate with City Staff for updated addressing associated with the proposed development. The address assigned to the Rickway Carpet building shall remain as 1151 Station Trail.
2. The proposed uses of the subject property shall conform to the noise standards. Noise levels may not exceed the allowable MPCA standards and noises associated with said uses shall not be audible beyond the property lines.
3. The applicant shall agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (currently identified as the Hodapp property) develops.
4. Future site access from the west shall conform to the standards of the MAPO Long Range Transportation Plan.
5. The property owner(s) of all those areas contained within the “The Station” planned unit development, shall be a willing petitioner and be willing to connect to City gravity sewer at such time as properties to the west develop, at which point the private septic system shall be removed in coordination with Blue Earth County.
6. Wetland signage shall be installed in accordance with the standards provided by the City of Mankato.
7. Development of the property must conform to FAA Flight Zone standards. The Applicant shall confirm and comply with any approvals/permits needed in order to conform with Flight Zone C. The applicant shall have approval from the FAA prior to application for a building permit for each structure.
8. All off-street parking stalls and areas of development intended to be used for parking/driving purposes shall be hardsurfaced, striped, and shall conform to the dimensions of the City of Mankato standard engineering plates (plate 2700A, pdf pg. 45). Parking demands for the uses shall not exceed the number of off-street parking stalls provided.
9. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the development. No vehicle shall be left unattended within any area not designated for parking or loading/unloading.
10. The applicant shall provide bicycle parking equal to 5% of the total number of automobile off-street parking spaces provided. Bicycle parking provided for the planned unit development shall conform to Mankato City Code Sec. 10-1628.

11. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting. Conforming lighting shall be installed prior to issuance of a certificate of occupancy.
12. Drainage easements for the ditch system shall be fully accessible and traversable from Public ROW or publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.
13. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view by adjacent properties and rights-of-way. Screening shall conform to City of Mankato Landscaping & Screening standards.
14. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation, and shall conform to Mankato City Code Chapter 10, Article X, Division 7.
15. Applicant shall submit a development signage plan that contemplates all businesses within the development. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and any monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.
16. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, shared signage, and drives. The document shall address financing of maintenance and future replacement of the private road, storm water facilities, and private utilities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
17. Applicant shall provide a landscaping plan that conforms to the Mankato City Code. The applicant shall provide perimeter landscaping which screens parking areas from adjacent properties and shall provide landscaping to soften long expanses of building walls. The applicant may include perimeter landscaping as part of the phasing plan, as long as said landscaping is in-place prior to completion of each phase. Landscaping for each phase shall be installed prior to any Certificate of Occupancy within the larger Planned Unit Development.
18. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all private drives, parking, and driving surfaces are completed per Mankato City Code standards and approved, for each phase of development.

19. Applicant shall provide a refuse plan for the site. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings. Applicant shall provide exterior elevations for the “trash building” prior to submittal of a building permit.
20. Applicant shall coordinate with Blue Earth County for any construction that is proposed to occur within the public right-of-way, including construction of roadway, grading, utilities, stormwater, lighting, and landscaping.
21. The watermain connection at CSAH 26 shall be a wet-tap connection. This shall be explicitly stated in the approved utility plans.
22. The applicant shall be aware that the HydroCAD hydraulic modeling "model" used to support the draining report, detailed storm sewer, outfalls, and pond grading plans are all actively under review by the City of Mankato Engineer. The applicant shall make any necessary modifications and provide any updated documentation needed in order to meet the recommendations and standards provided by City Staff. This shall be accomplished prior to issuance of a building permit.
23. The applicant shall coordinate turn lane work on CSAH 26 with Blue Earth County. The applicant shall submit typical pavement sections for the proposed turn lane to Blue Earth County for review and approval.
24. Snow storage shall be utilized per the approved snow storage plan.
25. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad prior to issuance of a building permit.
26. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
27. The applicant shall provide updated plans that do not include encroachment of a private stormwater pond into Blue Earth County public right-of-way. The applicant shall work with Blue Earth County on any proposed work within their right-of-way. Applicant shall provide proof of an agreement with Blue Earth County to allow any such encroachment into the ROW prior to issuance of a building permit.
28. The applicant shall fully record the official plat of the subject property with Blue Earth County prior to issuance of any building permit.

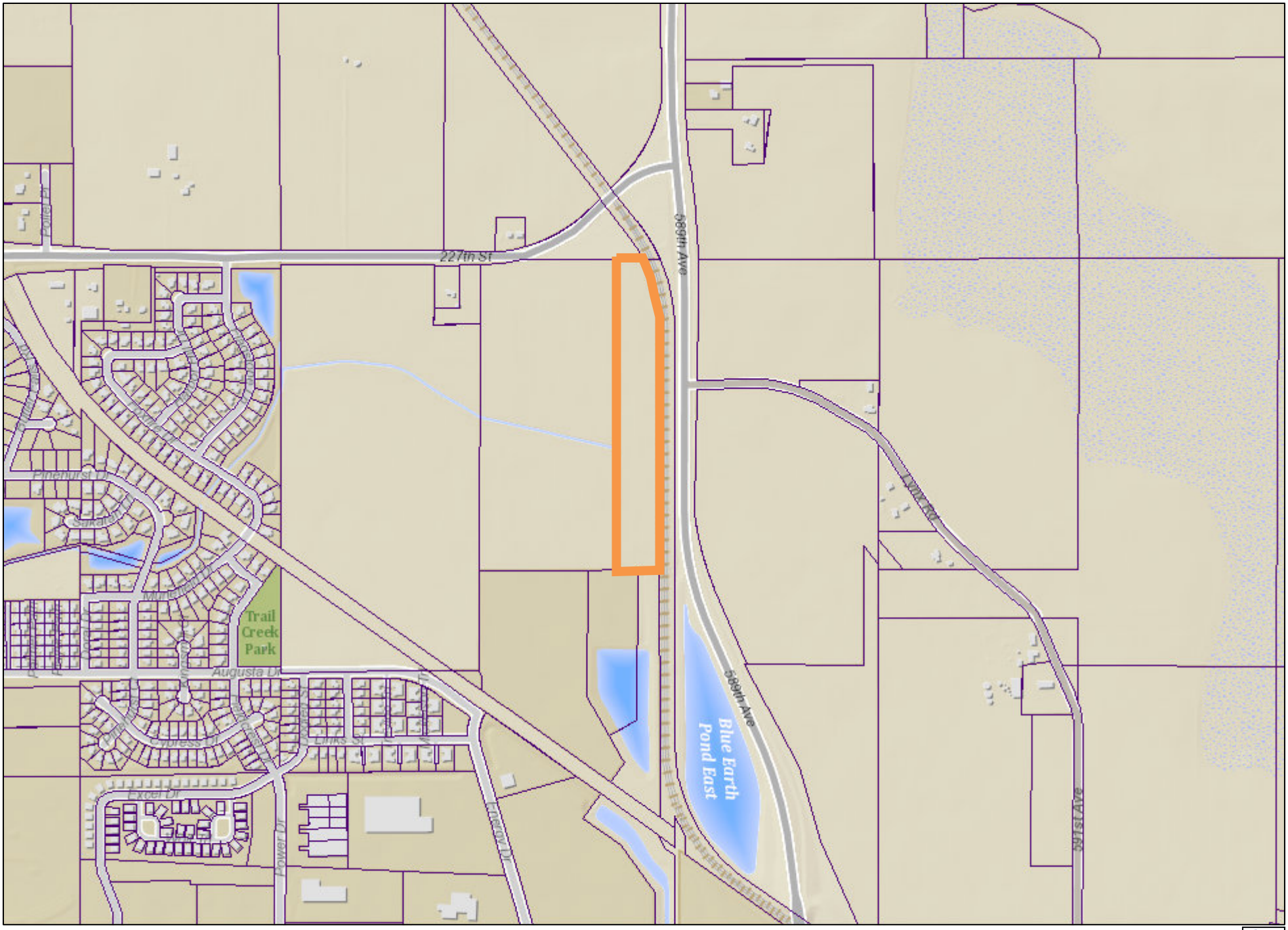
This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2026.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

General Location Map

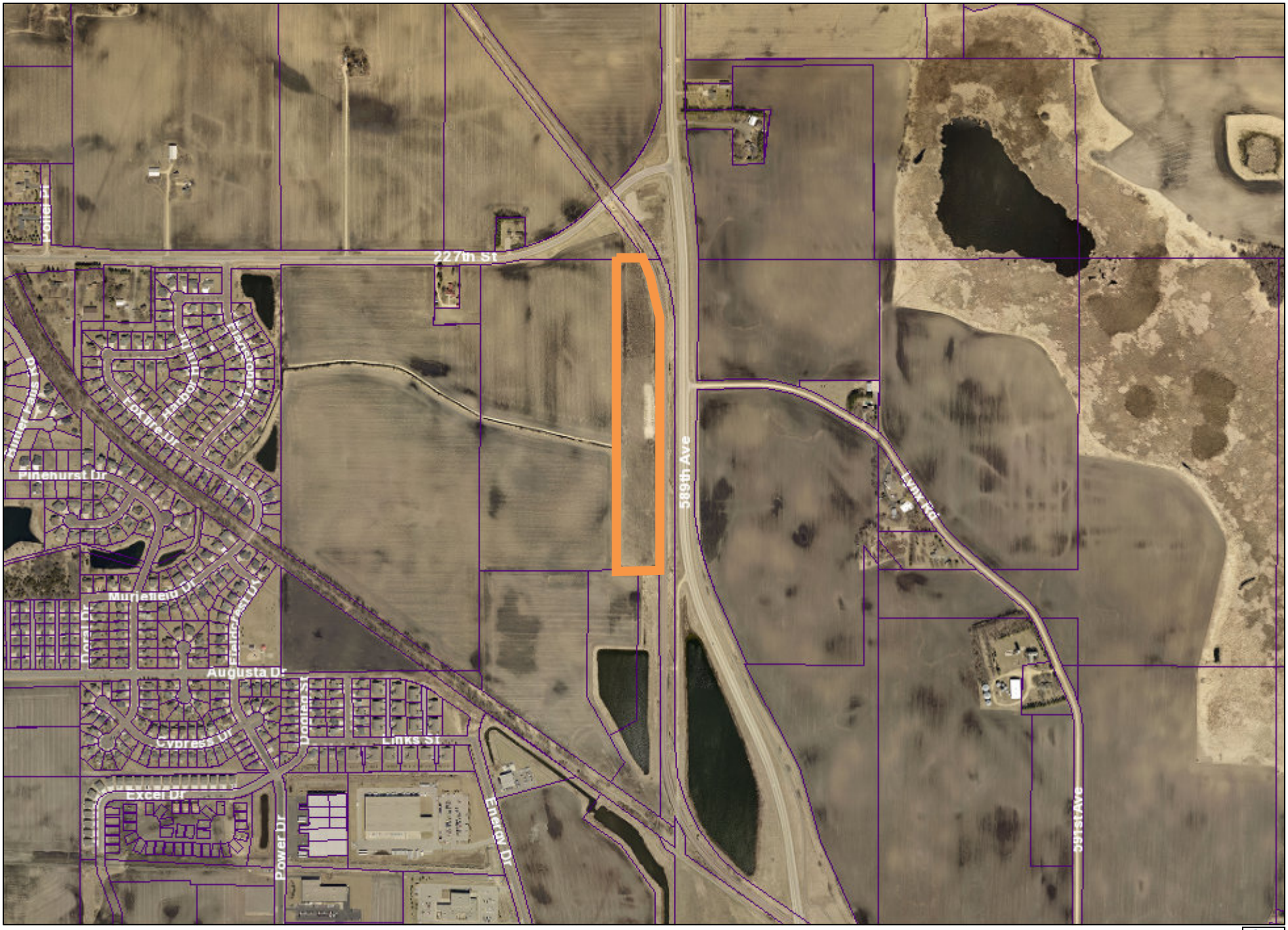


Date: July 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map



Date: July 2025

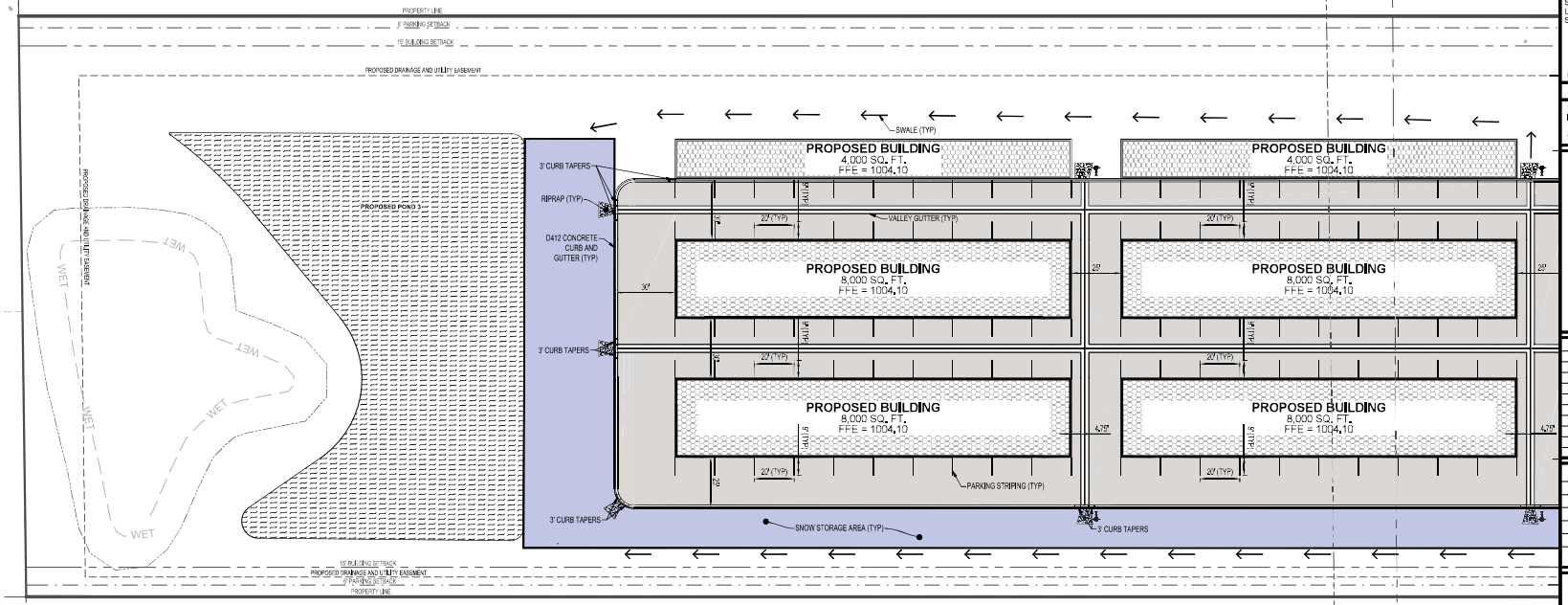
Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT



0 30 60
SCALE IN FEET

N

ISG

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

DATE_____ LIC. NO._____

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-20

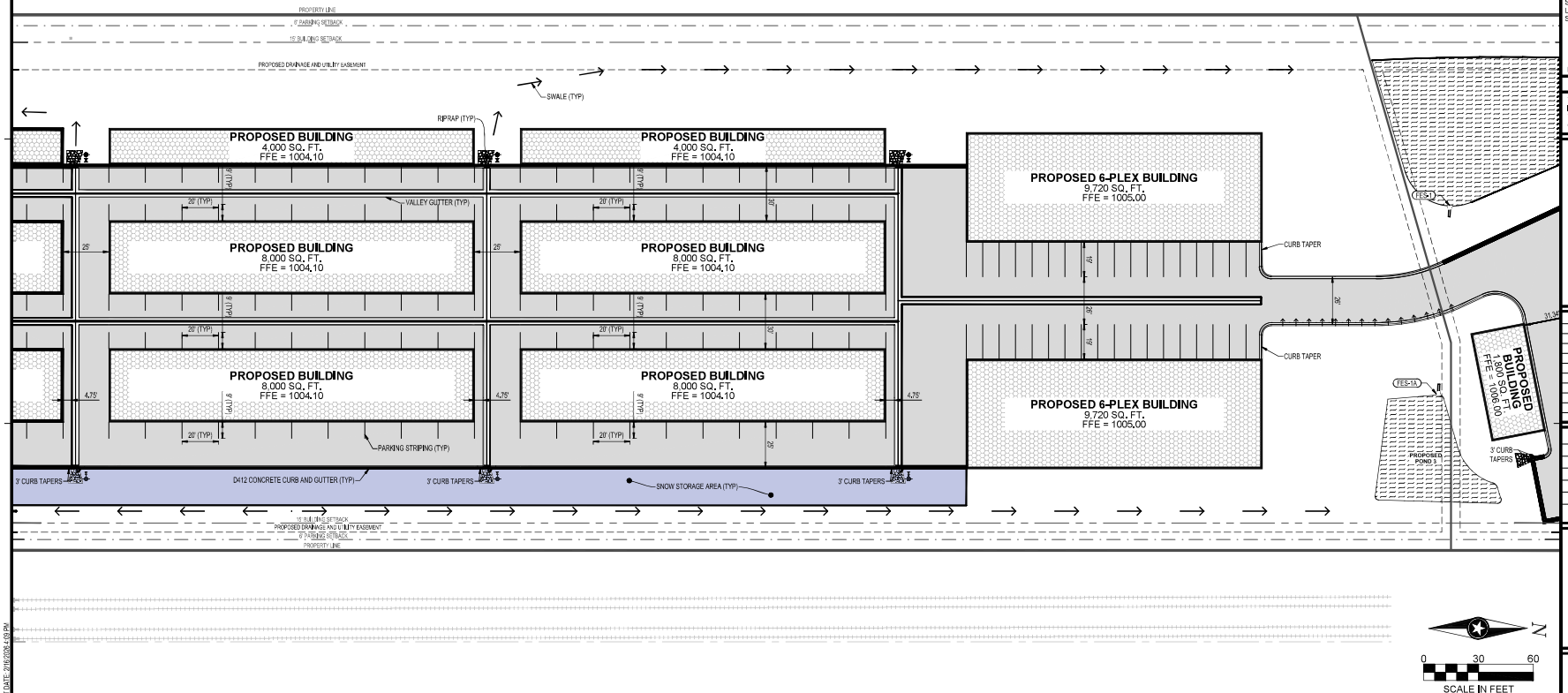
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:07 PM

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	REVERSE PITCH CONCRETE CURB AND GUTTER



ISG

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

DATE_____ LIC. NO._____

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

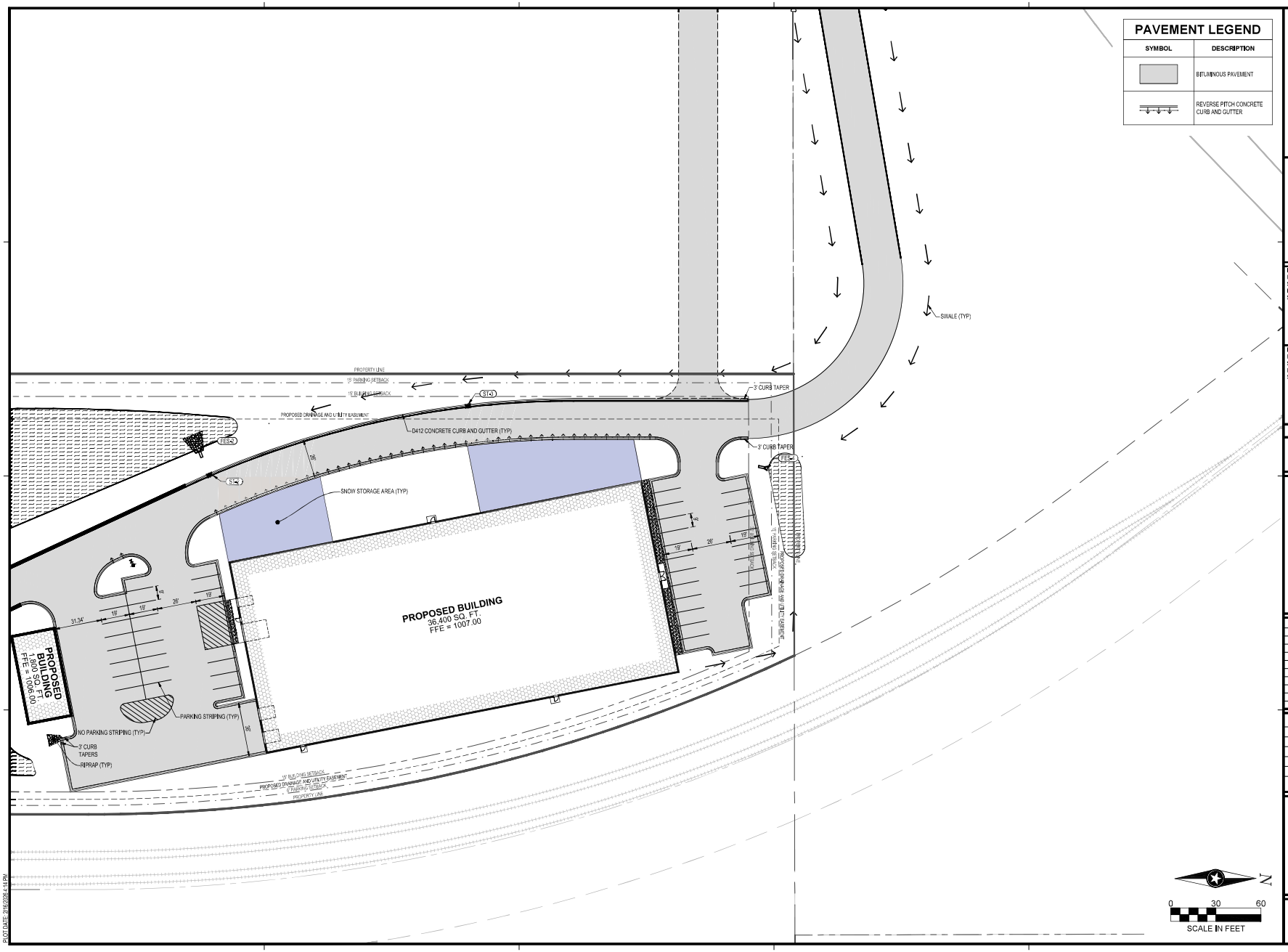
SHEET

C3-21

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:09 PM



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	REVERSE PITCH CONCRETE CURB AND GUTTER

ISG

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

DATE_____ LIC. NO._____

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-22

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:14 PM

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT

ISG

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

DATE_____ LIC. NO._____

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-23

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:14 PM

THE STATION
Garage Condo's
New Construction / Mankato, Minnesota

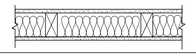
MASTER PLAN 2026

UL DESIGN U-305 - GENERIC

ONE HOUR FIRE:

WOOD STUDS, GYPSUM WALLBOARD, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2X4 wood studs @ 16: o.c with 1-1/4" type W drywall screws 12" o.c.
3" thermafiber insulation

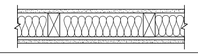


UL DESIGN U-327 - GENERIC

ONE HOUR FIRE:

WOOD STUDS, GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2X4 wood studs @ 16: o.c with 1-1/4" type W drywall screws 12" o.c.
RC-1 channel or equivalent each side
3" thermafiber insulation



BUILDING CODE REVIEW

BASED ON 2018 IBC
BASED ON 2020 MN BUILDING CODE

PROJECT IS FOR NEW STORAGE CONDOMINUMS

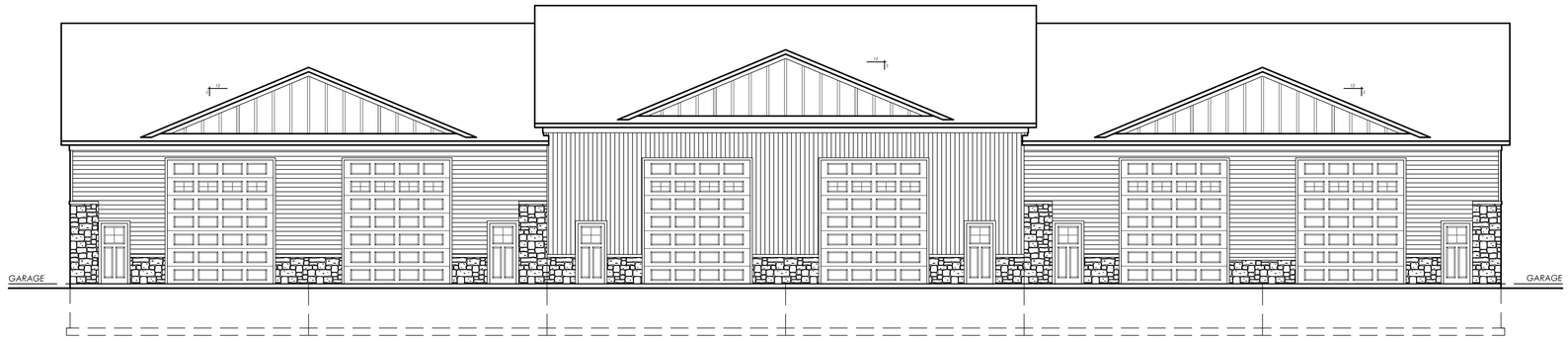
NO FIRE SPRINKLER SYSTEM INSTALLED
BUILDING TYPE V.B (WOOD CONSTRUCTION)
BASE ALLOWABLE AREA = 13,500 SQ. FT.
BASE ALLOWABLE HEIGHT = 2 STORIES

ACTUAL BUILDING AREA =9,720 SQ. FT.
ACTUAL BUILDING HEIGHT = 1 STORY

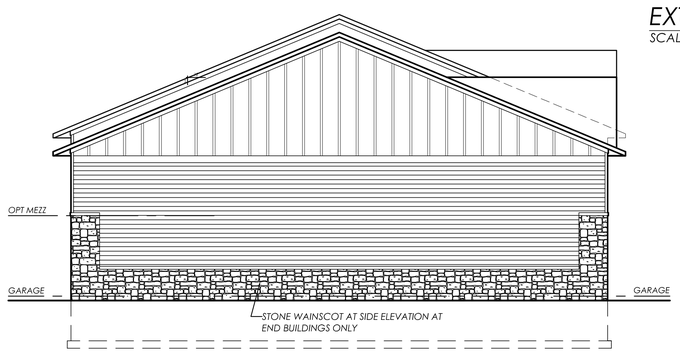
BUILDING IS MULTI TENENT LOW HAZARD STORAGE S-2 OCC.
PROVIDE 1 HOUR FIRE RATED WALLS BETWEEN EACH INDIVIDUAL UNIT

TOTAL BUILDING AREA (GROSS AREA= 9,720 SQ. FT.) 6 UNITS
S-2 9,720 SQ. FT. /500 S.F. PER OCC. = 20 OCC.

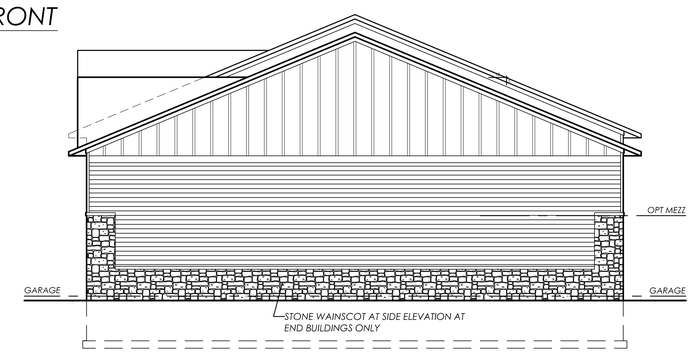
TOTAL OCCUPANT LOAD = 20 OCC.
EXITS REQUIRED (1) (2) PROVIDED PER CONDO UNIT (12 TOTAL)



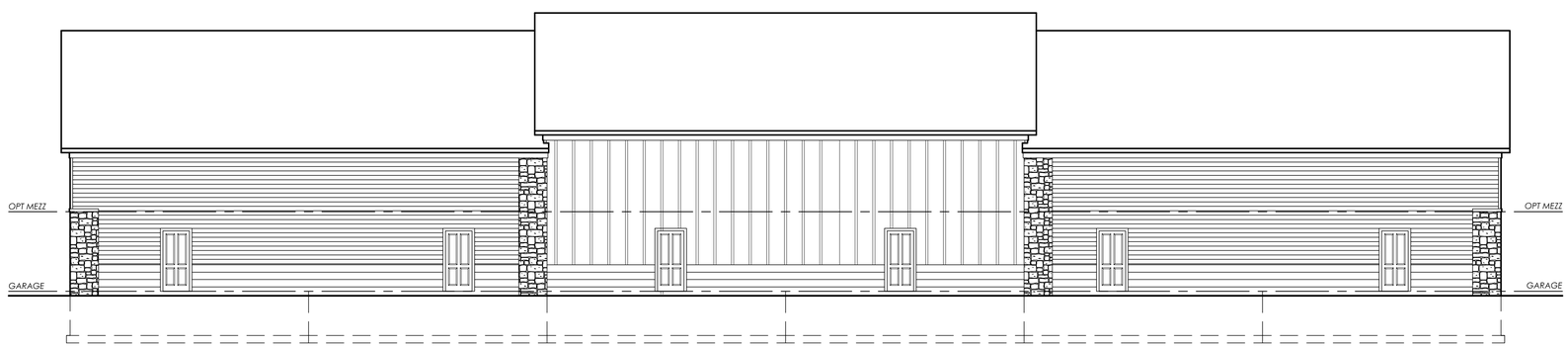
EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

THE STATION

GARAGE CONDO'S

MANAKTO, MN
56001

RDS ARCHITECTS

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

Name. Richard D. Storlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	01-27-2026

DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

EXTERIOR ELEVATIONS

PROJ. NO.: C2515
DATE: 01-27-2026
DRAWN BY: AMS
CHECKED BY:

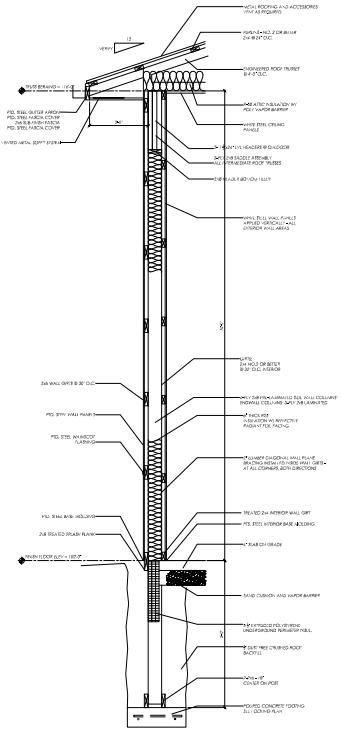
A1

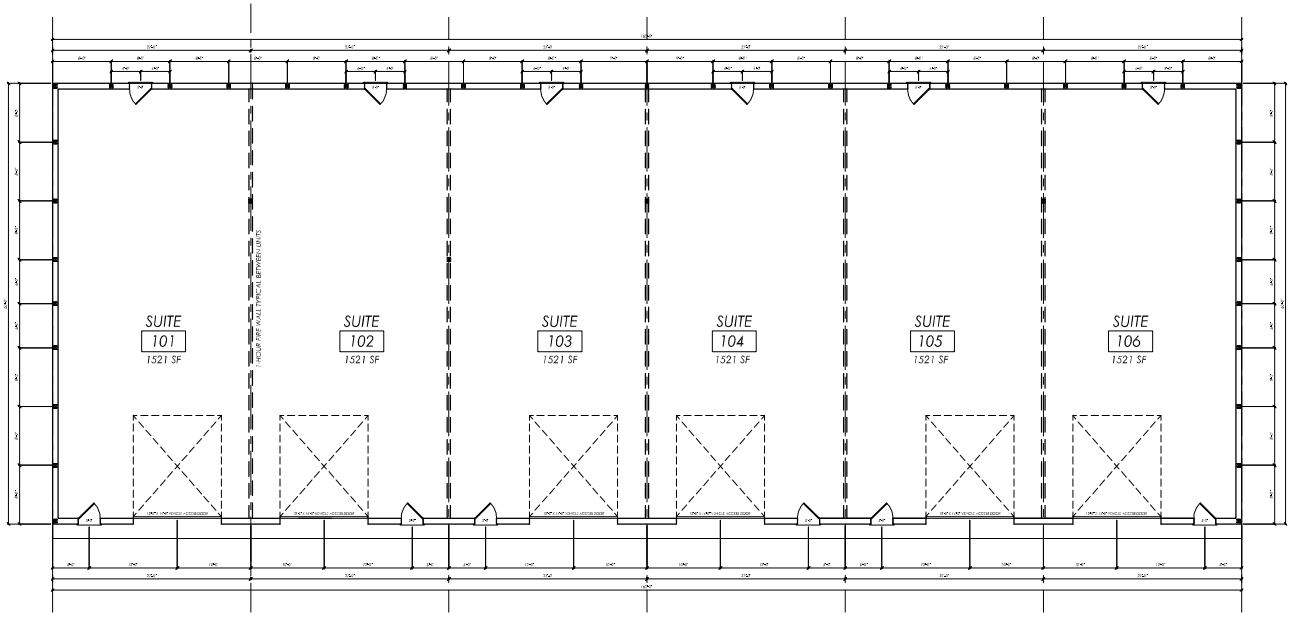
VERSETTA STONE
GRANITE PEAK

SHERWIN WILLIAMS
SW9166 DRIFT OF MIST

SHERWIN WILLIAMS
SW7061 NIGHT OWL

SHERWIN WILLIAMS
SW6994 GREENBLACK





FLOOR PLAN

SCALE: 1/8" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone : 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

THE STATION

GARAGE CONDO'S

MANAKTO, MN 56001

RDS ARCHITECTS

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

Name: Richard D. Storlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	01-27-2026

DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions. the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

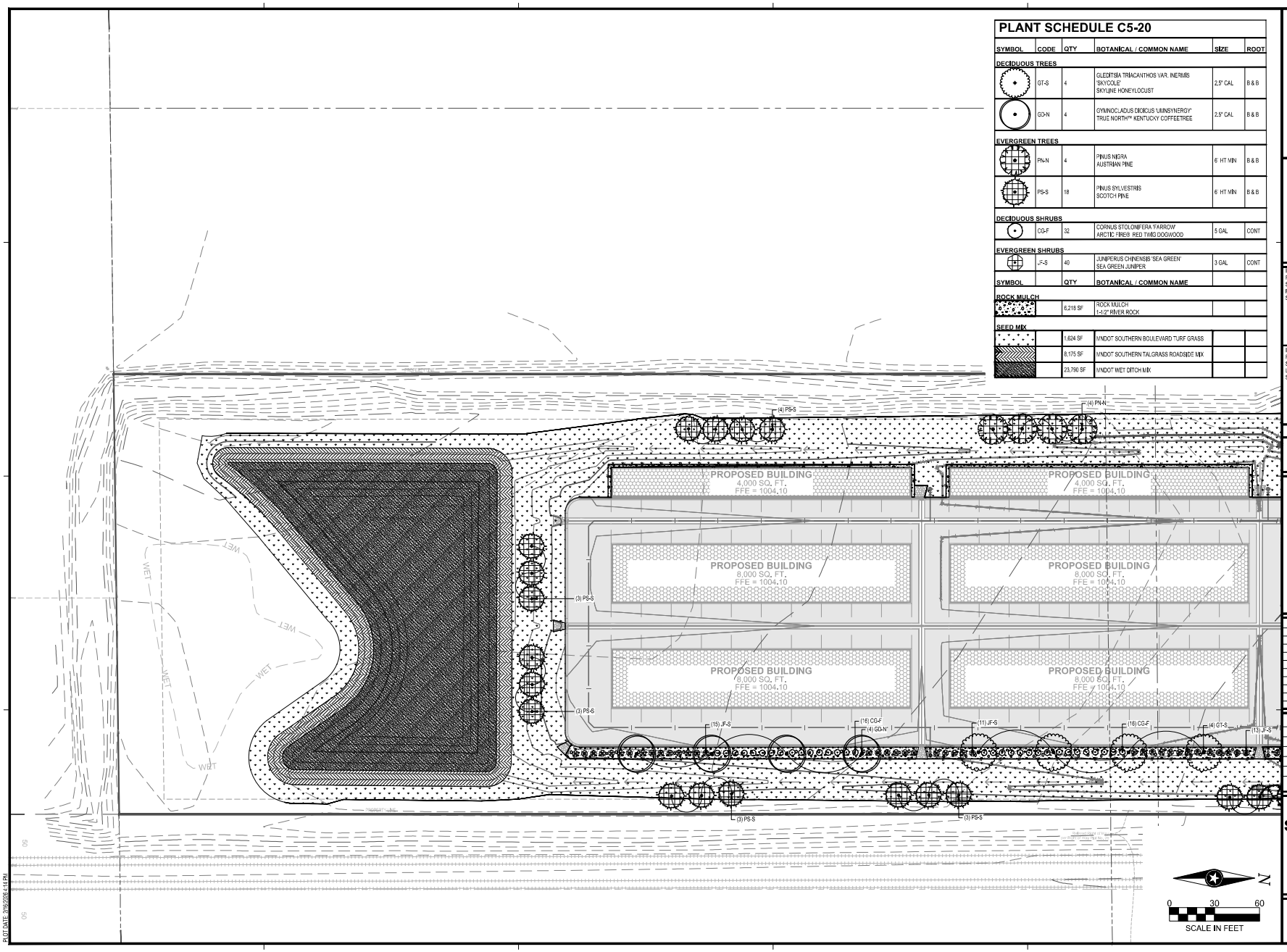
FLOOR PLANS

PROJ. NO.: C2515
DATE: 01-27-2026
DRAWN BY: AMS
CHECKED BY:

A2

PLANT SCHEDULE C5-20

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	GT-S	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	4	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
EVERGREEN TREES					
	PN-N	4	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-S	18	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	CG-F	32	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	40	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		6,218 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		1,624 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		8,175 SF	MNDOT SOUTHERN TALGRASS ROADSIDE MIX		
		23,790 SF	MNDOT WET DITCH MIX		



ISG

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

DATE_____ LIC. NO. _____

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

DATE_____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

SHEET

C5-20

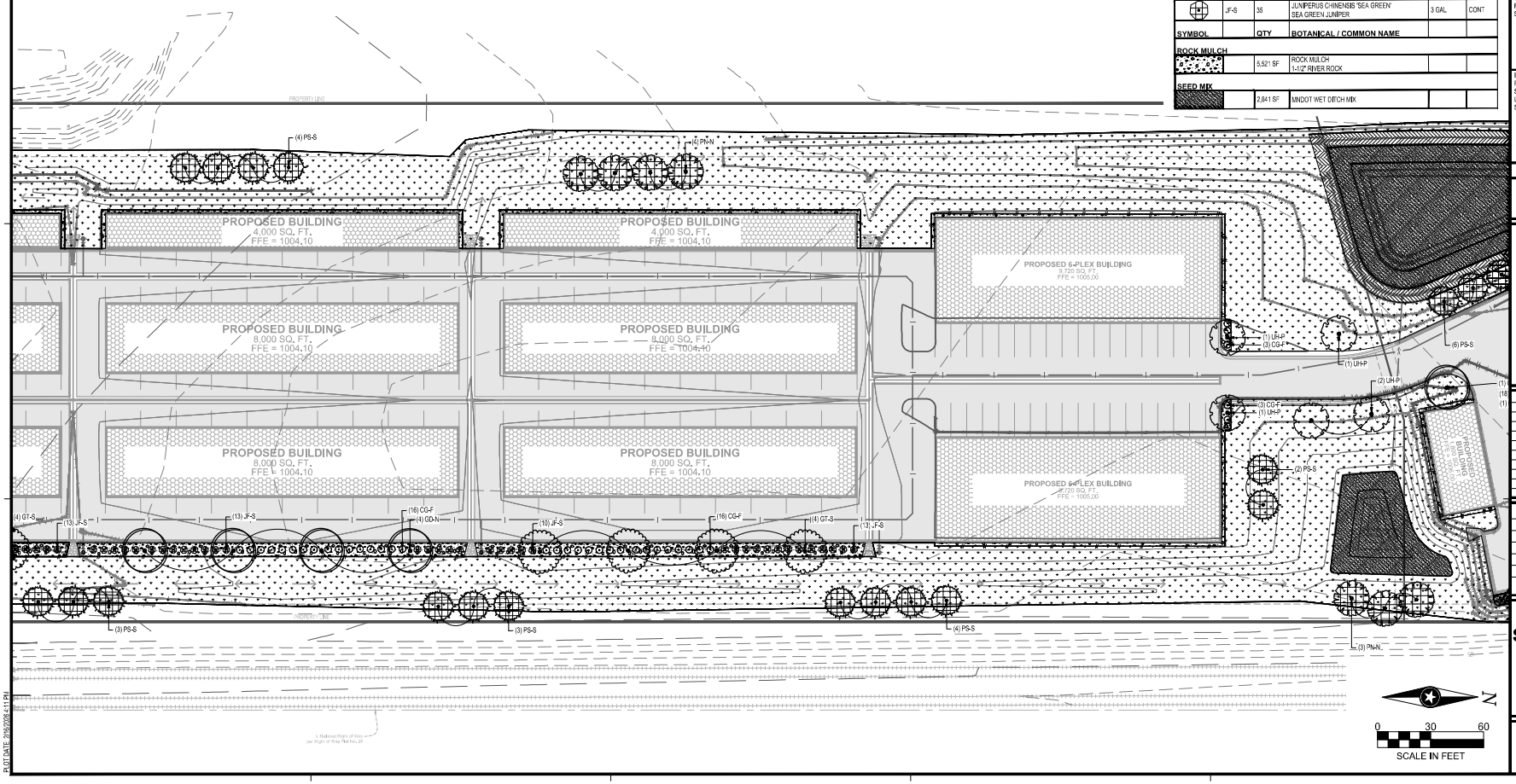
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/26/2026 4:14 PM

PLANT SCHEDULE C5-21

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	GT-S	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	4	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	UH-P	5	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PN-N	7	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-S	14	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	CG-F	38	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	35	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		5,521 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		2,841 SF	MNDOT WET DITCH MIX		



PLOT DATE: 2/16/2026 4:11 PM

ISG

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

DATE_____ LIC. NO. _____

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

DATE_____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

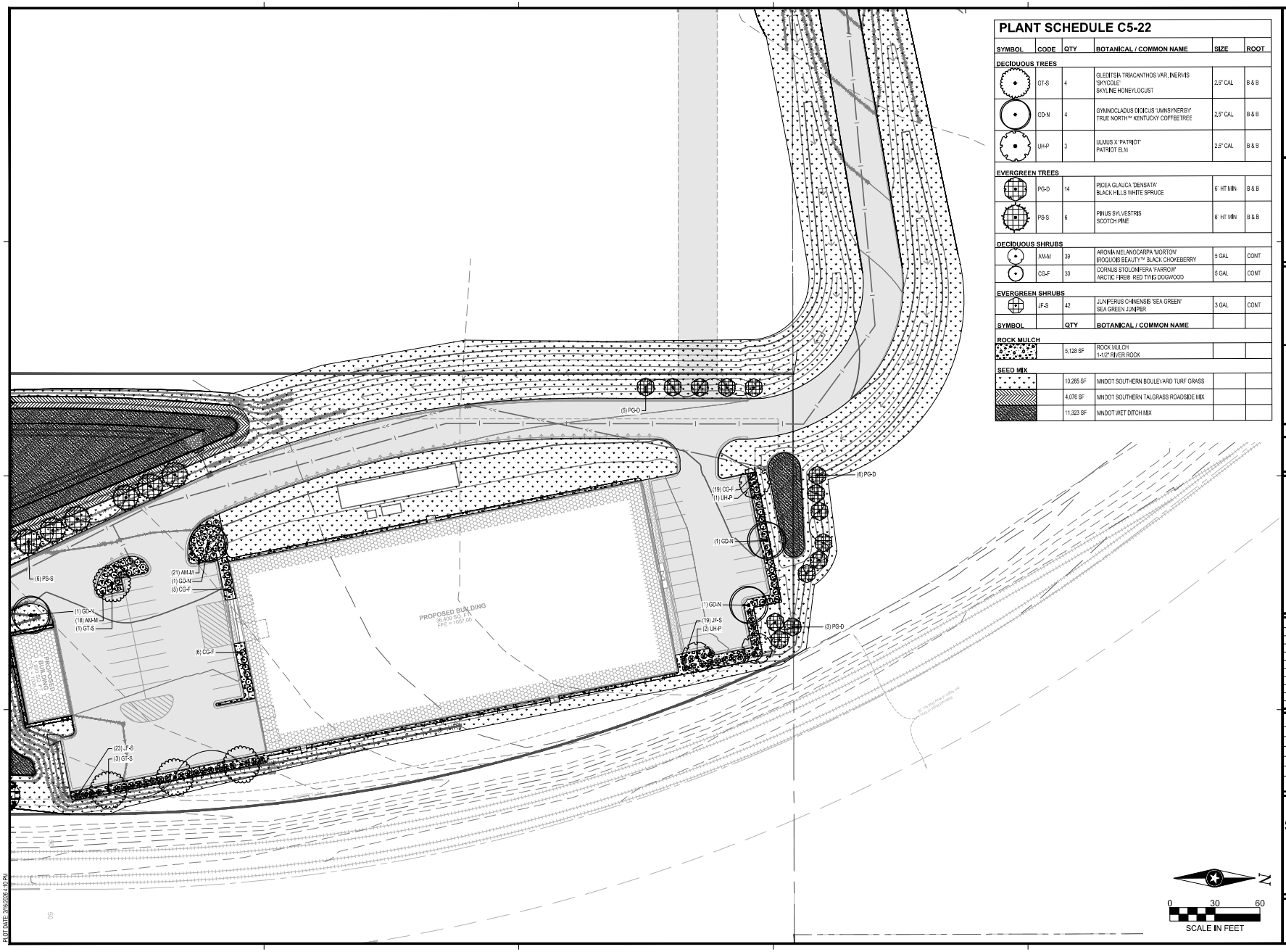
SITE RESTORATION AND PLANTING PLAN

SHEET

C5-21

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE C5-22

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	GT-S	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	4	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	UH-P	3	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	14	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PS-S	6	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	39	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	30	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	42	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		5,128 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		10,265 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		4,076 SF	MNDOT SOUTHERN TALGRASS ROADSIDE MIX		
		11,323 SF	MNDOT WET DITCH MIX		

ISG

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

DATE_____ LIC. NO. _____

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

DATE_____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

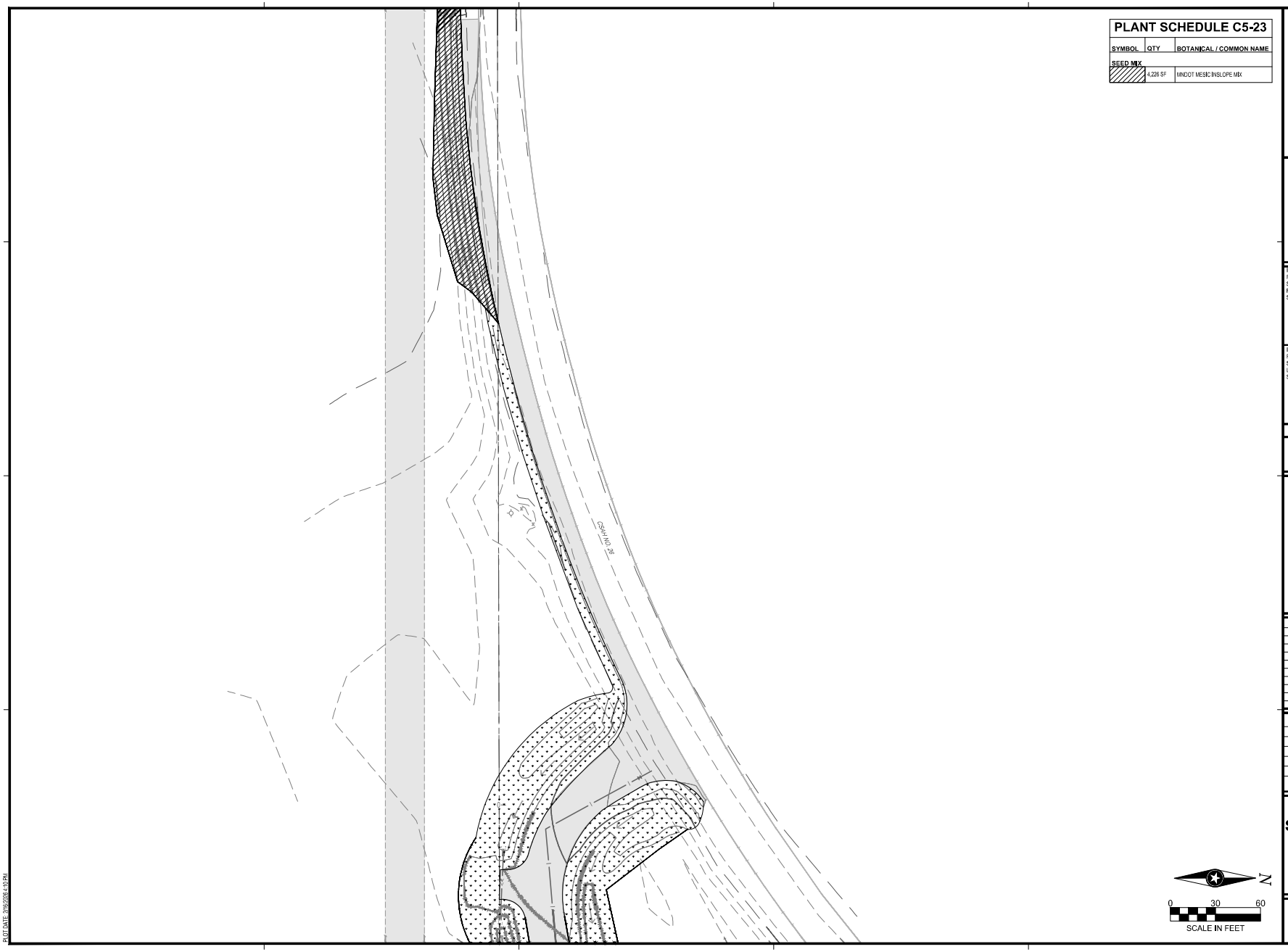
SHEET

C5-22

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/26/2026 4:10 PM



PLANT SCHEDULE C5-23

SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED MIX		
	4,226 SF	MNDOT MESIC INSLOPE MIX

ISG

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

DATE_____ LIC. NO. _____

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

DATE_____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

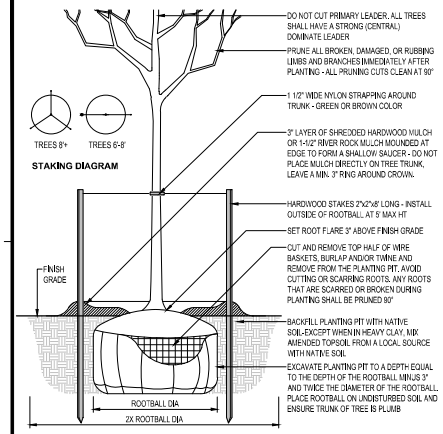
SHEET

C5-23

PRELIMINARY NOT FOR CONSTRUCTION

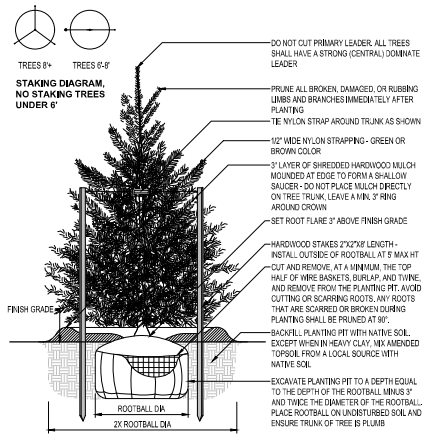
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/26/2026 4:10 PM



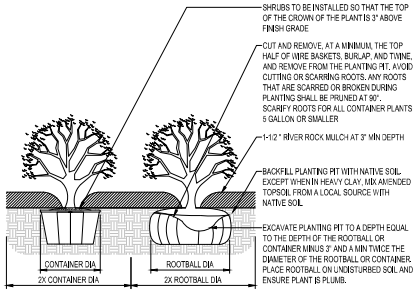
DECIDUOUS TREE PLANTING

NTS



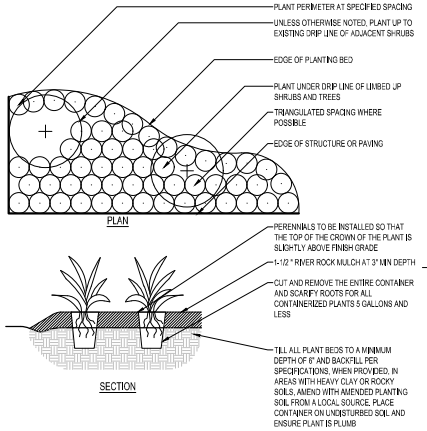
EVERGREEN TREE PLANTING

NTS



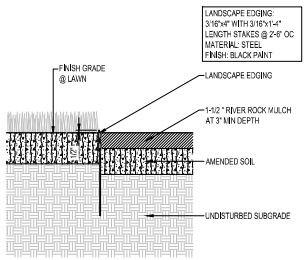
SHRUB PLANTING

NTS



PERENNIAL PLANTING

NTS



LANDSCAPE EDGING

NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE 1 - 1/2" RIVER ROCK MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

ISG

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

DATE_____ LIC. NO. _____

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

DATE_____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES AND DETAILS

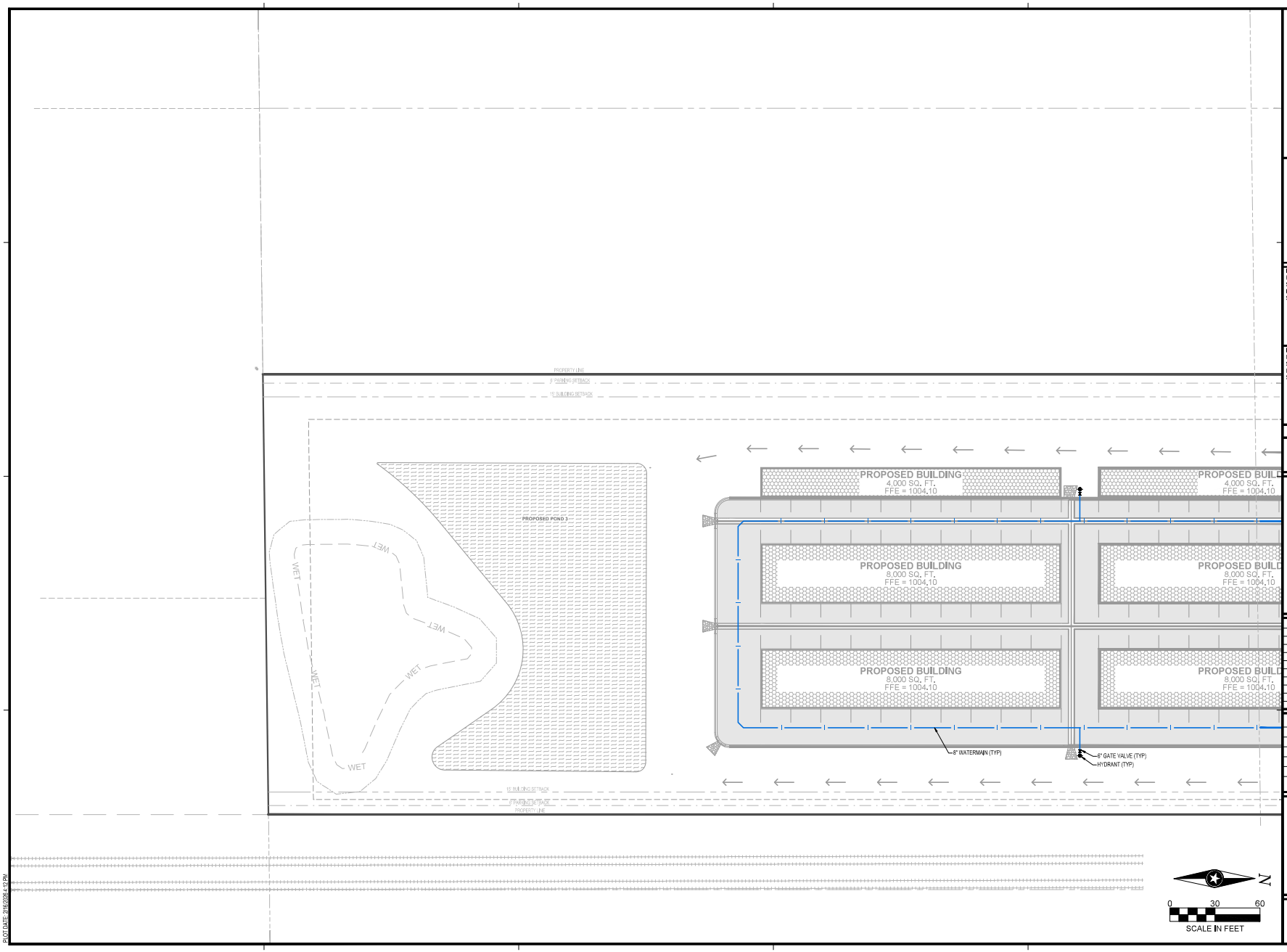
SHEET

C5-30

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:12 PM



ISG

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

DATE_____ LIC. NO._____

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

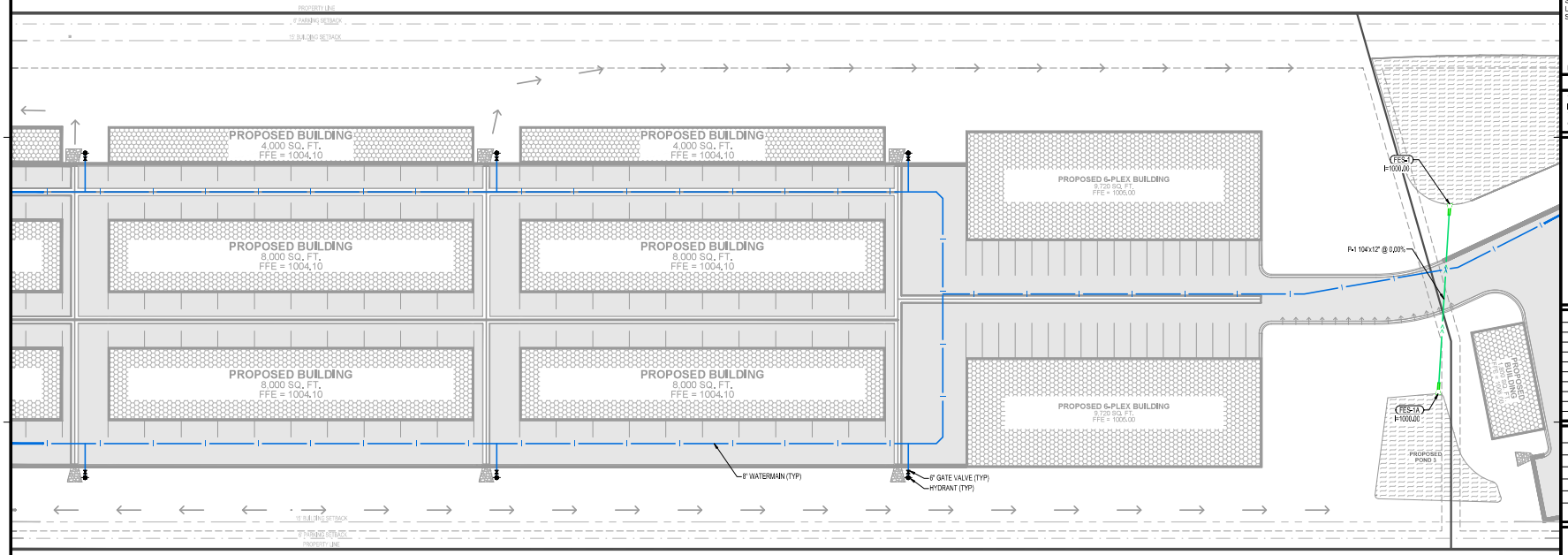
SHEET

C3-40

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:12 PM



N

0 30 60

SCALE IN FEET

ISG

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

DATE_____ LIC. NO._____

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

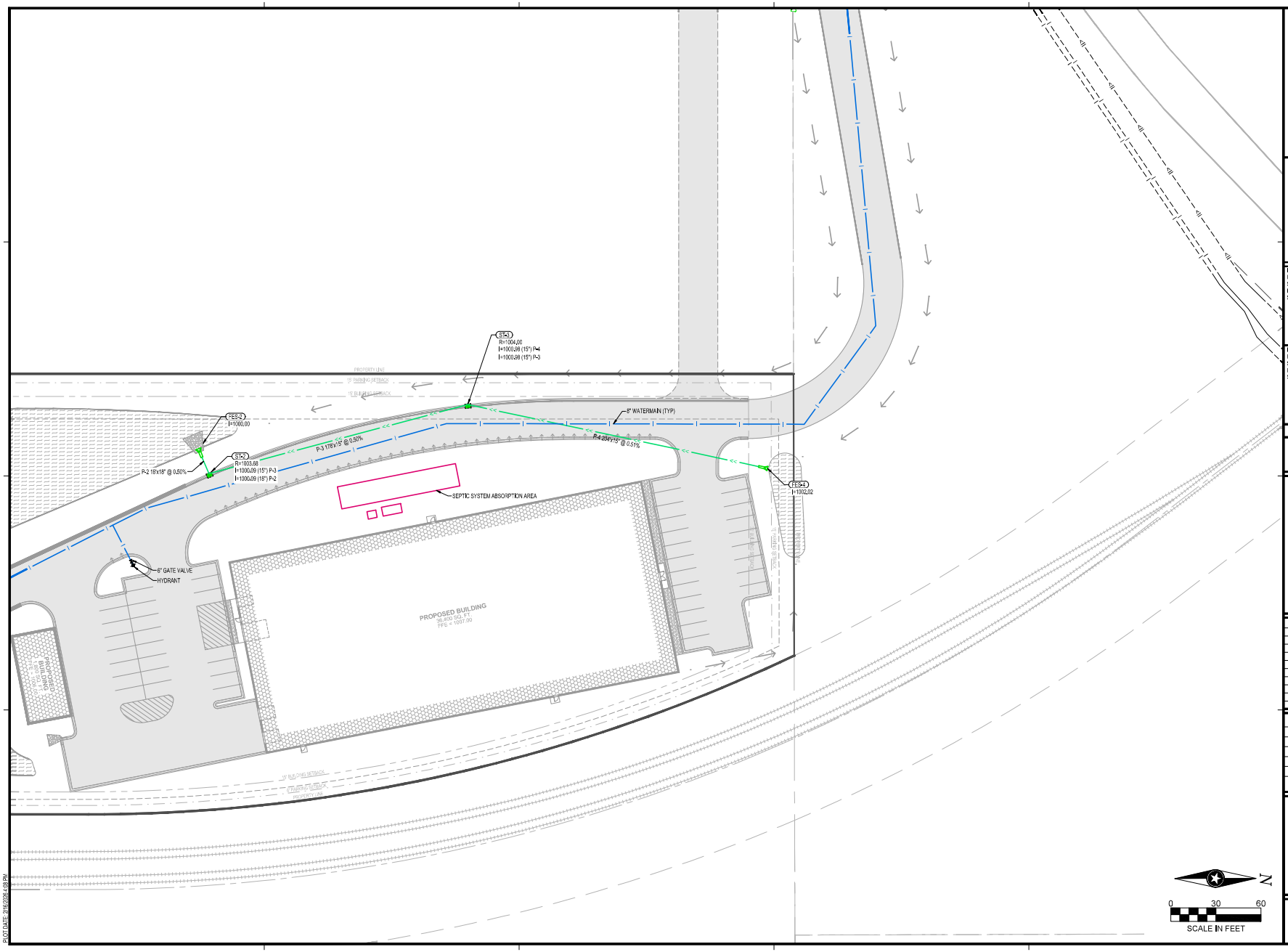
SHEET

C3-41

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:13 PM



ISG

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

DATE_____ LIC. NO._____

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

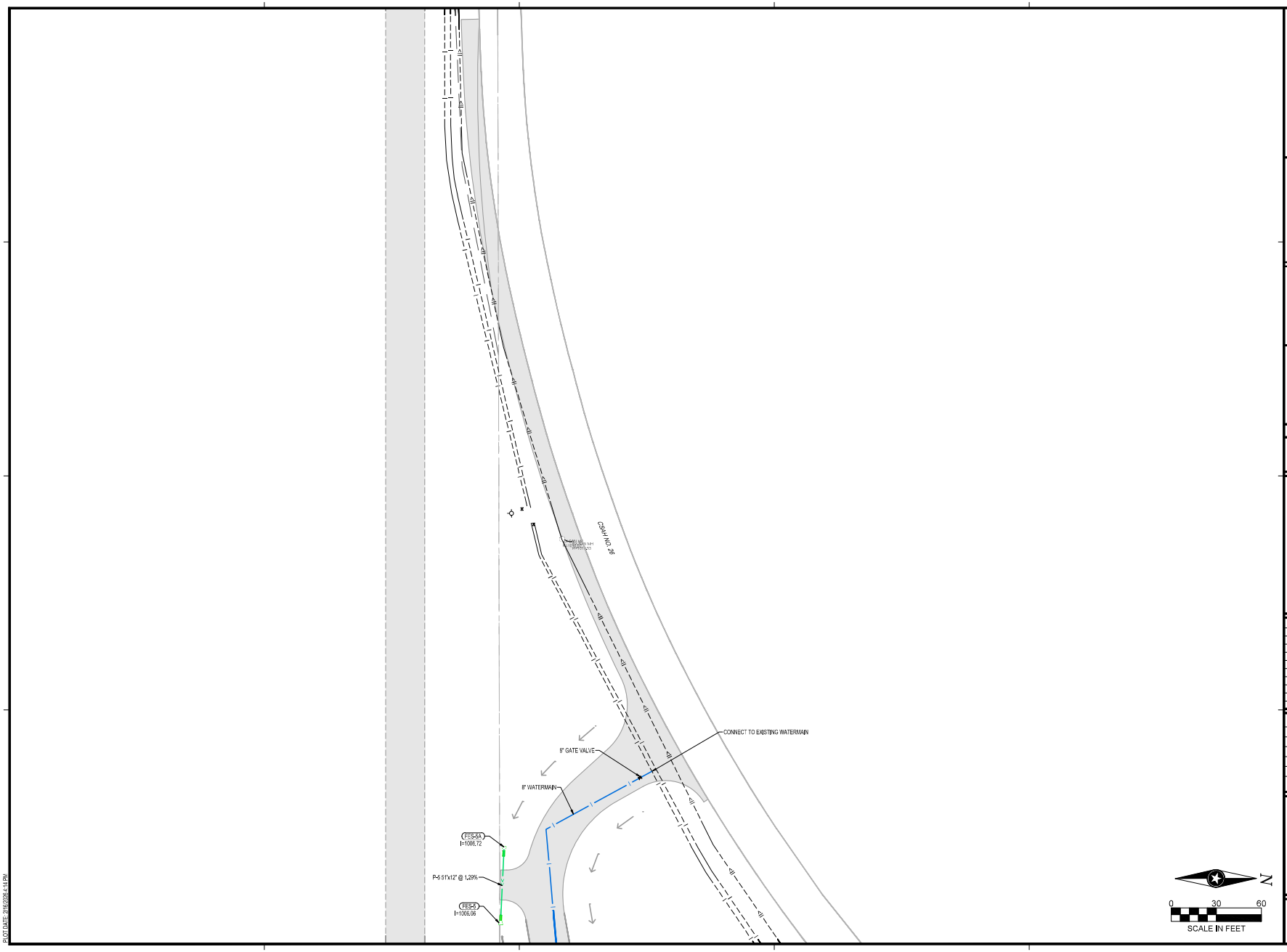
SHEET

C3-42

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:08 PM



ISG

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

DATE_____ LIC. NO._____

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

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

SHEET

C3-43

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:14 PM

AGENDA RECOMMENDATION

City Council Regular Meeting **7. A.**

Meeting Date: 03/09/2026

Agenda Item:

Ordinance amending Mankato City Code Chapter 2, Sec. 2-36 related to the Local Board of Appeal and Equalization.

Recommendation/Action(s):

Adoption of the attached ordinance.

Summary:

Due to the specialized requirements of the board, including training, it has been somewhat difficult to fill vacancies. Also, the Council does not determine the chair or vice chair, and there is only one alternate member that can be appointed. With this, it is requested that the ordinance be amended accordingly.

Attachments

Ordinance

ORDINANCE AMENDING MANKATO CITY CODE CHAPTER 2, SECTION 2-36 RELATED TO THE LOCAL BOARD OF APPEAL AND EQUALIZATION

WHEREAS, due to the specialized requirements of the board, including trainings, it has been somewhat difficult to fill vacancies; and

WHEREAS, the Council has not determined the chair or vice chair, and the chair does not designate the alternate as there is only usually one alternate; and

WHEREAS, it is requested that the ordinance be amended to remove limited terms and clarify the language related to the chair and vice chair.

NOW, THEREFORE BE IT ORDAINED, by the City Council for the City of Mankato, that Mankato City Code Chapter 2, Sec. 2-36, related to the local board of appeal and equalization be and hereby is amended as follows:

Sec. 2-36. Local board of appeal and equalization (property assessment and classification).

(a) *Establishment.* Pursuant to M.S.A. § 274.01, the city has established a special board of review of the city.

(b) *Membership.* The board shall be composed of five regular commissioners and two alternates appointed by the city council. All members must be residents of the city. At least one regular and one alternate commissioner shall each be an appraiser, realtor or other person familiar with property valuations in the city.

(c) *Terms.* Board members and alternates shall serve for a term of three years. Of the commissioners initially appointed, one shall be appointed for a term of one year, two shall be appointed for a term of two years and two shall be appointed for a term of three years. ~~The alternates initially appointed shall be appointed for three-year terms. No person may be appointed to more than three complete, successive terms as a regular commission member.~~

(d) *Vacancies.* Any vacant position may be filled for the unexpired term by the council.

(e) *Compensation.* Members and alternates of the special board of review shall receive such hourly compensation for the time spent at hearings at the rate of $20.00 per hour.

(f) *Removal.* The council, by majority vote, may remove any regular or alternate member of the special board of review.

(g) *Power and duties.* The board shall have all the power and duties that would be given to the city council acting as the board of review pursuant to M.S.A. § 274.01, subd. 1.

(h) *Procedures.*

(1) Meetings and operations of the board shall be conducted in accordance with M.S.A. § 274.01 and applicable laws governing public access to such meetings, operations and data.

(2) ~~The council shall designate one regular board member to act as chairperson of the board and one regular member to serve as vice-chairperson. In the absence of the chairperson, the vice-chairperson shall serve as chairperson~~.

(3) In the event a regular member is absent, an alternate member may act in that member's stead. ~~The chairperson shall designate which alternate shall serve in the absence of a member.~~ In the event more than one member is absent, both alternate members may serve during such absence.

(4) At least three members or alternates shall constitute a quorum of the board.

(Code 2015, § 2.11; Ord. No. 18-1210-13, § 2.11, 12-10-2018)

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 9th day of March 2026.

_____

Najwa Massad

Mayor

ATTEST: _____

Renae Kopischke, MMC

City Clerk