

Nicollet County Board of Commissioners Meeting



November 24, 2020

Nicollet County Government Center 501 South Minnesota Avenue, St. Peter, MN 56082

Commissioners – John Luepke, Chair; Jack Kolars; Terry Morrow; Marie Dranttel; Denny Kemp

NOTICE REGARDING NICOLLET COUNTY BOARD OF COMMISSIONERS MEETING AND DRAINAGE AUTHORITY MEETING

November 24, 2020

9:00 A.M.

**NICOLLET COUNTY GOVERNMENT CENTER BOARD ROOM
501 SOUTH MINNESOTA AVENUE
ST. PETER, MN**

Due to the COVID-19 (coronavirus) pandemic and resulting state and federal emergency declarations and guidance about limiting unnecessary person-to-person contact, the November 24, 2020 Nicollet County Board meeting and Drainage Authority meeting will be conducted under Minnesota Statute 13D.021 – Meetings by Telephone or Other Electronic Means. County Board and Drainage Authority members will participate by telephone or other electronic means.

How members of the public can participate in the meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/83315363662?pwd=OHdhMGM2amxoMkZUcUovaW9hTW14QT09>

Meeting ID: 833 1536 3662

Passcode: 973527

One tap mobile

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The meetings can also be viewed live at www.co.nicollet.mn.us/642/County-Board-Meeting-Videos. A copy of the meeting agenda and packet is available at www.co.nicollet.mn.us/AgendaCenter/Board-of-Commissioners-3.

Questions or comments regarding agenda items and viewing or listening to the meeting can be directed to Ryan Krosch, Nicollet County Administrator, at 507-934-7204 or rkrosch@co.nicollet.mn.us.

Vision Statement

Setting the standard for providing superior and efficient county government services through leadership, accountability and innovation to a growing and diverse society.

**Leadership. Efficiency. Accountability.
Innovation. Integrity.**

Mission Statement

Providing efficient services with innovation and accountability

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- 9:00 a.m.** Call Board of Commissioners Meeting to Order: Chair Luepke
1. Flag Pledge
 2. Silence Your Cell Phones
 3. Approval of Agenda
- Consent Agenda
1. [Approval of November 10, 2020 Board Minutes](#)
 2. [Approval of Maintenance and Grooming Grant Contract](#)
 3. [Resolution Approving Acceptance of Cares Act Funds from Cities and Townships](#)
 4. [Resolution Authorizing the Closing of County Government Offices on December 24, 2020](#)
 5. [Prosecution Contract with City of Lafayette](#)
 6. [2021 Master Contract for MFIP/DWP and Notice of Funds Available](#)
 7. [End of Probations](#)
 8. [Approval of Bills](#)
- Public Appearances
- 9:05 a.m.** Finance
1. [Motion for December 2020 and January 2021 Bill Approval](#)
- 9:10 a.m.** Health and Human Services
1. [COVID-19 Update](#)
- 9:30 a.m.** Call Drainage Authority Meeting to Order: Chair Luepke
- Drainage Authority Agenda Items
1. Consent Agenda
 - a. [Approval of November 10, 2020 Drainage Authority Minutes](#)
 2. [2020 Annual Maintenance Levies](#)
 3. [CD 86A Improvement Bid Recommendation](#)
- Adjourn Drainage Authority Meeting
- 9:55 a.m.** Property Services
1. [November 16, 2020 Planning and Zoning Advisory Commission Meeting](#)
- 10:00 a.m.** 2. [Nicollet County Comprehensive Plan Public Hearing and Adoption](#)

Continued...

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10:30 a.m. Chair's Report
Commissioner Committee Reports
Commissioners Meetings & Conferences
Approve Per Diems and Expenses
Adjourn Board of Commissioners Meeting

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Notice of Scheduled Meetings

The following is a notice of scheduled meetings. Pursuant to Minnesota Statute 13D.04, this notice of meetings also serves as notice of regular and special meetings of the Nicollet County Board of Commissioners. Meetings with a quorum of Nicollet County Board of Commissioners expected to attend is noted with an asterisk (*).

NOTICE REGARDING NICOLLET COUNTY MEETINGS DURING THE COVID-19 PANDEMIC
Due to the COVID-19 (coronavirus) pandemic and resulting state and federal emergency declarations, these and future Nicollet County meetings will be conducted under Minnesota Statute 13D.021 – Meetings by Telephone or Other Electronic Means.

Questions or comments regarding any Nicollet County meeting and requests to participate in any meeting can be directed to Ryan Krosch, Nicollet County Administrator, at 507-934-7204 or rkrosch@co.nicollet.mn.us.

November 24 - County Board of Commissioners Meeting, 9 a.m., Nicollet County Government Center, Board Room, St. Peter*

November 24 - County Drainage Authority Meeting, 9 a.m., Nicollet County Government Center*

November 26-27 – HOLIDAY, Offices Closed

December 3 - Highway 169 Coalition Meeting

December 3 – Budget and Tax Levy Meeting, 6:30 a.m., Nicollet County Government Center, Board Room, St. Peter

December 7 - Mankato Rehabilitation Center Meeting

December 7 – AMC Annual Conference, 1 p.m., Virtual Meeting*

December 15 - County Board of Commissioners Meeting, 9 a.m., Nicollet County Government Center, Board Room, St. Peter*

December 15 - County Drainage Authority Meeting, 9 a.m., Nicollet County Government Center*

December 18 – Brown-Nicollet Environmental Health Meeting

December 21 – Board of Adjustment and Appeals/Planning & Zoning Advisory Commission Meeting, 7 p.m., Nicollet County Board Room, St. Peter*

December 24-25 – HOLIDAY, Offices Closed

January 1 – HOLIDAY, Offices Closed

January 5 - County Board of Commissioners Meeting, 9 a.m., Nicollet County Government Center, Board Room, St. Peter*

January 5 - County Drainage Authority Meeting, 9 a.m., Nicollet County Government Center*

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OFFICIAL PROCEEDINGS OF THE
BOARD OF COUNTY COMMISSIONERS FOR
NICOLLET COUNTY, MINNESOTA
NOVEMBER 10, 2020

The Nicollet County Board of Commissioners met in regular session on Tuesday, November 10, 2020, at 9:00 a.m. Commissioners Denny Kemp, Jack Kolars, Marie Dranttel, Terry Morrow and John Luepke were present. Also present were County Administrator Ryan Krosch, County Attorney Michelle Zehnder Fischer and Recording Secretary Sarah Frahm.

The meeting was held via teleconference pursuant to Minnesota Statute 13D.021 due to the coronavirus pandemic. There were no public comments submitted by email or phone. No members of the public requested to participate in the meeting by phone. The meeting was recorded and broadcasted live online.

Approval of Agenda

Motion by Commissioner Morrow and seconded by Commissioner Luepke to approve the agenda with the following addition: CD 77 Lateral 2 Bid Recommendation under the Drainage Authority agenda. Motion carried with all voting in favor.

Consent Agenda

Motion by Commissioner Kemp and seconded by Commissioner Morrow to approve the consent agenda items as follows: approval of the October 27, 2020 Board Meeting minutes, Purchase of Service Agreement: 2021 Brown County Evaluation Center, Inc., Resolution Approving an Increase of Petty Cash for the Property & Public Services Department, end of probation for Harold Shirley, effective November 12, 2020, and approval of the Commissioner Warrants as presented for the following amounts: Revenue Fund - \$92,559.76, Road & Bridge Fund - \$13,958.98, Human Services Fund - \$123,724.88 and acknowledge review of the Auditor's Warrants. Motion carried with all voting in favor.

Public Appearances

There were no public appearances.

Finance

Quarter Three 2020 Donations

Finance Director, Heather McCormick, appeared before the Board to request approval of the quarter three 2020 donations.

Donations received by Nicollet County July 1 through September 30, 2020

<u>FROM WHOM</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
Various Donations	\$ 220.00	Veteran's Services
Various Donations	\$ 325.00	Loan Closet

Total **\$ 545.00**

Motion by Commissioner Morrow and seconded by Commissioner Kemp to approve the Resolution Approving the Acceptance of Donations as presented. Motion carried with all voting in favor on a roll call vote.

Public Works

Consider Award of Quote for CSAH 21 Temporary Slope Remediation Project

Public Works Director, Seth Greenwood, appeared before the Board to request award of the quote for the CSAH 21 Temporary Slope Remediation Project. Quotes were opened on November 9, 2020 at 11:00 a.m. Three quotes were received with one being rejected for not having the proper documentation. The engineer's estimate for the project was \$163,224 so quotes were obtained instead if bids.

Earlier this summer there was a significant and sustained drop of the Minnesota River which led to large inslope failures on CSAH 21. These failures required that the CSAH 21 eastbound lane for approximately 100 feet be close to traffic. CSAH 21 is currently operating in this location as a single lane and traffic is required to take turns navigating around the lane closure. The temporary remediation project will remove some of the slide debris and fill the slide areas with rip-rap to temporarily stabilize the slopes and allow the CSAH 21 eastbound lane to be reopened. Work is anticipated to start the middle to end of November with completion in mid-December. A more extensive and permanent slope repair fix will be developed and constructed potentially later in 2021 or in 2022. This project is anticipated to be covered 100% by FHWA Emergency Relief funds.

Bid results are as follows:

Mathiowetz Construction Company	\$189,276.54
Veit & Company	\$212,232.15

Director Greenwood is recommending the project be awarded to Mathiowetz Construction Company.

Motion by Commissioner Kemp and seconded by Commissioner Morrow to approve the lowest quote of \$189,276.54 from Mathiowetz Construction Company and enter into a contract with Mathiowetz Construction Company pending approval of the contract language by the County Attorney. Motion carried with all voting in favor.

Consider Snow and Ice Removal Agreement with the City of New Ulm

Director Greenwood requested approval from the Board on the Snow and Ice Removal Agreement with the City of New Ulm.

This agreement provides reimbursement to the City of New Ulm to perform snow and ice removal services on CSAH 37 for December 2020 through March 2021. The monthly rate of \$520/month is unchanged from last year's agreement.

Motion by Commissioner Kemp and seconded by Commissioner Morrow to approve the Snow and Ice Removal Agreement with the City of New Ulm. Motion carried with all voting in favor.

Director Greenwood gave an update on various county road projects.

Administration

CARES Community Partner Funding

County Administrator, Ryan Krosch, appeared before the Board to request approval of the Nicollet County CARES Community Partner Funding Resolution.

The CARES Community Partner Funding will provide support for the Nicollet County Agricultural Society (County Fair) and Nicollet County Historical Society. Both have been closed or partially closed since March due to the COVID-19 pandemic. Both of these organizations have also experienced a significant decrease in revenue and continue to have expenses. The CARES Community Partner Funding Program would provide each entity with \$25,000 to help them recover from the adverse impacts of the COVID-19 pandemic.

Motion by Commissioner Kemp and seconded by Commissioner Kolars to approve the Resolution Approving Nicollet County CARES Community Partner Funding. Motion carried with all voting in favor on a roll call vote.

RESOLUTION APPROVING NICOLLET COUNTY CARES COMMUNITY PARTNER FUNDING

WHEREAS, The Coronavirus Aid, Relief, and Economic Security (CARES) Act was passed by Congress and signed into law by President Trump on March 27th, 2020; and

WHEREAS, this over \$2 trillion economic relief package was established to provide economic and public health assistance to the American people impacted by the coronavirus (COVID-19) pandemic; and

WHEREAS, through the Coronavirus Relief Fund, the CARES Act provides \$150 billion of financial assistance for state, local and tribal governments who are navigating the impact of the COVID-19 pandemic; and

WHEREAS, The CARES Act requires that the payments from the Coronavirus Relief Fund only be used to cover expenses that—

1. are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
2. were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the state or government; and
3. were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020 (December 1, 2020 for Minnesota); and

WHEREAS, Nicollet County received \$4,146,361 of CARES Act funds; and

WHEREAS, on August 11, 2020 Nicollet County approved a CARES Act Funding Plan and Budget in accordance with guidance provided by the US Department of Treasury and Minnesota Office of Management and Budget; and

WHEREAS, said Funding Plan and Budget included funding for these non-profit community partners (Entities):

Nicollet County Agricultural Society
Nicollet County Historical Society

WHEREAS, both of these Entities have experience business interruption and closure as a result of the pandemic; and

WHEREAS, both of these Entities have experienced significant revenue loss and continued expenditures during the pandemic; and

WHEREAS, US Treasury Guidance dated September 2, 2020 states that CARES Act Funds may be used for expenses incurred to respond to second-order effects of the pandemic emergency, such as by providing economic support to those suffering from employment or business interruptions due to COVID-19-related business closures; and

WHEREAS, said US Treasury Coronavirus Guidance also states CARES expenses must be reasonably necessary; and

NOW, THEREFORE, BE IT RESOLVED, that the Nicollet County Board of Commissioners approves the attached Nicollet County CARES funding program (Program) and related supporting guidance:

- Nicollet County CARES Community Partner Funding Program –
- Nicollet County Agricultural Society (County Fair) and Nicollet County Historical Society

BE IT FURTHER RESOLVED, general administrative and policy changes may be made to this Program by the Nicollet County Finance Director or Nicollet County Administrator without Nicollet County Board approval as guidance, need and circumstances change.

BE IT FURTHER RESOLVED, the Nicollet County Board of Commissioners has determined that expenditures for this Program is reasonably necessary due to the required and voluntary closures and documented revenue loss and expenditures experienced by both Entities; and

BE IT FURTHER RESOLVED, the Nicollet County Board of Commissioners has determined that expenditures for this Program:

1. are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
2. were not accounted for in the County budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act); and
3. were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020 (December 1, 2020 for Minnesota).

County Administrator Ryan Krosch gave an update on additional CARES funding programs.

Commissioner Committee Reports

The Commissioners reported on various meetings and activities including:

Commissioner Marie Dranttel

- AMC District Meeting
- Labor Negotiations
- Chamber of Commerce Meeting
- Sibley County Joint Ditch Meeting

Commissioner Terry Morrow

- AMC District Meeting
- Sibley County Joint Ditch Meeting
- Public health call with the Minnesota Department of Health

Commissioner Denny Kemp

- AMC District Meeting

- AMC Education Committee
- MRCI Executive Meeting

Commissioner Jack Kolars

- Traverse de Sioux Library Meeting
- Mankato Area Planning Organization
- AMC District Meeting
- Labor Negotiations

Commissioner John Luepke

- Lafayette City Council Meeting
- AMC District Meeting
- Drainage Authority Meeting

Election Update

Public Services Manager, Jaci Kopet, gave an update on the election. Nicollet County elections went very smoothly, with 91% of registered voters voting in the election. Over 11,000 ballots were processed by county staff, which accounted for 60% of the total ballots cast. Manager Kopet foresees the mail-in ballot trend continuing. Also, with the additional work needed for absentee ballot processing, the allowance of 14 days for counting prior to the election was extremely helpful to the timeliness of processing all ballots. Canvassing will be held on November 24th.

Approve Per Diems and Expenses

Motion by Commissioner Kolars and seconded by Commissioner Kemp to approve the expenses and per diems for the meetings noted above during the Commissioner Reports and/or as submitted on approved expense reports, and authorize payment of those expenses and per diems by the Finance Office. Motion carried with all voting in favor.

Adjourn

Motion by Commissioner Kemp and seconded by Commissioner Morrow to adjourn the meeting. Motion carried with all voting in favor. The meeting adjourned at 9:51 a.m.

JOHN LUEPKE, CHAIR
BOARD OF COMMISSIONERS

ATTEST:

RYAN KROSCH
CLERK TO THE BOARD

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item:		
Approval of Maintenance and Grooming Grant Contract		
Primary Originating Division/Dept.:	Meeting Date: 11/24/20	
Contact: Heather McCormick Title: Finance Director	Item Type: Consent Agenda (Select One)	
Amount of Time Requested minutes		
Presenter: Title:	Attachments: <input checked="" type="radio"/> Yes <input type="radio"/> No	
County Strategy: Financial Security - prudent use of taxpayer resources (Select One)		
BACKGROUND/JUSTIFICATION: Annual approval of the FY 2021 State of Minnesota Grant Contract Agreement for Snowmobile Grant-in-Aid Program - Maintenance & Grooming Grant.		
Supporting Documents: <input checked="" type="radio"/> Attached <input type="radio"/> In Signature Folder <input type="radio"/> None		
Prior Board Action Taken on this Agenda Item: <input checked="" type="radio"/> Yes <input type="radio"/> No		
If "yes", when? (provide year; mm/dd/yy if known) 10/08/19		
Approved by County Attorney's Office: <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A		
ACTION REQUESTED:		
Approval of grant and signature on agreement.		
FISCAL IMPACT: No fiscal impact (Select One) If "Other", specify	FUNDING County Dollars = State \$39,227.13 (Select One) Total	
FTE IMPACT: No FTE change (Select One) If "Increase or "Decrease" specify: Related Financial/FTE Comments:		

**STATE OF MINNESOTA
GRANT CONTRACT AGREEMENT**

**SNOWMOBILE GRANT-IN-AID PROGRAM
FY 2021 MAINTENANCE AND GROOMING GRANTS**

Contract #/PO:	
Local Unit of Government Sponsor:	Nicollet County
Trail/Club Name:	MN River Valley Trails/Nicollet County Trails Association, Inc.
Grant Amount:	\$39,227.13

This grant contract is between the State of Minnesota, acting through its Commissioner of Natural Resources ("STATE") and Nicollet County, 501 S Minnesota Ave, PO Box 89, St Peter, MN 56082 ("SPONSOR").

Recitals

1. The Snowmobile Grant-in-Aid Program is established in Minn. Stat. 84.83 to provide grants to local units of government for the maintenance of snowmobile trails and the State is empowered to enter into this grant.
2. The State is in need of the services of the Sponsor to provide the maintenance and grooming of the following trail(s) specified in this grant contract agreement:
MN River Valley Trails
3. The Sponsor has applied to the State for a grant for the above identified trails and has submitted the Snowmobile Grant-in-Aid Program Maintenance and Grooming application form, required attachments, and resolution or official minutes of the Sponsor authorizing the proposed maintenance and grooming. The submitted application form and required attachments are hereinafter referred to as the "Plan."
4. Attachment. The Sponsor's resolution or official minutes are attached and incorporated into this grant contract agreement.
5. The Sponsor represents that it is duly qualified and agrees to perform all services described in this grant contract to the satisfaction of the State. Pursuant to [Minn.Stat. §16B.98](#), Subd.1, the Sponsor agrees to minimize administrative costs as a condition of this grant and to follow the code of ethics pursuant to [Minn.Stat. §43A.38](#) in administration of this grant.

Grant Contract

1 Term of Grant Contract

1.1 Effective date:

July 1, 2020. Per, [Minn.Stat. §16B.98](#) Subd. 7, no payments will be made to the Sponsor until this grant contract is fully executed.

1.2 Expiration date:

June 30, 2021, or until all obligations have been satisfactorily fulfilled, whichever occurs first.

1.3 Survival of Terms.

The following clauses survive the expiration or cancellation of this grant contract: 8. Liability; 9. State Audits; 10. Government Data Practices and Intellectual Property; 12. Publicity and Endorsement; 13. Governing Law, Jurisdiction, and Venue; and 15 Data Disclosure.

1.4 Incur Expenses.

Notwithstanding Minnesota Statutes, section 16A.41, expenditures made on or after July 1, 2020 are eligible for reimbursement.

2 Sponsor's Duties

The Sponsor, who is not a state employee, will:

- (a) Comply with required grants management policies and procedures set forth through Minn.Stat. §16B.97, Subd. 4 (a) (1).
- (b) Maintain the proposed trails in accordance with the guidelines contained within the current Minnesota Snowmobile Trails Assistance Program Maintenance and Grooming Manual, hereinafter referred to as the "Manual" as accepted or amended by the State and available on the Snowmobile GIA Program webpage at http://www.dnr.state.mn.us/grants/recreation/gia_snowmobile.html. All work will be the responsibility of the Sponsor, its employees, or the sponsor's agent provided the agent is registered as a nonprofit corporation with the State of Minnesota.
- (c) Proceed to acquire necessary interests in lands on the Trail. The Sponsor must acquire land in fee, easement, lease, permit, or other authorization for said Trail. The term of said interest shall be no less than four (4) months between November 15 of any year and April 1 of the succeeding year. For each parcel of land crossed by the Trail, the Sponsor shall obtain from the owner of said parcel a permit, lease, easement, deed, or other authorization for said crossing in accordance with Minnesota Statutes Chapter 604A. The Sponsor shall certify that the necessary interests in the land have been obtained and are on file with the Sponsor or the sponsor's agent.
- (d) Provide adequate maintenance and grooming on the Trail, which shall include keeping it reasonably safe for public use; provide sanitation and sanitary facilities when needed; and provide other maintenance and grooming as may be required and in accordance with the trail grooming guidelines established in the manual. The Sponsor and not the State is responsible for maintaining signs and maintenance and grooming of the Trail.

3 Time

The Sponsor must comply with all the time requirements described in this grant contract. In the performance of this grant contract, time is of the essence.

4 Consideration and Payment

4.1 Consideration.

The State agrees to disburse funds to the Sponsor pursuant to this Agreement based upon the satisfactory completion of significant performance benchmarks as identified below. This grant shall not exceed the Grant Amount as specified below. Funds not earned and paid out will be canceled annually at the end of the State's fiscal year (June 30).

4.2 Total Obligation.

The total obligation of the State for all compensation and reimbursements to the Sponsor under this grant contract will not exceed **\$39,227.13**.

4.3 Payment

1. Trail Completion Benchmark, 45% of Total Grant Amount

Disbursement of these funds is contingent on the sponsor providing a high quality map that shows the final alignment of the trail and a Trail Completion Certification Form that the trail is open and available for use. The certification must be received by December 15th of that year. This includes having the trail brushed, bridges in repair, signs installed, gates were capable of being open (snow permitting), and any other additional work needed. Also the Sponsor ensures that interest in lands to operate a snowmobile trail have been acquired through fee, easement, lease, permit, or other authorizations of interest throughout the entire Trail.

2. **Grooming Certification Benchmark, Opening – January 15, 25% of Total Grant Amount**
A portion of the grooming monies will be disbursed to the Sponsor by the DNR based upon the Certification of Satisfactory Grooming Form received from the Sponsor that the trails have been properly groomed from opening day through January 15th. The certification must be received by February 15th of that year. The Sponsor in coordination with the Club must maintain sufficient records to document the activity.
3. **Grooming Certification Benchmark, January 16 – Closing, 25% of Total Grant Amount**
The second disbursement of the grooming monies will be made to the Sponsor by the DNR based upon the Certification of Satisfactory Grooming Form received from the Sponsor and verification that the trails were groomed to the satisfaction of the Sponsor from January 16th through the end of the season. The certification must be received by April 15th of that year. The Sponsor in coordination with the Club must maintain sufficient records to document the activity.
4. **Trail Closure/Application Submission Benchmark, 5% of Total Grant Amount**
The final payment will be based upon the Trail Closure/Application Submission Certification form received from the Sponsor. The certification must be received by May 15th. A completed application for the next year must accompany the certification. Must provide evidence that Sponsor and Club attended spring training session conducted by DNR. A map indicating the “anticipated” alignment of the trail must also be submitted. A back-up grooming plan must also be provided.

4.4 ***Contracting and Bidding Requirements***

Per [Minn. Stat. §471.345](#), grantees that are municipalities as defined in Subd. 1 must do the following if contracting funds from this grant contract agreement for any supplies, materials, equipment or the rental thereof, or the construction, alteration, repair or maintenance of real or personal property

- (a) If the amount of the contract is estimated to exceed \$175,000, a formal notice and bidding process must be conducted in which sealed bids shall be solicited by public notice. Municipalities may, as a best value alternative, award a contract for construction, alteration, repair, or maintenance work to the vendor or contractor offering the best value under a request for proposals as described in [Minn. Stat. §16C.28](#), Subd. 1, paragraph (a), clause (2)
- (b) If the amount of the contract is estimated to exceed \$25,000 but not \$175,000, the contract may be made either upon sealed bids or by direct negotiation, by obtaining two or more quotations for the purchase or sale when possible, and without advertising for bids or otherwise complying with the requirements of competitive bidding. All quotations obtained shall be kept on file for a period of at least one year after receipt thereof. Municipalities may, as a best value alternative, award a contract for construction, alteration, repair, or maintenance work to the vendor or contractor offering the best value under a request for proposals as described in [Minn. Stat. §16C.28](#), Subd. 1, paragraph (a), clause (2) and paragraph (c).
- (c) If the amount of the contract is estimated to be \$25,000 or less, the contract may be made either upon quotation or in the open market, in the discretion of the governing body. If the contract is made upon quotation it shall be based, so far as practicable, on at least two quotations which shall be kept on file for a period of at least one year after their receipt. Alternatively, municipalities may award a contract for construction, alteration, repair, or maintenance work to the vendor or contractor offering the best value under a request for proposals as described in [Minn. Stat. §16C.28](#), Subd. 1, paragraph (a), clause (2)

- (d) Support documentation of the bidding process utilized to contract services must be included in the grantee's financial records, including support documentation justifying a single/sole source bid, if applicable.
- (e) For projects that include construction work of \$25,000 or more, prevailing wage rules apply per; Minn. Stat. §§177.41 through 177.44 consequently, the bid request must state the project is subject to *prevailing wage*. These rules require that the wages of laborers and workers should be comparable to wages paid for similar work in the community as a whole. A prevailing wage form should accompany these bid submittals.

5 Conditions of Payment

All services provided by the Sponsor under this grant contract must be performed to the State's satisfaction, as determined at the sole discretion of the State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. The Sponsor will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal, state, or local law.

5.1 Penalties

In addition to the penalties identified below, if its determined performance was not met the State reserves the right to reduce payment in the following year's agreement or to exclude the Sponsor from participation in the Snowmobile Grant-in-Aid Program.

1. If it is determined that the **Trail Completion Certification benchmark** in this Plan has not been satisfactorily completed but was certified as having been completed by the Sponsor, the Sponsor may be assessed a penalty of up to 45% of the Total Annual Grant Amount.
2. If it is determined that the **Grooming Certification benchmark for the period of opening day through January 15** in this Plan has not been satisfactorily completed but was certified as having been completed by the Sponsor, the Sponsor may be assessed a penalty of up to 25% of the Total Annual Grant Amount.
3. If it is determined that the **Grooming Certification benchmark for the period of January 16 through the end of the season** in this Plan has not been satisfactorily completed but was certified as having been completed by the Sponsor, the Sponsor may be assessed a penalty of up to 25% of the Total Annual Grant Amount.
4. If it is determined that the **Trail Closure/Application Submission Certification benchmark** in this Plan has not been satisfactorily completed but was certified as having been completed by the Sponsor, the Sponsor may be assessed a penalty of up to 5% of the total annual Grant Amount.

6 Authorized Representative

The State's Authorized Representative is **Craig Beckman, Area Supervisor, 21371 State Hwy 15, New Ulm, MN 56073, 507-386-3913, craig.beckman@state.mn.us**, or his/her successor, and has the responsibility to monitor the Sponsor's performance and the authority to accept the services provided under this grant contract. If the services are satisfactory, the State's Authorized Representative will certify acceptance on each invoice submitted for payment.

The Sponsor's Authorized Representative is **Heather McCormick, Finance Director, 501 S Minnesota Ave, PO Box 89, St Peter, MN 56082, 507-934-7817, heather.mccormick@co.nicollet.mn.us**. If the Sponsor's Authorized Representative changes at any time during this grant contract, the Sponsor must immediately notify the State.

7 Assignment Amendments, Waiver, and Grant Contract Complete

7.1 Assignment

The Sponsor shall neither assign nor transfer any rights or obligations under this grant contract without the prior written consent of the State, approved by the same parties who executed and approved this grant contract, or their successors in office.

7.2 Amendments

Any amendments to this grant 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 grant contract, or their successors in office.

7.3 Waiver

If the State fails to enforce any provision of this grant contract, that failure does not waive the provision or the State's right to enforce it.

7.4 Grant Contract Complete

This grant contract contains all negotiations and agreements between the State and the Sponsor. No other understanding regarding this grant contract, whether written or oral, may be used to bind either party.

8 Liability

The Sponsor must indemnify, save, and hold the State, its agents, and employees harmless from any claims or causes of action, including attorney's fees incurred by the State, arising from the performance of this grant contract by the Sponsor or the Sponsor's agents or employees. This clause will not be construed to bar any legal remedies the Sponsor may have for the State's failure to fulfill its obligations under this grant contract.

9 State Audits

Under Minn. Stat. § 16B.98, Subd.8, the Sponsor's or the sponsor's agent's books, records, documents, and accounting procedures and practices of the Sponsor, the sponsor's agent, or other party relevant to this grant agreement or transaction are subject to examination by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this grant 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.

10 Government Data Practices and Intellectual Property Rights

The Sponsor and State must comply with the Minnesota Government Data Practices Act, [Minn. Stat. Ch. 13](#), as it applies to all data provided by the State under this grant contract, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Sponsor under this grant contract. The civil remedies of [Minn. Stat. §13.08](#) apply to the release of the data referred to in this clause by either the Sponsor or the State. If the Sponsor receives a request to release the data referred to in this Clause, the Sponsor must immediately notify the State. The State will give the Sponsor instructions concerning the release of the data to the requesting party before the data is released. The Sponsor's response to the request shall comply with applicable law

11 Workers Compensation

The Sponsor certifies that it is in compliance with [Minn. Stat. §176.181](#), Subd. 2, pertaining to workers' compensation insurance coverage. The Sponsor'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 the State's obligation or responsibility.

12 Publicity and Endorsement

12.1 *Publicity*

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

12.2 *Endorsement*

The Sponsor must not claim that the State endorses its products or services.

13 Governing Law, Jurisdiction, and Venue

Minnesota law, without regard to its choice-of-law provisions, governs this grant contract. Venue for all legal proceedings out of this grant contract, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

14 Termination and Funding

14.1 *Termination by the State*

The State may immediately terminate this grant contract with or without cause, upon 30 days' written notice to the Sponsor. Upon termination, the Sponsor will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

14.2 *Termination for Cause*

The State may immediately terminate this grant contract if the State finds that there has been a failure to comply with the provisions of this grant contract, that reasonable progress has not been made or that the purposes for which the funds were granted have not been or will not be fulfilled. The State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

14.3 *Termination or Reduction for Insufficient Funding*

The state can reduce or terminate this grant contract if:

- (a)** It does not obtain funding from the Minnesota Legislature.
- (b)** 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 or fax notice to the Sponsor. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Sponsor will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the contract is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State must provide the Sponsor notice of the lack of funding within a reasonable time of the State's receiving that notice.

14.4 *Termination by Contract*

This grant contract may also be terminated upon mutual agreement by the State and the Sponsor.

14.5 *Funding*

The State's sole responsibility under this Agreement is to provide funds to the Sponsor. In the event that state funds become unavailable because of legislative or executive action or restraints, including but not limited to the Minnesota Legislature not appropriating sufficient funding for the program or there not being enough funding in the snowmobile account, the grant amount may be reduced or this contract may

be terminated by the State. Due to variability in revenues to the snowmobile account, the State/DNR may reduce or not disburse funds for the third and/or fourth benchmarks.

15 Data Disclosure

Under Minn. Stat. § 270C.65, Subd. 3, and other applicable law, the Sponsor 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 the Sponsor to file state tax returns and pay delinquent state tax liabilities, if any.

16 Invasive Species Prevention

16.1 Prevent or limit the introduction, establishment or spread of terrestrial invasive species during work.

The State requires active steps to prevent or limit the introduction, establishment, and spread of invasive species during contracted work. The Sponsor shall prevent invasive species from entering into or spreading within the Trail(s) by ensuring the cleaning of equipment prior to arriving at the Trail(s) site. Where there are multiple sites and at least one contains invasive species, the intent is to start work at the site with the fewest number of invasive plants, leaving the most heavily infested sites to last. The Sponsor's contractors shall make every effort to schedule operations and site visits to avoid the spread of weed seed. This applies to all activities performed on all lands under this grant agreement and is not limited to lands under State control

16.2 Cleaning and disposal of material cleaned. If the equipment, vehicles, gear, or clothing arrives at the Trail with soil, aggregate material, mulch, vegetation (including seeds) or animals, it shall be cleaned by the Sponsor's contractor furnished tool or equipment (brush/broom, compressed air or pressure washer) at the staging area. The contractor shall dispose of material cleaned from equipment and clothing at a location determined by the State's Authorized Representative. If the material cannot be disposed of onsite, secure material prior to transport (sealed container, covered truck, or wrap with tarp) and legally dispose of offsite.

17 Accessibility

Structural and nonstructural facilities and programs must meet all state and federal accessibility laws, regulations, and guidelines. Copies of accessibility guidelines can be downloaded off the Americans with Disabilities Act Accessibility Guidelines website at <http://www.access-board.gov>.

18 Technical Assistance

Upon the request of the Sponsor to the extent possible, the State will provide technical assistance with major problems encountered in the maintenance and grooming of the Trail.

19 Conflict of Interest

Conflicts of interest include any relationship or matter which might place the Grantee in a position of conflict, real or apparent, between their responsibilities under the contract and any other outside interests. Conflicts of interest may also include, but are not limited to, direct or indirect financial interests, close personal relationships, positions of trust in outside organizations, consideration of future employment arrangements with a different organization, or decision-making affecting the award that would cause a reasonable person with knowledge of the relevant facts to question the impartiality of the Grantee in the matter.

By signing this contract, the Grantee certifies that they have establish safeguards to prohibit its employees from using their positions for purposes that constitute or present the appearance of a personal or organizational conflict of interest, they have reported and/or do not have any current conflicts of interest at this time and are responsible for notifying the Grantor in writing of any actual or potential conflicts of interest that arise during the life of this award.

1. STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minn. Stat. ' ' 16A.15 and 16C.05

Signed: Monica Digitally signed by Monica Guggisberg
Date: Guggisberg Date: 2020.11.12
16:45:22 -06'00'

SWIFT Contract/PO No(s). 185657 3-180739

2. SPONSOR (Nicollet County)

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

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

3. STATE AGENCY

By: _____
(with delegated authority)

Title: Parks and Trails Division Director or Deputy Director

Date: _____

Distribution:

Agency

Sponsor

State's Authorized Representative

Exhibit A



**RESOLUTION APPROVING NICOLLET COUNTY
AS THE SPONSOR OF THE MAINTENANCE AND GROOMING
GRANT AGREEMENT, RELATED DUTIES FOR THE
MINNESOTA SNOWMOBILE TRAILS ASSISTANCE PROGRAM,
AND GENERAL APPLICATIONS FOR FUNDING**



WHEREAS, the GRANT AGREEMENT is made between the State of Minnesota, acting by and through the Commissioner of Natural Resources, and Nicollet County referred to as the "Sponsor" relating to the maintenance and grooming of the trails specific in said GRANT AGREEMENT; and

WHEREAS, the MN River Valley Trail/Nicollet County Trails Association, Inc. will be the Sponsor's Agent responsible for the maintenance and grooming services; and

WHEREAS, the Sponsor desires to maintain the trails for the enjoyment of the public; and

WHEREAS, the Minnesota Snowmobile Trails Assistance Program provides grants to local units of government for the maintenance of recreational trails pursuant to Minnesota Statutes Chapter 84.83; and

WHEREAS, it is the State's sole responsibility under the GRANT AGREEMENT to provide funds to the Sponsor as approved and available by the State Legislature; and

WHEREAS, the Sponsor has applied to the State for grant for said trails.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Nicollet County, Minnesota as follows:


1. That Nicollet County will serve as the Local Unit of Government acting as the Sponsor of the Minnesota Snowmobile Trails Assistance Program, Maintenance and Grooming Grant Agreement, and general applications for funding.

Passed and Adopted by the Board on this 23rd day of June, 2020.

COUNTY OF NICOLLET


John Luepke, Chair
Nicollet County Board of Commissioners

ATTEST:


Ryan Kroesch
County Administrator/Clerk to the Board

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item:		
Resolution Approving Acceptance of Cares Act Funds from Cities and Townships		
Primary Originating Division/Dept.:	Meeting Date: 11/24/20	
Contact: Heather McCormick Title: Finance Director	Item Type: (Select One) Consent Agenda	
Amount of Time Requested minutes		
Presenter: Title:	Attachments: <input checked="" type="radio"/> Yes <input type="radio"/> No	
County Strategy: (Select One) Financial Security - prudent use of taxpayer resources		
BACKGROUND/JUSTIFICATION: Resolution to approve acceptance of Cares Act funds from Nicollet County Cities and Townships totaling \$98,042.04. 1) Bernadotte Township \$6,700 2) Granby Township \$5,850 3) Lafayette Township \$17,375 4) Lake Prairie Township \$16,775 5) New Sweden Township \$7,000 6) Traverse Township \$8,625 7) West Newton Township \$9,636.74 8) City of Courtland \$4,690 9) City of Lafayette \$21,390.30		
Supporting Documents: <input checked="" type="radio"/> Attached <input type="radio"/> In Signature Folder <input type="radio"/> None		
Prior Board Action Taken on this Agenda Item: <input checked="" type="radio"/> Yes <input type="radio"/> No		
If "yes", when? (provide year; mm/dd/yy if known)		
Approved by County Attorney's Office: <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A		
ACTION REQUESTED: Approval of Resolution		
FISCAL IMPACT: Other (Select One) If "Other", specify	FUNDING County Dollars = Federal \$98,042.04 (Select One) Total	
FTE IMPACT: No FTE change (Select One) If "Increase or "Decrease" specify: Related Financial/FTE Comments:		



RESOLUTION TO ACCEPT CARES ACT FUNDS
FROM NICOLLET COUNTY CITIES AND TOWNSHIPS



WHEREAS, in response to the COVID-19 Pandemic, on March 27th, 2020, the Federal Government enacted the Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES Act, to distribute money to the States and local governments to be used for eligible CARES Act expenses; and

WHEREAS, the State of Minnesota received funding from the CARES Act and distributed a portion to local governments upon request; and

WHEREAS, the State and Federal CARES Act guidance allows for unspent CARES Act funds to be transferred to another local government; and

WHEREAS, CARES funds not used by Nicollet County cities and townships by November 15, 2020, must be transferred to Nicollet County.

NOW THEREFORE, BE IT RESOLVED, the Nicollet County Board of Commissioners accepts these unspent CARES Act funds from Nicollet County cities and townships totaling \$98,042.04.

- 1) Bernadotte Township \$6,700
- 2) Granby Township \$5,850
- 3) Lafayette Township \$17,375
- 4) Lake Prairie Township \$16,775
- 5) New Sweden Township \$7,000
- 6) Traverse Township \$8,625
- 7) West Newton Township \$9,636.74
- 8) City of Courtland \$4,690
- 9) City of Lafayette \$21,390.30

Dated this 24th day of November, 2020.

John Luepke, Chair
Nicollet County Board of Commissioners

ATTEST:

Ryan Krosch
County Administrator and Clerk to the Board

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item:	
Resolution Authorizing the Closing of County Government Offices on December 24, 2020	
Primary Originating Division/Dept.: Administration	Meeting Date: 11-24-2020
Contact: Ryan Krosch Title: County Administrator	Item Type: Consent Agenda (Select One)
Amount of Time Requested minutes	
Presenter: Title:	Attachments: <input checked="" type="radio"/> Yes <input type="radio"/> No
County Strategy: Collaborative Workplace - sustain the core values of our culture (Select One)	
BACKGROUND/JUSTIFICATION: MN Statute authorizes the County Board to close County offices. The attached resolution authorizes the closure of Nicollet County Offices on December 24, 2020.	
Supporting Documents: <input type="radio"/> Attached <input type="radio"/> In Signature Folder <input checked="" type="radio"/> None	
Prior Board Action Taken on this Agenda Item: <input type="radio"/> Yes <input checked="" type="radio"/> No	
If "yes", when? (provide year; mm/dd/yy if known)	
Approved by County Attorney's Office: <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	
ACTION REQUESTED: Approve the attached resolution authorizing the closure of Nicollet County Offices on December 24, 2020.	
FISCAL IMPACT: No fiscal impact (Select One) If "Other", specify	FUNDING County Dollars = Grant (Select One)
FTE IMPACT: No FTE change (Select One) If "Increase or "Decrease" specify: Related Financial/FTE Comments:	Total



RESOLUTION AUTHORIZING THE CLOSING OF
COUNTY GOVERNMENT OFFICES
ON DECEMBER 24, 2020



Whereas, MN Statute 373.052 allows the County Board to close county offices by resolution for legal holidays and holidays established by the County Board; and

Whereas, holidays established by the County Board shall be provided to certified employee bargaining units pursuant to contract.

Now, Therefore, Be It Resolved, the Nicollet County Board authorizes the closing of Nicollet County Offices on December 24, 2020.

Be It Further Resolved, the Board Chair and County Administrator are authorized to amend contracts with certified employee bargaining units to include this additional paid holiday time.

Dated this 24th day of November, 2020.

John Luepke, Chair
Nicollet County Board of Commissioners

ATTEST:

Ryan Krosch
County Administrator and Clerk to the Board

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item: Prosecution Contract with City of Lafayette	
Primary Originating Division/Dept.: County Attorney's Office Contact: M. Zehnder Fischer Title: County Attorney Amount of Time Requested 5 minutes Presenter: M. Zehnder Fischer Title: County Attorney	Meeting Date: 11/24/2020 Item Type: Consent Agenda <small>(Select One)</small> Attachments: <input checked="" type="radio"/> Yes <input type="radio"/> No
County Strategy: Programs and Services - deliver value-added quality services <small>(Select One)</small>	
BACKGROUND/JUSTIFICATION: The City of Lafayette is requesting that the County Attorney's Office prosecute misdemeanor criminal violations (ordinance and statute) occurring within the city limits of Lafayette. The City will reimburse the County \$90.00 per hour plus trial expenses for this work.	
Supporting Documents: <input checked="" type="radio"/> Attached <input type="radio"/> In Signature Folder <input type="radio"/> None	
Prior Board Action Taken on this Agenda Item: <input type="radio"/> Yes <input checked="" type="radio"/> No If "yes", when? (provide year; mm/dd/yy if known)	
Approved by County Attorney's Office: <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	
ACTION REQUESTED: Approval/signature of Agreement Authorizing the Nicollet County Attorney's Office to Provide City Prosecution Services for the City of Lafayette	
FISCAL IMPACT: Other <small>(Select One)</small> If "Other", specify	FUNDING County Dollars = Grant <small>(Select One)</small>
FTE IMPACT: No FTE change <small>(Select One)</small> If "Increase or "Decrease" specify: Related Financial/FTE Comments:	Total

**AGREEMENT AUTHORIZING THE
NICOLLET COUNTY ATTORNEY'S OFFICE TO PROVIDE
CITY PROSECUTION SERVICES FOR THE CITY OF LAFAYETTE**

WHEREAS, Minnesota Law provides that city attorneys are responsible for prosecution of city ordinances, petty misdemeanors, misdemeanors, and certain gross misdemeanors occurring within the city limits; and

WHEREAS, Minn. Stat. § 484.87, subd. 3, provides, in relevant part, that "The statutory or home rule charter city may enter into an agreement with the county board and the county attorney to provide prosecution services for any criminal offense."; and

WHEREAS, the City of Lafayette (hereinafter "City"), the Nicollet County Board (hereinafter "County"), and the Nicollet County Attorney (hereinafter "County Attorney") hereby agree that the Nicollet County Attorney's Office should provide the prosecution services statutorily required of the city attorney for the City, in exchange for a fair reimbursement to the County for the costs of said prosecution services;

NOW THEREFORE, the City, the County, and the County Attorney agree and acknowledge as follows:

1. The County Attorney's Office shall provide prosecution services statutorily required of the City Attorney of the City (criminal ordinance violations, petty misdemeanors, misdemeanors, and applicable gross misdemeanors).

2. The City has acknowledged that the County Attorney does not represent it on any civil matters that do not involve criminal ordinance/statute enforcement. The County Attorney's representation extends only to criminal proceedings.

3. Said prosecution services shall begin on upon Approval.

4. The City agrees to pay to the County \$90.00 per hour for the work completed by the County Attorney's Office on all city files.

5. The City continues to be responsible for unusual prosecution expenses normally assumed by the prosecuting municipality, such as expert witness fees, out-of-state witness travel expenses, etc.

6. The County Attorney's Office shall maintain records of the cases it prosecutes on behalf of the City.

7. The County shall bill the City on a monthly basis.

8. The County agrees to waive all right to the one-third (1/3) share of the fine money that may be attributable to the City for providing prosecution services.

9. The City Council has passed a resolution authorizing its entry into this Agreement.

10. The County Board has passed a resolution authorizing its entry into this Agreement.

11. This Agreement shall continue unless terminated by the City, or the County, or the County Attorney. Termination of the Agreement shall occur by one party providing at least three months' written notice to the other two parties.

FOR THE CITY OF LAFAYETTE

Sandy Burger
Name

Clerk / Treasurer
Title

11 / 16 / 2020
Date

FOR NICOLLET COUNTY

Name

County Commissioner
Title

Date

FOR NICOLLET COUNTY ATTORNEY'S OFFICE


Name: Michelle M. Zehnder Fischer

Nicollet County Attorney
Title

11.18.2020
Date

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item:

2021 Master Contract for MFIP/DWP and Notice of Funds Available

Primary Originating Division/Dept.: Health and Human Services

Meeting Date: 11/24/20

Contact: Cassandra Sassenberg Title: HHS Director

Item Type: Consent Agenda
(Select One)

Amount of Time Requested minutes

Presenter: Title:

Attachments: ☒ Yes ☐ No

County Strategy: Financial Security - prudent use of taxpayer resources
(Select One)

BACKGROUND/JUSTIFICATION:

Attached is the annual master contract agreement for calendar year 2021 between Nicollet County and Minnesota Valley Action Council as well as a notice of funds available reflecting 2021 Minnesota Family Investment Program/Diversionary Work Program (MFIP/DWP) funding. These contracted dollars will be used to fund:
-\$30,411.00 for the administration of MFIP/DWP through Minnesota Valley Action Council and South Central WorkForce Center
-\$291,576.00 for direct program costs
-\$46,500.00 for client support services.

Within those budgets, \$39,515.00 is identified to provide enhanced program services, including interpreter services and collaboration with the Minnesota Council of Churches, Area Adult Learning Cooperative (ABE) and local transportation partners to address client needs and remove barriers to employment.

During the course of the 2020 year, Nicollet County Health and Human Services has worked closely alongside the Minnesota Valley Action Council to make decisions about spending as costs shifted due to COVID-19. Our department is satisfied with the partnership and collaboration between our agencies.

Supporting Documents: ☒ Attached ☐ In Signature Folder ☐ None

Prior Board Action Taken on this Agenda Item: ☒ Yes ☐ No

If "yes", when? (provide year; mm/dd/yy if known) Annual Review (11/26/19)

Approved by County Attorney's Office: ☒ Yes ☐ No ☐ N/A

ACTION REQUESTED:

Approval of the 2021 Master Contract and Notice of Funds Available for MFIP/DWP

FISCAL IMPACT: Included in current budget
(Select One)

If "Other", specify

FUNDING
County Dollars =

Other Combined State/Federal
(Select One)

FTE IMPACT: No FTE change
(Select One)

If "Increase or "Decrease" specify:

Total

Related Financial/FTE Comments:

MASTER CONTRACT AGREEMENT #: CY & SFY 2021 Nicollet County	CFDA #: 93.558 MFIP
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AGREEMENT

This Agreement is made and entered into by and between Nicollet County Health and Human Services, hereinafter referred to as the "COUNTY", and

Minnesota Valley Action Council, Inc.
706 N. Victory Drive
Mankato, MN 56001

Social Security or Federal Identification Number: **JX41-6050353**
Minnesota State Tax Identification Number: **9465358**

hereinafter referred to as the "PROVIDER".

WITNESSETH

WHEREAS, this Agreement is issued in anticipation of receipt of funds from the Minnesota Department of Human Services (DHS) for the purpose of providing services authorized under the:

Personal Responsibility and Work Opportunity Reconciliation Act of 1996, Public Law 104-193, Welfare Reform Bill signed April 30, 1997 (TANF/MFIP), and

WHEREAS, the PROVIDER represents itself to the COUNTY as qualified to provide the services herein agreed to, and

WHEREAS, the COUNTY is desirous of entering into an Agreement with the PROVIDER for the provision of said services, and

WHEREAS, the release of funding under this Agreement to the PROVIDER is subject to actual receipt of appropriated funds from aforementioned sources that supports the provision of employment services for individuals receiving public assistance. Funds shall be released by the COUNTY to the PROVIDER through the Notice of Funds Available (NFA) contracting method described within, and

WHEREAS, the PROVIDER is familiar with the local Consolidated Plan (biennial service agreement) and DHS Bulletins applicable to the implementation of employment services required under this Agreement and has represented to the COUNTY that it is qualified to effectively deliver said services.

NOW, THEREFORE, in consideration of the premises, and the mutual covenants and obligations herein contained, and subject to the terms and conditions hereinafter stated, the parties hereto understand and agree as follows:

- I. Program: The foregoing recitals are made a part of this Agreement by reference. The PROVIDER shall implement the Conditions hereto attached as Exhibit A, and incorporated by reference as a part of this Agreement.
- II. Duties and Payment: No costs are eligible for reimbursement under this Agreement without a valid issued Notice of Funds Available (NFA) signed by the COUNTY and the PROVIDER. Funds available under the Agreement are available for the period(s) indicated on the Notice of Funds Available by program, which may be for a shorter period than indicated in the Term of Agreement below. If any additional conditions are required based on funding sources, the appropriate conditions shall be attached to or be a part of the relevant Notice of Funds Available (NFA). Additional conditions may be work plans and budgets for new or modified activity under the Agreement. The additional conditions become part of this Agreement.

The PROVIDER is hereby authorized to expend funds for the MFIP/DWP (Diversionary Work Program) Employment Services in accordance with the following:

- a. MFIP/DWP Employment Services Available Funds. The total amount expended under this Agreement shall not exceed the amount identified on the Notice of Funds Available for MFIP DWP Employment Services. It is understood and agreed that in the event funding to the COUNTY is not continued at a level sufficient to allow for the indicated level of funding to the PROVIDER, the obligation of the party hereunder shall thereupon be cancelled, provided that any cancellation of this Agreement shall be without prejudice to any obligations or liabilities of the party already accrued prior to such cancellation.
- b. Payment. The COUNTY shall make reimbursement to the PROVIDER for program expenditures upon receipt of a monthly itemized invoice specifying the costs incurred by the PROVIDER during the previous month. Billings of 1/12 the annual budget are acceptable. The COUNTY shall not reimburse for any costs incurred which are not in accordance with the budget on the Notice of Funds Available and applicable federal, state and COUNTY regulations and policies.
- c. Performance Objectives. The PROVIDER shall report to the COUNTY for the period January 1, 2021 to December 31, 2021, their performance in meeting the current MFIP work participation rates, performance with the self-support index and the average placement wage requirement for MFIP recipients receiving employment.

Performance meeting or exceeding the MFIP work participation rate for non-exempt participants shall entitle the PROVIDER to receive all available funds.

Performance below the MFIP 2021 Nicollet County Participation Rate or Self-Support Index for non-exempt participants will result in a discussion about lowered grant earnings. Such discussions shall take place at a quarterly administrative review meeting or at such other time with PROVIDER as may be determined.

- III. Term of Agreement: This Agreement shall be effective on January 1, 2021, and shall remain in effect until December 31, 2021, or until all obligations set forth in this Agreement have been satisfactorily fulfilled, whichever occurs first.
- IV. Termination: If, at any time, funds in support of this Agreement become unavailable, this Agreement shall be terminated immediately upon written notice of such fact by the COUNTY to

the PROVIDER. In the event of such termination, the PROVIDER shall be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

- a. Termination without Cause: Either party to this Agreement may terminate this agreement without cause. The party will give a 30-calendar day advance notice, in writing, of the effective date of the termination. The PROVIDER shall be entitled to receive compensation for any services satisfactorily performed hereunder through the date of the termination, in accordance with and subject to the provisions of this Agreement.
- b. Termination for Cause: The COUNTY shall terminate the Agreement when it is determined the PROVIDER has failed to provide any of the services specified or has failed to comply with any of the provisions contained in this Agreement. If the PROVIDER fails to perform in whole or in part under this Agreement, or fails to make sufficient progress so as to endanger performance, the COUNTY will notify the PROVIDER of such unsatisfactory performance in writing. The PROVIDER will have ten (10) working days in which to respond with a plan to correct the deficiencies agreeable to the COUNTY. If the PROVIDER does not respond to the COUNTY with an appropriate corrective action plan, the COUNTY will notify the PROVIDER of immediate termination of the Agreement. In the event of such termination, the COUNTY shall be liable for payment only for services rendered prior to the effective date of the termination, provided that such services performed are in accordance with the provisions of the Agreement.

V. Disputes:

- a. The PROVIDER agrees to attempt to resolve disputes arising from the Agreement by administrative process and negotiation in lieu of litigation. Continued performance during disputes is assured.
- b. Any dispute concerning a question of fact arising under this Agreement which is not settled by informal means shall be decided by the COUNTY'S authorized representative, who shall furnish the PROVIDER with a written decision.
- c. The PROVIDER will be allowed the opportunity to offer evidence and be heard in appeal of the COUNTY'S decision. Pending final decision, the PROVIDER shall proceed in performance of this Agreement in accordance with the COUNTY'S initial decision.
- d. This DISPUTES clause does not preclude consideration of law questions in connection with decisions provided above provided that nothing in this Agreement shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

VI. Grievance Procedure: The PROVIDER will follow the grievance procedure established by the COUNTY and the MN Department of Human Services to resolve issues between the PROVIDER and program participants.

VII. Records and Reports:

- a. The PROVIDER will maintain records, books, documents and other evidence and accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs and activities of any nature supported by funds under this Agreement. Such records, including participant information, shall be maintained for seven years after the submission of the final report by the PROVIDER, or the

COUNTY makes the final payment, whichever is later, for audit purposes. Such records will be considered the property of the COUNTY.

- b. The PROVIDER agrees that authorized representatives of the COUNTY, State and federal agencies will, during regular business hours and as often as such authorized representatives deem necessary, have access to and the right to examine, audit, excerpt and transcribe any books, documents, papers, records, which are pertinent and involve transactions relating to this Agreement.
- c. The PROVIDER further agrees to submit in a timely fashion all program reports and corrective actions as may be required by program regulations and COUNTY policies or as a result of monitoring activities.
- d. If any litigation, claim, negotiation, audit or other action involving the records has been started before the expiration of the seven-year period, the records must be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular seven-year period, whichever is later.
- e. Under Minnesota Statute 16C.05, Subdivision 5, the PROVIDER'S books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the MN Department of Human Services, the COUNTY and/or Minnesota State Auditor or Legislative Auditor, as appropriate for a total of seven years.

VIII. Liability:

- a. Bonding: The PROVIDER shall obtain and maintain, at all times during the term of this Agreement, a fidelity bond in an amount not less than \$100,000, covering the activities of all persons authorized to receive or distribute monies.
- b. Indemnity: The PROVIDER agrees to defend, indemnify and hold the COUNTY, its officers and employees harmless from any liability, claims, damages, costs, judgments or expenses, including attorney's fees, resulting directly or indirectly from an act or omission of the PROVIDER, its agents, employees or contractors in the performance of the services provided by this Agreement and against all loss by reason of the failure of the PROVIDER to perform, in any respect, all obligations under this Agreement.
- c. Insurance: The PROVIDER further agrees that it will at all times during the term of this Agreement, have and keep in force:
 - 1. A single limit or combined limit or excess umbrella general liability insurance policy of an amount not less than \$1,500,000 for total bodily injuries, death, personal injuries or property damage arising from one occurrence with an annual aggregate limit of not less than \$1,500,000. Such policy shall also include contractual liability coverage protecting the COUNTY, its officers, agents and employees by specific endorsement acknowledging the Agreement between the PROVIDER and the COUNTY.
 - 2. A single limit or combined limit or excess umbrella automobile liability insurance policy, if applicable, in an amount not less than \$1,500,000 per accident for property damage, \$1,500,000 for bodily injury and/or damages to any one person, and \$1,500,000 for total bodily injuries and/or damages

arising from any one accident.

3. Any policy obtained and maintained under this clause shall provide that it shall not be canceled, materially changed, or not renewed without thirty (30) days prior notice thereof to the COUNTY.

- d. The PROVIDER will furnish the COUNTY certificates of bonding and insurance.
- e. The COUNTY may withhold payment for failure of the PROVIDER to furnish certificates of bonding and insurance as required.
- f. In the event that claims or lawsuits shall arise jointly against the PROVIDER and the COUNTY, and the COUNTY elects to present its own defense using its own counsel, in addition to or as opposed to legal representation available by the insurance carrier providing general liability coverage in c.1. and/or automobile liability in c.2. above, then such legal expense shall be borne by the COUNTY.

IX. Independent Contractor: It is agreed by both parties that at all times and for all purposes within the scope of this Agreement the relationship of the PROVIDER to the COUNTY is that of an independent contractor.

X. Special Administrative Provisions: The PROVIDER agrees to administer the program in accordance with authorizing legislation, as amended, and the regulations and guidelines promulgated there under. The PROVIDER also agrees to comply with other applicable Federal and State laws. In the event that these laws, regulations or policies are amended at any time during the term of this Agreement, the PROVIDER shall comply with such amended laws, regulations or guidelines.

- a. Audits: The PROVIDER agrees to have an annual audit in accordance with the Office of Management and Budget (OMB) 2 CFR Chapter I and II, Part 200, et al Uniform Guidance: Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, as it applies to the PROVIDER. The COUNTY agrees to submit to the PROVIDER, prior to the audit activity, a report that specifies the amount of federal and state funds, which comprise the total payments, made to the PROVIDER.

A copy of the audit shall be provided to the COUNTY upon its completion, but in no event later than nine months after the end of the PROVIDER'S fiscal year.

- b. Program Standards: The PROVIDER agrees to comply with the Office of Management and Budget (OMB) 2 CFR Chapter I and II, Part 200, et al. Uniform Guidance: Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, as these circulars relates to its particular agency in the utilization of funds, the operation of programs and the maintenance of records, books, accounts and other documents under the authorizing legislation, as amended.

The PROVIDER also agrees to comply with the sections of the Code of Federal Regulations relevant to the program(s) covered under this Agreement, as well as all State Instructional Bulletins and policies, as amended. The COUNTY agrees to give the PROVIDER copies of the applicable circulars, laws and regulations under which these funds are granted.

- c. Non-Discrimination Statement: The PROVIDER assures it will comply fully with the non-discrimination and equal opportunity provisions of the following laws prohibiting discrimination, including but not limited to:

- i. Title VI of the Civil Rights Act of 1964, 42 USC §2000d et seq., as amended, and all requirements imposed by or pursuant to the regulation at 7 CFR Part 15, Subpart A and Subpart C. In accordance with Title VI and the Regulation, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity for which the Contractor/Vendor receives Federal financial assistance.
- ii. Section 504 of the Rehabilitation Act of 1973, 29 USC § 794, as amended, and all requirements imposed by or pursuant to the regulation at 7 CFR Part 15b. In accordance with Section 504 of that Act and the Regulation, no otherwise qualified individual with a disability in the United States shall, solely by reason of her/his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity for which the Contractor/Vendor receives Federal financial assistance.
- iii. Title IX of the Education Amendments of 1972, 20 USC § 1681 et seq., as amended, and all requirements imposed by or pursuant to the regulation at 7 CFR Part 15a. In accordance with Title IX of that Act and the Regulation, no person in the United States shall, on the basis of sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any education program or activity for which the Contractor/Vendor receives Federal financial assistance.
- iv. Age Discrimination Act of 1975, 42 USC §§ 6101-6107, as amended and all requirements imposed by or pursuant to the regulation at 45 CFR Part 91. In accordance with the Age Discrimination Act and the Regulation, no person in the United States shall, on the basis of age, be denied the benefits of, be excluded from participation in, or be subjected to discrimination under any program or activity for which the Contractor/Vendor receives Federal financial assistance.
- v. The Americans with Disabilities Act of 1990 (42 USC 12101), as amended, which prohibits discrimination on the basis of physical, sensory, or mental disability or impairment and the ADA Amendments Act of 2008.
- vi. Current version of USDA's FNS Instruction 113-1, Civil Rights Compliance and Enforcement – Nutrition Programs and Activities, Food and Nutrition Service, issued November 8, 2005. The purpose of Instruction 113-1 is to establish and convey policy and provide guidance and direction to the USDA Food and Nutrition Service (FNS) and its recipients and customers and ensure compliance with and enforcement of the prohibition against discrimination in all FNS nutrition programs and activities, whether federally funded in whole or not. FNS Instruction 113-1 incorporates the above Federal legal authorities.
- vii. Minnesota Human Rights Act found at Minnesota Statutes, Chapter 363A, specifically § 363A.11, Public Accommodations and § 363A.12, Public Services. In Minnesota, it is an unfair discriminatory practice to deny any person the full and equal enjoyment of the goods, services, facilities, privileges, advantages, and accommodations of a place of public accommodation because of race, color, creed, religion, disability, national origin, marital status, sexual orientation, or sex. Additionally, it is an unfair discriminatory practice to discriminate against any person in the access to, admission to, full utilization of or benefit from any public service because of race, color, creed,

religion, national origin, disability, sex, sexual orientation, or status with regard to public assistance.

- XI. Voter Registration: The PROVIDER shall provide non-partisan voter registration services and assistance, using forms provided by the Secretary of State, to employees of the PROVIDER, program participants and the public as required by Minnesota Statutes, Section 201.162.
- XII. Assignment: The PROVIDER shall neither assign nor transfer any rights or obligations under this Agreement without prior written consent of the COUNTY. The provisions of this Agreement applicable to the PROVIDER shall also be applicable to subgrants made by the PROVIDER from funds obtained under this Agreement.
- XIII. Modifications: Any modifications to this Agreement shall be in writing and shall be executed by the same parties who executed the original Agreement, or their successors in office.
- XIV. 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 court with competent jurisdiction.
- XV. Debarment and Suspension Certification: The PROVIDER agrees to follow the President's Executive Order 12549 and the implementing regulation "Nonprocurement Debarment and Suspension; Notice and Final Rule and Interim Final Rule," found in 53 FR 19189, May 26, 1988, as amended at 60 FR 33041, June 26, 1995, including Appendix B, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions"; unless excluded by law or regulation.
- XVI. Lobbying Certification and Disclosure: (If applicable) The PROVIDER shall comply with Interim Final Rule, New Restrictions on Lobbying, found in Federal Register Vol. 55, No. 38, February 26, 1990, and any permanent rules that are adopted in place of the Interim Final Rule. The Interim Final Rule requires the PROVIDER to certify as to their lobbying activity. The Interim Final Rule implements section 319 of Public Law 101-121, which generally prohibits recipients of Federal contracts, grants and loans from using appropriated funds for lobbying the Executive or Legislative Branches of the Federal Government in connection with a specific contract, grant or loan.
- XVII. Maintenance of Effort: The PROVIDER agrees that the level of services, activities and expenditures it has devoted to similar services prior to the initiation of this Agreement will be continued and not reduced in any way as a result of this Agreement except for reductions unrelated to the provisions or purposes herein stated.
- XVIII. Conflict of Interest: The PROVIDER assures that no person under its employ, who presently exercises any administrative responsibilities under this program, has any personal, financial interest, direct or indirect, in this Agreement. Further, no person having such a conflicting interest shall be employed under this Agreement. Any such conflict of interest must be disclosed in writing to the COUNTY.
- XIX. Code of Conduct: The PROVIDER assures proper conduct on the part of its employees and understands the effects of U.S. Code, Title 18, Sec. 665.
- XX. Grant Close-out: No costs are to be incurred under this Agreement after December 31, 2021. Within 45 days of the completion of the Agreement, the PROVIDER shall comply with all closeout or auditing procedures established by the COUNTY.
- XXI. Property: Any purchase of non-expendable personal property that has a useful life of more than

one year with a per unit cost of \$5,000 or more must have prior written approval of the COUNTY. The PROVIDER will obtain advance written approval from the COUNTY for purchase of property with a unit cost of \$5,000 or more.

XXI. Data Practices Act: For the purposes of executing its responsibilities and to the extent set forth in this Agreement, the PROVIDER shall be considered part of the welfare system as defined in Minnesota Statutes, section 13.46, subdivision 1. The PROVIDER'S employees and agents shall have access to private or confidential data maintained by the COUNTY to the extent necessary to carry out its responsibilities under this Agreement. The PROVIDER agrees to comply with all the requirements of the Minnesota Government Data Practices Act and HIPAA in providing services under this Agreement. The civil remedies of Minnesota Statutes, section 13.08, apply to the release of the data referred to in this Article by either the PROVIDER or COUNTY.

The PROVIDER agrees to indemnify and save and hold the COUNTY, its agents and employees, harmless from all claims arising out of, resulting from, or in any manner attributable to any violation of any provision of the Minnesota Government Data Practices Act, including legal fees and disbursements paid or incurred to enforce the provision of this Agreement.

XXII SCOPE OF SERVICES: The PROVIDER shall provide all services in accordance with all applicable federal and state laws, statutes, regulations, and guidelines. These include the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996, the Deficit Reduction Act of 2005, and Minnesota Statutes Chapter 256J. In the event that these laws, statutes, regulations or guidelines are amended at any time during the Term of Agreement, or any extensions or renewals, the PROVIDER shall comply with such amended laws, statutes, regulations, or guidelines.

The PROVIDER is responsible for all technical assistance necessary to maintain all software and hardware used to provide the purchased services under this Agreement, including virus protection and firewalls.

The PROVIDER will designate one staff as an Employment Services security liaison who will coordinate with the COUNTY MAXIS security liaison to request approval or termination of inquiry access to the MAXIS system ("MAXIS").

The PROVIDER will designate up to two staff in each service location as Data Specialists that will have inquiry access to MAXIS.

The PROVIDER will ensure all staff with inquiry access to MAXIS complete annual HIPAA training, and any other necessary training identified by the COUNTY.

Information Privacy and Security.

Information Covered by this Provision. In carrying out its duties, the PROVIDER will be handling one or more types of private information, collectively referred to as "protected information," concerning individual DHS clients. "Protected information," for purposes of this Agreement, may include any or all of the following:

- Private data (as defined in Minnesota Statutes § 13.02, subd. 12), confidential data (as defined in Minn. Stat. § 13.02, subd. 3), welfare data (as governed by Minn. Stat. § 13.46), medical data (as governed by Minn. Stat. § 13.384), and other non-public data governed by other sections in the Minnesota Government Data Practices Act (MGDPA), Minn. Stats. Chapter 13;

- Health records (as governed by the Minnesota Health Records Act [Minn. Stat. §§ 144.291-144.298]);
- Chemical health records (as governed by 42 U.S.C. § 290dd-2 and 42 C.F.R. § 2.1 to § 2.67);
- Protected health information ("PHI") (as defined in and governed by the Health Insurance Portability Accountability Act ["HIPAA"], 45 C.F.R. § 160.103);
- Electronic Health Records (as governed by Health Information Technology for Economic and Clinical Health Act (HITECH), 42 USC 201 note, 42 USC 17921(5)); and
- Other data subject to applicable state and federal statutes, rules, and regulations affecting the collection, storage, use, or dissemination of private or confidential information.

Duties Relating to Protection of Information.

- (a) Duty to ensure proper handling of information. The PROVIDER shall be responsible for ensuring proper handling and safeguarding by its employees, subcontractors, and authorized agents of protected information collected, created, used, maintained, or disclosed on behalf of DHS. This responsibility includes ensuring that employees and agents comply with and are properly trained regarding, as applicable, the laws listed above in paragraph X.X.I.I.
- (b) Minimum necessary access to information. The PROVIDER shall comply with the "minimum necessary" access and disclosure rule set forth in the HIPAA and the MGDPA. The collection, creation, use, maintenance, and disclosure of protected information shall be limited to "that necessary for the administration and management of programs specifically authorized by the legislature or local governing body or mandated by the federal government." See, respectively, 45 C.F.R. §§ 164.502(b) and 164.514(d), and Minn. Stat. § 13.05 subd. 3.
- (c) Information Requests. Unless provided for otherwise in this Agreement, if the PROVIDER receives a request to release the information referred to in this Clause, the PROVIDER must immediately notify DHS. DHS will give the PROVIDER instructions concerning the release of the data to the requesting party before the data is released.

Use of Information. The PROVIDER shall:

- Not use or further disclose protected information created, collected, received, stored, used, maintained, or disseminated in the course or performance of this Agreement other than as permitted or required by this Agreement or as required by law, either during the period of this Agreement or hereafter.
 - Use appropriate safeguards, and comply with Subpart C of 45 CFR Part 164 with respect to electronic protected health information, to prevent use or disclosure of the protected information by its employees, subcontractors and agents other than as provided for by this Agreement. This includes, but is not limited to, having implemented administrative, physical, and technical safeguards that reasonably and appropriately protect the confidentiality, integrity, and availability of any electronic protected health information at rest and in transit that it creates, receives, maintains, or transmits on behalf of DHS.
- (a) Report to DHS any privacy or security incident regarding the information of which it becomes aware, including breaches of unsecured protected health information as

required at 45 CFR 164.410. For purposes of this Agreement, "Security incident" means the attempted or successful unauthorized access, use, disclosure, modification, or destruction of information or interference with system operations in an information system. "Privacy incident" means violation of the Minnesota Government Data Practices Act (MGDPA) and/or the HIPAA Privacy Rule (45 C.F.R. Part 164, Subpart E), including, but not limited to, improper and/or unauthorized use or disclosure of protected information, and incidents in which the confidentiality of the information maintained by it has been breached. This report must be in writing and sent to DHS not more than 7 days after learning of such non-permitted use or disclosure. Such a report will at least: (1) Identify the nature of the non-permitted use or disclosure; (2) Identify the PHI used or disclosed; (3) Identify who made the non-permitted use or disclosure and who received the non-permitted or violating disclosure; (4) Identify what corrective action was taken or will be taken to prevent further non-permitted uses or disclosures; (5) Identify what was done or will be done to mitigate any deleterious effect of the non-permitted use or disclosure; and (6) Provide such other information, including any written documentation, as DHS may reasonably request.

- (b) Consistent with this Agreement, and in accordance with 45 CFR 164.502(e)(1)(ii) and 164.308(b)(2), ensure that any agents (including contractors and subcontractors), analysts, and others that create, receive, maintain, or transmit protected health information on behalf of the business associate, enter into a business associate agreement with any subcontractors to agree in writing to be bound by the same restrictions, conditions, and requirements that apply to it with respect to such information.
- Document such disclosures of PHI and information related to such disclosures as would be required for DHS to respond to a request by an individual for an accounting of disclosures of PHI in accordance with 45 C.F.R. § 164.528.
 - Mitigate, to the extent practicable, any harmful effects known to it of a use, disclosure, or breach of security with respect to protected information by it in violation of this Agreement.
 - In accordance with HIPAA, upon obtaining knowledge of a breach or violation by a subcontractor, take appropriate steps to cure the breach or end the violation, and if such steps are unsuccessful, terminate the agreement.
 - Not use or disclose PHI in a manner that would violate Subpart E of 45 C.F.R. Part 164 if done by DHS.

Additional Business Associate Duties. To the extent the PROVIDER handles PHI in order to provide health care-related administrative services on behalf of DHS and is a "Business Associate" of DHS as defined by HIPAA, the PROVIDER further agrees to:

- (a) Make available PHI in accordance with 45 C.F.R. § 164.524.
- (b) Make available PHI for amendment and incorporate any amendments to PHI in accordance with 45 C.F.R. § 164.526.
- (c) Comply with the limited disclosure rules set forth in the HITECH Act, HIPAA, and the MGDPA. To the extent possible, disclosures should be in a limited data set, which is largely information with the patients' identifying information removed, "to the extent practicable." Pertinent identifiers include, name and social security number; street

address, e-mail address, telephone and fax numbers; certificate/license numbers; vehicle identifiers and serial numbers; URLs and IP addresses; full face photos and any other comparable images; or medical record numbers, health plan beneficiary numbers, and other account numbers. If a limited data set is not feasible, or does not meet the use or disclosure, minimum necessary should be applied. The collection, creation, use, maintenance, and disclosure of protected information shall be limited to "that necessary for the administration and management of programs specifically authorized by the legislature or local governing body or mandated by the federal government." See, respectively, 45 C.F.R. §§ 164.514, 45 C.F.R. §§ 164.502(b) and 164.514(d), and Minn. Stat. § 13.05 subd. 3.

- (d) Make its internal practices, books, records, policies, procedures, and documentation relating to the use, disclosure, and/or security of PHI available to DHS and/or the Secretary of the United States Department of Health and Human Services (HHS) for purposes of determining compliance with the Privacy Rule and Security Standards, subject to attorney-client and other applicable legal privileges.
- (e) Comply with any and all other applicable provisions of the HIPAA Privacy Rule, Administrative, and Security Standards, including future amendments thereto. Develop written policies and procedures for safeguarding and securing PHI and complying with HIPAA and the HITECH Act, and other privacy laws. Designate a privacy official to be responsible for the development and implementation of its policies and procedures as required by 45 C.F.R. Part 164, Subpart E.
- (f) To the extent the PROVIDER is to carry out one or more of DHS' obligation(s) under Subpart E of 45 C.F.R. Part 164, comply with the requirements of Subpart E that apply to DHS in the performance of such obligation(s).

DHS Use of Information. DHS shall:

- (a) Only release information which it is authorized by law or regulation to share with the PROVIDER.
- (b) Obtain any required consents, authorizations, or other permissions that may be necessary for it to share information with the PROVIDER.
- (c) Notify the PROVIDER of limitations, restrictions, changes, or revocation of permission by an individual to use or disclose protected information, to the extent that such limitations, restrictions, changes or revocation may affect the PROVIDER's use or disclosure of protected information.
- (d) Not request the PROVIDER to use or disclose protected information in any manner that would not be permitted under law if done by DHS.

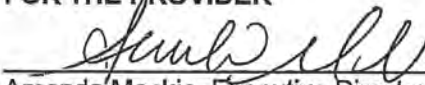
Disposition of Data upon Completion, Expiration, or Agreement Termination. Upon completion, expiration, or termination of this Agreement, the PROVIDER will return to DHS or destroy all protected information received or created on behalf of DHS for purposes associated with this Agreement. A written certification of destruction or return to Authorized Representative listed in 5.1 is required. The PROVIDER will retain no copies of such protected information, provided that if both parties agree that such return or destruction is not feasible, or if the PROVIDER is required by the applicable regulation, rule or statutory retention schedule to retain beyond the life of this Agreement, the PROVIDER will extend the protections of this Agreement to the protected information and refrain from further use

or disclosure of such information, except for those purposes that make return or destruction infeasible, for as long as the PROVIDER maintains the information. Additional information for destruction and handling is available in the DHS Information Security Policy, Policy numbers 3.7, and 2.19, found at <http://edocs.dhs.state.mn.us/lfservlet/Legacy/DHS-4683-ENG>.

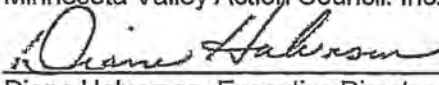
Sanctions. In addition to acknowledging and accepting the terms set forth in VII. "Liability", relating to liability, the parties acknowledge that violation of the laws and protections described above could result in limitations being placed on future access to protected information, in investigation and imposition of sanctions by the U.S. Department of Health and Human Services, Office for Civil Rights, and/or in civil and criminal penalties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed intending to be bound thereby.

FOR THE PROVIDER


Amanda Mackie, Executive Director
Minnesota Valley Action Council, Inc.

11/9/2020
Date


Diane Halvorson, Executive Director
South Central WorkForce Council

11-9-2020
Date

FOR THE COUNTY

By _____
County Board

Date _____

By _____
Health and Human Services Director

Date _____

Approved as to Legality, Form and Execution:

By _____
County Attorney

Date _____

EXHIBIT A CONDITIONS

The following represents the general operating guidelines for this Agreement. These guidelines will be reviewed throughout the Agreement period and adjusted as deemed necessary by joint agreement of the COUNTY and the PROVIDER.

1. Primary Service Provider(s): Minnesota Valley Action Council, Inc.
2. Contracting: The COUNTY will have one contract with Minnesota Valley Action Council (MVAC), fiscal agent for the South Central WorkForce Council. The South Central WorkForce Council and Minnesota Valley Action Council may sub-contract with additional providers for specific services as needed and as agreed upon in consultation with the COUNTY.
3. Administrative Responsibilities: The SC WorkForce Council will be responsible for contracting, fiscal and program monitoring, reports and oversight of service delivery to ensure compliance and performance. Minnesota Valley Action Council (Grant Recipient) will provide Fiscal and MIS services including processing client support service invoices, provider invoices, work experience payroll, invoicing COUNTY, fiscal reports and managing the area's Workforce One system including training, technical assistance and entry of support service payments.

Additional administration includes PROVIDER supervisor time related to the supervision and management of PROVIDER staff. The PROVIDER is also responsible for communication/coordination with the COUNTY, managing budgets at the program level and providing monthly expenditure and service reports.

4. Location of Services: Primarily, services will be delivered at the Minnesota Valley Action Council Nicollet County office. Services may be provided at additional locations as agreed upon between the PROVIDER and the COUNTY.
5. Services: All services will be delivered/implemented in accordance with the COUNTY Consolidated Plan (biennial service agreement), which is made a part of this Agreement by reference. The day to day management of the program and methods used to deliver services will be jointly agreed to by the COUNTY and the PROVIDER. In addition, the PROVIDER is accountable for all applicable COUNTY plans and all rules and regulations issued by the MN Department of Human Services (DHS), including all current and any future bulletins issued by DHS during the term of this Agreement and related to the delivery and proper implementation of program services. This includes, but is not limited to:
 - COUNTY Consolidated Plan and updates
 - DHS MFIP Employment Services Manual and updates
 - DHS/DEED SNAP E&T Manual and updates

The Primary Service Provider will be responsible for adequate staffing to deliver a comprehensive set of employment services designed to successfully assist program participants to transition from welfare to work. This may include, but is not limited to: orientation, assessment, development of employment plan, case management, job readiness classes, job search assistance, work experience, training and education services, support services, referrals and follow-up.

6. Funding: Funding will be for the period and amount identified on the Notice of Funds Available. Expenditures will not exceed funds available and will be within budget by line item as attached to the Notice of Funds Available. Any changes to the budget by line item must be approved by the COUNTY.

NOTICE OF FUNDS AVAILABLE 2021

COUNTY:

Nicollet County Health and Human Services
622 South Front Street
St. Peter, MN 56082-2106

Grant Agreement: CY 2021 Nicollet County

PROVIDER: Minnesota Valley Action Council, Inc.
706 N. Victory Drive
Mankato, MN 56001

Funding Summary

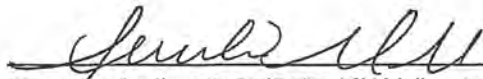
Title	Terms of Funds	CFDA #	Attachment(s)	Prior Level	Change	New Level
MFIP/DWP	01/01/21 - 12/31/21	93.558	Budget	\$0	\$368,487	\$368,487
TOTAL				\$0	\$368,487	\$368,487

Signature for the COUNTY BOARD

DATED: _____

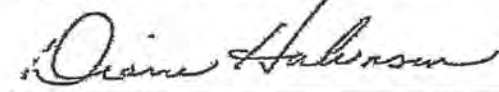
Signature for the COUNTY Human Service Director

DATED: _____



Signature for the PROVIDER -MN Valley Action Council

DATED: 11/9/2020



Signature for the South Central WorkForce Council

DATED: November 9, 2020

MFIP/DWP BUDGET
Grant Agreement #: CY 2021 Nicollet County

PROVIDER: MN Valley Action Council

PERIOD FUNDS AVAILABLE: January 1, 2021 to December 31, 2021

TOTAL FUNDS AVAILABLE: \$ 368,487

Total MFIP/DWP Administration: \$ 30,411

\$ 3,041 South Central WorkForce Council

\$12,165 Minnesota Valley Action Council –Fiscal and MIS Services

\$15,205 Minnesota Valley Action Council –Employment Services

Total MFIP/DWP Program: \$ 338,076

\$ 269,488 Total MFIP Program Budget

\$228,988 Direct Program:
The direct costs of providing counseling, job search, job placement, job retention, program overview, interpreter costs and any other direct expenses including wages, benefits, staff travel, office, telephone, durable and non-durable supplies. Direct Program Client Services also includes supplies, materials, field trips, and other MFIP/DWP direct program client service supplies.

\$ 40,500 Client Support Services:
Includes costs of employment-related expenses such as work tools, uniforms, safety shoes, trade licenses, interview clothing; transportation expenses including bus passes, cab fares, mileage, bus tickets, allocated expenses of a van pool or bus, auto purchase or lease, insurance and repairs; client education, housing, child care and other work related expenses, including work experience.

\$ 68,588 Total DWP Program Budget

\$ 62,588 Direct Program:
The direct costs of providing counseling, job search, job placement, job retention, program overview, interpreter costs and any other direct expenses including wages, benefits, staff travel, office, telephone, durable and non-durable supplies. Direct Program Client Services also includes supplies, materials, field trips, and other MFIP/DWP direct program client service supplies.

\$ 6,000 Client Support Services:
Includes costs of employment-related expenses such as work tools, uniforms, safety shoes, trade licenses, interview clothing; transportation expenses including bus passes, cab fares, mileage, bus tickets, allocated expenses of a van pool or bus, auto purchase or lease, insurance and repairs; client education, housing, child care and other work related expenses, including work experience.

Within the budgets above, \$39,515 has been identified for enhanced program services. These funds will be used for enhanced program services including: interpreter services and collaboration with the MN Council of Churches, Area Adult Learning Cooperative (ABE) and local transportation partners to address client needs and remove barriers to employment. Any enhanced program service outside of this scope will be approved by the County.

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item: End of Probations	
Primary Originating Division/Dept.: Human Resources	Meeting Date: 11/24/2020
Contact: Jamie Haefner Title: Human Res. Dir.	Item Type: Consent Agenda (Select One)
Amount of Time Requested minutes	
Presenter: Jamie Haefner Title: Human Res. Dir.	Attachments: <input checked="" type="radio"/> Yes <input type="radio"/> No
County Strategy: Facilities and Space - preserve, maintain and build our assets (Select One)	
BACKGROUND/JUSTIFICATION: Health and Human Services Director Cassie Sassenberg has requested the end of probation for Heidi Walters, Eligibility Worker, effective December 3, 2020, Arianne Learn, HCBS Case Manager, effective December 9, 2020, Mary Pfau, Social Worker, effective December 9, 2020, and Jessica Thompson, Eligibility Worker, effective December 10, 2020.	
Supporting Documents: <input type="radio"/> Attached <input checked="" type="radio"/> In Signature Folder <input type="radio"/> None	
Prior Board Action Taken on this Agenda Item: <input checked="" type="radio"/> Yes <input type="radio"/> No	
If "yes", when? (provide year; mm/dd/yy if known)	
Approved by County Attorney's Office: <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	
ACTION REQUESTED: Grant end of probationary status	
FISCAL IMPACT: Other (Select One) If "Other", specify	FUNDING County Dollars = Grant (Select One)
FTE IMPACT: No FTE change (Select One) If "Increase or "Decrease" specify:	Total
Related Financial/FTE Comments:	

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item:	
Motion for December 2020 and January 2021 bill approval	
Primary Originating Division/Dept.: Contact: Heather McCormick Title: Finance Director Amount of Time Requested 5 minutes Presenter: Heather McCormick Title: Finance Director	Meeting Date: 11/24/20 Item Type: (Select One) Regular Agenda Attachments: <input type="radio"/> Yes <input checked="" type="radio"/> No
County Strategy: (Select One) Financial Security - prudent use of taxpayer resources	
BACKGROUND/JUSTIFICATION: Regular scheduled board meetings occur on the second and fourth Tuesday of every month, except in the month of December and sometimes January. In order to maintain efficient accounting procedures and to provide timely payment to vendors, employees, and providers, warrant distribution needs to occur on a regular schedule. The Finance Department is requesting authorization to issue the following Commissioner Warrants with Board approval at the Board scheduled meetings in December 2020 and January 2021 dates noted below.	
Payment Date 12/08/20 12/22/20 12/31/20 01/12/20	Board Approval Date 12/15/20 01/05/21 01/05/21 01/26/21
Supporting Documents: <input type="radio"/> Attached <input type="radio"/> In Signature Folder <input checked="" type="radio"/> None	
Prior Board Action Taken on this Agenda Item: <input type="radio"/> Yes <input checked="" type="radio"/> No If "yes", when? (provide year; mm/dd/yy if known)	
Approved by County Attorney's Office: <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	
ACTION REQUESTED:	
FISCAL IMPACT: Other (Select One) If "Other", specify	FUNDING County Dollars = Other (Select One)
FTE IMPACT: No FTE change (Select One) If "Increase or "Decrease" specify:	Total
Related Financial/FTE Comments:	

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET
COUNTY EST. 1853



Agenda Item: COVID-19 Update	
Primary Originating Division/Dept.: Health and Human Services Contact: Cassandra Sassenberg Title: HHS Director Amount of Time Requested 20 minutes Presenter: C. Sassenberg Title: HHS Director	Meeting Date: 11-24-2020 Item Type: Regular Agenda <small>(Select One)</small>
Attachments: <input type="radio"/> Yes <input checked="" type="radio"/> No	
County Strategy: <small>(Select One)</small> Programs and Services - deliver value-added quality services	
BACKGROUND/JUSTIFICATION: HHS Director will provide an update on the response of Health and Human Services to the COVID-19 pandemic.	
Supporting Documents: <input type="radio"/> Attached <input type="radio"/> In Signature Folder <input checked="" type="radio"/> None	
Prior Board Action Taken on this Agenda Item: <input type="radio"/> Yes <input checked="" type="radio"/> No If "yes", when? (provide year; mm/dd/yy if known)	
Approved by County Attorney's Office: <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	
ACTION REQUESTED:	
FISCAL IMPACT: Other <small>(Select One)</small> If "Other", specify FTE IMPACT: No FTE change <small>(Select One)</small> If "Increase or "Decrease" specify: Related Financial/FTE Comments:	FUNDING County Dollars = Other <small>(Select One)</small> Total

OFFICIAL PROCEEDINGS OF THE
NICOLLET COUNTY DRAINAGE AUTHORITY
November 10, 2020

The Nicollet County Drainage Authority met in regular session on Tuesday, November 10, 2020 at 9:56 a.m. with Chair John Luepke presiding. Commissioners Marie Dranttel, Terry Morrow, Jack Kolars, Denny Kemp and John Luepke were present. Also present were County Administrator Ryan Krosch, Recording Secretary Sarah Frahm and County Attorney Michelle Zehnder Fischer.

The meeting was held via teleconference pursuant to Minnesota Statute 13D.021 due to the coronavirus pandemic. There were no public comments submitted by email or phone. No members of the public requested to participate in the meeting by phone. The meeting was recorded and broadcast live online.

Approval of Agenda

Motion by Commissioner Morrow and seconded by Commissioner Kemp to approve the agenda with the following addition: add CD 77 Lateral 2 Bid Recommendation. Motion carried with all voting in favor.

Consent Agenda

Motion by Commissioner Luepke and seconded by Commissioner Kemp to approve the consent agenda items as follows: approval of the October 27, 2020 Drainage Authority minutes. Motion carried with all voting in favor.

Orders to Approve Redeterminations for Various Ditches

Public Services Manager, Jaci Kopet, appeared before the Board to request approval of Findings of Facts and Orders for Redetermination of Benefits for CD8A, CD35A, CD47A, CD52, CD65, CD71, CD75, CD78, CD78 Lateral 1 Branch 4, CD82 and CD84. The findings for these orders state that the original benefits and damages determined in the drainage proceedings do not reflect reasonable, present day values.

Director Kopet gave an update on the need for redetermination of the above ditches, noting that they were last redetermined between the years 1913 through 1968. She is requesting that Mark Behrends and his group, which includes Robert Hansen, Kendall Langseth, Joe Mutschler, John Thompson, Dennis Distad, and Bruce Ness, be appointed as the viewers. This group has been used in the past and they have done good work. Director Kopet also requested that the engineering firm of Jones, Hauge, and Smith be appointed the engineering firm to determine the watersheds.

Motion by Commissioner Kemp and seconded by Commissioner Morrow to approve the Findings of Facts and Orders for Redetermination of Benefits as presented for CD8A, CD35A, CD47A, CD52, CD65, CD71, CD75, CD78, CD78 Lateral 1 Branch 4, CD82 and CD84. Motion carried with all voting in favor.

CD 77 Lateral 2 Bid Recommendation

Director Kopet presented the CD 77 Lateral 2 bid results. A total of three bids were received, ranging from \$266,955.95 to \$325,008.59. Engineer Chuck Brandel from ISG gave a brief update on the bids that were received. One of the requirements of the bid documents was that any contractor must have five references in the last five years of work related to agricultural tile installation, cleaning, deepening and widening. Because none of the bidders were able to meet this requirement, Engineer Brandel recommended all bids be rejected and recommended rebidding the project at a later date.

Motion by Commissioner Morrow and seconded by Commissioner Kolars to reject the bids received and rebid the project at a later date. Motion carried with all voting in favor.

Motion by Commissioner Kemp and seconded by Commissioner Luepke to adjourn the meeting. The meeting adjourned at 10:10 a.m.

JOHN LUEPKE, CHAIR
BOARD OF COMMISSIONERS

ATTEST:

RYAN KROSCH
CLERK TO THE BOARD

Nicollet County Drainage
Authority Meeting
Agenda Item



Agenda Item: 2020 Annual Maintenance Levies		
Primary Originating Division/Dept.: Public Services Contact: Jaci Kopet Title: Public Services Manager Amount of Time Requested 5 minutes Presenter: Jaci Kopet Title: Public Services Manager	Meeting Date: 11/24/2020 Item Type: Regular Agenda <small>(Select One)</small> Attachments: <input checked="" type="radio"/> Yes <input type="radio"/> No	
County Strategy: Programs and Services - deliver value-added quality services <small>(Select One)</small>		
BACKGROUND/JUSTIFICATION: Public Services annually reviews the ditch balances for all Nicollet County drainage systems and has determined that several ditch systems have negative ditch balances. I have attached a spreadsheet indicating a detailed breakdown of the balances of the negative ditch systems and the amount I am requesting to levy each ditch system. I have also attached a Findings and Order for the drainage authority to consider. This order would adopt the indicated levies for each ditch listed as well as the terms for the assessment if not paid by December 31, 2020		
+		
Supporting Documents: <input checked="" type="radio"/> Attached <input type="radio"/> In Signature Folder <input type="radio"/> None		
Prior Drainage Authority Action Taken on this Item: <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, when? (provide year; mm/dd/yy if known)		
Approved by County Attorney's Office: <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A		
ACTION REQUESTED: Approval of all ditch system levies as listed in the Findings and Order		
FISCAL IMPACT: Other <small>(Select One)</small> If "Other", specify FTE IMPACT: No FTE change <small>(Select One)</small> If "Increase or "Decrease" specify: Related Financial/FTE Comments:	FUNDING Drainage Authority Dollars = Grant <small>(Select One)</small> Total	

2020 Ditch Levies

Ditch	8/31/2019 Balance*	Upcoming Expenses	Outstanding to be Collected	Balance	Original Benefits	Balance for Future Repairs	Total Amount to Raise	Recommended Levy	Amount to Raise	
CD 8A	(14,396.82)			(14,396.82)	18,876.00	3,000.00	17,396.82	95.00%	17,932.20	GENERAL MAINT
CD16A	3,308.26	(25,000.00)	359.00	(21,332.74)	70,288.00	5,000.00	26,332.74	40.00%	28,115.20	2020 CLEANING
CD24A	13,506.33	(50,000.00)	18,474.00	(18,019.67)	2,638,153.00	10,000.00	28,019.67	1.10%	29,019.68	2020 CLEANING
CD 30A	(3,079.65)	(170,000.00)	400.00	(172,679.65)	213,903.99	10,000.00	182,679.65	50.00%	106,952.00	2020 CLEANING (Balance to be collected in 2021)
CD86A	(95,220.53)			(95,220.53)	5,923,855.96	10,000.00	105,220.53	2.00%	118,477.12	PUMP MAINT & REPAIR
CD96	(16,070.83)			(16,070.83)	62,292.00	5,000.00	21,070.83	35.00%	21,802.20	GENERAL MAINT
Totals	(100,864.68)		18,874.00	(301,990.68)	8,838,204.95	35,000.00	336,990.68		322,298.40	

Re-Payment Schedule Guideline

0 - \$500 1 year
 \$501 - \$1000 2 years
 \$1001 & over 3 years

If not paid by the end of year, 4% interest.

**BEFORE THE NICOLLET COUNTY DRAINAGE AUTHORITY
FOR ASSESSING ANNUAL MAINTENANCE LEVIES**

Findings and Order of the Board
Regarding Drainage System
Assessments, Installment Schedules
Interest Rates and Maintenance Funds

The Drainage Authority, having completed its deliberations, its examination of all files and records herein, and its consideration of all reports, makes the following:

FINDINGS OF FACT

1. Minn. Stat. § 103E.725 provides all fees and costs incurred relating to a drainage system, including repairs, inspections, engineering, viewing, and publications, are costs of the drainage system and must be assessed against the property and entities benefited.
2. Some drainage system accounts for systems administered by the Nicollet County Board of Commissioners, the Board, carry negative balances and others will benefit from establishment of a maintenance fund. The negative-balance system accounts have benefited from inter-fund loans from the general fund of the county. If the Board transfers money from another account or fund to a drainage system account, the money, plus interest, must be reimbursed from the proceeds of the drainage system that received the transfer.
3. If there is not enough money in the drainage system account to pay drainage system costs, the Board must assess the costs on all property and entities that have been assessed benefits for the drainage system.
4. If assessments are to be paid in installments, the Board may set an interest rate not to exceed the rate determined by the state court administrator for judgments under section 549.09.
5. Minn. Stat. § 103E.735 allows the creation of a repair fund for each drainage system. The repair fund is intended to create a positive balance in a drainage system account to pay routine costs of inspection and minor maintenance and to eliminate the need for inter-fund loans to drainage system accounts.
6. To create a repair fund, the drainage authority may apportion and assess an amount against all property and entities assessed for benefits. The fund may not exceed 20 percent of the assessed benefits of the drainage system or \$100,000, whichever is greater.

7. The drainage authority's staff has investigated the current drainage system funds and made a recommendation for assessments, installment schedules, interest rates, and maintenance funds.

ORDER

Based on the foregoing Findings and the entire record of proceedings before the Nicollet County Board of Commissioners, the Board, acting as the drainage authority for all Nicollet County drainage systems, hereby adopts the following drainage system assessments, installment schedules, interest rates, and maintenance funds and direct certification thereof to the County Public Services office for collection:

Ditch	Amount to Levy
CD 8A	17,932.20
CD 16A	28,115.20
CD 24A	29,019.68
CD 30A	106,952.00
CD 86A	118,477.12
CD96	21,802.20
Totals	322,298.40

All assessments not paid by December 31, 2020 will be charged 4% interest and the following installment schedule will apply to your property tax bill starting in 2021;

\$500 & under	1 year assessment
\$501 - \$1,000	2 year assessment
\$1,001 & over	3 year assessment

Dated: November 24, 2020

John Luepke
Chairperson of Drainage Authority

ATTEST:

Ryan Krosch, County Administrator
Clerk to the County Board

Nicollet County Drainage
Authority Meeting
Agenda Item



Agenda Item: CD 86A Improvement Bid Recommendation		
Primary Originating Division/Dept.: Contact: Jaci Kopet Title: Public Services Amount of Time Requested 20 minutes Presenter: Jaci Kopet Title: Public Services	Meeting Date: 11/24/2020 Item Type: (Select One) Regular Agenda Attachments: <input checked="" type="radio"/> Yes <input type="radio"/> No	
County Strategy: Programs and Services - deliver value-added quality services (Select One)		
BACKGROUND/JUSTIFICATION: On Thursday September 17, 2020, bids were received for the Nicollet County Ditch No. 86A . Please see the attached detailed letter from ISG for more information and their recommendation. The board will need to make a determination to accept or reject the bids. Chuck Brandel from ISG will be in attendance.		
Supporting Documents: <input checked="" type="radio"/> Attached <input type="radio"/> In Signature Folder <input type="radio"/> None		
Prior Drainage Authority Action Taken on this Item: <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, when? (provide year; mm/dd/yy if known)		
Approved by County Attorney's Office: <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A		
ACTION REQUESTED: To accept or reject the bids		
FISCAL IMPACT: Other (Select One) If "Other", specify FTE IMPACT: No FTE change (Select One) If "Increase or "Decrease" specify: Related Financial/FTE Comments:	FUNDING Drainage Authority Dollars = Grant (Select One) Total	

Bid Recommendation

NOVEMBER 17, 2020

Nicollet County Joint Drainage Authority
301 S. Minnesota Ave.
St. Peter, MN 56082



RE: Bid Recommendation for Nicollet County Ditch No. 86A

Nicollet County Board of Commissioners,

ISG solicited bids for two bid packages for Nicollet County Ditch No. 86A. Bid Package #1 covers the high capacity stormwater pump station and Bid Package #2 covers the drain tile. On Thursday, September 17, 2020, Bids were received for the Nicollet County Ditch No. 86A Bid Package #2. A total of five bids were received for Bid Package #2 ranging from \$49,900.00 to \$91,456.00. On Thursday, September 24, 2020, a total of five bids ranging from \$1,769,017.00 to \$2,428,027.50 were received for the Nicollet County Ditch No. 86A Bid Package #1. During the bid letting, ISG accepted all the Contractors that provided the following bidding requirements;

- 5% Bid bond
- Prime Contractor Response Form (Responsible Contractor Form)
- First-Tier Subcontractor List
- Available Equipment List
- Reference List of similar work within the past 5 years.

Exhibit A, attached is the bid tabulation for each Bid Package #1 and Bid Package #2.

Bid Package #1 Results

ISG compiled the bidding as base bid plus alternate, with 5 different alternates. The following will explain each of the alternates that were evaluated during bidding;

1. Substituting the prefabricated control building for a conventionally wood-built control building
2. Substituting ductile iron pipes for either HDPE fused or PVC pipes
3. Adding the additional mechanical trash rake at the inlet of the structure
4. Adding an isolation gate that would consist of stop logs to temporary close the water flow to the pump station
5. Adding a slide gate at the end of the upstream culvert crossing to temporary close water flow to the pump station

The apparent low bidder for Nicollet County Ditch No. 86A Bid Package #1 is Lametti & Sons, Inc. from Hugo, MN with a base bid price of \$1,769,017.00. The second lowest bidder was Redstone Construction, LLC from Mora, MN with a base bid price of \$1,954,637.00. The third lowest bidder was S.M. Hentges & Sons, Inc. from Jordan, MN, with a base bid price of \$2,006,946.00. The fourth lowest bidder was Staab Construction Corporation from Marshfield, WI with a base bid of \$2,137,000.00. The last bidder was Minger Construction Co, Inc. from Jordan, MN, with a base bid price of \$2,248,027.50. The Engineer's estimate was \$1,782,414.25 for the base bid. Table 3, below for a summary of the bid results with a complete bid tabulation attached to this letter.

Table 1: Bid Results Summary Table

Contractor	Base Bid	Bid Alternate # 01	Bid Alternate # 02
Engineer's Estimate	\$1,782,414.25	\$15,000.00	\$5,430.00
Lametti and Sons, Inc.	\$1,769,017.00	\$78,000.00	\$53,500.00
Redstone Construction, LLC	\$1,954,637.00	\$25,000.00	\$69,540.00
S.M. Hentges and Sons, Inc.	\$2,006,946.00	\$93,000.00	\$82,240.00
Staab Construction Company	\$2,137,000.00	\$42,000.00	\$105,300.00
Minger Construction Co. Inc.	\$2,248,027.50	\$47,000.00	\$71,135.00
Contractor	Bid Alternate # 03	Bid Alternate # 04	Bid Alternate # 05
Engineer's Estimate	\$292,500.00	\$66,500.00	\$40,000.00
Lametti and Sons, Inc.	\$292,000.00	\$44,800.00	\$16,000.00
Redstone Construction, LLC	\$255,000.00	\$45,600.00	\$13,000.00
S.M. Hentges and Sons, Inc.	\$255,500.00	\$22,760.00	\$12,850.00
Staab Construction Company	\$280,000.00	\$33,000.00	\$12,000.00
Minger Construction Co. Inc.	\$290,500.00	\$55,450.00	\$37,500.00

In talking with Nicollet County Public Works Staff about Bid Alternate No. 4 and No. 5, it has been recommended that Bid Alternate No. 5 should be added to the base bid. Therefore, the lowest bidder is still Lametti and Sons with a base bid plus Alternate No. 5, Table 3 below displays all the bid results with Bid Alternate No. 5.

Table 2: Base bid Plus Alternate No. 5

Contractor	Base Bid Plus Alternate No. 5
Engineer's Estimate	\$1,822,414.25
Lametti and Sons, Inc.	\$1,785,017.00
Redstone Construction, LLC	\$1,967,637.00
S.M. Hentges and Sons, Inc.	\$2,019,796.00
Staab Construction Company	\$2,149,000.00
Minger Construction Co. Inc.	\$2,285,527.50

ISG has not worked with Lametti and Sons, Inc on past projects but our Wastewater Management lead on this project has previous experience with them with positive results. ISG has checked the references provided with the bid and received positive feedback as well. ISG recommends awarding the project to Lametti and Sons, Inc. out of Hugo, MN. ISG has contacted Lametti and Sons, Inc. and they would like to start procuring submittals and preparing a detailed schedule immediately since the pump lead times are approximately 5 to 6 months. The completion date for the project is May 28, 2021. The contractor will honor their bid prices until December 1, 2020 and might be asking for an extension based on project progression.

Bid Package #2 Results

The apparent low bidder for Nicollet County Ditch No. 86A is Pfarr Away Trucking LLC from Le Sueur, MN, with a base bid price of \$49,900.00. The second lowest bidder was Precision Farm Drainage LLC from St. James, MN, with a base bid price of \$69,837.50. The third lowest bidder was Chambers Excavating & Trucking LLC from Mankato, MN, with a base bid price of \$70,495.00. The fourth lowest bidder was Noomen Excavating LLC from Currie, MN with a base bid of \$90,118.12. The last bidder was Land Pride Construction. from Paynesville MN, with a base bid price of \$91,456. The Engineer's estimate was \$56,741.20 for the base bid. Table 3, below for a summary of the bid results with a complete bid tabulation attached to this letter.

Table 3: Bid Results Summary Table

Contractor	Base Bid
Engineer Estimate	\$56,741.20
Pfarr Away Trucking LLC	\$49,900.00
Precision Farm Drainage & Excavating LLC	\$69,837.50
Chambers Excavating & Trucking LLC	\$70,495.00
Noomen Excavating LLC	\$90,118.12
Land Pride Construction	\$91,456.00

ISG has not worked with Pfarr Away Trucking LLC on past projects. ISG has checked the references provided with the bid and received positive feedback. ISG recommends awarding the project to Pfarr Away Trucking LLC out of Le Sueur, MN. ISG has contacted Pfarr Away Trucking LLC and they would like to start the project in this year, 2020, dependent on weather. The completion date for the project is July 2, 2021. In talking with the potential contractor, they are concerned about the later award of the project. The contractor might ask for an extension in time based on how construction progresses.

Post Bid Analysis

The Final Engineer's estimate, just for construction costs, at the time of the final acceptance in November 2018, was approximately \$1,444,451. When combining the two bid packages, the total construction costs of the proposed project is \$1,834,917.00. At the time of the final acceptance, ISG's estimate used unit prices from 2016-2017. The Engineer's estimate at the time of bidding in 2020 was \$1,839,155.45, which is 0.25% above the total project cost. The current engineer's estimate, before bids were received, used unit prices from 2019-2020.

Since the preparing the final engineer's report costs have increased, which increased the cost of the project. The project has increased by 19% for construction expenses and 4% in engineering fees, therefore totaling 23% increase in costs from the Final Engineer's Report Amendment #2. According to MN Statue 103E.505 Subd. 6 "Bids that in aggregate exceed the total estimated cost of construction by more than 30 percent may not be accepted." Therefore, bids can be accepted.

ISG has since reevaluated if the project is cost effective and beneficial for the landowners. Using the lowest bidder's unit prices where the same bid item would be used for Separable Maintenance and using 2020 average costs and reviewing the same percentage (Actual bid prices/FER Estimated bid prices) for the bid items that were not part of the improvement project. For each Separable Maintenance item, ISG has put comments as to how each item was updated from the 2018 estimate, attached as Exhibit B. It should be noted that the color coding on the breakdown sheet is for the actual bid project, as to which items make up that cost.

The Separable Maintenance Costs for the proposed project would be \$1,480,561 including County Administration, Engineer's Fees to date, Estimated Construction Administration & Staking as well as Temporary Construction Damages. The grand total landowner costs for the proposed project is \$2,241,706. Table 4 below displays a breakdown of the cost summary post bidding and Table 5 below displays the cost summary at Amendment #2. As shown below the benefits are higher than the costs and the project is cost effective.

Table 4: Post Construction Bid Analysis

PROPOSED IMPROVEMENT COST SUMMARY

Area	Separable Maintenance	Improvement Cost	Net Cost
Pump Station	\$ 1,408,225	\$ 2,045,584	\$ 637,359
Lateral 1S of Lateral 1 of Main Tile		\$ 63,619	\$ 63,619
Culvert Crossing #1 (Field Crossing)	\$ 72,336	\$ 106,925	\$ 34,589
Subtotal without Road Crossings	\$ 1,480,561	\$ 2,216,128	\$ 735,567
Road Authority Cost	\$ -	\$ -	\$ -
Damages Paid To Road Authority	\$ -	\$ -	\$ -
Total	\$ 1,480,561	\$ 2,216,128	\$ 735,567
Subtotal Landowner Costs			\$ 2,216,128
Net Costs			\$ 735,567
Redetermination of Benefits Costs			\$ 25,578
Permanent Damages (Buffer Strip Acquisition)			\$ -
Total Project Costs for Landowners			\$ 2,241,706
Benefits (Per Ditch Viewer Report)			\$ 796,670
Net Benefit			\$ 61,103

Table 5: FER Amendment #2

PROPOSED IMPROVEMENT COST SUMMARY

Area	Separable Maintenance	Improvement Cost	Net Cost
Pump Station	\$ 949,651	\$ 1,590,089	\$ 640,438
Lateral 1S of Lateral 1 of Main Tile	\$ -	\$ 61,770	\$ 61,770
Culvert Crossing #1 (Field Crossing)	\$ 30,689	\$ 76,938	\$ 46,249
Subtotal without Road Crossings	\$ 980,340	\$ 1,728,797	\$ 748,457
Road Authority Cost	\$ -	\$ -	\$ -
Damages Paid To Road Authority	\$ -	\$ -	\$ -
Total	\$ 980,340	\$ 1,728,797	\$ 748,457
Subtotal Landowner Costs			\$ 1,728,797
Net Costs			\$ 748,457
Redetermination of Benefits Costs			\$ 25,578
Permanent Damages (Buffer Strip Acquisition)			\$ -
Total Project Costs for Landowners			\$ 1,754,375
Benefits (Per Ditch Viewer Report)			\$ 810,000
Net Benefit			\$ 61,543

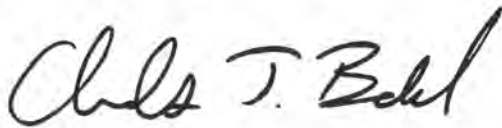
Engineer's Opinion on Options

Since the project has increased in cost from the Final Engineer's Report – Amendment #2, the Engineer feels that the board of commissioners have 6 options to choose from which are listed below;

1. Approve bids as is
2. Reject all bids
3. Rebid the project without a redesign
4. Rebid the project in parts
5. Rebid the project with a redesign and review the standards of the design
6. Approve the bids and modify the concrete structure to lessen the cost

It is the Engineer's opinion that the project does meet the statutory requirements and is cost affective. We recommend approval of the bids and awarding Bid Package #1 to Lametti & Sons, Inc. including the base bid and alternate #5 and Bid Package 2 to Pfarr Away Trucking LLC. Please contact us with any questions or comments.

Sincerely,



Chuck Brandel, PE

Vice President

chuck.brandel@ISGInc.com



EXHIBIT A

Line Item	Item Code	Item Description	UoM	Quantity	Exponent Estimate Unit Price	Lametti and S., Inc. Unit Price	Bokstone Construction, LLC Extension	Unit Price	E&B-Hungates & Sons, Inc. Extension	Unit Price	Sash Construction Corporation Extension	Unit Price	Majors Construction Co., Inc. Extension
Base Bid Total													
1	01-7113-1000-01	WOBJRATION	LS	1	\$64,640.00	\$75,000.00	\$240,000.00	\$240,000.00	\$173,750.00	\$133,750.00	\$110,000.00	\$110,000.00	\$110,000.00
2	33-4520-1000-03	8 FOOT x 8 FOOT [I/D] CLASIS II BOX CULVERT	LF	14	\$15,035.00	\$42,000.00	\$1,600.00	\$22,400.00	\$15,480.00	\$2,850.00	\$3,900.00	\$1,645.00	\$21,780.00
3	33-4520-1000-03	8 FOOT x 8 FOOT [I/D] TND SECTION (WITH DROPWALL)	EA	1	\$17,500.00	\$13,000.00	\$20,000.00	\$20,000.00	\$14,270.00	\$14,000.00	\$14,000.00	\$7,150.00	\$21,780.00
4	33-4520-1000-03	8 FOOT x 8 FOOT [I/D] TND SECTION (WITH DROPWALL)	EA	1	\$17,500.00	\$13,000.00	\$20,000.00	\$20,000.00	\$14,270.00	\$14,000.00	\$14,000.00	\$7,150.00	\$21,780.00
5	33-4113-1103-01	PUMP PUMP (250 HP) GUARD	EA	2	\$364,950.00	\$178,000.00	\$370,000.00	\$370,000.00	\$422,000.00	\$207,500.00	\$415,000.00	\$60,000.00	\$590,000.00
6	33-4113-1103-02	JOCKEY PUMPS (60 HP)	EA	1	\$384,950.00	\$110,000.00	\$60,200.00	\$60,200.00	\$59,000.00	\$65,000.00	\$60,000.00	\$60,000.00	\$60,000.00
7	33-4216-1000-03	36-INCH (D) FORCEMAIN (DUCTILE IRON)	LF	30	\$550.00	\$27,000.00	\$1,700.00	\$57,000.00	\$47,250.00	\$70,500.00	\$74,750.00	\$74,750.00	\$74,750.00
8	33-4216-1000-03	16-INCH (D) FORCEMAIN (DUCTILE IRON)	LF	17	\$500.00	\$55,100.00	\$1,500.00	\$15,000.00	\$12,665.00	\$7,600.00	\$6,715.00	\$6,715.00	\$6,715.00
9	46-0913-1000-02	36-INCH SLIDE GATE	EA	1	\$18,000.00	\$12,000.00	\$15,000.00	\$15,000.00	\$11,375.00	\$9,000.00	\$10,500.00	\$10,500.00	\$10,500.00
10	33-4520-1000-03	8 FOOT x 8 FOOT [I/D] CLASS II BOX PIPE	EA	1	\$18,000.00	\$12,000.00	\$15,000.00	\$15,000.00	\$11,375.00	\$9,000.00	\$10,500.00	\$10,500.00	\$10,500.00
11	33-4520-1000-03	8 FOOT x 8 FOOT [I/D] CLASS II BOX PIPE	EA	2	\$18,000.00	\$12,000.00	\$15,000.00	\$15,000.00	\$11,375.00	\$9,000.00	\$10,500.00	\$10,500.00	\$10,500.00
12	33-4520-1000-03	8 FOOT x 8 FOOT [I/D] CLASS II BOX PIPE	EA	2	\$18,000.00	\$12,000.00	\$15,000.00	\$15,000.00	\$11,375.00	\$9,000.00	\$10,500.00	\$10,500.00	\$10,500.00
13	33-1100-1000-02	THREE REMOVAL	EA	1	\$500.00	\$2,000.00	\$16,600.00	\$16,600.00	\$6,100.00	\$39,000.00	\$10,000.00	\$10,000.00	\$10,000.00
14	33-4520-1000-02	REMOVING CMP CULVERT	EA	4	\$575.00	\$2,400.00	\$600.00	\$600.00	\$160.00	\$450.00	\$2,000.00	\$2,000.00	\$2,000.00
15	46-0913-1000-02	16-INCH (D) TARP GATE	EA	3	\$1,750.00	\$7,500.00	\$5,500.00	\$5,500.00	\$16,500.00	\$5,000.00	\$1,320.00	\$9,000.00	\$1,800.00
16	46-0913-1000-02	16-INCH (D) TARP GATE	EA	1	\$2,250.00	\$5,000.00	\$3,800.00	\$3,800.00	\$13,800.00	\$4,000.00	\$4,700.00	\$7,000.00	\$21,000.00
17	32-1123-1000-07	FORM - GRAVEL ACCESS (6" THICKNESS)	CY	192	\$60.00	\$11,520.00	\$84.50	\$84.50	\$16,224.00	\$93.00	\$17,856.00	\$85.00	\$16,320.00
18	32-9219-1000-04	(SEED MIX, BUFFER BELT AND TYPE 3 MULCH)	SY	18550	\$0.40	\$1,850.00	\$1,850.00	\$1,850.00	\$3,700.00	\$5.80	\$10,730.00	\$3.30	\$6,105.00
19	33-4216-1000-03	16-INCH (D) OVERFLOW PIPE (HDPE FUSED)	LF	28	\$310.00	\$15,280.00	\$550.00	\$550.00	\$15,400.00	\$1,015.00	\$28,420.00	\$1,015.00	\$28,000.00
20	33-4510-1103-03	16-INCH (D) TRACTOR PUMP PIPE (HDPE)	LF	88	\$52.00	\$4,576.00	\$50.00	\$50.00	\$8,160.00	\$55.00	\$4,840.00	\$135.00	\$11,860.00
21	33-4520-1000-03	8 FOOT x 8 FOOT [I/D] CLASS II BOX PIPE	EA	1	\$18,000.00	\$12,000.00	\$15,000.00	\$15,000.00	\$11,375.00	\$9,000.00	\$10,500.00	\$10,500.00	\$10,500.00
22	33-4113-1103-01	PUMP PUMP (250 HP) GUARD	EA	2	\$364,950.00	\$178,000.00	\$370,000.00	\$370,000.00	\$422,000.00	\$207,500.00	\$415,000.00	\$60,000.00	\$590,000.00
23	33-4113-1103-02	JOCKEY PUMPS (60 HP)	EA	1	\$384,950.00	\$110,000.00	\$60,200.00	\$60,200.00	\$59,000.00	\$65,000.00	\$60,000.00	\$60,000.00	\$60,000.00
24	33-4216-1103-01	REMOVING & DISPOSE OF EXISTING PUMP STATION BERM	LS	1	\$5,000.00	\$14,000.00	\$20,000.00	\$20,000.00	\$4,700.00	\$4,000.00	\$4,000.00	\$20,000.00	\$20,000.00
25	33-4216-1103-01	REMOVING & DISPOSE OF EXISTING PUMP STATION BERM	LS	1	\$5,000.00	\$14,000.00	\$20,000.00	\$20,000.00	\$4,700.00	\$4,000.00	\$4,000.00	\$20,000.00	\$20,000.00
26	31-7500-1000-03	FLOATING SLT CURTAIN	LF	60	\$20.00	\$1,200.00	\$3,000.00	\$3,000.00	\$1,400.00	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00
27	31-7500-1000-03	FLOATING SLT CURTAIN	LF	60	\$20.00	\$1,200.00	\$3,000.00	\$3,000.00	\$1,400.00	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00
28	31-7500-1000-03	FLOATING SLT CURTAIN	LF	60	\$20.00	\$1,200.00	\$3,000.00	\$3,000.00	\$1,400.00	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00
29	32-1123-1000-07	FORM - GRAVEL ACCESS (6" THICKNESS)	CY	192	\$60.00	\$11,520.00	\$84.50	\$84.50	\$16,224.00	\$93.00	\$17,856.00	\$85.00	\$16,320.00
30	32-1123-1000-07	FORM - GRAVEL ACCESS (6" THICKNESS)	CY	192	\$60.00	\$11,520.00	\$84.50	\$84.50	\$16,224.00	\$93.00	\$17,856.00	\$85.00	\$16,320.00
31	31-2316-1103-07	COMMON EXCAVATION (PUMP STATION) (P) (EV)	CY	1057	\$6.50	\$6,870.50	\$50.00	\$50.00	\$5,285.00	\$7.00	\$7,393.00	\$16.00	\$16,910.00
32	31-2316-1103-07	COMMON EXCAVATION (PUMP STATION) (P) (EV)	CY	1057	\$6.50	\$6,870.50	\$50.00	\$50.00	\$5,285.00	\$7.00	\$7,393.00	\$16.00	\$16,910.00
33	31-2316-1103-07	COMMON EXCAVATION (PUMP STATION) (P) (EV)	CY	1057	\$6.50	\$6,870.50	\$50.00	\$50.00	\$5,285.00	\$7.00	\$7,393.00	\$16.00	\$16,910.00
34	31-2316-1103-07	COMMON EXCAVATION (PUMP STATION) (P) (EV)	CY	1057	\$6.50	\$6,870.50	\$50.00	\$50.00	\$5,285.00	\$7.00	\$7,393.00	\$16.00	\$16,910.00
35	31-2316-1103-07	COMMON EXCAVATION (PUMP STATION) (P) (EV)	CY	1057	\$6.50	\$6,870.50	\$50.00	\$50.00	\$5,285.00	\$7.00	\$7,393.00	\$16.00	\$16,910.00
36	05-5000-1103-01	MAIN ACCESS-HATCH & MAINTENANCE LADDER	CY	8	\$30.00	\$240.00	\$186.00	\$186.00	\$11.00	\$88.00	\$75.00	\$60.00	\$60.00
37	32-1123-1000-07	PUMP STATION SURGRADE PREP (PI) (EV)	CY	120	\$50.00	\$6,000.00	\$11,900.00	\$11,900.00	\$10,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
38	32-1123-1000-07	PUMP STATION SURGRADE PREP (PI) (EV)	CY	120	\$50.00	\$6,000.00	\$11,900.00	\$11,900.00	\$10,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
39	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
40	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
41	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
42	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
43	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
44	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
45	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
46	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
47	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
48	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
49	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
50	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
51	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
52	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
53	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
54	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
55	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
56	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
57	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
58	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
59	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
60	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
61	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
62	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
63	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
64	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
65	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
66	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
67	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
68	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
69	26-0010-1103-01	ELECTRICAL CONTROLS	LS	1	\$241,800.00	\$142,000.00	\$132,000.00	\$132,000.00	\$130,000.00	\$87.00	\$9,460.00	\$121.00	\$15,000.00
7													

Bid Package #2 - Tile Project

Line Item	Item Code	Item Description	UoM	Quantity	Engineer Estimate		Pier & Arrow Trussing LLC	Precision Farm Drains & Excavating LLC	Overseas Excavating & Trussing LLC	Nuomen Excavating LLC	Lead Piler Construction Extension
					Unit Price	Extension					
1	01.7113.1000.01	MOBILIZATION	LS	1	\$2,710.00	\$2,710.00	\$3,600.00	\$6,000.00	\$6,000.00	\$6,000.00	\$14,000.00
2	31.3700.1000.07	CLASS III HIPRAIP WITH GYOTEXITILE FABRIC	CS	10	\$75.00	\$750.00	\$1,000.00	\$75.00	\$75.00	\$750.00	\$750.00
3	31.3700.1000.07	CLASS III HIPRAIP WITH GYOTEXITILE FABRIC	CS	10	\$75.00	\$750.00	\$1,000.00	\$75.00	\$75.00	\$750.00	\$750.00
4	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	925	\$1,387.50	\$1,287,500.00	\$1,350.00	\$4.00	\$4.00	\$3,700.00	\$3,400.00
5	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	2	\$1,075.00	\$2,150.00	\$1,500.00	\$1,250.00	\$1,250.00	\$2,500.00	\$1,750.00
6	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$2,860.00	\$2,860.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
7	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
8	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
9	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
10	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
11	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
12	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
13	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
14	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
15	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
16	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
17	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
18	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
19	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
20	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
21	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
22	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
23	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
24	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
25	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
26	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
27	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
28	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
29	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
30	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
31	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
32	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
33	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
34	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
35	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
36	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
37	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
38	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
39	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
40	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
41	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
42	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
43	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
44	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
45	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
46	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
47	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
48	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
49	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
50	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
51	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
52	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
53	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
54	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
55	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
56	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
57	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
58	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
59	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
60	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
61	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
62	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
63	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
64	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
65	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
66	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
67	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
68	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
69	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
70	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
71	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
72	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
73	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
74	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
75	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
76	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS	EA	1	\$5,000.00	\$5,000.00	\$1,350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,750.00
77	31.0219.1100.04	INSTALLING DRAINAGE AREAS/SED. BULK. BUFFER BLEND WITH CATEGORY 3 BLS									

EXHIBIT B

SEPARABLE MAINTENANCE (REPAIR)

Pump Station						
Item No.	Item	FER Amendment #2	Updated Price	Difference (Updated vs FER)	Reason for Cost Change	Comments
101	MOBILIZATION	\$ 24,590.00	\$ 46,690.00	\$ 22,100.00	Not a local Contractor	This is a percentage. 4.25% based on bid results for low bidder FER used 3.5%
102	REMOVE EXISTING PUMP STATION (WET WELL, PUMP CONTROLS & PUMP MOTORS)	\$ 5,000.00	\$ 41,000.00	\$ 36,000.00	Planned on selling pumps to recoup some costs, but after discussions existing pumps are not worth anything	Actual Bid Price
103	REMOVE CMP CULVERT	\$ 2,297.25	\$ 6,000.00	\$ 3,702.75		Actual Bid Price
104	COMMON BORROW	\$ 325.00	\$ 59,192.00	\$ 58,867.00	Additional Material than originally estimated and Bid Prices were high for this - likely due to non local contractor	Updated Quantity based on Plans with actual bid prices. Cost per Cubic Yard was \$56 per yard. This is 10 times was we typically see and 4 times the lowest bid price for this item
105	CONSTRUCT 72-INCH RCP WET WELL	\$ 178,000.00	\$ 178,000.00	\$ -		Same price from 2018 Separable Maintenance
106	EXISTING PUMP No. 1 (10,300 GPM)	\$ 270,000.00	\$ 324,000.00	\$ 54,000.00	Change in pump style from Centrifugal pump to axial flow pumps	Price updated to 2020 costs on a percentage when compared to bids on pumps
107	EXISTING PUMP No. 2 (7,600 GPM)	\$ 170,000.00	\$ 204,000.00	\$ 34,000.00	Change in pump style from Centrifugal pump to axial flow pumps	Price updated to 2020 costs on a percentage when compared to bids on pumps
108	PUMP & TELEMETRIC CONTROLS	\$ 48,000.00	\$ 170,000.00	\$ 122,000.00	Change in pump style from Centrifugal pump to axial flow pumps	Price updated to 2020 costs on a percentage when compared to bids on pumps and \$20,000 temp unit due to no building
109	CONCRETE PAD FOR CONTROLS	\$ 2,500.00	\$ 2,500.00	\$ -		Same price from 2018 Separable Maintenance
110	CONTROL BUILDING	\$ -	\$ -	\$ -	Eliminated from SM - Would be \$50,000	Could be a cost savings for controls
111	PUMP STATION PROCESSING PIPE (15-INCH DUCTILE IRON PIPE)	\$ 16,150.00	\$ 10,200.00	\$ (5,950.00)	Unit price decreased from original estimate	Based on Actual Bid Prices - lower than 2018 estimate
112	48-INCH CLASS III RCP PIPE	\$ 3,840.00	\$ 3,840.00	\$ -		Same price from 2018 Separable Maintenance
113	RIPRAP WITH GEOTEXTILE FABRIC	\$ 6,200.00	\$ 14,000.00	\$ 7,800.00	Not a local Contractor	Actual Bid Price 140 per cubic yard - This is typically around 552 now
Total		\$ 726,992	\$ 1,069,422	\$ 332,629		
10% Unforeseen		\$ 72,699	\$ 114,523	\$ 41,833	Addition of Hog Slats for Tractor Access, Erosion Control Practices, Utility Allowance, Overflow Pipe, Tractor Pump Pipe	This covers other items in the detailed bid such as earth work and common borrow and miscellaneous removals
Subtotal		\$ 799,692	\$ 1,173,945	\$ 374,353		
TEMPORARY DAMAGES		\$ 114	\$ 114	\$ -		Same price from 2018 Separable Maintenance
County Administration Costs		\$ 15,992	\$ 19,190	\$ 3,198		Added 20% to 2018 Separable Maintenance
Topographic Survey		\$ 40,000	\$ 41,000	\$ 1,000		Actual Costs Based on Current Project
Reports, Plans and Specifications		\$ 53,973	\$ 126,000	\$ 72,027	Additional work to pick up on final design of structure & pump selection	Percentage Based on Actual Costs for Current Project
Construction Staking & Administration		\$ 39,980	\$ 47,976	\$ 7,996		Added 20% to 2018 Separable Maintenance
Total Pump Station Repair Cost		\$ 949,651	\$ 1,408,225	\$ 458,574		

Culvert Crossing #1 (Field Crossing)						
Item No.	Item	FER Amendment #2	Updated Price	Difference	Reason for Cost Change	Comments
101	MOBILIZATION	\$ 810	\$ 2,080	\$ 1,270	Not a local Contractor	This is a percentage. 4.25% based on bid results for low bidder
102	REMOVE CMP CULVERT	\$ 766	\$ 2,000	\$ 1,234		Actual Bid Price
103	60-INCH CLASS III RCP PIPE	\$ 8,393	\$ 12,600	\$ 4,208		RCP Culverts were 1.5 times higher on 2020 bids
104	60-INCH TRASHGRATE	\$ 9,200	\$ 9,200	\$ -		Same price from 2018 Separable Maintenance
105	RESTORE FIELD CROSSING	\$ 1,275	\$ 18,000	\$ 16,725	Assumption contractor put dewatering/pumping in this cost	Actual Bid Price
106	RIPRAP WITH GEOTEXTILE FABRIC	\$ 3,100	\$ 7,000	\$ 3,900	Not a local Contractor	Actual Bid Price
107	SEED MIX 25-142 W/MDOT EROSION CONTROL BLANKET CATEGORY 3	\$ 336	\$ 120	\$ (216)	Switch Seed mix from 25-142 to Buffer Blend	Actual Bid Price, lower than 2018 Estimate
Total		\$ 23,999	\$ 51,800	\$ 27,801		
10% Unforeseen		\$ 2,399	\$ 5,180	\$ 2,781		This covers other items in the detailed bid such as earth work and common borrow and miscellaneous removals
Subtotal		\$ 26,298	\$ 56,980	\$ 29,810		
TEMPORARY DAMAGES		\$ 60	\$ 60	\$ -		Same price from 2018 Separable Maintenance
County Administration Costs		\$ 526	\$ 631	\$ 105		Added 20% to 2018 Separable Maintenance
Topographic Survey		\$ 723	\$ 723	\$ -	Actual Topo Cost	Actual Costs Based on Current Project
Reports, Plans and Specifications		\$ 1,775	\$ 13,244	\$ 11,469	Additional work to pick up on final design of structure & pump selection	Percentage Based on Actual Costs for Current Project
Construction Staking & Administration		\$ 1,315	\$ 1,576	\$ 263		Added 20% to 2018 Separable Maintenance
Total Culvert Crossing #1 (Field Crossing) Repair Cost		\$ 30,689	\$ 72,336	\$ 41,647		

TOTAL REPAIR COST			
Pump Station	\$ 949,651	\$ 1,408,225	\$ 458,574
Culvert Crossing #1 (Field Crossing)	\$ 30,689	\$ 72,336	\$ 41,647
COMPLETE REPAIR COST	\$ 980,340	\$ 1,480,561	\$ 500,221

NICOLLET COUNTY
COUNTY DITCH No. 85A
November 17, 2020

PROPOSED IMPROVEMENT - Excluding Slide Gate

Pump Station						
Item No.	Item	FER Amendment #	Bid Price	Difference (Bid Price vs FER)	Reason Cost Changed	Additional Comments
101	MOBILIZATION	\$ 42,830	\$ 70,000	\$ 27,170	No Local Contractors bid on the project	Estimated as percentage of the project cost in FER (3.5%). Actual bid 4.25% and with higher bid prices this is exaggerated
102	REMOVE EXISTING PUMP STATION (WET WELL, PUMP CONTROLS & PUMP MOTORS)	\$ 5,000	\$ 43,000	\$ 38,000	Planned on reselling pumps but no interest in used pumps for a credit	Estimated cost based on reselling of pumps. After talking with suppliers, there is little interest in used pumps
103	REMOVE CMP CULVERT	\$ 2,297	\$ 6,000	\$ 3,703		Estimated based on 2017/2018 projects
104	COMMON BORROW	\$ 8,251	\$ 59,192	\$ 50,941	Additional material needed and lowest bidder cost are high	Updated Quantity based on Plans with actual bid prices. Cost per Cubic Yard was \$56 per yard. This is 10 times as we typically see and 4 times the lowest bid price for this item
105	PROPOSED CAST-IN PLACE STRUCTURE	\$ 233,548	\$ 755,016	\$ 521,468	Structure changed slightly and additional code related items were included (Bollards, Ladder, etc.)	Concrete Prices Extremely Higher than 2017, could be reason to rebid - looking at alternatives
106	PROPOSED SUBMERSIBLE PUMPS	\$ 733,348	\$ 466,000	\$ (267,348)	Change pump manufacturer to reduce cost	Change pump manufacturer to reduce cost
106	PUMP STATION PROCESSING PIPE (36-INCH DUCTILE IRON PIPE)	\$ 22,500	\$ 41,000	\$ 18,500	Flap gate added to end of pipe per landowner requests	Estimated based on 2017/2018 Water/Wastewater projects
107	PUMP STATION PROCESSING PIPE (15-INCH DUCTILE IRON PIPE)	\$ 8,550	\$ 10,100	\$ 1,550	Flap gate added to end of pipe per landowner requests	Estimated based on 2017/2018 Water/Wastewater projects
111	PROPOSED SUBMERSIBLE PUMP CONTROLS	\$ 170,000	\$ 223,000	\$ 53,000	Pre-Fab building included instead of outside panels	Estimated based on 2017/2018 Water/Wastewater projects
114	8-FOOT x 8-FOOT CONCRETE BOX CULVERT	\$ 32,750	\$ 42,000	\$ 9,250	No change concrete costs are higher	Estimated based on 2017/2018 Projects
114	8-FOOT x 8-FOOT CONCRETE BOX CULVERT APRON	\$ 4,550	\$ 13,000	\$ 8,450	No change concrete costs are higher	Estimated based on 2017/2018 Projects
118	RIPRAP WITH GEOTEXTILE FABRIC	\$ 14,961	\$ 66,220	\$ 51,259	Not a local contractor	Bid Price \$140 per cubic yard - This is typically around \$82 now
119	AGGREGATE BASE (CV) (P), CLASS V (ACCESS ROAD)	\$ 1,320	\$ 11,520	\$ 10,200	Additional material to resurface part of access road - could eliminate	Estimated based on 2017/2018 Projects
Total		\$ 1,266,357	\$ 1,610,977	\$ 344,620		
10% Unforeseen		\$ 126,636	\$ 105,992	\$ (20,644)	Addition of Hog Slats for Tractor Access, Erosion Control Practices, Utility Allowance, Overflow Pipe, Tractor Pump Pipe	Plus added 2% over Bid
Subtotal		\$ 1,392,992	\$ 1,716,969	\$ 323,976		
TEMPORARY DAMAGES		\$ 114	\$ 114	\$ -		
County Administration Costs		\$ 22,834	\$ 22,834	\$ -		
Topographic Survey		\$ 40,000	\$ 34,443	\$ (5,557)	Actual Costs for Topo	
Reports, Plans and Specifications		\$ 77,064	\$ 198,990	\$ 121,926	Additional work to pick up on final design of structure & pump selection	Have written off approx \$30,000 already
Construction Staking & Administration		\$ 57,085	\$ 73,135	\$ 16,050	Estimated Cost for additional administration costs based on recent projects	See attached spreadsheet. 3 years later 20% higher
Total Pump Station Improvement Cost		\$ 1,590,089	\$ 2,045,584	\$ 455,495		

Lateral 1S of Lateral 1 of Main Tile

Item No.	Item	FER Amendment #	Bid Price	Difference (Bid Price vs FER)	Reason Cost Changed	Additional Comments
101	MOBILIZATION	\$ 1,590	\$ 500	\$ (1,090)	Local Contractor	
102	TILE INVESTIGATION	\$ 300	\$ 750	\$ 450	Additional hours estimated for coverage	
103	24-INCH AGRICULTURAL TILE	\$ 36,960	\$ 34,715	\$ (2,245)	Decrease in pipe cost	
104	CONNECT EXISTING 18-INCH TILE	\$ 872	\$ -	\$ (872)	Not included	
105	GRANULAR FOUNDATION	\$ 2,489	\$ 1,760	\$ (729)	Reduced amount based on recent projects	
105	INSTALL DROP INTAKE (18-INCH)	\$ 2,170	\$ 3,100	\$ 930	Material & Labor cost increase	
111	CONNECT EXISTING TILE (SIZE & MATERIAL MAY VARY)	\$ 2,400	\$ 4,675	\$ 2,275	Additional sizes included in bid to cover wide variety, increase of unknown tile	
Total		\$ 46,781	\$ 46,590	\$ (1,291)		
10% Unforeseen		\$ 4,678	\$ 4,400	\$ (278)	Riprap, Seeding, Cap Drop Intake	
Subtotal		\$ 51,459	\$ 49,990	\$ (1,569)		
TEMPORARY DAMAGES		\$ 1,818	\$ 1,818	\$ -		
County Administration Costs		\$ 1,030	\$ 1,041	\$ 11		
Topographic Survey		\$ 1,416	\$ 1,076	\$ (340)		
Reports, Plans and Specifications		\$ 3,474	\$ 6,213	\$ 2,739		
Construction Staking & Administration		\$ 2,573	\$ 3,571	\$ 998		
Total Lateral 1S of Lateral 1 of Main Tile Improvement Cost		\$ 61,770	\$ 63,619	\$ 1,849		

Culvert Crossing #1 (Field Crossing)

Item No.	Item	FER Amendment #	Bid Price	Difference (Bid Price vs FER)	Reason Cost Changed	Additional Comments
101	MOBILIZATION	\$ 2,030	\$ 5,000	\$ 2,970	No Local Contractors bid on the project	
102	REMOVE CMP CULVERT	\$ 766	\$ 2,000	\$ 1,234	Actual Costs	
103	84-INCH CLASS III RCP PIPE	\$ 30,932	\$ 26,897	\$ (4,132)		
105	84-INCH TRASHGRATE & RCP APRON	\$ 20,000	\$ 21,000	\$ 1,000	Heavier trashgrate than original design (Based on CD 90)	Slide gate adds an additional \$21,000 if added per Nicollet County Staff Comments
106	RESTORE FIELD CROSSING	\$ 1,275	\$ 18,000	\$ 16,725	Assumption contractor put dewatering/pumping in this cost.	
106	RIPRAP WITH GEOTEXTILE FABRIC	\$ 4,650	\$ 10,500	\$ 5,850	Not a local contractor	see note above
106	SEED MIX 25-142 WIMDOT EROSION CONTROL BLANKET CATEGORY 3	\$ 336	\$ 1,450	\$ 1,114	Change of Seed Mix from 25-142 to Buffer Blend	
Total		\$ 59,989	\$ 85,150	\$ 25,161		
10% Unforeseen		\$ 5,999	\$ -	\$ (5,999)		
Subtotal		\$ 65,988	\$ 85,150	\$ 19,162		
TEMPORARY DAMAGES		\$ 60	\$ 60	\$ -		
County Administration Costs		\$ 1,320	\$ 2,218	\$ 898		
Topographic Survey		\$ 1,815	\$ 2,293	\$ 478	Actual Costs for Topo	
Reports, Plans and Specifications		\$ 4,455	\$ 13,244	\$ 8,789	Additional work to pick up on final design of structure & pump selection	
Construction Staking & Administration		\$ 3,300	\$ 3,960	\$ 660	Estimated Cost for additional administration costs based on recent projects	added 20% to 2017-2018 numbers
Total Culvert Crossing #1 (Field Crossing) Improvement Cost		\$ 76,938	\$ 106,925	\$ 29,987		

TOTAL IMPROVEMENT COST

Pump Station	\$ 1,590,089	\$ 2,045,584	\$ 455,495
Lateral 1S of Lateral 1 of Main Tile	\$ 61,770	\$ 63,619	\$ 1,849
Culvert Crossing #1 (Field Crossing)	\$ 76,938	\$ 106,925	\$ 29,987
COMPLETE IMPROVEMENT COST	\$ 1,728,797	\$ 2,216,128	\$ 487,332

Bid Package #1 - Pump Station

Line Item			Item Code	Item Description	U of M	Quantity	Unit Price	Extension
Base Bid								
1	01.7113.1000.01	MOBILIZATION	LS	1			\$75,000.00	\$75,000.00
2	33.4520.1000.03	8 FOOT x 8 FOOT (I.D.) CLASS III BOX CULVERT	LF	14			\$3,000.00	\$42,000.00
3	33.4520.1000.02	8 FOOT x 8 FOOT (I.D.) END SECTION (WITH DROPWALL)	EA	1			\$13,000.00	\$13,000.00
4	33.4520.1000.02	8-FOOT x 8-FOOT TRASH GUARD	EA	1			\$11,000.00	\$11,000.00
5	33.4111.1103.02	MAIN PUMP (230 H.P.)	EA	2			\$178,000.00	\$356,000.00
6	33.4111.1103.02	LOCKER PUMPS (60 H.P.)	EA	1			\$110,000.00	\$110,000.00
7	33.4216.1000.03	36-INCH (O.D.) FORCEMAIN (DUCTILE IRON)	LF	30			\$900.00	\$27,000.00
8	33.4216.1000.03	42-INCH (O.D.) FORCEMAIN (DUCTILE IRON)	LF	27			\$200.00	\$5,400.00
9	46.0913.1000.02	36-INCH SLIDE GATE	EA	1			\$12,000.00	\$12,000.00
10	33.4520.1000.03	84-INCH (I.D.) CLASS III RCP PIPE	LF	40			\$670.00	\$26,800.00
11	33.4520.1000.02	84-INCH (I.D.) RCP APRON	EA	2			\$5,000.00	\$10,000.00
12	34.0100.1000.02	OPEN CUT & RESTORE FIELD CROSSING	EA	1			\$18,000.00	\$18,000.00
13	31.1100.1000.02	TREE REMOVAL	EA	1			\$2,000.00	\$2,000.00
14	33.4520.1000.02	REMOVE CMP CULVERT	EA	4			\$2,000.00	\$8,000.00
15	46.0913.1000.02	36-INCH (O.D.) FLAP GATE	EA	3			\$7,000.00	\$21,000.00
16	46.0913.1000.02	60-INCH (O.D.) FLAP GATE	EA	1			\$5,000.00	\$5,000.00
17	32.1123.1000.07	APPROPRIATE BASE (CY), (MDOT CLASS I) WITH 1/2" VIBROTEXTILE FABRIC FOR 2" GRAVEL ACCESS (6" THICKNESS)	CY	162			\$60.00	\$9,720.00
18	32.9219.1000.04	SEEDING DISTURBED DITCH AREA						
18	32.9219.1000.04	SEED MIX - BUFFER BLEND WITH TYPE 3 MULCH	SY	1850			\$1.00	\$1,850.00
19	33.4216.1000.03	36-INCH (I.D.) OVERFLOW PIPE (HDPE FUSED)	LF	28			\$575.00	\$16,100.00
20	33.4510.1103.03	36-INCH (I.D.) TRACTOR PUMP PIPE (HDPE)	LF	88			\$140.00	\$12,320.00
21	32.1123.1000.02	HOG SLATS	EA	9			\$1,100.00	\$9,900.00
22	31.2500.1000.02	STABILIZED CONSTRUCTION EXIT	EA	1			\$3,650.00	\$3,650.00
23	33.4111.1103.01	REMOVE PUMP STATION	LS	1			\$16,000.00	\$16,000.00
24	31.2316.1103.01	REMOVE & DISPOSE OF EXISTING PUMP STATION BERM	LS	1			\$14,000.00	\$14,000.00
25	31.2316.1103.01	REMOVE CONCRETE, ROCK AND OTHER MISCELLANEOUS MATERIAL	LS	1			\$11,000.00	\$11,000.00
26	31.2500.1000.03	FLOATING SILT CURTAIN	LF	60			\$20.00	\$1,200.00
27	31.2500.1000.03	SEDIMENT CONTROL LOG	LF	555			\$4.00	\$2,220.00
28	31.3700.1000.07	CLASS III RIPRAP WITH GEOTEXTILE FABRIC	CY	548			\$140.00	\$76,720.00
29	32.1123.1000.07	2-INCH AGGREGATE ON TYPE V GEOTEXTILE FABRIC	CY	11			\$400.00	\$4,400.00
30	03.3000.1103.01	CAST IN PLACE CONCRETE STRUCTURE (PUMP STATION)	DS	1			\$420,000.00	\$420,000.00
31	31.2316.1103.07	COMMON EXCAVATION (PUMP STATION) (CY)	CY	2100			\$45.00	\$94,500.00
32	31.2316.1103.07	COMMON BORROW (PUMP STATION) (P) (CV)	CY	1057			\$56.00	\$59,192.00
33	05.5000.1103.02	ROOF DRAIN	EA	10			\$1,300.00	\$13,000.00
34	13.3000.1103.01	PRE-FAB BUILDING	LS	1			\$80,000.00	\$80,000.00
35	32.1123.1000.07	CONTROL BUILDING SUBGRADE PREP (MDOT CLASS V AGGREGATE) (P) (CV)	CY	8			\$125.00	\$1,000.00
36	05.5000.1103.01	MAIN ACCESS DOOR & MAINTENANCE LOCKER	EA	2			\$8,500.00	\$17,000.00
37	32.1123.1000.07	PUMP STATION SUBGRADE PREP (P) (CV)	CY	250			\$102.00	\$25,500.00
38	26.0010.1103.01	ELECTRICAL CONTROLS	LS	1			\$142,000.00	\$142,000.00
39	26.0010.1103.01	PERMANENT UTILITY INSTALLATION (ALLOWANCE)	LS	1			\$5,000.00	\$5,000.00
Bid Alternate No. 5					LF			
5.01	46.0913.1000.02	84-INCH SLIDE GATE	EA	1			\$21,000.00	\$21,000.00
Bid Alternate No. 5 Total								\$21,000.00

Bid Package #2 - Tile Project

Line Item	Item Code	Item Description	U of M	Quantity	Pfarr Away Trucking LLC	
					Unit Price	Extension
1	01.7113.1000.01	MOBILIZATION	LS	1	\$500.00	\$500.00
2	31.3700.1000.07	CLASS III RIPRAP WITH GEOTEXTILE FABRIC	CY	10	\$100.00	\$1,000.00
3	32.9219.1103.04	SEEDING DISTURBED AREA (SEED MIX - BUFFER BLEND WITH CATEGORY 3 MULCH)	SY	925	\$2.00	\$1,850.00
4	33.0513.1000.02	INSTALL DROP INTAKE (18-INCH)	EA	2	\$1,550.00	\$3,100.00
5	33.0513.1000.02	INSTALL DROP INTAKE (18-INCH)	EA	1	\$1,550.00	\$1,550.00
6	33.4510.1000.02	CONNECT EXISTING 24-INCH TILE	EA	1	\$650.00	\$650.00
7	33.4510.1000.02	CONNECT EXISTING 10-INCH TILE	EA	1	\$650.00	\$650.00
8	33.4510.1000.02	CONNECT EXISTING 8-INCH TILE	EA	3	\$500.00	\$1,500.00
9	33.4510.1000.02	CONNECT EXISTING 6-INCH TILE	EA	2	\$450.00	\$900.00
10	33.4510.1000.02	CONNECT EXISTING 4-INCH TILE	EA	3	\$325.00	\$975.00
11	33.4510.1000.07	GRANULAR PIPE FOUNDATION	CY	32	\$55.00	\$1,760.00
12	33.4510.1000.10	TILE INVESTIGATION	HR	5	\$150.00	\$750.00
13	33.4510.1103.03	24-INCH AGRICULTURAL TILE	LF	1310	\$26.50	\$34,715.00
Base Bid Total						\$49,900.00

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item:	
November 16, 2020 Planning & Zoning Advisory Commission Meeting	
Primary Originating Division/Dept.: PPSP - Property Services	Meeting Date: 11/24/2020
Contact: Jon Hammel Title: DZA	Item Type: Regular Agenda (Select One)
Amount of Time Requested 5 minutes	
Presenter: Jon Hammel Title: DZA	Attachments: <input checked="" type="radio"/> Yes <input type="radio"/> No
County Strategy: Programs and Services - deliver value-added quality services (Select One)	
BACKGROUND/JUSTIFICATION:	
1.) Sheri Hulke - Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel. There was no public comment or testimony.	
Supporting Documents: <input type="radio"/> Attached <input checked="" type="radio"/> In Signature Folder <input type="radio"/> None	
Prior Board Action Taken on this Agenda Item: <input checked="" type="radio"/> Yes <input type="radio"/> No	
If "yes", when? (provide year; mm/dd/yy if known) 4/17/17	
Approved by County Attorney's Office: <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	
ACTION REQUESTED:	
Approval of conditional use permit and attached findings of fact.	
FISCAL IMPACT: No fiscal impact (Select One)	FUNDING
If "Other", specify	County Dollars = 0
	Other (Select One)
FTE IMPACT: No FTE change (Select One)	Total
If "Increase or "Decrease" specify:	
Related Financial/FTE Comments:	



Planning & Zoning Advisory Commission

MINUTES

NOVEMBER 16, 2020

7:00 PM

NICOLLET COUNTY
BOARD ROOM

BOARD MEMBERS	Jason Enter <input checked="" type="checkbox"/> <i>Chair</i>	David Hermanson <input checked="" type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input checked="" type="checkbox"/> <i>Commissioner</i>	Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	David Wendinger <input type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>
ABSENT EXCUSED	Jason Enter <input type="checkbox"/> <i>Chair</i>	David Hermanson <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i>	Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	David Wendinger <input checked="" type="checkbox"/>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Vacant <input type="checkbox"/>
ABSENT	Jason Enter <input type="checkbox"/> <i>Chair</i>	David Hermanson <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i>	Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	David Wendinger <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Vacant <input type="checkbox"/>
STAFF PRESENT	Property and Public Services Director Mandy Landkamer <input checked="" type="checkbox"/>			
	Deputy Zoning Administrator/Planner Jon Hammel <input checked="" type="checkbox"/>			
	Assistant County Attorney Megan E. Gaudette Coryell <input checked="" type="checkbox"/>			

REVIEW OF CANCELLATIONS & ADDITIONS

None.

MOTION TO APPROVE MINUTES OF OCTOBER 19, 2020

APPROVE ☒

APPROVE WITH REVISIONS ☐

1 ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
2 ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input checked="" type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
VOTE TO APPROVE MINUTES		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0
PUBLIC APPEARANCES		None.		

Public Hearings

COMPREHENSIVE PLAN UPDATE

PRESENTATION

Craig Vaughn with SRF Consulting Group, Inc. provided an overview of the update to the comprehensive planning process. He then provided a summary of each of the eight plan sections. Lastly, he discussed the next steps in the process. Mr. Vaughn presented via Zoom.

PUBLIC TESTIMONY

Josie Daly, 38467 Riverview Drive, St. Peter MN 56082, asked how many feedlots were in the county. Landkamer responded that there were approximately 300 feedlots within the county. Daly inquired if there was a map showing the locations of feedlots. Landkamer stated a map could be prepared upon request.

COMMISSIONER DISCUSSION		Dranttel noted a discrepancy between the total number of acres stated on pages 36 and 38 of the proposed plan. Vaughn stated he would take a closer look at the numbers and make the needed corrections. Dranttel also noted there was a labeling typo on pages 82-84 of the plan. Vaughn stated that there appeared to be a section break issue and would make the needed corrections. Regenscheid asked about the 246 survey respondents. Landkamer noted there were multiple ways for people to answer the survey. She stated the team was pleased with the overall number of respondents and that it exceeded similar efforts in neighboring counties.			
MOTION		APPROVE WITH CORRECTIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	
1 ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>	
	Terry Morrow, Alt. <input type="checkbox"/>				
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>		
2 ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input checked="" type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	
	Terry Morrow, Alt. <input type="checkbox"/>				
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>		
VOTE		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0	

SHERI HULKE		PLN20-33		THREE-YEAR REVIEW OF A MINERAL EXTRACTION PERMIT TO MINE, CRUSH, AND STOCKPILE GRAVEL	
APPLICANT COMMENT		Sheri Hulke was present and had no comment.			
PUBLIC COMMENT		None.			
PUBLIC TESTIMONY		None.			
COMMISSIONER DISCUSSION		None.			
MOTION		APPROVE WITH ATTACHED CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	
1 ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input checked="" type="checkbox"/>	Justin Laven <input type="checkbox"/>	
	Terry Morrow, Alt. <input type="checkbox"/>				
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>		
2 ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	
	Terry Morrow, Alt. <input type="checkbox"/>				
	Ron Regenscheid <input checked="" type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>		
VOTE		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0	
MOTION TO ADOPT FINDINGS					
1 ST	Marie Dranttel <input checked="" type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	
	Terry Morrow, Alt. <input type="checkbox"/>				
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>		
2 ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input checked="" type="checkbox"/>	Justin Laven <input type="checkbox"/>	
	Terry Morrow, Alt. <input type="checkbox"/>				
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>		
VOTE TO ADOPT FINDINGS		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0	

OLD BUSINESS	None.
OTHER BUSINESS	None.
REVIEW OF PERMITS	The permits for October were reviewed.
COMMUNICATIONS	None.
MOTION TO ADJOURN	7:42 PM

1 st	Marie Dranttel <input checked="" type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
2 nd	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input checked="" type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
VOTE TO ADJOURN		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0

JASON ENTER CHAIR	DATE
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JON HAMMEL PLANNER/DEPUTY ZONING ADMINISTRATOR	DATE
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DRAFT

Nicollet County Planning and Zoning Advisory Commission



November 16, 2020
7:00 PM

Doors Open at 6:45 PM

County Board Room, Nicollet County Government Center, 501 South Minnesota Avenue, Saint Peter MN 56082

Due to the COVID-19 (coronavirus) pandemic and resulting state and federal emergency declarations and guidance about limiting unnecessary person-to-person contact, the Planning and Zoning Advisory Commission meetings will be conducted under Minnesota Statute 13D.021 – Meetings by Telephone or Other Electronic Means. Some members may participate by telephone or other electronic means.

Due to the current health pandemic, only a limited number of persons will be allowed in the meeting room at one time. Persons in attendance must maintain proper social distancing at all times while in the building.

A copy of the meeting agenda and packet are available at:
<https://www.co.nicollet.mn.us/343/Planning-Zoning-Advisory-Commission>.

Questions or comments regarding the agenda items and viewing or listening to the meeting can be directed to Mandy Landkamer, Property Services Director, 507-934-7074,
mandy.landkamer@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Review of Cancellations and Additions
4. Approval of Minutes: *October 19, 2020*
5. Public Appearances
6. **PUBLIC HEARING: Nicollet County Comprehensive Plan**

Mission Statement

Providing efficient services
with innovation and accountability.

Leadership. Efficiency. Accountability.
Innovation. Integrity.

Vision Statement

Setting the standard for providing superior and efficient
county government services through leadership,
accountability and innovation to a growing and diverse
society.

7. **PUBLIC HEARING: PLN20-33**

Applicant/Property Owner: Sheri Hulke

Request: Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel

Location: Northeast 1/4 of the Northeast 1/4 of Section 16-109-29 in Courtland Township

Parcel Number: 04.316.0300

8. Old Business

9. Other Business

10. Review of Permits

11. Communications: *County Board meets Tuesday November 24, 2020*

12. Adjourn



Planning & Zoning Advisory Commission

MINUTES

OCTOBER 19, 2020

7:30 PM

NICOLLET COUNTY
BOARD ROOM

BOARD MEMBERS	Jason Enter <input type="checkbox"/> <i>Chair</i>	David Hermanson <input checked="" type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input checked="" type="checkbox"/> <i>Commissioner</i>
			Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	David Wendinger <input checked="" type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>
ABSENT EXCUSED	Jason Enter <input checked="" type="checkbox"/> <i>Chair</i>	David Hermanson <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i>
			Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	David Wendinger <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/> Vacant <input type="checkbox"/>
ABSENT	Jason Enter <input type="checkbox"/> <i>Chair</i>	David Hermanson <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i>
			Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	David Wendinger <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/> Vacant <input type="checkbox"/>
STAFF PRESENT	Property and Public Services Director Mandy Landkamer <input checked="" type="checkbox"/>		
	Deputy Zoning Administrator/Planner Jon Hammel <input checked="" type="checkbox"/>		
	Assistant County Attorney Megan E. Gaudette Coryell <input checked="" type="checkbox"/>		

REVIEW OF CANCELLATIONS & ADDITIONS None.

MOTION TO APPROVE MINUTES OF SEPTEMBER 21, 2020

APPROVE ☒

APPROVE WITH REVISIONS ☐

1ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input checked="" type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	

VOTE TO APPROVE MINUTES

PASS ☒

FAIL ☐

VOTE 5-0

PUBLIC APPEARANCES None.

Public Hearings

M.R. PAVING & EXCAVATING,
INC / DORIS GUEMMER

PLN20-27

THREE-YEAR REVIEW OF A MINERAL EXTRACTION PERMIT TO MINE,
CRUSH, STOCKPILE, AND PROCESS GRAVEL, CLAY, AND SHALE

APPLICANT COMMENT	Jeff Carlson was present representing the applicant. He had no comment.
PUBLIC COMMENT	None.
PUBLIC TESTIMONY	None.
COMMISSIONER	None.

DISCUSSION				
MOTION		APPROVE WITH ATTACHED CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>
1 ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2 ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
VOTE		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0
MOTION TO ADOPT FINDINGS				
1 ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2 ND	Marie Dranttel <input checked="" type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
VOTE TO ADOPT FINDINGS		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0

M.R. PAVING & EXCAVATING, INC / TIM KOHN		PLN20-28	THREE-YEAR REVIEW OF A MINERAL EXTRACTION PERMIT TO MINE, CRUSH, AND STOCKPILE GRAVEL	
APPLICANT COMMENT	Jeff Carlson was present representing the applicant. He had no comment.			
PUBLIC COMMENT	None.			
PUBLIC TESTIMONY	None.			
COMMISSIONER DISCUSSION	None.			
MOTION		APPROVE WITH ATTACHED CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>
1 ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2 ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
VOTE		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0
MOTION TO ADOPT FINDINGS				
1 ST	Marie Dranttel <input checked="" type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
2 ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
VOTE TO ADOPT FINDINGS		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0

**VALLEY ASPHALT PRODUCTS, INC /
NEW ULM QUARTZITE QUARRIES**

PLN 20-29

THREE-YEAR REVIEW OF AN ASPHALT HOT MIX PLANT

APPLICANT COMMENT	Jeff Carlson was present representing the applicant. He had no comment.		
PUBLIC COMMENT	None.		
PUBLIC TESTIMONY	None.		
COMMISSIONER DISCUSSION	None.		
MOTION	APPROVE WITH ATTACHED CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>
1ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>		Justin Laven <input type="checkbox"/>
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>
2ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>		Justin Laven <input type="checkbox"/>
	Ron Regenscheid <input checked="" type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>
VOTE	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0
MOTION TO ADOPT FINDINGS			
1ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>		Justin Laven <input type="checkbox"/>
	Ron Regenscheid <input checked="" type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>
2ND	Marie Dranttel <input checked="" type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>		Justin Laven <input type="checkbox"/>
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>
VOTE TO ADOPT FINDINGS	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0

**GELDNER BROTHERS SAND &
GRAVEL, LLC**

PLN 20-32

**THREE-YEAR REVIEW OF A MINERAL EXTRACTION PERMIT TO MINE,
CRUSH, AND STOCKPILE GRAVEL, WITH A HOT MIX PLANT**

APPLICANT COMMENT	Brett Geldner was present representing the applicant. He had no comment.		
PUBLIC COMMENT	None.		
PUBLIC TESTIMONY	None.		
COMMISSIONER DISCUSSION	Commissioner Dranttel recused herself from the hearing.		
MOTION	APPROVE WITH ATTACHED CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>
1ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>		Justin Laven <input type="checkbox"/>
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>
2ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>		Justin Laven <input checked="" type="checkbox"/>
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>
VOTE	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 4-0
MOTION TO ADOPT FINDINGS			
1ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>		Justin Laven <input checked="" type="checkbox"/>

	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
2 nd	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input checked="" type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
VOTE TO ADOPT FINDINGS		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 4-0

OLD BUSINESS	Director Landkamer provided an update concerning the Comprehensive Plan Update. The County is moving forward with public hearings for the plan in November.
OTHER BUSINESS	Director Landkamer provided an update concerning the recent mobile collections and the new data collection program.
REVIEW OF PERMITS	The permits for September were reviewed.
COMMUNICATIONS	None.
MOTION TO ADJOURN	8:25 PM

1 ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2 nd	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input checked="" type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
VOTE TO ADJOURN		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0

DAVID HERMANSON VICE CHAIR		DATE	
---	--	-------------	--

JON HAMMEL PLANNER/DEPUTY ZONING ADMINISTRATOR		DATE	
---	--	-------------	--



CONDITIONAL USE PERMIT

THREE-YEAR REVIEW OF MINERAL EXTRACTION PERMIT

SHERI HULKE

PLN20-33

**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION**

SUBJECT:	PLN20-33, Conditional Use Permit
APPLICANT/LANDOWNER:	Sheri Hulke
LOCATION:	Northeast 1/4 of the Northeast 1/4 of Section 16-109-29 in Courtland Township
PARCEL NO:	04.316.0300
EXISTING ZONING:	Floodplain, Conservancy, Agricultural Preservation
HEARING DATE:	November 16, 2020

REQUEST

The applicant has submitted a request for a three-year review of a mineral extraction permit to mine, crush, and stockpile gravel.

EXISTING LAND USE

The property consists of 165.3 acres. The property contains the mining area, crop land, woodlands, and the Hulke building site. The mining area is located in the northeast corner of the site. This portion of the property is within the Agricultural Preservation and Conservancy zoning districts. Mining is a conditional use in these districts. The southwestern portion of the property lies within the Floodplain district; no mining occurs within the Minnesota River floodplain.

SURROUNDING LAND USE

The property is largely surrounded by a mix of natural and agricultural land. The Minnesota River runs directly south of the site. To the east lays the county pit and Ulland Pit No. 3. The Drill pit, Ulland Pit No. 1, and the City of Courtland are located northwest of the site.

PROJECT DESCRIPTION

Background:

The mine was originally permitted in 1982. The operation is an open pit gravel mine. The mine is operated by Mathiowetz Construction.

Current Request:

The current request is for a three-year renewal of a mineral extraction permit to mine, crush, and stockpile gravel. Section 724.2(3) of the Nicollet County Zoning Ordinance requires that conditional use permits for mineral extraction be renewed every three years. A total of five acres have been mined or are used for mining purposes. There are three other acres remaining to be mined in future phases. Over approximately the last nine years there has been relatively little mining related activity onsite. In the past three years 1,425 tons of material has been removed from the site – see Attachment F.1.

NOTE: The mine pre-exists the November 25, 2014 amendments to the mineral extraction section of the Zoning Ordinance. If the original parameters of the project are changed, the operation must conform to current standards.

Access:

The site has direct access to 506th Street. In the past, the contractor has contacted Public Works for permission to access County Road 25 through the County gravel pit, located directly east of the site.

Appearance:

The mine is generally not visible from the Minnesota River. The mine is visible from 506th Street.

Blasting:

No blasting occurs at the site.

Bond:

Per Section 724.2(4) of the Nicollet County Zoning Ordinance, a bond in the amount of at least \$2,500 per actively mined and not yet reclaimed acres shall be valid for a period of not less than one year beyond the expiration date of the permit. The applicant presently has a valid bond in place to cover the five actively mined and not yet reclaimed acres noted on the mining checklist submitted by the applicant.

Dust, Noise, and Odor Control:

Dust on haul roads is minimal. When necessary, roads are treated with water to control dust.

Hours of Operation:

The operation adheres to the standard operating hours of 7AM to 7PM. Deviation from this standard is allowed for emergencies and equipment repair. Any such deviation requires notification be made to Nicollet County Property Services.

Reclamation Plan:

There is a reclamation/end use plan on file for the facility. The edges of the pit will be smoothed over and vegetation will be established through natural regrowth. The proposed end use is wildlife habitat – see Attachment F.2.

Water:

Stormwater collects in the bottom of the mine and is allowed to filter naturally into the ground.

Waste Disposal:

No hazardous substances, such as engine oil, hydraulic oil, anti-freeze, or other maintenance fluids, are stored onsite. All garbage is removed on a daily basis.

MINNESOTA POLLUTION CONTROL AGENCY STANDARDS

The applicants are required to maintain a National Pollutant Discharge Elimination System (NPDES) permit from the Minnesota Pollution Control Agency.

NEIGHBOR NOTIFICATION

Property owners were notified of the request per the standards of Section 505.3 of the Zoning Ordinance and Minnesota State Statute 394.26.

CONDITIONAL USE PERMIT CRITERIA

1. **Given the nature of the land, the requested use is compatible with the general welfare, public health and safety.**

True, because:

- The proposal appears to be typical of mining operations within the County.
- There exist no extraordinary circumstances regarding the project.
- The operation meets the applicable standards of the Zoning Ordinance for mines in the Agricultural and Conservancy zoning district, including Sections 505, 602, 603, and 724.
- The site maintains a National Pollutant Discharge Elimination System permit from the Minnesota Pollution Control Agency.

2. **The requested use will not create an unreasonably excessive burden on the existing roads or utilities.**

True, because:

- The existing infrastructure is suited for mining operations.
- The size and function of the facility is not unreasonable for the location.
- It appears the burden on public infrastructure from the facility is minimal.
- The operators access County Road 25, a ten ton road, via 506th Street, or with the permission of Public Works, by crossing the County's pit property. From County Road 25 they can then access U.S. Highway 14, also a ten ton road.

- 3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.**

True, because:

- The mine is within a predominantly agricultural and natural environment area.
- There are four other mines within one mile of the site.

- 4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.**

True, because:

- The operation appears to be typical for mines within the county.
- Within one mile of the site there are four other mines.
- The mine is generally not visible from U.S. Highway 14 or the Minnesota River. The mine is partially screened by existing vegetation and changes in topography.

- 5. The requested use is consistent with the Nicollet County Land Use Ordinances.**

True, because:

- It meets the applicable standards and requirements found in Sections 505, 602, 603 and 724 of the Zoning Ordinance for mining operations in the Agricultural Preservation and Conservancy zoning districts.

- 6. The requested use is not in conflict with the Nicollet County Comprehensive Plan.**

True, because:

- The comprehensive plan states mineral extraction is a justifiable industrial use of the land and provides vital resources for highway and building construction.
- The plan also states mineral extraction is important to Courtland Township.

- 7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.**

True, because:

- The applicant applies water to control dust.
- No blasting takes place onsite.
- The mine is partially screened from U.S. Highway 14 and the Minnesota River by changes in topography and existing vegetation.
- The mine is active during the standard hours of operation, from 7 a.m. to 7 p.m.

8. The requested use is reasonably related to the existing land use and environment.

True, because:

- The mine is located in an existing agricultural and natural environment landscape.
- There are four other mines within one mile of the site.
- Mineral extraction is an allowed conditional use in both the Agricultural Preservation and Conservancy zoning districts.
- The comprehensive plan states mining operations are important to Courtland Township.

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

True, because:

- The proposal meets the applicable county and state standards for mining operations.
- The operation appears to be typical for mines within the county.
- The site maintains a National Pollutant Discharge Elimination System permit from the Minnesota Pollution Control Agency.

10. The requested use will/will not have an adverse effect upon public health, safety and welfare due to the following other factors:

Will Not – True, because:

- The request is proposed to meet county standards, with no apparent adverse effects to the public health, safety, and welfare.

RECOMMENDATIONS

It appears the request meets all ten conditional use permit criteria. The granting of a conditional use permit from Sections 602, 603, and 724 of the Zoning Ordinance would seem to meet the necessary requirements set forth in Section 505.1, Criteria for Granting Conditional Use Permits.

Staff suggests that if the request is recommended for approval, the following conditions be attached:

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.
2. The permit will be periodically reviewed by the county to ensure compliance with the permit and permit conditions.

3. The county may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.
4. The conditional use permit to mine, crush, and stockpile gravel shall be reviewed in November 2023.
5. That the dust control measures conducted in the past year be continued as necessary.
6. The applicant must maintain the quality of the township road and repair any defects resulting from the gravel hauling or gravel mining operation. The Courtland Township Board shall be consulted in the event of needed repair.
7. Prior to issuance of this conditional use permit, a bond/letter of credit in the amount of \$2,500 per actively mined or not yet reclaimed acres must be submitted to Property Services and kept in force during the time of operation.
8. A continuation certificate of the bond shall be sent to Property Services with no lapse in time during the course of this permit.

Parcel No: 04.316.0300
Map No: 1616200003

Applicant/Landowner:
Sheri Hulke

PLN20-33

- ATTACHMENT A Application**
- ATTACHMENT B Criteria for Conditional Use Permit**
- ATTACHMENT C Location Map**
- ATTACHMENT D Aerial**
- ATTACHMENT E Neighbor Notification List**
- ATTACHMENT F Documents Submitted by Applicant**
- F.1 Mineral Extraction Checklist
- F.2 Reclamation/End Use Plan



PROPERTY SERVICES DIVISION
501 SOUTH MINNESOTA AVENUE, SAINT PETER MN 56082
507-934-7070

PLANNING & ZONING ADVISORY COMMISSION
APPLICATION

Total Fees: \$

Map#: 1616200003
Parcel#: 043160300
Permit#: PLN20-00033
Date: September 30, 2020

Applicant: HULKE SHERI L, 51771 COUNTY ROAD 21, COURTLAND MN 56021
Phone: 794-6953
Owner: HULKE SHERI L, 51771 COUNTY ROAD 21, COURTLAND MN 56021
Property Address: 52232 506TH ST, COURTLAND MN 56021
Abbreviated Legal Description: E 1/2 OF NE 1/4 ACRES 80.00 GL 2 ACRES 26.85 GL 3 "EX .23AC" ACRES 37.45
SUBLOT 4 OF GL 1 ACRES 11.00 SUBLOT 3 OF GL 1 ACRES 10
Township: Courtland Township

Record Type: Conditional Use

Category: Mineral Extraction

Project Description: Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel. Ref: Zoning Ordinance 505, 603.3, 724.

Planning Commission Hearing Date: 11/16/2020

Board of Commissioners Date: 11/24/2020

See Mining Checklist

APPLICANT SIGNATURE

10-2-20

DATE

Attachment A - Application



NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant/
Property Owner: Sheri Hulke
Use Requested: Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel

Date: November 16, 2020
File: PLN20-33

FINDINGS OF FACT

Authority for issuance of conditional use permits is derived from Minnesota State Statute §394.301 and Nicollet County Zoning Ordinance, Section 505. The conditional use must maintain the health, safety, morals, and general welfare of the community.

1. Given the nature of the land, the requested use is compatible with the general welfare, public health and safety.

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: Typical of mining operations in the county. Typical gravel pit renewal.

2. The requested use will not create an unreasonably excessive burden on the existing roads or utilities.

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: Size and function of facility not unreasonable for location. Infrastructure suited to type of operation. Burden on public infrastructure is minimal.

3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: There are four other mines within one mile of site. Other mines in area.

4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: Not visible from Hwy 14 or MN river. Is screened by existing vegetation. typical mining operation in county. Other mines within one mile.

5. The requested use is consistent with the Nicollet County Land Use Ordinances.

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: Meets standards of Zoning Ord. for mining operations in Ag and Conservation, including Sections 505, 602, 603, and 724. Gravel pits are a permitted use in county.

6. The requested use is not in conflict with the Nicollet County Comprehensive Plan.

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: Mineral extraction is important to county land township and nicollet county. Is justifiable use of land.

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: No blasting onsite and uses dust control. Renewal of existing pit.

8. The requested use is reasonably related to the existing land use and environment.

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: Mine located in natural environment and ag landscape. Are other mines in area. Mining is an allowed use in Ag district.

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: typical mine in County.
meets applicable county and
state standards. site has
NPDES permit. No apparent
health risks.

10. The requested use will will not (Circle One) have an adverse effect upon public health, safety and welfare due to the following other factors:

Marie Dranttel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Jason Enter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Hermanson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Justin Laven	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Regenscheid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
David Wendinger	<input type="checkbox"/> YES	<input type="checkbox"/> NO

WHY: no apparent adverse
effect, meets all county
standards. Gravel pits are
common resource in county.

**SPECIAL CONDITIONS ARE LISTED
ON THE RECORDED CONDITIONAL USE PERMIT AND IN THE RECORD**

THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION:
(APPROVES X) (DENIES) THE REQUESTED CONDITIONAL USE PERMIT

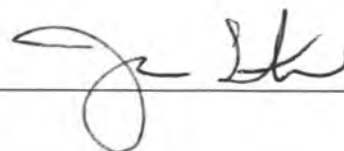
This decision is based on:

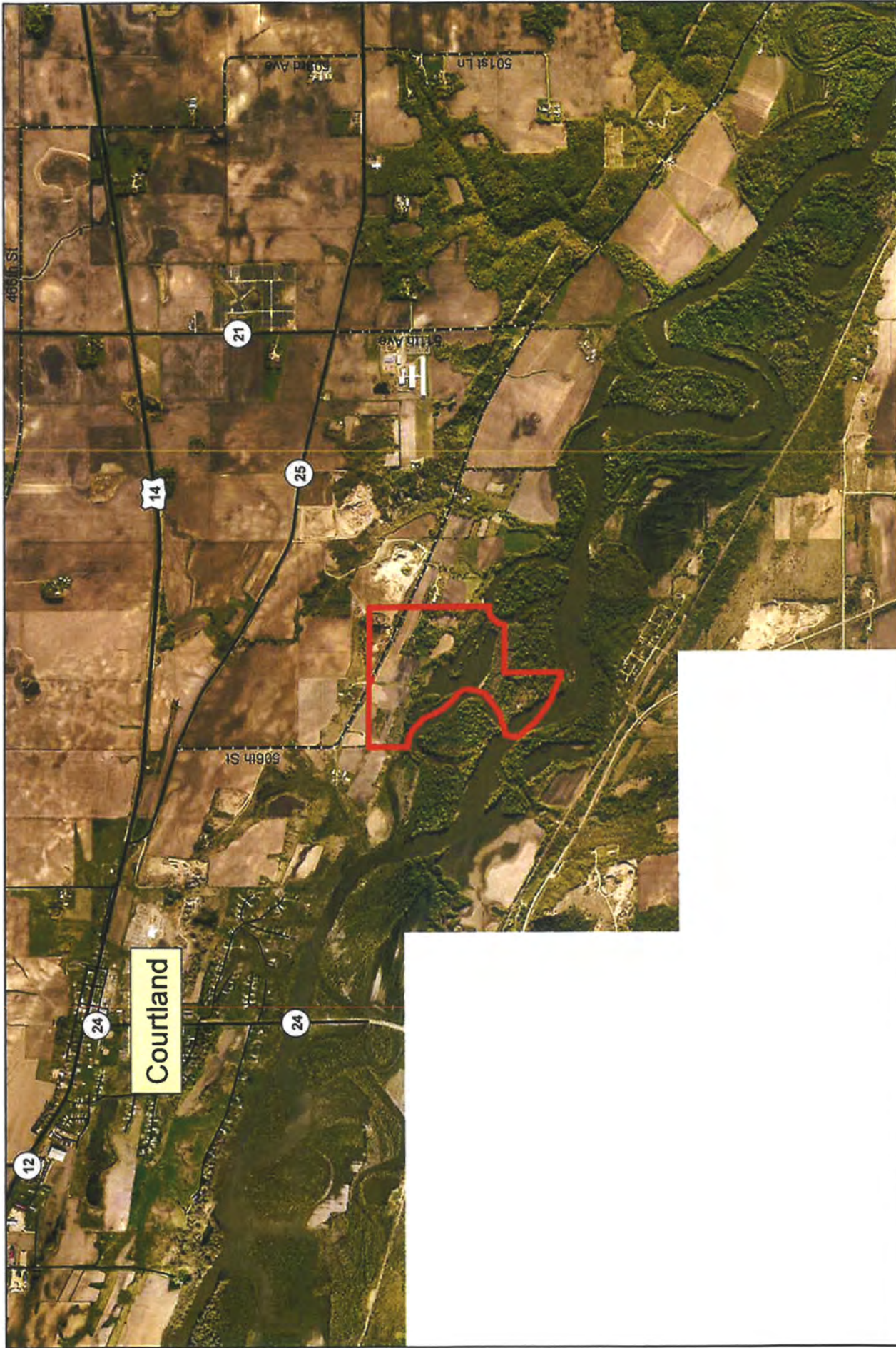
☒ Application Viewed by Members of Commission:
☒ Staff report
☒ Pictures
 Information received at public hearing

Enter Regenscheid
Hermanson Wendinger
Laven

Facts supporting the answer to each question above are hereby certified to be the Findings of the Nicollet County Planning and Zoning Advisory Commission.

Date: 11-16-20

Chair: 

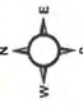


Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

Attachment C - Location Map



Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.



1:7,200 1 inch = 600 feet
0 300 600 Feet

Attachment D - Aerial

HOWARD BODE REV TRUST
1586 250TH ST E
FARIBAULT MN 55021

ULLAND BROTHERS INC
1634 HWY 210
CARLTON MN 55718

JEFFREY GIESEKE
204 MURIEFIELD DR
MANKATO MN 56001

KENNETH & JANICE DRILL
28 FIEMEYER DR
COURTLAND MN 56021

OLSON TERESA
4330 MINNETONKA BLVD 407
MINNEAPOLIS MN 55416

JOHN KUESTER
44850 541ST AVE
COURTLAND MN 56021

SHERI HULKE
51771 COUNTY ROAD 21
COURTLAND MN 56021

NEAL & VICKY GLEASON
51945 506TH ST
COURTLAND MN 56021

CRAIG & AMBER COIL
52376 506TH ST
COURTLAND MN 56021

DARIN & KRISTEN DRILL
52605 506TH ST
COURTLAND MN 56021

MARVIN & LISA DRILL
54 ROSYLN RD
NEW ULM MN 56073

COURTLAND TOWNSHIP CLERK
43370 541ST AVE
COURTLAND MN 56021

CITY OF COURTLAND
300 RAILROAD STREET
COURTLAND MN 56021

**Attachment E -
Neighbor Notification List**



MINERAL EXTRACTION CHECKLIST

The following information is required to be provided for a conditional use permit application. Additional information may be required, as determined necessary by the Zoning Administrator and per Section 724 of the Zoning Ordinance.

NUMBER OF ACRES AS FOLLOWS:

5 Acres being mined or used for mining purposes (stockpiles, equipment storage, haul roads, etc).
3 Acres permitted and remaining to be mined in future phases.
 _____ Acres where land reclamation has occurred.
 _____ Acres not permitted to be mined (non-mining related acres).
8 Total acreage of property.



TONNAGE OF MATERIAL REMOVED:

1425 Tons of material removed from site over the past three (3) years, or since last permit renewal date.

Include a copy of the renewed **BOND** or **LETTER OF CREDIT** for the site. Continuation letters must to be sent to the Property Services Office on years when the permit is not scheduled for renewal.

Alliance Bank will E-mail the letter for the Bond

PLEASE PRINT:

Property Owner: Sheri Hulke

Owner's Address: 51771 Co. Rd. 21 Courtland, MN 56021

Contractor working the site: Mathieu witz Construction

Contractor's address: 30676 Co Rd 24, Sleepy Eye, MN 56085

Contractor's phone number: (507) 794-6953

Date: 9-9-20

Applicant (Landowner or Contractor) Signature: Sheri Hulke

Parcel No. 04.316.0300 Map No. 16-16-200-003 Revised 11-29-18 JH

Mission Statement
Providing efficient services
with innovation and accountability.

Leadership. Efficiency.
Accountability. Innovation.
Integrity.

Vision Statement
Setting the standard for providing superior and
efficient county government services through
leadership, accountability and innovation to a
growing and diverse society.



Construction Company

In All We Do, We Build It Right!!

30676 County Road 24
Sleepy Eye, MN 56085

(507) 794-6953 / (507) 794 3514 Fax
Visit us at: www.mathiowetzconst.com

April 14, 2017

Reclamation Plan for Hulke sand and gravel pit

E1/2 of the NE1/4 of Section 16-109-29 in Courtland Township, Nicollet
County, MN

Description:

South Property Line will be finished with a 3:1 slope minimum along
township road

North and East sides will be finished with either a 2:1 slope or coordinated
with County Highway Department to bring both sides of the property line
down to a matching level (depending on where the county is on mining their
adjacent property)

Note: due to the angle of the property and the township road, there are only 3
sides to this property as the north property line ties in with what we are
describing as the south property line on the west side

Any topsoil that is present in the area prior to mining will be saved and placed
on slopes when completed and prior to seeding

All slopes will be seeded with a 310 seeding mix and mulched when complete

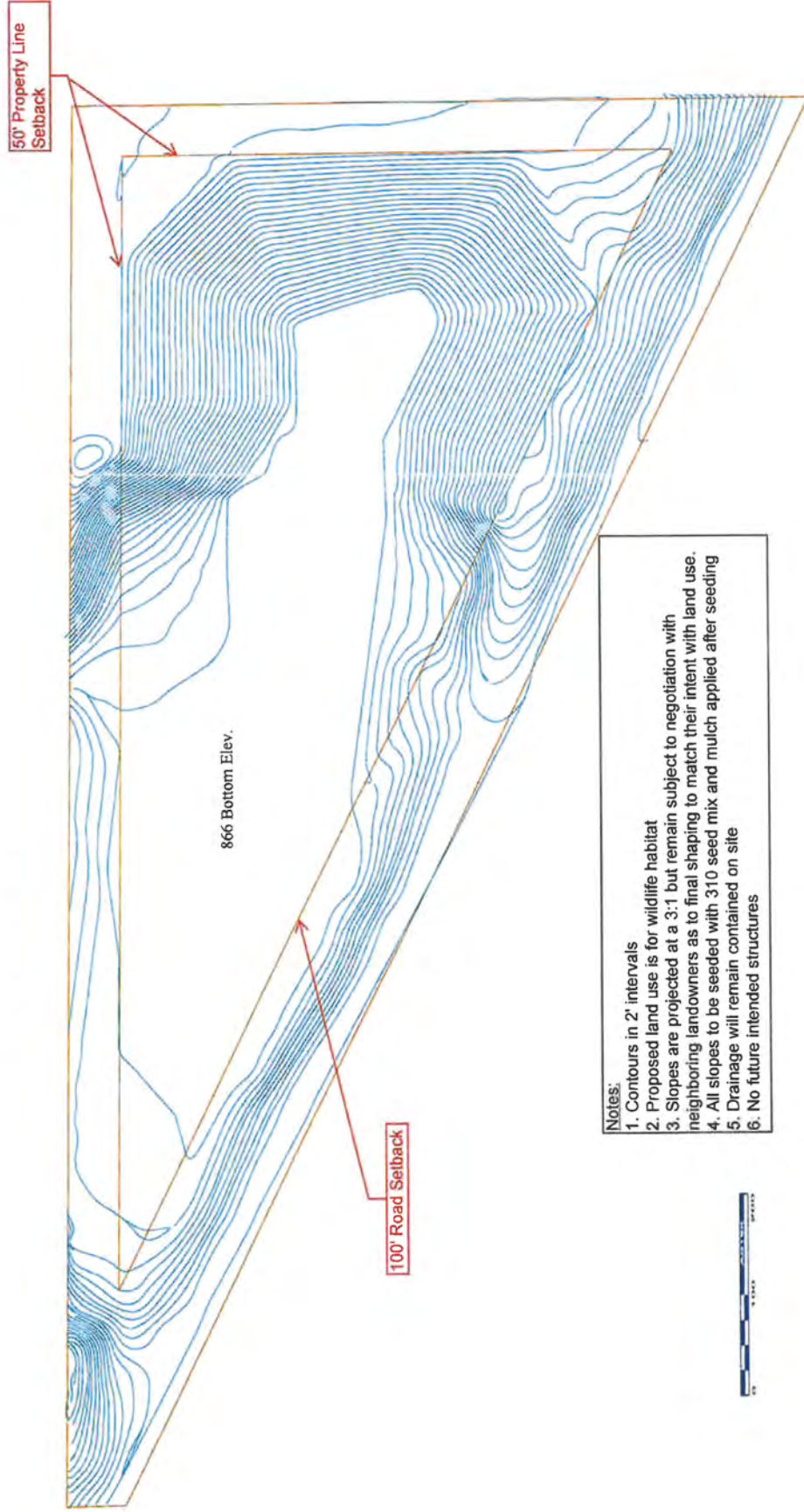
No surface water will be leaving the site by surface drainage design; it will
dissipate through natural vertical drainage

The intended use of the reclaimed site will be for wildlife

All mounds or changes in elevation on the completed mining area will be
rounded or shaped into surrounding terrain.

Attachment F.2 -
Reclamation/End Use Plan

Hulke Pit Reclamation Plan



Notes:

1. Contours in 2' intervals
2. Proposed land use is for wildlife habitat
3. Slopes are projected at a 3:1 but remain subject to negotiation with neighboring landowners as to final shaping to match their intent with land use.
4. All slopes to be seeded with 310 seed mix and mulch applied after seeding
5. Drainage will remain contained on site
6. No future intended structures



Permit Form

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD20-00189	SSTS Permit	Septic system for a new 4 bedroom house. New Septic tank and new soil treatment area.	48955 506TH ST COURTLAND, MN 56021	BODE RACHEL M
BLD20-00190	Structure Permit	Construct a 70' x 110' (7,700 sf) machine shed. Will have insulation, concrete floor, electricity, and plumbing. Holding tank design submitted.	39194 531ST AVE NEW ULM, MN 56073	NELSON NARVE A - LE
BLD20-00191	SSTS Permit	Holding tank for new farm shop	39194 531ST AVE NEW ULM, MN 56073	NELSON NARVE A - LE
BLD20-00192	SSTS Permit	Holding tank for new office/shop construction	46567 471ST LN NICOLLET, MN 56074	CRYSTAL COOPERATIVE
BLD20-00193	Structure Permit	Construct 904 sf addition to existing dwelling. Includes master bedroom and bath, mudroom, laundry room, entry, and stairs. General contractor Design Home Center #BC006392. Masonry - ARR Construction. Carpentry - Woodcreek Carpentry. Plumbing/Heating - JP Plumbing and Heating. Electrical - Ruch Electric. Completion in summer of 2021.	55458 COUNTY ROAD 21 COURTLAND, MN 56021	FISCHER BRIAN J & DONNA J FISCHER
BLD20-00194	Structure Permit	Place a 24' x 26' (624 sf) garage on the property. Applicant serving as general contractor. Will have electricity, a concrete floor, and insulation.	42865 403RD AVE ST PETER, MN 56082	WITTY JASON R & JESSICA A WITTY
BLD20-00195	Structure Permit	Construct a 80' x 100' (8,000 sf) structure with office and warehouse space. Contractor is Farasyn Construction. Building code verification submitted by project engineer Brent Krohn.	46567 471ST LN NICOLLET, MN 56074	CRYSTAL COOPERATIVE
BLD20-00196	SSTS Compliance Inspection	Compliance inspection for property transfer	44900 380TH ST NICOLLET, MN 56074	SWENSON EVELYN M
BLD20-00197	Renewable Energy Permit	Construct a roof-mounted, small solar energy system with a capacity of DC 14.26kW / AC 10kW. Approximately 75% roof coverage of an existing 40' x 60' shed. Engineering report submitted.	35412 511TH AVE LAFAYETTE, MN 56054	SCHUEER GERALD J, CONSTANCE L SCHUEER & CRYSTAL R TORRES
BLD20-00198	Structure Permit	Replace existing nonconforming deck. No expansion of footprint. No closer to bluff. Total size = 557.25 sf. Landowner doing the work themselves.	60501 VALLEY HILLS DR NEW ULM, MN 56073	MUNSTERTEIGER ADAM DUANE & AMANDA MUNSTERTEIGER
BLD20-00199	Renewable Energy Permit	Install a roof-mounted, small solar energy system with a capacity of DC 6.93kW. Approximately 30% roof coverage of an existing 44' x 57' barn. Structural certification submitted. *Permit amended 11-3-20. One half of panels mounted on opposite side of roof. See new plans attached to permit. JH	33716 348TH ST LE SUEUR, MN 56058	BRUNZ BRYCE D & JAMIE L WOLLIN
BLD20-00200	SSTS Compliance Inspection	Compliance inspection for Property Transfer	44568 490TH ST NICOLLET, MN 56074	TAYLOR ROGER & KATHRYN M TAYLOR
BLD20-00201	SSTS Compliance Inspection	Property Transfer into a Business LLC. Compliance inspection required	70725 FORT RD FAIRFAX, MN 55332	PEICHEL GERALD R
BLD20-00202	Structure Permit	Construct a replacement 4-bedroom dwelling with no basement and an attached three-stall garage. Dwelling is 2548 sf. Existing room is 210. Garage is 1240 sf. Total footprint is 3998 sf. Septic design submitted. Existing access. Floodplain elevation verified. Bluff verified via surveys. Contractor is Rustic River Construction. BC722561. CONDITIONS: 1) Family room is not to be used as a single family dwelling. 2) The existing house must be removed within one calendar year of completion of the replacement house.	48955 506TH ST COURTLAND, MN 56021	BODE RACHEL M
BLD20-00203	SSTS Compliance Inspection	Compliance inspection for property transfer and future split of property. Two houses on Parcel. Both inspected and both compliant. Secondary location for each also identified.	37542 425TH AVE ST PETER, MN 56082	JOHNSON ROBERT E & CORINNE L
BLD20-00204	SSTS Compliance Inspection	Compliance inspection for property transfer	44856 COUNTY ROAD 92 GAYLORD, MN 55334	NOURIE CHET
BLD20-00205	SSTS Compliance Inspection	Compliance inspection for property transfer	37544 COUNTY ROAD 15 ST PETER, MN 56082	DUFFEY WILLIAM & COLLEEN
BLD20-00206	SSTS Permit	New Holding tank for shed bathroom. Owner to do own pumping and reporting annually of holding tank use. Report to be into the county by January 15th for the previous years pumping records.	47133 481ST AVE NICOLLET, MN 56074	DALLMANN MICHAEL A
BLD20-00207	SSTS Permit	Bathroom in horse shed for Man cave.	37561 COUNTY ROAD 15 ST PETER, MN 56082	ENZ THOMAS I
BLD20-00208	Structure Permit	Construct a 16' x 20' (320 sf) chicken coop.	59454 370TH ST LAFAYETTE, MN 56054	NACHREINER MICHAEL SCOTT

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET
COUNTY EST. 1853



Agenda Item:

Nicollet County Comprehensive Plan Public Hearing and Adoption

Primary Originating Division/Dept.: PPSPD - Property Services

Meeting Date: 11/24/2020

Contact: Mandy Landkamer

Title: PPSPD Director

Item Type: Regular Agenda
(Select One)

Amount of Time Requested 30 minutes

Presenter: SRF/Mandy

Title: PPSPD Director

Attachments: ☒ Yes ☐ No

County Strategy: Programs and Services - deliver value-added quality services
(Select One)

BACKGROUND/JUSTIFICATION:

Consideration of the draft Nicollet County Comprehensive Plan for adoption during today's public hearing at 10:00 a.m. The process began in early 2018, SRF Consulting Group was selected as the consultant to lead the process. The original comp plan was adopted in 1985, approximately 35 years ago. Meetings were scheduled with the Project Management Team, the Focus Groups, and open houses for public participation. In addition to the open houses, a survey was also available for the public to complete. The results of the survey and open house exercises are included in Appendix A.

A public hearing was held during the November 16, 2020, Planning and Zoning Advisory Commission regular scheduled meeting. The Commission received one comment from the public concerning feedlots and the availability of feedlot locations. Following discussion, the Commission recommended unanimous approval, with a couple of small amendments, to the Board of Commissioners for adoption.

Supporting Documents: ☒ Attached ☐ In Signature Folder ☐ None

Prior Board Action Taken on this Agenda Item: ☒ Yes ☐ No

If "yes", when? (provide year; mm/dd/yy if known) 1985

Approved by County Attorney's Office: ☐ Yes ☐ No ☒ N/A

ACTION REQUESTED:

Request adoption of the Nicollet County Comprehensive Plan.

FISCAL IMPACT: Included in current budget
(Select One)

If "Other", specify

FUNDING
County Dollars = 0

Other
(Select One)

FTE IMPACT: No FTE change
(Select One)

If "Increase or "Decrease" specify:

Total

Related Financial/FTE Comments:

NICOLLET COUNTY COMPREHENSIVE PLAN

November 2020





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OPENING REMARKS

The Nicollet County Comprehensive Plan is the official policy guide for decisions about the physical development of the county through 2040. The plan is adopted by the County Board and is intended for use by staff, elected and appointed officials, county stakeholders, and residents to direct future growth and review of existing conditions along with the county's defined goals and policies.

County Role

Nicollet County provides a range of essential services to create vibrant, safe, and healthy communities. The role that the county government plays supplements the efforts completed at both the state and local level. Nicollet County supports and maintains public infrastructure, transportation, and economic development assets; provides public health services; ensures public safety to protect its residents; maintains public information; and implements a broad array of programs in a cost-effective and efficient manner. These efforts are coordinated with the county's government partners:

Cities and Townships – Nicollet County cities and townships provide services at the smallest form of government. These local governments provide essential services like those provided by a county, including transportation and utility infrastructure, public safety, and public administration.

State Agencies – Nicollet County coordinates with a variety of state agencies to coordinate planning efforts and implementation. These include agencies such as the Department of Transportation (MnDOT) and the Department of Natural Resources (MnDNR). Each of these departments provides for improvement and planning of various systems across the State of Minnesota.

Plan Intent

To help guide the county in managing its projected population growth to 2040 and beyond, plus the systems they rely on while preserving the natural, cultural, and historic characteristics/resources of the county.

1: INTRODUCTION

The management and review of the county's development patterns, land uses, transportation network, natural resources, and other county-wide systems are imperative to maintaining the character and quality of life in Nicollet County. The Comprehensive Plan is intended to serve as a decision-making tool for county residents, stakeholders, staff, and elected and appointed officials regarding development throughout Nicollet County. Property owners should reference this document for a review of existing conditions and the county's defined goals and policies for future growth and development. Appointed and elected officials will refer to this document regularly as decisions are made to update zoning ordinances, modify regulations, and guide policy change. Overall, the plan is intended to assist the county with decision-making that supports its desired vision for the next 20 years. The plan update supports the county's overall mission, vision, and core values. Regular review and updates of the plan should be completed to ensure that the plan continues to support these efforts.

NICOLLET COUNTY MISSION

Providing efficient services with innovation and accountability.

NICOLLET COUNTY VISION

Setting the standard for providing superior and efficient county government services through leadership, accountability, and innovation to a growing and diverse society.

NICOLLET COUNTY CORE VALUES

Integrity	Our decisions and actions display a consistent commitment to moral and ethical values.
Accountability	To account for our activities, accept responsibility for them, and to disclose the results in a transparent manner.
Leadership	Having a vision, sharing that vision, and inspiring others to support our vision while creating their own.
Innovation	Our transformation of an idea to a service that creates value.
Efficiency	Our ability to do things well, successfully, and without waste.

Purpose of a Comprehensive Plan

Minnesota Statutes Section 394.21 provides Minnesota counties with the authority to carry out county planning and zoning activities for the purpose of promoting health, safety, morals, and general welfare. A Comprehensive Plan serves as the basis for official controls, including land use ordinances and official maps. The Comprehensive Plan defines goals and policies that can be used to inform updates to the county's land use tools and how those tools are implemented.

While Minnesota Statutes Section 394.23 requires the completion of a Comprehensive Plan to inform land use and zoning decisions, the required content of the plan is limited to a discussion of land use recommendations and a review of existing natural resources. The county has the opportunity to include long-range planning and policy development for any other systems that may provide additional resources for the county's long-range decision-making. This may include elements such as transportation and parks and trails.

Comprehensive Plan Update Process

There are no statutory requirements that dictate the timing or schedule for Comprehensive Plan updates for Nicollet County. However, regular plan updates provide an opportunity to ensure that policies and recommendations respond to current trends and public input. This Comprehensive Plan is an update to the county's 1985 Land Use Plan. The update process was guided by a Project Management Team ("PMT") comprised of county stakeholders. Public engagement was used throughout the planning process to understand the public's vision and goals for the future of Nicollet County.

Project Management Team

The PMT was the guiding body behind the Comprehensive Plan update. The group was made up of individuals that represented different topic and geographic areas (e.g., agriculture, cities, and townships), and provided varying opinions. PMT members were tasked with reviewing deliverables, guiding the development of goals and recommendations, and promoting public engagement activities.

Public Engagement Activities

The goals defined in the Comprehensive Plan were updated in response to public input received during the planning process. Four targeted engagement activities were utilized to inform the development of the plan. A summary of input received from these four events is included in Appendix A.

Online Community Survey	An online community survey was used in the early phases of the process to collect input from the public regarding issues and opportunities for the future of Nicollet County. The survey questions were aimed at the county, along with targeted questions for each of the plan's four elements. Input gathered throughout this exercise was used to inform the update of the plan's goals and recommendations.
Early Public Open Houses	Three public open houses were also held early in the planning process to introduce the community to the Comprehensive Plan update, and to gather initial input about the future of the county. Each open house included a presentation with an overview of the planning process, followed by group tabletop exercises that collected feedback about the desired future direction of the county, directly from residents. The information gathered at these meetings was also used to inform the update of the plan's goals and recommendations.
Focus Groups	Focus groups were used midway through the planning process to gather additional information, and to test ideas and recommendations specific to each plan element. A total of three focus groups were held – Land Use, Transportation, and Parks and Trails/Natural Resources. A defined list of stakeholders was invited to participate in each focus group. The information gathered during the focus group meetings was used to refine the plan analysis, recommendations, and implementation actions.
Public Plan Review and Board Adoption	Due to the unforeseen Covid-19 pandemic, Nicollet County moved forward with a public review process of the Final Comprehensive Plan that included a public hearing with the Planning and Zoning Commission and the County Board, respectively. Following the completion of the Final-Draft Comprehensive Plan.

Input gathered with these activities was incorporated into the recommendations of the plan. The adoption of the Comprehensive Plan is the final public engagement opportunity because public hearings are a required component of the adoption process. As the county pursues amendments to this plan, public hearings will also be required to approve updates.



Survey Results - Quality Attributes of Nicollet County



Survey Results – Elements to Improve

Comprehensive Plan Content

This Comprehensive Plan covers four key topics that should be considered as future growth and preservation efforts are pursued in Nicollet County. These include Land Use, Transportation, Natural Resources, and Parks and Trails. Each chapter of the plan provides information that supports the county's desired future.

Chapter 2 – County Context

This chapter provides a review of existing conditions at the time the plan was drafted. This includes a range of demographic, housing, and employment statistics of Nicollet County. Additionally, this chapter reviews the population projections for the county to inform future needs for the goals and policies discussed through the plan. An understanding of the county's demographics helps to understand the current conditions that influence long-range policy decisions. A review of updated demographics every five years should be considered to help to inform a range of planning activities, though updates to the plan may not be warranted. A more complete review of needed updates to the Comprehensive Plan is recommended every 10 years as additional data is released (i.e., Decennial Census).

Chapter 3 – Goals and Policies

This chapter outlines the established goals and policies for each of the plan elements included in the Comprehensive Plan. These goals and policies should be referred to on a regular basis by all county stakeholders, and used by county staff and officials to inform decision-making.

Chapter 4 – Land Use

This chapter is the first of the plan elements within the Comprehensive Plan. Existing land use tools and regulations are discussed throughout the chapter, followed by recommendations and considerations for future land use decisions. As updates are made to the county's land use tools, this chapter should be referenced to ensure that decisions align with the county's long-range vision.

Chapter 5 – Transportation

This chapter provides a review of existing conditions within the county's roadway system and future considerations. The chapter is not intended to serve as a complete transportation plan, but includes a review of transportation elements that should be considered in developing a county transportation plan.

Chapter 6 – Natural Resources

This chapter provides an overview of existing natural resources within Nicollet County. These elements are an important part of the county's fabric and quality of life. This chapter reviews existing resources that are available for recreational use and that contribute to the character of Nicollet County, along with the use of these resources for services. Drinking water, aggregate mining, productive soils, and renewable energy are all examples of uses of these natural resources that must be balanced with preservation efforts.

Chapter 7 – Parks and Trails

This chapter is the final plan element chapter. Like natural resources, the county's parks and trails system contributes to the quality of life and character of Nicollet County. This chapter highlights existing facilities that provide recreational and natural uses in the county.

Chapter 8 – Implementation

The final chapter of the Comprehensive Plan provides a summary of the potential actions that can be completed to implement the plan. These activities range from the continuation of current practices, to the development of follow up studies. This chapter should be referred to on a regular basis to identify tasks that can help the county make progress towards its goals.



Nicollet County Transportation System



Nicollet County Natural Resources System

2: COUNTY CONTEXT

The characteristics of a place are directly tied to how people live, work, and spend their time. Understanding these aspects, and the history behind them, helps communities to plan for a future that preserves important features and reacts to changes to achieve their desired vision. The following chapter provides an overview of current and historic trends for Nicollet County. The information provided in this chapter was collected during the plan development process, serving as a snapshot of existing conditions at the time the plan was updated. The sources identified herein should be referenced periodically to determine if more current data has become available as the plan ages.

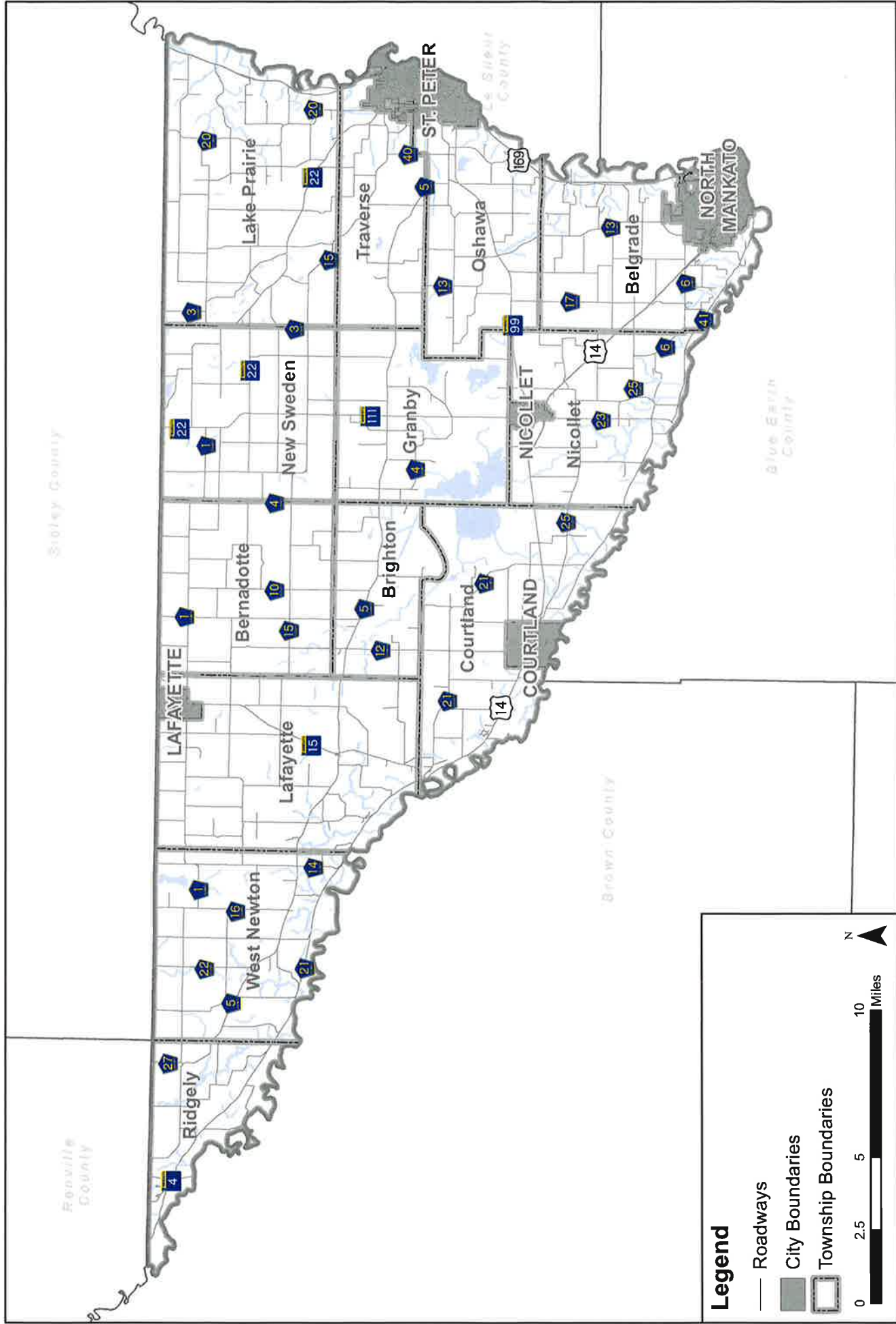
Region

Nicollet County is in south-central Minnesota, to the southwest of the Twin Cities metropolitan area. The 2010 U.S. Census indicates 32,727 people reside within the county. There are 13 townships and five cities within the 467 square miles of Nicollet County. The largest regional population center is the City of North Mankato, with a population of more than 13,394 people. The City of Saint Peter is the second-largest population center, with a population of 11,196 residents.

Nicollet County is bordered by five other counties, as shown in [Figure 1](#), many with similar physical and economic characteristics. The presence of the City of Mankato to the south, contributes to the region's status as a hub for economic activity. This is a factor in the relationship between residency and place of work throughout the region. In 2017, over half of the jobs within Nicollet County were held by residents from another county.



Nicollet County Landscape



Nicollet County

Nicollet County 2040 Comprehensive Plan

Figure 1

Demographics

A study of historic and current demographics of Nicollet County sets the stage for understanding the social and human characteristics of its residents. It is not assumed that these trends will remain constant through the life of the plan. However, this data provides a baseline to be reviewed and built upon. A majority of the data presented in this section utilizes 2010 U.S. Census data, 2018 American Community Survey ("ACS") estimates, and 2018 Minnesota Demographer ("Demographer") estimates.

Three elements of population (historic, current, and future) were reviewed to inform long-range planning efforts. Historic and current population totals can be used to influence future population projections.

- **Historic population** totals speak to how the county's population has grown and changed over the years.
- **Current population** of city and township demographics
- **Population projections** estimate the size and general location and characteristics of the population in the future.

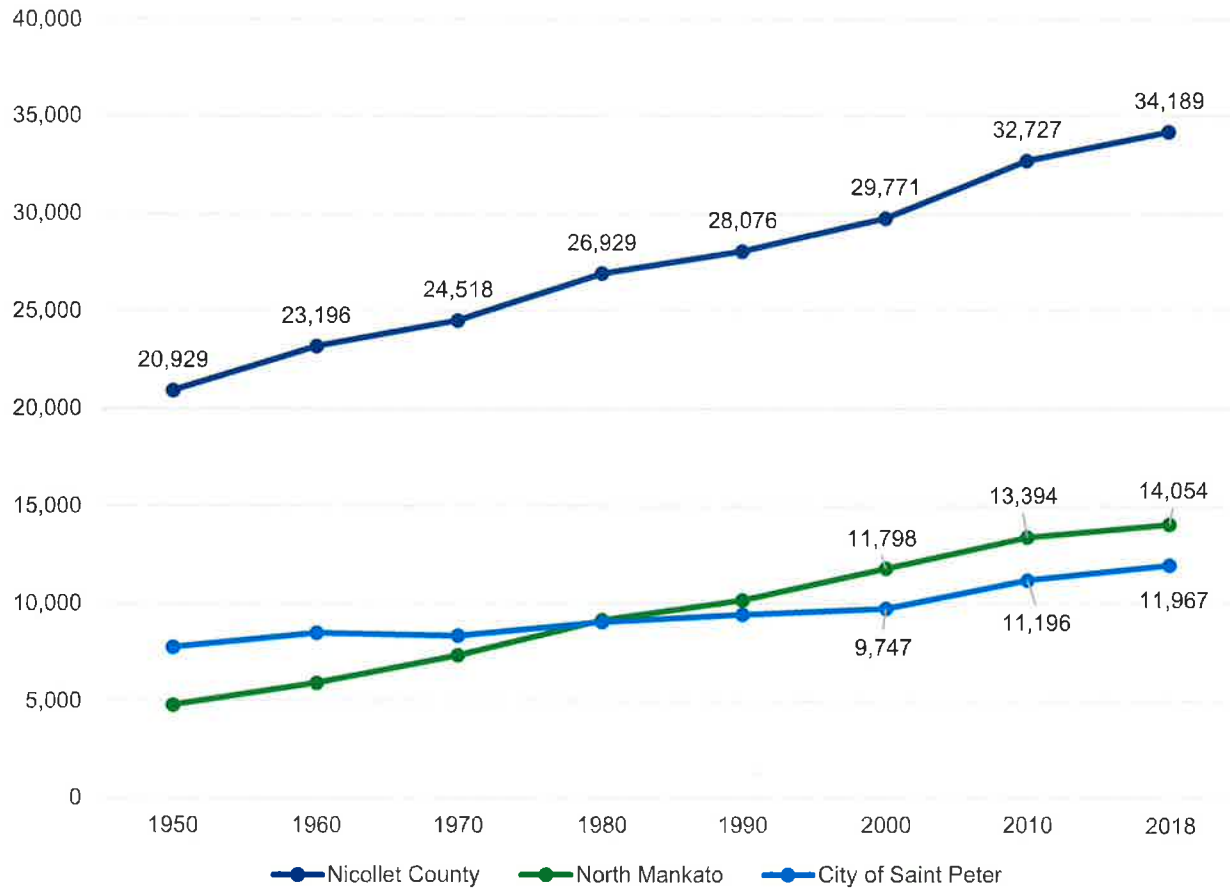
Characteristics of the historic and current population totals are explored throughout this section, including population centers and age distribution. These characteristics provide another layer of information that can inform issues and opportunities for Nicollet County, and that can be used to inform the decision-making process. For example, increases in certain age groups can result in changing housing needs and a shift in desired development types.

Historic Population

For the past 60 years, Nicollet County has maintained a steady growth rate of at least four percent between each Decennial Census (10-year increments). The largest population increase (9.9 percent) over the last 50 years occurred between the last two Decennial Census counts (2000 and 2010). The City of North Mankato has a large influence on the county's population growth, comprising over 40 percent of the total population in 2018 according to the Demographer's estimates. [Figure 2](#) displays the historic population trends from 1950 to 2018 for Nicollet County, the City of Saint Peter, and the City of North Mankato. The significant increase in Nicollet County's population growth between 2000 and 2010 is mostly the result of a major increase in the populations of the Cities of North Mankato and Saint Peter (13.5 and 14.9 percent respectively) for the same time period.

A period of steady growth from 1950 to 2000 was followed by a decade of fairly rapid growth from 2000 to 2010. The total population of Nicollet County grew from 29,771 to 32,727 over the course of this decade, a net increase of 2,956 residents. The county's cities, or urban areas, experienced a majority of this growth. Net migration (relocation of people to the city) is a key component of this growth. In 2000, 79 percent of the population resided within the cities. In 2010, this percentage grew to 82 percent.

Figure 2. Nicollet County Historic Population, 1950 - 2018



Source: U.S. Census, 1950-2010; Demographer, 2018

According to the Demographer's 2018 population estimates, the population of Nicollet County was estimated to be 34,189 residents according to the Demographer 2018 population estimates. Of this total, 28,311 residents (83 percent) lived in the county's cities (the Cities of North Mankato, Saint Peter, Nicollet, Courtland, and Lafayette), with the remaining 5,878 residents (17 percent) living in the county's 13 townships. Over the last 28 years, the percentage of the county's population within the five cities has increased.

Current Population

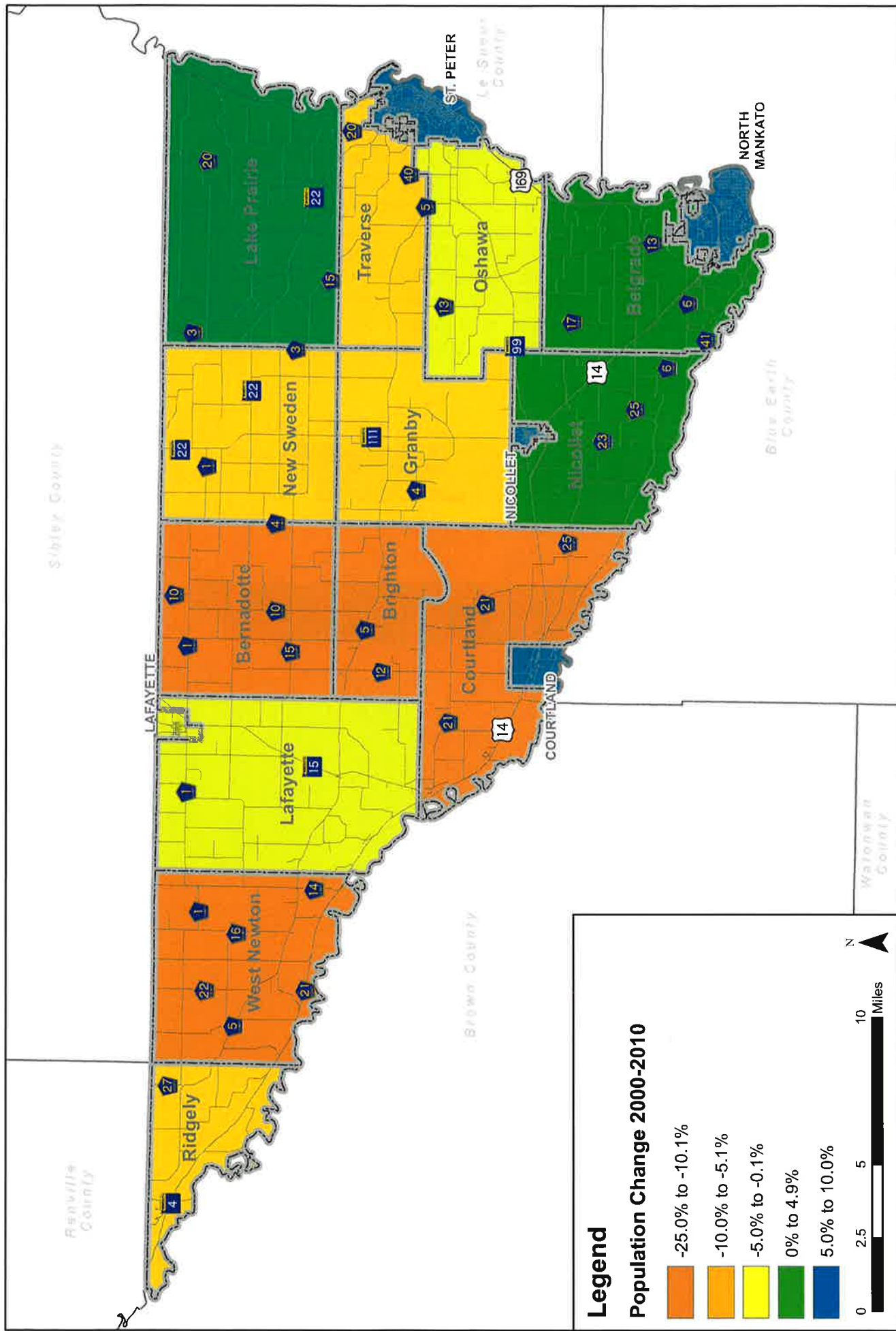
City and Township Population Change

A review of the county's overall population change only tells part of the story. Each city and township within Nicollet County experienced individual population change, which can inform characteristics throughout the county. **Table 1** highlights the population change experience in each jurisdiction between 2000, 2010, and 2018. **Figure 3** displays the difference in percent change between 2000 and 2010. Between 2000 and 2010, most of the population increase for cities and townships occurred in the southern and eastern portions of the county. This is consistent with the large population increase experienced in the Cities of North Mankato and Saint Peter. Townships with a population decrease of 10 percent or more during that same timeframe included Bernadotte, Brighton, Courtland, and West Newton Townships.

Table 1. City and Township Population Change, 2010 to 2018

Geography	2000 Population	% Percent Change 2000- 2010	2010 Population	Percent Change 2010- 2018	2018 Population (Estimate)
City of Courtland	538	13.6%	611	9.0%	666
City of Lafayette	529	-4.7%	504	-4.0%	484
City of Nicollet	889	22.9%	1,093	4.3%	1,140
City of North Mankato	11,798	13.5%	13,394	4.9%	14,054
City of Saint Peter	9,761	14.7%	11,196	6.9%	11,967
Belgrade Township	1,033	1.8%	1,052	1.3%	1,066
Bernadotte Township	346	-19.7%	278	-3.6%	268
Brighton Township	169	-11.8%	149	-2.0%	146
Courtland Township	715	-11.9%	630	-4.1%	604
Granby Township	259	-5.0%	246	-4.9%	234
Lafayette Township	724	-4.1%	694	0.1%	695
Lake Prairie Township	638	5.3%	672	-0.1%	671
New Sweden Township	326	-8.9%	297	-5.7%	280
Nicollet Township	511	3.1%	527	-0.9%	522
Oshawa Township	525	-4.4%	502	3.0%	517
Ridgely Township	126	-8.7%	115	-7.8%	106
Traverse Township	367	-9.0%	334	3.3%	345
West Newton Township	517	-18.2%	423	-1.9%	415

Source: U.S. Census, 2000 and 2010; Demographer, 2018



Population Change in Cities and Townships, 2000-2010

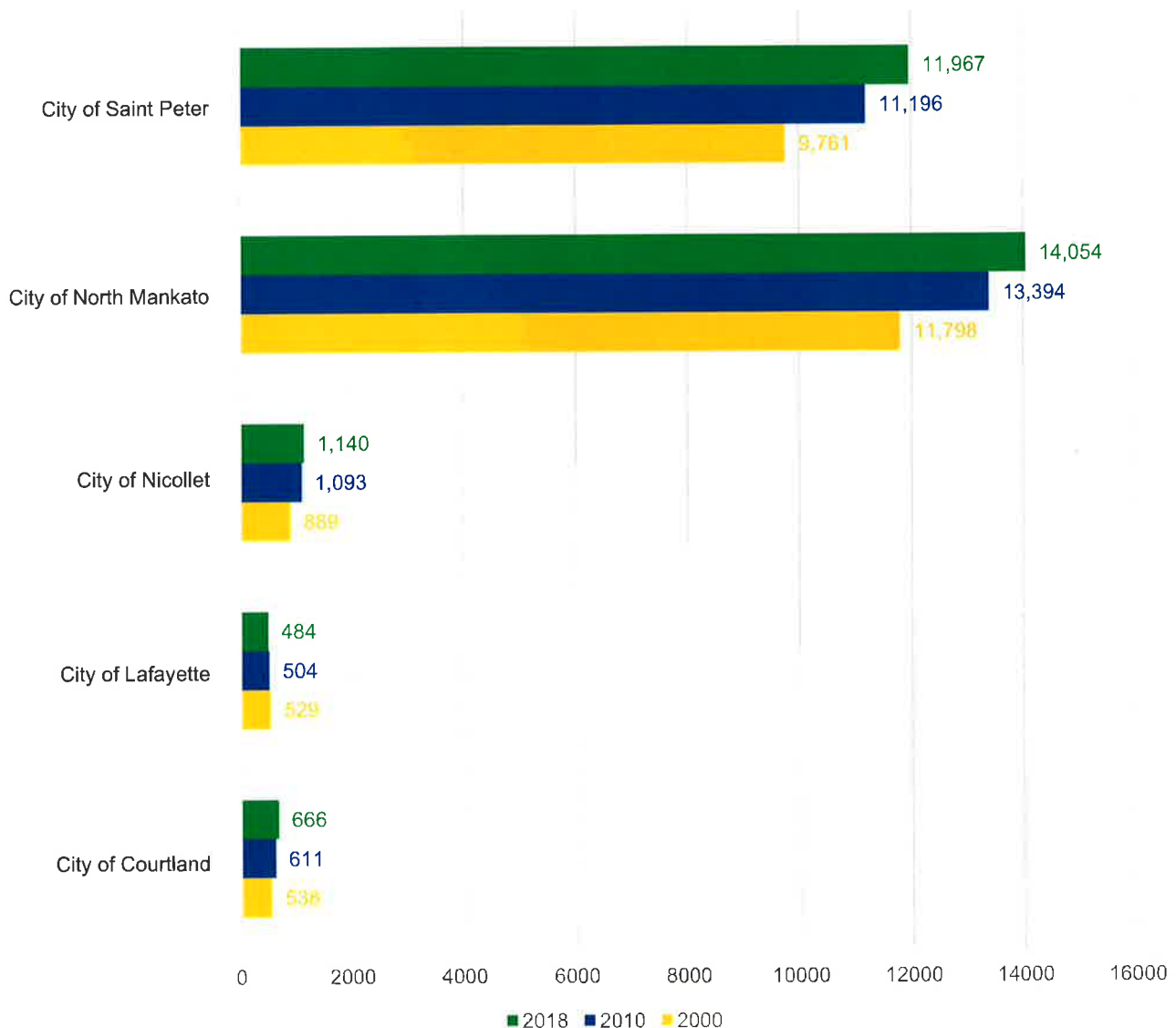
Nicollet County 2040 Comprehensive Plan

Source: US Census, 2000 and 2010

Figure 3

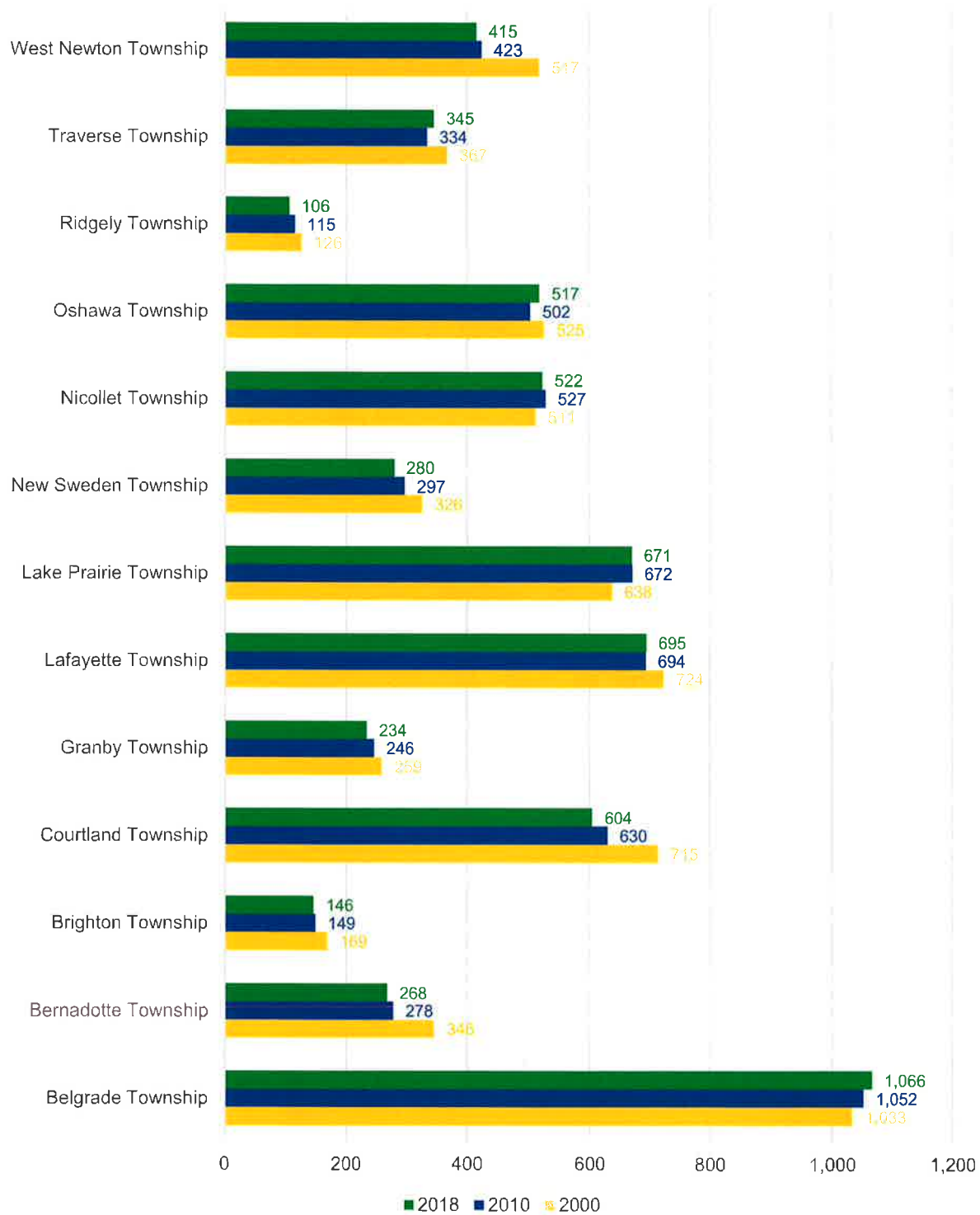
Population estimates for 2018 are generally consistent with historic population trends. **Figure 4** and **Figure 5** display the historic population trends from 2000 to 2018 for the cities and townships within Nicollet County. **Figure 6** compares the percent change between 2010 and 2018 in a geographic format. The Demographer's 2018 population estimates provide a calculated assumption of the population, based on an understanding of changes in the state and region. Some townships that lost population between 2000 and 2010 appear to be reversing the trend, including Lafayette and Oshawa Townships. Additionally, the rapid growth in the Cities of North Mankato and Saint Peter steadied in 2018, reducing from 13.5 and 14.7 percent increases from 2000 to 2010, respectively, to 4.9 and 6.9 percent increases between 2010 and 2018, respectively. The rate of population change for many of the townships throughout the county remained consistent from 2000 to 2010 and from 2010 to 2018.

Figure 4. City Population Estimates, 2018

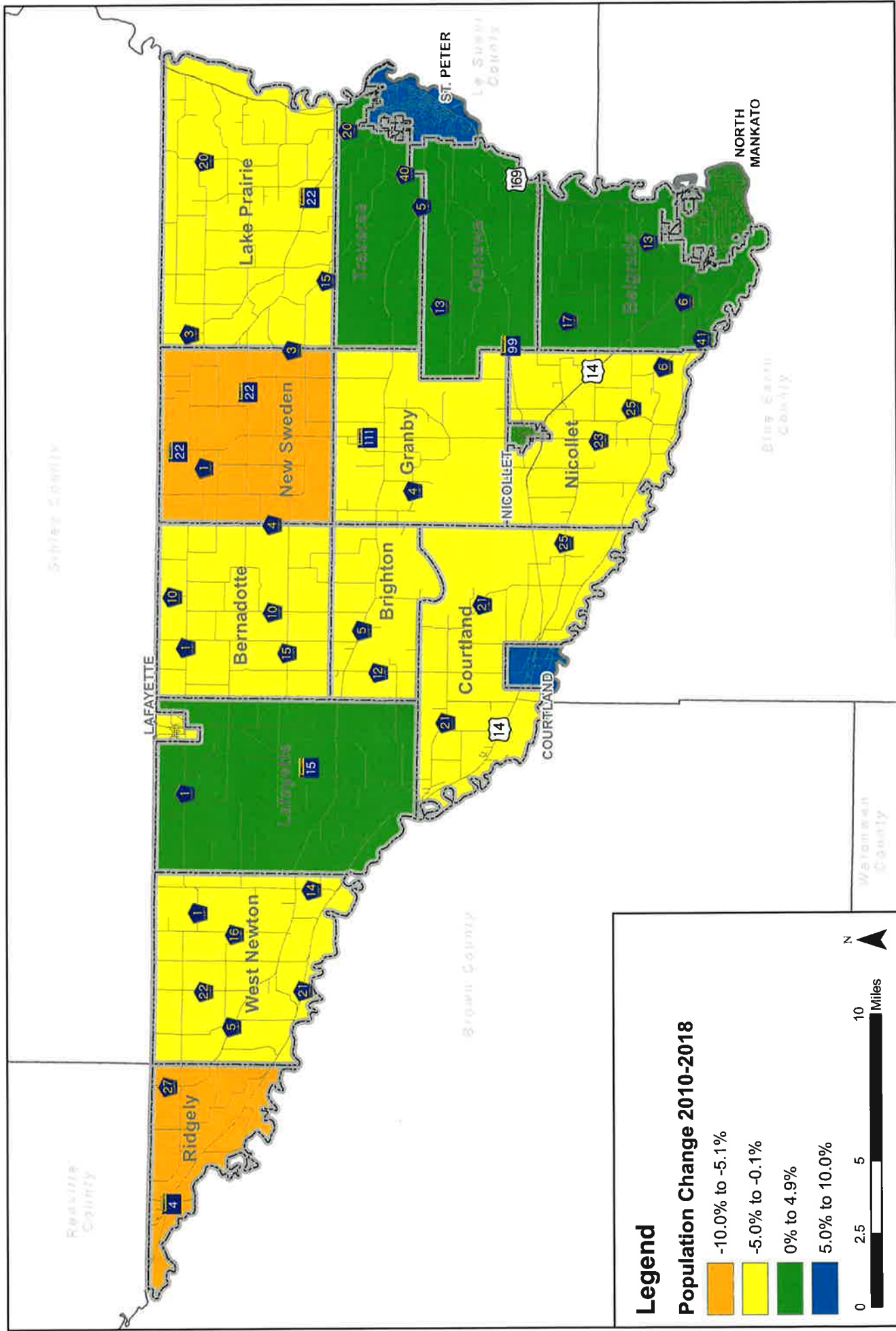


Source: U.S. Census, 2000 and 2010; Demographer, 2018

Figure 5. Township Population Estimates



Source: U.S. Census, 2000 and 2010; Demographer, 2018



Population Change in Cities and Townships, 2010-2018

Nicollet County 2040 Comprehensive Plan

Source: US Census, 2010; Demographer, 2018

Figure 6

Median Age

Long-range planning must account for total population change, as well as changes in the size of population subgroups that have differing needs, for example young children and the elderly. **Table 2** provides age statistics for Nicollet County as a whole, as well as the jurisdictions within the county. In 2018, the median age of all county residents was estimated to be 36.3 years. Over the last 18 years, the median age for the county has increased.

Table 2. Median Age, 2010 to 2018

Geography	2000 Median Age	2010 Median Age	2018 Median Age
Nicollet County	32.6	34.1	36.3
Cities*	35.7	35.5	34.8
Townships	37.9	45.3	45.8
City of Saint Peter	24.7	27.5	30.1
City of North Mankato	33.3	35.5	37.7

*The Cities of Saint Peter and North Mankato were excluded. To exclude the Cities of Saint Peter and North Mankato, U.S. Census data was retrieved for the individual cities and townships. The median age is the weighted average of the medians of the component cities and townships, based on population.

Source: U.S. Census, 2000 and 2010; ACS, 2018

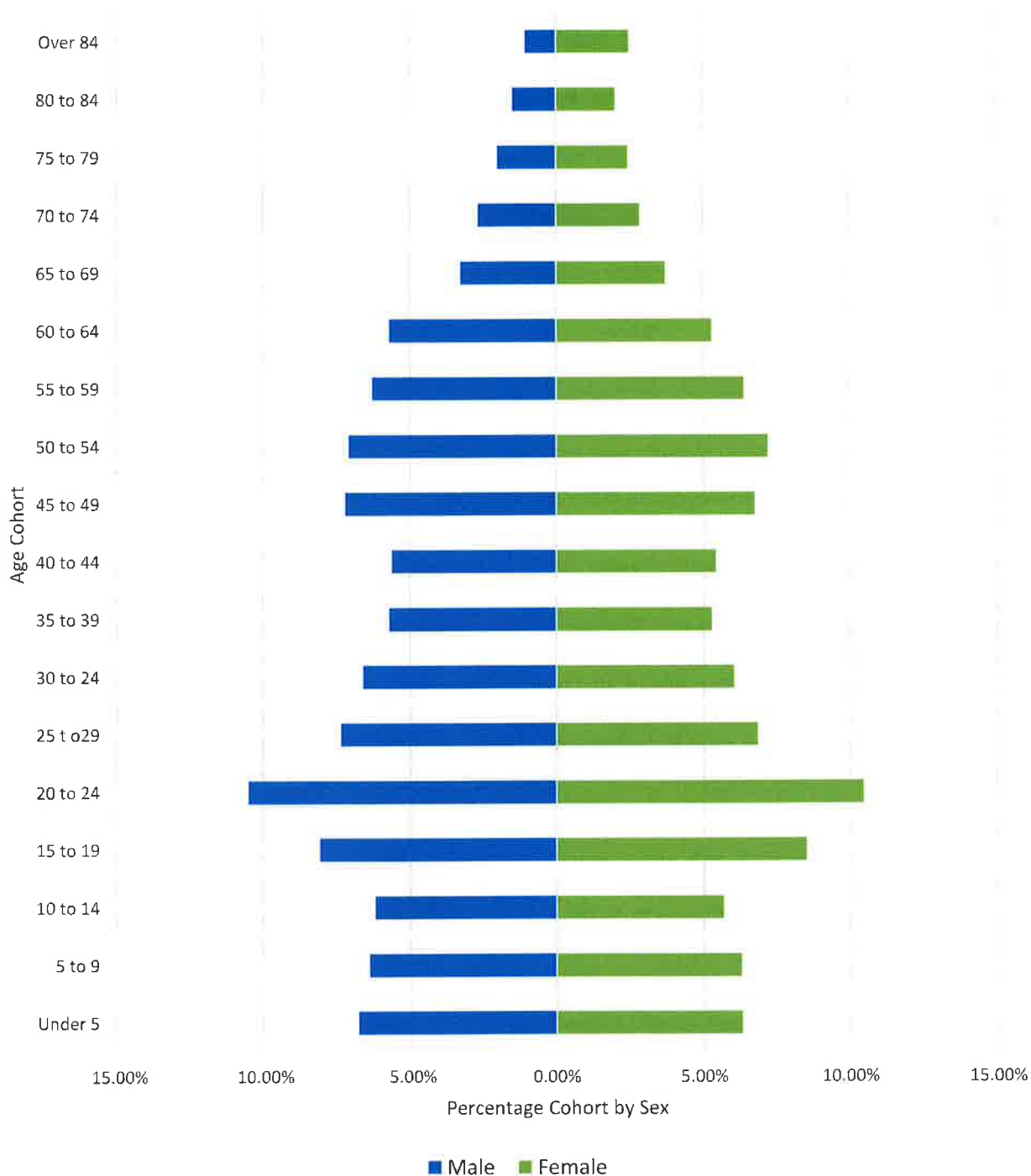
In 2018, the median age for Nicollet County (36.3 years) was slightly lower than the median age for the State of Minnesota (37.9 years). As shown above, from 2010 to 2018, the median age of county residents experienced an increase of 3.7 years. The two larger cities experienced a similar rise in median age over the same time period, while the three smaller cities experienced a slight decrease. In 2018, the City of Saint Peter had the lowest median age of 30.1 years. The presence of Gustavus Adolphus College within the city was a contributing factor to the lower median age. In 2018, the townships had a median age of 45.8 years, which was higher than the cities and county overall. The median age of township residents experienced a slight increase from 2010 to 2018, compared to the large increase from 2000 to 2010.

Age Distribution

Analysis of the distribution of age and gender groups of a community can reveal potential population shifts and changing development needs. A population pyramid is a tool used to analyze the distribution of population by age and sex. **Figure 7** displays a pyramid that analyzes the 2010 U.S. Census data for the county. The largest age group is 20 to 24, totaling 21 percent of the total population. The presence of Gustavus Adolphus College contributes to this statistic.

Excluding the 20 to 24 age group, small bulges from 15 to 19 and 25 to 29 indicate the presence of young families. Another bulge from 50 to 64 is typical, given the Baby Boomer Generation. Overall, the shape of the pyramid is fairly consistent from top to bottom, displaying a stable population. Potential changes to the various age groups should be used to understand changing needs of the county through the long-range planning process, including housing and transportation.

Figure 7. Population Pyramid, 2010



Source: U.S. Census, 2010

Population Projections

Projecting the future population of a community provides valuable information for understanding changes in demographics and corresponding needs that should be addressed through long-range planning. Population projections for the next 20 years are generally an educated guess based on historic trends that provide a baseline for understanding the future populations.

The Demographer develops population estimates and projections for counties and cities throughout the state for long-range planning purposes. This information is updated on a rotating basis, and new information should be reviewed to assess potential changes to the Comprehensive Plan.

The Demographer established 2018 population and household estimates for Nicollet County and the jurisdictions within. These estimates utilized the 2010 U.S. Census count, matched with various data sources and trends to estimate the population of county for recent years. The 2018 population estimate for Nicollet County was 34,189 residents, with a total of 12,961 households.

Population projections, or forecasts of the future population, are also created by the Demographer. The Demographer publishes new projections every five years. The current data from the Demographer projects the future population for each county through 2050. These projections were established in 2017, using estimates available at that time. The 2018 estimates surpassed the 2020 projection. New projections should be reviewed and included in the plan when available. [Table 3](#) outlines the population projections for 2020 to 2050. By 2040, Nicollet County is projected to have 35,120 residents, an increase of 2.7 percent from 2018. These population projections were used throughout the Comprehensive Plan to predict the future population and the county's potential needs.

Table 3. Population Projections, 2018 to 2050

Year	Population	% Change
2018	34,189	--
2020	33,965	--
2025	34,449	1.4%
2030	34,748	0.9%
2035	34,976	0.7%
2040	35,120	0.4%
2045	35,228	0.3%
2050	35,397	0.5%

Source: Demographer, 2018 (estimates); Demographer, 2017 (projections)

Analyzing the projected population for the county in 2040 tells only part of the story. Considering the characteristics of the projected population also provides insight to the county's potential needs. The location, or areas of growth and decline, throughout the county is one of the characteristics that should be considered. While the Demographer does not provide population projections for each individual city and township, historic trends can be applied to provide insight on the changes in growth areas. As discussed above, the percentage of the population living outside of the county's five cities has been decreasing over the last few years. The population reduction in rural areas is being experienced across the Midwest and may be a trend that will continue into the future.

The trend of shifting populations from townships to cities was used to assess the changes in population. For the purposes of this analysis, the local jurisdictions were broken into three categories: Major Cities (the Cities of North Mankato and Saint Peter), Small Cities (the Cities of Courtland, Lafayette and Nicollet), and Townships. According to the Demographer's 2018 population estimates, the Major Cities account for 76 percent of the county's population (representing a growth of one percent in eight years). This increase aligns with the decrease of the Township's share of the county's population, from 18 percent in 2010 to 17 percent in 2018. These changes in the percentage of the county population can then be applied over the next 22 years, assuming the same rate of change, to understand future population locations. Using this methodology, it is assumed that the percentage of the population living in the Major Cities will grow by 0.11 percent annually. Using these assumptions, by 2040, 77 percent of the Nicollet County population will reside in the Cities North Mankato or Saint Peter. **Table 4** highlights the changes between the historic (2010), current (2018), and projected (2040) populations for the county, Major Cities, Small Cities, and Townships.

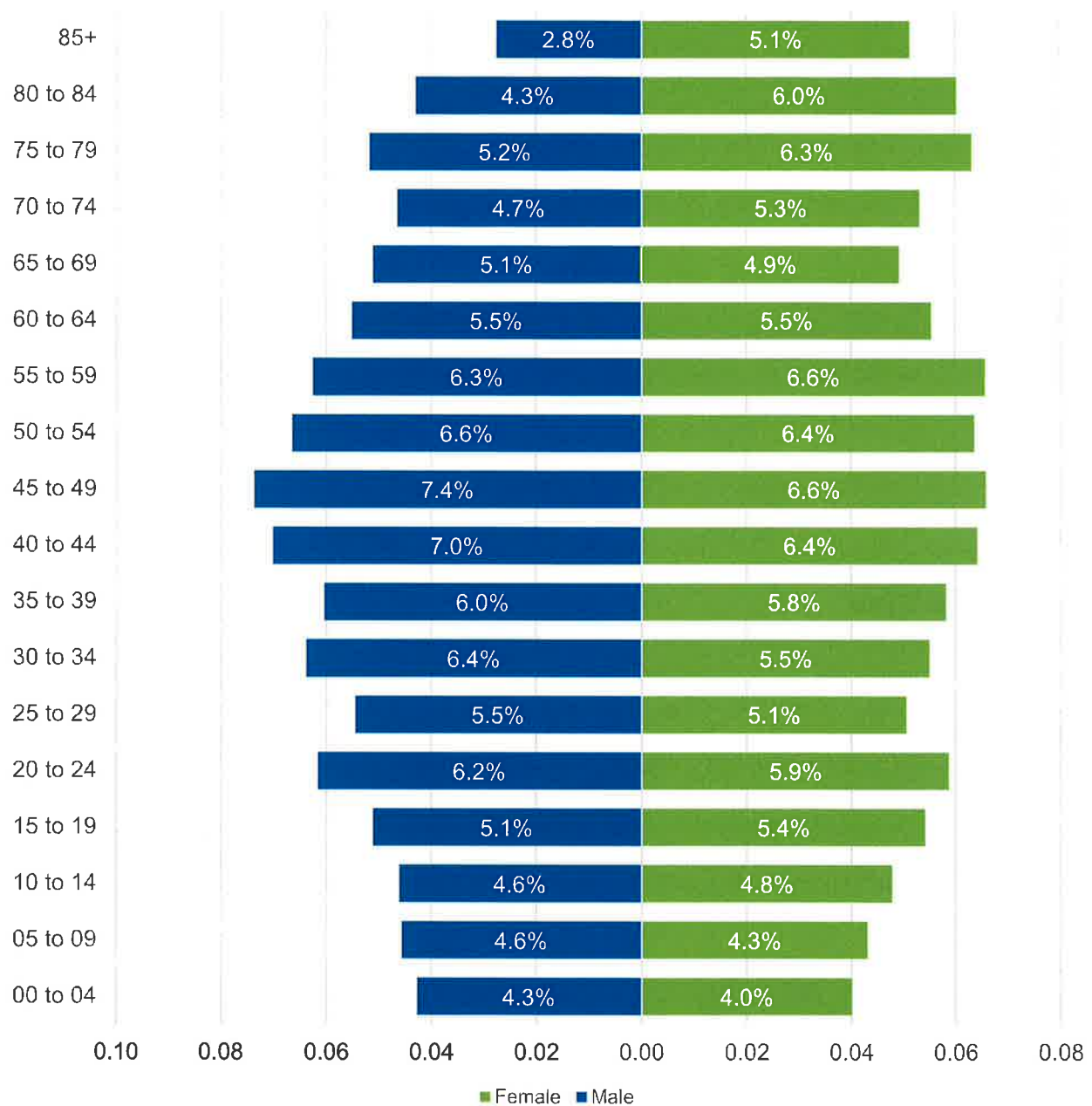
Table 4. Population Change by Location

	2010		2018		2040	
	Population	Percentage of County	Population	Percentage of County	Population	% of County
Major Cities	24,590	75.2%	26,303	76.1%	26,962	76.9%
Small Cities	2,208	6.7%	2,290	6.7%	2,290	6.5%
Townships	5,919	18.1%	5,869	17.2%	5,795	16.5%
Total County	32,717	--	34,189	--	35,047	--

Source: U.S. Census, 2010; Demographer, 2018

Another characteristic of the projected population is the percentage of the population in various age groups. The Demographer's 2040 population projections also include projections of the size of age groups in 2040. **Figure 8** provides the projected 2040 population pyramid by age group. In 2010, the two largest age groups within Nicollet County were 20 to 30 and 45 to 60. In 2040, the 45 to 49 age group is projected to be the largest group, accounting for 14 percent of the county's total population. The 20-30 age group continues to have a large presence in these projections as well. The percent of the population over 65 is poised for a substantial increase over the next 20 years, growing from 12 percent in 2010, to 25 percent by 2040. This trend is consistent with other jurisdictions throughout the region. Between 2010 and 2018, this age group is estimated to have grown by 23 percent.

Figure 8. Population Pyramid, 2040



Source: Demographer, 2040

Housing

An understanding of the current conditions of an area is not complete without a review of the characteristics of where the population lives. Existing housing characteristics are discussed throughout this section and provide a snapshot of the current housing situation.

Occupancy Status

Ownership data provides an estimate of the percentage of the housing units that are occupied by renters or owners, versus vacant units. The ACS estimated that in 2017, there was a total of 13,330 households in Nicollet County. Of these households, 95 percent were identified as occupied, with the remaining five percent (or 668 households) identified as vacant. **Table 5** compares the occupancy statistics for 2010 and 2018. Nearly 73 percent of the occupied households were estimated to be owner-occupied homes, with renters occupying the remaining households. The 2017 estimates represent an increase of approximately 600 households from 2010, with the occupancy and vacancy characteristics remaining consistent with data collected in the 2010 U.S. Census.

Table 5. Household Occupancy, 2010 to 2018

Occupancy Characteristic	2010 U.S. Census		2018 ACS Estimates	
	Households	Percent	Households	Percent
Owner Occupied	8,965	69.6%	9,087	69.6%
Renter Occupied	3,236	25.2%	3,323	25.5%
Vacant	672	5.2%	644	4.9%
Total	12,873	--	13,054	--

Source: U.S. Census, 2010; ACS, 2018

Household Size

Household size defines the average number of people living within a household. This number includes both family and non-family living arrangements (e.g., unrelated individuals who share the same living space and function as a single economic unit). Institutional and non-institutional group quarters (e.g., college dormitories or assisted living facilities) are not included in the household count. **Table 6** compares the 2018 household size for Nicollet County as a whole to the Cities of North Mankato and Saint Peter. The 2018 ACS estimates indicated the largest household size group was two-person households, representing 39 percent of all Nicollet County households. One-person households were the second largest contingent with 26.5 percent. However, this was due largely to households within the Cities of Saint Peter and North Mankato. When these cities are removed from the calculations, households with four or more people become the second largest category.

Table 6. Household Size, 2018

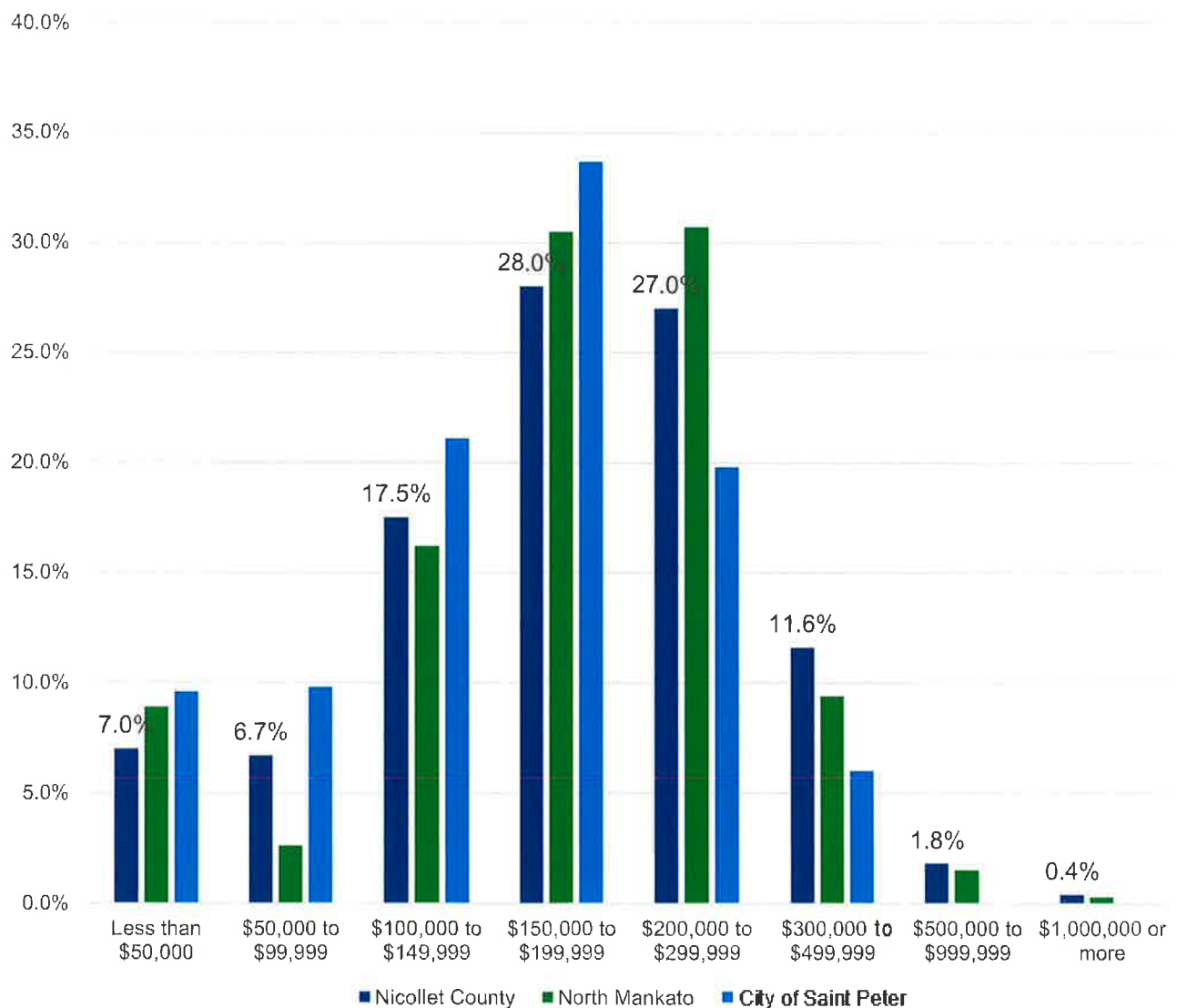
Household Size	Nicollet County		Cities of Saint Peter and North Mankato		Nicollet County without the Cities Saint Peter and North Mankato	
	Households	Percent	Households	Percent	Households	Percent
1-person	3,377	26.5%	2,812	29.4%	565	17.8%
2-people	4,963	39.0%	3,619	37.8%	1,344	42.4%
3-people	1,743	13.7%	1,287	13.4%	456	14.4%
4 or more people	2,655	20.8%	1,851	19.3%	804	25.4%
Total	12,738	--	9,569	--	3,169	--

Source: ACS, 2018

Median Housing Values

According to the 2018 ACS estimates, nearly 30 percent of the owner-occupied households in Nicollet County range in value between \$150,000 and \$199,999. **Figure 9** compares the 2018 housing values of Nicollet County to the housing values of the Cities of North Mankato and Saint Peter. The 2018 median housing value in Nicollet County was \$182,100. The median housing value in the City of North Mankato was slightly higher at \$183,700, while the median housing value in the City of Saint Peter was \$166,000. Higher home values tend to correlate with the age of housing stock, square footage, and the number of rooms. The median housing value for Nicollet County was the second highest of the five surrounding counties. Le Sueur County's 2018 median housing value was estimated to be the highest at \$197,600, while Renville County's median housing value was estimated to be the lowest at \$102,700.

Figure 9. Median Housing Values, 2018

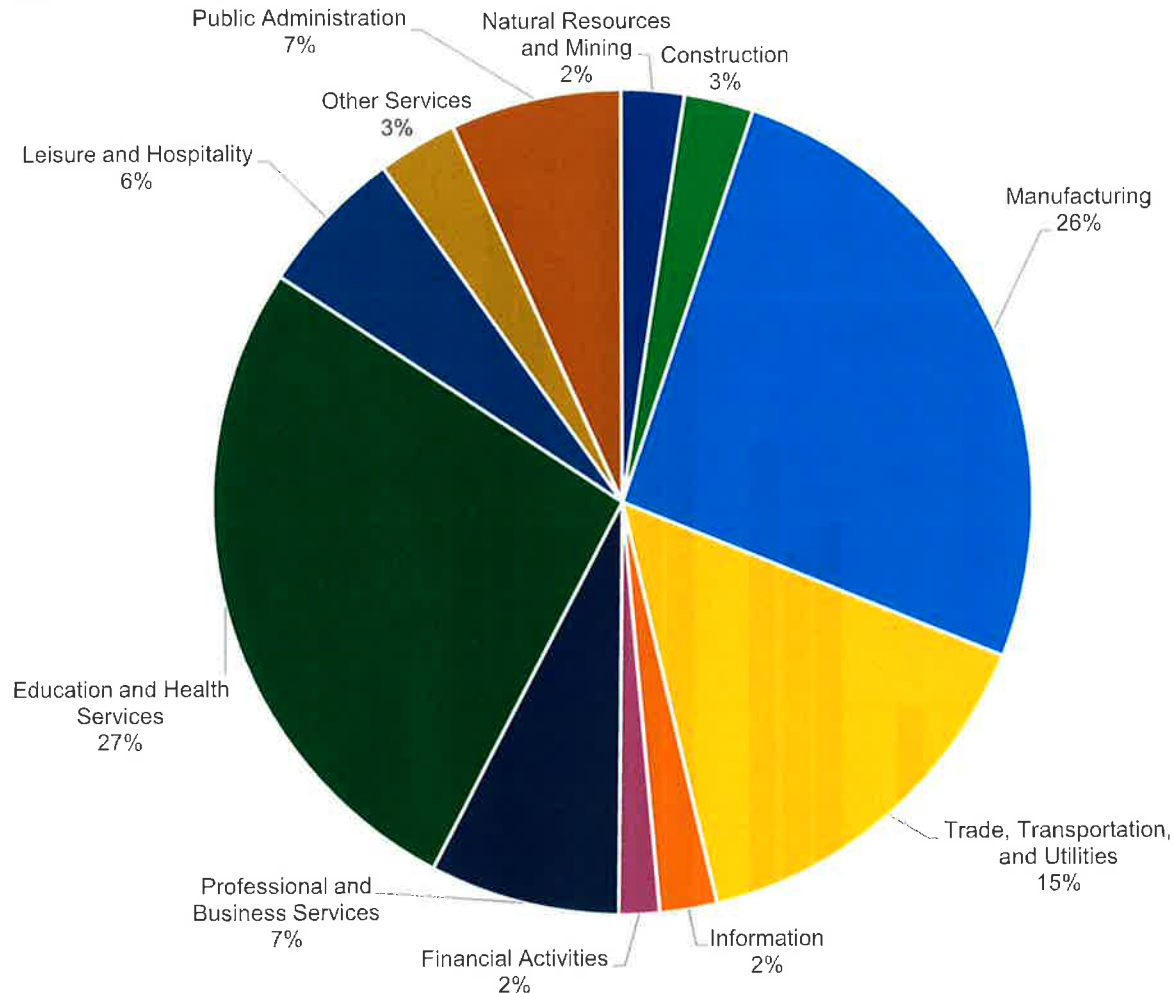


Source: ACS, 2018

Employment

The Minnesota Department of Employment and Economic Development (“MnDEED”) monitors employment statistics throughout the State of Minnesota. The number of employees by industry, number of establishments, and average wages are all monitored for Nicollet County. According to MnDEED, a total of 15,187 employees were recorded in Nicollet County in the third quarter (July to September) of 2019. Most of the jobs (3,939) were identified within the manufacturing category. **Figure 10** breaks down the total number of employees across 11 industries. In the third quarter of 2019, the average weekly wage across all industries was \$905. The professional and business services industry represented the highest average weekly wage at \$1,260. The information industry represented the second highest average weekly wage at \$1,127. The leisure and hospitality industry represented the lowest average weekly wage at \$292.

Figure 10. Employment by Industry



Source: MnDEED, Third Quarter 2019

Existing Employment Flows

The available jobs within Nicollet County are not necessarily held by residents of the county. Conversely, Nicollet County residents may hold jobs located outside of the county. Nearly 5,500 residents both live and work in the county. In 2017, of the 16,095 available jobs in Nicollet County, over 65 percent were held by residents outside of Nicollet County. Additionally, 67 percent of Nicollet residents travel to locations outside of Nicollet County for employment.

Projected Labor Force

In addition to the future population projections produced by the Demographer, future labor force projections were also produced for 2030. [Table 7](#) defines the projected labor force for Nicollet County. The Demographer estimated a total of 19,517 individuals within the active labor force in Nicollet County in 2015, and that number was projected to increase to 19,660 by 2030. This represents an increase of 0.7 percent over 15 years. These labor force projections are further detailed by age group from 16 to 75 and over. In 2015, the age group of 35 and 54 represented nearly 37 percent of the labor force in Nicollet County. In 2030, this same age group is expected to grow to 41.7 percent of the labor force. The labor force between the ages of 16 and 29 is estimated to decrease from 28.9 percent in 2015, to 24.2 percent in 2030.

Table 7. Projected Labor Force, 2015 to 2030

	2015		2020		2025		2030	
	Total	%	Total	%	Total	%	Total	%
16 to 19	1,279	6.6%	1,131	5.7%	1,117	5.6%	985	5.0%
20 to 24	2,283	11.7%	2,206	11.1%	1,967	9.9%	1,946	9.9%
25 to 29	2,077	10.6%	2,194	11.0%	2,094	10.5%	1,829	9.3%
30 to 34	2,098	10.7%	2,116	10.6%	2,222	11.2%	2,123	10.8%
35 to 44	3,596	18.4%	4,027	20.2%	4,301	21.7%	4,419	22.5%
45 to 54	3,604	18.5%	3,284	16.5%	3,392	17.1%	3,783	19.2%
55 to 59	2,026	10.4%	1,957	9.8%	1,641	8.3%	1,616	8.2%
60 to 64	1,594	8.2%	1,738	8.7%	1,669	8.4%	1,401	7.1%
65 to 74	786	4.0%	1,043	5.2%	1,206	6.1%	1,229	6.3%
75+	174	0.9%	197	1.0%	254	1.3%	329	1.7%
TOTAL	19,517	--	19,893	--	19,863	--	19,660	--

Source: Demographer, Center Labor Force Projections, 2017

Physical Environment

River, Lakes, and Wetlands

There are numerous lakes and wetlands in Nicollet County, along with the Minnesota River. These water resources support wildlife habitat, scenic views, and recreational activities. Historically, these water resources facilitated the growth of population centers, including the cities within the county.

Nicollet County is traversed by miles of the Minnesota River, which serves as the complete southern and eastern boundaries of the county. The county crosses two watersheds, the Minnesota River-Mankato Watershed and the Lower Minnesota River Watershed. The Minnesota River is connected to numerous tributaries within Nicollet County, including:

- Little Rock Creek
- Eight Mile Creek
- Fort Ridgely Creek
- Nicollet Creek
- Barney Fry Creek
- Roberts Creek
- Swan Lake Outlet
- Seven Mile Creek
- Fritsche Creek
- Heymans Creek
- Swan Lake
- Middle Lake
- Mud Lake
- Duck Lake
- Rice Lake
- Peterson Lake
- Erickson Lake
- Oak Leaf Lake
- Horseshoe Lake
- Clear Lake
- Little Lake



Wetland in Nicollet County

Swan Lake is a very important resource for Nicollet County, both as a natural resource and as an element of its identity. Swan Lake is 9,346 acres in size, and is considered the largest prairie pothole lake in North America. Currently, five county ditches and two streams drain into the lake, with one ditch outlet at the southern end of Swan Lake. The lake and the surrounding area provide habitat for a variety of wildlife and natural resource areas.

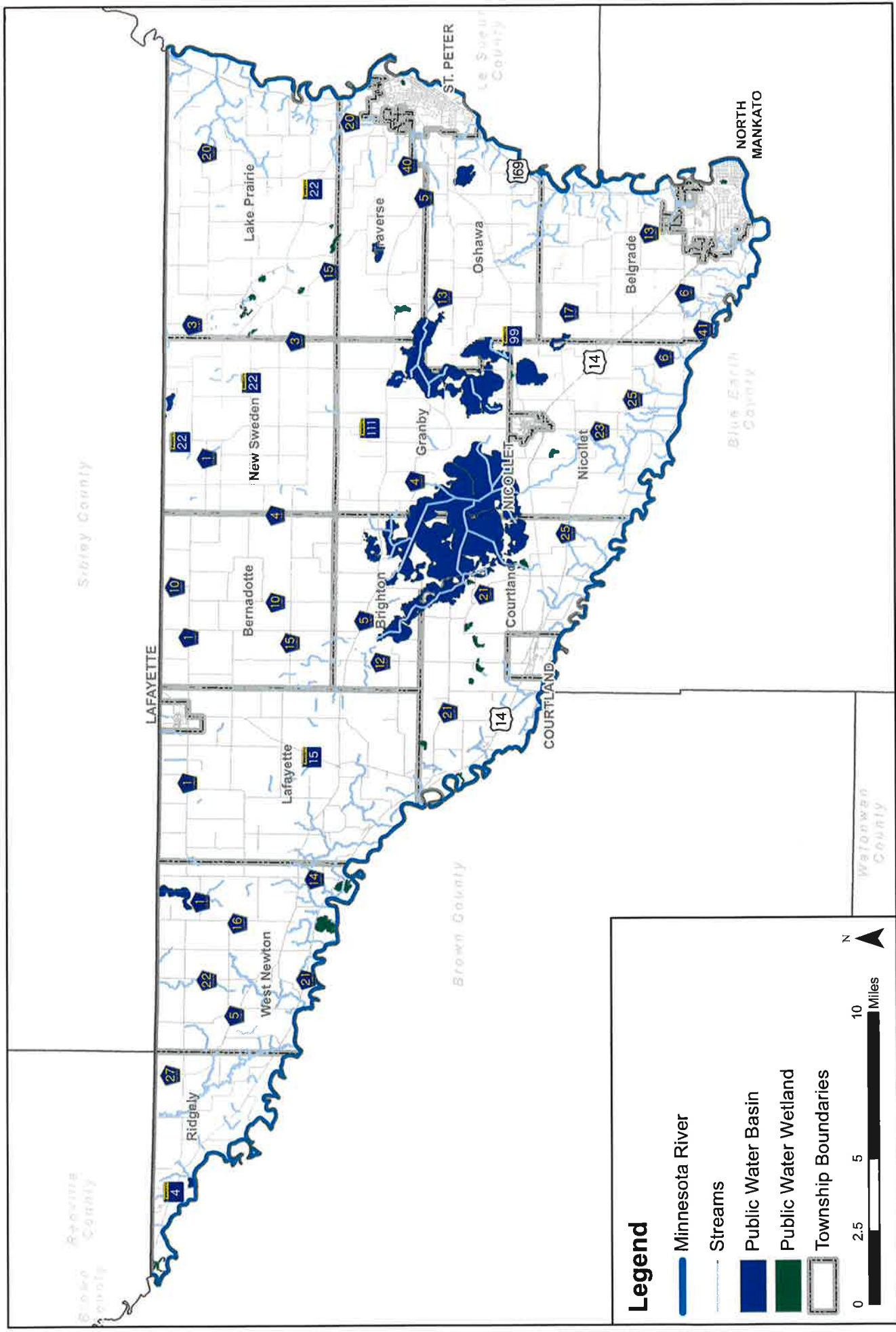
Wetlands perform numerous services, including wildlife habitat for a diversity of fish, wildlife, and vegetative species, as well as recreation and the critical function of surface water filtration. Wetland protection is directed by a variety of regulatory programs (e.g., the Wetland Conservation Act) managed by Nicollet County and the State of Minnesota. These wetlands extend beyond the named lakes and Minnesota River within the county, and include smaller ponds, ditches, and marshes. The Minnesota Department of Natural Resources ("DNR") identifies public waters throughout the State of Minnesota that

are under its regulatory jurisdiction. These wetlands are an important part of the natural resources fabric in the state, and include specific regulations and permitting for water use and development. **Figure 11** displays the locations of public water wetlands and public water basins in Nicollet County.

Many of the existing waterbodies within Nicollet County are public, and therefore many responsibilities associated with their protection and maintenance rest with governmental entities. Waterbodies can be negatively impacted by land use activities if regulations and protections are not established and property properly managed. Nicollet County will continue to promote water quality in partnership with its current partners. Development considerations will support the natural resource planning efforts of the county as well as the policies and regulations of local, regional, state, and federal entities.



Minnesota River in Nicollet County



Rivers, Lakes, and Wetlands

Nicollet County 2040 Comprehensive Plan

Source: MnDNR

Figure 11

Topography

The topographical and physical characteristics of Nicollet County have extensive variety. Sharp, deep valleys break the continuity of the plains near the river and streams within the county. Except for the major valleys, the surface is flat to gently rolling, and is marked by numerous broad, shallow depressions with poorly drained marshes. The larger streams in the county are characterized by a series of terraces. The varying topography contributes to the beautiful views and recreational opportunities in Nicollet County, but also creates development challenges near steep slopes.

Soils

Land use planning is directly related to the topography and characteristics of soils. Many factors must be considered when selecting the type and intensity of future land use for any given area, including the soil's permeability, hydric content, load-bearing capacity, surface drainage capacity, erosion potential, and the overall ability of the soil to support sustained agricultural production.

The soils of Nicollet County are a primary contributor to the success of the county's agricultural economy. The conversion of areas of prime agricultural soils to non-farm usage has a direct impact on the future of the industry. The National Resources Conservation Service ("NRCS") maintains the Soil Survey Geographic Database ("SSURGO"), the most comprehensive inventory of national soil data. This data identifies various soil types and their corresponding characteristics. There are many soil types scattered throughout Nicollet County, consisting primarily of various loam soils (soil comprised of mostly sand with a small amount of clay). Loam soils are sought after for agricultural use because the soil retains nutrients and drains away excess water. Other soil types, including clay, are more prominent surrounding water bodies.

The SSURGO also identifies individual components of the soils, including slopes and farmland suitability. Soils that may be suitable for agricultural use are classified with a prime farmland attribute. Large portions of Nicollet County are classified with a prime farmland attribute.



Agricultural Field in Nicollet County

3: GOALS AND POLICIES

The establishment of a plan intent, goals, and policies is an important step in the long-range planning process for the county. When developed with public input and supported by stakeholders, these statements can be used to effectively guide growth and development decisions for Nicollet County into 2040. This chapter outlines an overall plan intent statement for the Comprehensive Plan, which is supported by goals and policies specific to each of the plan's elements.

The **Plan Intent Statement** was used to guide the development of the plan, and should be referenced as long-range decisions are made. The goals and policies for each element support the plan intent and can be used as decision-making tools.

The goals and policies of this plan were developed to help guide elected and appointed officials, county staff, residents, and other stakeholders as decisions are made. Each **Goal Statement** provides an outlook for a desired condition in Nicollet County. This may be represented by existing conditions that should be preserved, or by changes that may be needed to achieve that goal. **Policy Statements** provide a course of action that should be considered during decision-making. Policy statements outline considerations that should be applied to the decision-making process, and do not necessarily identify specific actions.

The goals and policies are broken into five categories: Long-Range Planning, Land Use, Transportation, Natural Resources, and Parks and Trails. While these categories set a specific direction for the respective topic, all categories should be referenced during the decision-making process.

Comprehensive Land Use Plan Intent Statement

Nicollet County is a community built from its agricultural heritage, sense of place, and cooperative spirit that will be forward thinking while planning for the future. The county will lead efforts to be sustainable, inviting, and proactive as it works with residents and stakeholders to guide development. Nicollet County will work to preserve infrastructure, the natural environment, and access to a high quality of life through thoughtful planning and innovative actions for the benefit of all residents, current and future.

Long-Range Planning Goals and Policies

Goals

- A. Maintain a collaborative and inviting approach with all county stakeholders.
- B. Provide ways for everyone to be engaged throughout the planning process.
- C. Conserve the high-quality resources within the county, including, but not limited to, drinking water, the Minnesota River, bluff lands, agricultural lands, creeks, and wetlands.
- D. Employ land use practices that provide for the most appropriate use of land and minimize conflicts with existing and future development.
- E. Provide a connected transportation system that considers all modes of transportation, such as vehicular, pedestrian, bicycle, and public transportation, in appropriate locations throughout Nicollet County. Collaborate with local jurisdictions and the Mankato/North Mankato Area Planning Organization ("MAPO") to identify the county's role in multimodal transportation.
- F. Utilize policies and regulations that provide opportunities for future development that meets the needs of county residents and protects existing investments.

Policies

- A. The county will work collaboratively with its local government partners to achieve its long-range planning goals. As policies and regulations are created and implemented, the county will seek input from its partners. The county will collaborate with local governments in their growth planning efforts.
- B. The county will collaborate with local municipalities in growth planning efforts in urban fringe areas. Efforts should be mindful of the planning responsibilities of each jurisdiction, while assessing growth in the urban fringe areas.
- C. The county will maintain relationships with all government levels and public agencies to identify and implement long-range planning solutions.
- D. The county will be proactive in planning efforts to increase its readiness for future trends and development.



Swan Lake

Land Use Goals and Policies

Goals

- A. Support the preservation of agricultural land within the county.
- B. Encourage sustainable agriculture practices to ensure the longevity of agriculture as a land use and viable economic activity in the county.
- C. Only allow for development in unincorporated areas that minimize impacts to resources, infrastructure, municipal growth and planning, and overall quality of life.
- D. Work collaboratively with local jurisdictions to implement future land use planning goals and policies.
- E. Promote the development of a housing stock that meets the needs of residents and is in areas that support the growth goals of the county and municipalities.

Policies

- A. The county will support the preservation of highly productive agricultural land within the rural areas of the county.
- B. The county will establish and abide by standards that create future development opportunities and encourage high quality development that serves as an asset to the county and its residents.
- C. The county will consider the character of the land, its suitability for development, and the preservation of natural, cultural, and water resources as part of the development review process.
- D. The county will ensure that land is used in the most appropriate manner, by minimizing conflicts between land uses, fostering principles of sustainability, and providing for the health, safety, and welfare of residents.
- E. The county will incorporate the growth planning of each municipality into the county's long-range planning efforts.
- F. The county recognizes that agriculture will be a permanent use in some areas and a transitional use in others. In the transitioning areas, agricultural and rural uses will be planned in a manner that anticipates future changes to more intense uses. These future uses should be developed in a manner that is orderly and compact, minimizing impacts to surrounding areas.
- G. The county will guide residential development to areas within the county that can adequately support the proposed density and development types, while providing access to utility and transportation infrastructure and limiting impacts to county and municipal resources.

Transportation Goals and Policies

Goals	<ul style="list-style-type: none"> A. Pursue federal, state, regional, and local funding opportunities to maintain, expand, and modernize the county's transportation network. B. Work with partners to identify and coordinate transportation system improvements to accommodate growth and development. C. Support pavement preservation programs to maintain the structural integrity of roadways and maximize investments in the transportation system. D. Continue to utilize access management practices to maintain the intended balance of access and movement on county roadways, providing for safe and efficient transportation movement. E. Provide a connected transportation system that works with local and state systems to provide mobility options for all.
Policies	<ul style="list-style-type: none"> A. The county will plan, build, and maintain an interconnected and accessible transportation system that considers all users and modes of travel. B. The county will ensure its roadway network is built and maintained in a manner that safely provides for the needs of all residents. C. The county will maintain and enforce access management standards along county roadways to provide safe and efficient transportation movement. D. The county will monitor and analyze its roadway system to ensure that roads are owned and operated at the right jurisdictional level, so resources are allocated in a manner that best serves residents.

Natural Resources Goals and Policies

Goals	<ul style="list-style-type: none"> A. Preserve, protect, and conserve resources in Nicollet County, including, but not limited to, drinking water, agricultural lands, the Minnesota River, lakes, creeks, wetlands, bluff lands, and wooded areas. B. Provide for quality water resources to protect human and environmental health. C. Ensure a sufficient supply of clean water to support human use and natural ecosystems, for current and future generations.
Policies	<ul style="list-style-type: none"> A. The county will collaborate with state, regional, and local agencies to preserve natural resources and to ensure that the supply of natural resources is adequate for projected growth in the county. B. The county will prevent future groundwater contamination by ensuring sound management of solid and hazardous waste within the county. C. The county will collaborate with other jurisdictions and agencies to facilitate the preservation of natural resources for future generations. D. The county will support landowner rights to sell or convert land for natural resource and conservation purposes.

Parks and Trails Goals and Policies

Goals

- A. Plan, build, and maintain parks and recreational opportunities that meet the needs of county residents, while also limiting the impact to taxpayers of the cost of these assets.

Policies

- A. The county will engage the community in recreational planning, stewardship, and programming, through strategic planning and outreach efforts.



Cattle Pasture in Nicollet County

4: LAND USE

This chapter provides information to help guide county officials and staff on policy decisions related to land use and future growth. These policies may influence the type, location, and intensity of future development throughout the county. This chapter is intended to provide the information needed to make land use decisions that result in development that utilizes land efficiently and benefits the county's unique and valuable resources.

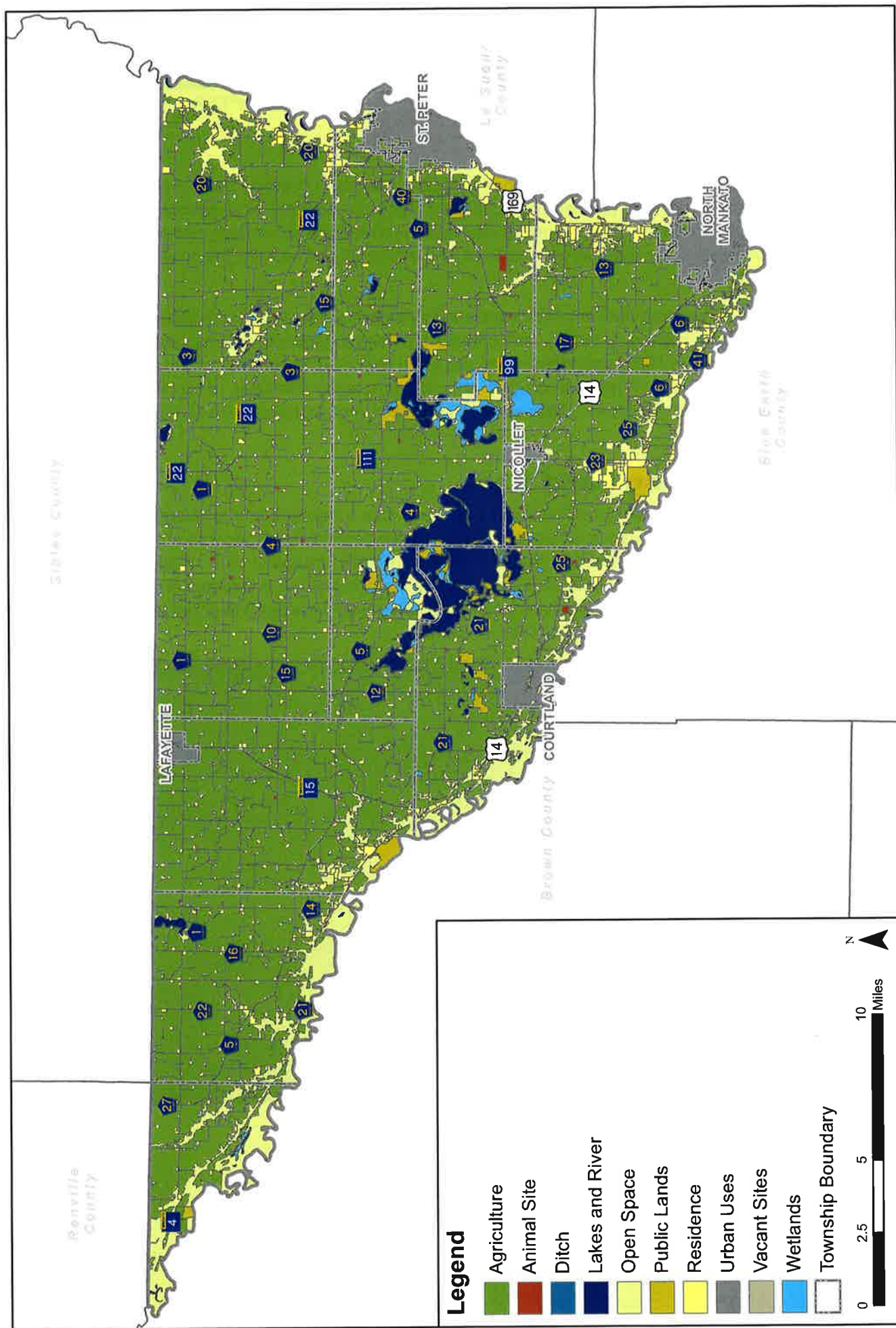
Nicollet County land use jurisdiction has remained consistent since the last iteration of the Nicollet County Comprehensive Plan was published in 1985. This chapter provides a description of existing land use patterns, issues related to current land use patterns, as well as an overview for how the county anticipates that land will be used in the future. The land use plan should promote the principles of Nicollet County: *to preserve the existing natural resources, retain existing character, and provide a high quality of life for all residents.*

Overview of Existing Land Use

The review of the existing land uses within Nicollet County provides an opportunity to understand how land is currently being used. Land use is simply a definition of the property's primary/majority use. For example, a single-family residential home that also has a small in-home occupation (i.e., a business run from a home) would be classified as a residential land use, as the primary use is residential. **Figure 12** details the existing land uses in Nicollet County. A total of ten categories were used to group the existing uses, and a description of each category is provided in **Table 8**.



Bailed Corn Field in Nicollet County



Existing Land Use

Nicollet County 2040 Comprehensive Plan

Source: Nicollet County, 2019

Table 8. Existing Land Use Categories

Land Use Category	Description
Agricultural	Agricultural land use is used to categorize property that is primarily used for a range of agricultural activities, including crop harvesting, pasture and livestock grazing, and general agricultural use. This land use may also classify properties that once provided agricultural use but may not be actively farmed at the current time.
Animal Site	The animal site land use category is used to classify properties that include a feedlot or animal operation, and is subject to the county's feedlot regulations. These sites range in size from 2 to 85 acres.
Ditch	This land use category is used to identify existing public and private ditch systems throughout the county that serve as part of the overall county drainage system.
Lakes and River	Lakes and River land use identifies the physical boundary of the Minnesota River and lakes within Nicollet County. This category should be used to identify waterbodies to their defined shoreline.
Open Space	The Open Space category is used to define undeveloped areas of land that do not include an agricultural use. These areas typically provide a recreational or habitat function within Nicollet County.
Public Lands	This category identifies land that is publicly owned (i.e., county, DNR) and available for public use. The existing wildlife management areas within the county are categorized with this use.
Residence	This category identifies all existing residential uses outside of municipal boundaries. This includes farmsteads, large lot single-family residential, and residential subdivision.
Urban Uses	The Urban Uses category represents municipal development within each of the five cities in the county. Specific land use planning within these areas is completed by the individual city, and their plans should be referenced for more specific information.
Vacant Sites	This category is used to identify vacant or underutilized sites. Typically, this land use categorizes properties with a structure that previously served a primary use. The vacant sites category identifies opportunities for future use.
Wetlands	The Wetland category is used to identify wetlands within the county that are not considered a lake or river. These waterbodies are scattered throughout the county.

Existing Land Use Consumption

Nicollet County's landscape is dominated by agricultural land uses. In 2019, over 72 percent of the parcels in the county were classified as either an agriculture or animal site use. Residential land represented 5.1 percent of land in 2019. Land classified as open space or public lands represented nearly 12 percent of land in the county. Urban areas made up 3.7 percent of land use in the county. Areas classified as wetlands, ditches, or lakes and river, found mostly near the Minnesota River, Swan Lake, and Middle Lake, represented 7.0 percent of the county. [Table 9](#) outlines the existing land use consumption per land use.

Table 9. Land Use Categories

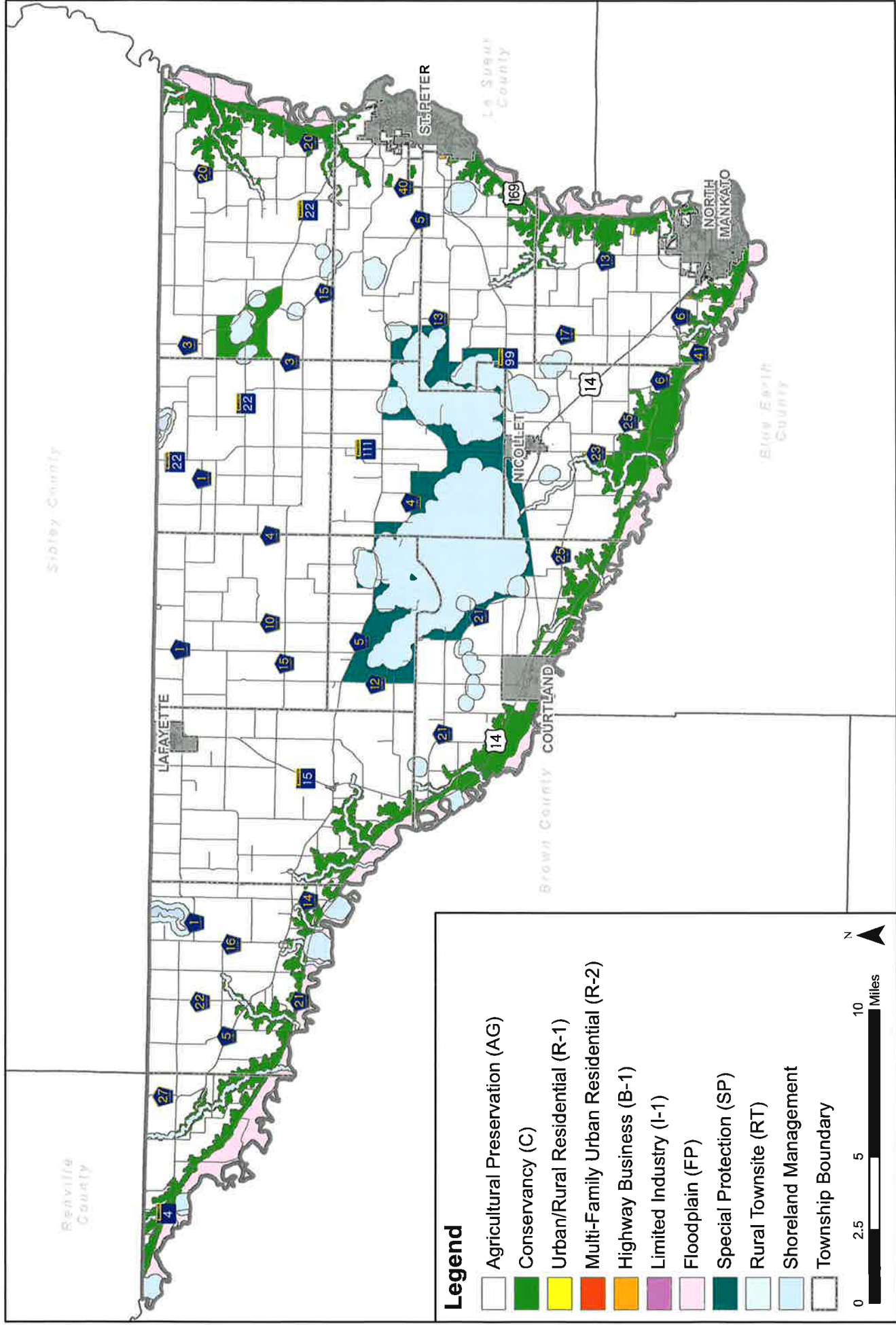
Land Use Category	Acreage	Percentage
Agricultural	213,458.92	72.2%
Animal Site	443.27689	0.1%
Ditch	2,078.68	0.7%
Lakes and River	14,263.11	4.8%
Open Space	31,580.90	10.7%
Public Lands	3,422.70	1.2%
Residence	14,978.74	5.1%
Urban Uses	10,814.16	3.7%
Vacant Sites	341.73667	0.1%
Wetlands	4,333.52	1.5%
Total	295,715.75	100.00%

Source: Geographic Information Systems (GIS) Parcel Data, Nicollet County, 2019

Zoning Ordinance

The Nicollet County Zoning Ordinance was enacted to serve as a guide and legal authority of the county to protect public's health, safety, and welfare. It also aids the county in efforts to protect viable agricultural land, promote orderly development, preserve the natural and scenic beauty of the county, conserve and develop the natural resources of the county, minimize environmental pollution, and provide for the compatibility of different land uses throughout the county through the use of zoning.

The Zoning Ordinance is the county's primary land use tool. The Zoning Ordinance includes 12 zoning districts that regulate the allowed uses and development standards for property within the county. [Figure 13](#) displays the existing zoning map for the county. The zoning districts group together common uses and define specific regulations to support the uses and surrounding geography. The makeup of the zoning districts throughout the county is outlined in [Table 10](#).



Existing Zoning

Nicollet County 2040 Comprehensive Plan

Source: Nicollet County, 2019

Figure 13

Table 10. Zoning Districts

Zoning Districts	Acreage	Percentage
Agricultural Preservation (AG)	207,979.9	64.7%
Conservancy (C)	27,969.7	8.7%
Urban/Rural Residential (R-1)	980.7	0.3%
Multi-Family Urban Residential (R-2)	36.6	<0.1%
Highway Business (B-1)	55.0	<0.1%
General Business (B-2)	0.0	0.0%
Limited Industry (I-1)	380.4	0.1%
General Industry (I-2)	0.0	0.0%
Floodplain (FP)	16,353.7	5.1%
Special Protection (SP)	29,163.4	9.1%
Rural Townsite (RT)	66.6	<0.1%
Shoreland Management	38,451.3	12.0%
Total	321,437.2	100.00%

Source: GIS Parcel Data, Nicollet County, 2019

Zoning District Descriptions

The Zoning Ordinance provides county-wide zoning for properties within each of the townships in the county. As noted, the county has zoning authority in these areas and is responsible for the review and approval of zoning amendments, subdivisions, and other regulatory processes. Each of the five cities within Nicollet County have their own zoning. Therefore, the land use policies and zoning districts described in this chapter do not apply to the properties within the corporate limits of each city. Each city's individual Comprehensive Plan should be referenced for long-range planning efforts.

Agricultural Preservation (AG)

The Agricultural Preservation District is established for the purpose of preserving, promoting, maintaining, and enhancing the use of the land for commercial agricultural purposes, to prevent scattered and leap frog non-farm growth, to protect and preserve natural resource areas, and to stabilize increases in public expenditures for public services such as roads and road maintenance, police and fire protection, and schools.

Conservancy (C)

The Conservancy District is created for those areas that either contain a valuable natural resource which should be protected or are not suitable for agricultural production or urban development. This includes wetlands, woodlands, and steep slopes. In these areas, urban development will be limited both to protect the natural resource, as well as the health, safety, and welfare of the citizens in the community. The Zoning Ordinance provides that in the Minnesota River Corridor, the Conservancy District will include all those lands up to 200 feet back from the crestline of the bluffs.

Urban/Rural Residential (R-1)

The Urban/Rural Residential District was established in areas within the county for the purpose of allowing limited urban growth. The major purpose of this district is to provide areas within the county where urban development can take place and where urban services can be readily extended and provided. This district is located immediately adjacent to cities with existing sanitary sewer services, or utilized for existing rural clusters of dwellings not generally associated with farming.

Multi-Family Urban Residential (R-2)

The Multiple Family Urban District was established to allow multiple family dwellings in areas that are provided with municipal water and sewer systems. The sites are located such that local roads are not relied upon for traffic increases and generally serve as a buffer between lower density residential and non-residential uses.

Highway Business (B-1)

The Highway Business District was established to accommodate those types of businesses that require accessibility to highways to successfully function. To minimize unmanageable strip development, Highway Business Districts should only allow the type of businesses that absolutely require highway accessibility.

General Business (B-2)

The General Business District was intended to provide a district that allows general retail and commercial uses to serve the existing population.

Limited Industry (I-1)

The Limited Industry District was intended to provide for compact, limited and highway-oriented industries and industrial uses that may suitably be located in areas of relatively close proximity to non-industrial development. As such, industries that pose problems of air pollution, noise, vibrations, etc., will be restricted from this district.

General Industry (I-2)

The General Industry District was created to allow general industry which due to their nature and size will not conform to Limited Industry.

Floodplain (FP)

The legislature of the State of Minnesota has, in Minnesota Statutes Sections 103F and 394 delegated to local government units the responsibility to adopt regulations designed to minimize flood losses. Development within the Floodplain District of the county could result in the potential loss of life and property, create health and safety hazards, and lead to extraordinary public expenditures for flood protection and relief. Since development of these areas is not essential to the orderly growth of the community and since these lands are suitable for open space uses that do not require structures or fill, the following standards are herewith established as the purpose of the district according to Section 610.1 of the Zoning Ordinance:

- This district does not imply that areas outside the Floodplain District or land uses permitted within such district will be free from flooding or flood damages.
- This district shall not create liability on the part of the county or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.
- This district shall apply to all lands within the jurisdiction of the county shown on the Official Zoning map and/or the attachments thereto as being located within the boundaries of the General Floodplain Districts.

The Floodplain district has been developed to protect the wellbeing of the residents and resources of Nicollet County. Limitations on structures, public utilities, public transportation facilities, and flood control structural work, have been developed in the areas that fall within the 0.2% and 1% floodplains in Nicollet County. These limitations have been developed to protect residents, natural resources, and structures in areas prone to flooding with the intention of reducing the risk of disaster and damage.

Special Protection (SP)

The Special Protection District was created for those Shoreland areas around Swan and Middle Lakes that are unique in natural wildlife resource value and which also experience considerable public use for recreational purposes. These areas need protection from permanent development, yet need to allow for a reasonable amount of recreational usage.

Rural Townsite (RT)

The Rural Townsite District was established to provide standards for existing unincorporated communities in the county. These standards are applied to those areas of the community which were previously zoned R-1. These standards may be associated with higher-density residential development.

Shoreland Management Ordinance

This ordinance is used to regulate the use of land and water resources within proximity to established shorelines. Regulations are established within the Shoreland Management Ordinance, which is described on [page 41](#). Both Swan Lake and Middle Lake are classified as Natural Environment lakes by the MnDNR.

Ordinances Under Nicollet County Jurisdiction

The Zoning Ordinance is one land use tool that the county uses to manage growth and development. There are a range of other tools that supplement the Zoning Ordinance and provide additional regulations.

Adult Use/Sexually Oriented Business Ordinance

The Adult Use Ordinance was developed to define and list the rules and regulations surrounding adult use and sexually oriented activities and businesses within Nicollet County. It is intended to serve as a resource for residents, a resource for guiding future business owners, as well as a legal tool that the county can use as it regulates adult entertainment businesses.

Historic Preservation Ordinance

The Historic Preservation Ordinance was developed to preserve and promote the natural beauty and distinct historic character of Nicollet County. It is intended to serve as a tool and guiding document for the county as it works to preserve its historic buildings and resources.

Renewable Energy Ordinance

The Renewable Energy Ordinance was developed to serve as a regulating and guiding tool for the county when working with proposed renewable energy projects in Nicollet County. This ordinance is designed to serve as a comprehensive guide throughout the process of building this infrastructure, from proper location and zoning, to general renewable energy, building standards, and design standards. These guidelines have been designed and are in place to safeguard the well-being of the residents, as well as to preserve the natural resources of Nicollet County.

Shoreland Management Ordinance

The Shoreland Management Ordinance was developed to provide guidelines for the use of land and water resources along the shorelands in Nicollet County. This ordinance provides the county with the legal authority to regulate the subdivision, use, and development of the shorelands of public waters. This regulation helps to preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the use of waters and related land resources.

Subdivision Ordinance

The Subdivision Ordinance was developed to serve as a guide and legal authority of the county to encourage well-planned and efficient subdivisions by establishing adequate standards for the design and construction of subdivisions that align to the county's character. The ordinance provides for the health, safety, and welfare of residents by requiring the necessary services, such as properly designed streets and adequate water and sewage service, before allowing a subdivision to occur. This ordinance provides the county with the legal authority to approve and deny applications for subdivisions throughout the county.

Other City/Township Ordinances

Cities and townships have the ability to create and enact their own ordinances. In areas where the county has adopted ordinances, the local jurisdiction must be as or more restrictive than the county ordinance. For example, West Newtown Township has adopted its own feedlot ordinance which includes more restrictive regulations.

Land Use Planning

The population projections presented in Chapter 2 estimate that Nicollet County's population will grow to 35,120 people by 2040, an increase of 1,643 people over the next 20 years. While this projection is an educated calculated guess of the change in population, it provides a basis upon which to complete planning. This projection is further broken down by the individual jurisdictions within the county. The cities of North Mankato and Saint Peter are estimated to grow by 1,596 people, or 97 percent of the total county growth. The remaining growth is projected to occur in the smaller cities throughout the county. The population within the townships is estimated to decline over the next 20 years; however, growth may be experienced in some and loss in others. While each city will manage the growth within its own jurisdiction, the county must set land use policies to manage the development and change within the townships. Additionally, the county must plan its transportation, parks, and other systems to respond to these changes.

The following pages outline policies, actions, and recommendations that will be used to assist the county in long-range land use planning over the next 20 years.

Basic Assumptions

In response to the projected demographic changes, current development trends, and public input, assumptions were made related to growth within the county. These assumptions were used to inform land use recommendations defined in this section. As these conditions change, the county should consider modifications to the recommendations of this section. For the Comprehensive Plan, it is assumed that:

- agriculture will continue to be the principal land use activity in the county.
- pressures for development will continue to be strongest along the eastern fringe of the county, and therefore this area will experience greater changes in land use than the remainder of the county.
- based on higher incomes, greater mobility, and more leisure time, there will be an increase in demand for recreational opportunities and changes in the desired recreational programming.
- basic population characteristics over the next 20 years will be as follows:
 - The rural population will continue to decrease slightly
 - The small towns will remain at approximately the same size
 - The greatest population changes in the county will occur in connection with the larger urban centers on the eastern fringe, mainly within Saint Peter and North Mankato.
- as a result of increased mobility and present employment trends, rural Nicollet County will be increasingly influenced by larger urban centers outside of the county, such as Mankato, New Ulm, Owatonna, Faribault, Rochester, and the Metropolitan Area (southern suburbs).

Land Use Classification

There are many ways to categorize land use activities and establish a land use category for each area, and the resulting classification is tied to the land use analysis process and subsequent usefulness. Live, work, and play are three common human activities that are used to identify land use categories, because they encompass almost every type of activity. Generally, residential zones are used to identify areas where people live, commercial and industrial zones are used to define where people work, and parks and open spaces are used to define areas in which people play.

There are some uses that may represent a combination of live and work, for example mixed-use developments. Farmsteads are another example of this combination because farm operations may be managed from the same location as the residence.

How people live and work can vary greatly throughout the county's jurisdiction, with variation between rural and urban areas, due to zoning regulations, natural resources, and housing density. The intensity of uses can greatly depend on the services available to the use (e.g., sewer and water utilities), which dictate the appropriate location. Generally, rural uses are lower in intensity, resulting in less traffic generation and service needs. The typical uses that provide places to live and work within urban and rural locations are compared in [Table 11](#). Uses that fall under the play human activity can be in any area throughout the county. However, these uses should be accessible and connected to both urban and rural land use types.

Table 11. Urban Versus Rural Uses

Rural		Urban	
Work	Live	Work	Live
Agriculture Home Business	Farmstead Rural Residential	Industry Trade and Service Medical and Governmental	Single-Family Homes Multi-Family Homes

Jurisdictional Growth Planning

Although not controlled by Nicollet County, it is crucial for the betterment of the county as a whole to understand how its cities will grow and develop into the future. The Cities of Saint Peter, North Mankato, Nicollet, Courtland, and Lafayette each administer land use authority within their own defined boundaries. Each city has defined a growth boundary within their Comprehensive Plan that defines its desired growth area outside of its current municipal limits. These growth boundaries define where the cities have planned physically growing in the future. As development is proposed within or near the defined growth boundaries, the county will review the proposed development in coordination with each jurisdiction's long-range planning efforts. This review will balance the proposed development, impacts to existing rural uses, and potential impacts to future growth and expansion of the city. Additionally, the growth boundaries described below and provided in [Figure 14](#) through [Figure 18](#) should be reviewed regularly to ensure they represent the current growth boundaries.

Nicollet County is dedicated to ensuring the preservation and conservation of its precious natural resources and rich agricultural land. The county supports the efforts of municipalities to grow and expand, and will work in cooperation with the Cities of Saint Peter, North Mankato, Nicollet, Courtland, and Lafayette to ensure the longevity of the natural and agricultural resources of the county, but also to allow for the growth of the municipalities and the needs of local residents for years to come.

City of Saint Peter

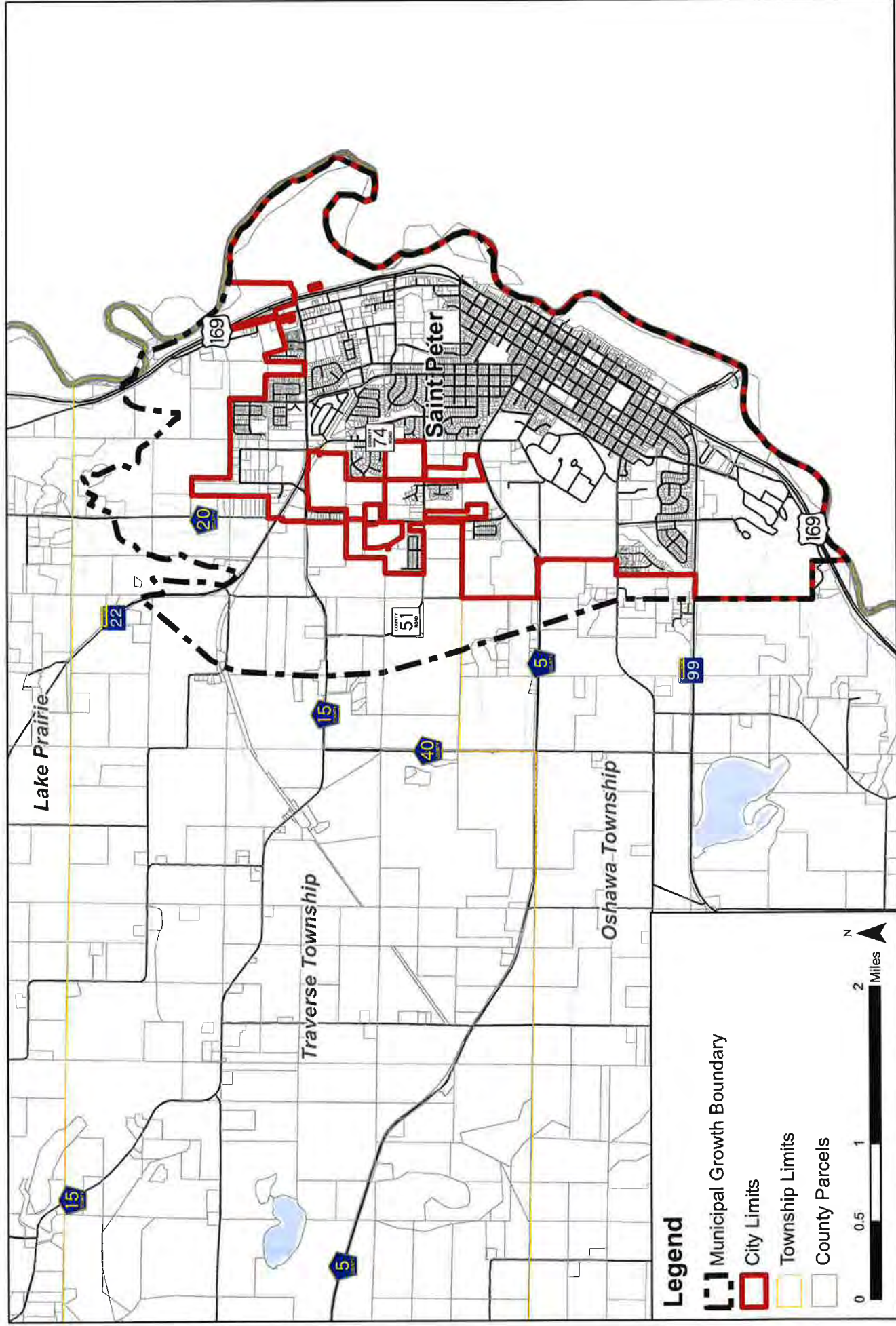
The municipal growth boundary for the City of Saint Peter, shown in [Figure 14](#), shows planned expansion to the north and west, up to the boundary with Lake Prairie Township. The Minnesota River and the areas of higher terrain to the west of the city form natural boundaries and obstacles to growth.

City of North Mankato

The City of North Mankato's defined growth boundary, shown in [Figure 15](#), is located mainly to the west and northwest of the current city limits, due to the presence of the Minnesota River which forms the southern and eastern boundaries of Nicollet County. This boundary stretches past County Road 41 and along U.S. Highway 14 to the west, and north of the existing city limits.

City of Nicollet

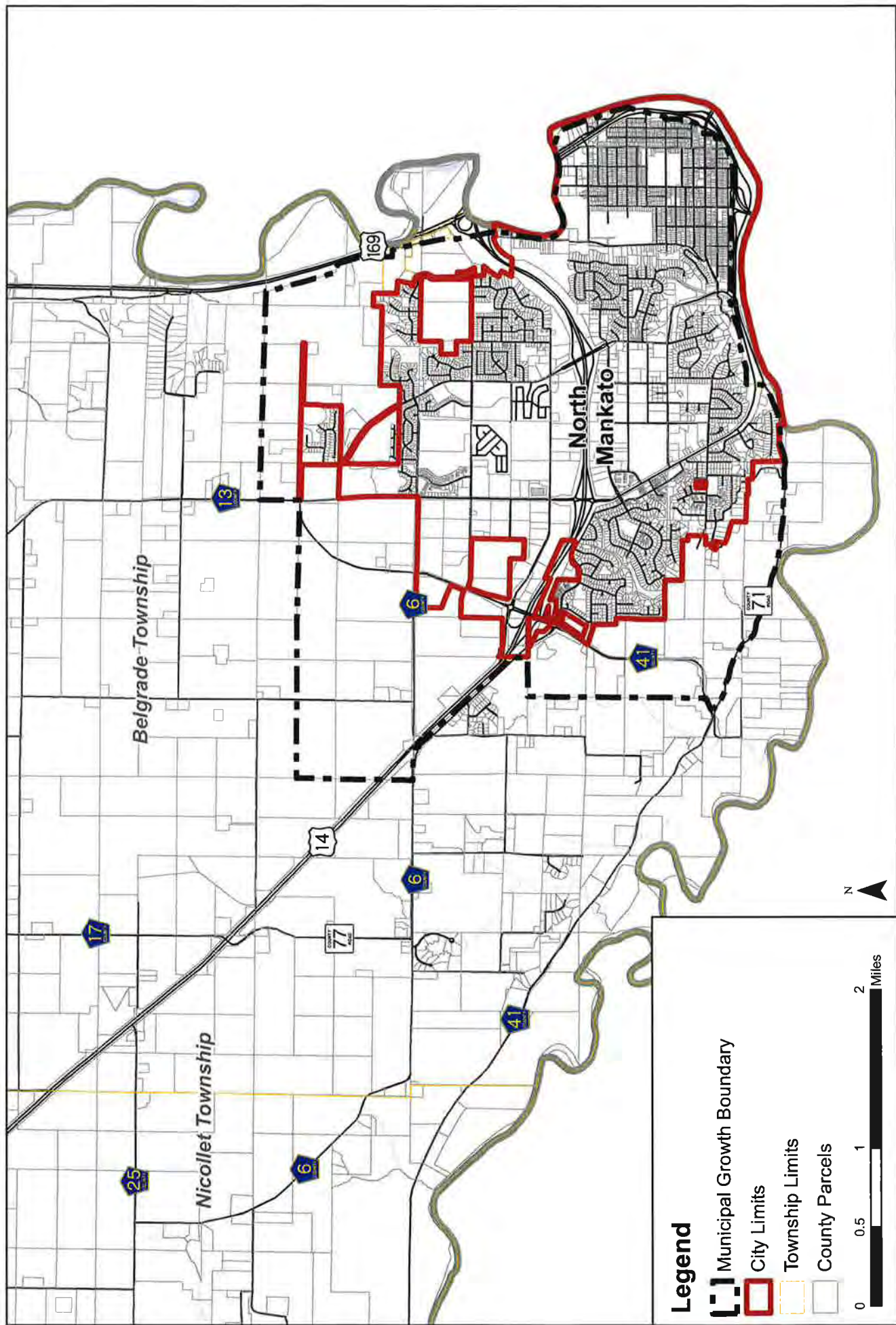
The boundary for the City of Nicollet, shown in [Figure 16](#), is less extensive than of the Cities of Saint Peter and North Mankato, but still allows for ample future growth. Running parallel with the current city limits boundary along the border between Granby and Nicollet Townships, the municipal growth boundary expands south across U.S. Highway 14 to encompass areas of farmland, stopping at County Ditch #39 as a southern limit.



Municipal Growth Boundary - Saint Peter

Nicollet County 2040 Comprehensive Plan

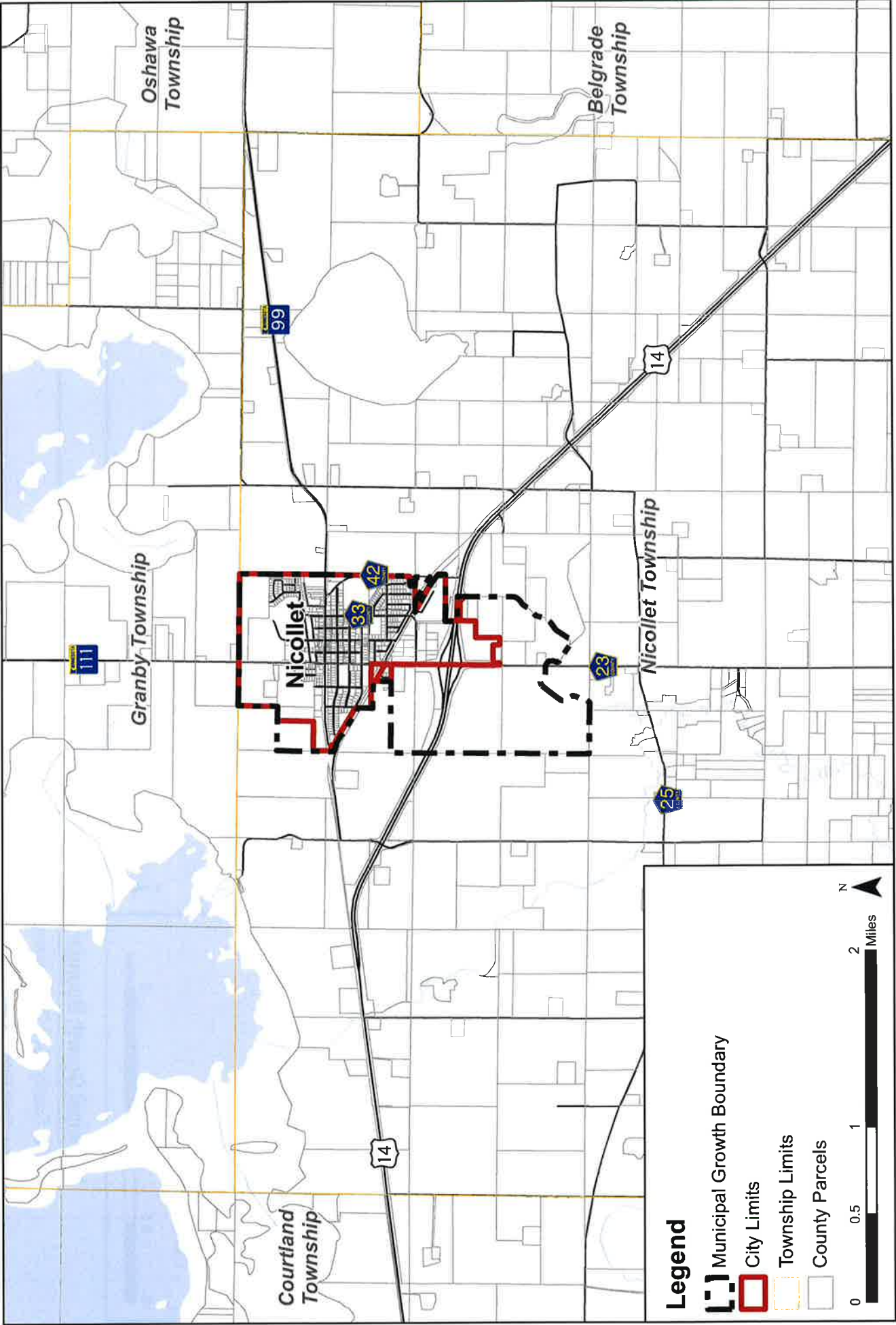
Source: Saint Peter Comprehensive Plan



Municipal Growth Boundary - North Mankato

Nicollet County 2040 Comprehensive Plan

Source: Saint Peter Comprehensive Plan



Municipal Growth Boundary - Nicollet

Nicollet County 2040 Comprehensive Plan

Source: Nicollet Comprehensive Plan

Cities of Courtland and Lafayette

The municipal growth boundaries for the of Courtland and Lafayette mirror the existing city limits. The municipal limits of the City of Courtland are shown in [Figure 17](#). The municipal limits of the City of Lafayette are shown in [Figure 18](#). Vacant or underutilized lands within the municipal limits provide opportunities for growth that would not require the expansion of the municipal limits. As growth occurs, the county will continue to collaborate with the Cities of Courtland and Lafayette regarding long-range growth planning.

Future Land Use and Development

It is anticipated that the land use categories identified in the existing land use plan will remain consistent over the next 20 years within Nicollet County's land use jurisdiction area. While agricultural uses are anticipated to continue to represent most of the area within the county, there may be shifts to account for additional rural residential or commercial uses as allowed within the rural areas. Rather than identify a physical location for each land use type, the following descriptions discuss the potential for future uses in the county. Existing regulations should be used to identify the appropriate location and siting for new uses. For example, a new animal site must follow all pertinent feedlot regulations to identify an appropriate location.

Agriculture



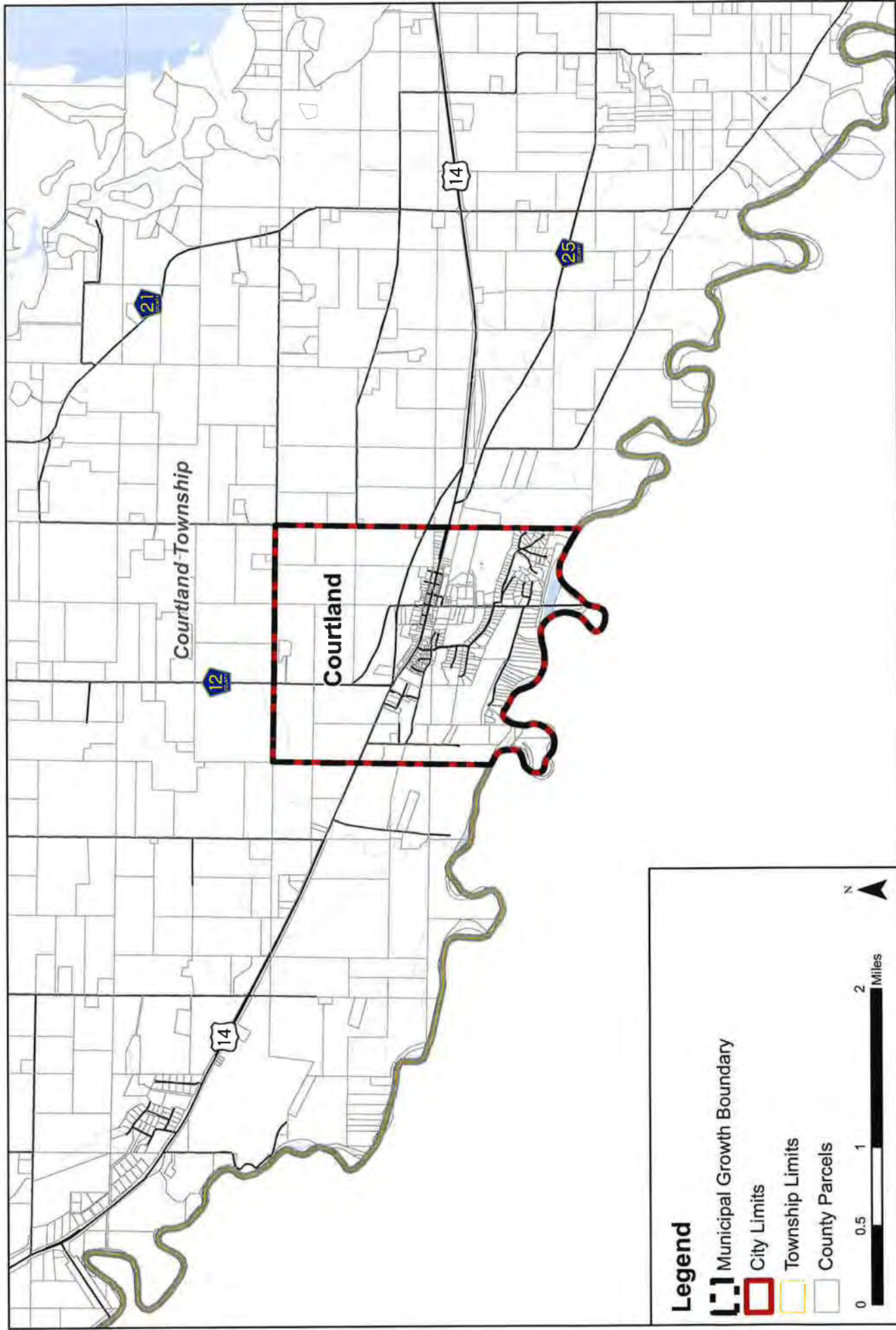
Agricultural landscape photo

Agricultural uses currently comprise 72 percent of the land area in Nicollet County. It is anticipated that this percentage will remain high over the next 20 years as the population changes and grows. Other than the open space and parks, ditch, and wetlands categories, this category is used as the base assignment for properties in the townships. Uses can range from active crop production to pasture areas. Agricultural is a key economic activity within the county, and the preservation of agricultural uses should remain.

Properties currently identified as agricultural may warrant the transition to another land use as growth and development is pursued and the appropriate conditions are met. This shift should consider the context of the surrounding area and must ensure that all regulations are met within the proposal. For example, a proposed rural residential subdivision must abide to density requirements prior to approval.

Feedlots

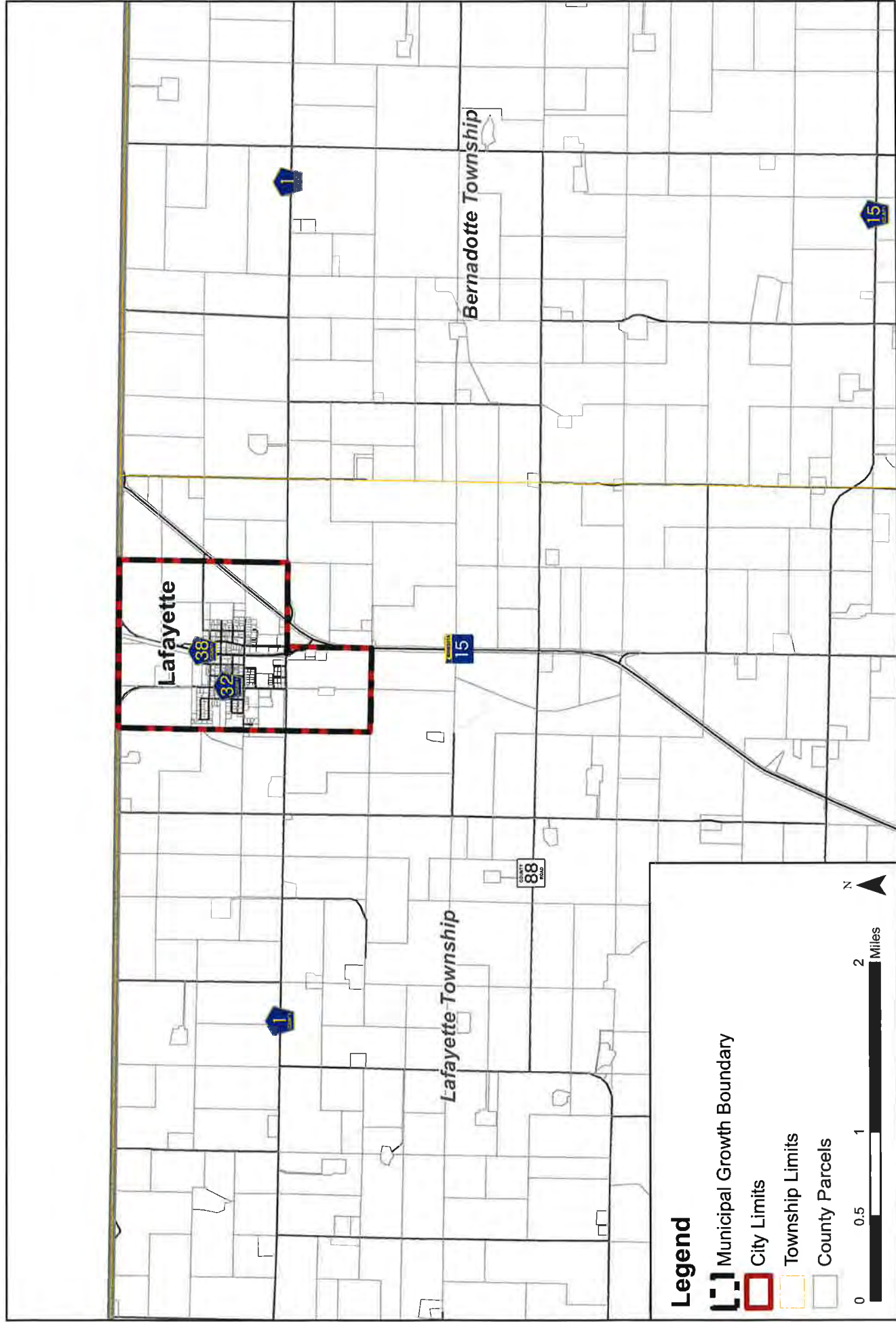
Feedlots represent a subset of an agricultural use, and may include a combination of livestock farming and animal husbandry. Feedlots are allowed within several zoning districts. All feedlot sites require a feedlot permit, and sites over 300 animal units require a conditional use permit. These uses are considered a separate land use because there are additional standards that must be met to allow for the expansion or development of feedlots. Feedlot Ordinance regulations contained in the Zoning Ordinance are provided in greater detail on [page 51](#).



Municipal Growth Boundary - Courtland

Nicollet County 2040 Comprehensive Plan

Source: Saint Peter Comprehensive Plan



Municipal Growth Boundary - Lafayette

Nicollet County 2040 Comprehensive Plan

Source: Saint Peter Comprehensive Plan

Open Space and Parks

The open space and parks land use portrays most of the recreational areas and natural resources located in the county. These uses can range from WMAs, to marshes and wetland areas. Areas identified as open space and parks should be preserved, and should not be considered for conversion to another use. In many cases, these areas are undevelopable due to the topography, soils, or presence of wetlands, and measures should be taken to preserve and protect these resources. Additional areas may be classified as open space and parks as new conservation areas are defined or new recreational uses are created.

Residential

Residential land use represents the areas where people live throughout the county. This can include standalone rural residential properties, or residential developments associated with farm uses. Residential uses associated with farm or agricultural operations are included within this use but should represent only the portion of the property associated with residential and agricultural buildings. Non-farmhouses/rural residential uses are also allowed within Nicollet County. However, specific siting requirements dictate the location and capacity for additional development. When residential development is pursued in areas that are not adjacent to a city, new dwellings are allowed at a maximum density of one dwelling per quarter-quarter section (40 acres) on lots recorded after January 2, 1996 for the Conservancy, Shoreland and Special Preservation Districts, and after July 31, 1981 for the Agricultural Preservation District. This regulation sets a maximum density for non-farm residential development, limiting potential sprawl and haphazard conversion of agricultural land.

Wetlands

The wetlands land use represents an important element of the county's fabric. This category identifies large wetlands throughout the county that will impede development, ranging from Swan Lake to smaller lakes and ponds. No development will be pursued within this land use, and changes to surrounding land uses should be scrutinized to limit potential negative impacts to these resources. Existing land use tools, such as the Shoreland Management Ordinance, are in place to assist with preservation efforts for wetlands resources.

Key Land Use Themes

Existing regulations have provided Nicollet County with a great base for the management of land outside of municipal boundaries. While these regulations have served the county well, they should regularly be reviewed to ensure they are continuing to produce the desired result. This section identifies regulations, tools, themes, and policies that are currently in use or are available for use in Nicollet County.

Feedlots

Feedlot related activity is administered through the county's agricultural preservation, conservancy, shoreland, and special protection zoning districts and ordinance, and is regulated by the number of proposed or existing animal units on the site. The Feedlot Ordinance generally allows feedlots up to 3,000 animal units, with a feedlot permit. Sites with 300 to 3,000 animal units require a conditional use permit from the county.

The siting of feedlots is regulated to limit impacts to adjacent land uses. The Odor From Feedlots Setback Estimation (OFFSET) is used to determine the setbacks from various uses throughout the county. The existing setback requirements, established in 2000, range in distance depending on the adjacent use. The county will regularly review the setback requirements for new feedlots and the expansion of existing sites to ensure the desired results are being achieved.



Swine Feedlot example image

In addition to the setback requirements identified within the existing ordinance, the county may consider the establishment of a feedlot density requirement to regulate and monitor the concentration of feedlots throughout the county. While this has not historically been an issue for the county, the requirement would limit the construction of multiple feedlots within a specific area.

Renewable Energy

In 2014, Nicollet County updated its Renewable Energy Ordinance, to regulate the installation and operation of renewable energy systems. These regulations apply to all areas of the county outside of the municipalities. There are two system types that are regulated throughout this ordinance – Wind Energy Conversion Systems ("WECS") and Solar Energy Systems ("SES"). These systems are defined as:

- **Wind Energy Conversion System** – A device such as a wind charger, windmill, or wind turbine and associated facilities that converts wind energy to electric energy, including, but not limited to power lines, transformers, substations, and meteorological towers. The energy may be used on-site or distributed into the electrical grid.
- **Solar Energy System** – A set of devices, the primary purpose of which is to collect solar energy and convert and store it for useful purposes, including heating and cooling buildings or other energy-using processes, or to produce generated power by means of any combination of collecting, transferring, or converting solar energy. This definition also includes structural design features, the purpose of which is to provide daylight for interior lighting.

WECS and SES are allowed as permitted or conditional uses within certain zoning districts, as provided in the Zoning Ordinance. In addition to defining where each system type is allowed, this ordinance defines additional standards and regulations that must be followed as projects are proposed, as well as after projects are constructed and are in operation.

The 2014 ordinance replaced the previous 2009 Wind Energy Conservation Systems Ordinance. While the 2014 ordinance has served the county well, it will be reviewed on a regular basis to ensure it aligns with current technology, desire, and use.

Conservation and Natural Resource Areas

Nicollet County is home to a range of natural resources that contribute to the quality of life and character of the area. A description and location of these resources are provided in [Chapter 6](#). The county has adopted zoning districts, policies, and regulations to minimize and mitigate impacts to these resources. While these regulations continue to serve the county and residents, regular review of, and updates to, these regulations should be made. The following regulations and districts provide for the conservation and protection of sensitive areas:

- **Bluff Line Setback** – A 30-foot setback for buildings is required from all bluff lines (12% slope) within the county. This distance is inadequate for today's development, as slumping continues on bluffs, impacting both the structure and slope stability. This distance should be reviewed regularly to ensure that it is adequate for all areas of the county. In addition to bluff line setbacks, a 100-foot setback from all ditches and a 75-foot setback from all wetlands is required.
- **Shoreland Management District** – This purpose of this district is to regulate and monitor the development of the shorelands of public waters, and to promote the wise use of water and land resources. This district allows for the construction of structures with the approval of a conditional use permit.
- **Conservancy District** – This purpose of this district is to protect natural resource areas that are not suitable for agricultural or urban use, including woodlands, wetlands, and steep slopes. This district limits the allowed uses within the district, and follows the existing bluff line (30-feet) and wetland (75-feet) setbacks established for the entire county.
- **Special Protection District** – The purpose of this district is to regulate uses and minimize impacts from development around the Swan Lake and Middle Lake wetland complexes from permanent development in these areas is allowed. However, the impacts of any development to the significant resources should be reviewed. The county should monitor changing recreational uses in the area to assess regulations, particularly as the intensity of recreational uses increase.
- **Floodplain District** – This purpose of this district is to manage the land within the 1% and 0.2% floodplains, located along the Minnesota River and creeks. No development is permitted in these areas. As flood events occur within the county and region, and floodplains are modified, the location of the floodplain district should be updated, and regulations should be modified to best protect property and investments in the County.

Minnesota State Building Code

The Minnesota State Building Code is not holistically enforced throughout Nicollet County. The building code was established to regulate development throughout the state, ensuring the construction of safe and healthy buildings and compatibility with the State Fire Code, among other benefits. Of Minnesota's 87 counties, 21 enforce the building code. Nearby Scott, Rice, and Steele Counties enforce the code. Enforcement of the code within Nicollet County would supersede any local regulation for construction. Additionally, adopting the building code would ensure that regulations are kept up to date, because the state provides building code updates as warranted. To ensure that buildings are constructed to an appropriate standard and that specific regulations are met, the county may consider the adoption of the Minnesota State Building Code.

Agriculture Preservation

Agriculture is vital to the local, regional, and state economies, and is an integral part of the County's rural character. In general, land in the County that is not farmed is either too steep, too wet, or has been

developed. Most agricultural land is cultivated for crop production. There are many policies and regulations in place to preserve productive agricultural lands and preserve the practice of agriculture in Nicollet County. This includes the Agricultural Preservation District, which limits the conversion of land from agricultural uses to nonagricultural related land uses.

Rural Commercial Uses and/or Home Occupations

Throughout the public engagement efforts of the Comprehensive Plan process, multiple residents questioned the development of rural commercial uses or home occupations within the rural portions of Nicollet County. Currently, the Zoning Ordinance limits the development of commercial uses within the primarily agricultural areas for two reasons. First, the conversion of agricultural land to a commercial use does not follow current development policies. Second, commercial uses tend to have a greater need for community resources, such as police and fire protection, municipal grade utilities, and roadway connections. While these specific resources must be considered, small scaled economic activities defined as home occupations are allowed within the county's Zoning Ordinance. There are two levels of home occupation defined within the Zoning Ordinance. Some situations allow the floor use area to increase up to 10,000 square feet if the lot size contains 10 acres or more in the Agricultural District. The county should continue to monitor the desire for commercial or home occupations, and should modify regulations as warranted.

5: TRANSPORTATION

This chapter provides a description of existing county-owned roadway conditions, potential system enhancements, transportation system management tools, and future considerations for the county. This chapter is not meant to be a complete transportation plan, but rather an overview of the current transportation system conditions in Nicollet County, and potential actions or considerations to manage the system.

Existing County-Owned Roadway Conditions

Roadways

Maintaining a safe and reliable highway system is a core responsibility of the county. The county's highway infrastructure, along with state and local roads, provides an integrated network that supports local and regional travel. The highway system also supports alternative transportation modes, such as buses, bicycles, and pedestrians. There are approximately 918 centerline roadway miles within Nicollet County, which includes all state, county, and local roads. Of this total, Nicollet County is responsible for approximately 308 centerline miles. Centerline mileage is different than lane mileage. Lane mileage accounts for the mileage based on the number of lanes on all the various roadways, while centerline mileage accounts for the mileage of a roadway from its start point to its end point.

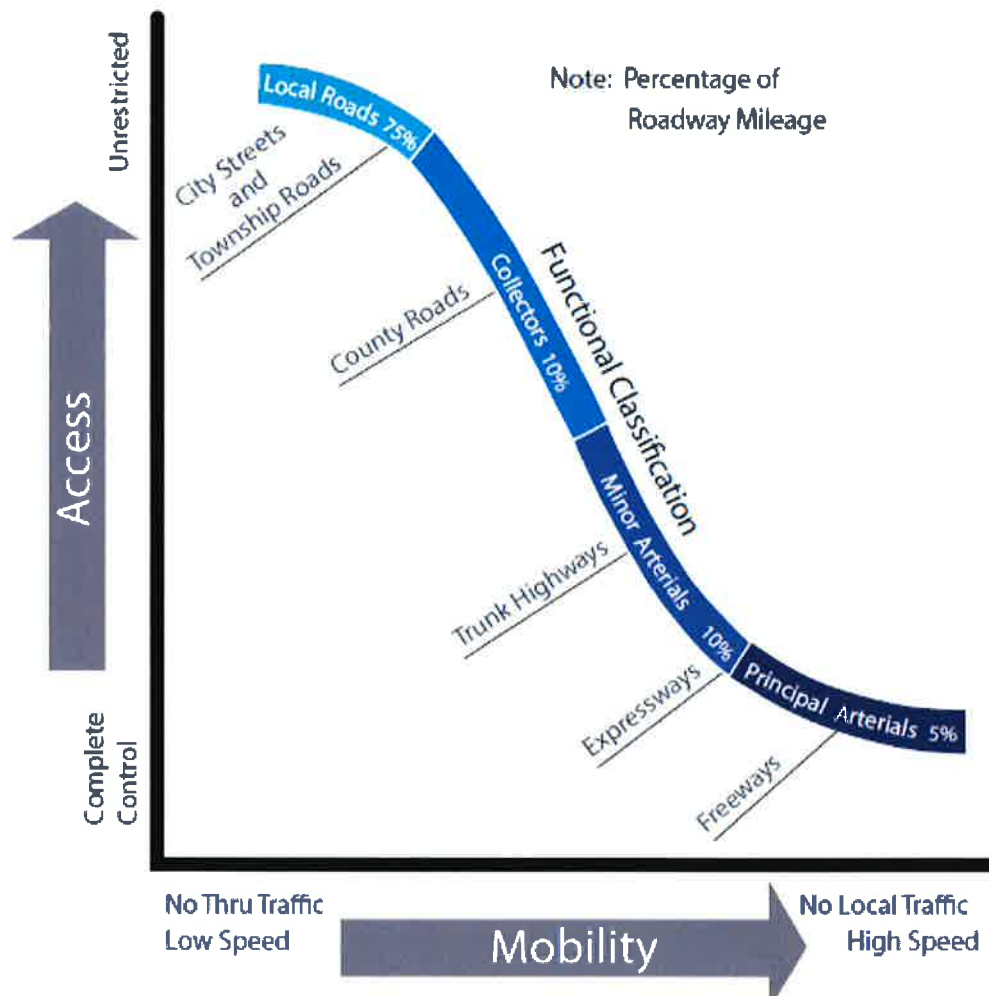
Functional Classification

The functional classification system defines both the function and role of a roadway within the hierarchy of an overall roadway system. This system is used to create a roadway network that collects and distributes traffic from neighborhoods, ultimately connecting to the state or Interstate Highway System. Functional classification works to manage mobility, access, and alignment of routes, and also seeks to align designations that match current and future land uses with the roadway's purpose. **Figure 19** illustrates the relationship between functional classification, access, and mobility.

A roadway's functional classification is based on several factors, including:

- Types of trips using the roadway (e.g., the intended length of trip, type and size of accessible origins or destinations, and route continuity)
- Access to regional population centers, activity centers, and major traffic generators
- Proportional balance of access, and ease of approaching or entering a location
- Proportional balance of mobility and ability to move without restrictions
- Continuity between travel destinations
- Relationship with neighboring land uses
- Eligibility for state and federal funding

Figure 19. Access Versus Mobility

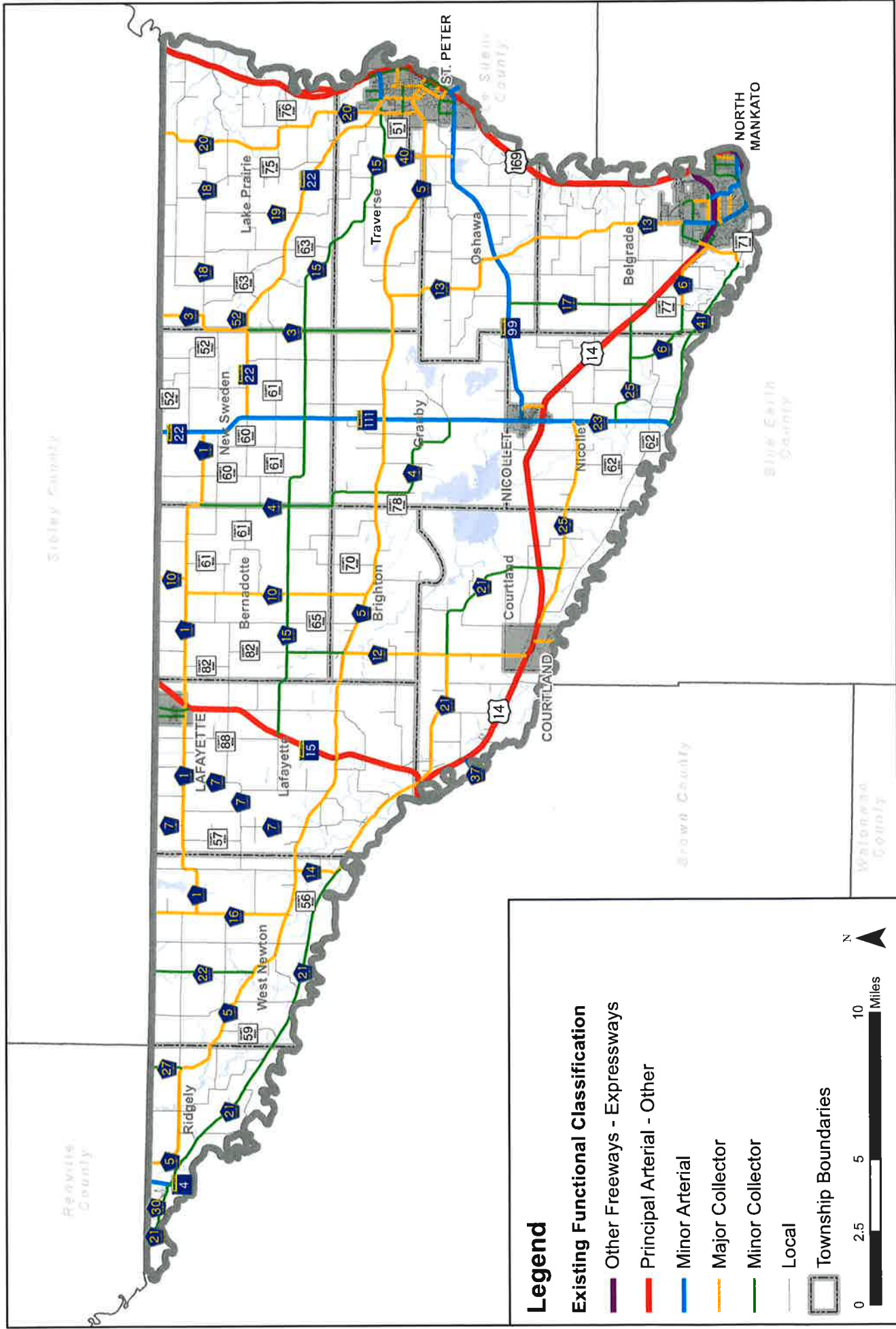


Source: Federal Highway Administration Guidance, SRF Consulting Group

General descriptions of each of the four functional classifications are provided below. The functional classifications within the county are shown in [Figure 20](#). The corresponding mileage of each functional classification is shown in [Table 12](#).

Freeways and Principal Arterial Highway

Freeways and principal arterial highways typically have the highest traffic volumes and are considered part of the national highway and interstate system. These highways are intended to connect urban centers of regional importance with one another, including major business concentrations, important transportation terminals, and large institutional facilities. They are typically spaced three to six miles apart in developed and developing areas, and six to 12 miles apart in rural areas. The freeways and principal arterial highways in Nicollet County include U.S. Highway 169 and U.S. Highway 14, which are owned and operated by the Minnesota Department of Transportation ("MnDOT").



Existing Functional Classification

Nicollet County 2040 Comprehensive Plan

Source: Minnesota Department of Transportation, 2015

Minor Arterial Highways

Minor arterial highways place a priority on mobility and higher travel speeds, while providing managed access to the local system. These highways connect significant activity areas within the county to the highway system. Minor arterial highways are typically spaced one-half to one mile apart in developed areas, and one to two miles apart in developing or rural areas. Within Nicollet County, minor arterial highways are mostly owned and operated by MnDOT as Trunk Highways ("TH").

Major and Minor Collectors

Collectors serve shorter trips and allow more direct access from arterials to local streets and driveways. These collect and distribute traffic to arterial systems from neighborhoods and commercial or industrial areas. Collector spacing varies throughout Nicollet County. However, typical statewide guidance states collectors are usually spaced one-fourth to three-fourths mile apart in developed (urban) areas, and one-half to one mile apart in developing or rural areas. Nicollet County prefers county road collectors to be three to four miles apart for spacing guidance. The collectors in Nicollet County are owned and operated by the county and cities.

Local Streets

Local streets connect blocks within residential neighborhoods and land parcels within commercial and industrial developments. They serve short trips, typically at low speeds, favoring land access over mobility. Local streets occur every block in urban areas but may be spaced up to one mile apart in rural areas. Local streets are owned and operated by cities and townships.

Table 12. Functional Classification Summary Within Nicollet County

Functional Classification	Miles	Percent of Total Miles
Freeway	4.3	0.5%
Principal Arterial	54.1	5.9%
Minor Arterials	42.8	4.7%
Major Collector	145.4	15.8%
Minor Collector	100.7	11.0%
Local Roadways	570.6	62.2%
Total	917.9	100.0%

* Centerline miles

Jurisdictional Classification

Roadways are also classified by the level of government that is responsible for operating and maintaining the roadway. The jurisdiction is directly related to the functional classification and the design type. The federal government, which has jurisdiction over the interstate highway system, has delegated its authority for operating and maintaining that system to the state, with oversight provided by the Federal Highway Administration ("FHWA"). Highways that serve regional, inter-county, and statewide transportation needs are owned and maintained by the State of Minnesota or the county. Highways that provide connections to major activity locations within the county and to the regional highway system are typically owned and maintained by the county or cities. In general, streets that serve local access needs are owned and maintained by the local government. **Table 13** provides a summary of the county's current roadway jurisdiction mileage. A map of the existing roadway jurisdiction throughout the county is provided in **Figure 21**.

Table 13. Jurisdictional Classification Summary within Nicollet County

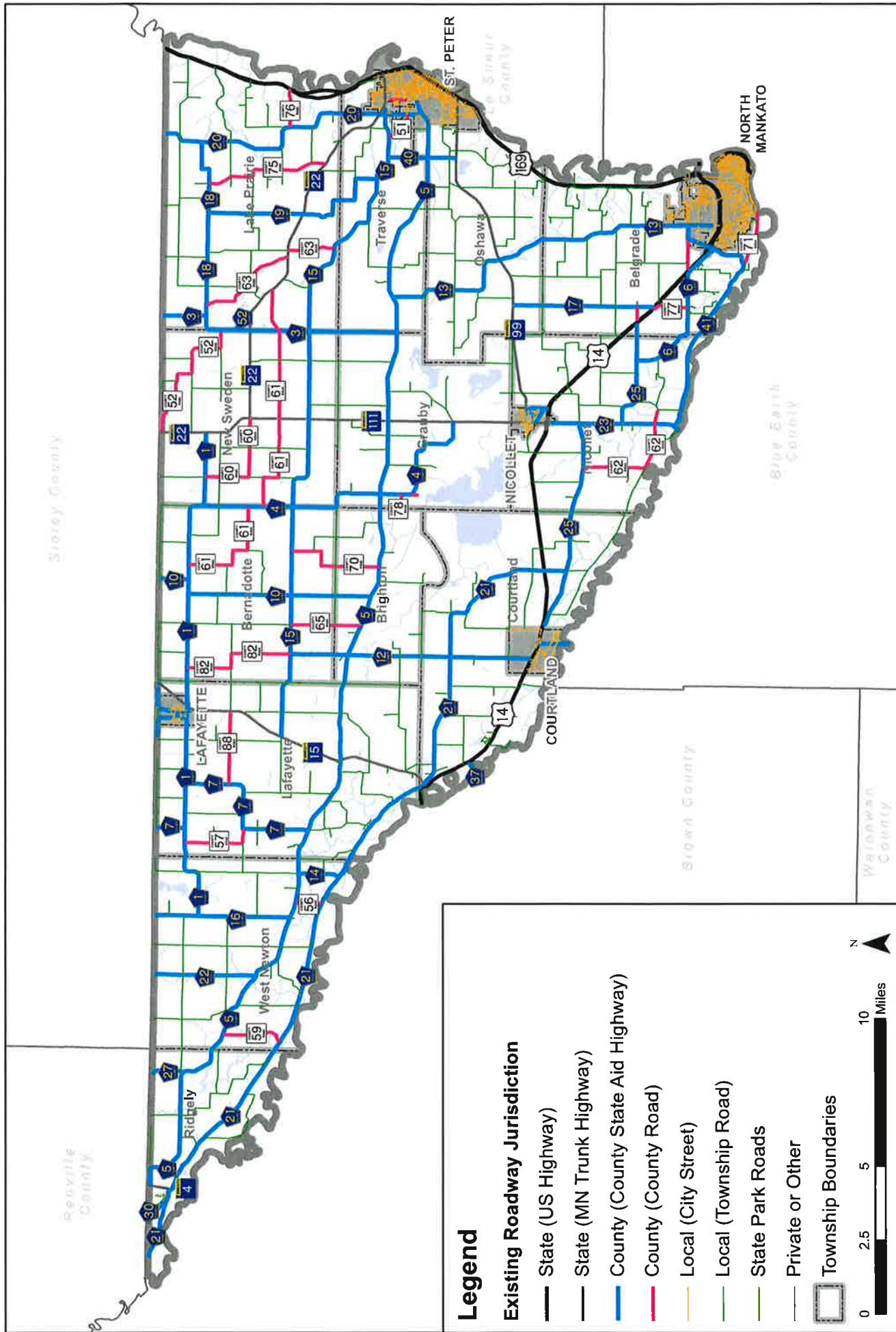
Jurisdictional Classification	Miles	Percentage of Total Miles
U.S.	48.2	5.2%
State	52.5	5.7%
County	307.8	33.5%
Local	499.4	54.4%
Private	10.0	1.1%
Totals	917.9	100.0%

* Centerline miles

Traffic Volume

A review of the current traffic volume within Nicollet County provides an understanding of how the transportation system is being used. Most often, higher functionally classed roadways (principal and some minor arterials) carry higher traffic volumes.

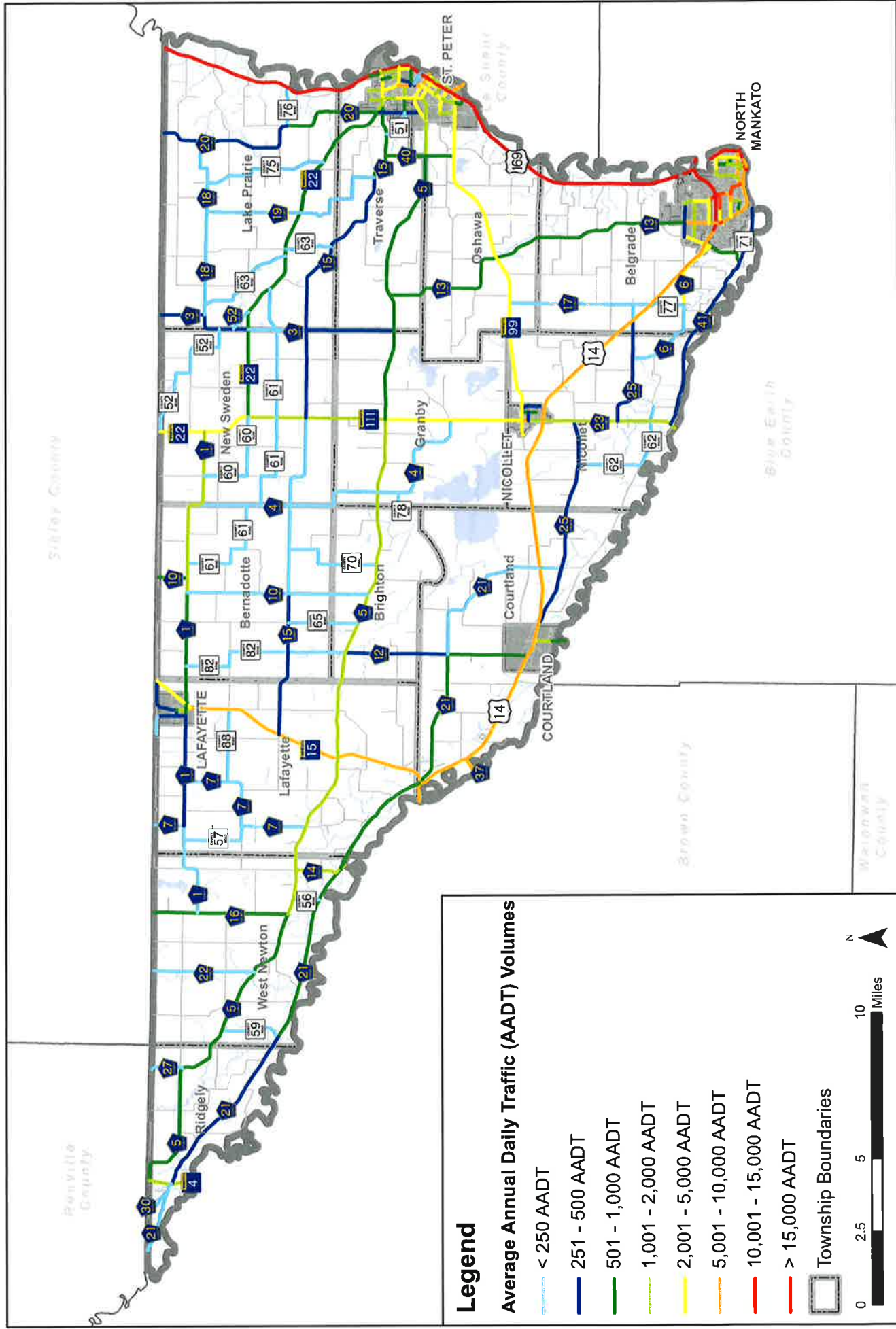
Figure 22 presents the current traffic volume within Nicollet County. This data is made up of varying years of data, from 2013 to 2017, to represent the most currently available data. Many of the volumes are relatively low throughout the county. As expected, higher volumes of traffic are on the state roadways.



Existing Roadway Jurisdiction

Nicollet County 2040 Comprehensive Plan

Source: Minnesota Department of Transportation, 2017



2013 to 2017 Annual Average Daily Traffic Volumes

Nicollet County 2040 Comprehensive Plan

Source: Minnesota Department of Transportation, 2013 to 2017

Roadway Surface Type

Most county state-aid highways (“CSAH”) and county roadways (“CR”) in Nicollet County are paved. However, several county roadways are not. Of the 307.8 miles of county roadways in Nicollet County, 222 miles are paved, representing 73 percent of the total. 86 miles are unpaved, representing 27 percent the total county mileage). Unpaved roadways are found throughout the county. **Figure 23** displays the surface types throughout the county.

Potential Roadway Jurisdictional Changes

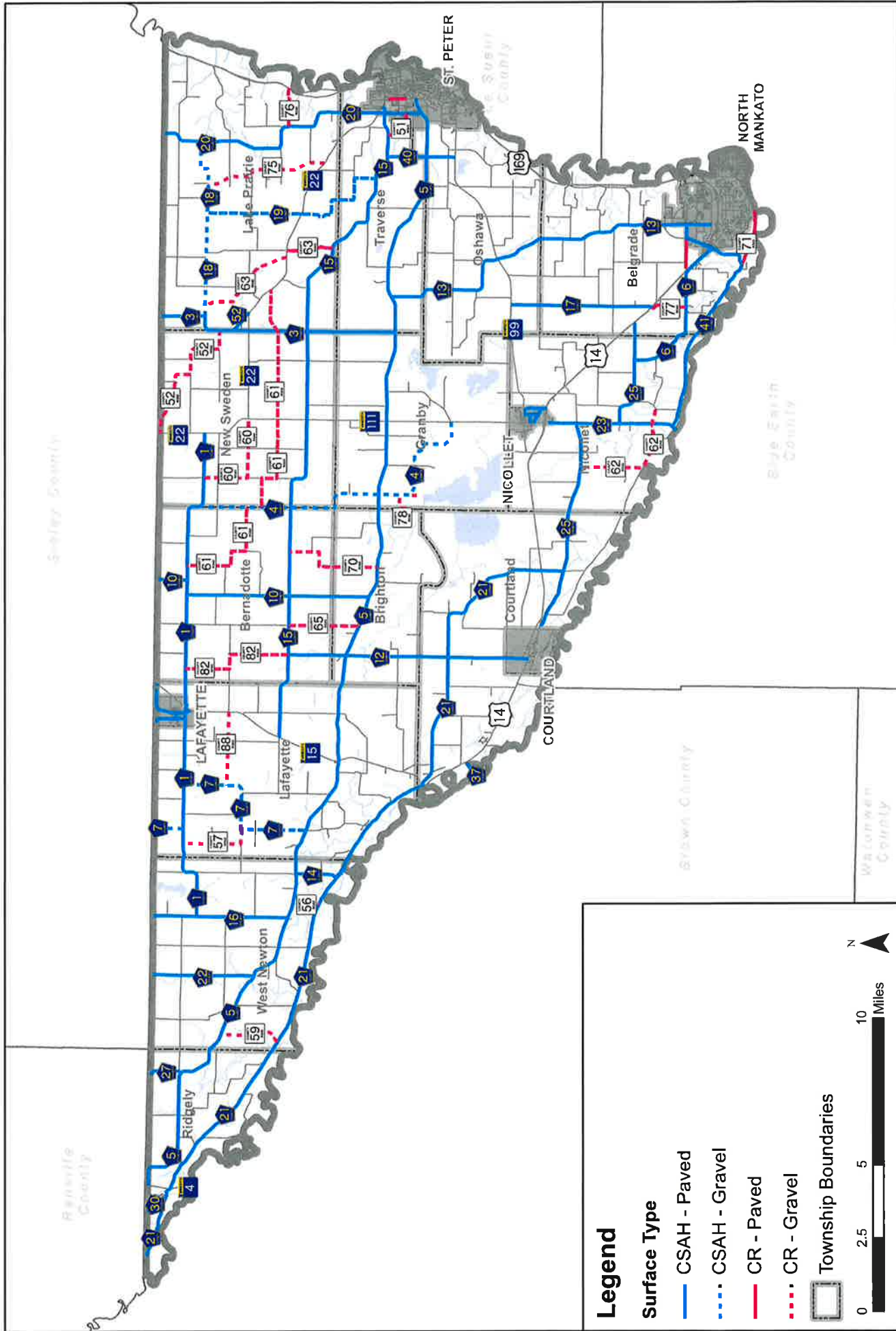
Roadway jurisdiction is an important element to review when considering the future transportation system, because it affects several organizational functions and obligations (e.g., regulatory, maintenance, construction, and financial). The typical hierarchy of jurisdictional classification was previously described as:

- MnDOT – higher volume, regional corridors carrying inter-county traffic (e.g., interstate and state highways).
- County – intermediate volume corridors with more limited travel sheds (e.g., CSAHs and CRs).
- Local Municipal (cities and townships) – serving local traffic (e.g., local streets and township roads).

The intent is to maintain a balance of responsibility among state, county, municipal, and township entities. Roadways that are misaligned (i.e., not owned by the most appropriate jurisdiction) can result in several problems for the transportation system, including:

- Causing the highway system to contain segments that are not “jurisdictionally appropriate” for current and future functions.
- Setting design and condition standards that exceed actual roadway function.
- Directing critical financial resources away from appropriately aligned roadways.
- Providing a level of service in terms of both capacity and customer expectations (e.g., safety, ride quality, and maintenance) that does not match the actual roadway conditions or jurisdiction.

A system enhancement Nicollet County should consider is realignment of the jurisdictional classifications of some roadways within the county. The primary goal of the jurisdictional realignment is to review the current uses of the roadways in the county’s transportation system, and match them with the intended use and the jurisdiction best suited to maintain them into the future. To realign the jurisdictional classification of the roadways within the county, formal transfers must occur that change the operations and maintenance responsibility and ownership of the roadway. Transfers can be successfully implemented when planned and coordinated properly with other agencies.



County Roadway System - Surface Type

Nicollet County 2040 Comprehensive Plan

Source: Minnesota Department of Transportation, 2017

Jurisdictional Realignment Analysis and Coordination

The jurisdictional analysis was conducted based on the profile characteristics below:

State Roadways

- Statewide function
- Multi-county facilities
- Regional connectivity
- Higher travel speeds

City Roadways

- Short segments with limited travel sheds
- Serve local land access needs
- Moderate traffic volumes
- Limited continuity with rural areas

County Roadways

- Regional connectivity
- Moderate traffic volumes
- Connect urban and outlying rural areas
- Paved or gravel routes

Township Roadways

- Limited travel sheds
- Lack of continuity
- Low traffic volumes
- Provide access to adjacent property

These general definitions, along with the requirements of in Minnesota Statutes Section 163.11, provide the overall framework for establishing potential jurisdictional realignments. Transfer criteria were also considered to provide guidance, as shown below. The recommendations were then reviewed with county staff to arrive upon a select list of recommended jurisdictional transfers and realignments:

- Roadways that have an existing functional classification of "Local".
- Roadways that have a parallel county or state road within proximity, taking into consideration roadways within proximity of approximately one to two miles.
- Low-volume roadways, with an Annual Average Daily Traffic ("AADT") less than 200.
- Surface type (paved or gravel).
- Previous discussions among jurisdictions.

The jurisdictional transfer and realignment analysis identified 40 total transfers, including 21 recommended transfers from the county to a township and eight from the county to a city (see [Table 14](#) for a summary of the overall transfer amounts). [Table 15](#) presents a full overview of the proposed jurisdictional changes, [Figure 24](#) graphically depicts them.

Table 14. Jurisdictional Transfer Summary

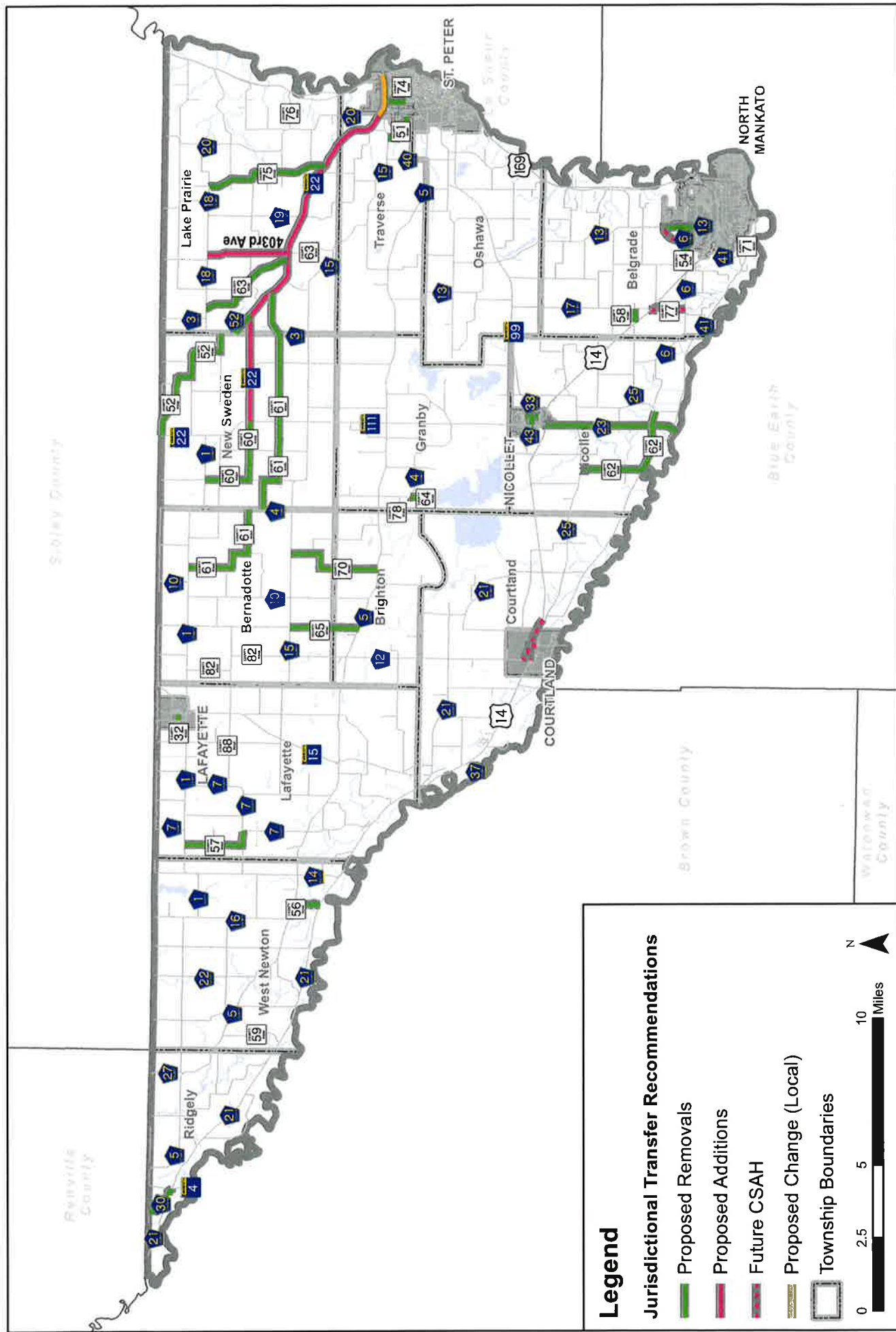
Transfer Type	Total Mileage
State to County	12.1
State to City	1.5
County to State	5.0
County to Township	44.6
County to City	4.5
County to DNR	1.2
Township to County	2.8
County Road to CSAH	1.2
New CSAH	1.8
New State	1.5
Total	76.2

Source: Nicollet County, SRF Consulting Group

Table 15. Proposed Roadway Jurisdictional Transfers

Route System	Route Number	Total Miles	Start	End	Average AADTs	Functional Classification	Surface	Location	Transfer Type
CSAH	6	0.5	CSAH 13	CSAH 41	N/A	Local	Paved	City of North Mankato	County to City
CSAH	12	0.8	U.S. 14 (Old Alignment)	CSAH 12	N/A	Major Collector	Paved	City of Courtland	New Alignment
CSAH	13	0.8	Howard Drive	CSAH 6	6,300	Minor Arterial	Paved	City of North Mankato	County to City
CSAH	13	0.7	CSAH 6	CSAH 41	N/A	Minor Arterial	Paved	City of North Mankato	County to City
Federal	14	1.5	U.S. 14	U.S. 14	N/A	Principal Arterial	Paved	City of Courtland	New Alignment
State	22	1.5	TH 169	CSAH 20	1,829	Minor Arterial /Major Collector	Paved	City of Saint Peter	State to City
State	22	3.0	MN 111	Lake Prairie Township Border	1,829	Minor Arterial /Major Collector	Paved	New Sweden Township	State to County
State	22	7.4	Lake Prairie Township Border	Traverse Township Border	1,829	Minor Arterial /Major Collector	Paved	Lake Prairie Township	State to County
State	22	1.7	Traverse Township Border	CSAH 20	1,829	Minor Arterial /Major Collector	Paved	Traverse Township	State to County
CSAH	23	5.0	County Border	U.S. 14 (Old Alignment)	1,300	Minor Arterial	Concrete	Nicollet Township	County to State
CSAH	30	1.2	County Border	CR 21	95	Local	Paved	Fort Ridgley	County to DNR
CSAH	32	0.2	CSAH 32	CSAH 38	500	Local	Paved	City of Lafayette	County to City
CSAH	33	0.5	MN 99	U.S. 14 (Old Alignment)	770	Local	Paved	City of Nicollet	County to City
CSAH	41	1.0	CSAH 6	CSAH 13	N/A	Minor Collector	Paved	Belgrade Township	New Alignment
CSAH	43	0.3	CSAH 33	MN 111	290	Local	Paved	City of Nicollet	County to City
County Road	51	0.9	CSAH 20	City of Saint Peter Border	195	Local	Paved	Traverse Township	County to City
County Road	51	0.3	City of Saint Peter Border	CSAH 15	195	Local	Paved	City of Saint Peter	County to Township
County Road	52	0.8	CSAH 3	MN 22	74	Local	Gravel	Lake Prairie Township	County to Township
County Road	52	5.0	CSAH 3	MN 111	74	Local	Gravel	New Sweden Township	County to Township
County Road	56	0.9	CSAH 5	CSAH 21	35	Local	Gravel	West Newton Township	County to Township
County Road	57	2.0	CSAH 13	Township Road 41	45	Local	Gravel	Lafayette Township	County to Township
County Road	57	0.5	Township Road 41	CSAH 7	45	Local	Gravel	Lafayette Township	County to Township
County Road	60	3.5	CSAH 1	MN 111	43	Local	Gravel	New Sweden Township	County to Township
County Road	61	4.0	CSAH 4	CSAH 1	61	Local	Gravel	Bernadotte Township	County to Township
County Road	61	6.5	MN 22	CSAH 41	61	Local	Gravel	New Sweden Township	County to Township
County Road	61	1.5	MN 22	CSAH 41	61	Local	Gravel	Lake Prairie Township	County to Township

Route System	Route Number	Total Miles	Start	End	Average AADTs	Functional Classification	Surface	Location	Transfer Type
County Road	62	3.7	CSAH 25	CSAH 23	128	Local	Gravel	Nicollet Township	County to Township
County Road	62	0.5	CSAH 23	Township Road 161	128	Local	Gravel	Nicollet Township	County to Township
County Road	64	0.2	CSAH 4	DNR Lake Access	N/A	Local	Gravel	Granby Township	County to Township
County Road	65	1.5	CSAH 15	Township Border	45	Local	Gravel	Bernadotte Township	County to Township
County Road	65	0.9	Township Border	CSAH 5	45	Local	Gravel	Brighton Township	County to Township
County Road	70	2.0	CSAH 15	Township Border	55	Local	Gravel	Bernadotte Township	County to Township
County Road	70	1.5	Township Border	CSAH 5	55	Local	Gravel	Brighton Township	County to Township
County Road	74	0.6	North Sunrise Drive	West Traverse Road	1,550	Local	Paved	City of Saint Peter	County to City
County Road	75	4.3	CSAH 18	MN 22	48	Local	Gravel	Lake Prairie Township	County to Township
County Road	77	1.2	U.S. 14	CSAH 6	N/A	Local	Paved	Belgrade Township	County Road to CSAH
County Road	54/Old CSAH 6	1.0	CSAH 41	U.S. 14	295	Local	Paved	Belgrade Township	County to Township
County Road	58/Old CSAH 25	0.5	U.S. 14	CSAH 17	45	Minor Collector	Paved	Belgrade Township	County to Township
County Road	63A	3.5	CSAH 18	MN 22	61	Local	Gravel	Lake Prairie Township	County to Township
Township	63B (403rd Ave)	2.8	CSAH 18	MN 22	61	Local	Gravel	Lake Prairie Township	Township to County



Jurisdictional Transfer Recommendations

Jurisdictional Update

It is recommended that potential jurisdictional transfers be pursued as opportunities arise over the next 20 years. Examples of appropriate times for discussing jurisdictional issues are:

- When municipalities reach a population of 5,000, and create their own municipal state aid system.
- When a new roadway segment is constructed that replaces the function of the current roadway.
- During improvements or major rehabilitation of a facility that is identified as a potential transfer candidate.
- When there is mutual agreement regarding maintenance, updates, or upgrades to the roadway, based on the roadway's condition.

When transferring from county jurisdiction to township jurisdiction, Minnesota Statutes Section 163.11, requires the county to follow a prescribed process to help township officials accommodate transfers. This process includes the following requirements:

- Conduct a public hearing.
- Complete repairs or improvements, meeting the standards of comparable roadways prior to transfers.
- Continue maintenance of the roadway for a two-year period following the transfer.

Transportation System Management Tools

Access Management

Unrestricted, or unmanaged access is a direct contributor to roadway congestion and safety problems. As the number of roadway intersections per mile increases, the opportunity for crashes increases. The existence of too many intersections per mile also increases delay and congestion for automobiles, transit, and freight.

Access management seeks to provide an appropriate balance between mobility needs and connections to property. Good access management supports a wide array of transportation system goals. These goals include:

- Creating a safe travel environment for all modes of travel and users of transportation systems.
- Encouraging a balance between roadway capacity and accessibility.
- Encouraging an active transportation system.

At the city and county level, management of the number, location, design, and operation of access features, such as driveways and street intersections, is accomplished through municipal and county land use and access management policies, Zoning and Subdivision Ordinances, and site plan review processes. At the state level, MnDOT regulates access using its Access Management Manual, developed in 2008. The guidelines in this manual address the spacing of public street connections, traffic signals, and allowing of driveways to be added along the state trunk highway system.

Legal Basis for Access Management (Source: MAPO)

Minnesota Statutes Chapter 160 directs public road authorities to provide “reasonable, convenient, and suitable” access to property, unless these access rights have been purchased. Historically, use of this statute has allowed:

- Restrictions of access to right-in/right-out.
- Redirection of access to another public roadway if the roadway is reasonable, convenient, and suitable.

In addition to the above, land use authorities may exercise additional authority in limiting access through development rules and regulations. Authorities may require:

- Dedication of public rights-of-way.
- Construction of public roadways.
- Mitigation of traffic and/or other impacts.
- Change in and/or development of new access points.

In special circumstances, broader authority (police power) has been given to public agencies if the situation is deemed to jeopardize public safety. However, this is a very high standard to meet and is seldom used by public agencies.

Nicollet County Access Management Guidance

The Nicollet County Board of Commissioners recognizes the need for regulation of access from adjoining lands to the CSAH and CR systems under their supervision, to promote public safety, efficient flow of traffic, aesthetic values, and engineering integrity of these road systems. A written access permit, issued by the County Engineer, is required before construction, alteration, or change of use of an access, for example a driveway or field entrance, within any Nicollet County right-of-way.

Examples of when an access permit is required include:

- A new access onto a CSAH or CR. *Note: A property split does not necessarily create a right for a new access for contiguous parcels.*
- A revised use of or improvement to an existing access onto a CSAH or CR. *Note: Access permits are granted for a specific use. If the landowner proposes to change the current use of an access point, a new access permit is required, because the location of a driveway may be suited for one use, but not for another. This includes changing or expanding the use of an existing field approach.*
- A development proposal or plat adjacent to an existing or proposed CSAH or CR. *Note: "Development" includes a change in land use designation, subdivision of land or lot split, or any commercial or industrial use of land.*

Property that is considered for rezoning for commercial, residential, or industrial use is reviewed by the County Engineer or his/her designee(s) to ensure an access compatible to the land use can be granted. Nicollet County adheres to a general policy of parcels being “access neutral,” meaning if you add an access, an existing access must be removed.

The design of all new road intersections and entrances onto Nicollet County roadways must meet MnDOT standards, as well as county standards or ordinances, as required by the County Engineer. The county may require access be provided through one or more of the following:

- Combined frontage roads.
- Shared access with another adjacent parcel.
- Directed onto roadways with lower traffic volume or lower functional classification.
- Restricted access (right-in/right-out only access).
- Local street network.

Developers shall install right-turn lanes on the CSAH or CR system at their expense on all subdivisions and public roads, or any entrance serving commercial or industrial property that is estimated to generate over 100 right turns per day. A left-turn bypass lane may be required if mandated in MnDOT's Road Design Manual. Turn lanes and/or bypass lanes may be required if other similar accesses along the same segment of the roadway already have turn lanes and/or bypass lanes. Turn lanes and bypass lanes shall be designed and constructed to Nicollet County standards. If turn lanes or bypass lanes cannot be constructed due to limitations in right-of-way, the developer shall be required to pay an amount determined by the County Engineer, pursuant to state standards, adequate to cover the cost of such items.

A portion of Nicollet County is within the MAPO boundary. MAPO has developed and maintains a set of access management guidelines that were developed with some elements of the MnDOT Access Management Manual, as provided in [Table 16](#). Nicollet County may consider this set of guidelines and the MnDOT Access Management Manual guidelines when managing access within the county.



Roadway in Nicollet County

Table 16. MAPO Access Management Guidelines

Principal Arterial	Primary (Full-Movement) Intersection Spacing		
	Rural	1 mile	2 access/mile
	Urban/Urbanizing	1/2 mile	3 access/mile
	Urban Core	300-660 feet	9-19 access/mile
	Secondary Intersection Spacing		
	Rural	1/2 mile	3 access/mile
	Urban/Urbanizing	1/4 mile	5 access/mile
	Urban Core	300-660 feet	9-19 access/mile

Minor Arterial	Primary (Full-Movement) Intersection Spacing		
	Rural	1/2 mile	3 access/mile
	Urban/Urbanizing	1/4 mile	5 access/mile
	Urban Core	300-660 feet	9-19 access/mile
	Secondary Intersection Spacing		
	Rural	1/4 mile	5 access/mile
	Urban/Urbanizing	1/8 mile	9 access/mile
	Urban Core	300-660 feet	9-19 access/mile

Collectors	Primary (Full-Movement) Intersection Spacing		
	Rural	1/2 mile	3 access/mile
	Urban/Urbanizing	1/8 mile	9 access/mile
	Urban Core	300-660 feet	9-19 access/mile
	Secondary Intersection Spacing		
	Rural	1/4 mile	5 access/mile
	Urban/Urbanizing	N/A	N/A
	Urban Core	300-660 feet	9-19 access / mile

Primary intersection refers to full-movement intersections that may be considered for signalization if the appropriate signal warrants have been met. The spacing of primary intersections is governed by the need to provide for uniform spacing for effective signal coordination in urban/urbanizing areas and adequate spacing of left-turn lanes on unsignalized highways in urban and rural areas.

Secondary intersection refers to intersections that may be accommodated midway between primary intersections if they do not create high-risk conflict condition.

Source: MAPO, 2045 Long Range Transportation Plan

Right of Way Preservation and Acquisition

Rights-of-way ("ROW") are valuable public assets. Therefore, they need to be preserved and managed in a way that respects the roadways' intended functions, while also serving the greatest public good. When future expansion or realignment of a roadway is proposed, but not immediately programmed, agencies should consider ROW acquisition strategies to reduce costs and maintain the feasibility of the proposed improvement. The most common strategies used to preserve ROWs for future construction include advance purchase, planning and zoning, and official mapping. Before implementing any ROW preservation programs, local agencies should weigh the risks of proceeding without environmental documentation prior to purchase. If environmental documentation has not been completed, agencies risk preserving a corridor or parcel that has associated environmental issues that could hamper construction or increase costs.

Direct Purchase

The best ways to preserve a ROW is to purchase it. Unfortunately, agencies rarely have the necessary funds to purchase a ROW in advance, and the public benefit of purchasing ROW is not realized until a roadway or transportation facility is built. Typically, local jurisdictions utilize various corridor preservation methods prior to roadway construction, and then purchase the ROW, if it has not already been previously dedicated, at the time of design and construction.

Planning and Zoning Authority

Local agencies have the authority to regulate existing and future land use. Under this authority, agencies have several tools for preserving ROW for transportation projects. These tools include:

- **Zoning** – If the property is in a very low-density area (e.g., an agricultural district), the existing zoning classification should be maintained. A low-density zoning classification limits the risk for significant development, and can help preserve land for a potential ROW until funding becomes available for roadway construction.
- **Platting and Subdivision Regulations** – Land use authorities can require ROW dedication as part of the platting and subdivision process. The respective agencies' platting and subdivision regulations provide authority to consider future roadway alignments during the platting process because most land must be platted before it is developed. Each local agency can use this authority to regulate land development and influence plat configuration and the location of proposed roadways. Planning and engineering staff work with developers to formulate a plat that meets development objectives and that conforms to a long-term community vision and/or plan.
- **Official Mapping** – A final strategy to preserve ROWs is to adopt an Official Map. An Official Map is developed by the local governmental unit, and identifies the centerline and ROW needed for a future roadway. The local agency then holds a public hearing showing the location of the future roadway and incorporates the Official Map into its transportation plan. The official mapping process allows agencies to control proposed development within an identified area, and to influence development on adjacent parcels. However, if a directly affected property owner requests to develop their property, agencies have six months to initiate acquisition and purchase of the property to prevent its development. If the property is not purchased, the owner can develop it in conformance with current zoning and subdivision regulations. As a result, the official mapping process should only be used for preserving key corridors ROWs in areas with significant growth pressures.

Future Considerations

Reference the Mankato Area Planning Organization Long Range Transportation Plan

Mankato Area Planning Organization (MAPO)

A portion of Nicollet County is within the MAPO boundary. MAPO has developed and maintains a set of access management guidelines that were developed with some elements of the MnDOT Access Management Manual, as provided in [Table 16](#). Nicollet County may consider this set of guidelines and MnDOT Access Management Manual guidelines when managing access within the county.

The purpose of MAPO is to create and maintain a continuing, cooperative, and comprehensive metropolitan transportation planning process. The MAPO is a federally designated Metropolitan Planning Organization for the region's urban/rural area, including the City of North Mankato and portions of Nicollet County. MAPO's 2045 Transportation Plan provides a framework for understanding the current and anticipated future status of the transportation system within the MAPO planning boundary. This document can be referenced by Nicollet County staff in some instances to provide guidance regarding the county highway system, as well as processes for management of certain aspects.

Develop a Nicollet County Transportation Plan

While the transportation chapter of the Nicollet County Comprehensive Plan provides a description of existing county-owned roadways and facilities, current traffic volume data, pavement types in the county, potential transportation system enhancements, and transportation system management tools, it is not meant to be a complete transportation plan. Nicollet County would be well served to develop a comprehensive transportation plan of its own to thoroughly review other highway transportation system characteristics and plan for the future to maintain the county highway system in a state of good repair.

Potential transportation plan components could include:

- Expanded Existing Conditions Review
 - Shoulder Width and Weight Restriction Review
 - Freight System Review
 - Roadway Pavement Condition Review
 - Roadway Capacity Analysis
 - Safety Analysis
 - Multimodal System Review
- Expanded Goals, Objectives, and Performance Measures
- Traffic Forecasts

- Future Conditions Analysis
 - Functional Classification Recommendations
 - System Designation Recommendations
 - Incorporate County Road Safety Plan Recommendations
 - Multimodal System Recommendations
 - Roadway Preservation Analysis
 - Bridge Analysis
 - Future Project Recommendations
- Implementation Plan
 - Funding Opportunities
 - Financial Scenario Forecasts
 - Future Program of Projects
 - Plan Maintenance Activities

6: NATURAL RESOURCES

Nicollet County has several natural resources that contribute to the character and quality of life in the county. These resources provide places for recreation and enjoyment, while also providing essential functions such as drinking water and wildlife habitat. The preservation and enhancement of these resources is a priority for the county as it guides future decision-making related to development.

Existing Conditions

Water

The Minnesota River and a number of lakes, streams, creeks, and wetlands within the Minnesota River Basin make up the wetland system in Nicollet County. The county is actively involved in two watershed organizations promoting the enhancement and preservation of the county's water and natural resources. Through these relationships and other efforts, the county monitors the water resources for drinking water quality and availability, recreational uses, and wildlife habitat.

Most of Nicollet County is drained by the Minnesota River and a few small tributaries that cut deep ravines two to three miles from the Minnesota River. Portions of the county drain to the north within the Lower Minnesota River Watershed. There are several drainage systems throughout the county that carry run-off water and allow for poorly drained soils to be used for agriculture.



Creek in Nicollet County

The county has a few lakes, most of them quite small. One exception is Swan Lake, which has an area of 9,346 acres, and a tributary drainage area of less than 40 square miles. The second largest lake in the county is Middle Lake, with an area of 1,990 acres. Both Swan Lake and Middle Lake are classified as Natural Environment Lakes by the MnDNR. Nicollet County's Shoreland Management Ordinance, previously described on page 41, regulates the use and development of land around all lakes, rivers, and creeks, outside the municipalities, in the county.

Ground water is available in usable quantities, mainly from aquifers in the glacial drift. These aquifers are essentially recharged by local precipitation. Depths of wells for rural residences have been measured from eight feet to 765 feet¹ below the surface. The aquifers used by county residents for drinking water receive a portion of recharge from surface water.

Ground water shortages have been observed in western Nicollet County townships for many years. This issue most severely impacts farmers and their operations, as well as individual residences that rely on groundwater and local wells for their drinking and daily water needs. As this issue continues, especially if a drought were to occur, it is critical that existing water resources in these areas are used in a conservative and sustainable manner. The county will continue to monitor and partner with other jurisdictions on ground water quality and quantity efforts.

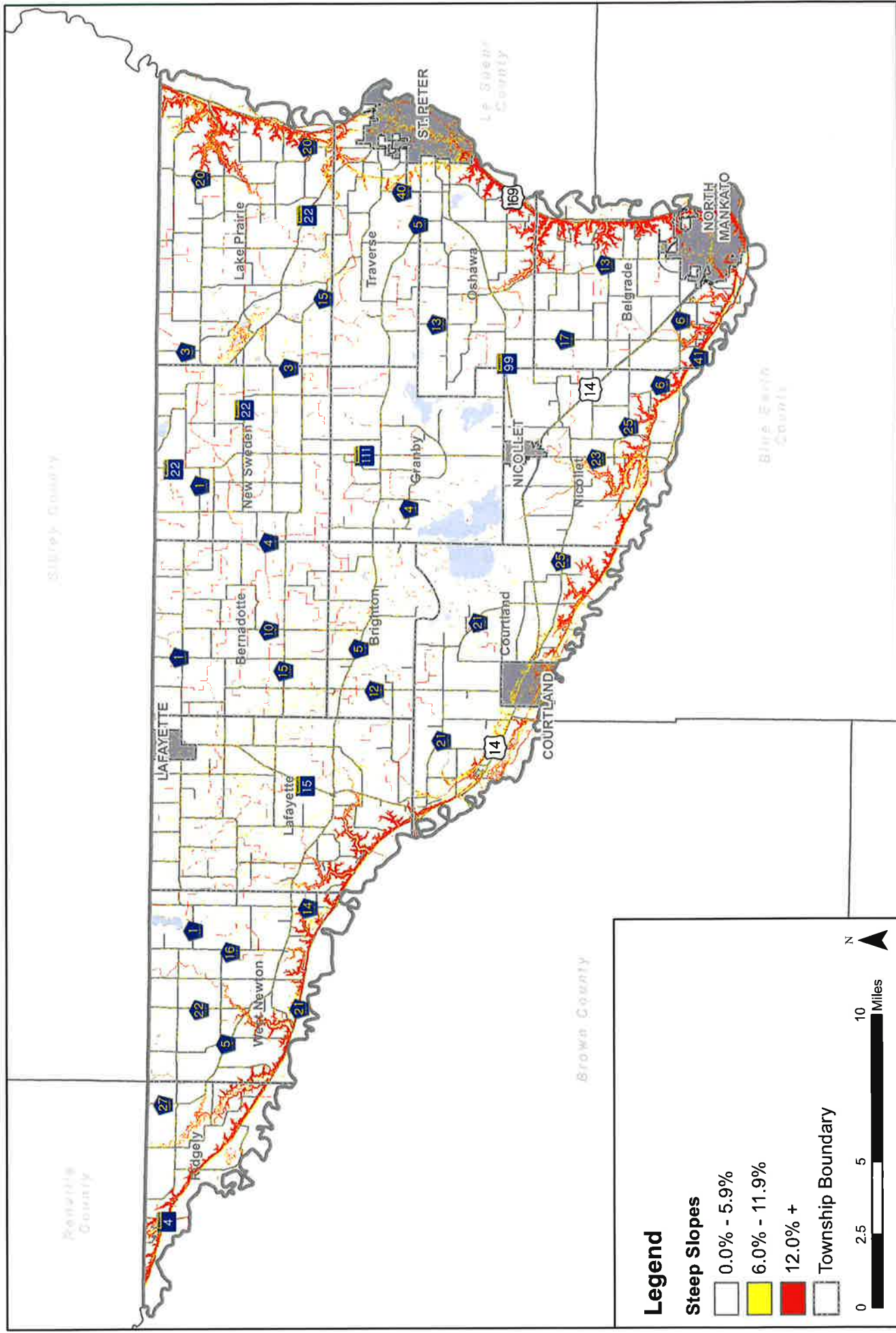
Topography

Most of the land in Nicollet County consists of glacial till plain characterized by nearly level or gently rolling prairie uplands. **Figure 25** presents the location of steep slopes throughout the county, as identified by MnDNR. Along the Minnesota River, there is a continuous strip of bottomland separated from the prairie uplands by very steep slopes. The maximum difference in elevations within the county is approximately 300 feet. The highest elevations are found to the east of Clear Lake in Lafayette Township. The lowest elevations are found along the eastern county boundary, adjacent to the Minnesota River. Although the area upland is relatively level, the western portion of the county tends to be slightly higher than the eastern portion.



Bluffs in Nicollet County

¹ Drinking Water Quality Report for Nicollet County, 2002, Brown-Nicollet Environmental Health and Minnesota Department of Health.



Soils

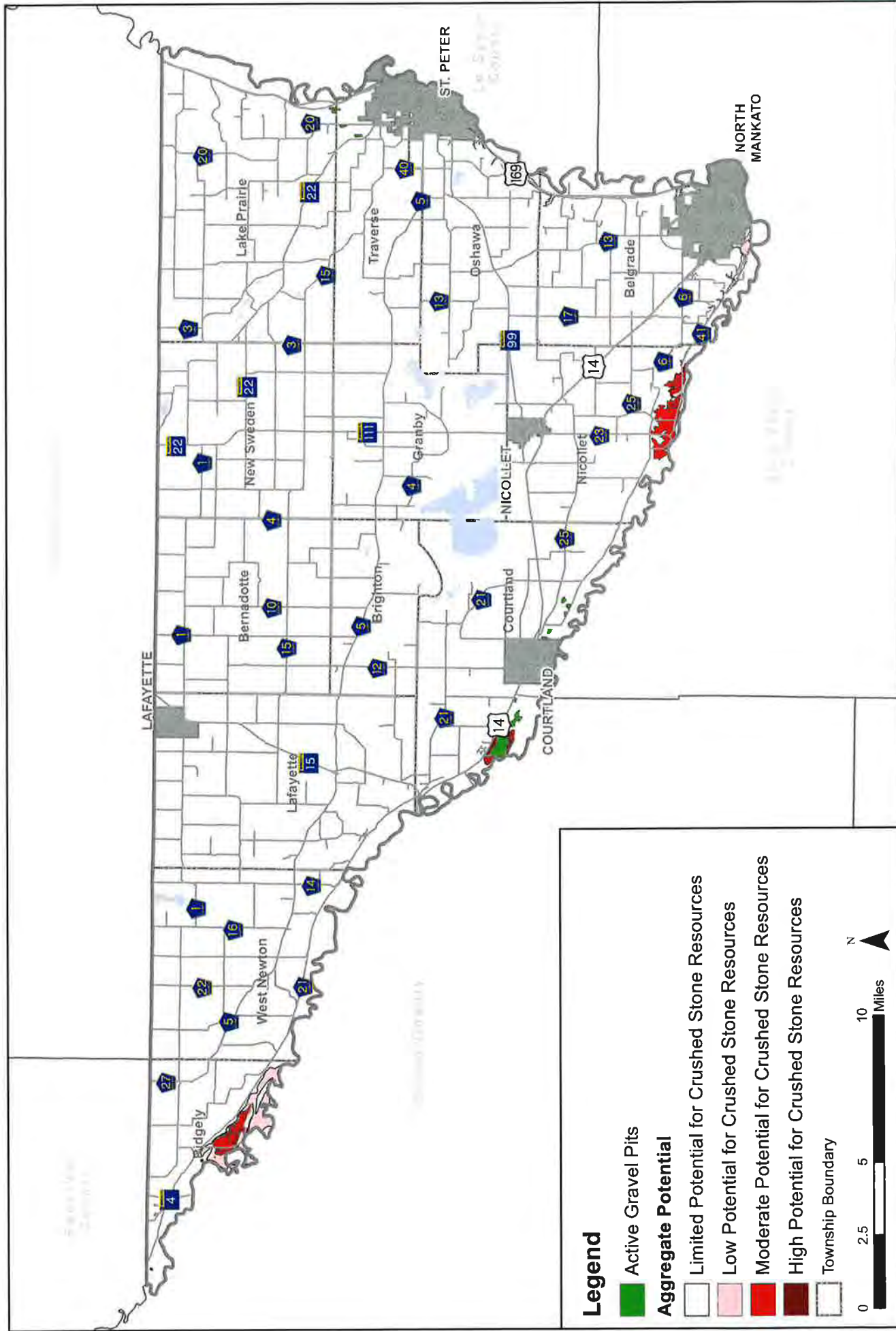
Aggregate Resources

In 2019, there were 15 active gravel pits in Nicollet County. The mining of aggregate resources, such as crushed stone, is prevalent throughout Nicollet County. **Figure 26** shows the location of active gravel pits throughout the county and the location of aggregate resource potential. Most of the pits are located to the east and west of the City of Courtland, and to the north of the City of Saint Peter. There are three areas identified by MnDNR with moderate or high aggregate mining potential. These areas are located along the Minnesota River in Ridgely Township, Courtland Township, and Nicollet Township. In the early 2000s, MnDNR identified potential rock quarries and sand pits within the county. The identified sites are located near the areas identified with mining potential.

The aggregate industry provides vital jobs for residents and revenue for local businesses. Nicollet County will continue to work with aggregate businesses throughout the county to ensure that these operations can continue in a sustainable and environmentally friendly manner.



Active Gravel Pit in Nicollet County



Aggregate Resources and Facilities

Nicollet County 2040 Comprehensive Plan

Source: Nicollet County GIS (Active Gravel Pits), 2019; MnDNR (Aggregate Potential)

Renewable Energy

Renewable energy sources, primarily solar and wind, continue to increase in usage throughout the state and nation as alternative energy sources. Suitability research has been completed for the State of Minnesota to explore locations of solar and wind resources. Nicollet County's open plains provide for a high level of suitability, as discussed in the following section.

Renewable energy provides opportunities for local clean, renewable energy generation, and the potential for job creation. Providing an environment that is friendly to the development of renewable energy in Nicollet County would not only enhance the county's resilience going forward, but could also serve as an example for other counties throughout the state wishing to do the same.

Solar Resources

Areas of flat, open landscape available throughout Nicollet County provide suitable areas for harvesting solar energy. In 2014, the University of Minnesota conducted a solar suitability analysis for the State of Minnesota. The results are presented in [Figure 27](#). This analysis found that a large percentage of the southern portion of the state, Nicollet County included, has very high solar energy potential. The prevalence of flat and open lands creates many areas throughout the county that are shade-free and well-lit, with high solar suitability.

While the open plains throughout the county are considered to have a high level of solar suitability, other factors must be considered when siting solar collection sites. Including but not limited to the proximity to an existing substation must be considered to efficiently harvest and utilize the solar energy collected. As the production of solar energy becomes less expensive and more widespread, Nicollet County will monitor the advancements to ensure that regulations align with the current capabilities.

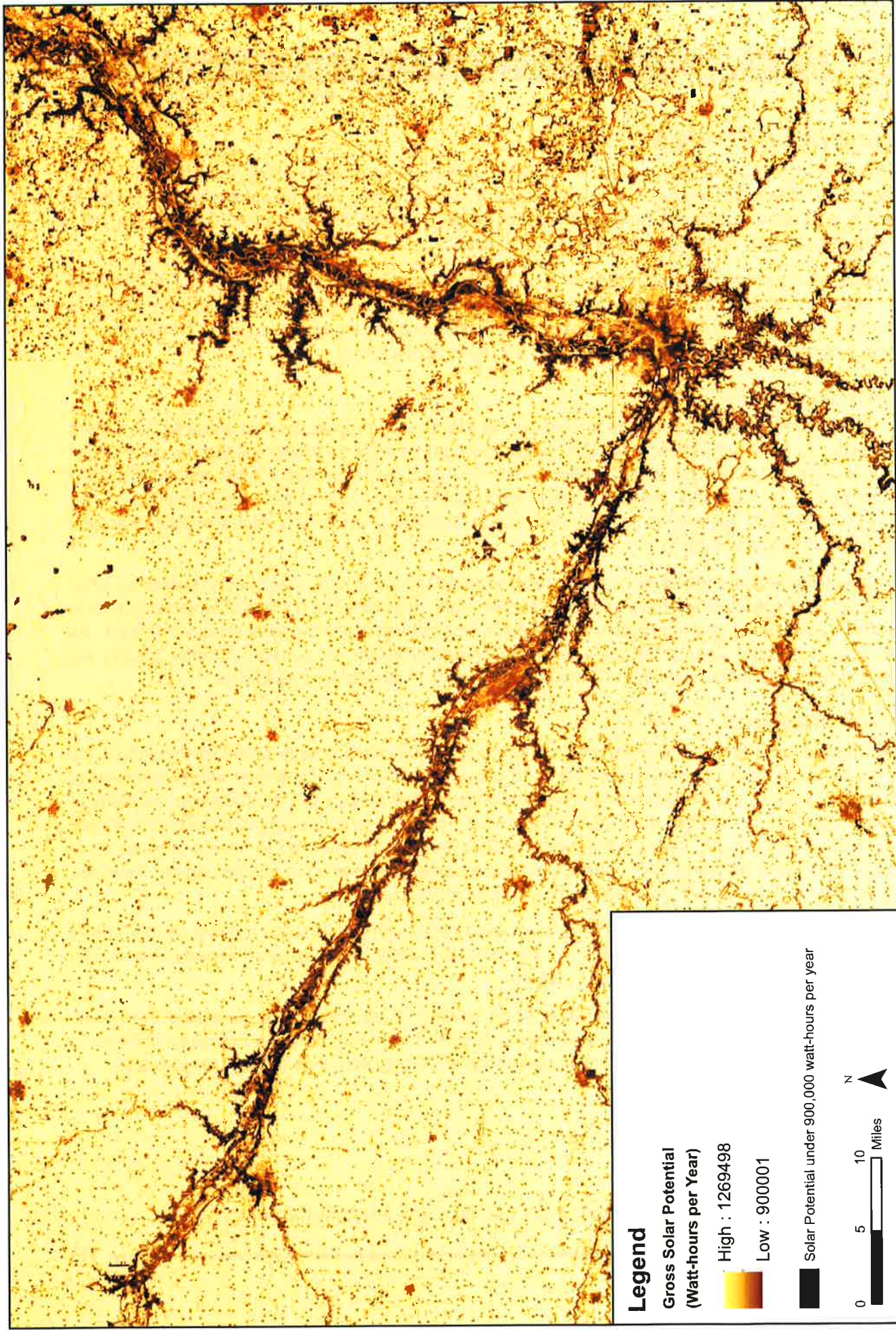
Wind Resources

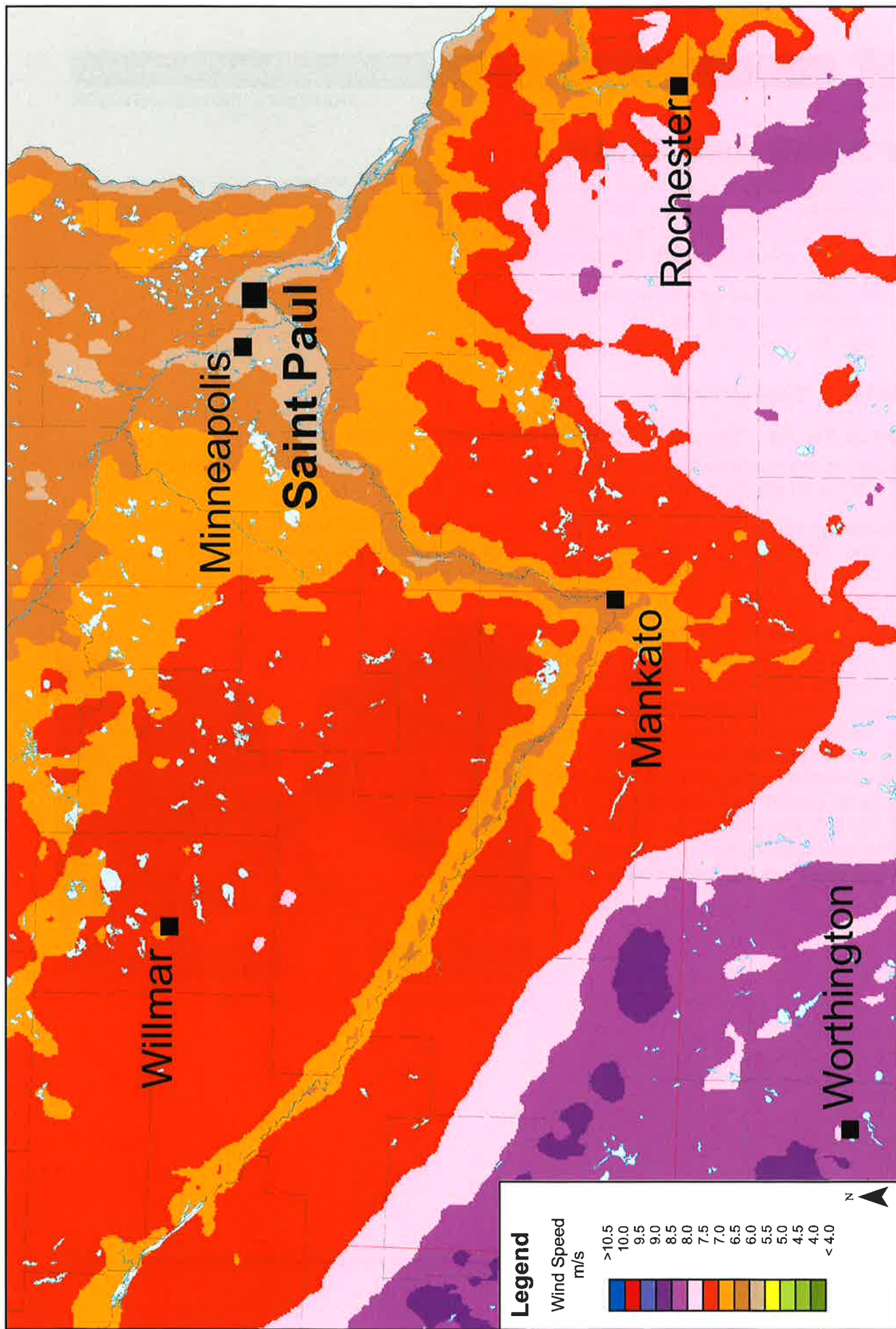
The Minnesota Department of Commerce monitors and studies wind energy potential throughout the state. In 2018, wind energy generated nearly 18 percent of all energy generated within the State of Minnesota². In 2006, the Department of Commerce completed a study for the statewide suitability of wind potential. The results are displayed in [Figure 28](#). Wind speeds throughout Nicollet County are generally 12.0 to 13.5 mph. Areas along the Minnesota River were estimated to have a wind speed of 10 mph or less due to the topography. These wind speeds are like those throughout the region. However, higher speeds of 14 to 16 mph are found in the counties to the west.

For small wind turbines to be economically viable, wind speeds should average at least 11 to 13 miles per hour which are consistent with wind speeds in Nicollet County. Average wind speeds of 14.3 mph are typically needed for larger, commercial projects.

In 2017, across the United States, less than three percent of electricity was generated from wind. However, the capacity of wind generation is growing. Nicollet County will continue to monitor changes in wind energy technology and the feasibility of use in Nicollet County on both small and large scales.

² U.S. Energy Information Administration, 2019 Minnesota State Profile and Energy Estimates.





7: PARKS AND TRAILS

Parks and trails provide opportunities for residents and visitors to gather and be active, making them an important element of the county's character. This chapter provides a description of existing county-owned parks and other recreational opportunities in the county. Efforts related to parks, trails, and recreation areas should promote the following principles:

- Preserve the existing natural resources
- Retain existing character
- Provide a high quality of life for all residents

Existing Conditions

County Parks, Trails, and Recreational Areas

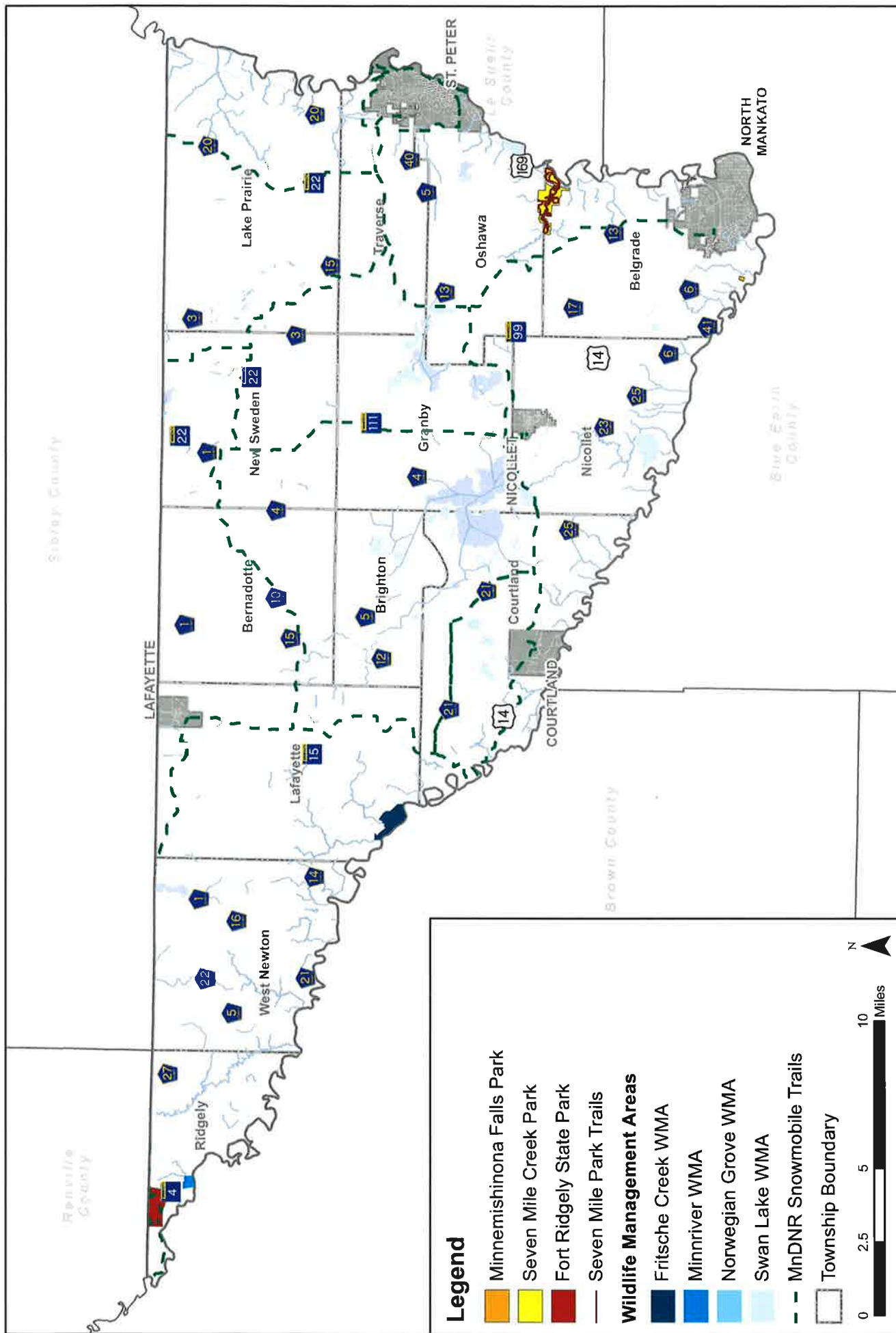
There are two county owned and operated park areas within Nicollet County: Seven Mile Creek Park and Minnemishinona Falls Park. [Figure 29](#) outlines the location of both parks.

Initially established in 1967, Seven Mile Creek Park encompasses 628 acres in Belgrade and Oshawa Townships. The park is located between the City of North Mankato and the City of Saint Peter, on both sides of U.S. Highway 169. Park attractions include picnic grounds with shelters, playground equipment, a boat landing, and over 10 miles of multi-use trails.

Opened to the public in 2007, Minnemishinona Falls Park is located west of the City of North Mankato along Judson Bottom Road (CR 41). This road is designated as a Minnesota River Valley Scenic Byway. Minnemishinona Falls Park is one of the highlights along the byway. The park includes a parking area, a bridge over the gorge for viewing the 42 foot falls, multi-use paved trail that connects to the City of North Mankato, and a picnic area. This park also provides views of the Minnesota River Valley.



Minnemishinona Falls Park Pedestrian Bridge



Parks, Trails, and Recreational Facilities

Nicollet County 2040 Comprehensive Plan

Source: MnDNR (Parks, WMAs, Trails)

Wildlife Management Areas (“WMAs”)

WMAs are part of Minnesota's outdoor recreation system, and are established to protect those lands and waters that have a high potential for wildlife production, public hunting, trapping, fishing, and other compatible recreational uses. They are the backbone to MnDNR's wildlife management efforts in Minnesota, and are key to protecting wildlife habitat for future generations, providing opportunities for hunting, fishing, wildlife watching, and promoting important wildlife-based tourism.

There are five WMAs located within Nicollet County: Fritsche Creek, Minnriver, Norwegian Grove, River Valley West Unit, and Swan Lake. These areas encompass over 3,400 acres of land and are spread throughout the county. However, the vast majority of this area is comprised of the Swan Lake WMA and its 29 individual subunits.

State Parks and Trails

There is one state park facility located within Nicollet County. Located at the far westerly edge of the county, Fort Ridgely State Park is located on the ruins of the once thriving Fort Ridgely. Constructed in 1853, Fort Ridgely was designated a Minnesota State Park in 1911. The park provides visitors with campsites, as well as many other recreational opportunities that allow visitors to enjoy and learn about this once thriving outpost.

There are several snowmobile trails throughout the county. MnDNR manages these trails, with many considered to be part of the Minnesota River Valley Trail system. The trails run throughout the county but are found mostly around Swan Lake and parallel to U.S. Highway 14. The county does not own or maintain any snowmobile trails.

City Park, Nature, and Recreational Areas

Although not owned or operated by the county, the Cities of Saint Peter, North Mankato, Nicollet, Lafayette, and Courtland provide residents with a wide variety of high quality city park, nature, and recreational areas.



Seven Mile Creek Park

8: IMPLEMENTATION

The Comprehensive Plan serves as a decision-making tool that can be used by a range of stakeholders in Nicollet County. The goals and policies defined in Chapter 3 provide guidance for the desired direction of the county. Chapters 4 through 7 identify tools and regulations that can be utilized to help achieve those goals. The intent of this chapter is to identify a list of potential strategies that put the plan into action and to help the county achieve its defined goals.

The following table identifies implementation actions to assist the county in meeting the plan's goals. This is not meant to be an exclusive list. Actions can be added to, modified, or removed from the list as warranted. Regular review of this table is recommended to monitor progress towards the long-range goals defined in this plan.

The actions are organized in the following table by Plan Element, and include a recommended timeframe and responsible parties to assist with implementation. The recommended timeframe suggests when the action should be completed, including ongoing and short-term (2020-2030). The Responsible Parties column identifies county departments that can assist with the implementation of the action.

Table 17. Implementation Plan Actions

Plan Element	Implementation Action	Timeframe	Responsible Parties
Long-Range Planning	Review and update the Comprehensive Plan to respond to changing trends and needs within the county, as warranted.	Every five years	All departments
Long-Range Planning	Continue to encourage public participation in all planning efforts.	Ongoing	All departments
Land Use	Monitor and update the existing feedlot setbacks to respond to changing agricultural and community concerns, if warranted.	Short-Term	Property Services
Land Use	Consider the establishment of density requirements for feedlots throughout the county, if warranted.	Short-Term	Property Services
Land Use	Review and update the Renewable Energy Ordinance to ensure it responds to current technology, if warranted.	Every five years	Property Services
Land Use	Review and update the bluff line setback to respond to changing needs, if warranted.	Short-Term	Property Services
Land Use	Continue to update and promote the Zoning Permit Fact Sheet and encourage the development of other tools that assist with the public's understanding of land use regulations and requirements.	Ongoing	Property Services
Land Use	Consider the enforcement of the Minnesota State Building Code throughout Nicollet County.	Short-Term	All departments
Transportation	Develop an access management ordinance for county roadways.	Short-Term	Public Works

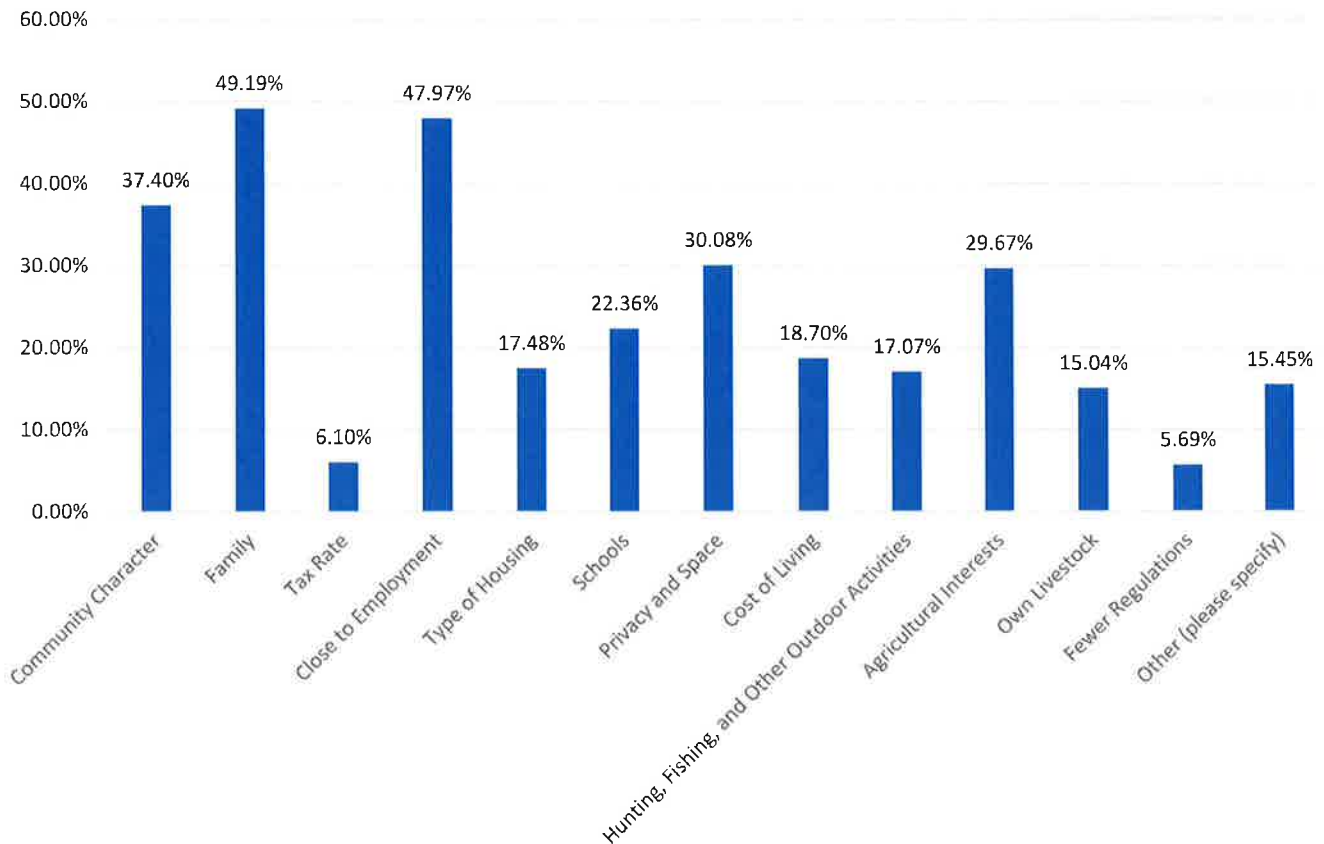
Plan Element	Implementation Action	Timeframe	Responsible Parties
Transportation	Pursue jurisdictional transfers as opportunities arise among jurisdictions.	Ongoing	Public Works
Transportation	Continue to play an active role in regional transportation planning efforts.	Ongoing	Public Works
Transportation	Explore additional transit and mobility options that serve the entire county.	Ongoing	Public Works
Transportation	Explore the development of a Nicollet County Transportation Plan.	Short Term	Public Works
Natural Resources	Continue efforts to promote, enhance, and protect natural resources within the county.	Ongoing	All departments
Natural Resources	Continue to play an active role in regional and state conservation efforts.	Ongoing	All departments
Natural Resources	Continue to participate in the two existing One Watershed One Plan ("1W1P") boundaries. Employ recommendations and collaborate with partners.	Ongoing	Property Services
Natural Resources	Continue to participate in discussions for the establishment of a third 1W1P boundary and following plan development and implementation.	Ongoing	Property Services
Natural Resources	Continue to monitor and plan for the county's response to changing weather patterns and the effects to flooding and erosion.	Ongoing	All departments
Natural Resources	Continue to deploy invasive species management activities throughout the county.	Ongoing	All departments
Parks and Trails	Explore opportunities for trail funding and cost participation programs.	Ongoing	Public Works
Parks and Trails	Continue to monitor the use of existing parks and desired need for additional facilities.	Ongoing	Public Works



Round 1 Nicollet County Comprehensive Plan Public Engagement Summary

Question 1: Why do you live in Nicollet County?

Answer Choices	Responses
Community Character	92
Family	121
Tax Rate	15
Close to Employment	118
Type of Housing	43
Schools	55
Privacy and Space	74
Cost of Living	46
Hunting, Fishing, and Other Outdoor Activities	42
Agricultural Interests	73
Own Livestock	37
Fewer Regulations	14
Other (please specify)	38
Total Respondents	246



Open-Ended Responses

1. Too much power and bureaucracy in Nicollet County
2. Own small business
3. Own small businesses
4. Born and raised here
5. LIVE IN COUNTRY
6. NO BUFFERS for the county ditches!! have people have other business on farm and residential sites
7. Spouse lived there
8. Family
9. I was born here.
10. Our business is located in Nicollet Co.
11. Own a cabin there.
12. Not living there.
13. Family farm
14. inherited properties from my parents
15. Born here - still here
16. Married my husband, a farmer and a Nicollet County Native
17. Quality of services provided by North Mankato - trash/leaf pickup, parks for kid's activities.
18. I moved to NMKTO in 1974 because of the conservative government
19. We no longer live in Nicollet county- just rent the land to our son.
20. we found the home that worked best for us here when we were ready to move
21. Parks, Recreation, Out of School Care and Classes

22. Safe environment in terms of crime
23. NOT for the electricity rates
24. Doesn't stink when you come in to town
25. Born and raised here!!!!
26. Born and raised
27. numerous cultural events
28. Wanted rural area with town under 2,0000 nearby for raising children
29. What I could afford
30. Born and raised here
31. Parks
32. We wanted to be in North Mankato which is in Nicollet County. Nicollet County and North Mankato used to be a conservative place.
33. Love the house we bought 3 years ago. Love the Quiet Country

Question 2: List what you think are the two best aspects of day-to-day life.

Top Responses	Number
Rural	25
Proximity	23
Community	20
Safe	20
Roads	20
People	16
Agriculture	14
Services	14
Small Town	13
Nature	13
Parks	12
Total	199



Open-Ended Responses

1. We love the country wildlife, Well-kept roads
2. Open spaces-lush, Rich black soil- greatest ag land
3. St. Peter
4. Privacy and not crowded, Good regulation with protecting the environment (buildings too close etc.)
5. Good roads, Low crime
6. Small town atmosphere, Highway 14 becoming on 2 lane
7. Proximity to regional centers/business needs, Proximity to small towns/opportunities for "wide" open spaces
8. Being able to travel where you want to go on good road, Being able to enjoy the freedom of country living
9. I enjoy living in the country
10. Population density, Traffic
11. Privacy/space, Agriculture
12. Great soils for agriculture production, Relatively low crime
13. Country living
14. Living near attractions and not too far from Twin Cities, not very worried about crime in the area
15. decent roads, close to Mankato
16. Fertile soil, Opportunities for varied activities - cultural, social, sporting
17. Open spaces, Services available
18. The people who live here, Close access to shopping, etc.
19. Small town living, Great sense of place
20. Parks, Pool
21. Access to post-secondary education, Good roads

22. Well-kept recreation areas, growing businesses
23. The people, That the community offers
24. Climate, Excessive, high, unreasonable taxes on everything
25. Rural living (nothing particular to the county)
26. Close community, Affordability
27. Progressive, Proactive Leadership, Strong Agriculturally Based
28. Safety, friendliness
29. Close to New Ulm, Law enforcement
30. John Luepke, Commissioner, Friendly people
31. good neighbors
32. Good neighbors
33. Rural community, Friendly people
34. Agriculture
35. Location of my home, People in the area
36. Hunting, Environment
37. Nice people most of the time
38. Small community, Friendly people
39. Excellent up keep on roads especially snow plowing, safe neighborhood
40. Nicollet county is beautiful. My first visit here, prior to my relocating here, I fell in love with the outdoor activities and how accessible they are. The upkeep and cleanliness beams pride from the citizens as well as the elected officials. It is very hard to find a negative word to say about the community and most every person that makes up Nicollet County.
41. Multi-parks and community-based services, Affordable housing
42. The beauty of the Minnesota River and bluffs, GAC is a great asset
43. Living in the country, Privacy
44. Small town rural feel – neighborly, Easy to do business
45. Laid back atmosphere
46. Pretty easy living
47. Lots of outdoor things to do, close to urban retail
48. LOCATION TO NEW ULM, COUNTRY LIVING
49. All Fire Depts. & 1st Responders, Public Hunting Grounds
50. Farming, Checking the livestock
51. rural living, close to major highway
52. Privacy, Large acreage
53. A very fair and reactive sheriff's department, Currently can't think of another positive as a rural non-farmer it's not a good place to live
54. Rural living, Good roads
55. Good neighbors, Country living
56. same as other counties around us
57. Land, Space
58. Living on the family Century Farm, We have great neighbors
59. outdoor activities
60. friendly, straight
61. Beautiful country in which to live, Good roads
62. River Valley, Sense of community
63. I live close to where I work
64. Affordability, Not too crowded
65. Community character, Rural nature
66. Average Roads, Beauty of river valley

67. Good roads, Low crime.
68. close to ag businesses, good law enforcement
69. MN river, Conservation efforts to provide strong habitat for wildlife
70. Progressive in thinking, quality of living
71. Emphasis on agricultural development, Rural county ideals
72. Outdoor Recreation, Small town atmosphere
73. Peaceful country living, Veritas
74. low taxes, country living
75. low crime rate, good roads
76. Family, Employment
77. Swan Lake and associated natural areas, Minnesota River corridor of open space
78. decent roads, nature
79. State WMAs & other nature/outdoor opportunities, Lies along Minnesota River
80. Agricultural setting, Quality of life
81. friendly folks (as when I grew up here in 60's-70's), privacy and space
82. Low crime, Relatively low cost
83. Proximity to towns with services, Family
84. Strong sense of community, Excellent natural resources/parks & trails.
85. Safe community - 4th of July Parade/Minn Square Park!, Parks
86. friendly to ag, pretty country
87. Geographical Beauty, Convenience to other areas, it's nice and central location
88. Small towns safe for raising a family, Agriculture
89. Nicollet County has 3 nice sized cities
90. Beautiful area, Safety
91. proximity to Mankato and Twin Cities Metro, A preserved rural character
92. Small communities, Home ownership
93. hard working people, good place to raise a family
94. Small town community, Schools
95. Peaceful, Low population
96. 7-mile park, Swan lake
97. Sense of community, Great schools
98. Open minded community, Library, community center, parks and pool
99. Very little controversies with County board/staff., Hwy 169 access to Twin Cities.
100. Natural amenities, Small (non-urban) feel
101. Close community, Can trust our local government
102. not over-run with retail businesses like eastside of Mankato
103. I feel safe, Peaceful neighborhood
104. street cleaning and snow removal are both excellent, parks are in great condition
105. River Valley, North Mankato
106. Clean, safe living, with good services, A vibrant local city (St. Peter) and close to Mankato and the Cities for all services
107. small town atmosphere, easy access to amenities
108. Small town, Great restaurants
109. River city, Great location
110. The people, My church
111. Friendliness, positive attitude of residents and businesses, Focus on well-being of people such as services and opportunities
112. Rural, Close to Shopping Area
113. Rural living, Gentle rolling landscape

114. Opportunities for business, Green space
115. Spring pickup days, Safe to walk everywhere
116. Clean, small towns, rural - some separation from garbage town of Mankato, Lower population density than Blue Earth Co.
117. Ag-friendly zoning that allows nonfarmers and farmers to coexist, Great road system that is well maintained
118. Close to work, People are friendly
119. interested in and activities for the environment/water/ and soil. Excellent social services and public health
120. Understands the importance of Ag, Understands how many jobs the livestock industry supports
121. Close enough to Mankato to have access to all that it offers. Still rural enough to allow a quieter lifestyle.
122. Small town feel
123. Proximity to the metro- not too close, Rural values
124. Ease to businesses, Activities
125. Public environmental spaces, Rural towns with access to commercial hubs
126. Low crime
127. Good schools, low pollution
128. Outdoor spaces, Local businesses
129. Love my neighborhood and quiet streets
130. Farming community, Families
131. Accessible, Quality Parks, Green/Nature and Open Space, Community Education and Recreation
132. Neighborhood in North Mankato
133. Parks and recreational facilities, Excellent library
134. Small crime rate, Well-kept roads
135. On major roads for accessibility but easy to get around town in 15 min., beauty of the natural surroundings year round
136. St. Peter War Memorial, Our highly trained law enforcement officers
137. Good roads to towns, Good schools in area
138. Parks and Recreation, Quaint home towns
139. Proximity to a regional hub Mankato, Parks, trails and outdoor space
140. it's close to my family, where I live it is rural open area
141. Next to Mankato, The river valley
142. lower crime rates, friendly, kind people that live here
143. Good neighbors, Close to everything, shopping, entertainment, schools
144. It's clean and doesn't have garbage everywhere, They finish construction work fast
145. St. Peter Food Co-op and organic CSA's nearby, Community events
146. Close to work, For most part good county
147. Abundant green space, Opportunities for positive community interaction
148. I really enjoy many of the parks.
149. Small town feeling
150. Quiet
151. Close to Mankato and Twin Cities, St. Peter's amenities
152. Low crime, Good Roads
153. Safe rural community, thanks to caring neighbors and a great sheriff's dept, Fantastic 4-H program
154. Friendly people pleasant natural surroundings and well-kept public and private buildings and spaces
155. Friendly community, Love small town living
156. Small town living
157. Overall a friendly community, Overall a safe community
158. The culture of the people, Always striving to make things better
159. Nature/parks, So close to Mankato and twin cities.

160. The character of the residents are generally strong: honesty, generosity, and a positive work ethic are generally valued. Residents generally respect themselves and others.
161. Few issues with crime, traffic, etc. Friendly communities
162. The country, The land
163. St Peter
164. Rural living (nothing particular to the county)
165. Community Character, Parks
166. Parks, Schools
167. Friendly people, weather variety, Good towns not too far away, Beauty of landscape
168. Quality of life, Low cost of living
169. Quality of Life, Collaborative character of community
170. Swan Lake, Minnesota River
171. Small town feel, Access to nature
172. Community involvement, Good schools
173. love to be near seven-mile creek, bike trails
174. Proximity to Mankato, Rural influence on life
175. Love St Peter, Love all the green spaces
176. Natural beauty and resources, Safety
177. Gustavus Adolphus College, St. Peter Public Schools
178. THE COMMON CITIZEN, FRIENDS AND FAMILY
179. Safe community, Close to Mankato
180. Rural living but close to metro, Great farm land
181. Rural values, Diverse economy
182. Space, Employment opportunity
183. Fire dept, Sherriff dept
184. Wild life, Community
185. Culture, Overall opportunity
186. Small communities that are close to entertainment opportunities, The Minnesota River Valley
187. friendly people, beautiful landscapes
188. It is a beautiful scenic county with historical sites, parks, and rivers., Great soil for agriculture.
189. Minnesota / Midwest work ethic, people who care
190. City/rural balance, Growth of cities
191. quality of life, economic opportunities
192. Ag potential, Good people
193. The river valley/ scenery, Great people
194. Quiet, Low crime rate
195. Rural feel with nearby amenities
196. transparent government, women in leadership roles
197. Rural Living, Conservative feel
198. Nearness of quality retail and medical centers, Outdoor recreational opportunities (public lands)
199. Still pretty conservative, Road quality overall pretty good

Question 3: List two aspects that could be modified to improve day-to-day life

Top Responses	Number
Taxes	49
Roads	46
Parks	16
Regulations	13
Broadband	11
Environment	9
Biking	8
Services	7
Housing	7
Transit	6
Total Respondents	187



Open-Ended Responses

1. Continue to not become annexed to the City of North Mankato
2. Give township authority to say "no" to corporate/annexation
3. Regulations (set too strict in certain areas) on homeowners and property owners, Some workers/jobs should be voted on
4. If you want a small business on your property it should be ok
5. Nicollet County needs to stay out of lives more
6. More environmental protection for our water, More expansion of highway 14 to bypass Courtland
7. Improve the internet/satellite reception, Having the ag and non-ag sectors working with each other to better manage water and soil resources
8. Our county is so restrictive with zoning regulations, Our building permit fees are outrageous compared to surrounding counties. Our hop barn was \$1,800 and a bin is \$50. Ridiculous!
9. Lower taxes, More for seniors
10. Farming restrictions, Road restrictions
11. Less ag regulations, Better road maintenance
12. having good roads, having a variety of businesses
13. lesson restrictions on zoning, have more parks
14. Gravel road condition - grading, plowing, upkeep, Increased communications between residents and government

15. Lower taxes, Better roads
16. Placement of hog/livestock buildings to housing, zoning laws prohibiting small business in rural areas
17. Lack of affordable housing
18. Parks, Pool
19. more community input on improvements, add businesses that add to the community rather than duplicating what's already here
20. Road/highway improvement, Urban industry
21. Improve school scores, A real community/sports center
22. Climate, Lower taxes
23. Improved rural internet options - nearly impossible to do any real work from home due to poor internet speeds (10 Mbps). Sibley County has rural fiber; Nicollet County commissioners have ZERO demonstrated interest in the subject.
24. Highway 14
25. Better understanding of the importance of agriculture
26. better access to shopping/businesses in the county's small towns, bicycle paths
27. Lower taxes, More businesses
28. Less bureaucrats, Less Canadian thistles
29. County commissioners that work for you and with you
30. Planning and zoning and commissioners who work with the people and listen to our interests
31. Senior transportation, Bike trails in western part of county
32. Roads
33. high way 14 improvement no "R" lanes", snow removal at night as well as during the day
34. More public land to use, Update roads
35. Lower Taxes, Less provisions
36. Community law training , Agriculture meet and greets. Where knowledge is readily available and sharable.
37. No lawn chemical used in parks, more road work improvement
38. Place all public libraries under county control rather than allowing them to be run by individual cities, Improve public transportation
39. More business activities to help pay our tax burden and homes
40. Just keep it as is. No need to change a good thing
41. More businesses in rural areas
42. Need more outdoor public hunting grounds
43. LOWER TAXES, HAVE A VOICE
44. Hwy. 14 from Nicollet to New Ulm 4 lane completed., Create more wildlife habitat.
45. No Buffers on county ditches, Other business able to be passed down to the next generation
46. be more flexible on zoning restrictions for residential house upgrades, tax all property equally
47. Lower taxes, Caring for township roads better
48. Land use laws are unfair to nonfarmers, Tax struck is out of balance
49. Lower property taxes, More public hunting land
50. A little less government involvement in our lives , Less available welfare
51. Nicollet county working with us so we can make a profit and pay our share of taxes
52. Efforts to slow soil erosion, Rural high speed internet
53. Fix County Rd 12 so it's not a safety hazard and constantly under threat of flooding. (i.e. raise the road, bridge, guard rails), Implement ways for the land owners to more efficiently work together with county officials and employees to find common sense solutions to issues that may arise.
54. realistic growing economy
55. Transportation access, Lower taxes
56. Welcoming community for all, Better environmental protection
57. Hwy 14 - 4 lane expansion from Nicollet to New Ulm

58. Regulations, Communications
59. Too much county control
60. Less restrictions, Lower taxes
61. less regulations, better cooperation between local government and residents
62. Safety on roads, Awareness of farmer's as commercial user on roadways
63. more patrols in areas, drug enforcement
64. More reasonable building permit policies., Fix County Rd 12.
65. Nicollet County roadsides could become more pollinator friendly, More public lands to recreate on
66. Less government regulation, lower property taxes
67. more rural housing
68. fixing county road 12, less zoning restrictions
69. Less government regulations
70. Improve transportation, reduce soil erosion from ag fields down into Minnesota River Valley
71. Efforts to reduce negative aspects of agriculture such as wetland drainage, nutrient and pesticide runoff, etc., Completion of Hwy 14 4 lane to New Ulm
72. better park system, controlling weeds on noxious plant list
73. Support for effective water quality measures including buffers, Support for flood management efforts especially for residents in small communities & rural areas
74. Roads, internet in rural areas
75. Community engagement, More county parks
76. fewer regulations, lower taxes
77. Better roads
78. More walkable neighborhoods.
79. Minn. Square is our #1 mini central park! Attracts visitors as they drive through town
80. Les crime? but then we don't know exactly, I would like to see a crime map like Mankato does once a month. Then we would know.
81. better roads, lower taxes on schools
82. Improve gravel roads! Do we need the extra taxes? Wheelage tax, gravel tax, etc.? Are there other places to cur instead of do more taxes?
83. Less taxes, Better road maintenance
84. Lower taxes, Economics...Commercial and Industrial to bring in tax dollars
85. Trails parks and rec that link communities play off of river valley and bluff views, Single family home development need to get more lots for sale
86. keeping the metro influence out, better use of tax dollars
87. More youth activities for teens, Fix roads
88. Lower ag taxes
89. Better protect water resources, City cleanup days to limit dumping in rural areas
90. Lower taxes, Fix roads in need
91. More County services in North Mankato Indoor, recreation facilities for youth sports.
92. Limit growth, better architecture in new structures
93. More events for young adults that don't include alcohol., Have the roads re-done. Some of the roads are just horrible.
94. more parks/green space and family friendly, free, non-alcohol events
95. Improve roads
96. make our streets and communities walkable and SAFELY bikeable, transit that is available to all citizens
97. County parks, DROP WHEELAGE TAX...STUPID
98. A more comprehensive system of parks & trails, Take advantage of the Minnesota River Valley by providing more public access

99. increase farming chemical regulations to reduce run-off into local lakes/streams lower taxes; friends have avoided living in Nicollet county due to high taxes
100. Residential building lots that are not patio homes, spec homes, or low income. I want to build, but lots do not exist. Can we lower wastewater cost?
101. Taxes too high Encourage more taxable business-city focuses on non-profits too much
102. Lower Property Taxes, Bike paths/ATV use
103. Access to technology in entire county (internet access), Healthcare for all residents
104. Hugh Speed internet, Slow expansion
105. More engagement of the citizens with public office which in turn creates more of a reality-based response to changes or challenges in the community
106. More snow ordinances so easier to clean streets and roads, None
107. persistent feedlot regulations to prevent pollution, attract more residents to expand tax base
108. More work on water quality improvement
109. Increased focus on supporting livestock producers, terrible management of gravel roads and permitting of driveways off of gravel roads
110. Lower taxes
111. Allow for more land ownership. Current rules restrict the number of acres of ag land that can be converted to residential. This lowers the supply and drives up the price. Same as above
112. More attention paid to family tax payers vs business, More opportunities for house development on acre parcels
113. Better highways, Lower taxes
114. Dogs allowed in ALL parks
115. Economic development of smaller towns, Housing and childcare
116. More grocery shopping, More restaurants
117. better access to locally grown food, agriculture that doesn't get sent overseas or made into animal feed or oil, health care for all
118. Better maintenance and management Seven Mile Creek, Seven Mile Creek Park Plan, Advisory Committee, Friends Group and Manager
119. Roads
120. Parking in Lower North, Snow removal on Belgrade
121. More often police patrol
122. service center near by
123. road construction that drags on & on for key highways year after year
124. Lower taxes, Keep roads updated
125. agriculture land taxes are high
126. More options for a wide variety of outdoor recreation like cycling, cross country skiing, option for indoor tennis, etc., Support to keep up properties
127. Increase investment in highways connecting to Mankato Interconnecting with state, city, county trail systems
128. pave the gravel road I'm on, install good internet
129. Increased recreational opportunities, Move some county services to North Mankato
130. to have less Somalian's here, we have more than other towns, to hold people accountable to rules on pets etc.
131. Gravel roads and winter maintenance on county roads. Taxes are too high and the values are going up way too fast and are ridiculous in what they think a house in the country is worth!
132. Space out the houses more for more yard space and privacy, Build more houses with 3 stall garage and finished basements
133. More community parks More sidewalks and walking paths
134. Not take tax base from big city in county, It's agriculture some of the commissioner need to grow a pair
135. More educational options (classes, museums, zoo), More trails for biking
136. Less County intervention, county Boards to listen to the land owners
137. Either larger shoulders on the roads or more dedicated bike/walk paths. Or both.

138. More healthy lifestyle/food options, Less rift raft
139. add parks
140. Judges that send people to prison, Lower taxes
141. Highway Dept needs to be more efficient and prompt with maintenance and removal of signs and sand bags, When road ditches are scheduled to be sprayed or mowed a notice should be given to affected townships
142. skill-building for lower skilled workers for better paying jobs, complete Hwy 14
143. Lower taxes, Price
144. Feels like we are focused on low income residents. Middle income families are leaving because there are better housing options and family oriented entertainment other places. Future looks scary, Less government. It's not a good balance and is not sustainable. Financially will run the county into the ground as it will overtax the citizens. Only locals, family farmers and low income will stay. Everyone else will leave
145. Better infrastructure, More responsive government
146. Rural residents need to collaborate St Peter and North Mankato, Ensure the rural residents are considered in St Peter and North Mankato
147. A community board of citizen organized activities., City bill is incredibly high.
148. The 40-acre rule is not a good thing. We cannot even build on our own property. That's a violation of our property rights. Regulations on business development are overly restrictive. It's counterproductive for the county tax-paying base and even restricts our opening a private business on our own property.
149. More commitment to county parks
150. More public transportation options, Internet speed out in the country is awful
151. improved winter road plowing, bus service between major conurbations
152. Promoting growth in entire county because it benefits all., Quit treating St Peter like a red headed step child.
153. Improved rural internet options - nearly impossible to do any real work from home due to poor internet speeds (10 Mbps). Sibley County has rural fiber; Nicollet County commissioners have ZERO demonstrated interest in the subject., Fix the property tax system
154. Cost of Living, Tax Rate
155. Tax base need more tax paying property Improve Lake quality
156. Hate to see big farms getting bigger and less population in county, Encourage people to move to the country and preserve home sites
157. Stop increasing taxes, Expand thinking beyond core county services
158. Reduce taxes, More retail
159. Increase public lands, Reduce agricultural nutrient run-off.
160. Acceptance of diversity
161. Attract and retain more local businesses Develop river area- utilize it more
162. More parks, more bike trails
163. Rural transit/transportation
164. Taxes are so high!, Need a cardiologist at the hospital in St Peter
165. More parks and natural areas, Improve older housing stock
166. More comprehensive network for public transportation
167. REDUCE GOVERNMENT SPENDING, ENFORCE RULE OF LAW
168. More parks and outdoor space, Bike trail to Mankato
169. Recreational facilities, Bike and walking trails
170. Better roads, More private sector jobs
171. Reduce taxes, Hold schools accountable
172. Roads, Lower taxes
173. Regulations, Property Taxes
174. Less taxes, Rural road maintenance
175. More attention given to the western part of the county., Nicollet County is more than St. Peter and North Mankato.

176. less regulation, advocates to assist citizens navigating regulations
177. Lower tax rate, expansion of Hwy 14 to New Ulm
178. broadband for rural areas, more grocery stores
179. less taxes (welfare), less regulations
180. Highway 14 - upgrade to 4 lanes, lower property taxes
181. Better biking opportunities, Better waking opportunities
182. Road conditions including plowing, Progressive approach to public health
183. better state funding for transportation, better state funding for poor people
184. More wildlife management areas (public lands), Economic development fund for smaller cities
185. Opening up for more small businesses so you don't need to go to large towns to work
186. Better employers, More employers

Question 4: What is the biggest challenge that Nicollet County and its residents will encounter over the next 20 years?

Top Responses	Number
Taxes	33
Clean Water	10
Roads	9
New Residents	8
Growth	8
Aging Population	7
Employment	7
Infrastructure	6
Regulations	6
Housing	6
Total Respondents	206



Open-Ended Responses

1. Trying to keep beautiful natural woods, wildlife, and not get City of North Mankato moving into our Belgrade Township
2. Maintaining our "Belgrade Township" space. Keeping the "black dirt" black and not cover it with black top and concrete
3. The county commissioners
4. Pressure for building in the county. The 40 acre restriction is good. The properties should always be protected. Ones where a home is erected the natural environment is gone forever especially along the Minn River Valley. Too much natural environment is already gone throughout the state (Brown County is an example).
5. "Roads and bridges
6. Expansion of rural housing"
7. Too many regulations
8. A shrinking middle class and more poverty which often results in crime and mental health/chemical depending issues
9. The fact that as all segments of society get further removed from agriculture, we will need to continue to have better communication between the needs/desires of both sectors for communication, transportation, environment, education, health care, and other needs/desires. Political party affiliation/identification won't matter in these circumstances.
10. The housing on the bluffs and septic systems. Too many might cause hillsides to slide. The cabins around Swan Lake.

11. Our county needs to have more commissioners come from the rural area - cities take care of themselves. So few people understand rural living anymore as well as our needs.
12. Senior citizen needs and interests
13. Over population.
14. Road issues, DNR taking over, ag issues
15. Cost of taxes
16. "paying taxes because to support too many that are still on welfare and also climate change and all its effects - too much rain, for example which we cannot control"
17. not enough industry - not enough quality jobs
18. Keeping the tax base especially businesses with the already elevated taxes for the schools
19. Maintaining an affordable cost of living
20. getting small businesses into the western part of the county to promote growth. This would mean limiting additional hog/livestock bldgs.
21. Pressure on parks, natural resources and education / recreation for working families.
22. Enough people to meet the employment demands
23. "Increases in taxes and utilities
24. Shortage in labor force
25. Taxes are crazy high
26. County administration costs and county regulations.
27. Internet infrastructure and competitive providers - currently nearly impossible to do any meaningful work from home (telecommuting, home business, etc.) in rural areas due to slow internet sites and extremely limited options.
28. Maintaining human services, law enforcement, transportation and other operations
29. The growing disconnect between modern agriculture practices and public perception.
30. not sure
31. If no new business comes and we don't expand our tax base it will be a broke county
32. High Taxes, improvements on infrastructure, controlling water quality
33. High taxes and lack of economic development
34. Lack of opportunity for young people to start or take over small family farms and family business and pass down to sons and daughters or other family members.
35. Dealing with people to cover the employment needs of the county
36. Roads and housing
37. need smaller acreages minimums for single homes and hunting areas.
38. Maintaining and expanding public hunting land and roads.
39. High tax rate. Over spending on the county level
40. Keeping Taxes down
41. The consistent rise in land taxes, are unfair next to neighboring counties, such as Mankato and Dakota counties.
42. Maintaining and improving availability of CLEAN water. Stop continued pollution of water by contamination of pesticides, herbicides from both agriculture and urban areas. Maintaining wetlands for wildlife. Maintain/improve clean air
43. High taxes, if our population does not increase and we do not get more family businesses starting up in the county side and town
44. Finding a reliable and sufficient work force
45. Tax rates
46. No local rural businesses
47. INCREASING PROPERTY TAXES
48. Keep tax dollars in out-state Minnesota. So we can keep improving our roads & recreation areas.
49. Livestock and transportation
50. Overpopulation and increase in taxes

51. Roads the farm equipment is damaging our roads and the amount of tiling being done is damaging our water ways. The county needs to look at spending throughout the county my taxes are not in line with the services received.
52. Increasing property taxes
53. Ground water contamination from a hundred years of use and dumping of farm chemicals
54. Soil and soil nutrient depletion
55. Toxicity and algae growth in our waterways from chemical applications on the fields
56. Road maintenance, disappearance of the small family farms, small towns like Nicollet, Courtland and Lafayette being allowed to expand
57. younger generation
58. Providing services to an aging population while keeping taxes affordable
59. It's really important that we commit to embracing diversity and inclusion as our communities become more diverse.
60. Growth, especially in rural areas. Meeting the service needs of far-flung residents. Keeping costs down with less assistance from the state.
61. Roads
62. Corporate farms and businesses
63. High taxes
64. too much government regulation and authority government organizations have too much power
65. Perseveration of the family farm. Polluted water and erosion of river bottom due to overuse of pattern tiling. Higher taxes due needed road repairs given water changes.
66. Less crop acres due to lower payments compared to surrounding counties. Which in turn will decrease wildlife, natural pollinators, and air quality.
67. land and it uses
68. State influence on regulations through shoreland zoning.
69. Clean Water
70. North Mankato influence on greater Nicollet County
71. keep tax rate low, need more housing to help pay taxes
72. high taxes
73. Less input from rural residents
74. to increase aquifer recharge so we do not lose our groundwater supply.
75. Integrating responsible land use practices with modern agriculture.
76. Urban sprawl and the damage it does to the rivers.
77. Water quality & flooding issues; declining populations in rural areas
78. infrastructure
79. Dealing with two changes. Changing demographics and changing climate.
80. affordable housing
81. Keeping costs low (taxes), keeping crime low, maintaining adequate basic infrastructure. Avoiding spending on fancy sports facilities and other luxuries.
82. public and private infrastructure
83. Aging population, not enough young to help the old
84. Not becoming overly developed
85. Flooding
86. The effects of climate change.
87. Our bad government officials - they aren't honest. Have their own agenda. Make it hard for people to really have any say - they pretend! They favor own friends etc.
88. Our stupid electricity contract. High rates keep people from wanting to live here. St. Peter likes it or would get out of it by now.
89. taxes

90. Tax rates and levy's that are being put in to place while poor decisions are being made about funds and building. Brand new building that has so many issues with electrical. Why has the county been experience such a high turnover rate of employment as well?
91. The need to drive everywhere for things - a lot of goods and services are purchased outside of the county. There's only one grocery store in the county and it's in St. Peter. As the baby-boomers pass, there will be lots of farmland available for purchase.
92. Taxes are escalating at an alarming rate. Social services are eating away at a shrinking middle class of people who maintain the true foundation of the county's origin
93. Aging infrastructure
94. Ignorance of people who live in town about production ag
95. Development pressure from the expanding Mankato/North Mankato regional center.
96. Taxes are too high it's outrageous and the % increases aren't sustainable for residents
97. Please control your costs
98. high taxes
99. More people moving into the area
100. Clean water
101. Keeping all the great services/schools without raising taxes any higher.
102. Growth
103. Lack of a High School in North Mankato. ISD77 needs to invest in a new school and for Nicollet and North Mankato to expand, it will need a new High School on the North side. Nicollet County should be supporting this.
104. preserving the natural environment
105. We are going to have to evolve, change and grow with the addition of Millennials becoming adults. Not everyone wants to do this, but they are going to be a big part of our community.
106. too much growth too fast without planning
107. Taxes and crime
108. already being 20 years behind infrastructure and transit trends
109. Improving parks & roads
110. Controlling they type of growth that will surely be coming between Mankato and LeSueur along the 169 corridor.
111. Increasing traffic/HWY 169 traffic, excessive agricultural chemical use, maintaining a thriving commercial business environment
112. Taxes (always adding more nonprofit businesses) and school debt
113. Tax burdens little tax base too much debt
114. Balancing environmental stewardship with needs of and costs to residents and businesses
115. High speed Internet
116. Managing infrastructure needs, low income housing, access to medical care etc... all on a smaller and smaller budget.
117. Keeping up with the growth of Nicollet county
118. Retaining residents
119. Urban pressure from North Mankato and St. Peter to use County funds to benefit "city" needs, aka keeping taxes low.
120. The trash collection is too high
121. pollution
122. Marinating the importance on rural tax revenue and livestock interests to folks who want to move the rural parts for hobby farming.
123. Population growth. St. Peter, Nicollet, North Mankato will all continue to expand and the need for quality residential property will continue to increase.
124. To be able to handle the housing boom that is happening in upper north by being able to attract more business like an ALDI, coffee shops and more places to eat
125. Farm economy

126. Lack of affordable housing.
127. Unwillingness to change their perceptions on people who are different than them.
128. Aging population and getting young families to move here
129. access to health care and clean water
130. Staying progressive but maintaining local community values.
131. Technology advancements. Family farms being bought of just can't make it work.
132. Pressure on water/air quality, accessibility to the outdoors, healthy nature- based open space, too much urban sprawl, too much traffic congestion, and lack of adequate schools/ after school care and youth enrichment opportunities.
133. Welfare costs.
134. Housing for seniors who are of sound mind, but would prefer others to mow the lawn and plow the snow, etc. the City Council is not looking at the shifting age pyramid.
135. Increased population
136. population growth, schools, seniors
137. Controlled, planned growth, safe drinking water source, anticipating more weather extremes
138. High tax rates and taxes such as the "wheelage" tax
139. maintenance of roads and infrastructure
140. Keeping up properties so that everyone's property values increase and do not lose value.
141. Rural population decline as more people move to urban areas.
142. population increases
143. The environment. Water.
144. politics: we don't allow certain stores to build here because of the "good old boys club" such as allowing only one grocery store because we are loyal to Econo-Family Fresh. Need to maintain Historic Buildings!! Please get rid of the Eye Sore of the Mexican Trailer Park on the North end. Everyone sees this from 169, Residents are fearful to drive by there etc. It breeds rats for sure. Also what is our town going to do to help reduce rodents in town?? Too many squirrels, rabbits, cats roam free!! Possums etc.!! No natural predator for them. I like the police on Bikes we've had!! Please consider having the Herald print once a month a crime map like the Free Press does for Mankato. Shouldn't be up to the Herald, our city should be able to say for them to do this!! Our children and Elderly need to be safe in our community is a priority for our future and reason many choose to live here. Thank you!
145. Property taxes are too high and the values are overpriced.
146. Not enough space for houses
147. Housing. The housing market in St. Peter is RIDICULOUS.
148. Rising taxes. Low wages.
149. A growing population. We need comprehensive plans that preserve and incorporate the community feel and green space that define our region.
150. Too much interference with individuals to run their own business
151. Population growth, higher expectations, never enough money.
152. Growth
153. Growth
154. Illegal aliens
155. Too many regulations from the State, (buffer strips, manure lots and ag regulations) that should be handled on a county by county basis.
156. changing generational and cultural demographics
157. Cost of living
158. Affordable taxes
159. Pressure to develop agricultural and natural resource rich areas of the county.
160. finding air to breath

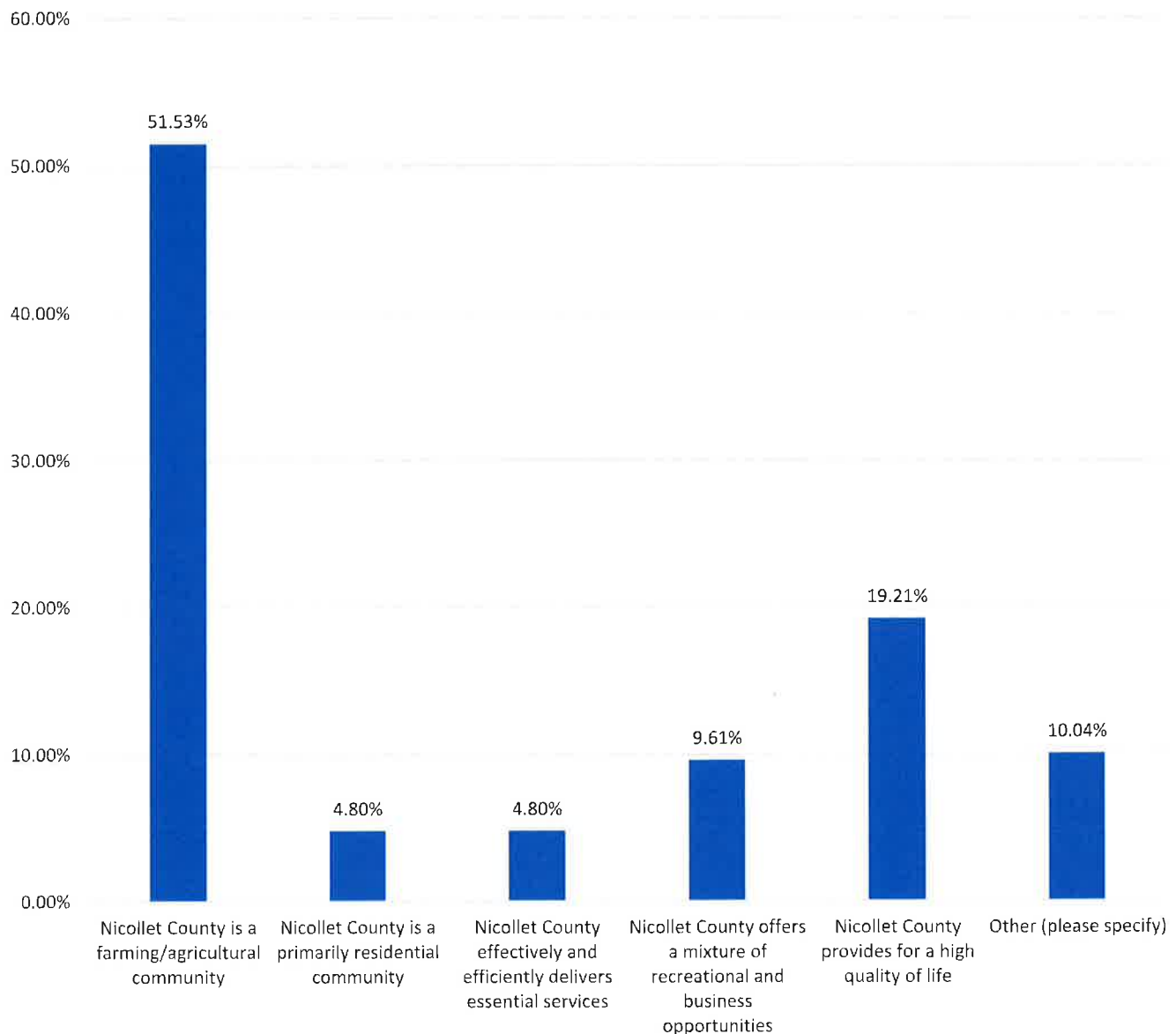
161. 1). Managed growth rate and taxes. 2). Disparity of access to technology and services between rural and city residents. 3). Loss of family farms. 4). Crime. 5). Loss of historical perspective. 6). Loss of our culture.
162. The destruction of planet earth.
163. The tax base is overly reliant on farmland, and it's getting more that way. Farmers are disproportionately burdened, and the consequences are not good, looking ahead. This is a huge problem.
164. Balancing growth while maintaining high quality resources for residents
165. Adapting to and adopting technology - we're behind the times
166. Emerald Ash Borer
167. Taxes
168. Property taxes, if the past three years we've been here are any indication. Ours have increased by more than 35% since 2015 despite no significant improvements or land use changes.
169. Property value versus tax rate.
170. Meaningful employment
171. Diversity
172. Lack of population in the rural areas. Country churches get less and less people to join them
173. Modernizing county government to meet the demands of citizen expectations regarding technology and flexible policy solutions
174. Work force attraction
175. protecting drinking water sources from nitrates
176. Need for more businesses. Rising utility costs.
177. water quality, river clean up
178. Aging population
179. High taxes
180. Pollution problems cause from farm drainage - too much water coming into rivers and eroding banks and nitrate runoff polluting drinking water.
181. Aging population
182. FINDING CANDIDATES WITH GOOD SENSE.
183. Climate change- more intense storms and periods of drought, heat, wet and cold.
184. Maintain relevance in the State of Minnesota
185. The divide between urban and rural priorities
186. Declining labor participation rate
187. Taxes and employment
188. Government regulations
189. Economic development- hope there will be growth with jobs.
190. Maintaining or improvement public infrastructure
191. taking care of less fortunate citizens
192. Getting Highway 14 finished from Nicollet to New Ulm.
193. the government will run out of money due to entitlements
194. High tax rates as compared to other counties
195. staying competitive within the global economy ... broadband
196. Residential and Ag co-existing
197. Property taxes not accurate - My taxes went up 25 percent this year based on limited sales in Lafayette and overpayment on those sales.
198. Keeping businesses thriving
199. Clean water. City runoff, salt from roads and agricultural runoff are going to be huge issues and already are.
200. Roads and the health and well-being of our youth.
201. Taking care of the elderly
202. Keeping agriculture on the forefront
203. Safe roads, completion of Highway 14 to New Ulm



- 204. Climate Change, Water Pollution
- 205. Higher taxes due to not letting growth in the rural housing and business growth in rural residents, who is going to pay the taxes if there is no growth?
- 206. The pollution the County is starting to do for snow removal. I can't pollute why can you. Brine has proven not to work and pollutes but you use it anyway. Disappearing Farmland.

Question 5: If you had to choose one characteristic that best reflects the identity of Nicollet County it would be:

Answer Choices	Responses
Nicollet County is a farming/agricultural community	118
Nicollet County is a primarily residential community	11
Nicollet County effectively and efficiently delivers essential services	11
Nicollet County offers a mixture of recreational and business opportunities	22
Nicollet County provides for a high quality of life	44
Other (please specify)	23
Total	229



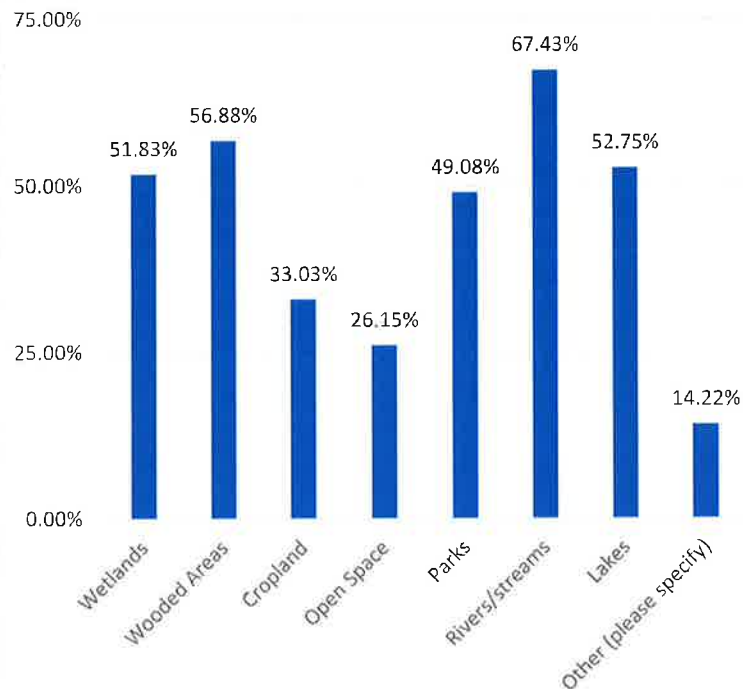
Open-Ended Responses

1. While there are pockets of exceptions, low income community
2. High taxes degrade the entire county
3. It needs to get into the 21st Century
4. Diversity, agriculture, organic farming and small business
5. Nicollet County does NOT offer a mixture of residential and business and we need more
6. If it's not farming or North Mankato its over looked by the county
7. is a healthy mix of residential and agriculture with plenty of room for growth.
8. Nicollet County right now focuses on agriculture and strives to keep out other businesses and expansion.
9. Too much government control
10. none
11. Over taxed residents
12. Nicollet county is a mixed economy

13. Nicollet County provides high quality parks, education, recreation, residential areas, business and sustainable agriculture.
14. Is a mix of agriculture and residential
15. The county is both agricultural and residential
16. I agree with the first answer but add that we need business in the area not just in the large cities
17. Nicollet County services a variety of farming/agriculture/residential and business opportunities
18. It is both residential, commercial, recreational, and agricultural. It is all those things, it can't be put into a single category
19. NICOLLET COUNTY IS JUST AS WASTEFUL AND LOST AS MOST COUNTIES AND MUNICIPALITIES
20. High taxed county with small tax base. Primarily residential
21. Nicollet County offers a mixture of recreational and business opportunities Nicollet County is a farming/agricultural community

Question 6: Which natural resources would you like to see improved, protected or enhanced throughout Nicollet County?

Answer Choices	Responses
Wetlands	113
Wooded Areas	124
Cropland	72
Open Space	57
Parks	107
Rivers/Streams	147
Lakes	115
Other (please specify)	31
Total	218



Open-Ended Responses

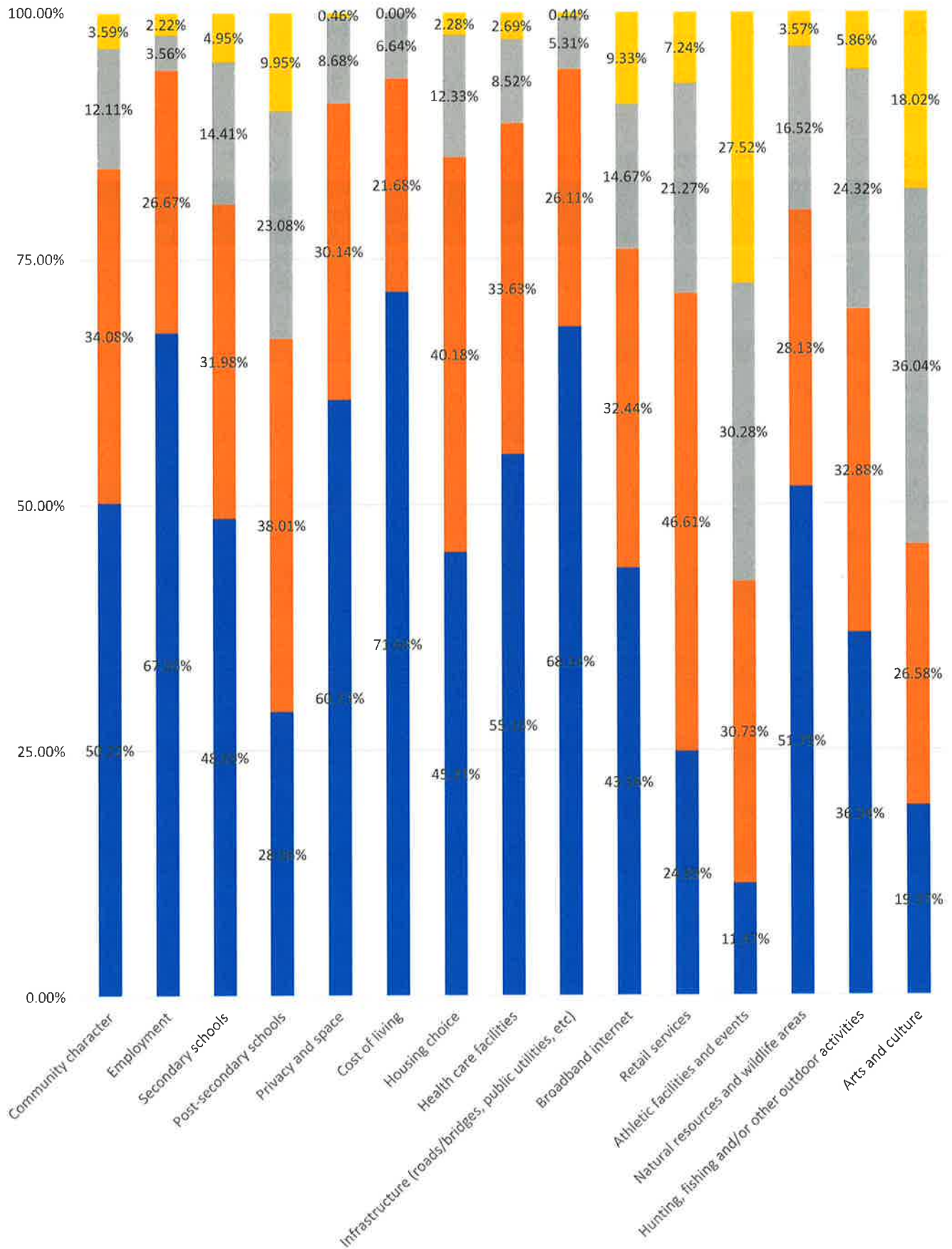
- No residential or commercial moving further out into the country
- Water quality
- The rural areas need to be able to have diverse businesses - many people never moved to Nicollet County because it was too restricted. Went to Brown County instead.
- More CRP
- The homestead people, not just the farmers
- I would like to see more public hunting lands around middle and Swan Lake
- We need more public hunting areas
- somehow improve, modify or develop county ditches for the benefit of waterfowl and other wildlife.
- I believe all of these things are important and can exist together with good management and leadership. I feel as if I pick one it might be inferred that the others don't matter. Common sense should apply. Crop land is of course important to the farmers. However, I don't think that we should be draining and farming Swan Lake for example.
- Individual business
- Our business environment and regulations
- Prairie
- What we have is enough and just fine.
- We need to get serious about protecting our water. This includes runoff and out well water.
- I do not like to see a lot more regulations
- Buffer zones enforced clean our waters and quit draining our wetlands as natural filters
- Community swimming
- All things are interrelated
- Seven Mile Creek Watershed
- Roads
- Halets Pond should be for the whole community to enjoy!!
- Improve and increase playgrounds
- Prairie
- None we have enough of the above
- ground water supply
- River bluffs, streams, and ravines.
- Erosion control and intermittent collection ponds/small lakes to hold the water from the drainage ditches

28. County road system
29. More public lands

30. I do not want streams worse, but OK presently
31. Ravines

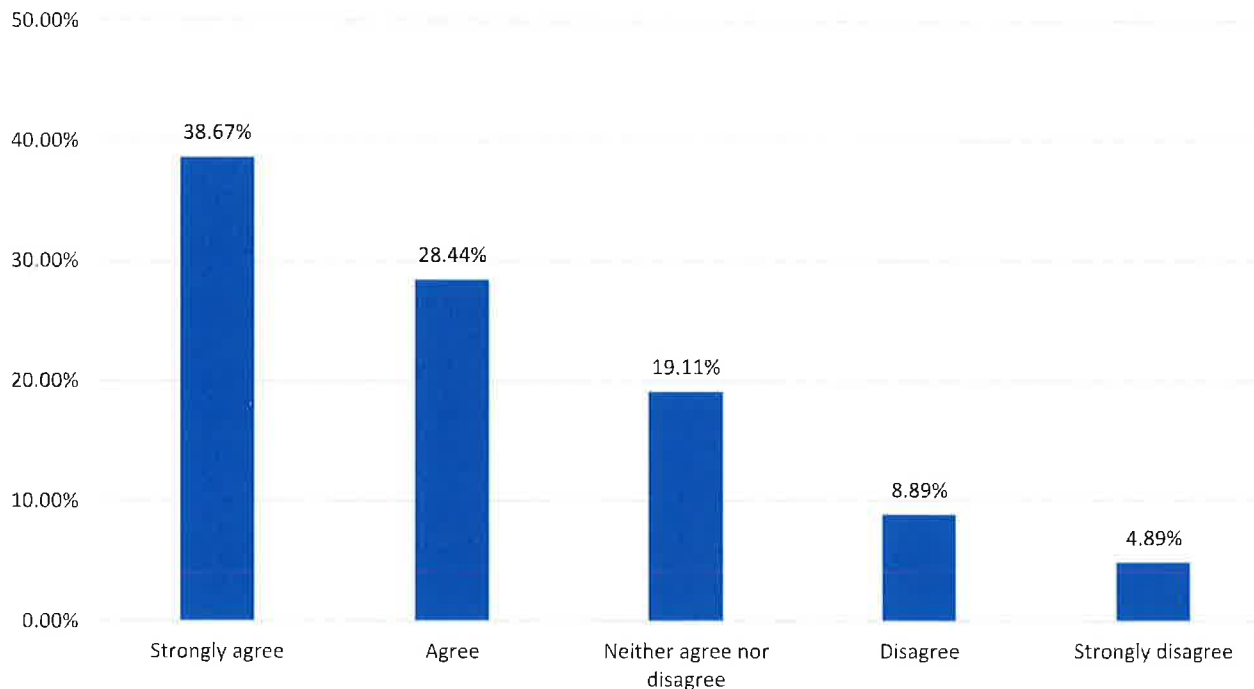
Question 7: How important are the following resources to you?

Answer Choices	Very Important	Somewhat Important	Neutral	Not Important	Total
Community character	112	76	27	8	223
Employment	152	60	8	5	225
Secondary schools	108	71	32	11	222
Post-secondary schools	64	84	51	22	221
Privacy and space	133	66	19	1	219
Cost of living	162	49	15	0	226
Housing choice	99	88	27	5	219
Health care facilities	123	75	19	6	223
Infrastructure (roads/bridges, public utilities, etc.)	154	59	12	1	226
Broadband internet	98	73	33	21	225
Retail services	55	103	47	16	221
Athletic facilities and events	25	67	66	60	218
Natural resources and wildlife areas	116	63	37	8	224
Hunting, fishing and/or other outdoor activities	82	73	54	13	222
Arts and culture	43	59	80	40	222



Question 8: Please rate this statement: As the county continues to grow, it is important for Nicollet County to maintain its rural character.

Answer Choices	Responses
Strongly agree	87
Agree	64
Neither agree nor disagree	43
Disagree	20
Strongly disagree	11
Additional comments	59
Total	225



Open-Ended Responses

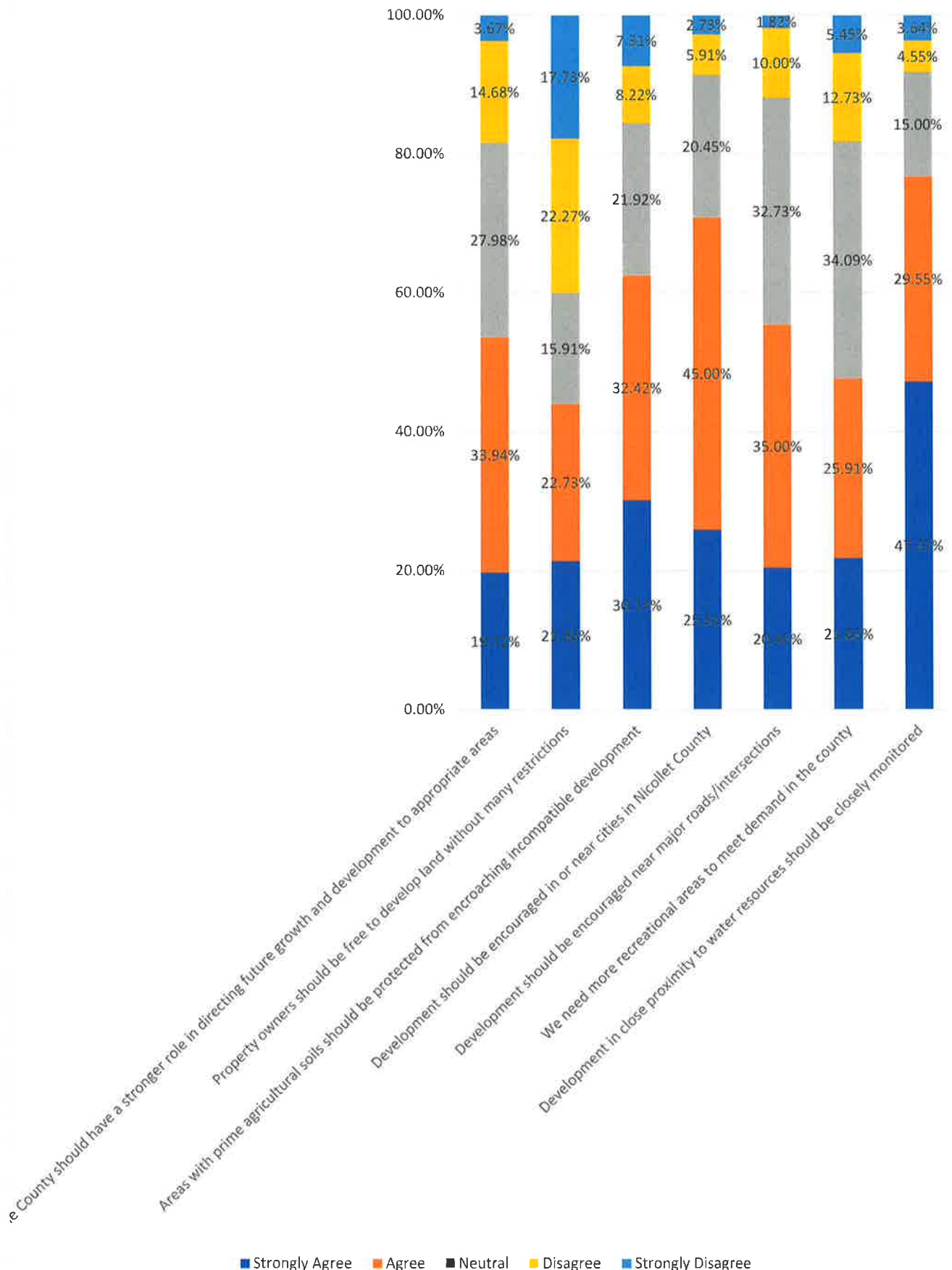
1. We moved to Deerwood Trail because of the built beautifully MN River Valley- we DO NOT want her taken away. Stop by our backyard sanctuary and you will see what we mean!!
2. The ag, rural, non-ag, and urban sectors will need to continually do a better job communicating with each other to improve all understanding of each other's needs, wants, and desires.
3. We don't need to house farm hand to housing developments.
4. Its rural character is important but it depends on how we implement it.

5. That means promoting rural business and family.
6. we need more small business to expand the tax base
7. This county is growing and eventually it will expand to where it is not considered rural, just going to have to deal with it
8. Does not have any Ag culture
9. Goal of growth should be growth, not artificially maintaining some perceived "character." I'd be happy (thrilled) if it remained largely rural, but that shouldn't be a goal.
10. There is enough ag in our county. We need more houses and more businesses to lower the taxes and increase the funds coming into the county.
11. people should be able to operate small business, this also helps the tax base
12. have a minimum of 10 lot size is not good for the county.
13. Stop urban sprawl that covers farm land with concrete and blacktop
14. We should encourage small country businesses to help provide tax money. Red stone quarry and gravel sales should be taxed.
15. Need a blend of housing and farming
16. the only way it will grow is to provide more housing
17. What? How do you "maintain" rural character? It's either rural or it's not rural.
18. I would like to see support for permaculture and organic farming in this area. This area is so beautiful and would be an excellent host for a permaculture project. (see Joel Salatin on YouTube or Google.)
19. We love living in a rural area. However, this does not mean we think that everything outside of agriculture needs to be excluded from the Nicollet County.
20. It depends on what that means. There are benefits to living in a small community, but it's also important to welcome newcomers and attract new residents and businesses to thrive.
21. Save small rural businesses
22. get more business into co. to help with taxes
23. housing helps pay the bills
24. You should hire competent survey developers if you want accurate feedback. This survey slants responses and allows for misleading interpretation.
25. Rural nor only includes agriculture but also natural resources both public lands and private (including conservation easements, set aside enrollment etc.)
26. Agriculture is essential but work needs to be done to improve access and connection to the land to more people. More acreage is being farmed by fewer individuals. Monoculture is harming our soil and water. Diversify and shrink farms while keeping environment in mind!
27. We need our roots but we need smarter agriculture
28. Must have something unique to set us apart from other towns. Pearly gates not it!
29. Agriculture is the largest tax base and makes our country "run". Making sure our farmers can operate their farms and continue to expand them should be very important to our country commissions.
30. Agriculture is a primary resource for the rest of the counties
31. We need to allow the county to grow. We need rural and urban mixture
32. Keep commercial growth and most residential growth in cities
33. stop over taxing
34. our GREATEST asset
35. Protect the wooded bluffs, creek valleys and remaining wetlands from development.
36. Maintain yes, expand - perhaps not
37. The ability for farms to raise livestock needs to be protected and enhanced to ensure the vitality of all the cities within the County
38. There will be a need to mix rural and urban together to accommodate future growth.
39. What percentage of people live in a rural status in Nicollet county. It would be better to represent the majority of the population

40. If that rural character is about having access to nature and not racist beliefs.
41. What do you mean by "rural character". That we are friendly and care about each other? then yes, agree. I worry that maintaining rural character by some could mean keeping it racially white
42. The Comp plan should clearly delineate between rural and urban areas, allowing for adequate and streamlined growth near expanding urban areas.
43. We need to be different from other towns to create an identity or a reason for people to remember us or want to visit us. Mankato will always be where people shop. As many towns keep getting bigger they lose the rural flavor; this equates to all outside activities: camping, hiking, wildlife, etc.
44. I believe we need to support small farms and diversified agriculture. Additionally, we need more outreach to and input from all producers regarding regulation to diminish the us vs them culture that currently dominates rural Nicollet city
45. If Rural farmers or residence want to have a business at a place of their choosing they should have that right!
46. As urban areas increase, we have to protect natural resources like soil, water, and air.
47. Let the houses stay in the cities. This county's heart has always been ag.
48. It depends upon what actions would be proposed to do determine that. You should consider adding the question, how important is it that policies adopted not violate the property rights of residents.
49. How can a county grow and stay rural? Assuming you mean population and business growth, that means urban growth. No one is flocking to the country for shopping or living.
50. Goal of growth should be growth, not artificially maintaining some perceived "character." I'd be happy (thrilled) if it remained largely rural, but that shouldn't be a goal.
51. Save farmland
52. Let the rural area remain rural and serve the interest of those living in undeveloped areas. However, Nicollet County must modernize its approach to county services and recognize it has two urban cities within its boundaries. This must include changing attitudes on the role of county service in those urban areas compared to simply a rural mindset. There is a role for county government beyond the traditional statutory functions.
53. Farmers are our backbone, but Nicollet Co is much more.
54. "RESTORE ITS RURAL CHARACTER"
55. I live in Saint Peter and prefer City life; however, I feel the rural areas are equally important in our county.
56. Property rights are important
57. North Mankato is far from rural.
58. Perhaps it is the rural values versus character that we need to preserve
59. Rural character should not be lost, but if you try to make one factor control everything in the community it becomes a blocker for all other growth. Rural does not mean ag only, it means "rural"!

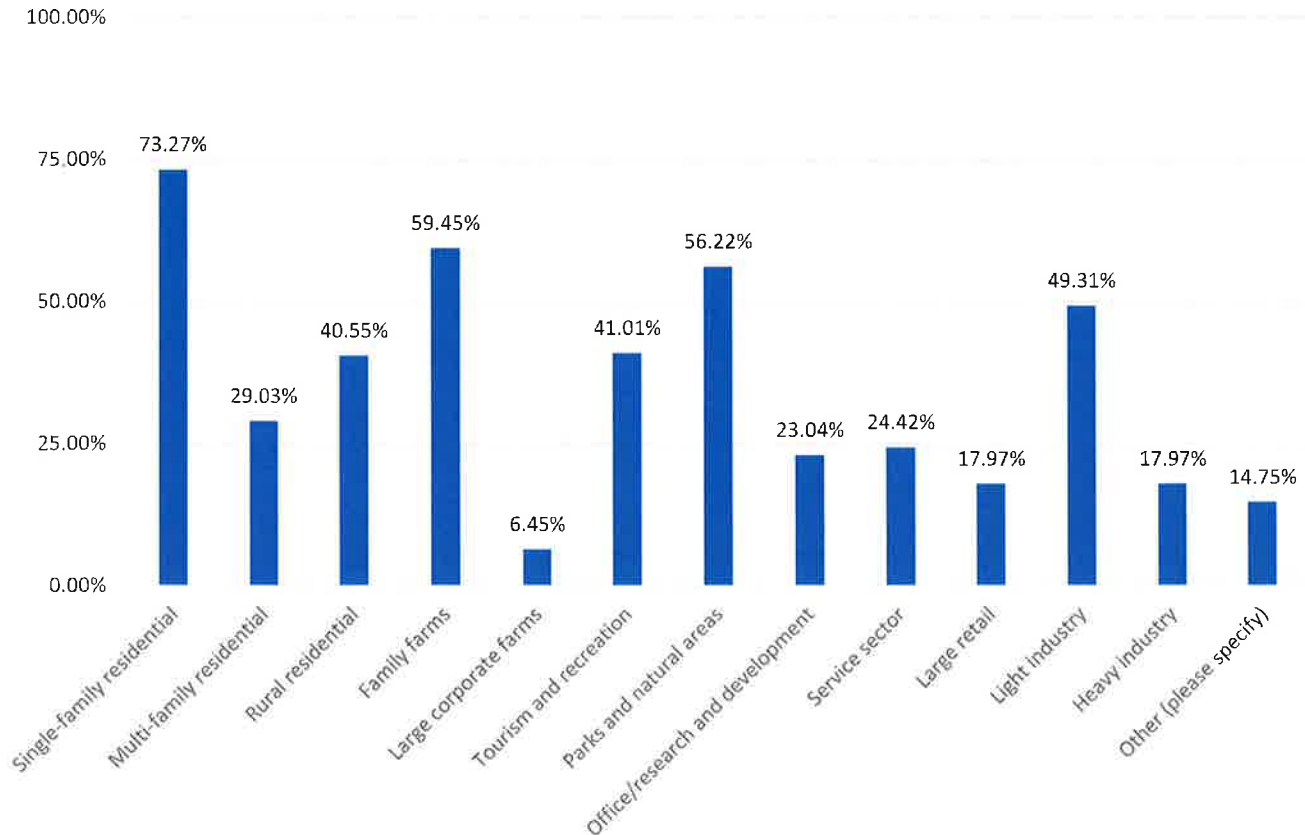
Question 9: What are your thoughts on growth and development within Nicollet County?

Answer Choices	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total
The County should have a stronger role in directing future growth and development to appropriate areas	43	74	61	32	8	218
Property owners should be free to develop land without many restrictions	47	50	35	49	39	220
Areas with prime agricultural soils should be protected from encroaching incompatible development	66	71	48	18	16	219
Development should be encouraged in or near cities in Nicollet County	57	99	45	13	6	220
Development should be encouraged near major roads/intersections	45	77	72	22	4	220
We need more recreational areas to meet demand in the county	48	57	75	28	12	220
Development in close proximity to water resources should be closely monitored	104	65	33	10	8	220



Question 10: With continued population growth projected for Nicollet County, what types of development/growth would you like to see in the county?

Answer Choices	Responses
Single-family residential	159
Multi-family residential	63
Rural residential	88
Family farms	129
Large corporate farms	14
Tourism and recreation	89
Parks and natural areas	122
Office/research and development	50
Service sector	53
Large retail	39
Light industry	107
Heavy industry	39
Other (please specify)	32
Total	217



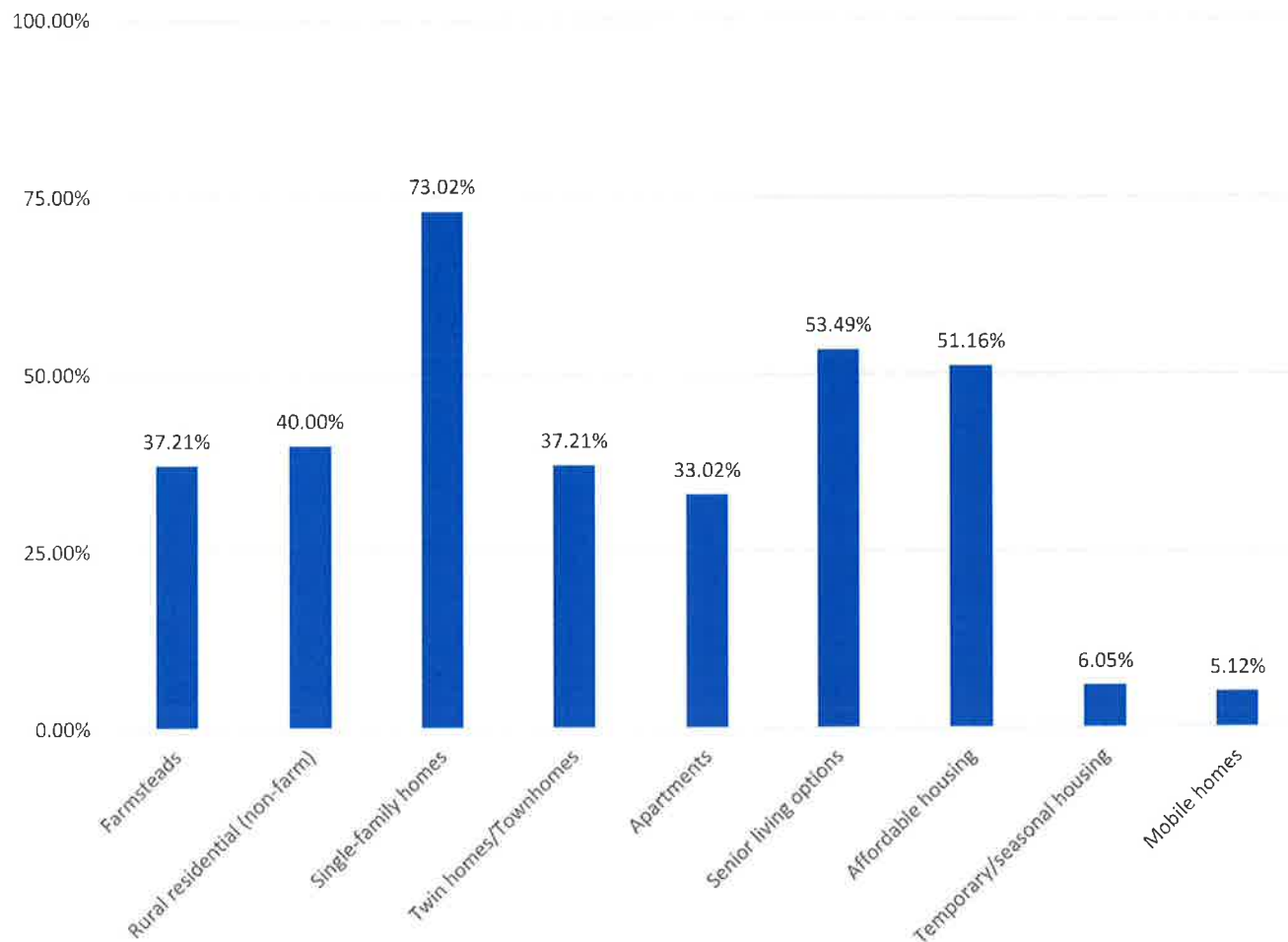
Open-Ended Responses

1. You're getting too political asking about family farms vs corporate farms. They are all owned by families that can have one the owners at the farm within 30 minutes or less. If river/creek bottoms need to be used in any capacity, we need to keep in mind the health and water holding capacity of all the resources as well as the past high water marks due to flooding.
2. Most retail and industry will be in the cities. Most residential growth will be in the cities. Farms are already large. Parks and tourism is near the river and Swan Lake.
3. Allow rural businesses
4. What is viable and necessary, not forced.
5. Less county government
6. Small retail
7. Protect our wet lands also concerned about too much tiling.
8. Promote a welcoming attitude to diverse populations
9. Ag related businesses (manufacturing, consulting, etc.)
10. More public hunting areas
11. These items should be up for discussion.
12. All of the above
13. Small business
14. Let businesses decide what is right. The county should stay out of the way.
15. Please get rid of trailer court along 169! Ugly, rats, filthy!
16. Better newspaper - Herald prints only what they want. Biased
17. Can you get a Target store in Nicollet County?

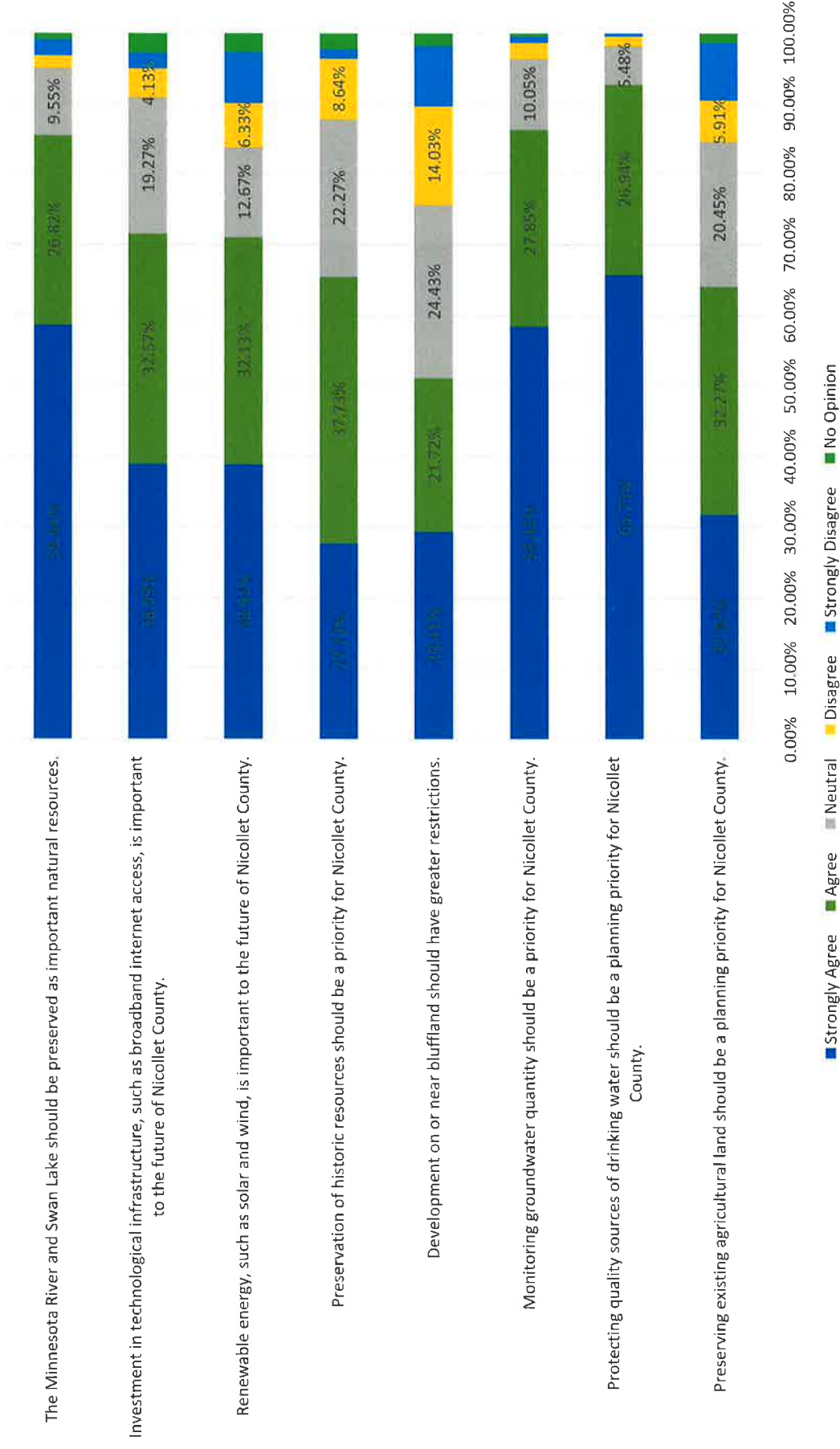
18. Minds should be open to GOOD business that will enhance the County
19. Schools
20. More sensible residential, not sprawl
21. arts and cultural activities
22. Due to our proximity to Mankato I believe we should support smaller shops, restaurants and light industry. St. Peter has turned its back on the Minnesota River, much like other "old river towns". This should change, and the County should support that change.
23. Eco tourism, more locally generated power, more small local business, more locally grown food.
24. Large grocery stores and a few t
25. Small business
26. I would like to see that the land/farm owners can have the freedom to expand their horizons as they chose
27. boutique retail
28. Why do you automatically assume we want to see growth? Can't anyone ever leave a good thing as it is?
29. An upscale grocery store should be built near the North end of North Mankato (near the newer housing development across from the UPS shipping building)
30. This is a misleading question...when I think of "in the county" to me that means in the rural areas so I am not going to answer this question because each category I would consider differently depending on how you define "in the county"
31. Hotel
32. Able to run businesses out of your own rural residence and rural homesteads

Question 11: What types of housing are needed to meet the future needs of Nicollet County residents?

Answer Choices	Responses
Farmsteads	80
Rural residential (non-farm)	86
Single-family homes	157
Twin homes/Townhomes	80
Apartments	71
Senior living options	115
Affordable housing	110
Temporary/seasonal housing	13
Mobile homes	11
Total	215

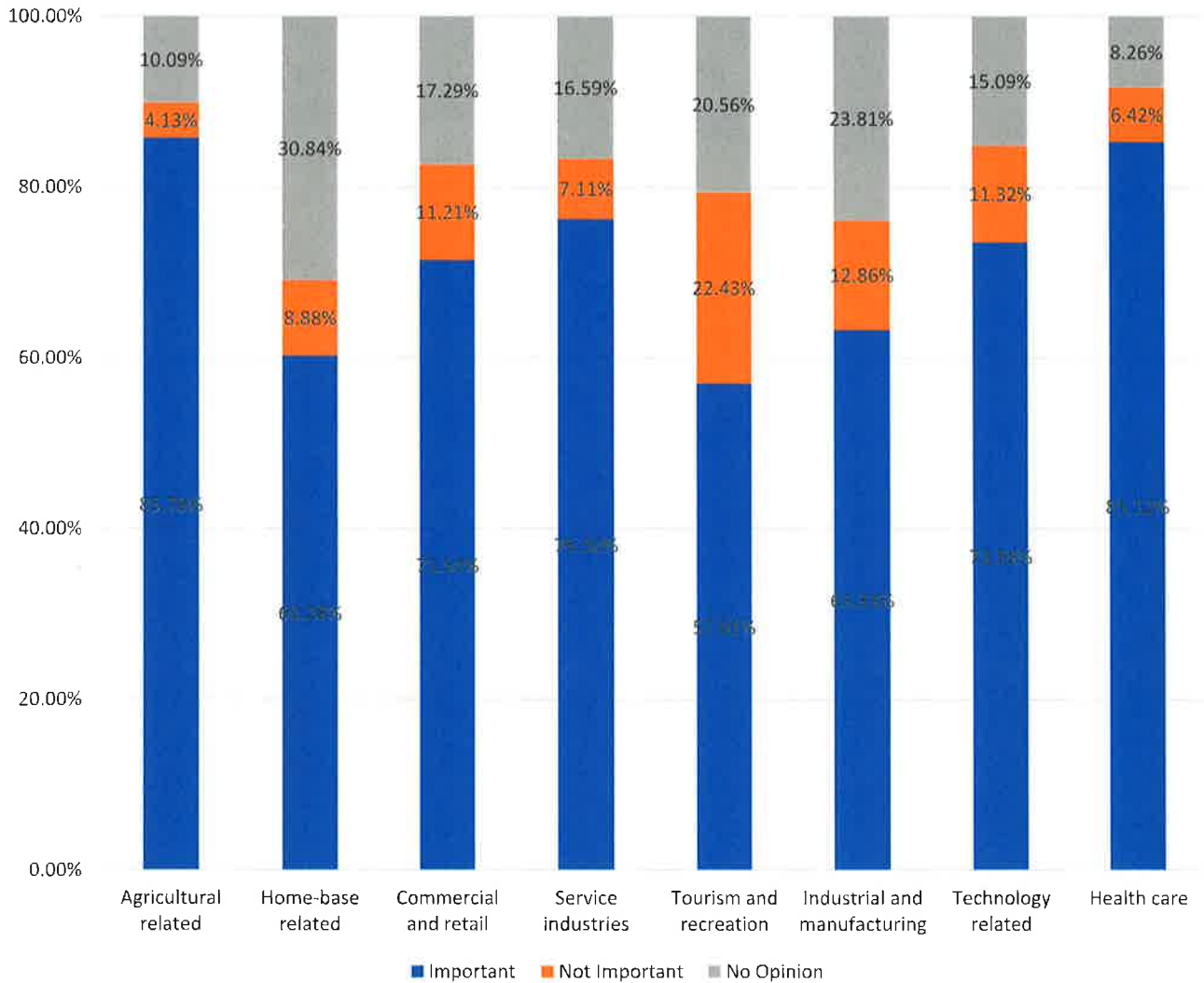


Question 12: Please rate the following statements:



Question 13: How important are the following types of businesses based on the needs of Nicollet County residents?

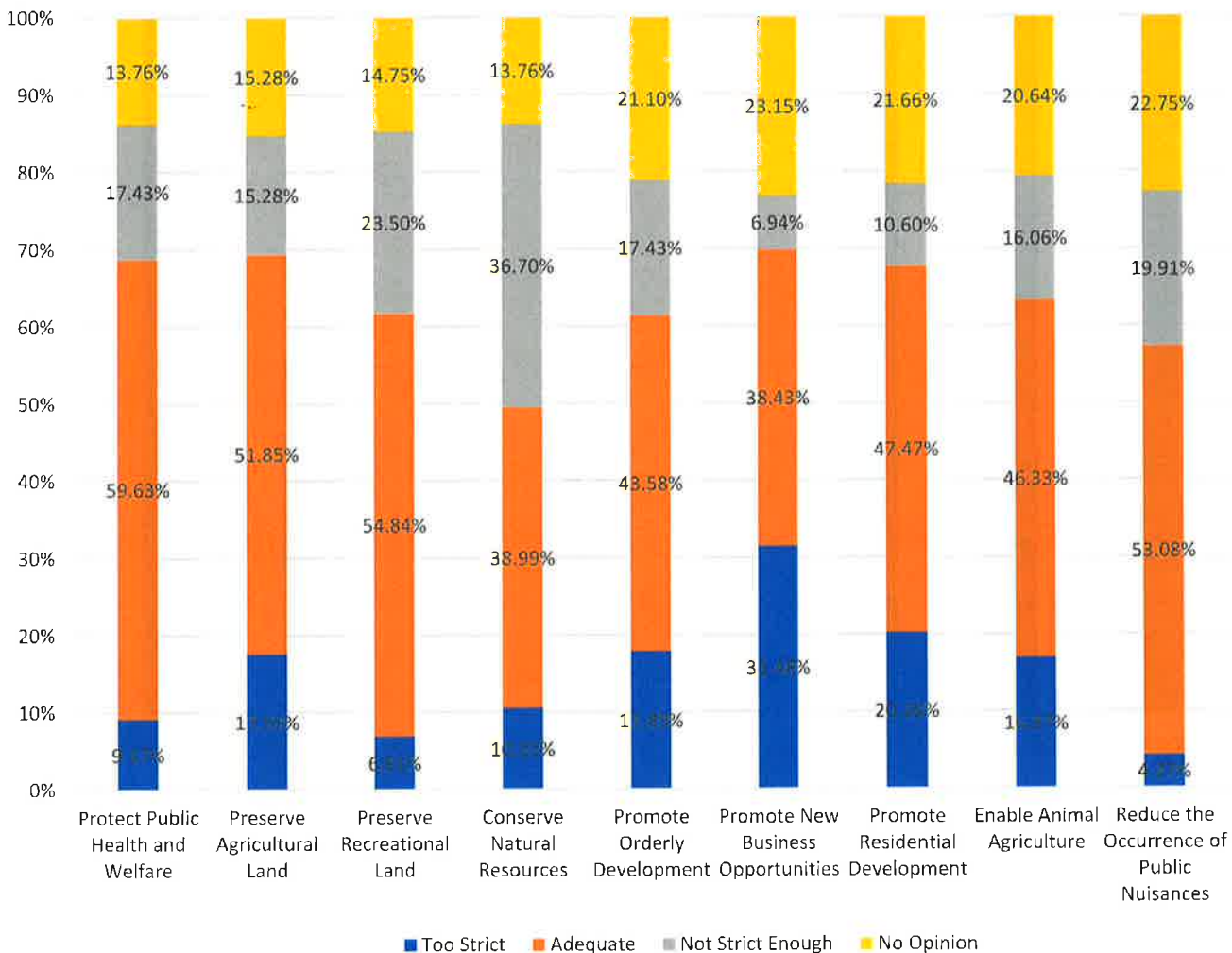
Answer Choices	Important	Not Important	No Opinion	Total
Agricultural related	191	9	22	222
Home-base related	132	20	66	218
Commercial and retail	156	25	37	218
Service industries	164	16	35	215
Tourism and recreation	124	49	45	218
Industrial and manufacturing	134	27	51	212
Technology related	160	24	32	216
Health care	190	14	18	222



Question 14: Current zoning and land use regulations/restrictions in place to protect the following resources are:

Answer Choices	Too Strict	Adequate	Not Strict Enough	No Opinion	Total
Protect Public Health and Welfare	20	130	38	30	218
Preserve Agricultural Land	38	112	33	33	216
Preserve Recreational Land	15	119	51	32	217
Conserve Natural Resources	23	85	80	30	218
Promote Orderly Development	39	95	38	46	218
Promote New Business Opportunities	68	83	15	50	216

Promote Residential Development	44	103	23	47	217
Enable Animal Agriculture	37	101	35	45	218
Reduce the Occurrence of Public Nuisances	9	112	42	48	211



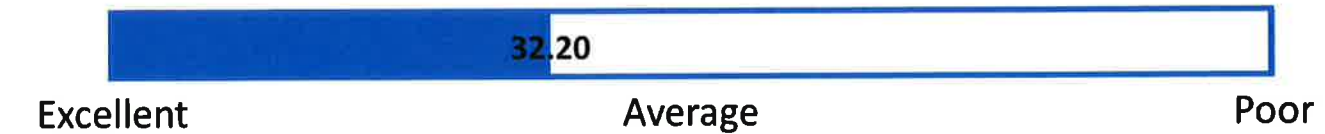
Open-Ended Responses

1. Build wherever to increase tax base, forget all other options
2. Take better care of getting rid of Canadian thistles, in general zoning regulations are too strict on small businesses, the next time John Deere would like to build in Nicollet County they should let them. 75% of the tractors in Nicollet County are John Deere which would bring in large amounts of tax money to the county.
3. 10 acres for a home is too much - 5 acres would be sufficient!
4. Not a fan of wind energy--it doesn't produce what it's sold for in this state. I'm not in favor of government subsidized housing, energy, food production, fuel or anything like that. Ever.
5. Too much emphasis being placed only on agricultural development and nothing else.
6. Our neighbors are very much eye sores. Their yard is a total mess in our development. Sheriff had been out but not much ever gets done. Neighbors have called in numerous times. Hard to live by someone like this.
7. heavy industrial traffic on gravel roads creates hazards
8. Bluffs need more protection and less tiling of wet areas

9. Loose pets! Control it please!
10. Our dog police officer does nothing - does a warning - no tickets! Minnesota square dogs there! Neighbors 4 dogs
11. offsets to Nicollet, Courtland, and Lafayette are too strict - they changed their city boundaries in 2000-2001 to avoid animal agriculture. Nicollet County IS agriculture!
12. We need better county noise and odor regulations
13. I'm not familiar with current regulations/restrictions
14. I wish you would define agriculture in this survey. There is a difference large crop based farm and smaller farms that produce food people eat. I believe we need to preserve land that industrial agricultural land is on but the soybean and corn farming itself harms the land. So I want to protect ag land, yes, but I want to protect it FROM ag practices that harm land
15. Define occurrence of public nuisances?????
16. Reduce rodents, get some muscle on home owners with too many barking and loose dogs, stop so many loose cats.
17. I don't have familiarity with the above-mentioned regulations/restrictions
18. I'm not familiar enough with the regulations to comment on these.
19. GOVERNMENT IS NOT EFFICIENT TO BE IN CHARGE OF DEVELOPING ANYTHING
20. Hunting cabins should be allowed to have running water in some cases

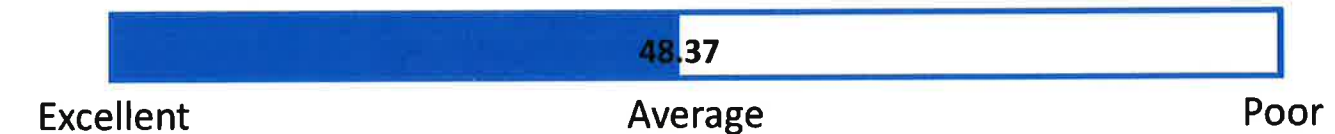


Question 15: Please rate how effectively and efficiently Nicollet County delivers essential services.



Total respondents: 209

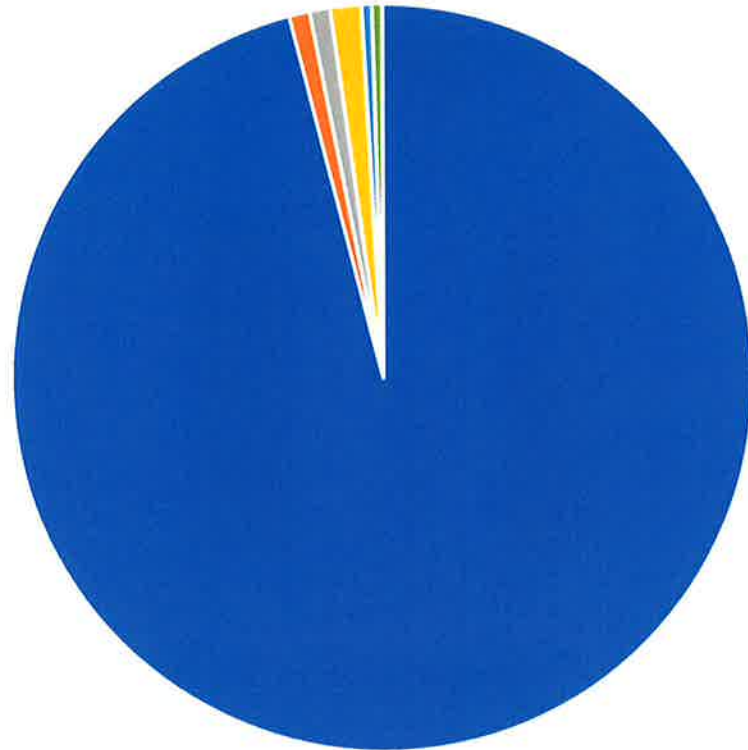
Question 16: Please rate Nicollet County's existing transportation system



Total respondents: 201

Question 17: What is your primary mode of transportation?

Answer Choices	Responses
Personal vehicle	212
Carpool	2
Walk	2
Bicycle	3
Transit	1
Other (please specify)	1
Total	221



Open-Ended Response

1. I would like to use the County transit, but the schedules I've heard do not work for my family.

Question 18: How easy is it to get around Nicollet County by your primary mode of transportation?

■ Personal vehicle
■ Carpool
■ Walk
■ Bicycle
■ Transit
■ Other (please specify)



Excellent

Average

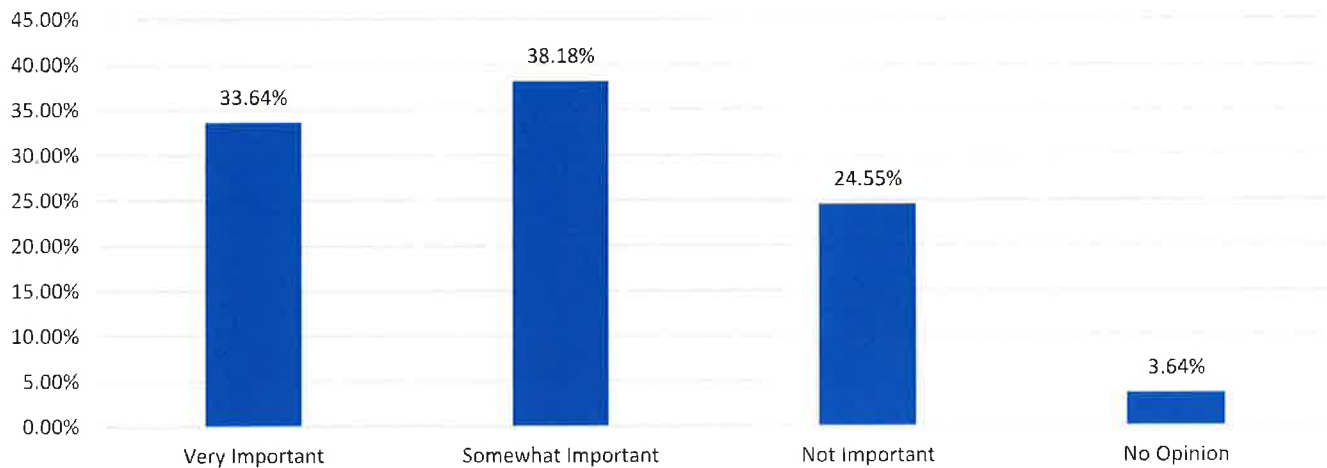
Poor

Total respondents: 195

Question 19: How important is increasing alternative modes of transportation to the future of Nicollet County?

Answer Choices	Responses
Very Important	74
Somewhat Important	84

Not Important	54
No Opinion	8
Total	220



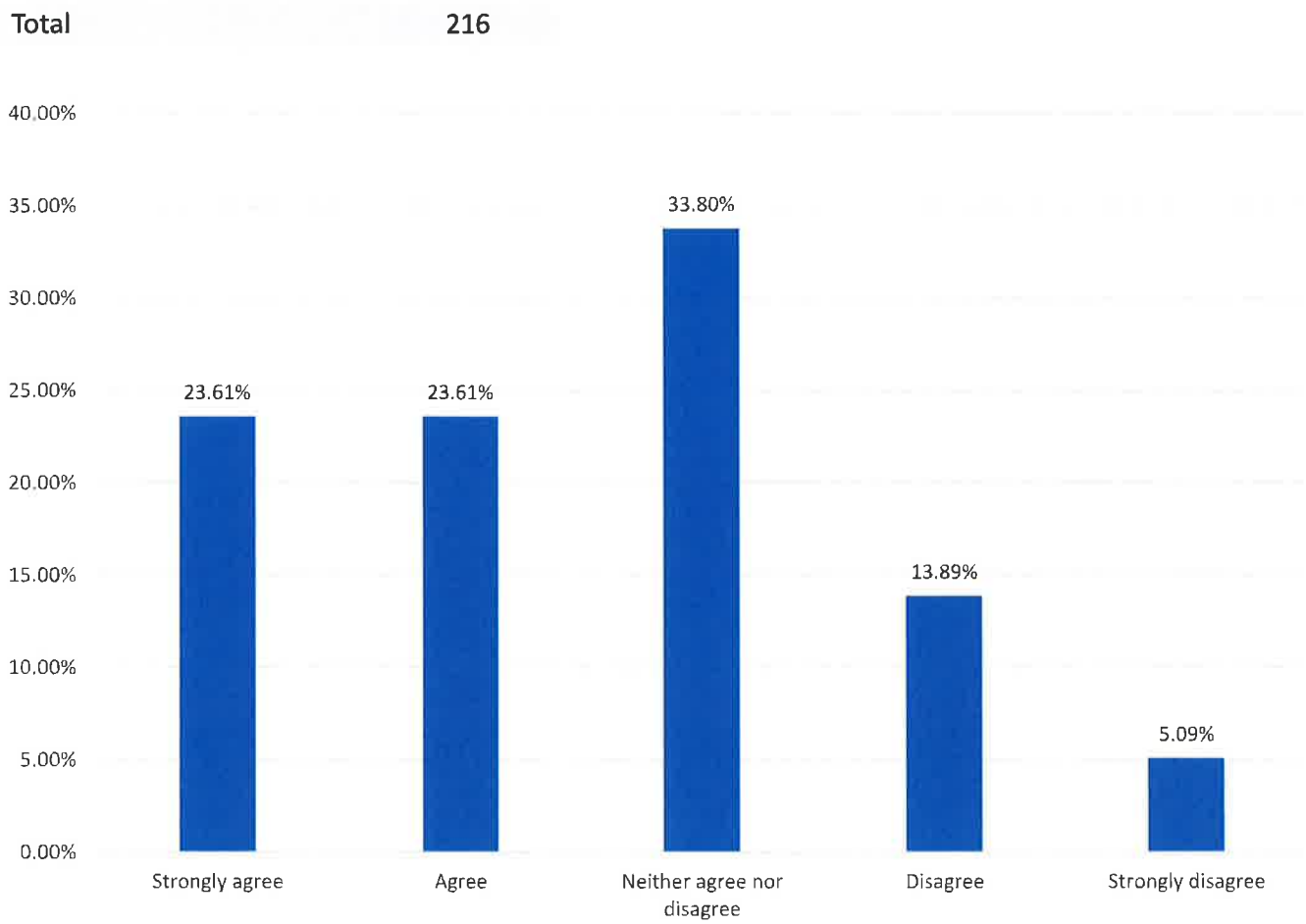
Question 20: Please rate Nicollet County's existing parks



Total respondents: 203

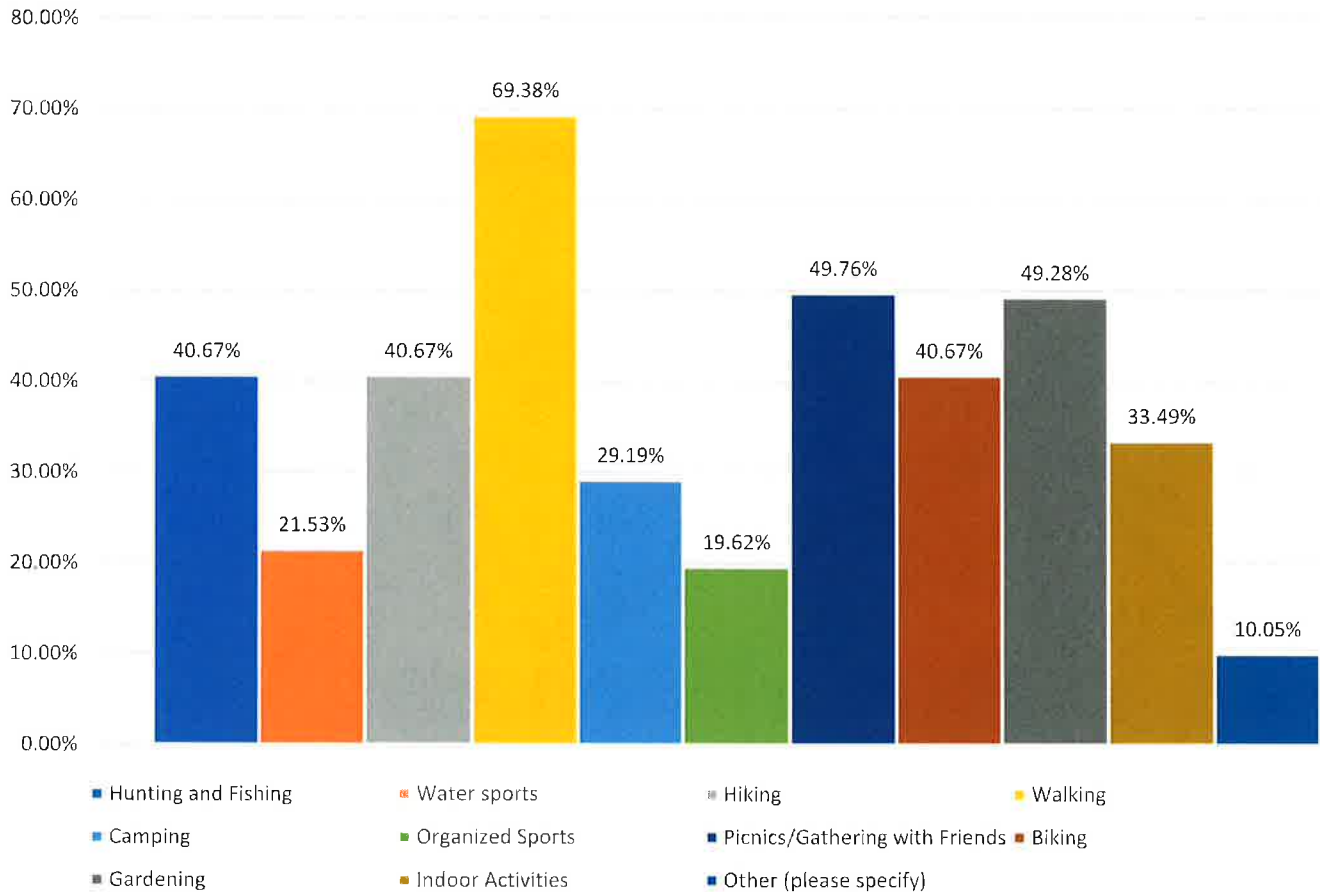
Question 21: Please rate the following statement: Additional county parks are needed to support the recreational desires of residents and visitors.

Answer Choices	Responses
Strongly agree	51
Agree	51
Neither agree nor disagree	73
Disagree	30
Strongly disagree	11



Question 22: How do you like to recreate in Nicollet County?

Answer Choices	Responses
Hunting and Fishing	83
Water sports	45
Hiking	82
Walking	142
Camping	59
Organized Sports	41
Picnics/Gathering with Friends	102
Biking	83
Gardening	102
Indoor Activities	70
Other (please specify)	21
Total	205



Open-Ended Responses

1. I fish but not in Nicollet City
2. Snowmobile
3. Horse riding
4. Trail riding
5. Leave it alone.
6. None
7. Lacks ATV access growing sport, pay license fees with no trails in county, bicycles pay no fees and you pave trails
8. Not a lot to do.
9. Wildlife viewing/listening (birds, pollinators, reptiles & amphibians)
10. Public music events at Parks etc.
11. Movies in the park - St. Peter
12. Swimming
13. Disc golfing, fun at the parks (tennis, basketball, soccer, kickball, etc.).
14. Nicollet county needs more indoor foul-weather exercise/recreational facilities for adults
15. Indoor tennis
16. Special events in N Mankato & St. Peter
17. wish the community center put a pool in. Hours of use at the School or GAC pool is restrictive
18. Playgrounds
19. Need an indoor pool for senior exercising.
20. Libraries, concerts, plays, movies

21. PARKS AND RECREATION ARE NOT UTILIZED BY CLOSE TO A MAJORITY OF PEOPLE WITH MOST PARKS SELDOM USED OUTSIDE OF SPECIAL EVENTS.

Question 23: Please provide any additional thoughts regarding the future of Nicollet County.



Open-Ended Responses

1. We need to protect our natural as much as possible. Yes we will always need and have way expansions of change - but it should be done in a way that we leave a small footprint.
2. We have way too many bike races on the Judson Bottom Road. They get in the way of moving farm equipment. All of the bike riders have a very poor attitude toward other people that use the road too.
3. We will need to keep in mind that Nicollet County will most likely always be an agriculture dominated county. Read my response to question #4 and #8 as what is going to be the challenges that will have to be dealt with in Nicollet County, as government at any level continues to buy land from private landowners, what will be done to encourage that government owned land to generate the needed revenue to help fund the same things that are funded by the property taxes that the private land owners will still have to pay?
4. We need to lower our building permit fees to encourage growth in our county. We have started to change our growth in rural businesses so it is possible but more needs to be done.
5. The DNR needs to step back and the county should be able to overrule their rules for the good and safety of the county residents. For instance, county road 12. Nothing can happen without the dnr's permission and it takes years for the DNR to decide anything. If 12 is a hazard for Nicollet County residents Nicollet County should have the pole

to make decisions and go over the DNR rules. The DNR does not keep up the land that they have and should not be able to acquire anymore.

6. The zoning rules preventing rural business opportunities are too harsh. Not allowing Mobile Homes on farm sites or as a second family home on larger sites is also too restrictive.
So often we hear 'that is how other counties are doing it'. Must Nicollet County be a copycat? Suggestion: stop copying the other counties and strike out new planning and zoning for those of us that actually live and work the land.
7. I believe the county needs to focus less on approving more large livestock facilities and look at encouraging more small business in western areas.
8. This survey contains loaded questions which automatically assumes a positive answer to each question. The entire survey is to make the provider look good. What a farce.
9. In today's world there are a lot of moving parts and things are moving very fast. It's difficult to sort out facts from falsehood. It's impossible to satisfy everyone. We must have honest, practical, resourceful leadership with a good understanding of the importance of agriculture.
10. We need to make our county the leader in balancing the needs for the community. For farmers, bring in new businesses and new younger couples. By allowing to start new businesses and build new housing developments that will lower the taxes and bring in more revenue
11. Make it easier for small businesses to start and keep corporate farming out of Nicollet County. Corporate farmers should pay more in taxes to maintain roads because the large vehicles are harder on our roads. Encourage small family farms to operate and be allowed to start a small business to supplement their income.
12. Having small acreages for housing would give the county more money and jobs could do the same. This money can go for development a of parks, bike trails and fishing on lakes and recreation centers.
13. Need more public lands, parks etc.
14. Promote sustainability - both in energy use and transportation. Restore native prairie areas - stop growing corn to the river's edge. Protect/save our pollinators through your plans for the county - e.g. stop mowing the right-of-way and road medians; stop spraying lawns - encourage bee lawns. Library system should be consistent through the county. Each city should not be able to do whatever they want. N. Mankato should not be allowed to run their library in a way that does NOT coordinate with other libraries. I can give you details that would alarm you as to their past policies and practices. Ethics matter!
15. We need as many businesses and private homes as possible to generate tax income
16. "There should be more housing allowed along the New Ulm-Mankato Corridor. That will increase the tax base without affecting the ag industry. I own 18 acres between 2 housing developments. That should be allowed for development. That would increase the tax base without affecting anything else."
17. I own farm property on Hwy 14 which is located between two housing developments already. I would like to see that made into lots. It would add income by taxes and attract more businesses along the Hwy. Country living is good for young families with children.
18. I think it would be great if we could add more public hunting areas in and around swan and middle lakes. Not only would it be more beneficial to our next generation it would also add more grasslands and buffers to keep our water clean
19. With North Mankato expanding it is absorbing our rural and agricultural areas.
20. Get rid of the buffers!! don't take land away from the farmers!! And get the tax base more equal for the people!!
21. The park system in this county could be improved, there are only a couple choices. we have to go elsewhere for camping and hiking.
22. I feel the county has not focused on the basic requirements our taxes should cover, the county lacks fiscal responsibility. A solid example is the county building in Lafayette is a waste of tax payer money for what it is used for!!! Spend wisely and the basic services would be better such as roads and enforcement who are both underfunded!!
23. It'd be nice to figure out why the Minnesota River jumps so quick after a rain fall! We need more public hunting areas in the county.

24. We have an opportunity with all of our county ditches to utilize them for far more than just draining the farmland. Since we ALL have paid for and continue to subsidize the draining of Minnesota to benefit the farmer, perhaps we could create a wetland system along the ditch routes. As is, it is a wasted water resource that could be used to provide wildlife habitat, recharge our aquifers and provide recreational opportunities. Also, wetlands help prevent flooding downstream.
25. find ways to work with us and no agents us
26. I think these surveys should not be taken out of context. Some of the questions were undefined and very vague. I think that the county should consider all residents of Nicollet County and not just a select few in a select couple of locations.
27. I like our rural feel. I would like to see a shift in the attitude toward our land. We need to be better stewards of our land. This is not something that the government can force. Allowing the free market to take over agriculture would help make this shift.
28. thanks for this survey.
29. Protecting the environment, access to health care, being a welcoming community and affordable housing should be major priorities for Nicollet County.
30. "Our units of government should work better together! More cooperation with Le Sueur/Blue Earth, DoT, local cities & townships. We need more resources at the parks we already have!"
31. "Rural businesses should be promoted. Rural housing encouraged."
32. allow the residents to decide or help decide the future
33. Consideration of adding a limitation to pattern tiles. If they were to be gated or stopped when ditches are already full, it would decrease the flow and pressure further down the waterway and decrease erosion of the river bed. Persevering the river and land surrounding it.
34. When rules are in place like no burning of garbage and "blight" they need to be enforced. I live in the development called Shady Brook Acres. Our neighbor has a junk hole for a yard and builds demo cars for others which is a business. He lies to sheriff when they decide to come and check on them.
35. The planning and zoning office's current policy of requiring a building permit for any change comprising 50% or more of the project is ridiculous. I am aware of other counties that adopt a policy that says if the value increases by 50% or more, then a permit is required. If I wanted to replace my deck exactly as it stands, I have to get a permit (and consequently septic compliance check). However, the office said they wouldn't require it if I replaced the entire deck but did it 1/3 ... 1/3 ... 1/3, then no compliance check. Take the policy of other rural counties in MN and only require permit and compliance check if it's an improvement and it constitutes an increase in value past the 50% mark, not 50% of the item (deck, roof, siding, etc.) is improved. Their enforcement of the regulation is unreasonably strict.
36. With the amount of ag tiling that is currently allowed and the rubber stamping of confinement barn permits in this county we are going to create a clean water crisis in the near future!
37. Your choice of survey questions indicates that you will use these results to support policies of less regulation on development and farming and promotion of agricultural concerns. This is to be expected in this county, but commissioners must also recognize negative aspects of some modern farming practices and be willing to seek change to address these issues.
38. Fix county road 12
39. Sustainability, climate change adaptation and adapting to changing demographics are additional considerations
40. Infrastructure needs to be updated, but the burden on ag land needs to be equitable to income
41. Thank you for asking our opinion. Will a summary of the results be available?
42. Need to keep a strong, proficient staff in the areas of planning and zoning and all the other related areas.
43. Too many questions - I gave up
44. Better politicians, not smooth talking BS!
45. The board of commissioners need to really be looking at where the dollars are going in the county. Are they getting true and accurate information from the county administrator and higher ups within the county for example HR director. How much money was put into the new human services/public health building and there are issues with

- electrical, heating and cooling? Payroll system? Who are questioning and holding the county administrator accountable? Holding HR director accountable? Human services and public health directors accountable?
46. "1. Remember, Nicollet County means agriculture! The offsets to Nicollet, Courtland, and Lafayette are ridiculous! Those towns should have never moved the boundaries. 2.) I would like to use the transit for my children when I can't take them places, but the schedules are set and seem to have little flexibility. 3.) County Rd. 12 is an issue north of Courtland. This is a bigger priority than Hwy 14. 4.) Thank you for making it a safe place to raise a family. "
 47. Nicollet County should support a multi-sport facility to bring in more tourism and provide more options for indoor recreation
 48. County does a great job with services. Protect the MN river and Swan Lake. Limit farm tiling.
 49. No to public transportation, would like to see river trails on Judson bottom road for biking etc.; lessen industrial and trucking industry keep that crap in blue earth make Nicollet for living
 50. we need to push back on state agency such as DNR, MPCA.
 51. Nicollet county needs to better protect their water resources. We could be a leader in this area.
 52. Let's try not to compete to be a "Big City" type destination! Accentuate the natural gifts we have.
 53. Nicollet County is situated in a very desirable part of the State, with good access to Mankato and the Twin Cities. It is a clean, safe place to raise a family, with an excellent school system, and the potential for a wide variety of recreational opportunities if additional parks and trails were provided.
 54. Better use of river for recreation and needs to be more accessible and cleaned up. Better landings and accessibility at the lakes too and wildlife conservation
 55. The growth of large towns must be limited
 56. None
 57. I think Swan Lake area and current rural aspects (small or large family farms) should be preserved. Commercial development should be promoted near towns on main highway arteries such as St. Peter, Nicollet, Courtland and New Ulm area.
 58. Nicollet Co. should continue to be proactive in preserving the unique qualities that have been developed under the current comprehensive plan. As more and more citizens of the County become farther removed from Ag related fields, it is tempting to change to a plan that encourages more recreation and housing opportunities within traditional farm areas. County Commissioners and staff should look closely at history and research showing the economic benefit of maintaining a strong vibrant ag economy. The quality of life for all citizens is predicated on the need to have thriving businesses within the County. Commercial, industrial and agricultural!
 59. Thanks for doing this.
 60. Please keep in mind this is a rural county that should support livestock
 61. Education, healthcare, and environment are my top issues.
 62. Thanks for improving parks, recreation and schools!
 63. Control the development of urban sprawl. Limit, regulate & closely control factory livestock farms.
 64. Nicollet County is wasting too much money on buildings that are not needed. The social services building is a complete waste of tax dollars along with the possible modification of the sheriff's office. The sheriff's office appears to make poor decisions on spending in the first place such as replacing their dispatching computer system twice recently and now the most current one they purchased is no longer a company and may not be supported in the future. If the Nicollet County Board learned how to spend our current tax dollars more effectively, I might be in support of future spending projects.
 65. Thank you for taking the time to ask for input. I have noticed recently that there is a bigger demand for indoor sports like tennis, pickle ball, as it is something all ages/generations can use. I am not a tennis player myself but think it is something to consider.
 66. Get politicians etc. that are not part of the Old way of doing business "Good Old Boys Club" where they turn a blind eye to so much and only favor their own agenda. I'm not racist, but we also cannot have so many minorities etc. here. They don't follow rules and no one wants to enforce that, for fear of being racist!
 67. I think you need to work with Mankato Area Mountain Bikers to plan and develop mountain biking options in seven-mile creek park or other areas.

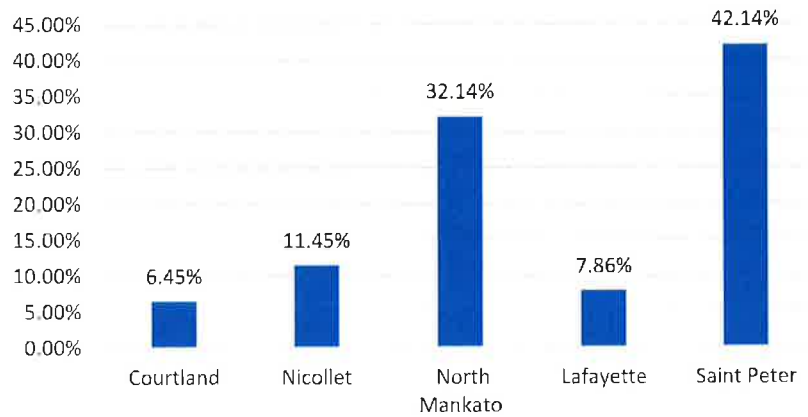
68. Indoor swimming and/or ice skating in St. Peter would be fantastic. Dogs should be allowed in ALL city parks. More playgrounds are needed and existing playgrounds need major updating.
69. Nicollet County will be a healthier, sustainable, self-sufficient region if it invests now in wind and solar energy, native vegetation (rain gardens, green corridors), and small businesses and family farms.
70. Need activities for kids. Lower taxes. Too much waste of taxpayers' money. Being taxed to death.
71. Don't have people in the offices that think they know it all and they don't have any idea of situations when they don't even live in the area!
72. Good Luck!
73. Judges need to hold violators more accountable-Drug dealers to prison. Jail needs to hold more violators not just DWI offenders. To liberal!
74. There is a lot of opportunity in Nicollet County for advancement, in the Animal Ag Sector, Ag and Broadband. In the rural area many people, not just farmers would benefit from Broadband, similar to what Sibley County has in place. Rural residents and greater MN get forgotten about especially at the State Level. There needs to be a bridge connection made between the County Sector and the State; unless the state decides to give more power to the counties when it comes to projects, roads and natural resources.
75. We enjoy a high quality of life in Nicollet County thanks to our public servants, public institutions, neighborly citizens, strong businesses and schools, and natural resources. In order to build a strong, shared future, we must never fail to provide for our children and young people: our future citizens and leaders.
76. The sliding 0-100 scales were very confusing. Poor = 100% and excellent = 0%. That part of the survey should be disregarded.
77. Can't stress enough how important it is to significantly improve rural internet options. Tech companies, tech employees (like myself) and even modern ag operations can't operate with the terrible DSL, radio and satellite options available today. Lack of prioritization by our commissioners and poor future planning seem to be largely to blame. For example, US 169 was torn up from Mankato to Saint Peter in 2016 and would have been the perfect opportunity to establish a fiber optic infrastructure along the corridor. What happened? Benco buried some power lines so they didn't run across the highway. That's it. So very, very disappointed by the rural internet options in Nicollet County compared with our neighbors to the north in Sibley County or even to a lesser extent in Blue Earth County. This article from the Free Press last month talks about the importance of rural broadband, yet Nicollet County isn't even mentioned:
http://www.mankatofreepress.com/news/broadband-can-be-life-or-death-for-rural-areas-how/article_998d6334-3900-11e8-a1a8-4783c9a4e4f3.html
 "Bill Coleman says the presence or absence of dependable, speedy broadband service is now the key to rural Minnesota's success or failure. [...] And it's not just the ability to attract businesses and jobs that requires solid broadband service, it's become a top requirement for young people considering moving to the area." I gave up trying to get anywhere with this after contacting county, state and US politicians a few years ago and getting nothing but form letters or silence in return. Get it together, Nicollet County. Seriously.
78. Need to support indoor recreational opportunities for citizens
79. "Keep it rural. Keep it regulated. Keep it natural."
80. South Central College is a wonderful resource for the area. Partnerships should be developed.
81. GOVERNMENT AT ALL LEVELS SHOULD REDUCE ITS INEFFICIENCIES AND WASTE. THE SKUNK, GOVERNMENT, WRONGLY BELIEVES IT IS THE SOLUTION. NO, IT IS THE PROBLEM.
82. Government is much too large and growing too fast. We spend too much at the courthouse on General fund
83. Need to promote progress and growth and continue to be a place with reasonable regulations, and lower taxes. Need to continue to have good roads and bridges. Need to work in a reasonable way to address water drainage issues. Need to recognize that farmland owners pay the bulk of property taxes and protect their interests.
84. I would like to see Nicollet County officials work and play better with the communities in the county. I think sometimes the powers that be in the County think they are "above" the rest of the cities and townships and I think a cooperative approach for all would be better suited to what all of us are trying to achieve. And finally, I think the County needs to provide more funding for the libraries in Saint Peter and North Mankato. The number of rural

residents of the County who use these two libraries justifies the County putting more money towards their operation.

85. "government is to serve the citizens. It is difficult to hire an attorney to argue with the system paid by your tax dollars"
86. No comments.
87. The no plowing after sunset rule has been crippling to rural commuters. I would like to see some of the primary routes plowed as needed depending on conditions and timing rather than a strict rule of no plowing until dawn. Many rural commuters travel to work before 6 am and based on geography it's usually 15-40 miles within the county or just outside the county.
88. More walking and biking, along with protecting our water and natural resources from pollution and uneducated politics.
89. Nicollet County is being run "by people", AND Not! The People of the County! That is not the way our County was to be run and at the end it will fail!
90. If everyone cared about water resources, then why is municipalities the biggest polluters? There is no logic in using brine. Also, why dump that much brine and salt and sand when sun most days melted it without chemicals. Studies have been done and facts back it up. Also, County should baby sit townships. Belgrade is the most incompetent I have ever seen. That is why we liked North Mankato was due to road maintenance, but the City and County have really gone downhill like a lead balloon. Fix potholes in a timely manner, less sand and salt and stop the brine. Signs for campground and golf course so people know where it is and don't pull out in front of you.

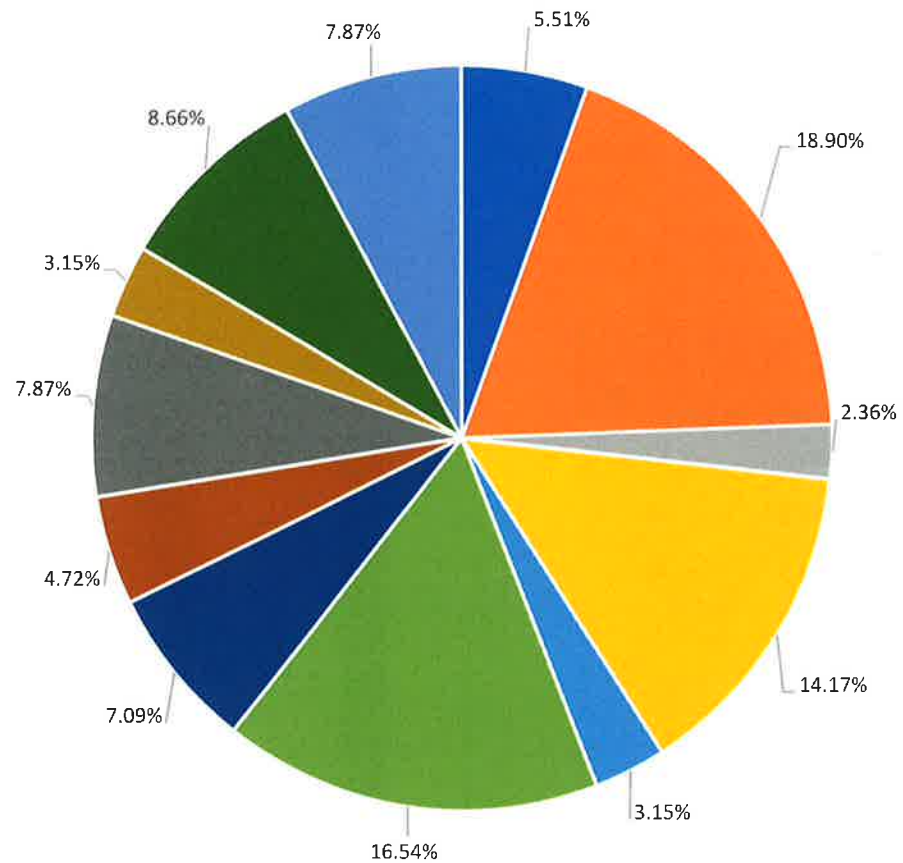
Question 24: Which City do you live in?

Answer Choices	Responses
Courtland	9
Nicollet	16
North Mankato	45
Lafayette	11
Saint Peter	59
Total	140



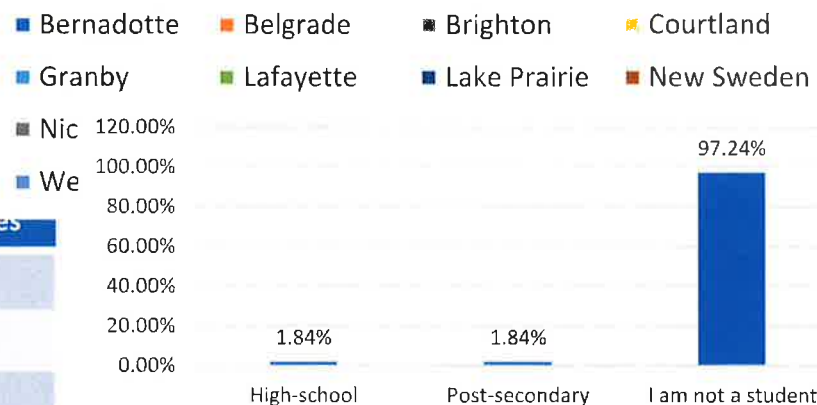
Question 24: Which Township do you live in?

Answer Choices	Responses
Bernadotte	7
Belgrade	24
Brighton	3
Courtland	18
Granby	4
Lafayette	21
Lake Prairie	9
New Sweden	6
Nicollet	10
Oshawa	4
Ridgely	0
Traverse	11
West Newton	10
Total	127

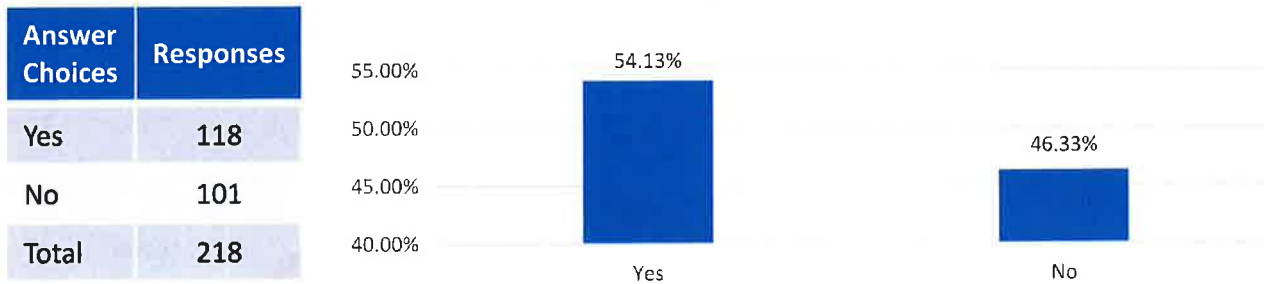


Question 25: Are you a student?

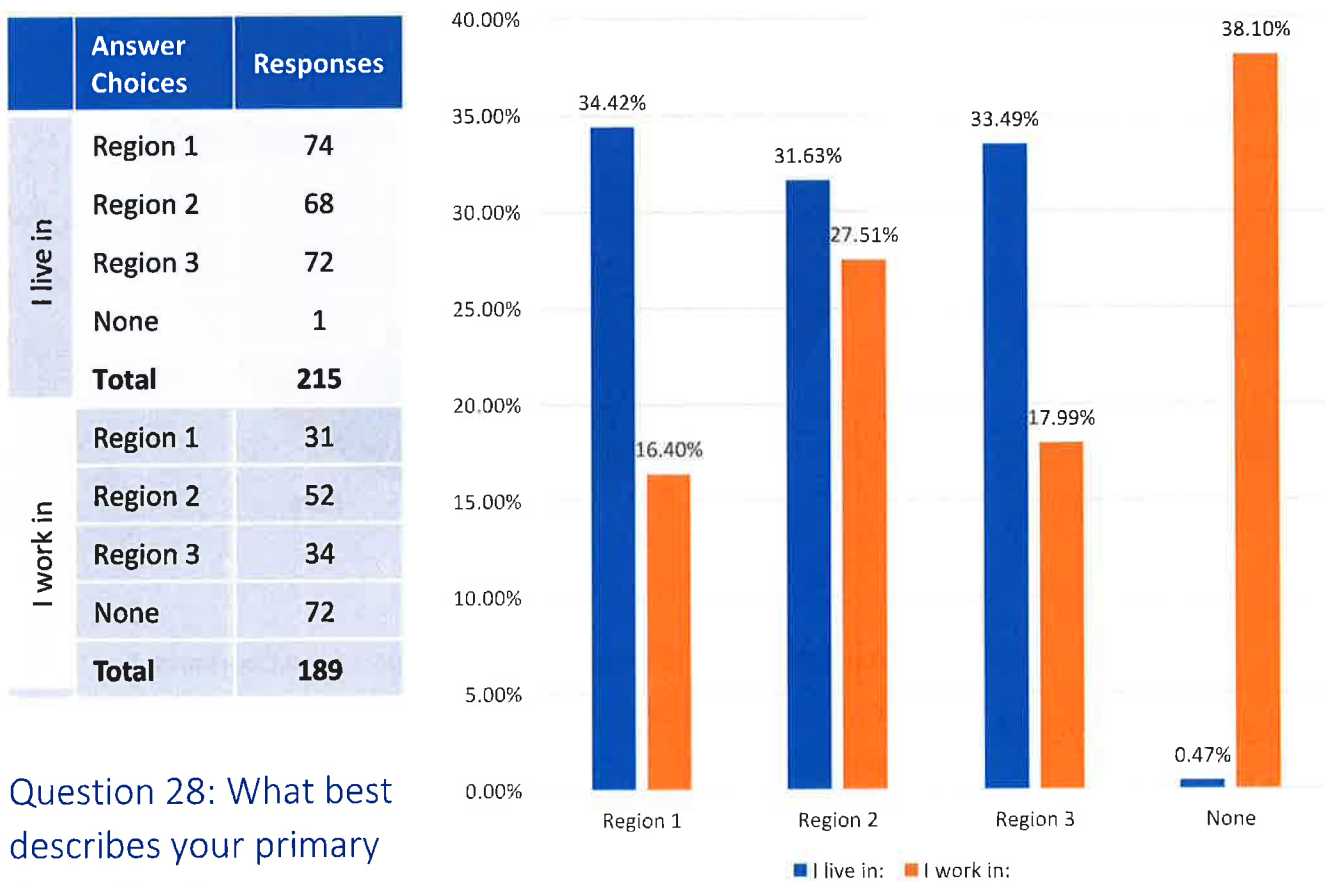
Answer Choices	Responses
High-school	4
Post-secondary	4
I am not a student	211
Total	219



Question 26: Do you work in Nicollet County?



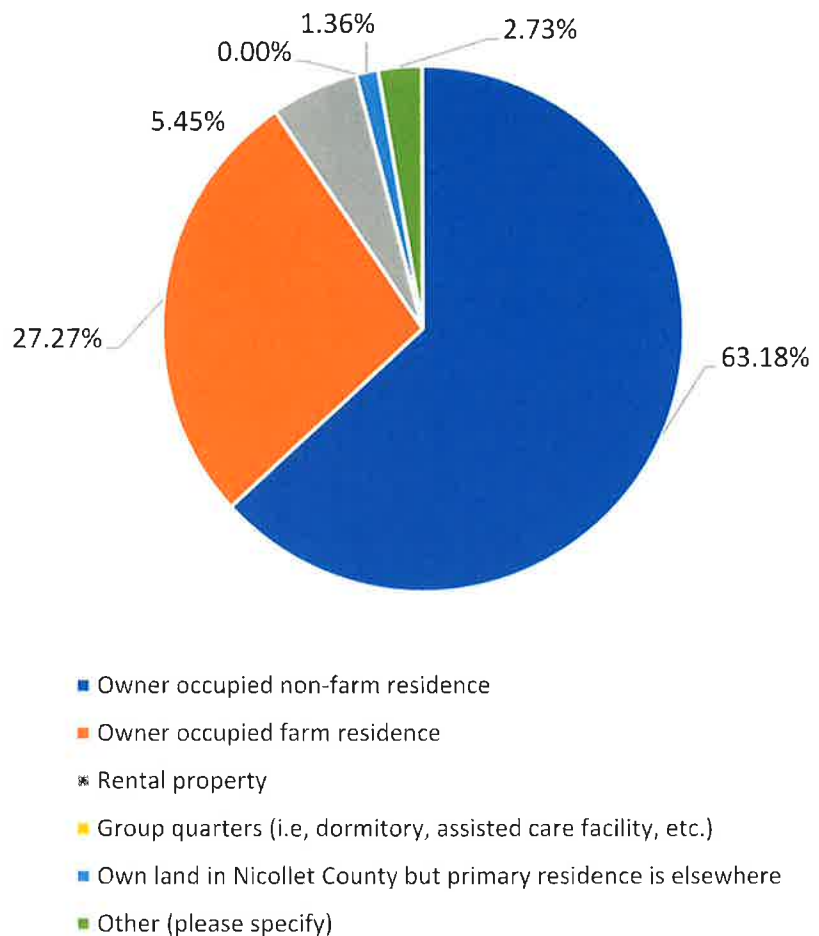
Question 27: Which region of Nicollet County do you live and work in?



Question 28: What best describes your primary place of residence in Nicollet County?

Answer Choices	Responses
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Owner occupied non-farm residence	139
Owner occupied farm residence	60
Rental property	12
Group quarters (i.e., dormitory, assisted care facility, etc.)	0
Own land in Nicollet County but primary residence is elsewhere	3
Other (please specify)	6
Total	220

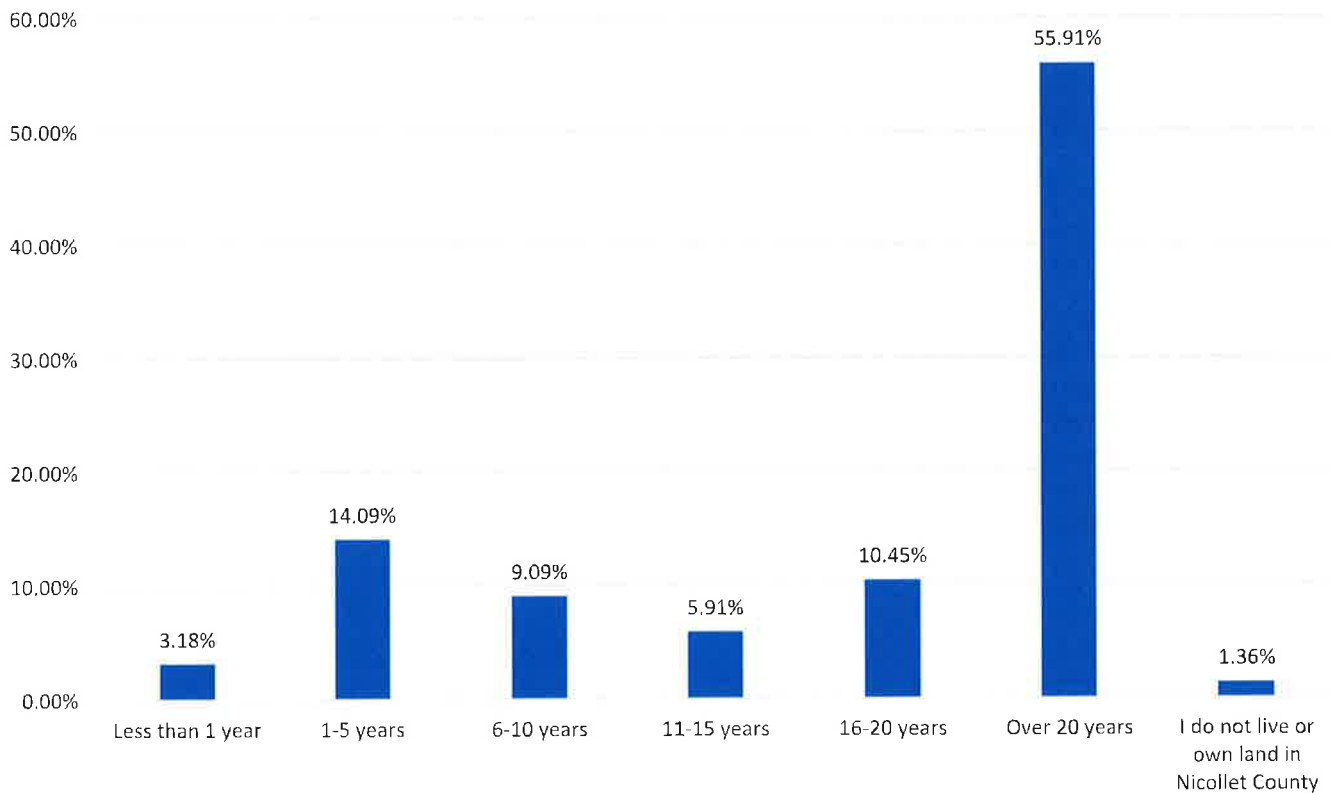


Open-Ended Responses

1. Own land in Nicollet County, and live Nicollet County, but I don't own or rent the house I live in
2. We own the farm site from a farm that was sold
3. Home and business owner
4. Owner occupied rental duplex
5. I am owner occupied residence, I also own 2 houses I rent out
6. Owner occupied duplex

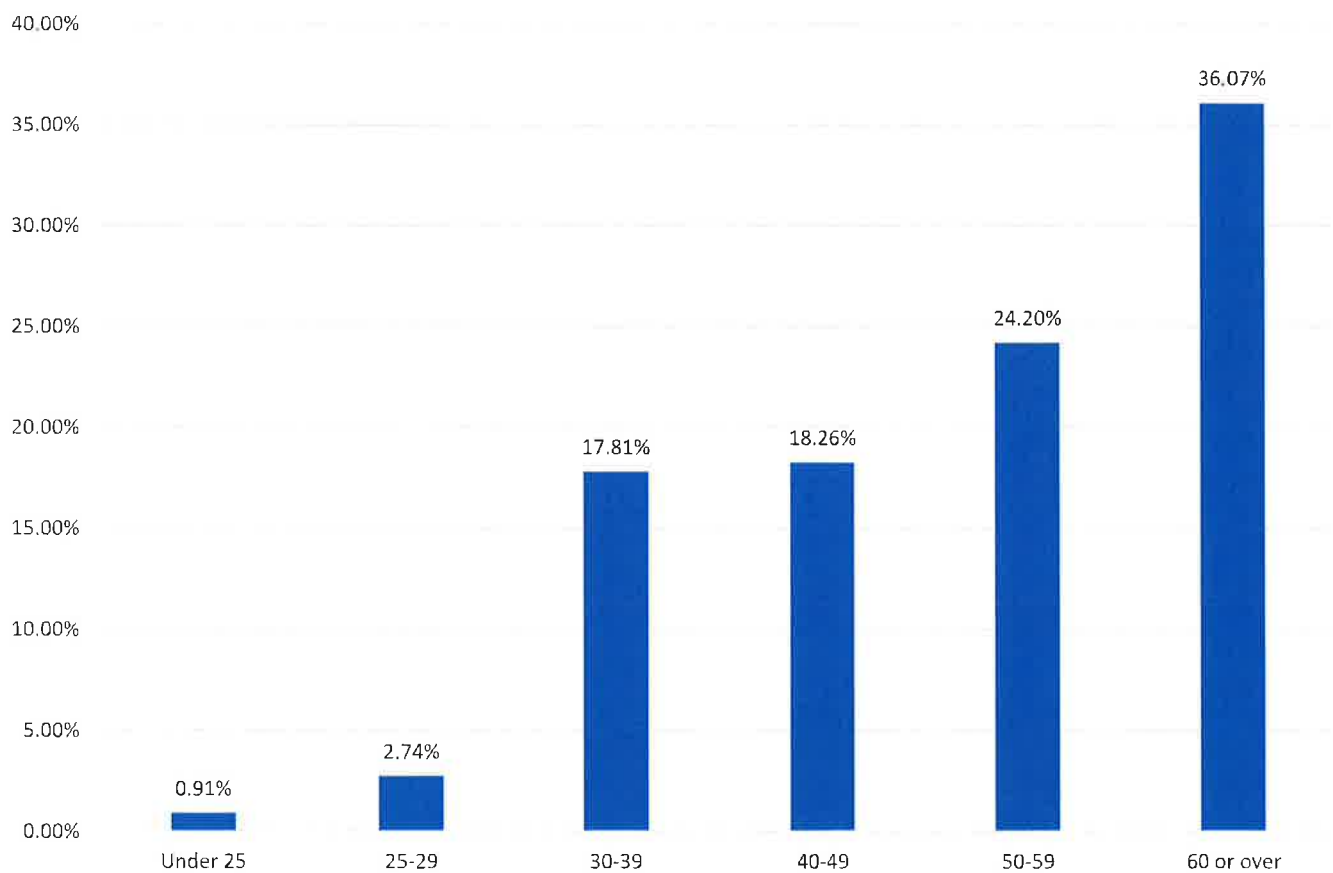
Question 29: How long have you lived or owned land in Nicollet County?

Answer Choices	Responses
Less than 1 year	7
1-5 years	31
6-10 years	20
11-15 years	13
16-20 years	23
Over 20 years	123
I do not live or own land in Nicollet County	3
Total	220



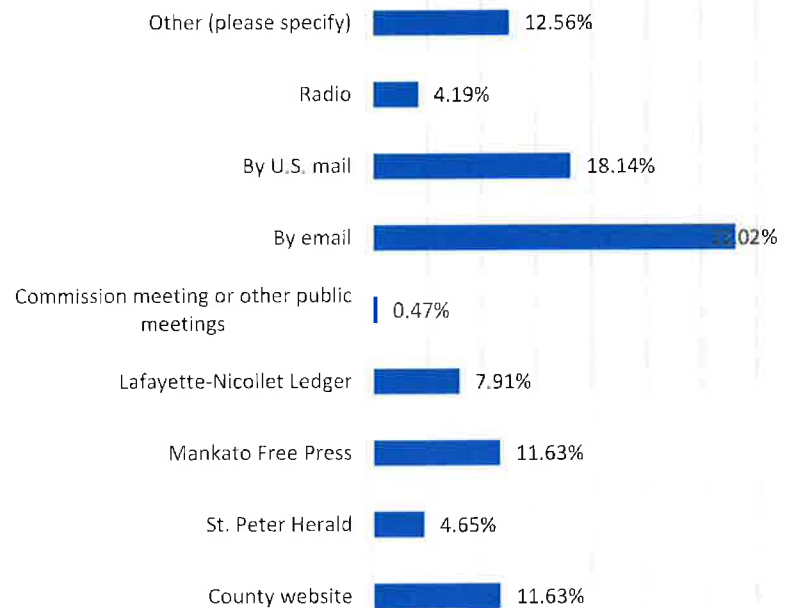
Question 30: What is your age?

Answer Choices	Responses
Under 25	2
25-29	6
30-39	39
40-49	40
50-59	53
60 or over	79
Total	219



Question 31: What is the best way for you to receive information?

Answer Choices	Responses
County website	25
St. Peter Herald	10
Mankato Free Press	23
Lafayette-Nicollet Ledger	17
Commission meeting or other public meetings	1
By email	68
By U.S. mail	35
Radio	7
Other (please specify)	27
Total	213



Open-Ended Responses

- Facebook
- When they send the property tax forms and local paper
- KNUJ, New Ulm Journal
- US Mail and email
- New Ulm Journal
- We are very uninformed
- Facebook
- Tourism offices
- New Ulm Journal
- New Ulm Journal
- US mail and Mankato Free Press
- Social media
- Email or mail
- A monthly newsletter emailed would be nice
- Social media, north Mankato Facebook Page, KEYC, Southern MN News
- St Peter city Facebook
- Social Media - Facebook, Twitter, etc.
- Mail is best. Herald will only publish what they want. Free press does better.
- Facebook
- Some of the above but I can only choose one
- I would say the county website but then shared via Facebook, or other social media so myself and others will notice it.
- By newsletter would be best

- 23. Facebook
- 24. Facebook, email, mail
- 25. Why is this not multiple choice? I don't have just one source of info. Social Media (i.e. Facebook) is best, and I'll lump the newspapers into that since I see most of their articles through FB. Email is second. County website is fine if I'm seeking specific info, but it's not a daily destination.
- 26. Social media



Round 1 Nicollet County Comprehensive Plan
Table Top Interactive Exercise Responses

= Needed Amenity/Concern/Area of Change

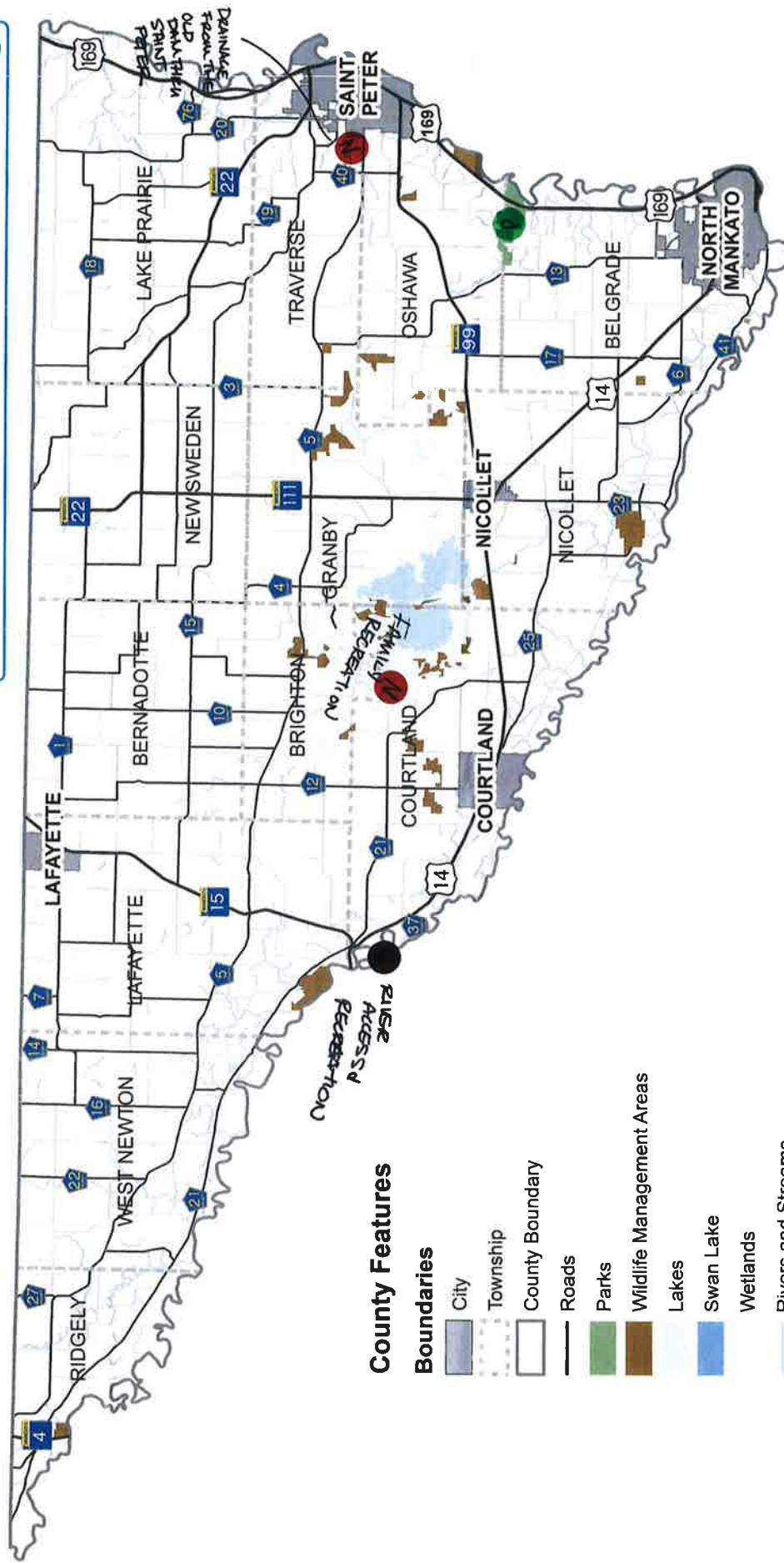
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N = Natural Resources System

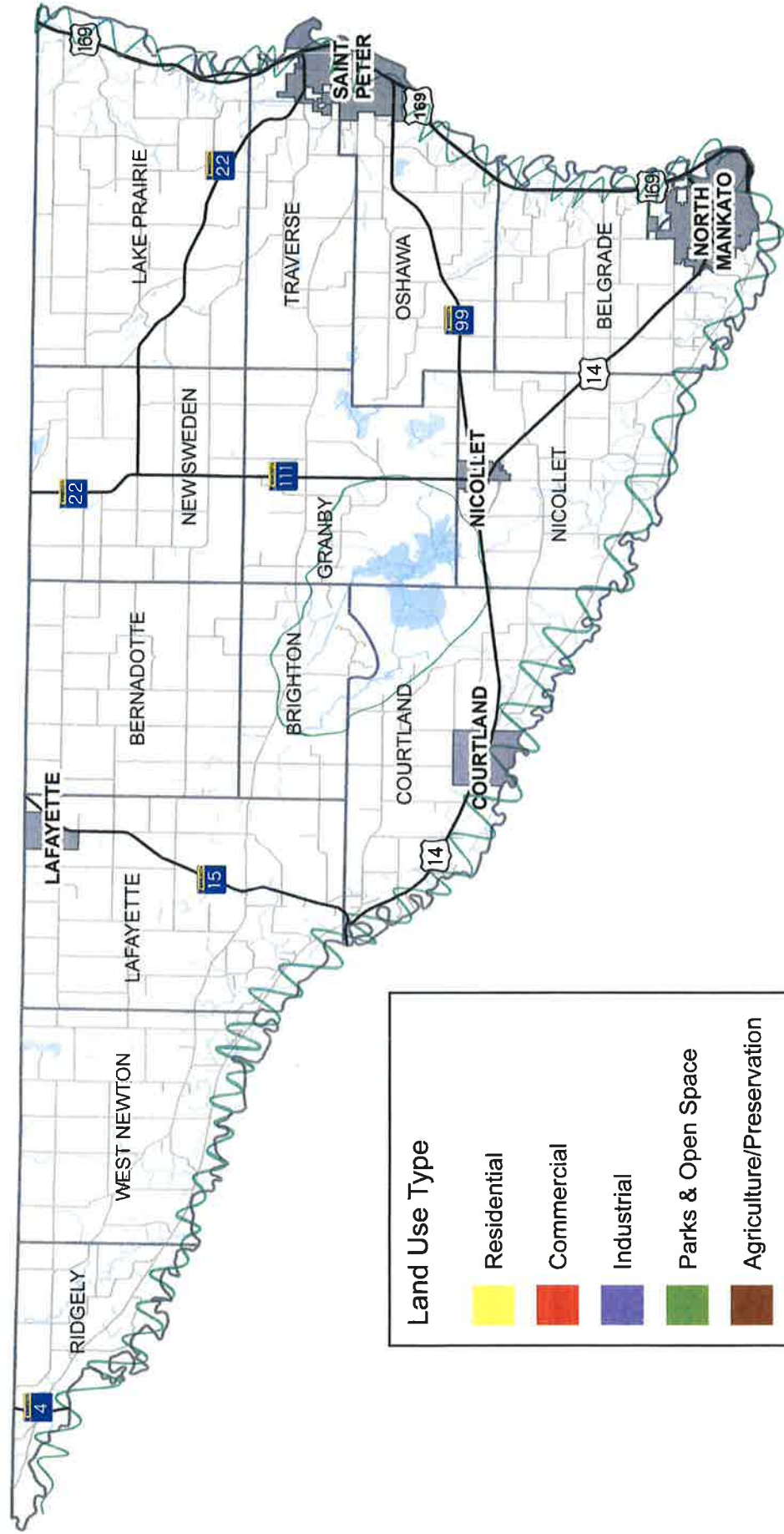
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Future Land Use Exercise

Where would you like to see future development? What type of development would you like to see?
Use markers to identify where you would like to see development or preservation of the five land uses on the map below.

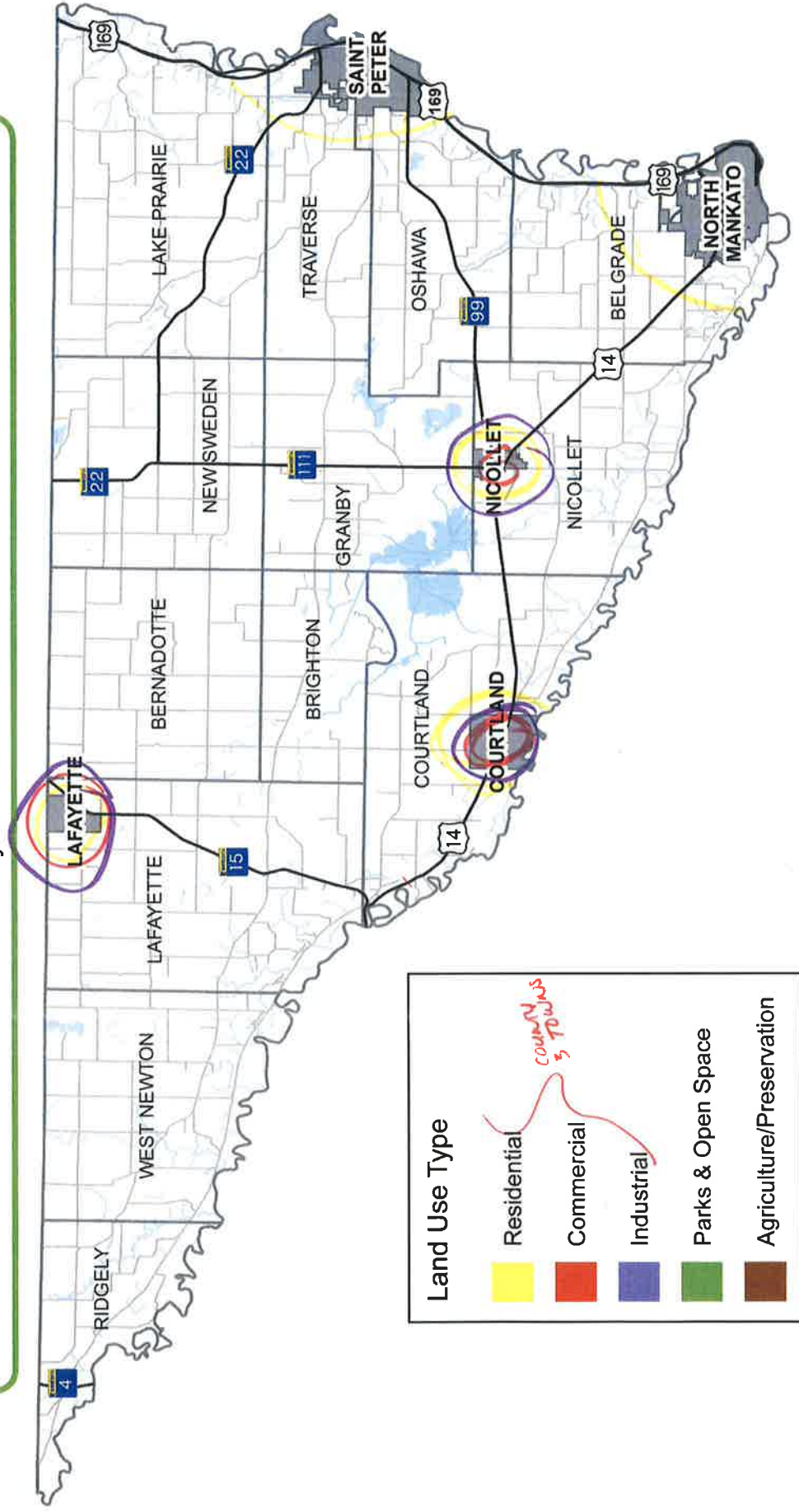
Add any comments as needed.



Future Land Use Exercise

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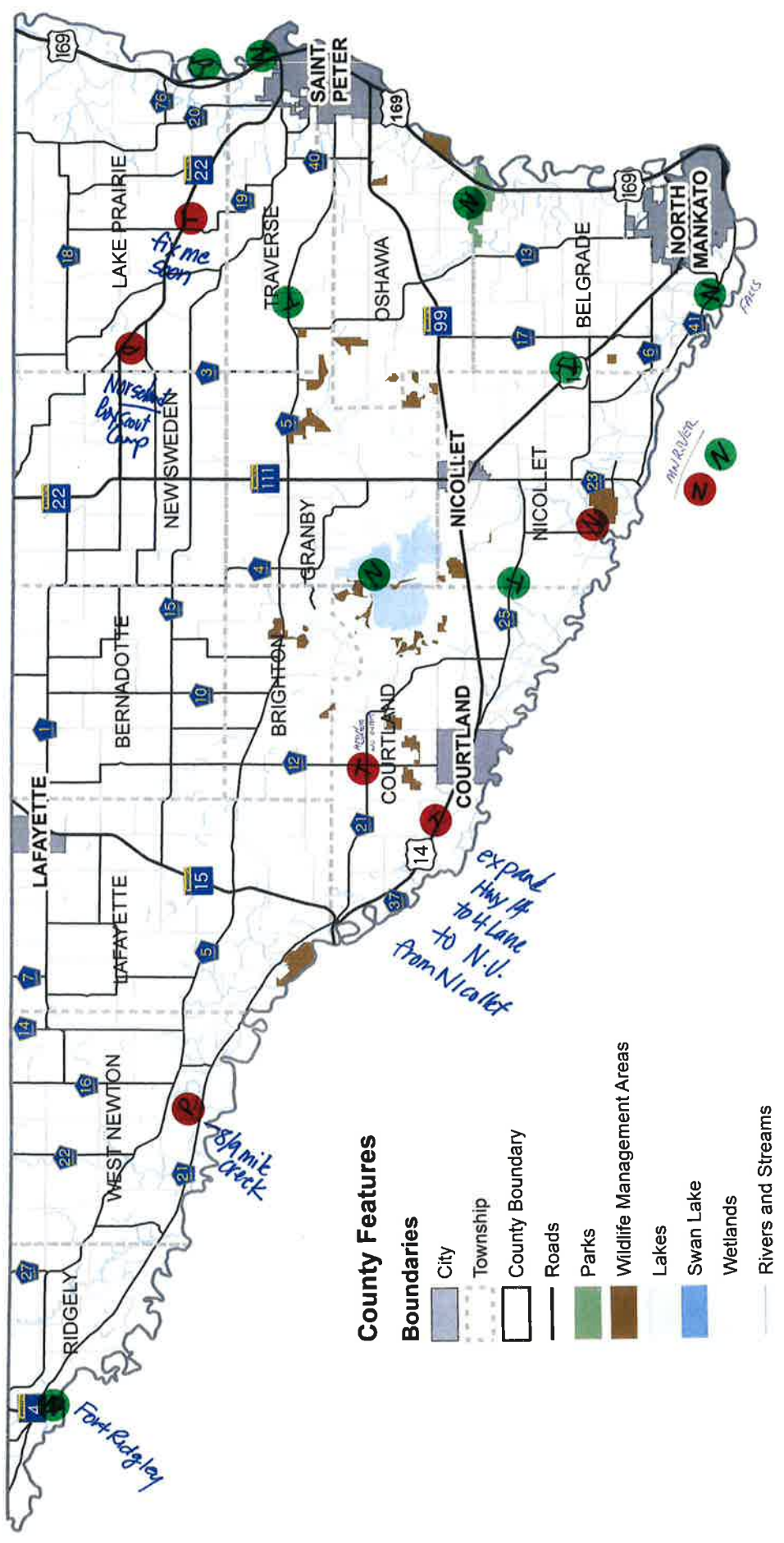
Add any comments as needed.



ST. PETER
6/11/18

Please place a dot to identify **Valued Amenities** or **Needed Amenities** of Nicollet County's transportation, parks and trails, and natural resources systems.

- = Valued Amenity/Something to be Preserved
 - = Needed Amenity/Concern/Area of Change
- The letters on each dot identify which county system you are commenting on:
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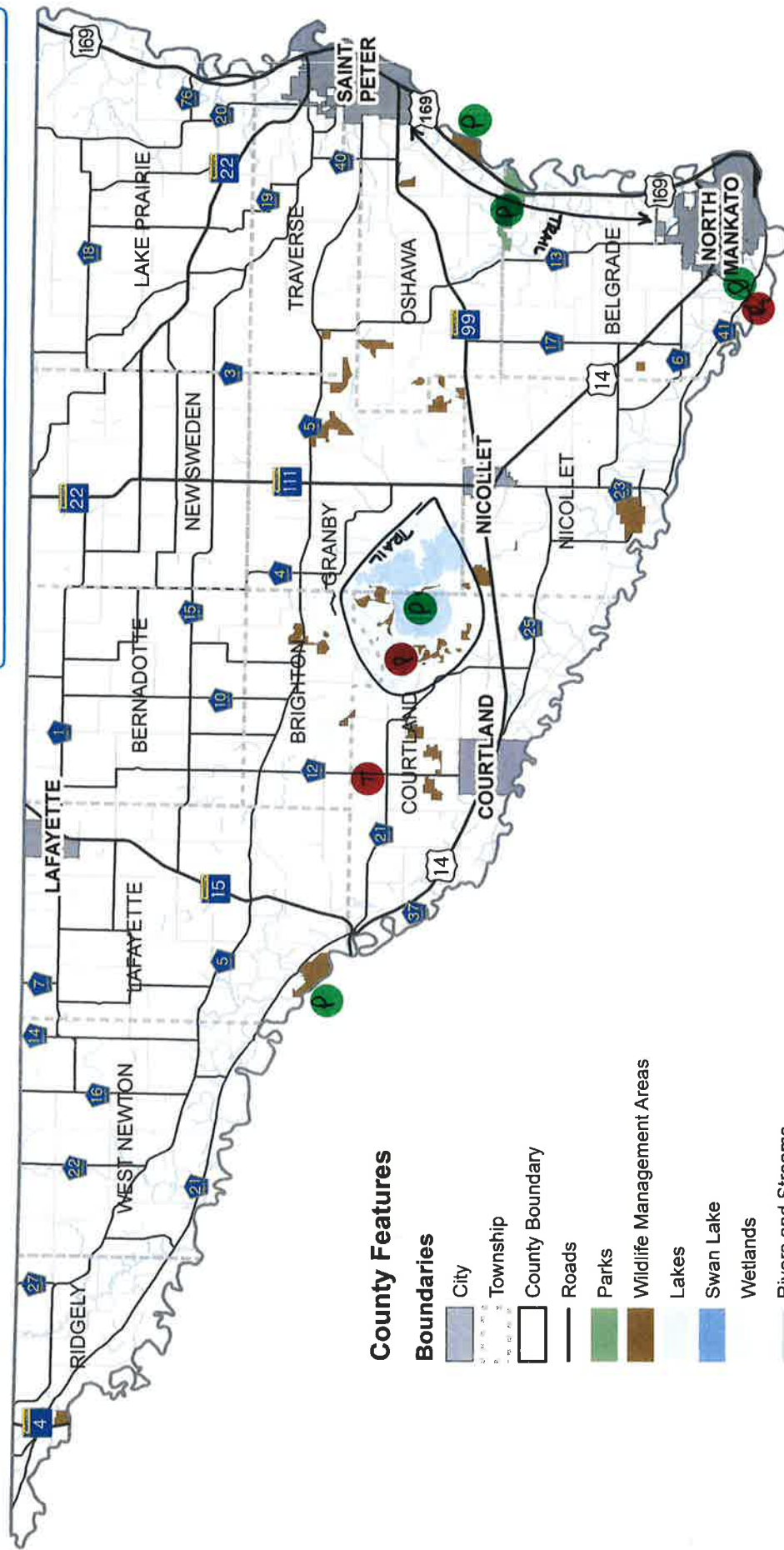
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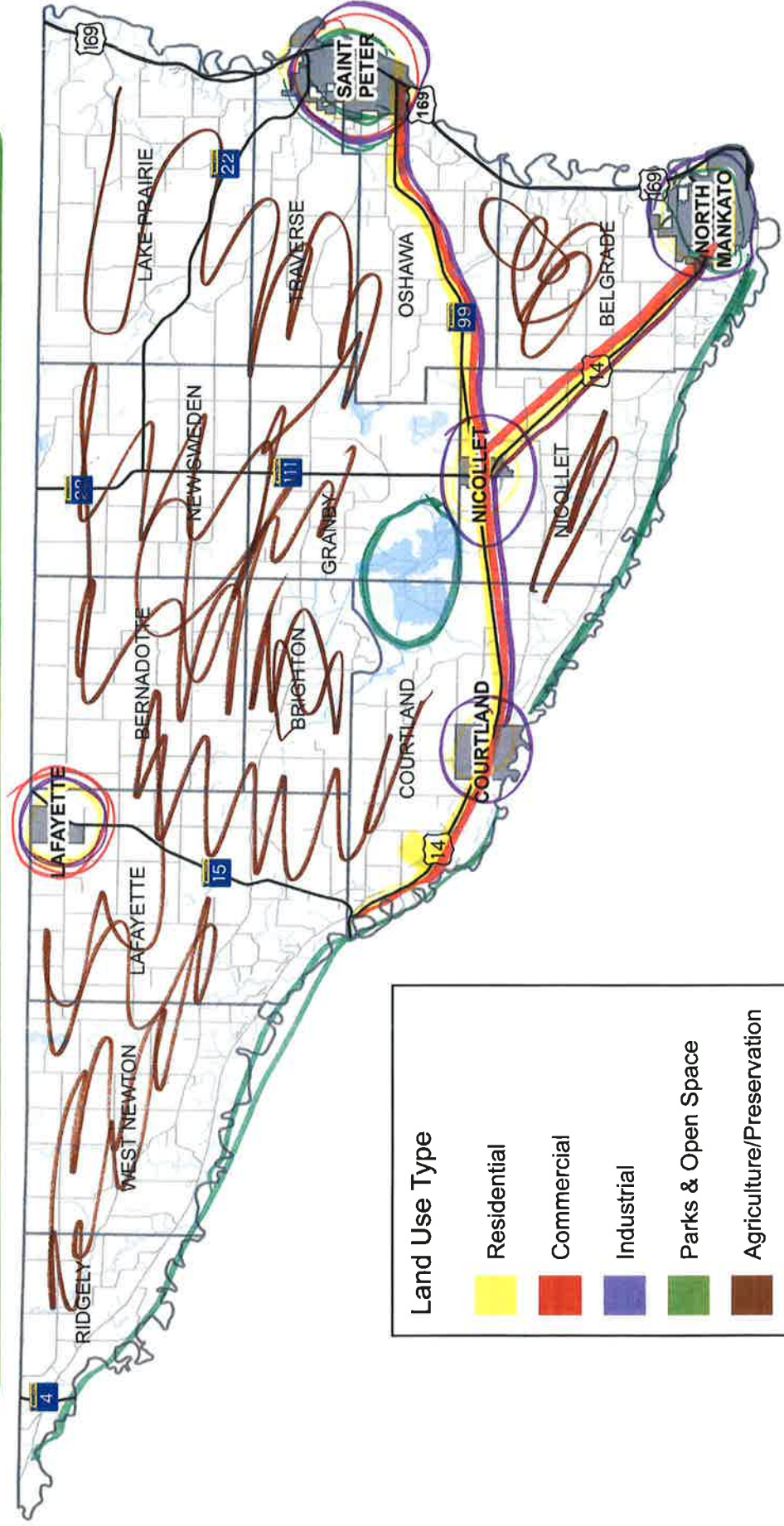
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Future Land Use Exercise

Where would you like to see future development? What type of development would you like to see? Use markers to identify where you would like to see development or preservation of the five land uses on the map below.

Add any comments as needed.



Lafayette
6/16/18

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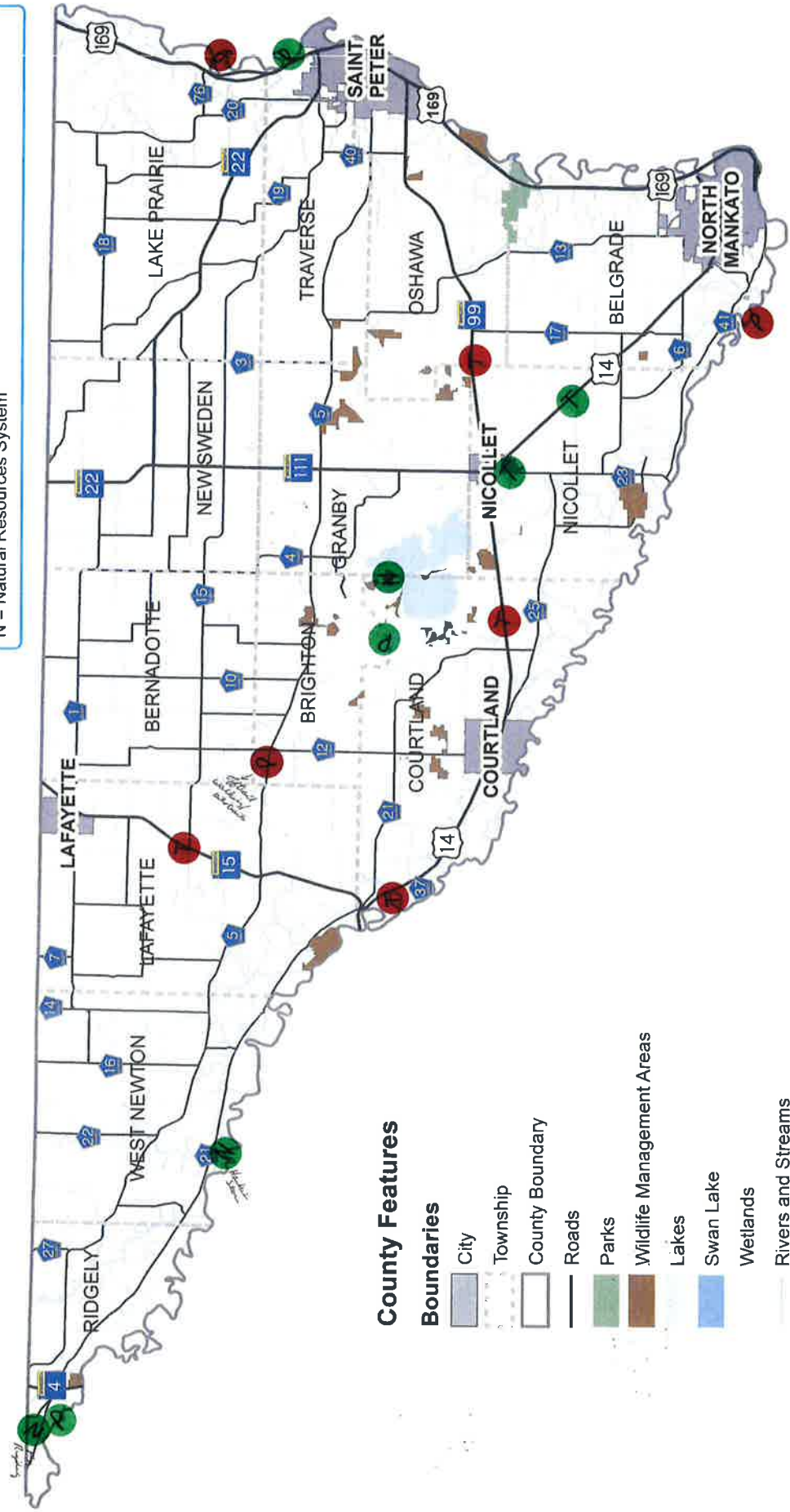
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N = Natural Resources System



County Features

Boundaries

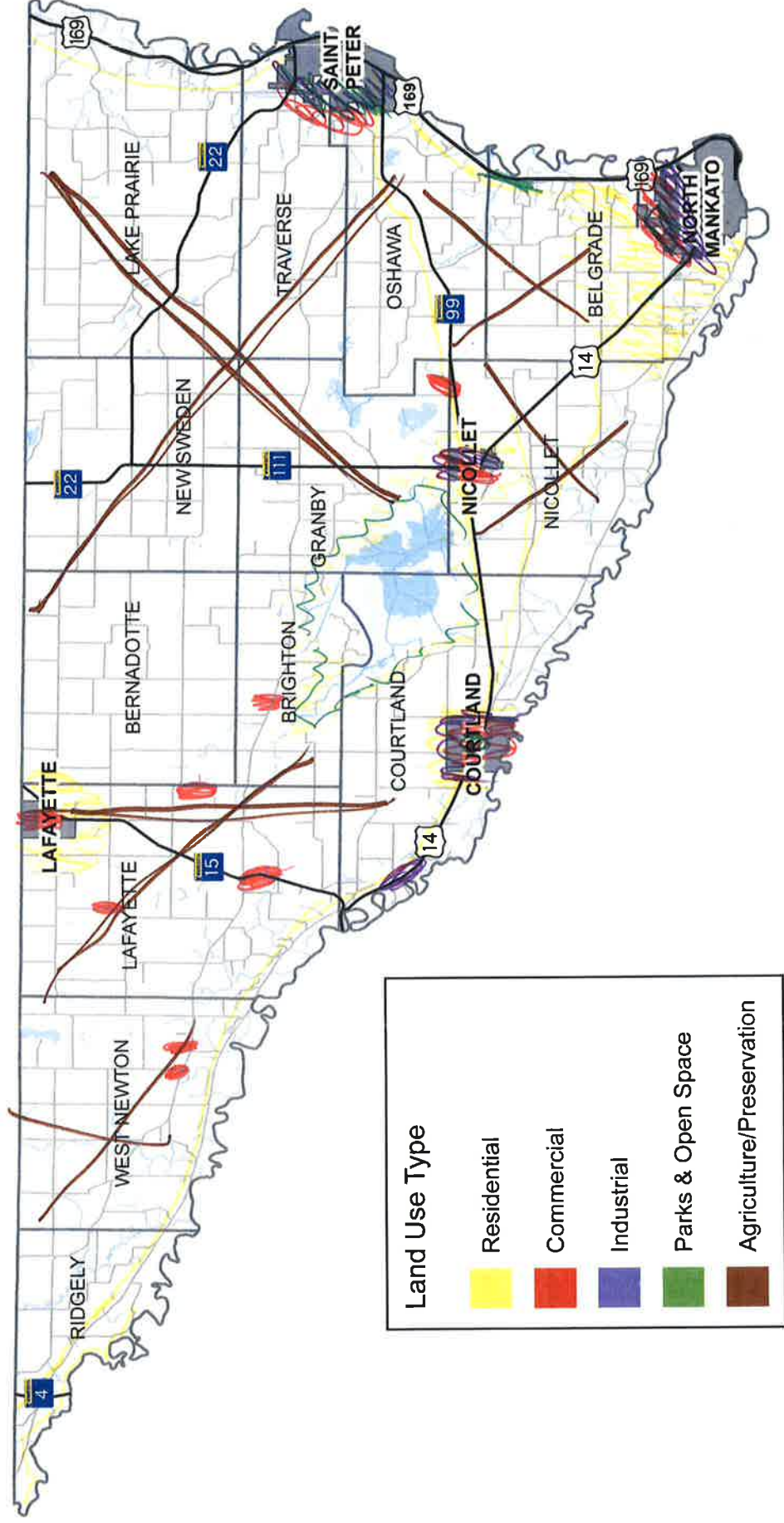
-  City
-  Township
-  County Boundary
-  Roads
-  Parks
-  Wildlife Management Areas
-  Lakes
-  Swan Lake
-  Wetlands
-  Rivers and Streams

Future Land Use Exercise

Leah
6/16/18

Where would you like to see future development? What type of development would you like to see?
Use markers to identify where you would like to see development or preservation of the five land uses on the map below.

Add any comments as needed.



Lafayette
9/16/13

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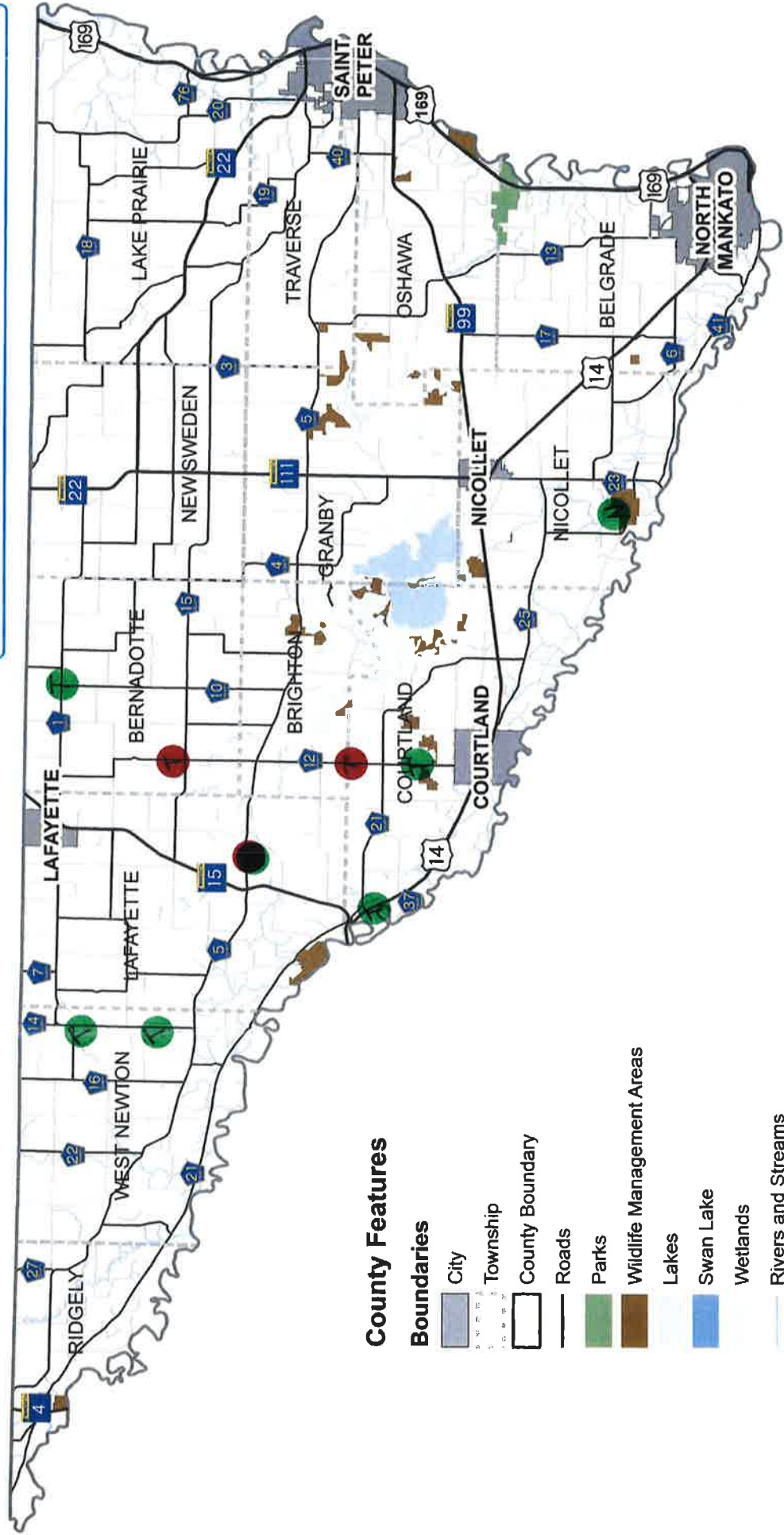
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Lafayette
6/26/19

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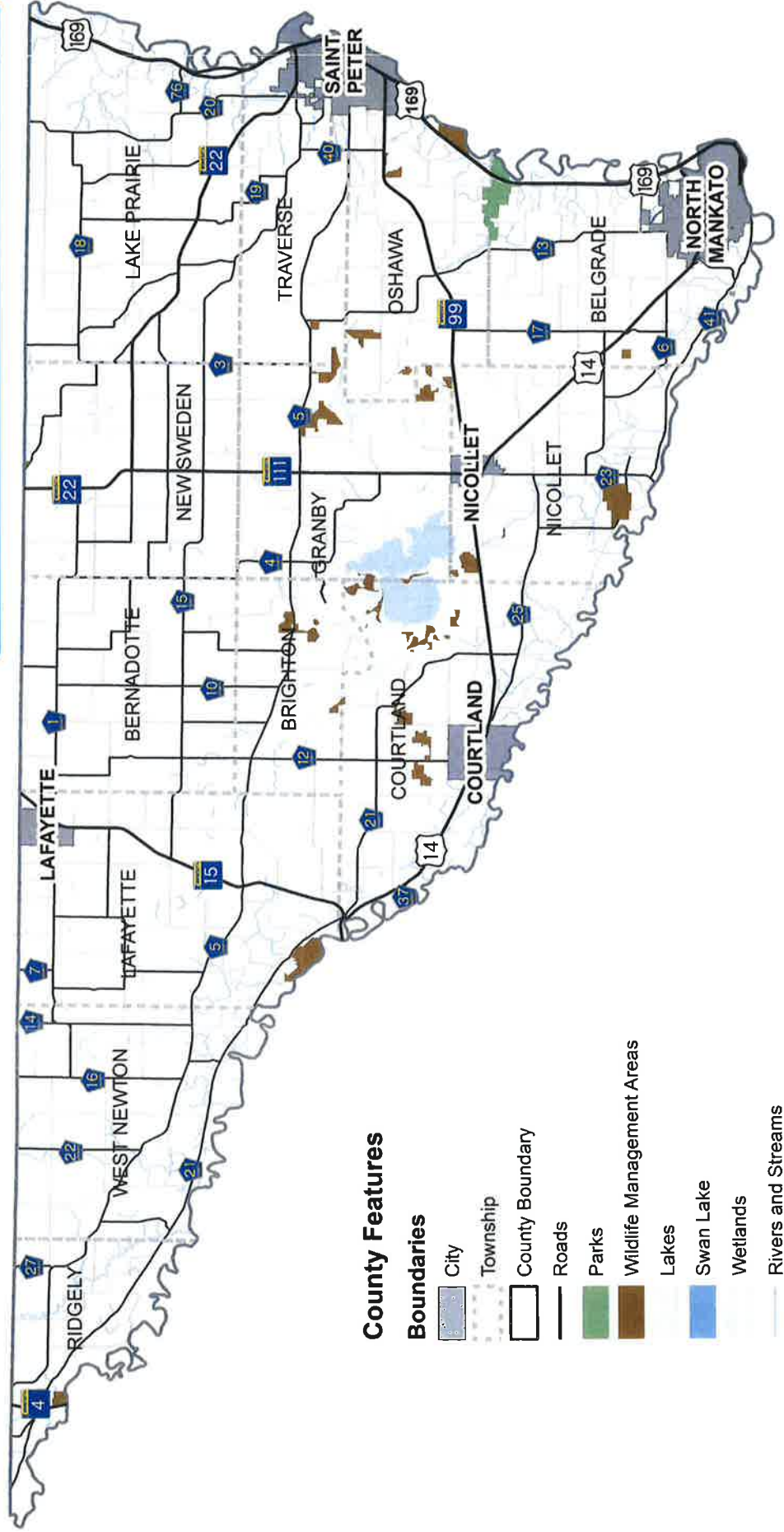
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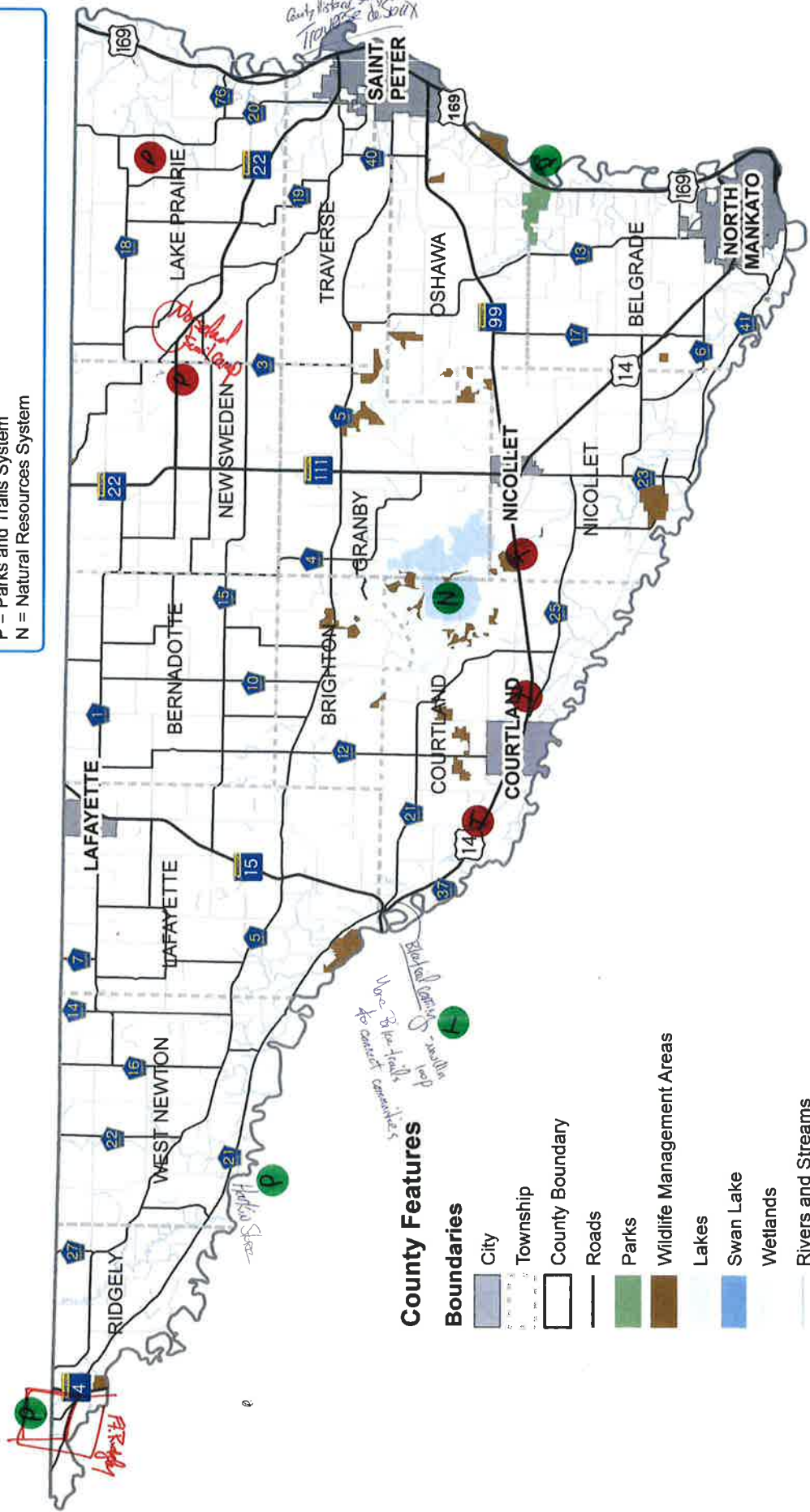
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County Features

Boundaries

City

Township

County Boundary

— Roads

Parks

Wildlife Management Areas

Lakes

Swan Lake

Wetlands

Rivers and Streams

L:\a\k\k2
6/16/18

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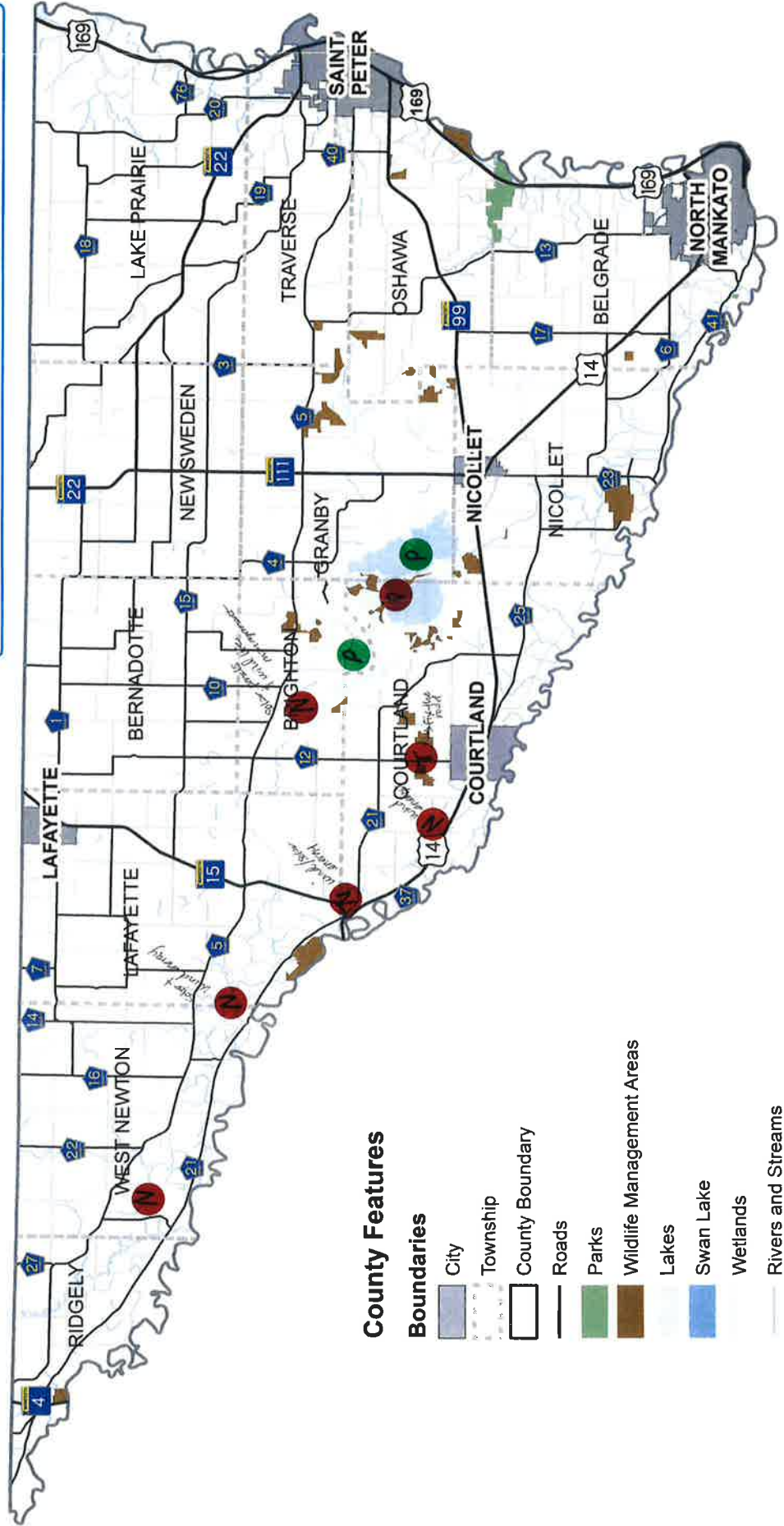
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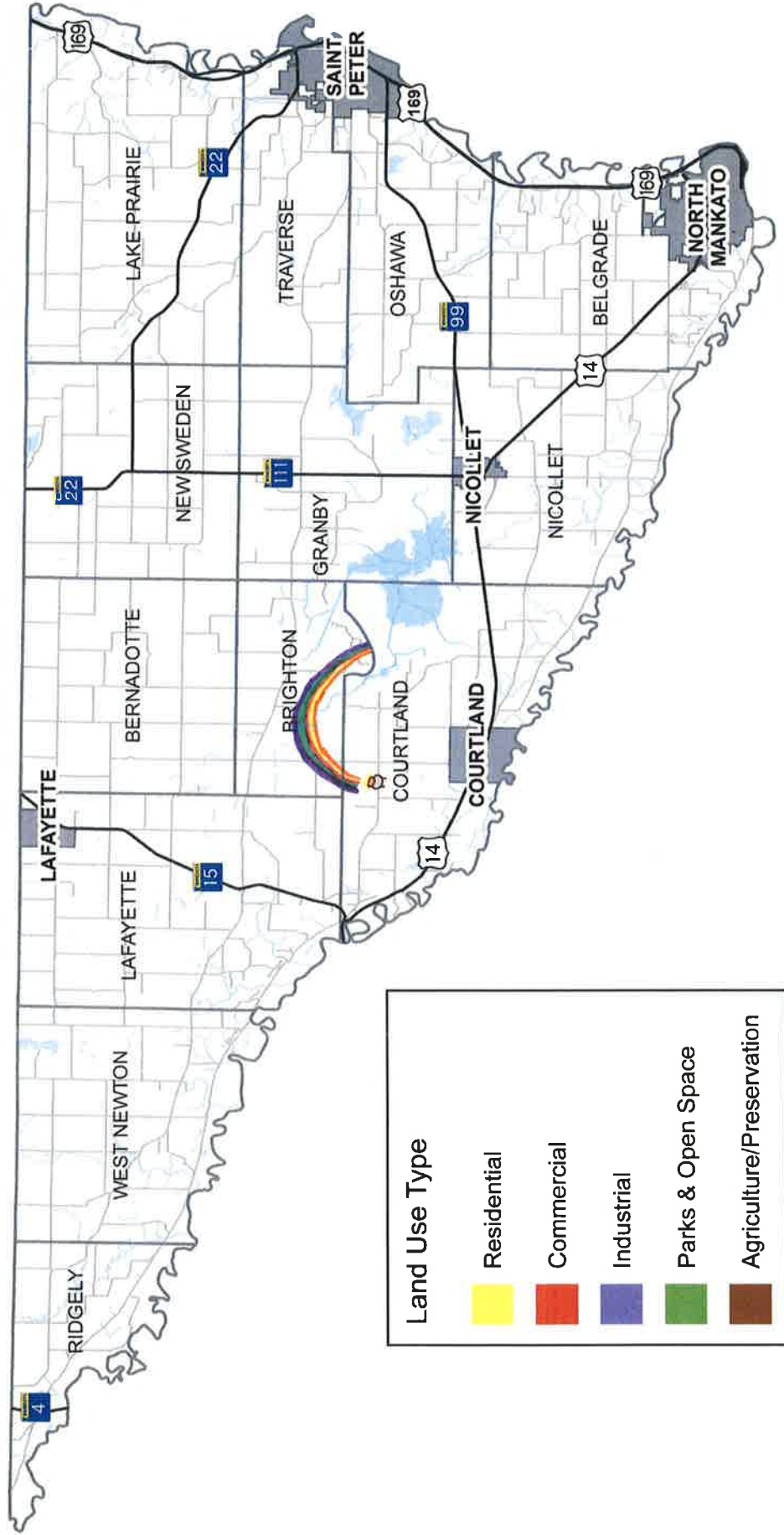
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Future Land Use Exercise

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Use markers to identify where you would like to see development or preservation of the five land uses on the map below.

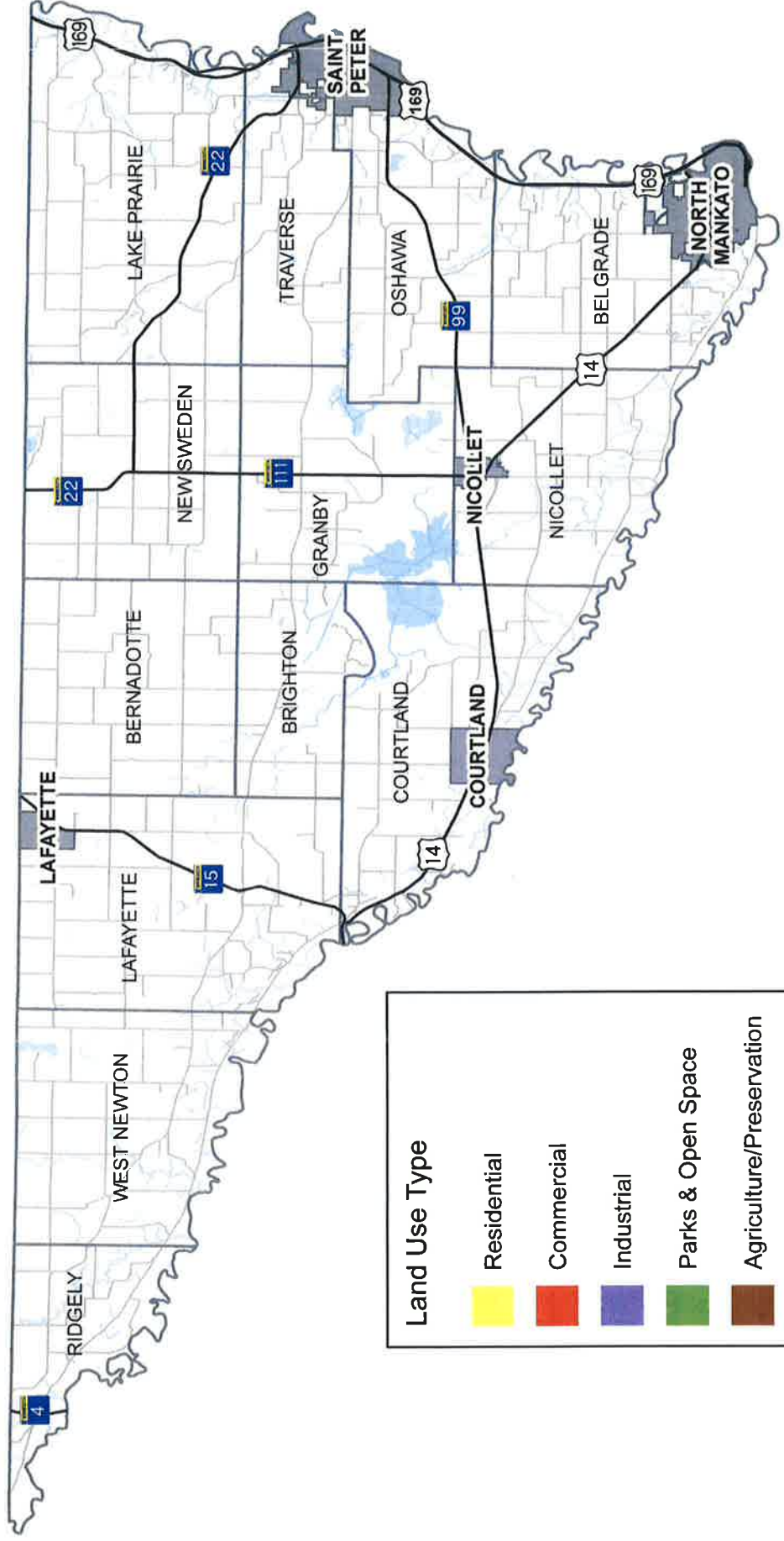
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Future Land Use Exercise

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Add any comments as needed.



L. A. F. V. R.
6/26/19

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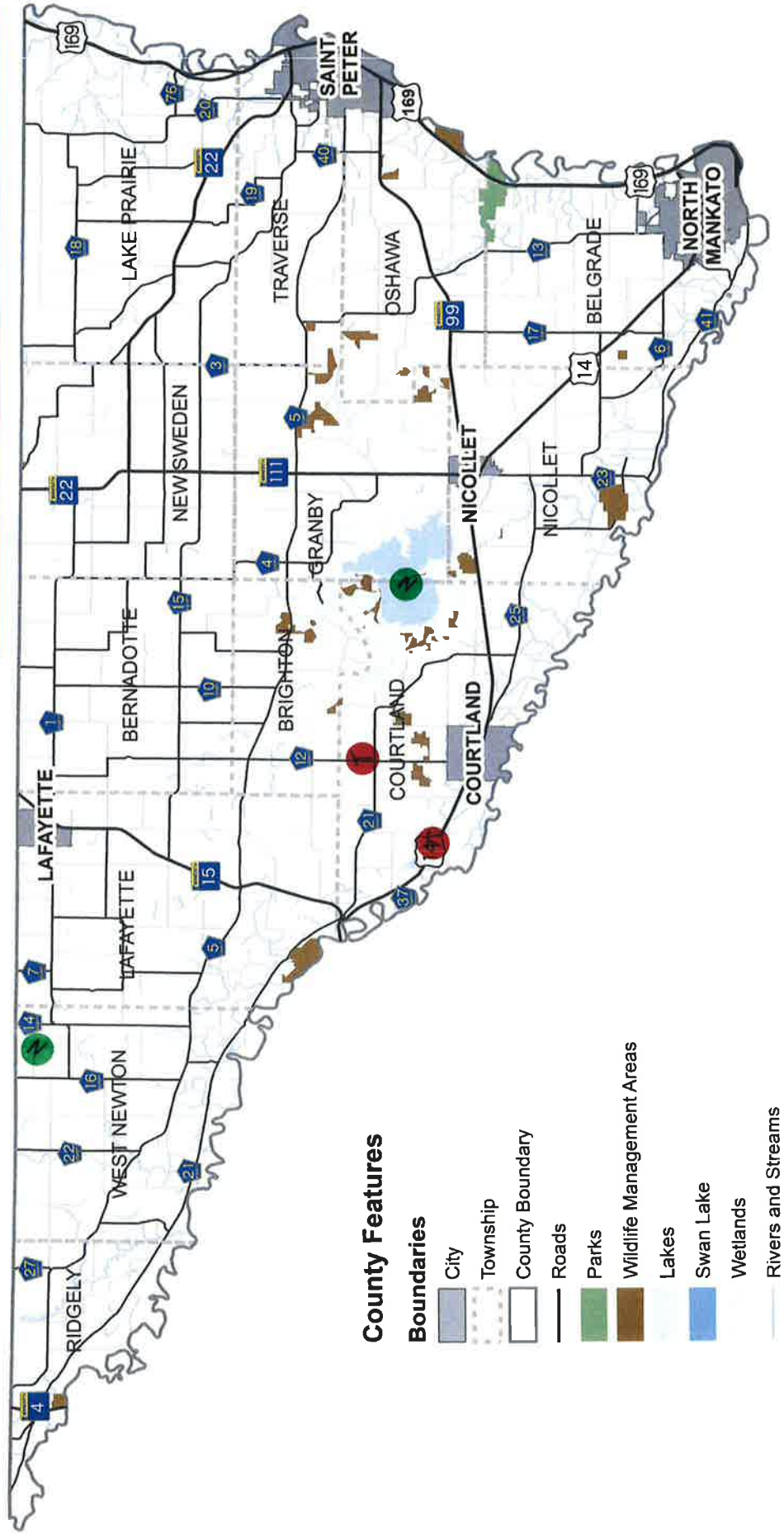
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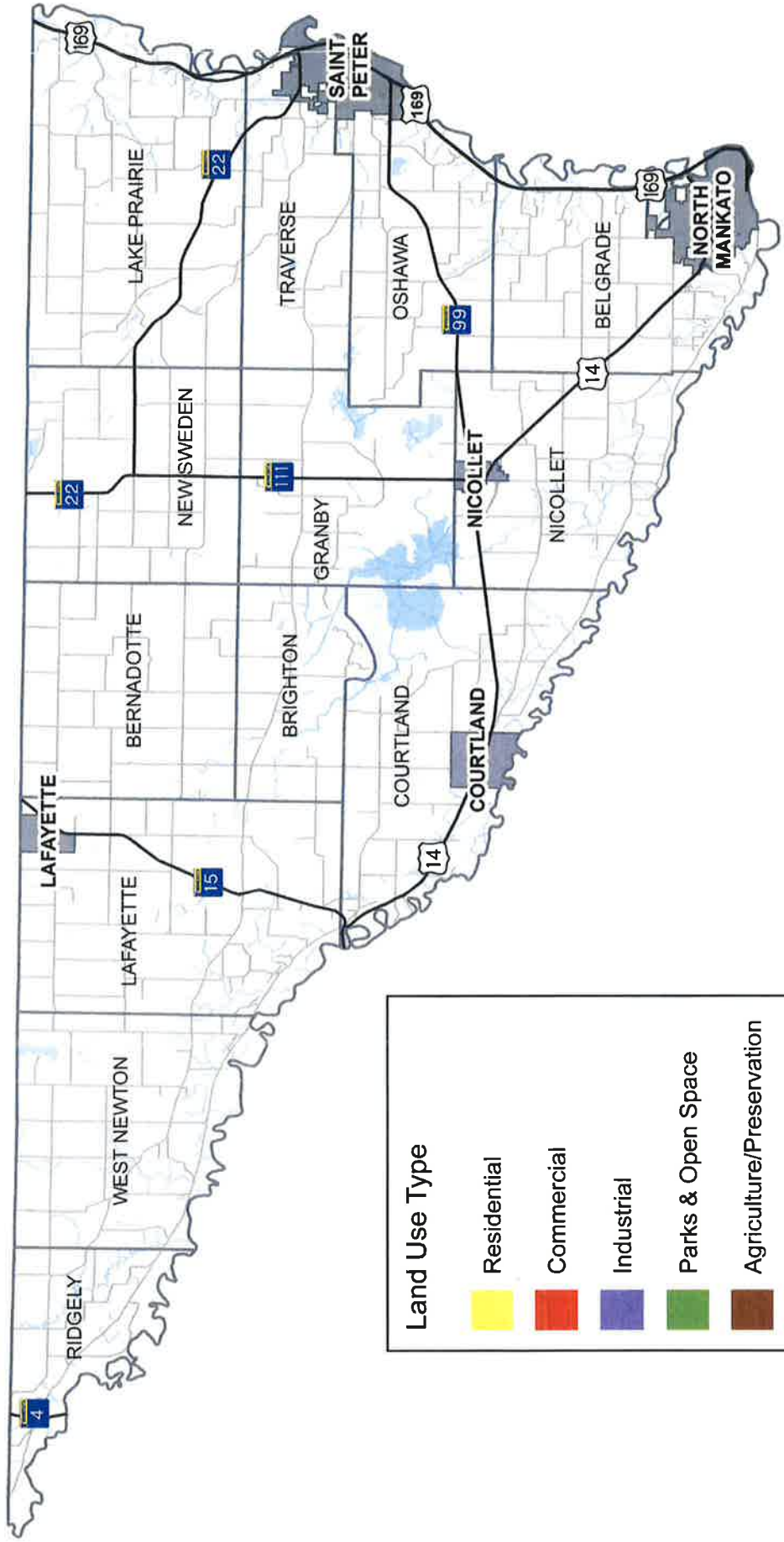


Future Land Use Exercise

Lafayette
6/20/18

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Add any comments as needed.



Lafayette
6/26/18

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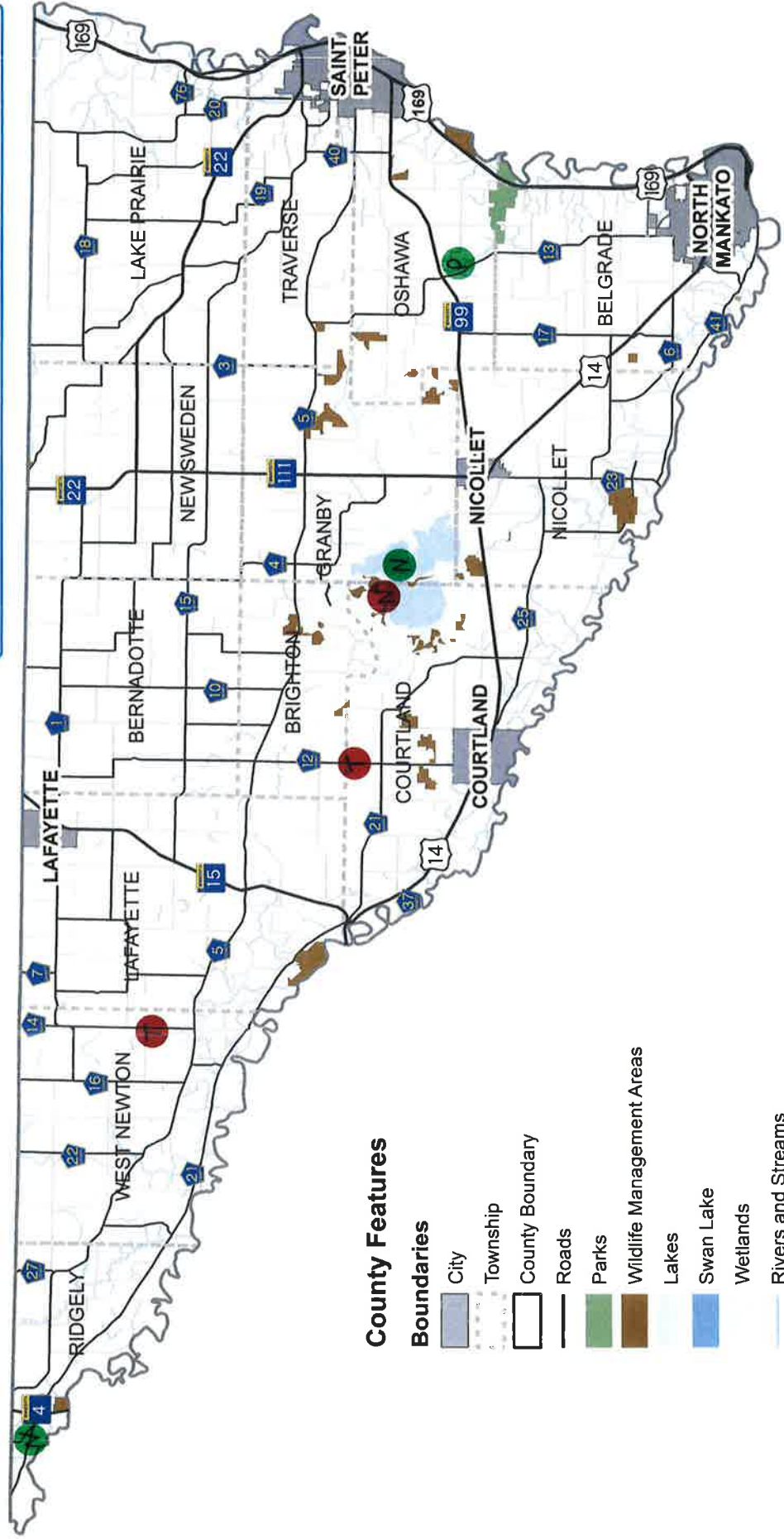
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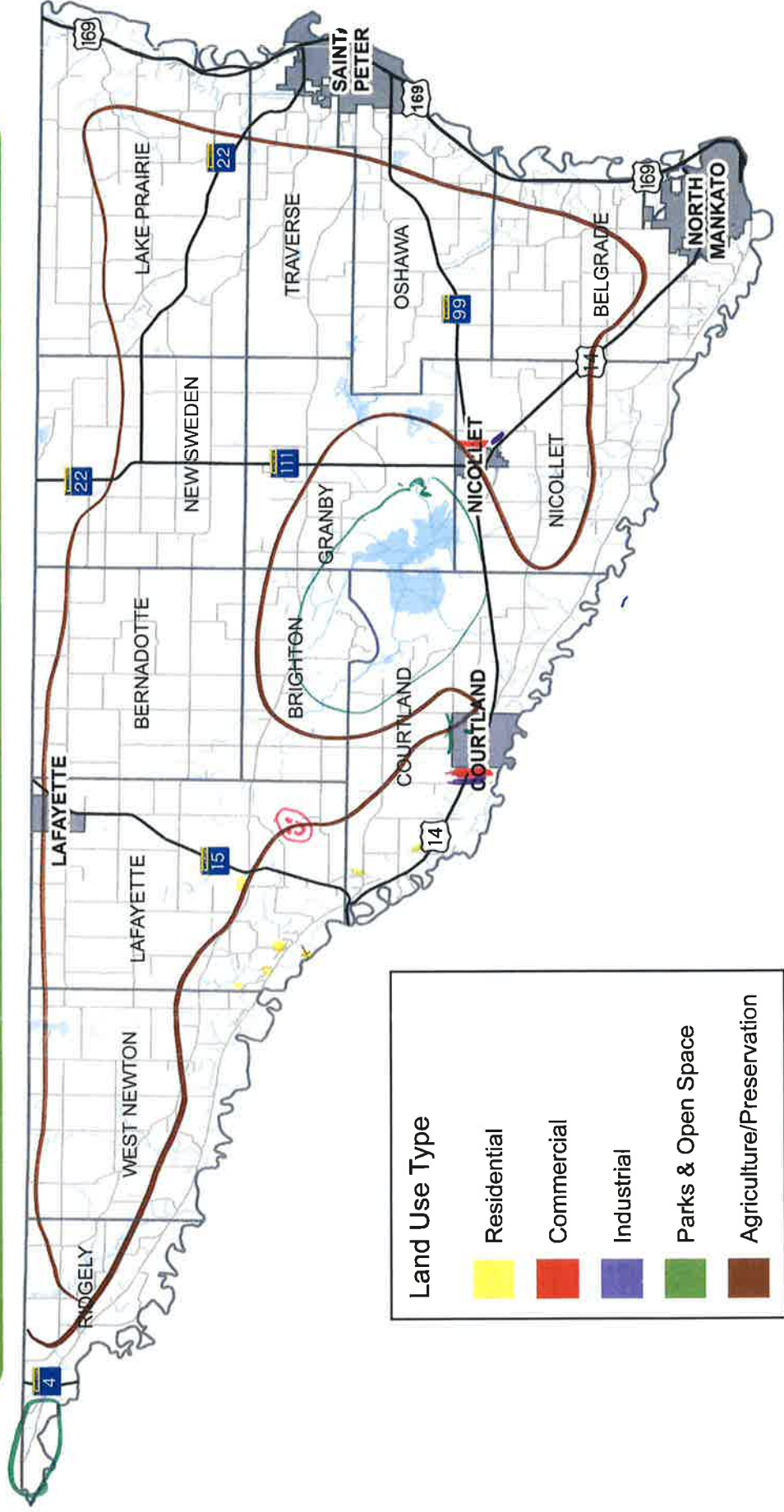
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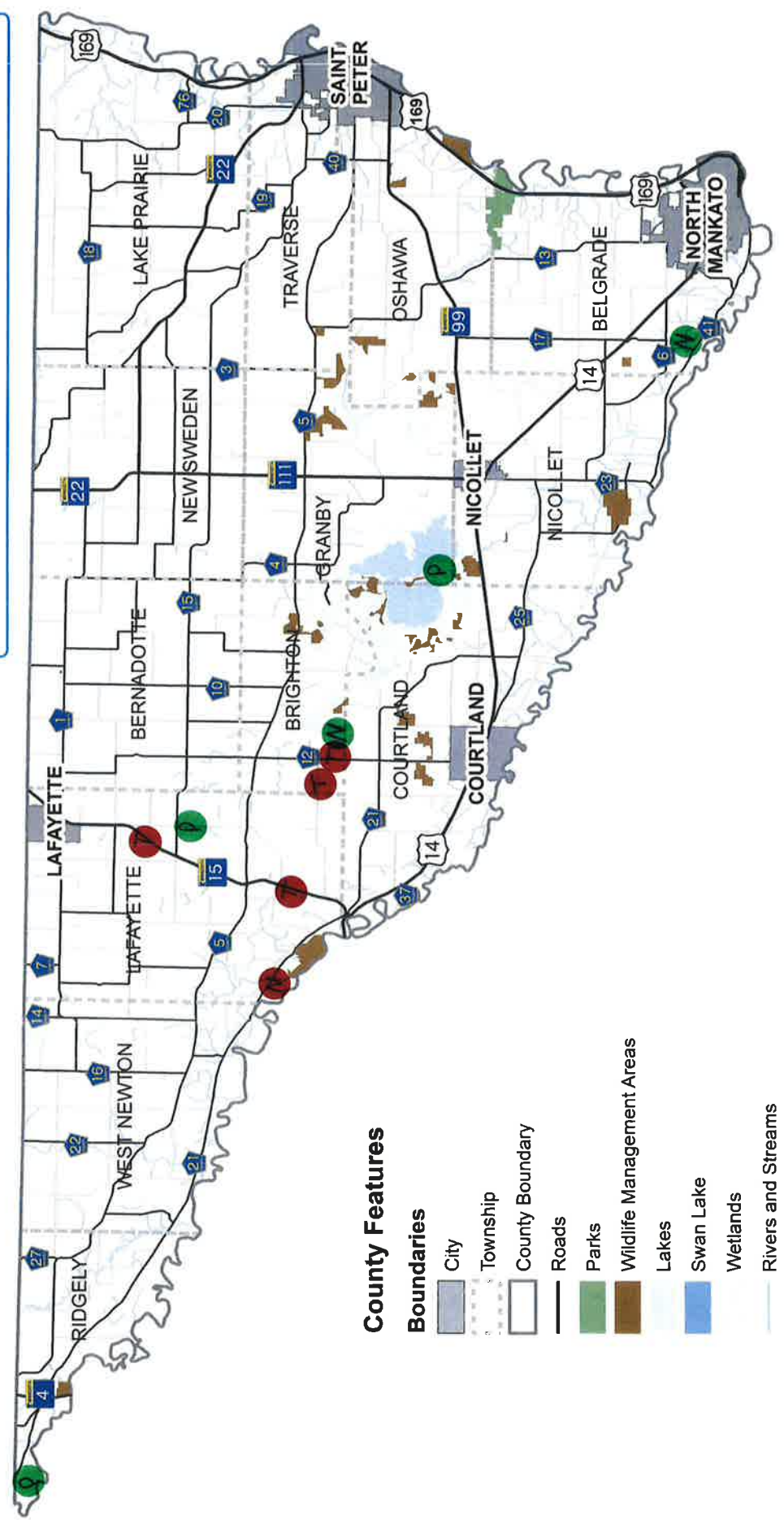
Add any comments as needed.



Lafayette
6/6/18

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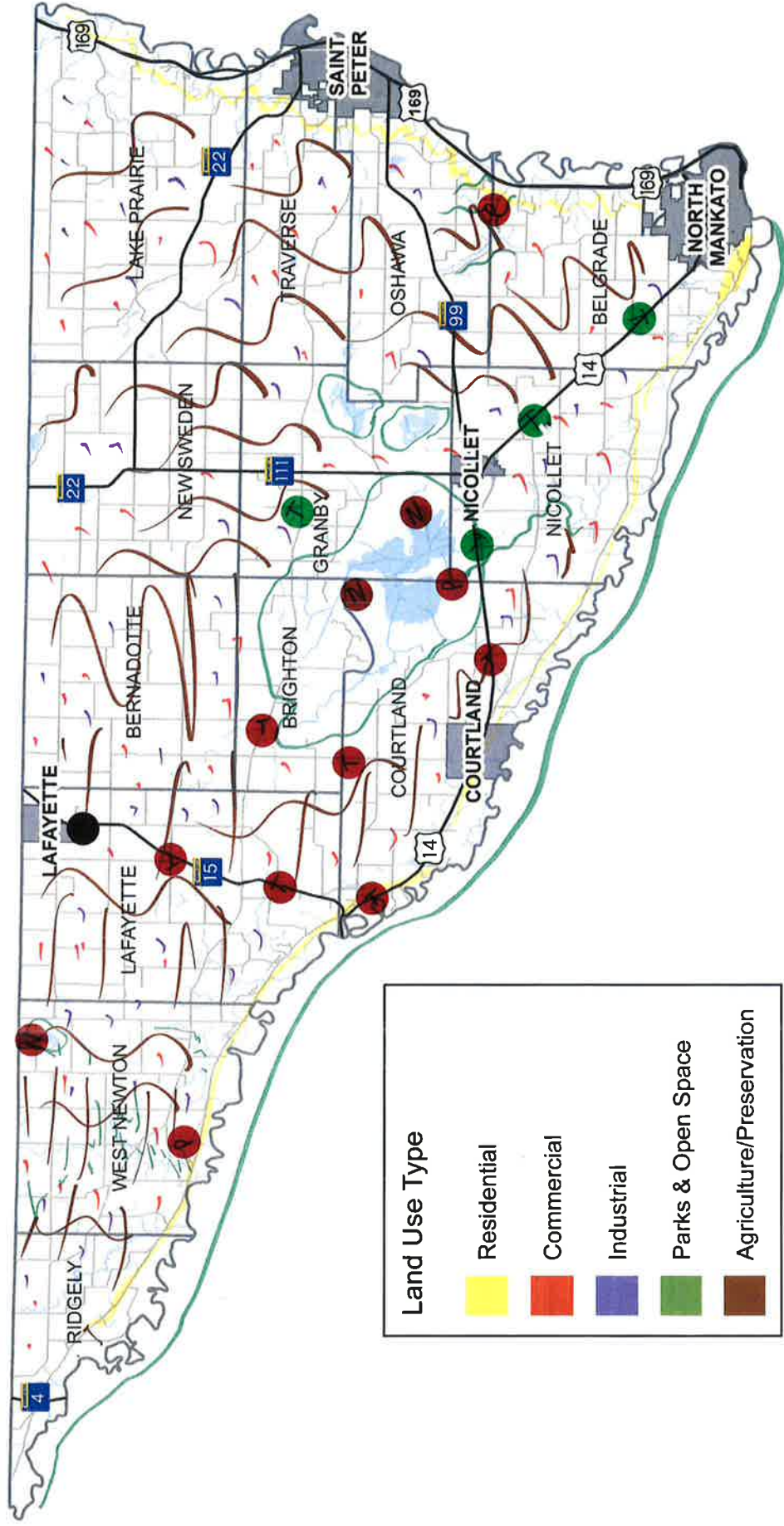
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Lafayette
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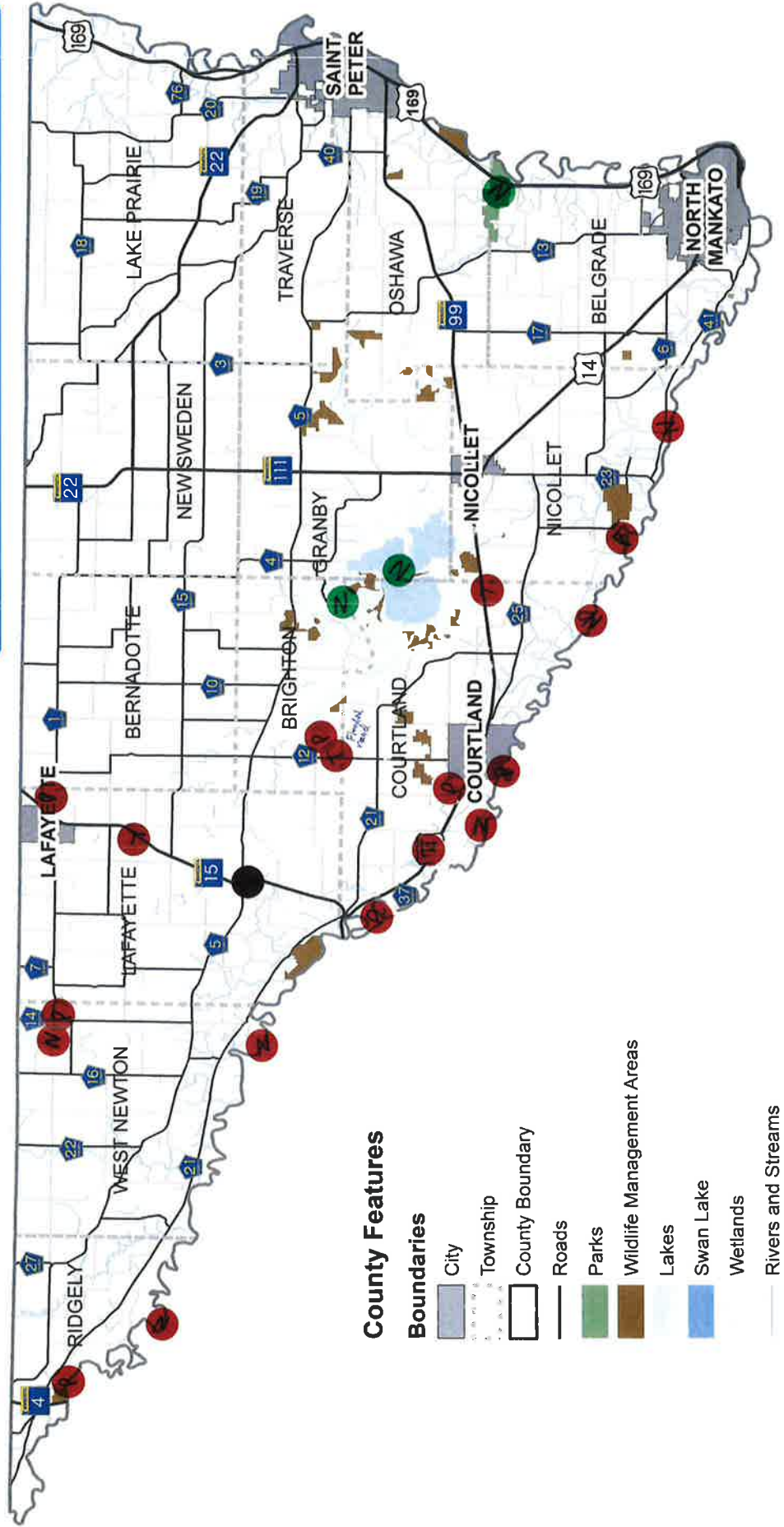
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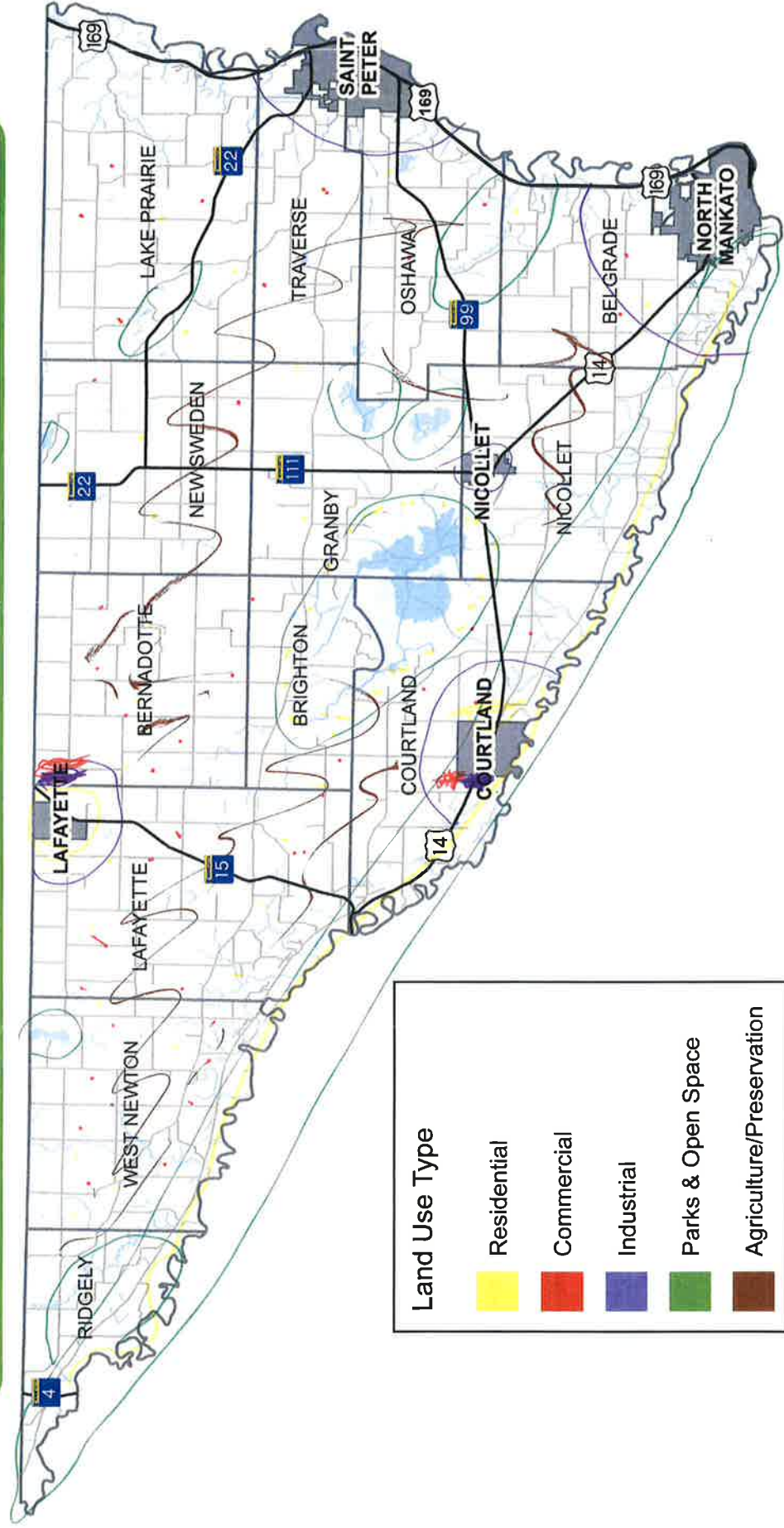
N = Natural Resources System



Future Land Use Exercise

Where would you like to see future development? What type of development would you like to see?
Use markers to identify where you would like to see development or preservation of the five land uses on the map below.

Add any comments as needed.



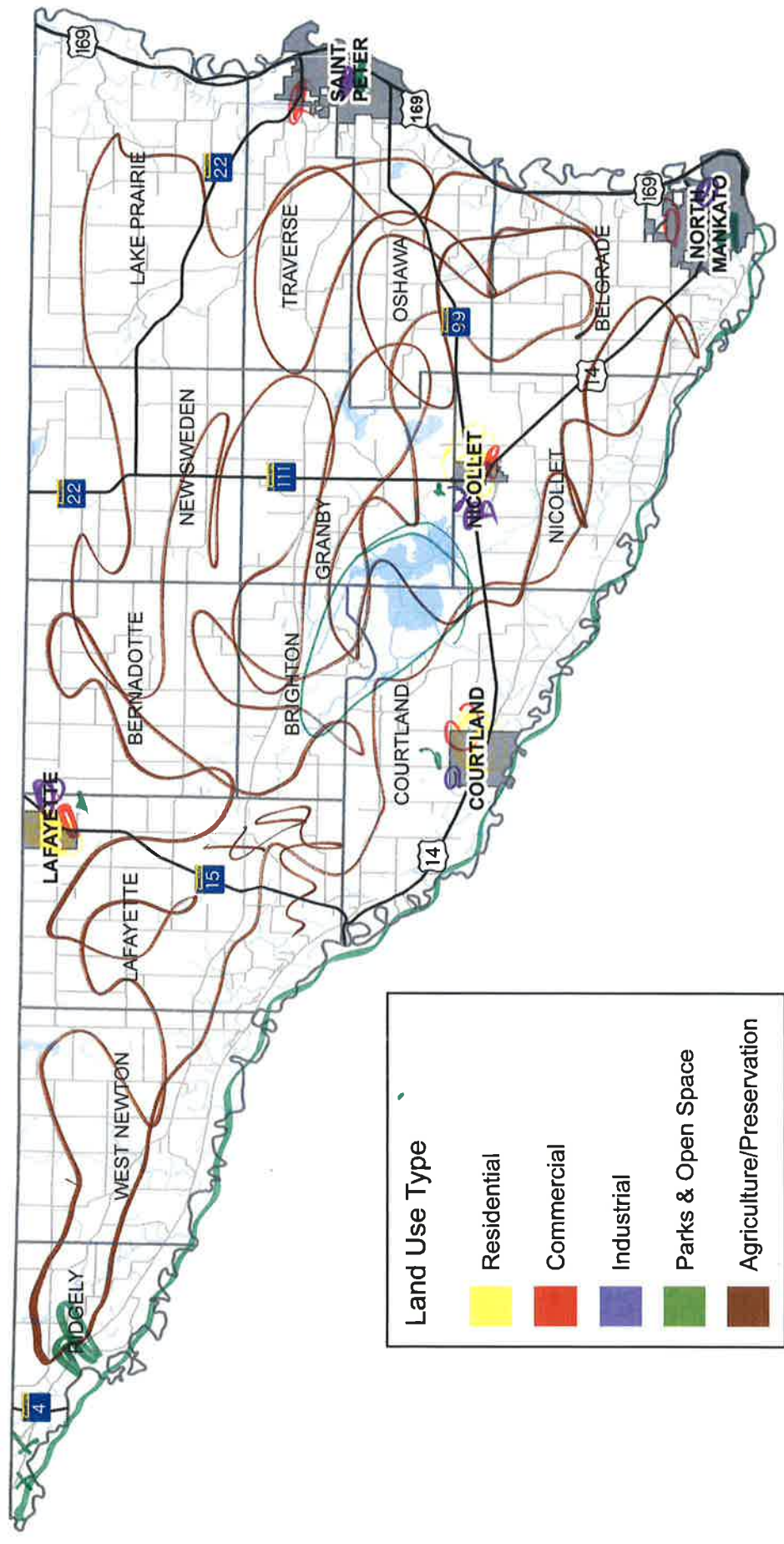
L. A. Sorensen
6/15/18



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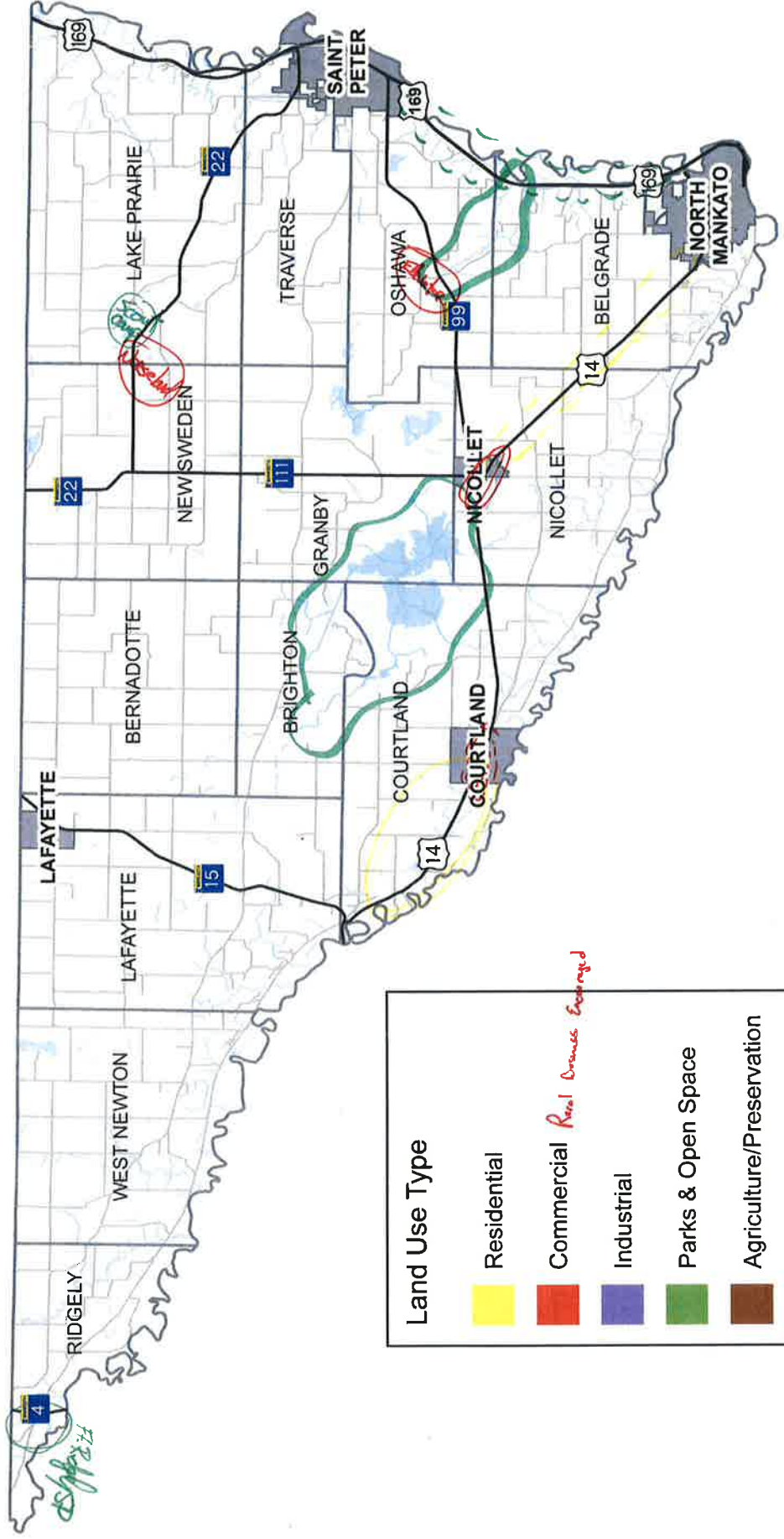
La Fayette
6/26/18



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Lafayette 4/18
6/18/18

Please place a dot to identify **Valued Amenities** or **Needed Amenities** of Nicollet County's transportation, parks and trails, and natural resources systems.

● = Valued Amenity/Something to be Preserved

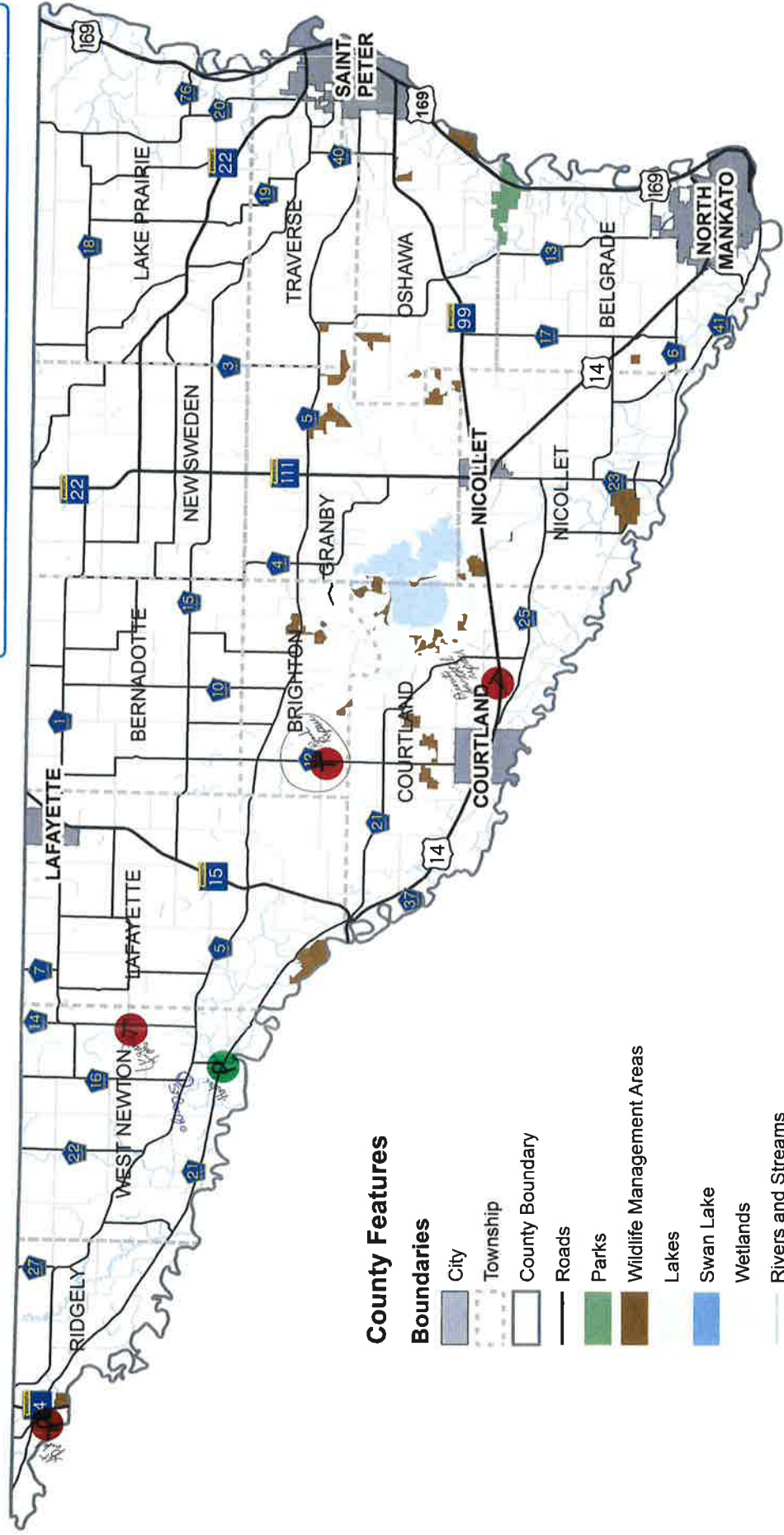
● = Needed Amenity/Concern/Area of Change

The letters on each dot identify which county system you are commenting on:

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Nicollet County Comprehensive Plan Update

Land Use and Natural Resources Focus Group



Agenda

1. Welcome
2. Planning Overview and Process
3. Overview of Draft Goals and Policies
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What is a Comprehensive Plan?



What is a Comprehensive Plan?



Goals

Outlook for a desired condition



Policies

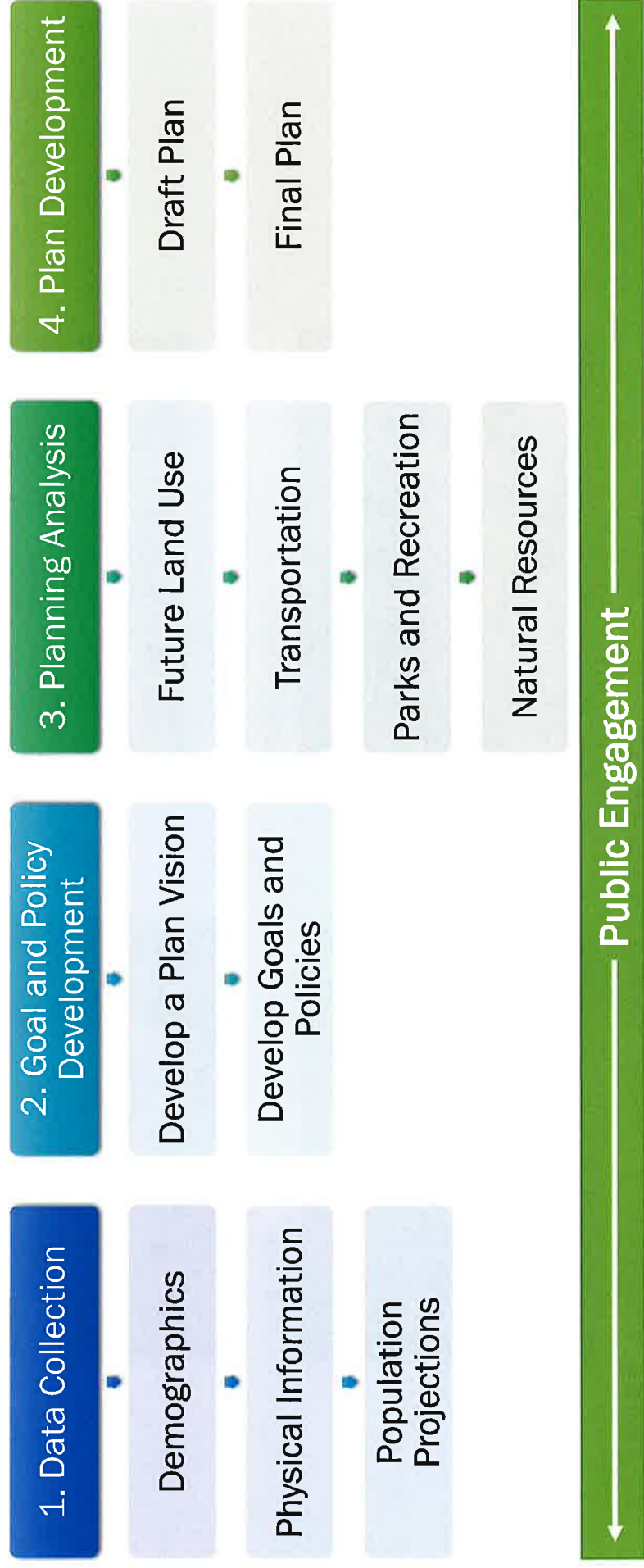
Course of action that should be considered in decision Making



Implementation

Comprehensive roadmap of activities to meet the vision

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Land Use



Transportation



Parks and Recreation



Natural Resources

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Draft Goals and Policies

- General Planning
- Land Use
- Transportation
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- Maintain a collaborative and inviting approach with all County stakeholders.
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- Employ land use practices that provide for the most appropriate use of land and minimize conflicts with existing and future development.
- Provide a connected transportation system that considers all modes of transportation, such as vehicular, pedestrian, bicycle and public transportation, in appropriate locations throughout Nicollet County. Collaborate with local jurisdictions and the Mankato/North Mankato Area Planning Organization to identify the County's role in multimodal transportation.
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- The County will maintain relationships with all government levels and public agencies to identify and implement long-range planning solutions.
- The County will be proactive in planning efforts to increase its readiness for upcoming trends and development.



Land Use Goals

- Support the preservation of agricultural land within the County.
- Encourage sustainable agriculture practices to ensure the longevity of agriculture as a land use and viable economic activity in the County.
- Provide opportunities for development of all forms that meet the needs of residents while minimizing impacts to resources and the overall quality of life.
- Support the development of commercial and industrial land uses to meet the needs of residents while minimizing impacts to County resources and municipal planning.
- Work collaboratively with local jurisdictions to understand future land use planning goals and policies.
- Promote the development of a housing stock that meets the needs of residents and is located in areas that support the growth goals of the County and municipalities.



Land Use Policies

- The County will establish and abide by standards that create future development opportunities and encourage high-quality development that serves as an asset to the County and its residents.
- The County will consider the character of the land; its suitability for development; and the preservation of natural, cultural, and water resources as part of the development review process.
- The County will ensure that land is used in the most appropriate manner by minimizing conflicts between land uses; fostering principles of sustainability; and providing for the health, safety and welfare of inhabitants.
- The County will incorporate the growth planning of each municipality into the County's long-range planning efforts.
- The County recognizes that agriculture will be a permanent use in some areas and a transitional use in others. In the transitioning areas, agricultural and rural uses will be planned in a manner that anticipates future changes to more intense uses. These future uses should be developed in a manner that is orderly and compact, minimizing impacts to surrounding areas.

Natural Resources Goals

- Preserve, protect and conserve resources in Nicollet County, including drinking water, agricultural lands, the Minnesota River, Swan Lake, wetlands, creeks and bluff lands.
- Provide for quality water resources to protect human and environmental health.
- Ensure sufficient supplies of clean water to support human uses and natural ecosystems for current and future generations.



Natural Resources Policies

- The County will collaborate with State, regional and local agencies to preserve natural resources and ensure that the supply of resources, such as drinking water, agricultural land, and forest land, are adequate for projected growth in the County.
- The County will prevent future groundwater contamination by ensuring sound management of solid and hazardous waste within the County.
- The County will support the preservation of the rich and bountiful agricultural land within the rural areas of the County.
- The County will collaborate with other jurisdictions and agencies to facilitate the preservation of natural resources for future generations.

Transportation Goals

- Pursue federal, state, regional and local funding opportunities to maintain, expand and modernize the transportation network.
- Work with partners to identify and coordinate transportation system improvements to accommodate growth and development.
- Support pavement preservation programs to maintain the structural integrity of roadways and maximize investments in the transportation system.
- Continue to utilize access management practices to maintain the intended balance of access and mobility on County roadways, providing for safe and efficient transportation movement.
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Transportation Policies

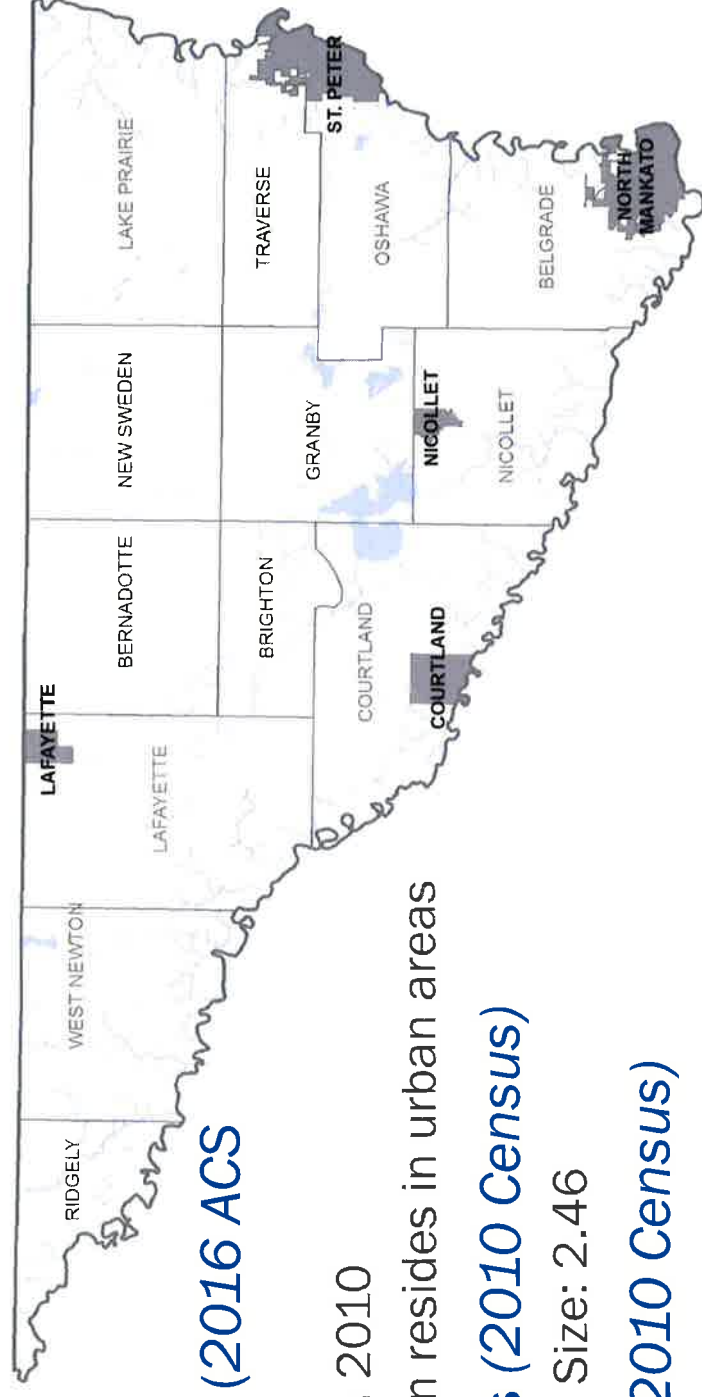
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Existing Conditions

- Who is Nicollet County today?
- What has changed over time?
- What are the opportunities for the future?

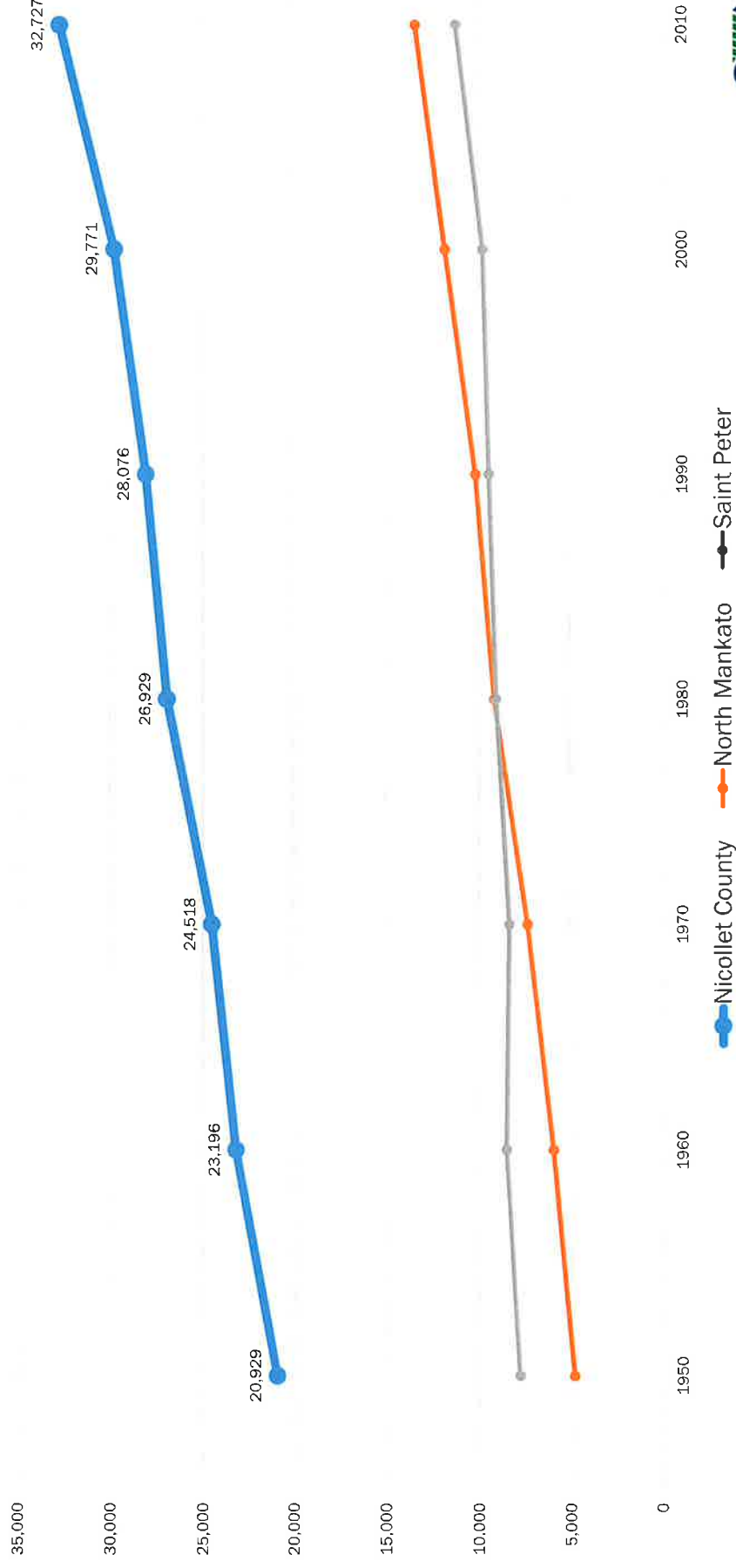


Existing Demographics

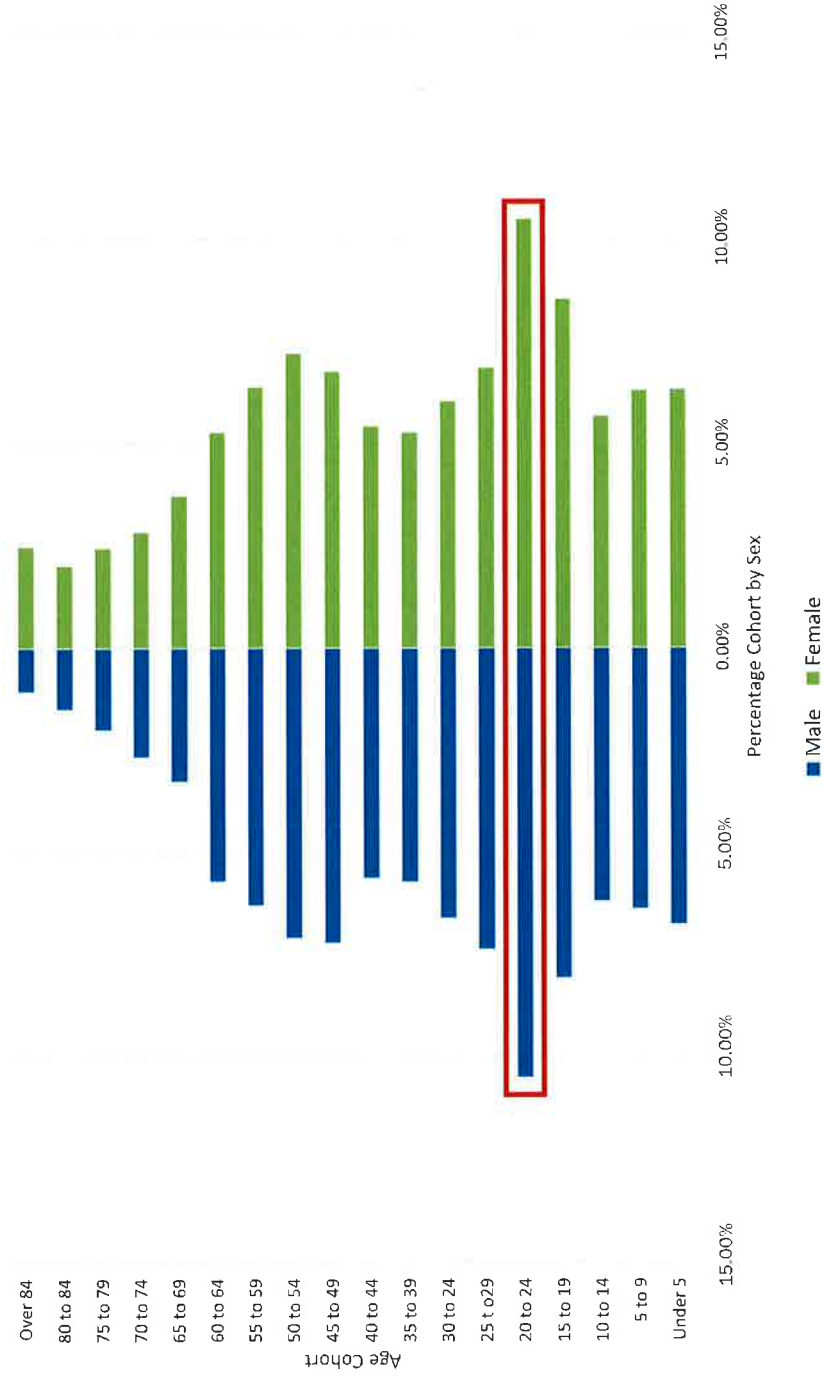


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 - 2.6% Increase from 2010
 - 82.9% of population resides in urban areas
- **12,201 Households (2010 Census)**
 - Average Household Size: 2.46
- **Median Age: 34.1 (2010 Census)**

Historic Population



2010 Population Pyramid – Nicollet County



2017 Population Estimates – MN Demographer

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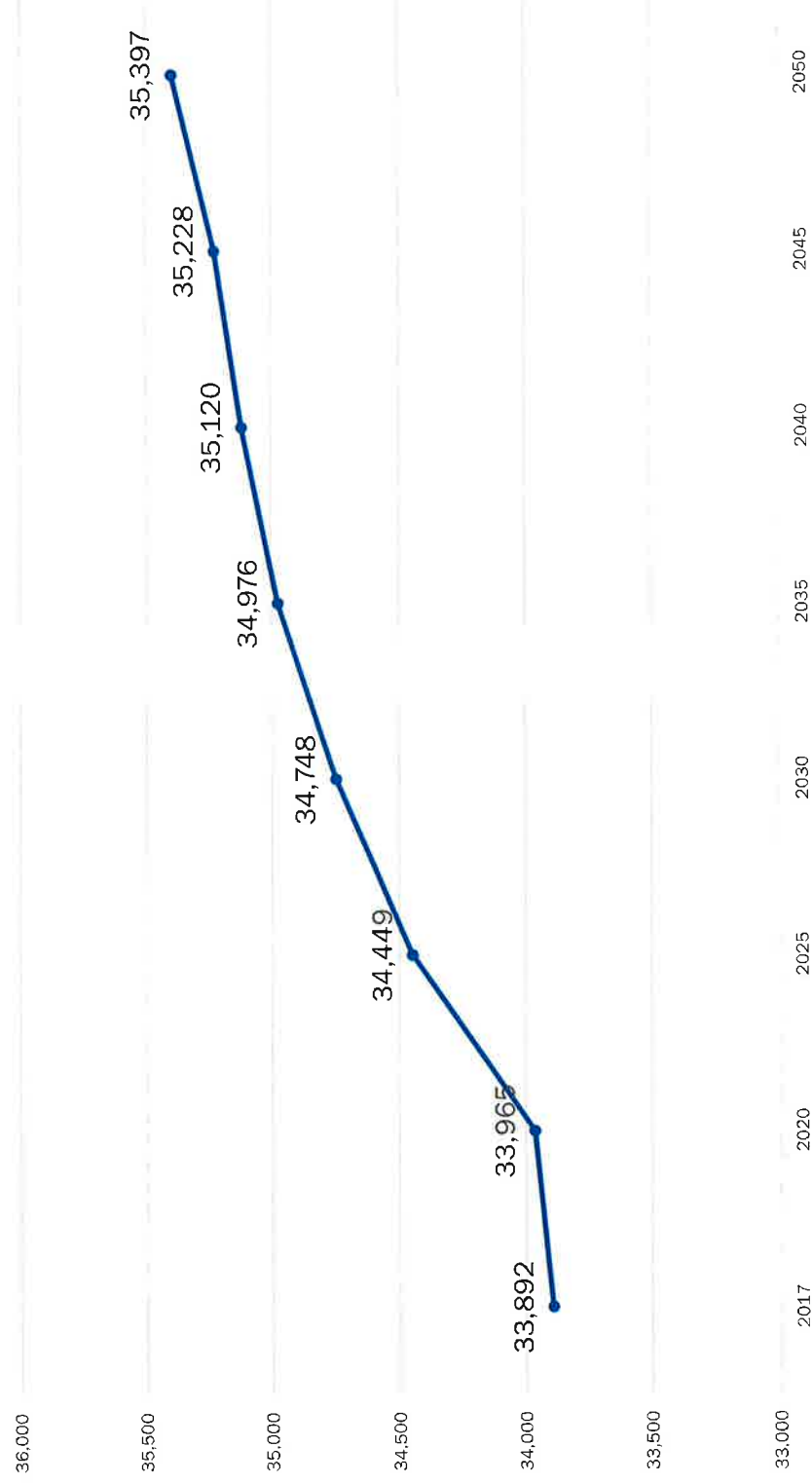
Population in Group
Quarters – 2,838

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People/Household – 2.41

2.0% decrease from 2010

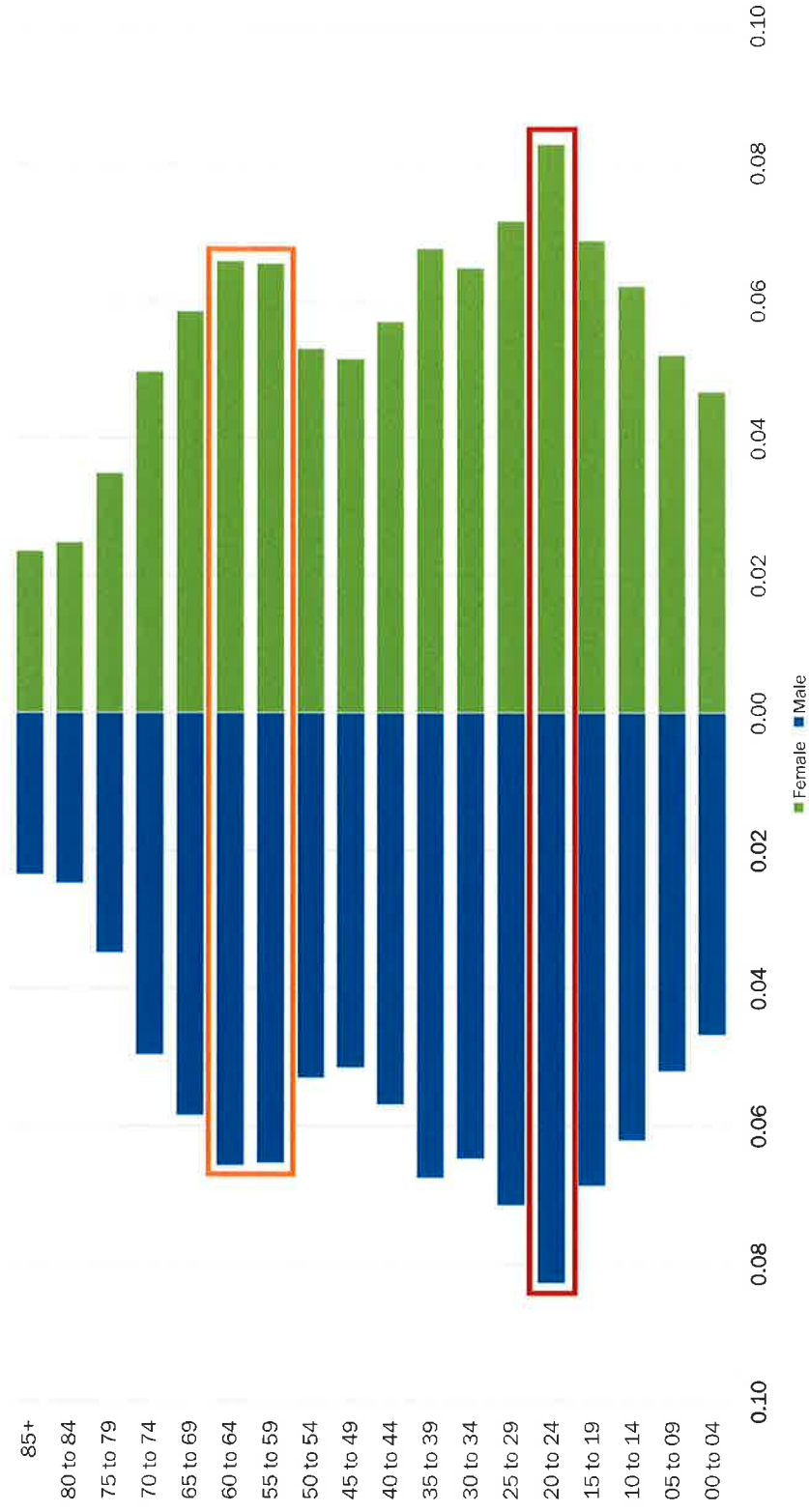
MN Demographer Population Projections



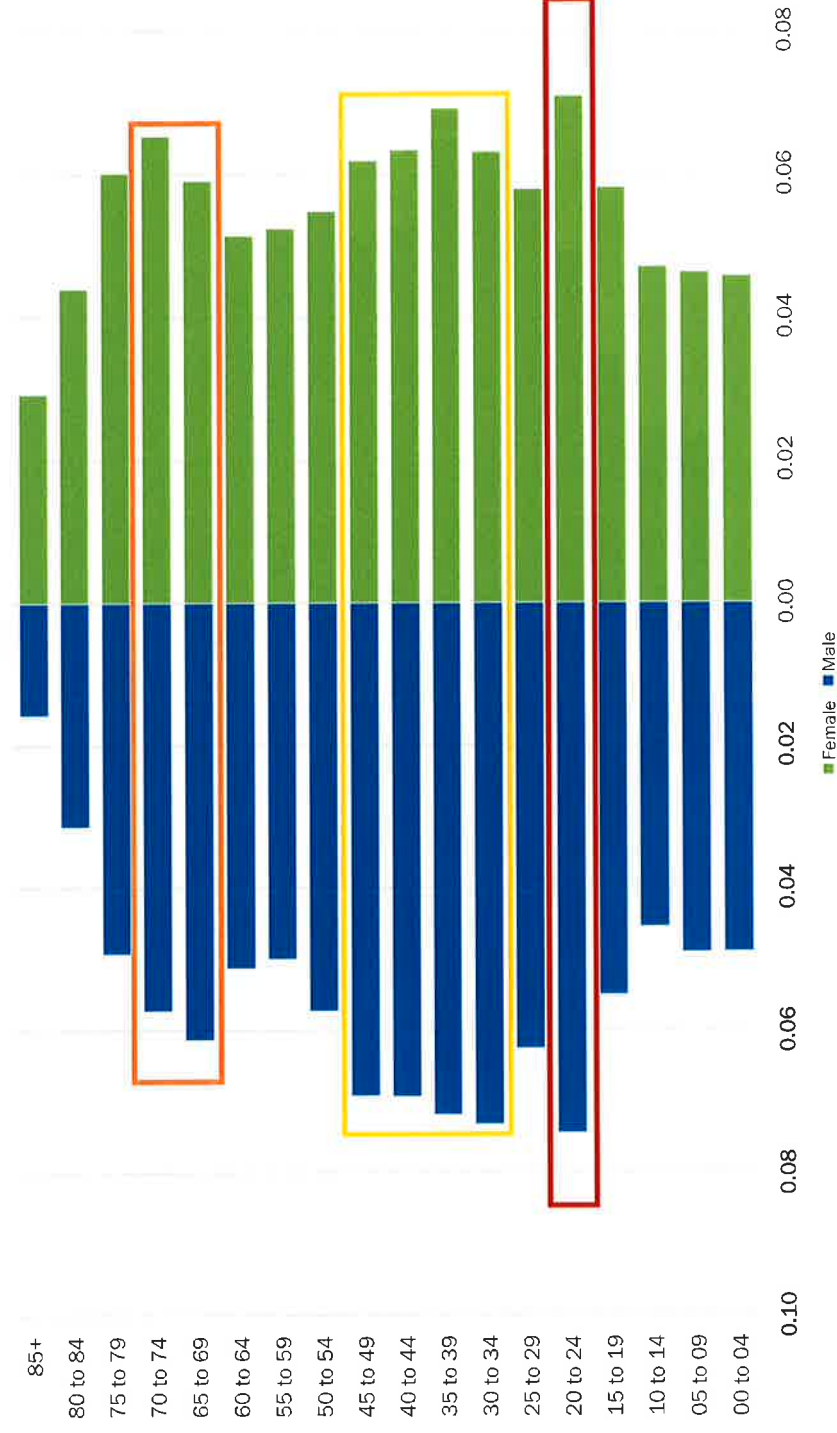
4.4%
increase
from 2017
to 2050



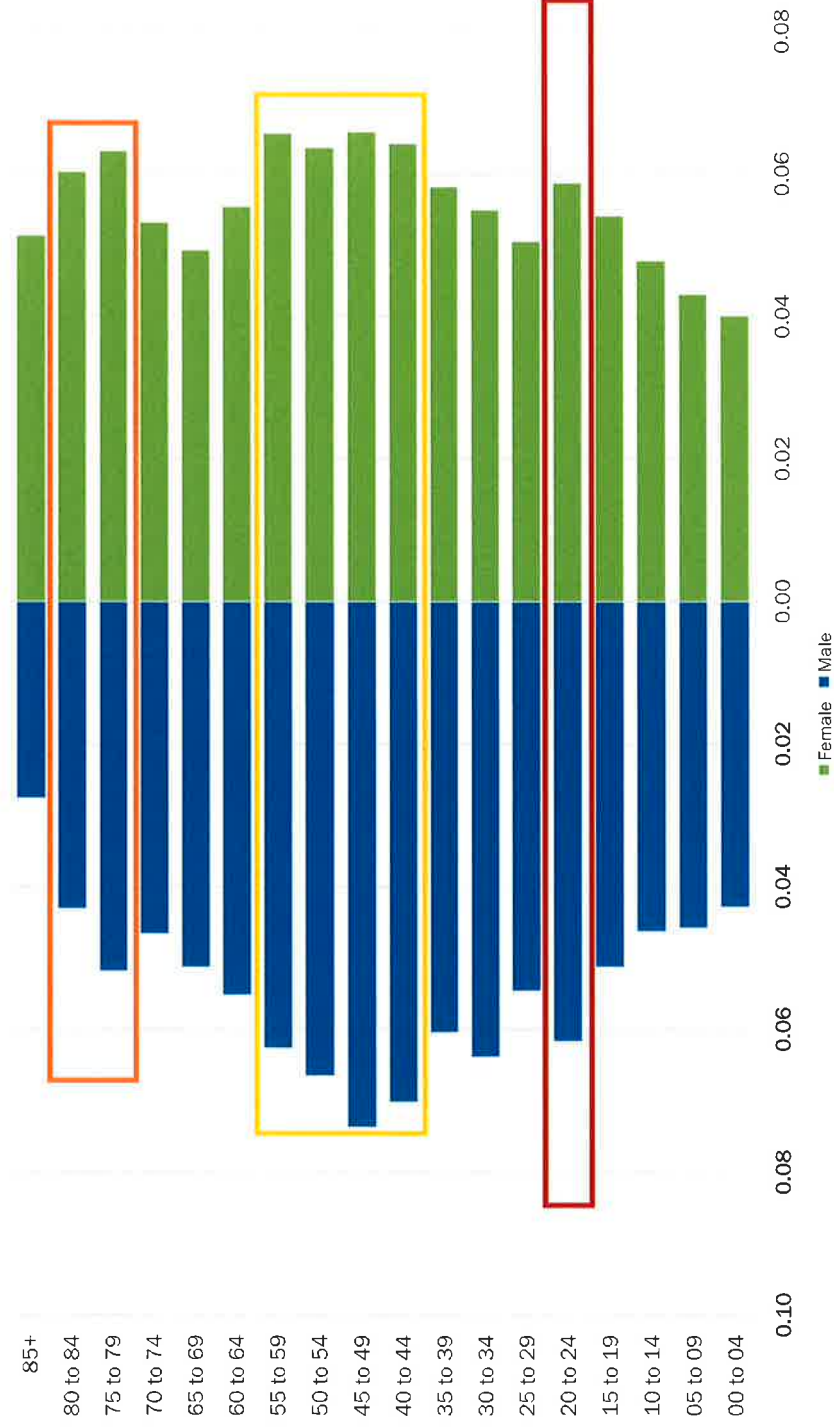
2020 Population Pyramid



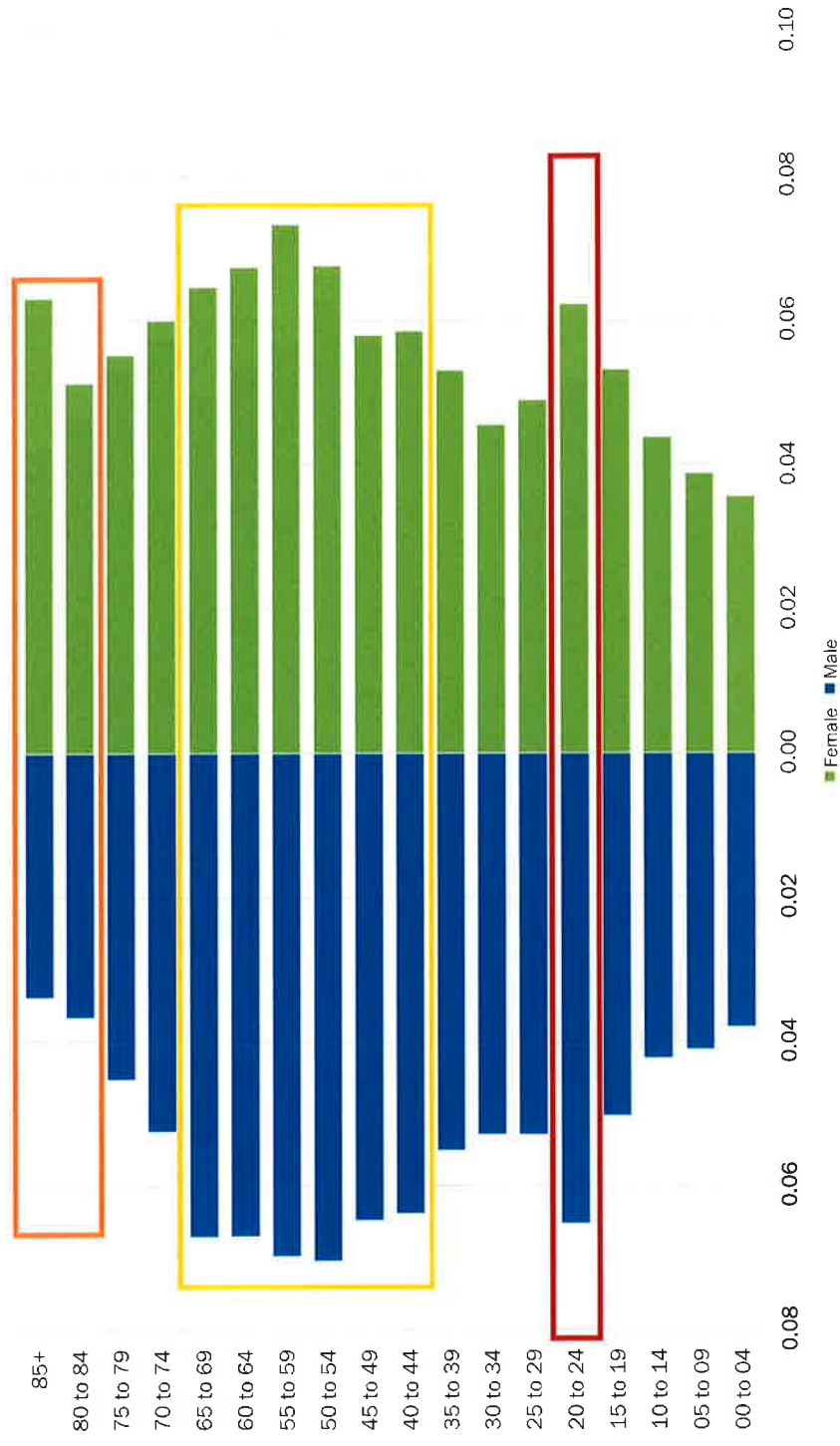
2030 Population Pyramid

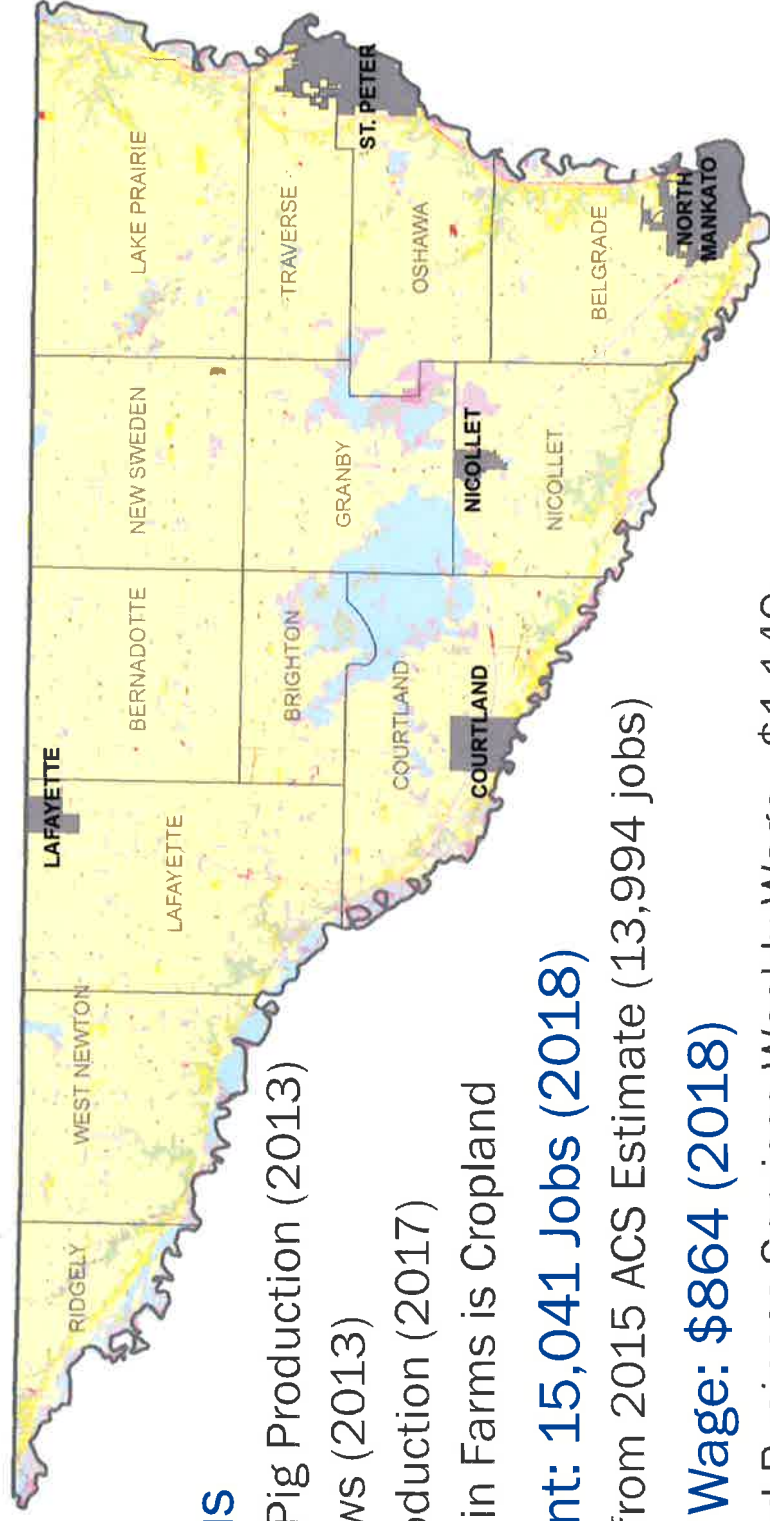


2040 Population Pyramid



2050 Population Pyramid





- **Agriculture Focus**

- 4th in Hog and Pig Production (2013)
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- 21st in Corn Production (2017)
- 91.2% of Land in Farms is Cropland

- **Total Employment: 15,041 Jobs (2018)**

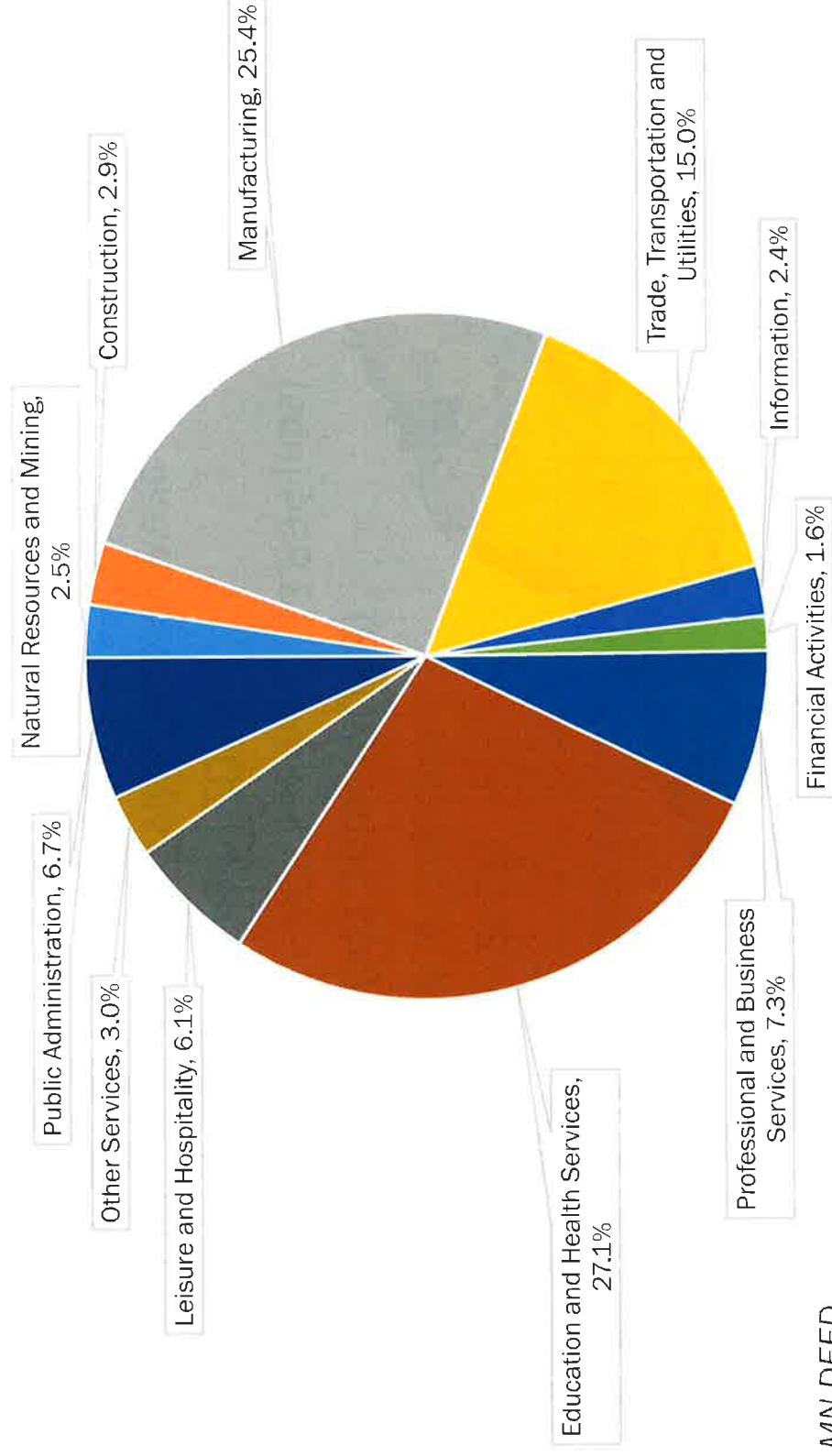
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Employment by Industry, Quarter 3 2018



Source: MN DEED

County Comprehensive Plan Update | Nicollet County

Land Use and Natural Resources Focus Group



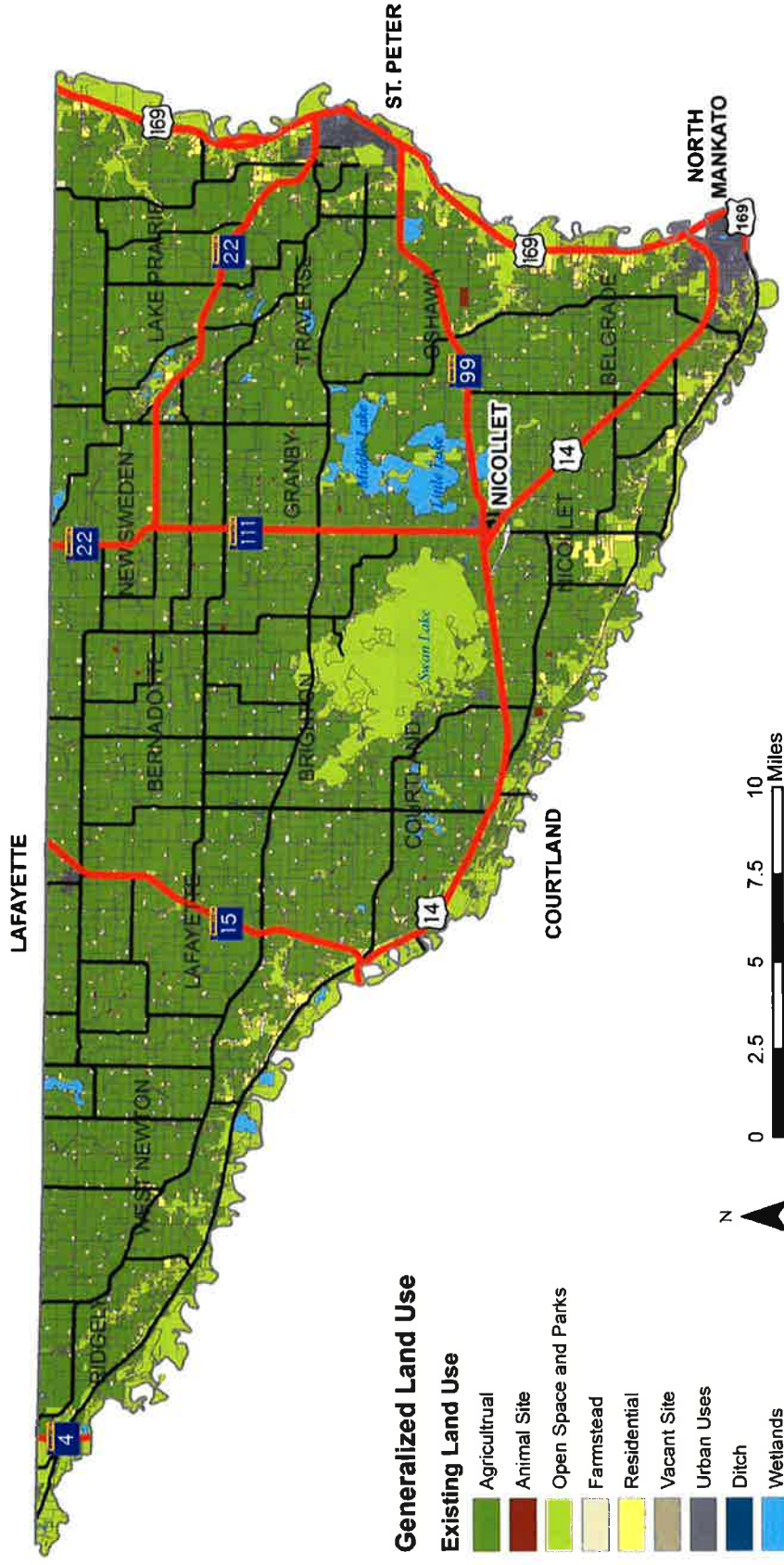
Employment Flows



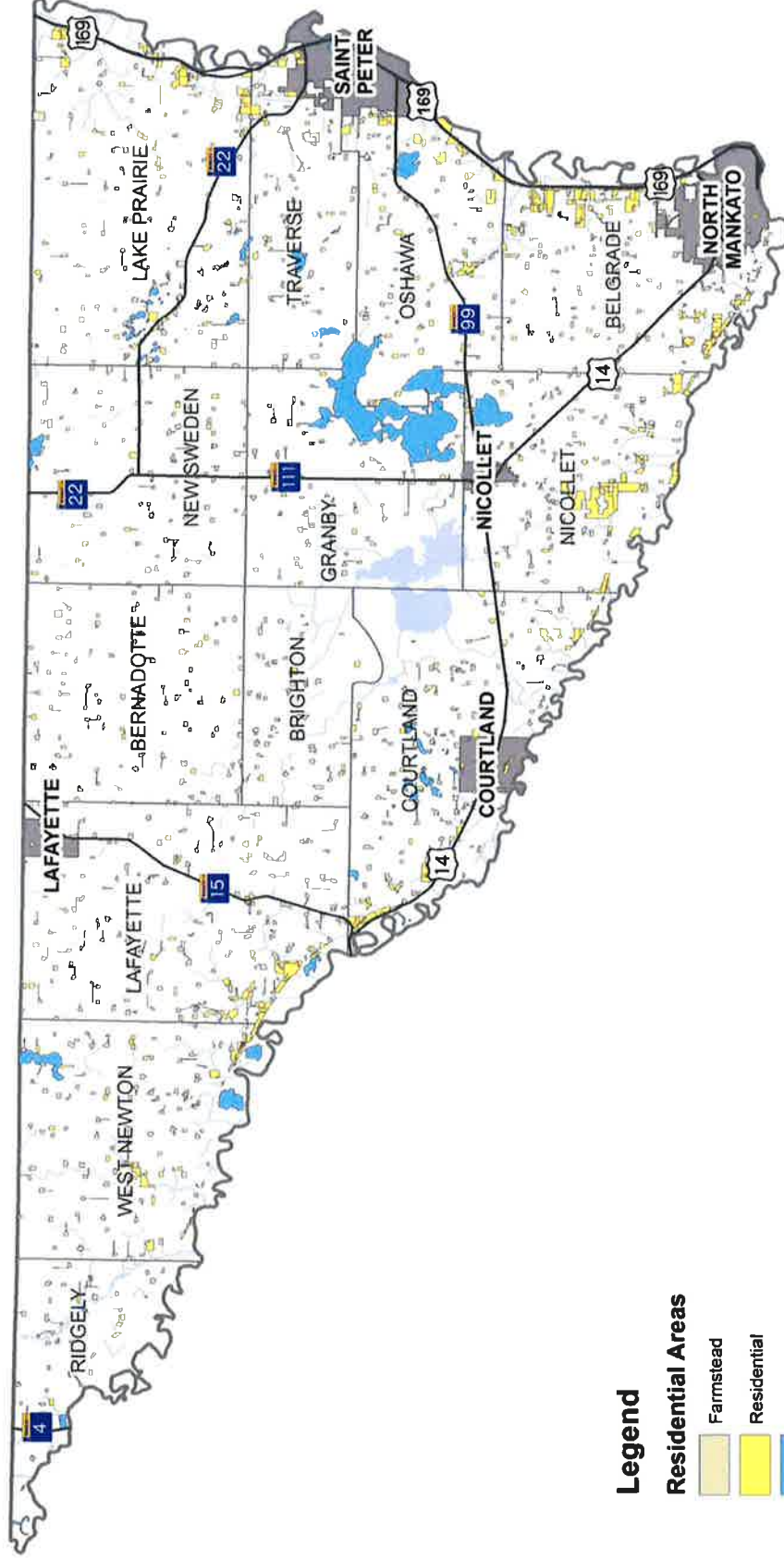
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Source: US Census, On the Map 2015

Existing Land Use



Residential Areas

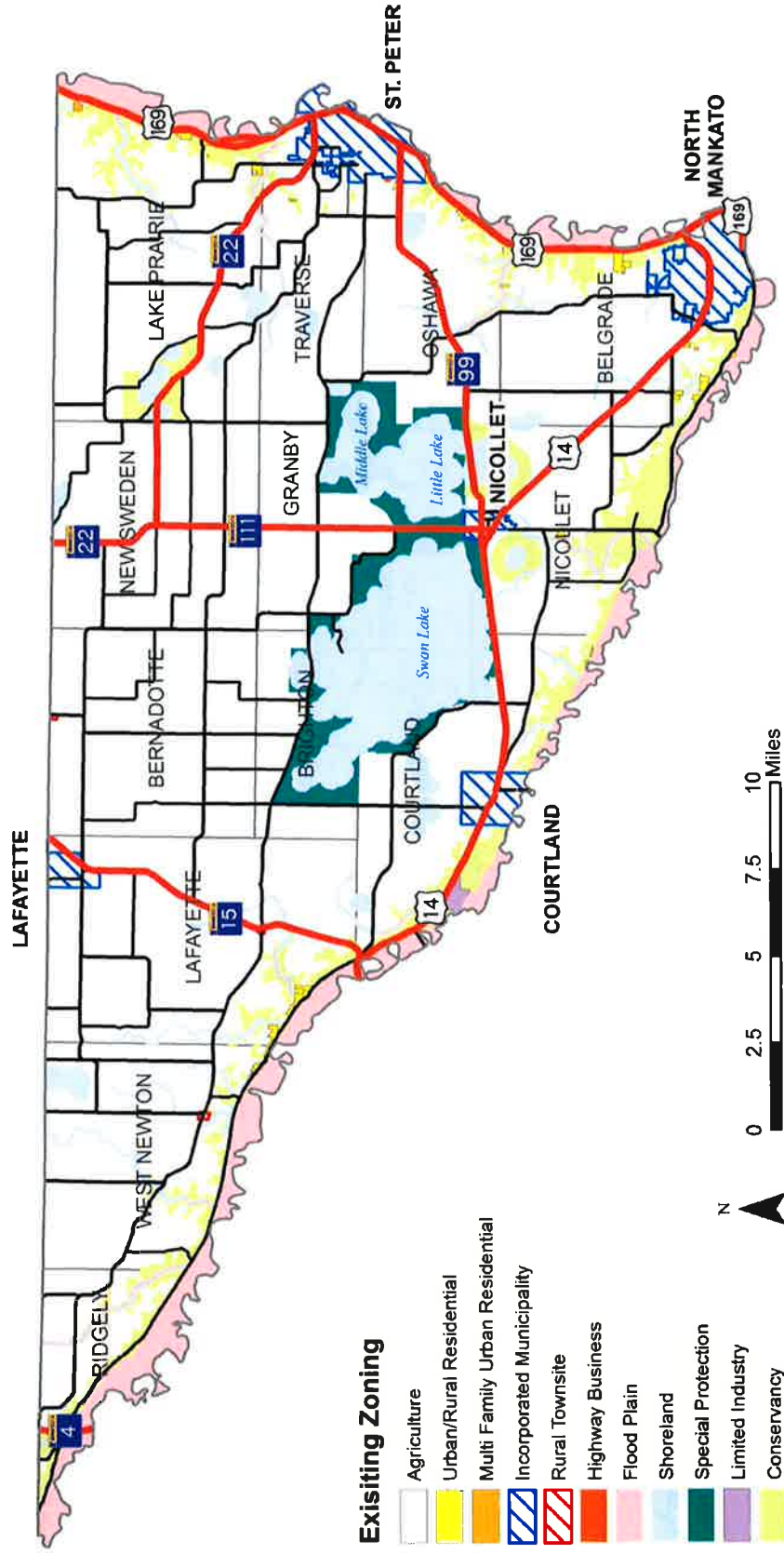


Legend

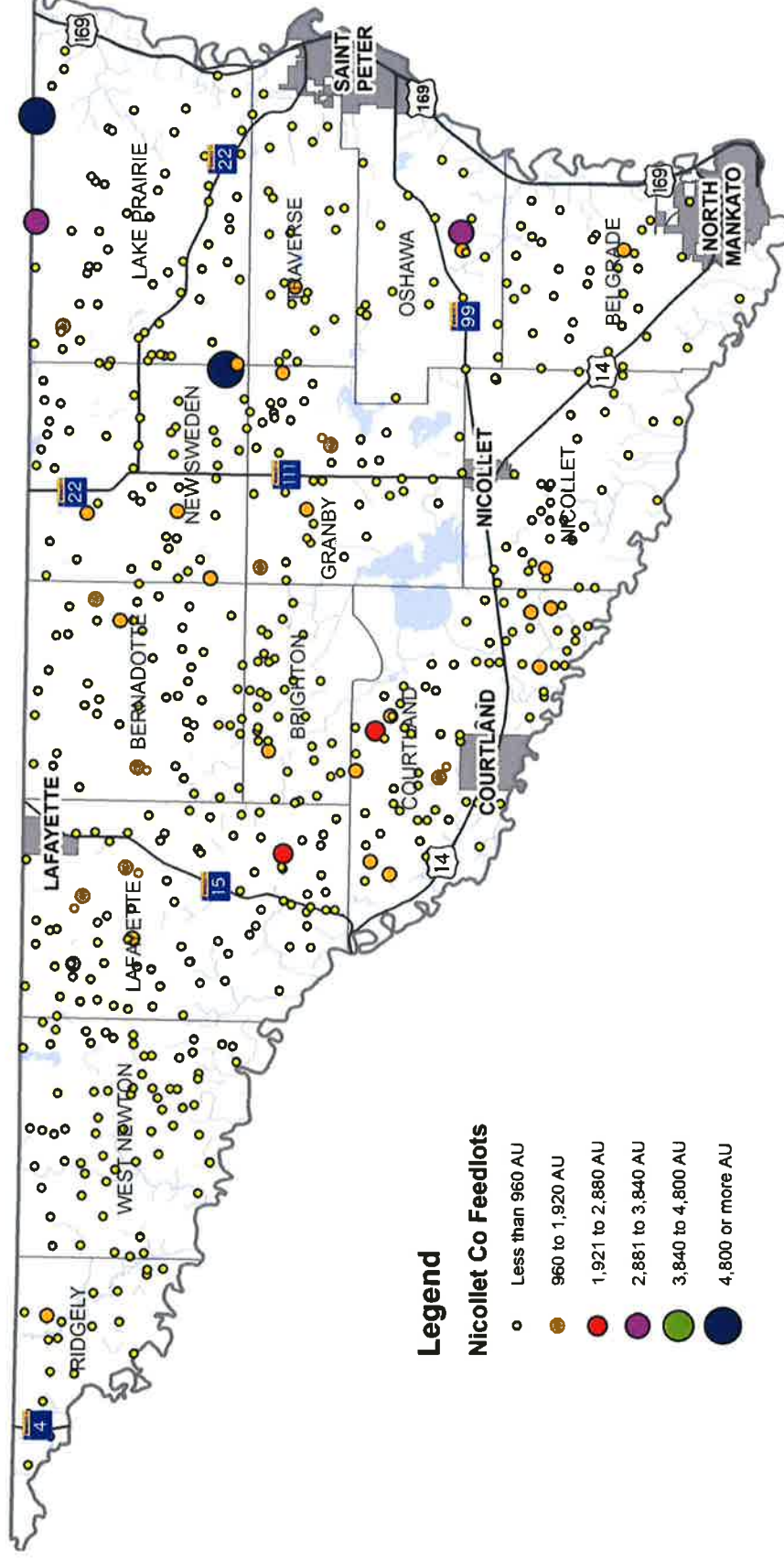
Residential Areas

- Farmstead
- Residential
- Wetlands

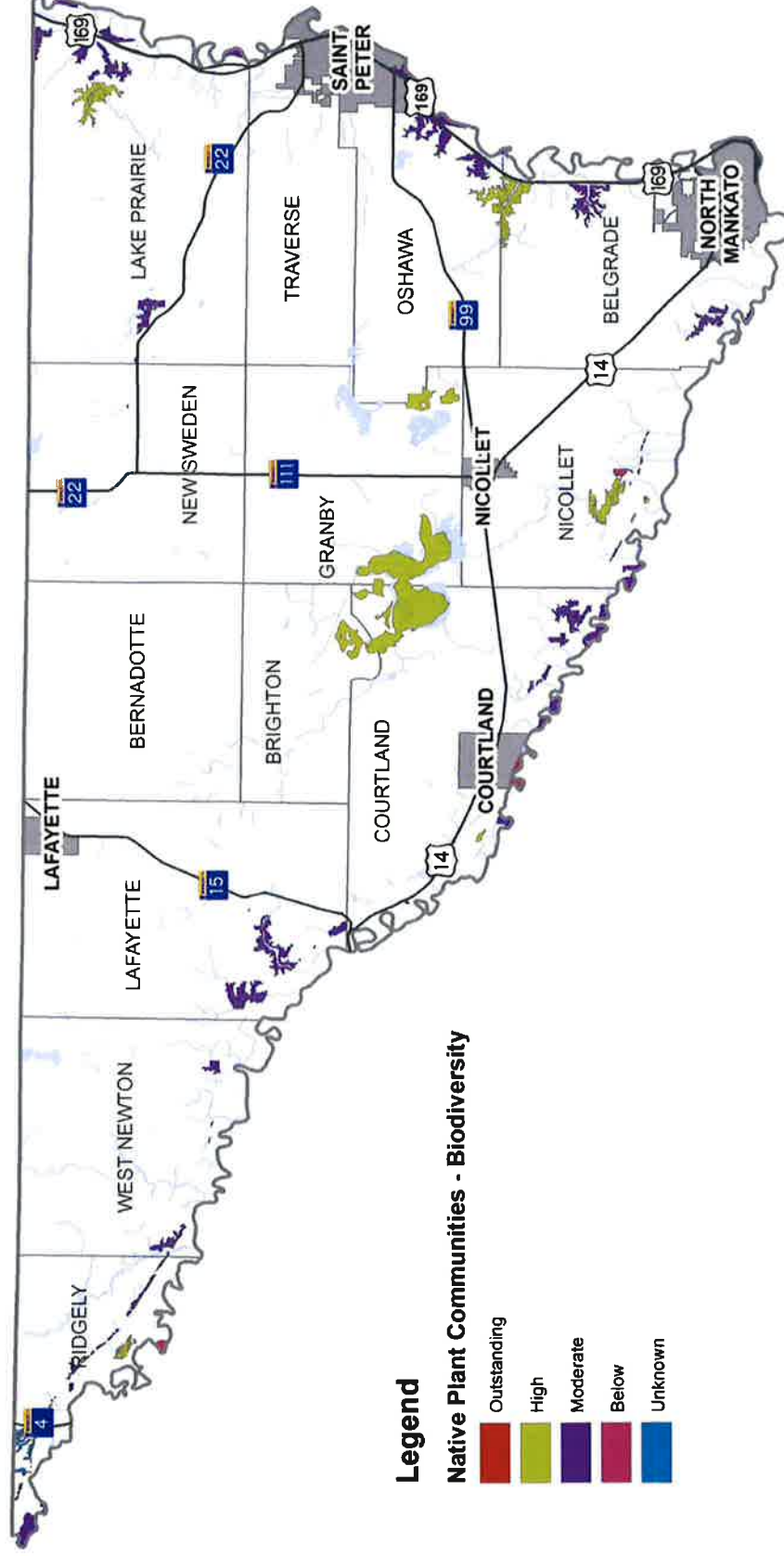
Existing Zoning



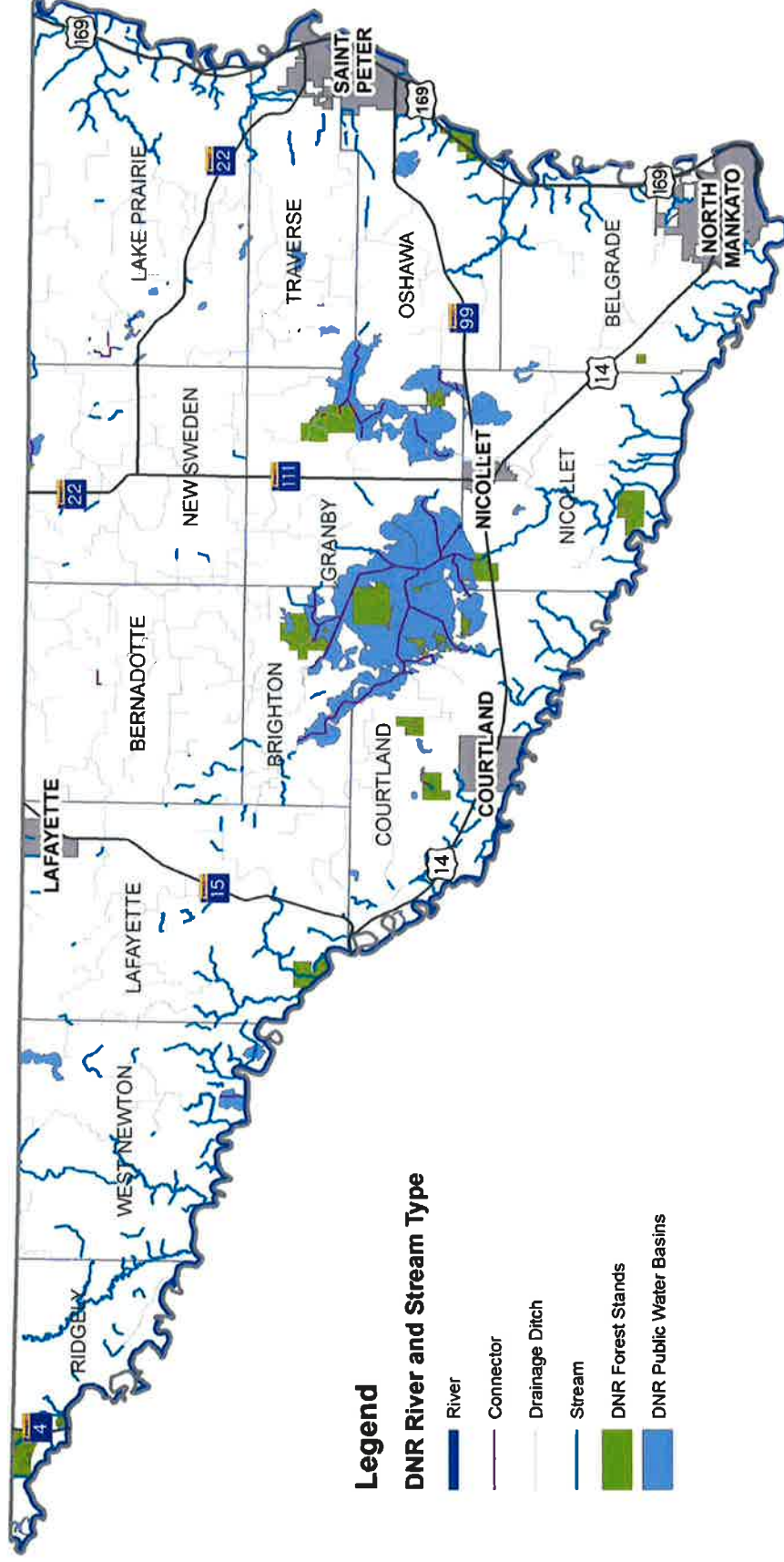
Existing Feedlots



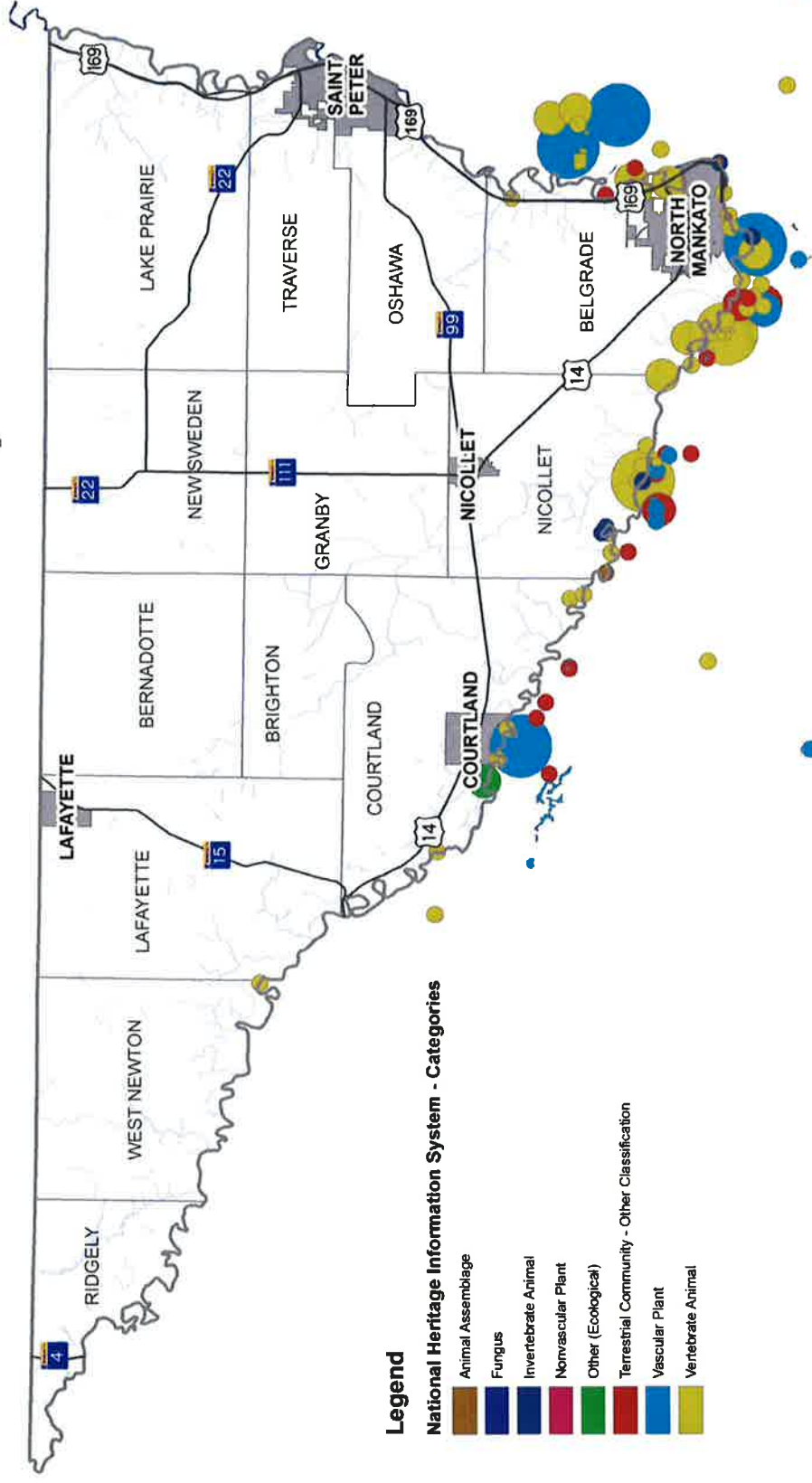
Native Plant Communities



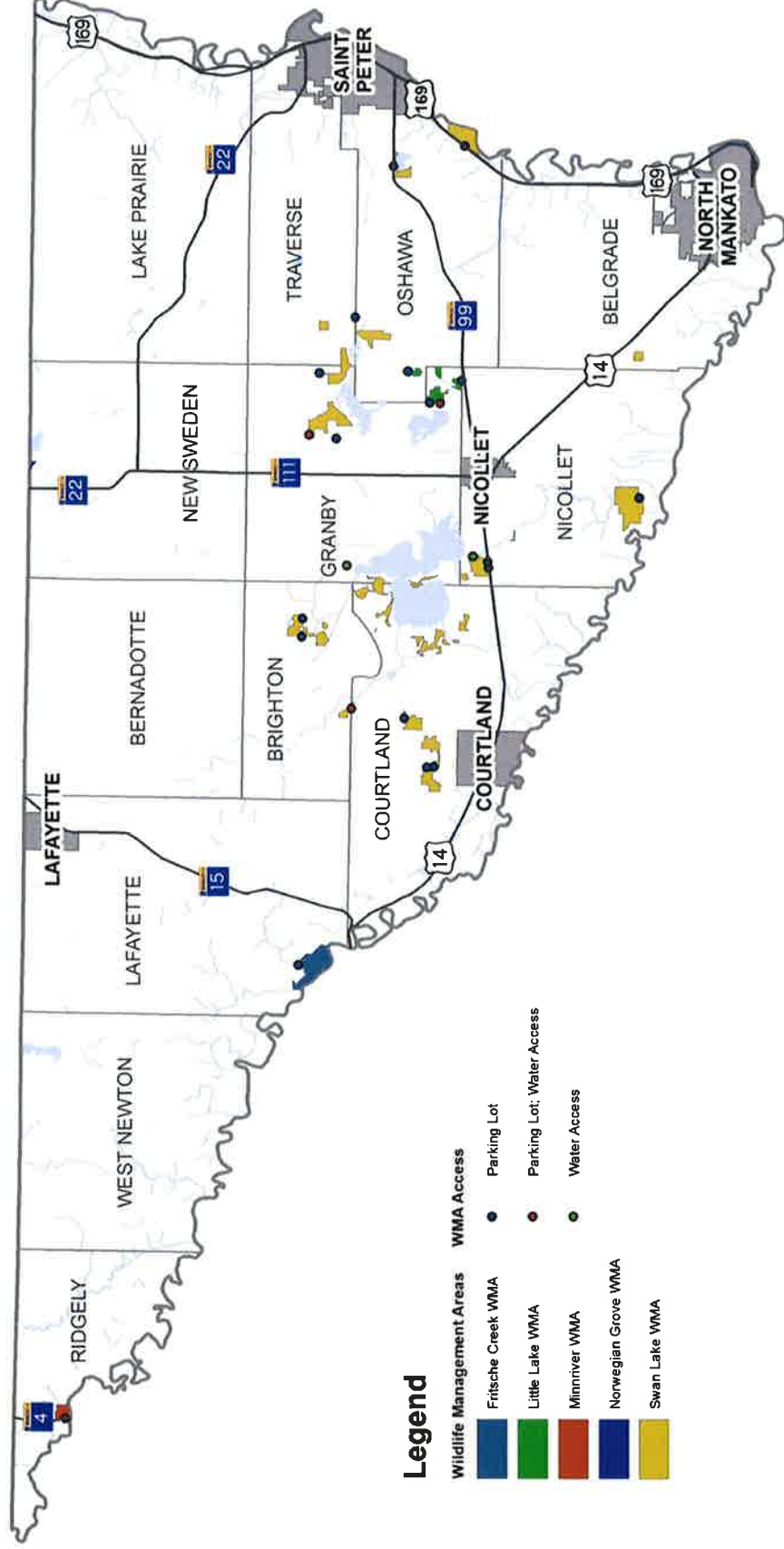
DNR Waters and Forest Stands



DNR NHIS Locations – Rare plants and animals



Wildlife Management Areas



Future of Land Use

- Municipality Long Range Planning
- Township Opportunities and Challenges
- Land Use Policies
- Implementation Measures

Future of Natural Resources

- Existing Policies
 - State/Federal Regulations
 - Local Policies
- Preservation Policies
- Implementation

Next Steps

- Continue analysis of future conditions
- Define draft implementation measures
- Plan Development

Nicollet County Comprehensive Plan Update

Transportation Focus Group



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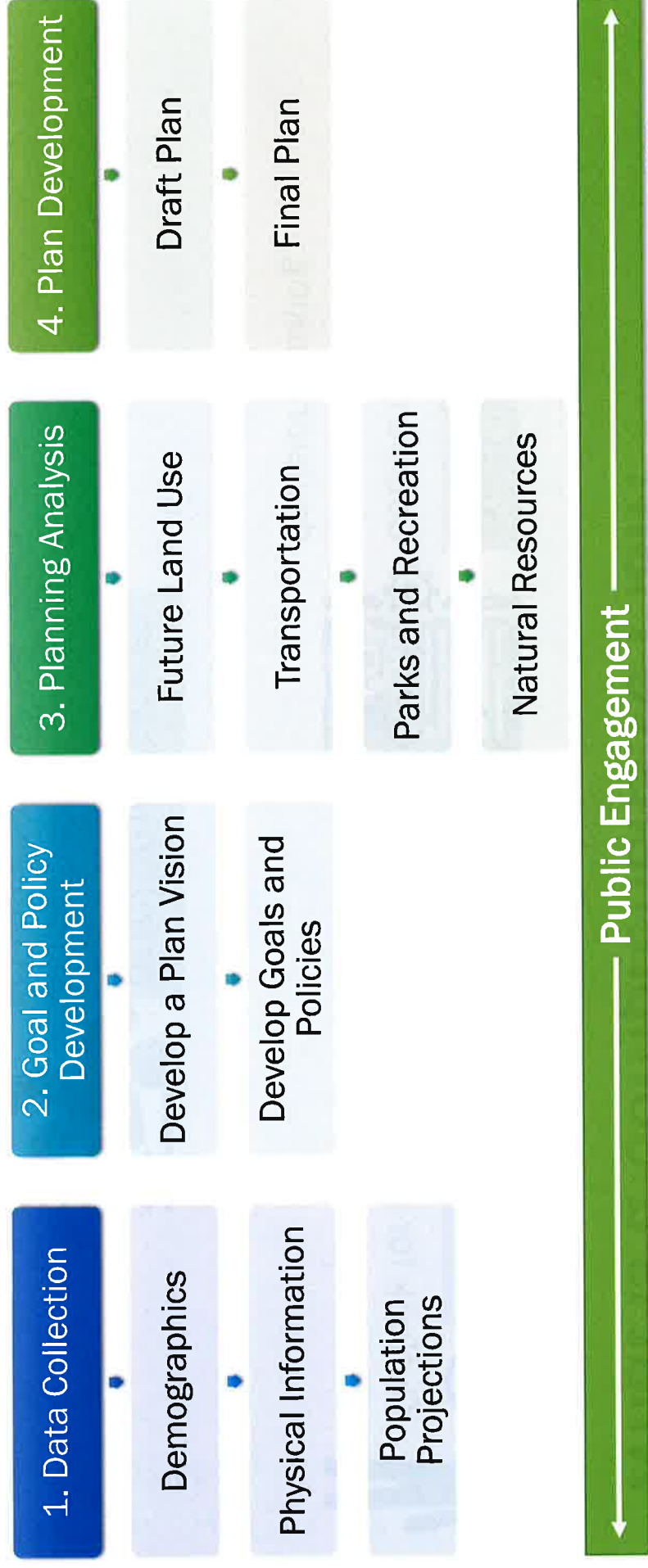
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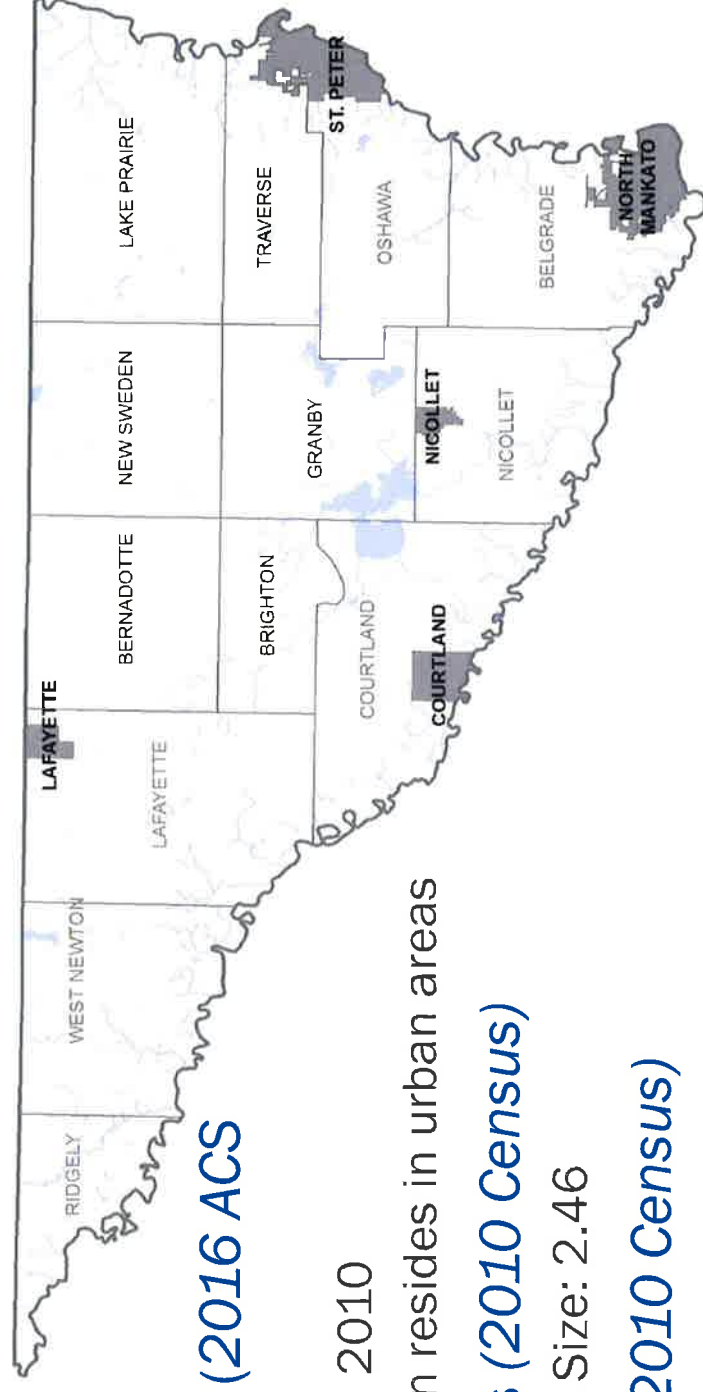
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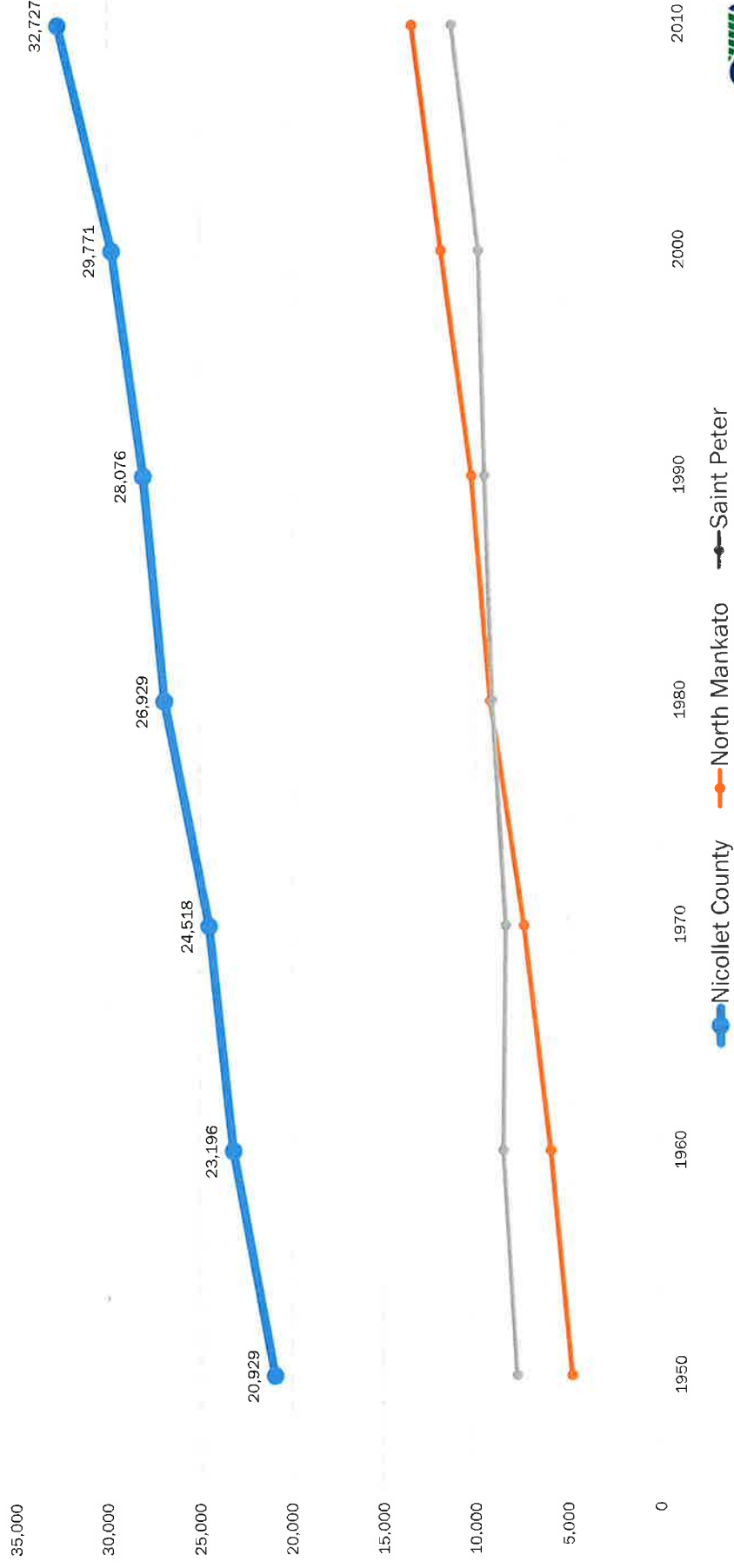
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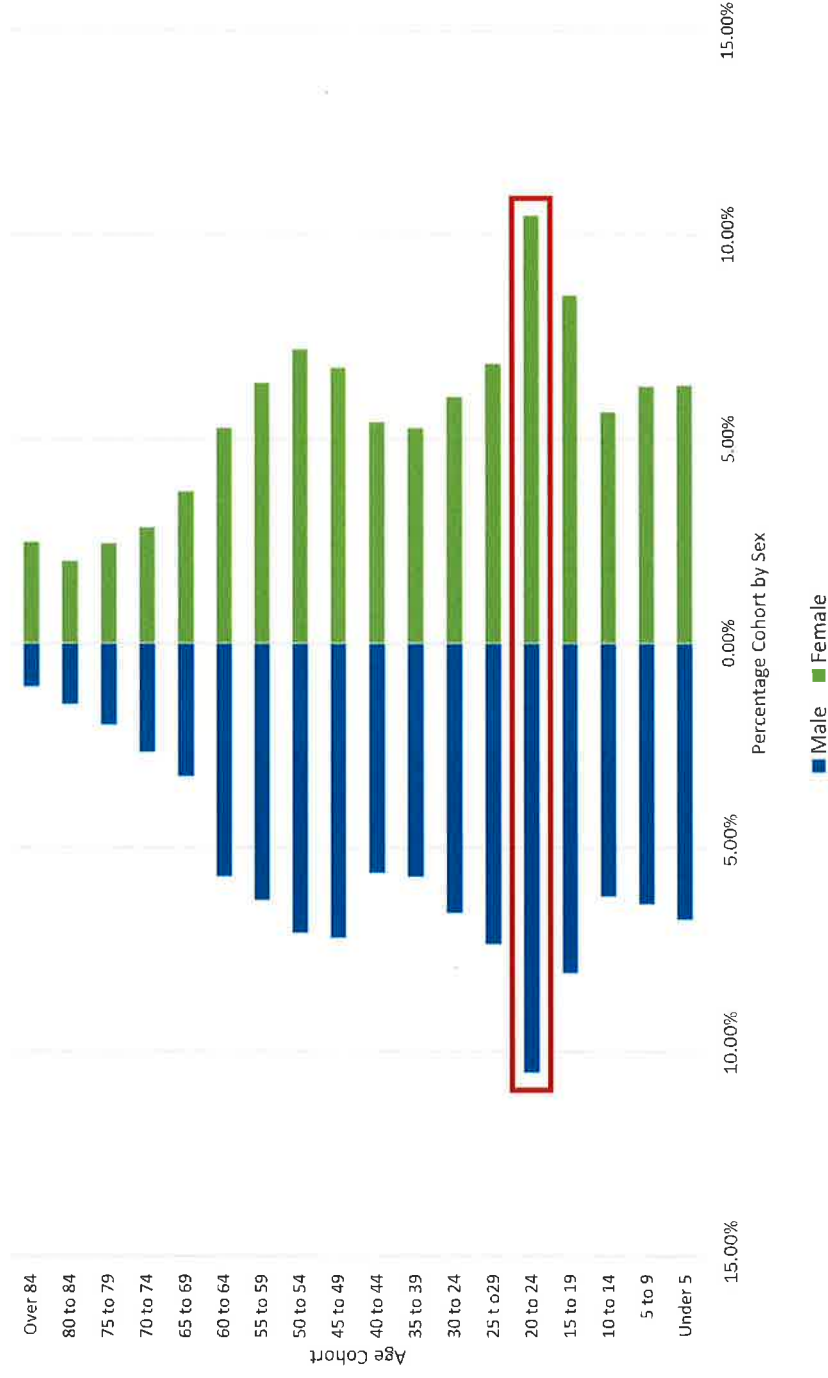
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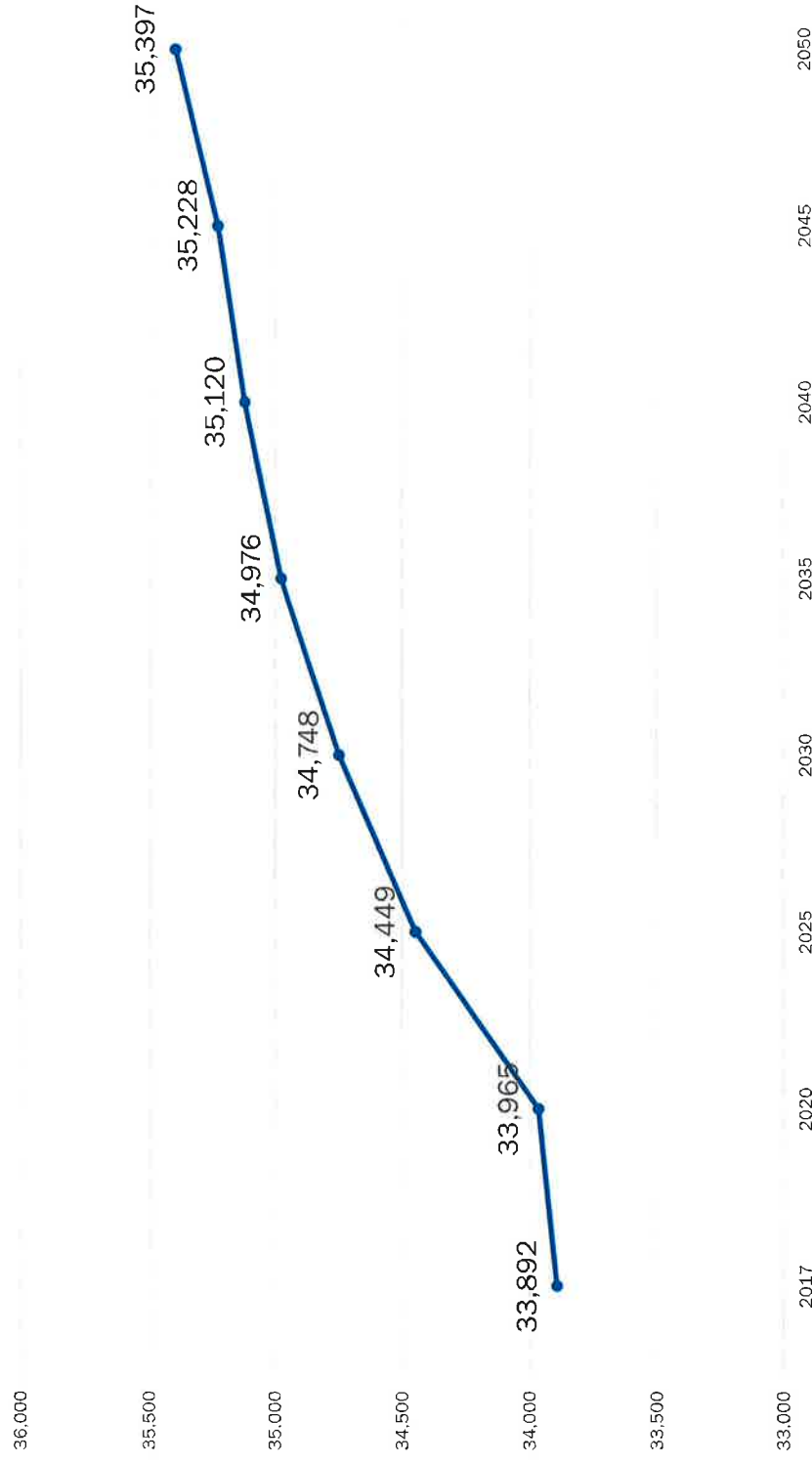
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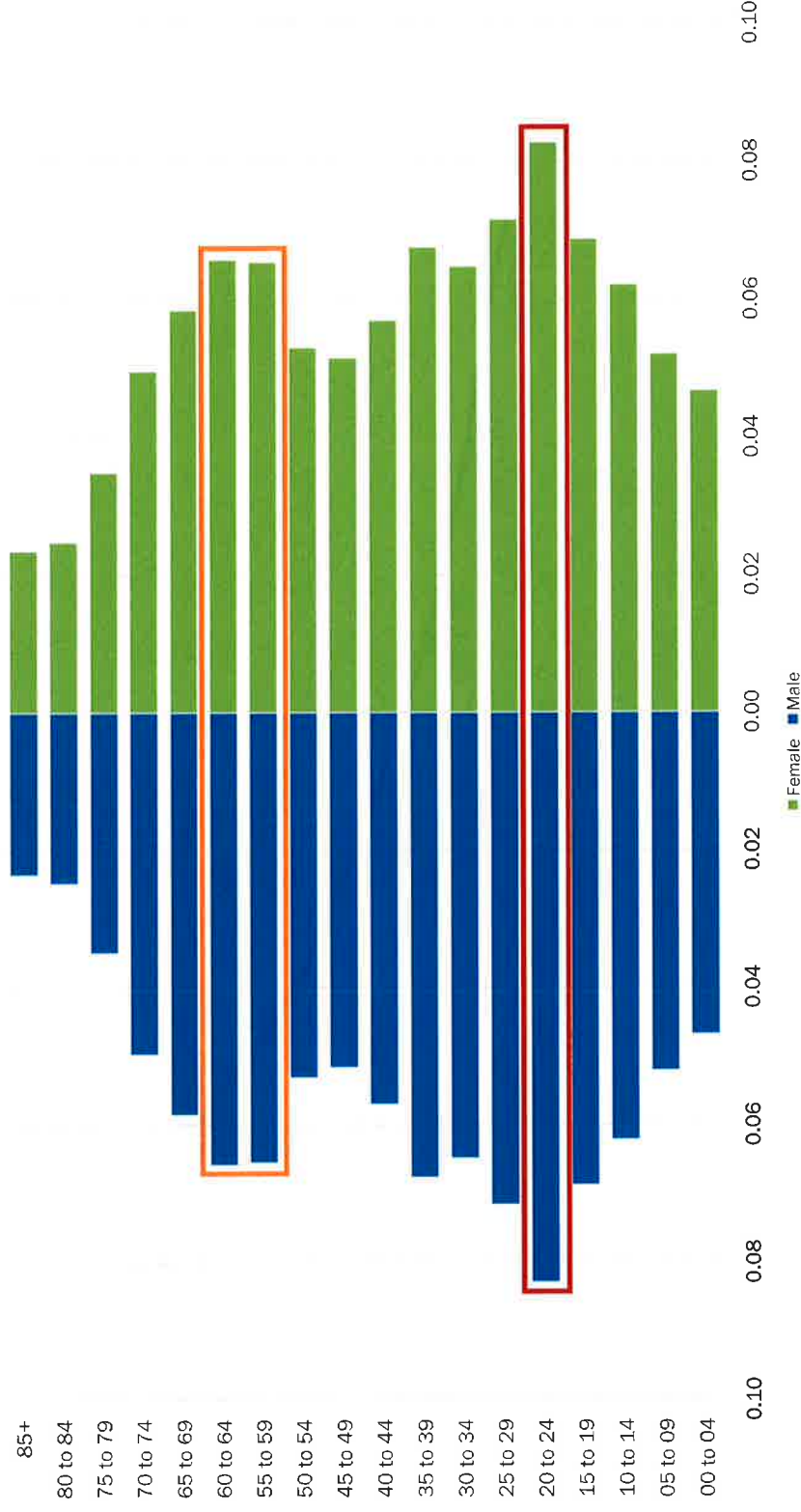
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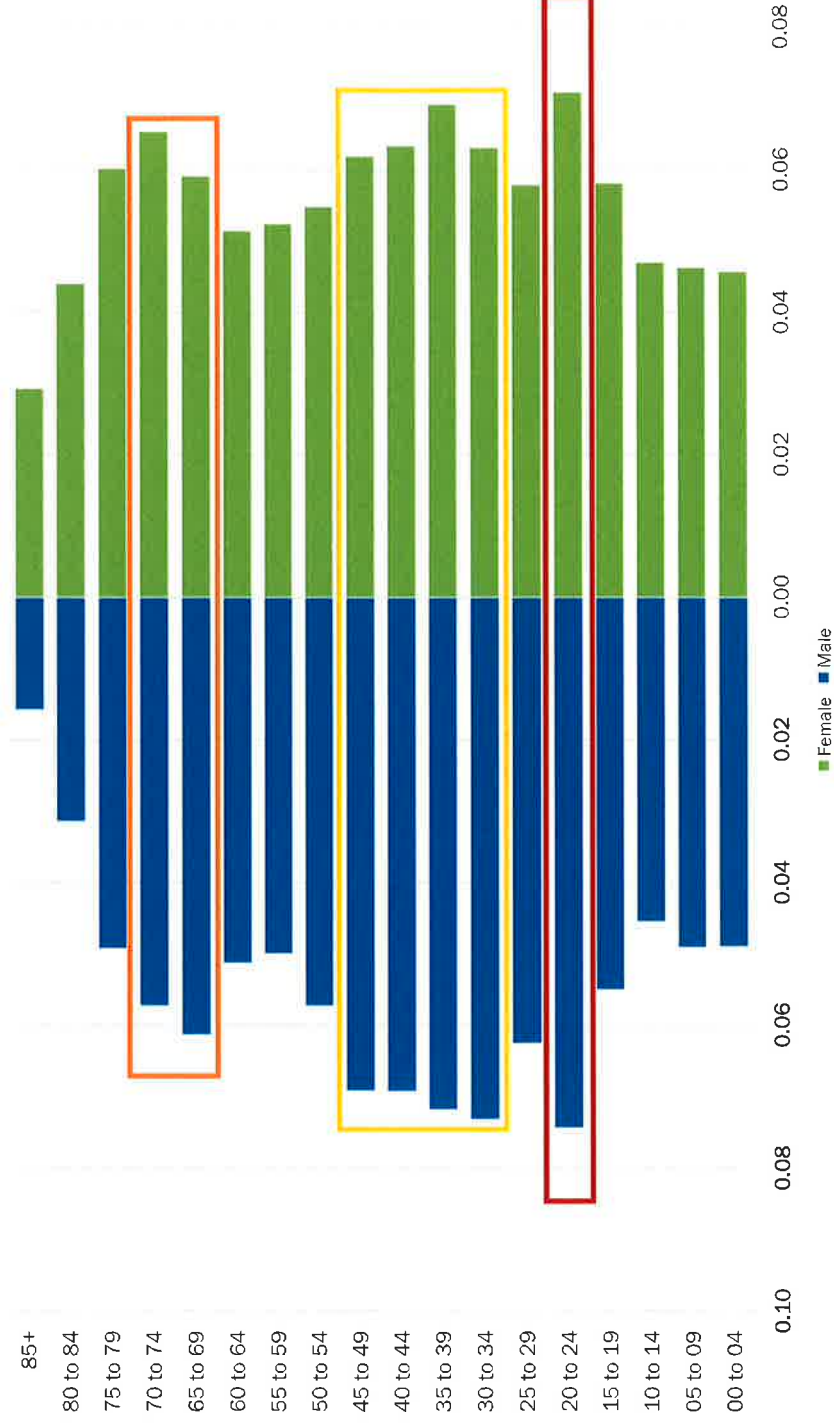


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increase
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to 2050

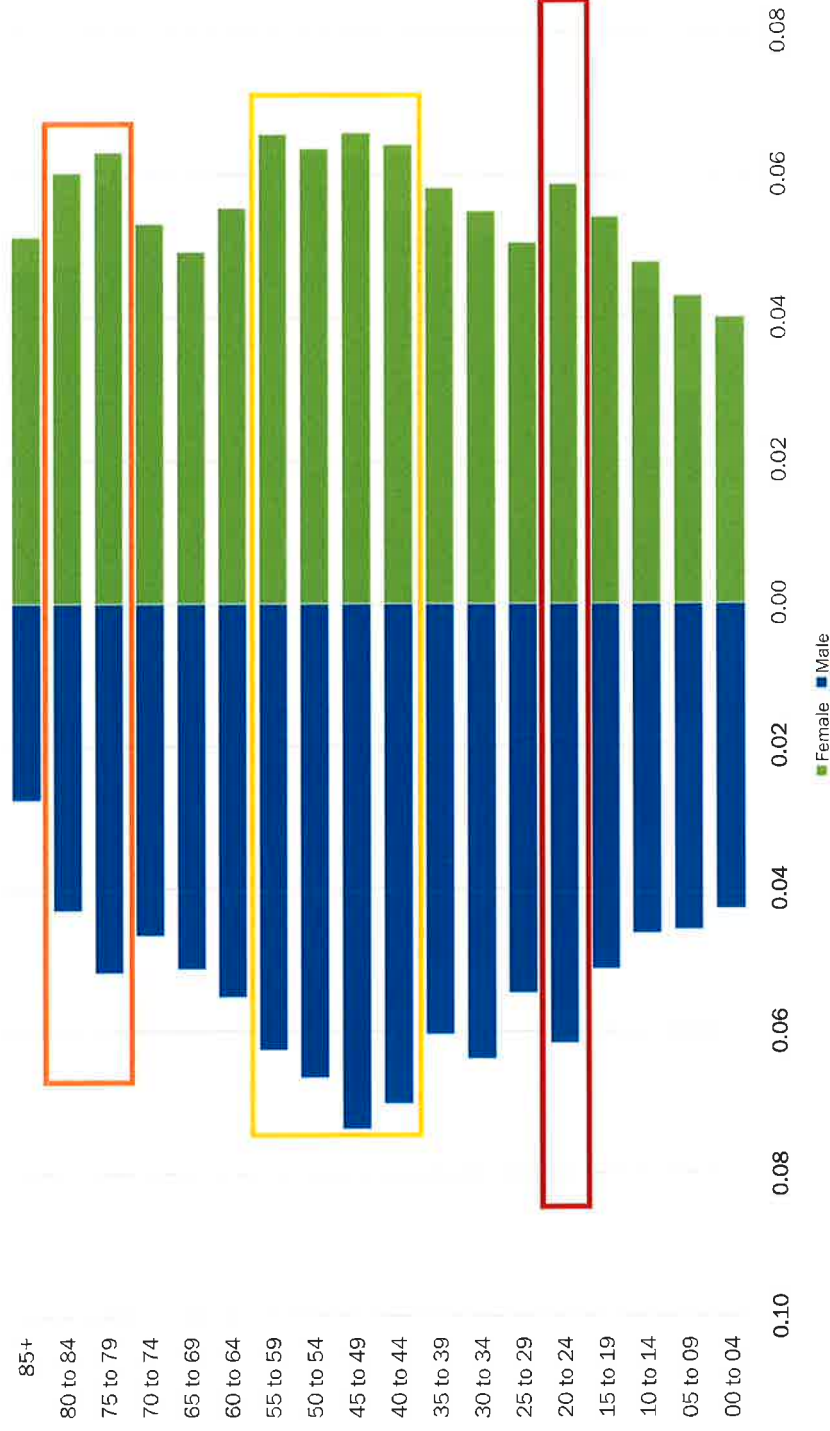
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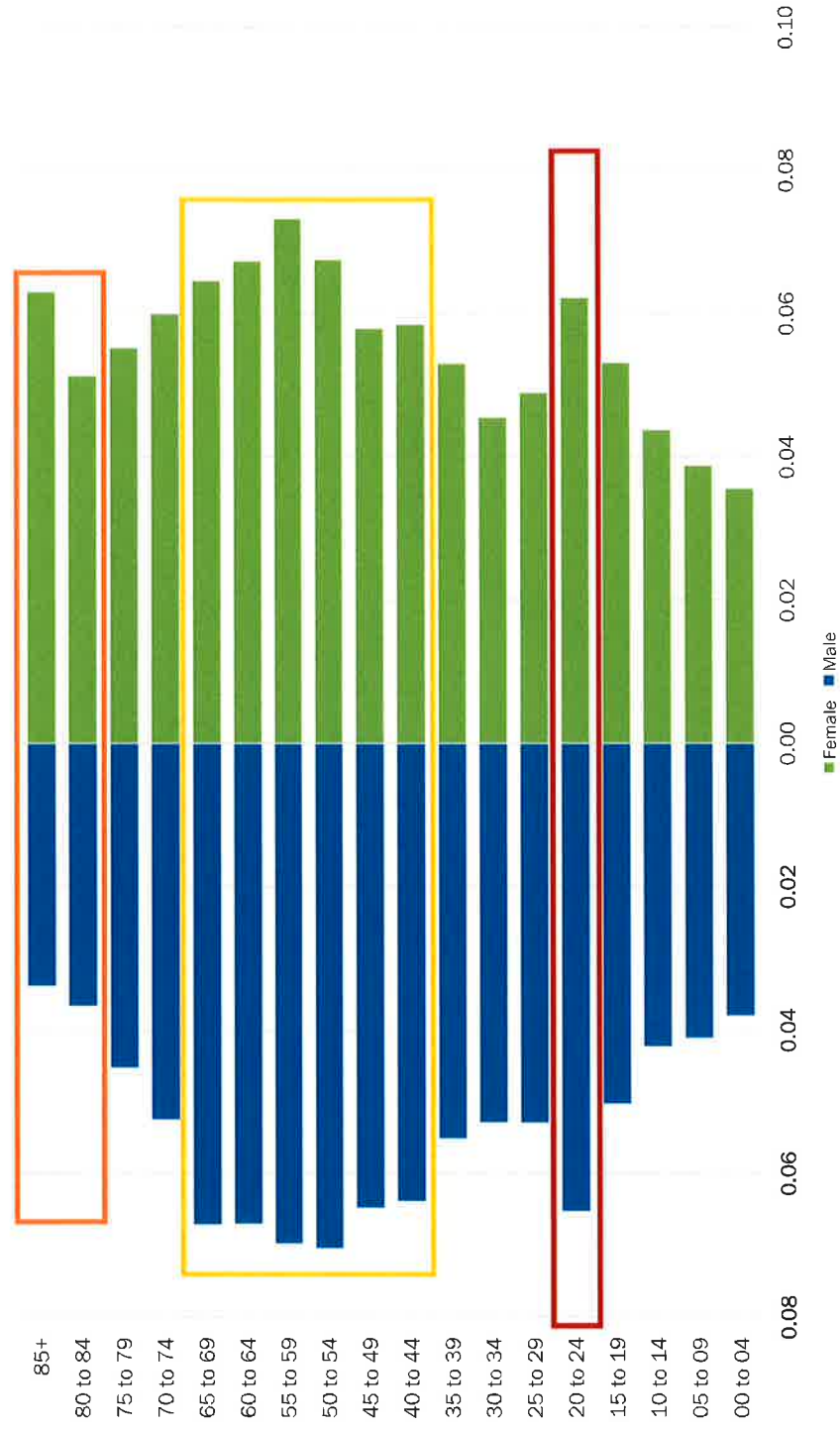
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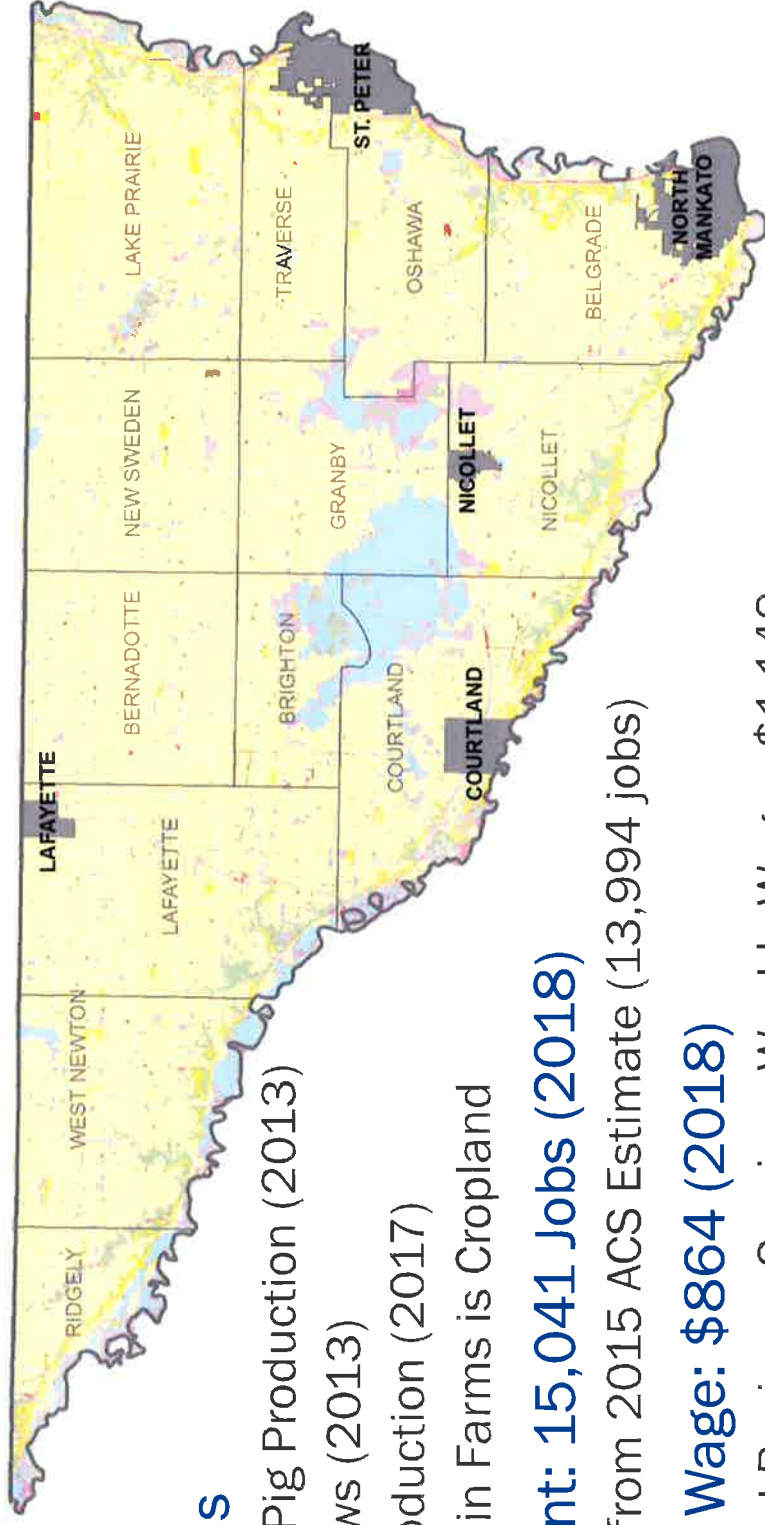


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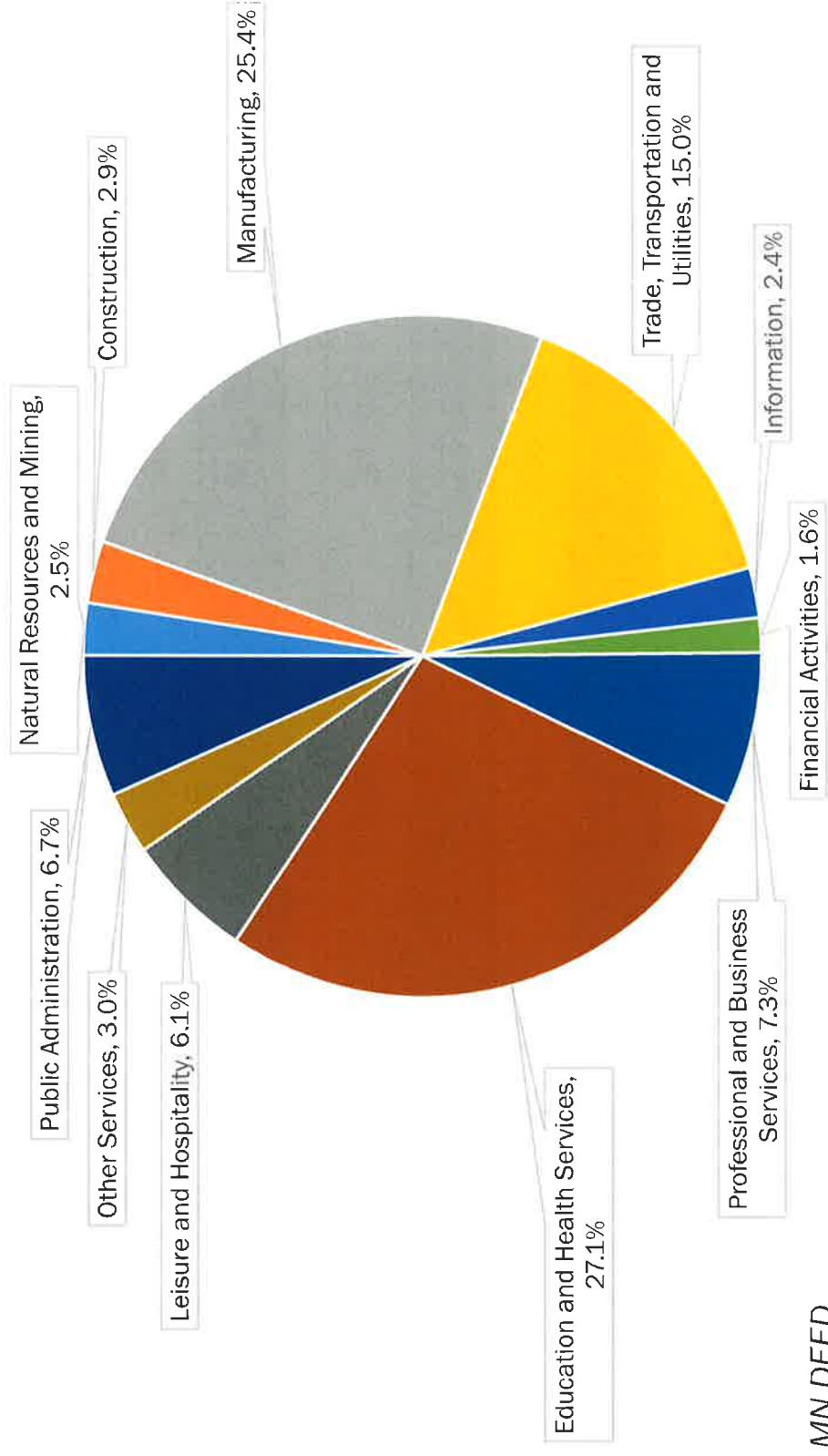
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Employment by Industry, Quarter 3 2018



Source: MN DEED

Employment Flows

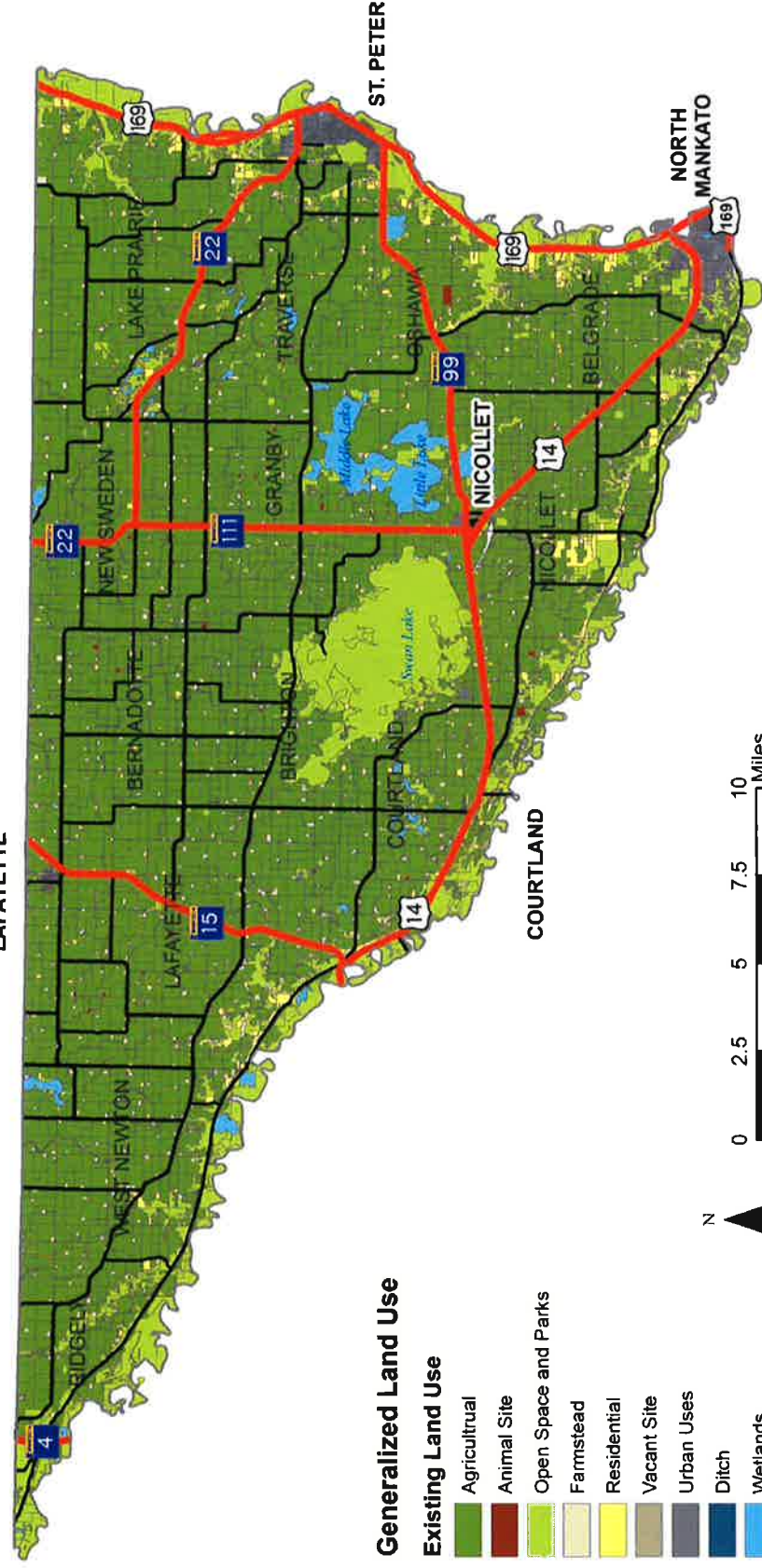


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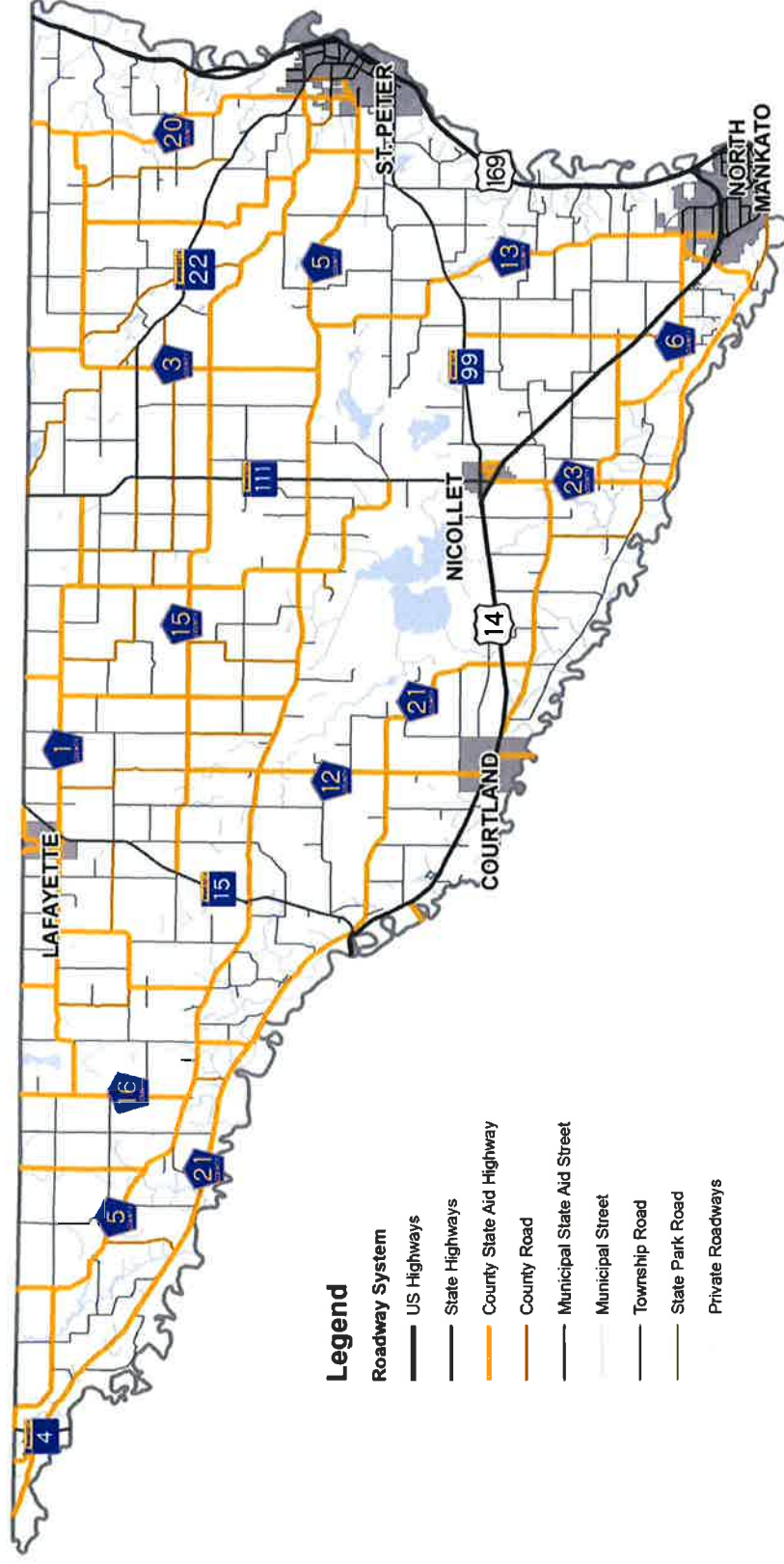
Source: US Census, On the Map 2015

Existing Land Use

LAFAYETTE



Existing Roadway System

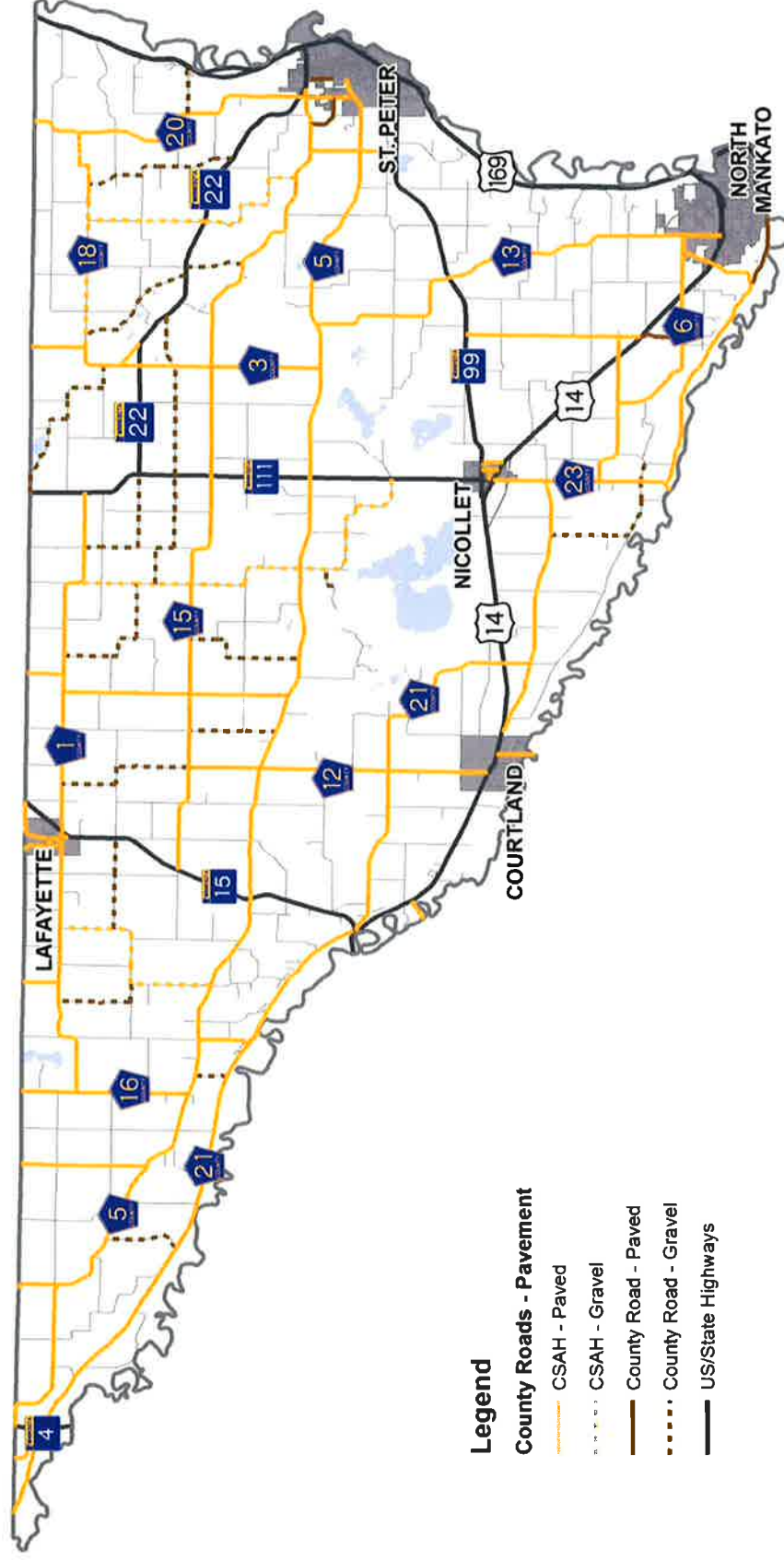


Legend

Roadway System

- US Highways
- State Highways
- County State Aid Highway
- County Road
- Municipal State Aid Street
- Municipal Street
- Township Road
- State Park Road
- Private Roadways

County Roads

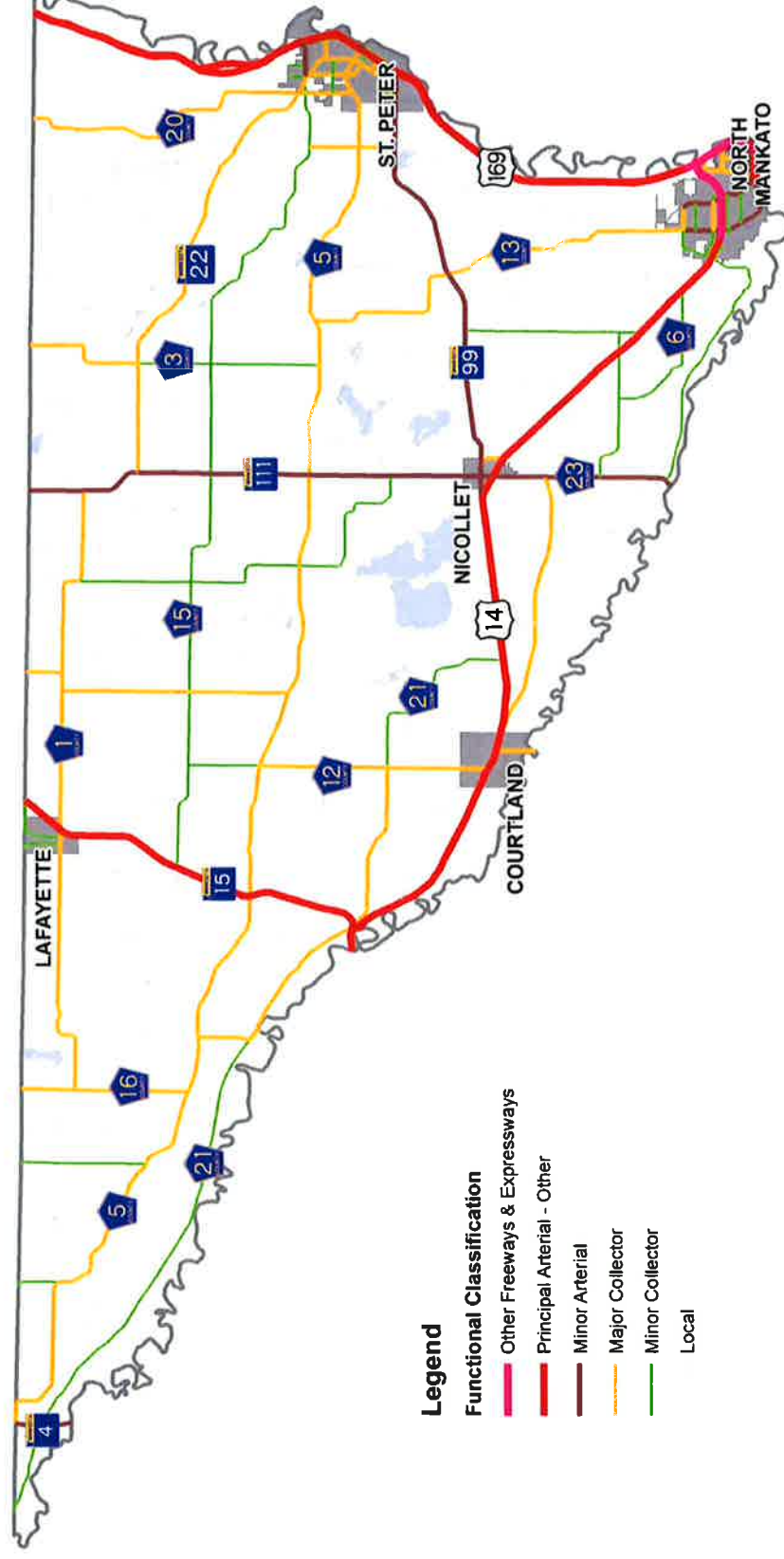


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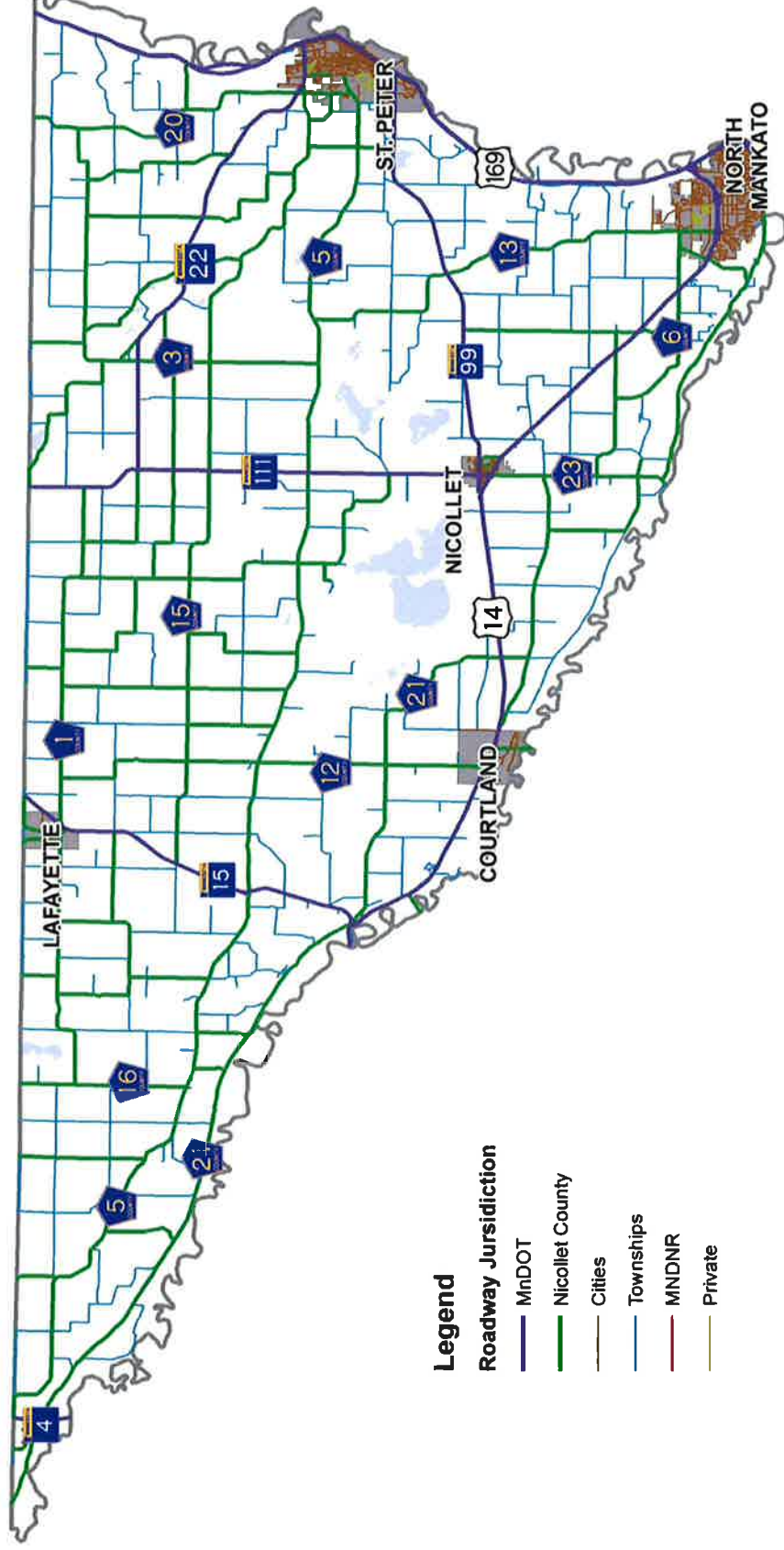
County Roads - Pavement

- CSAH - Paved
- - - CSAH - Gravel
- County Road - Paved
- - - County Road - Gravel
- US/State Highways

Functional Classification



Roadway Jurisdiction



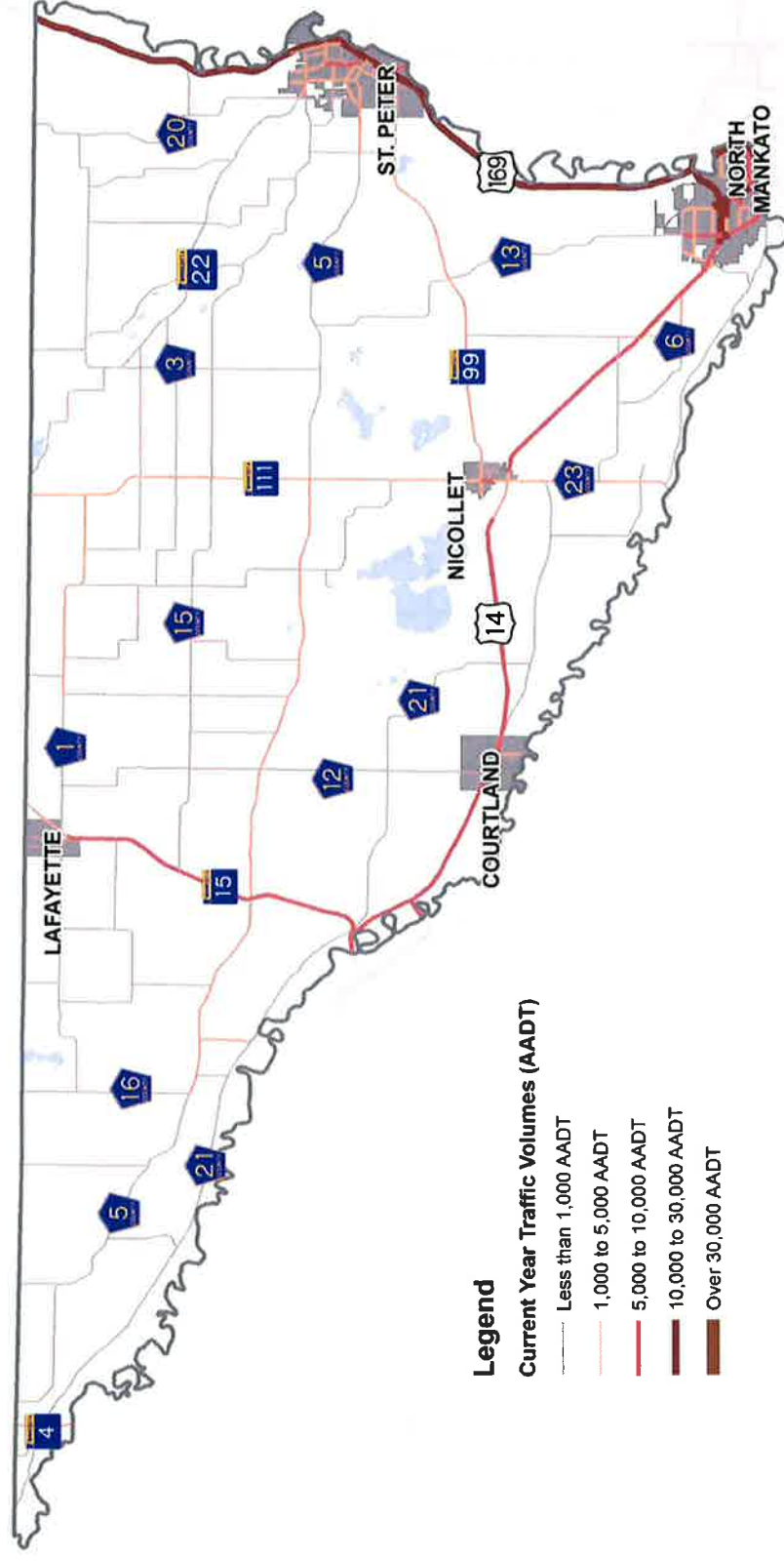
Legend

Roadway Jurisdiction

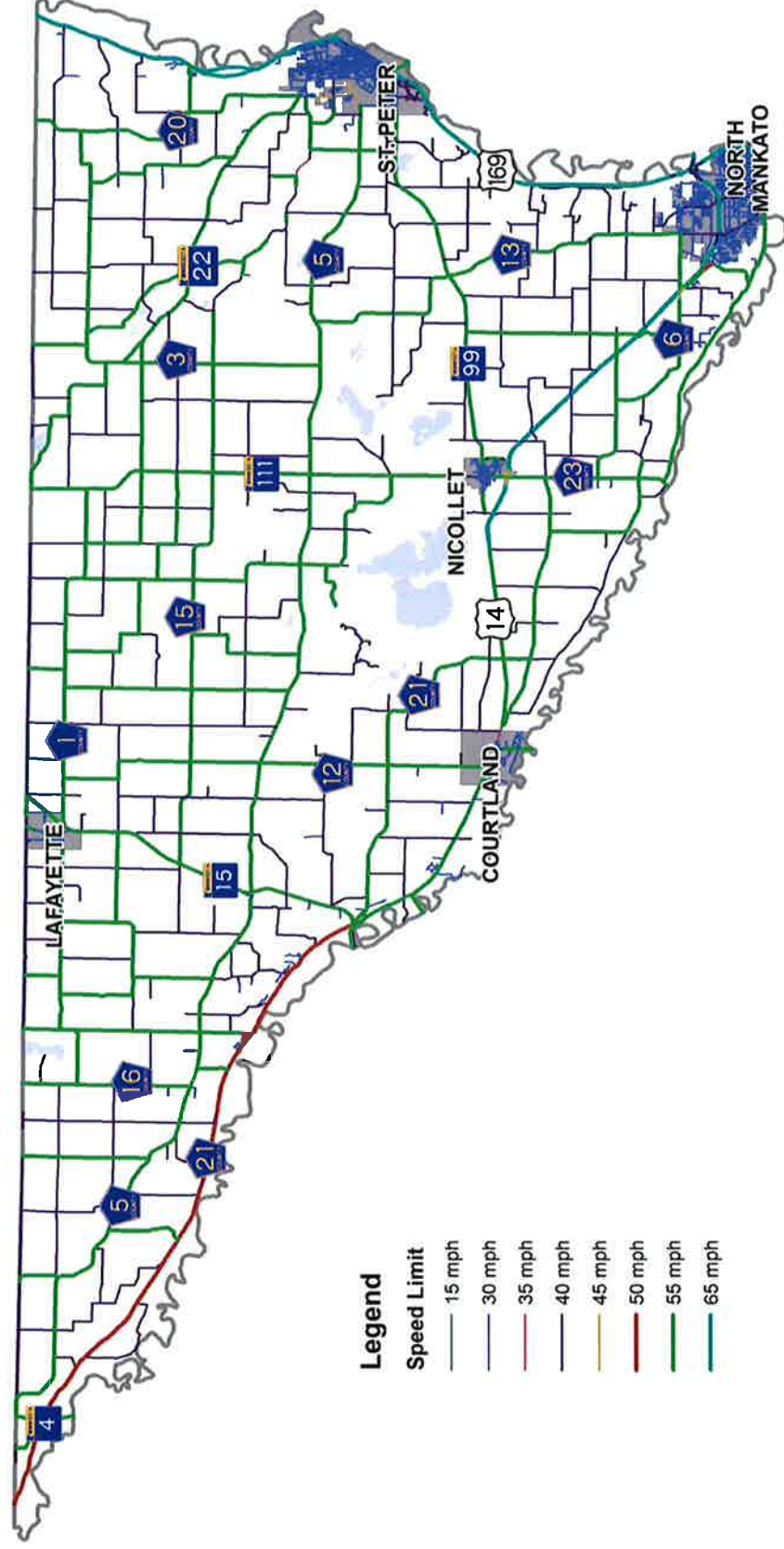
- MnDOT
- Nicollet County
- Cities
- Townships
- MNDNR
- Private



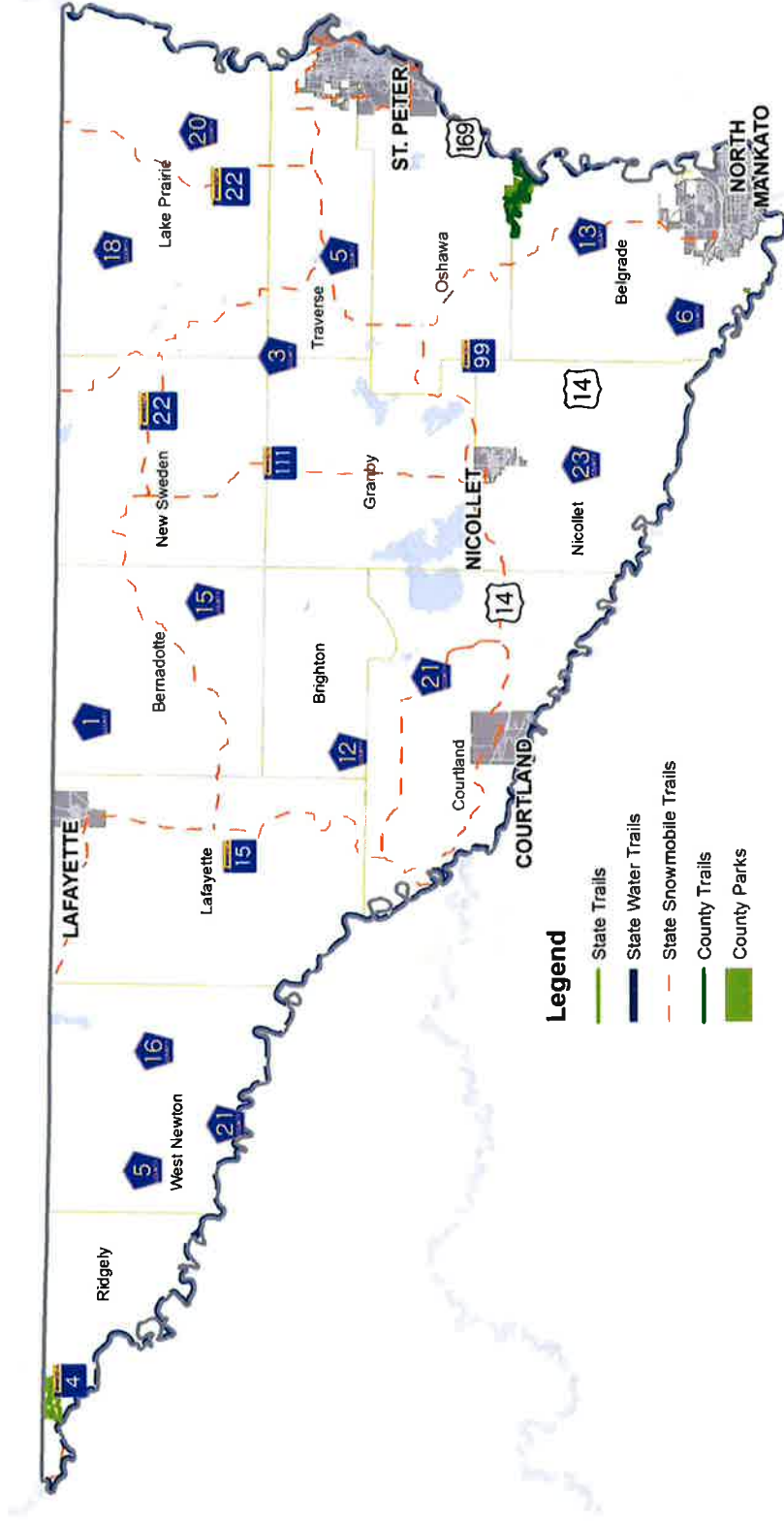
Traffic Volumes



Speed Limits



County and State Trails



Future of Transportation

- Mankato/North Mankato Area Planning Organization (MAPO)
- Jurisdictional Transfers/Recommendations
- Multi-Modal Transportation
- Implementation

Next Steps

- Continue analysis of future conditions
- Define draft implementation measures
- Plan Development