

**REGULAR COUNCIL MEETING  
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA  
June 10, 2024 – 7:00 P.M.**

**PRESENT:** Mayor Rich Murray, Councilors Rachel Christensen, Larry Baker, Robert Rasmussen, Sherri Rasmussen, Brian Anderson, City Manager Ian Rigg, Public Works Director Steven Jahnke, City Attorney Joel Holstad of Lake National Law LLP, and City Clerk Daphney Maras.

**ABSENT:** Councilor Jason Howland

**ADDITIONAL STAFF PRESENT:** Sergeant-at-Arms Public Safety Director JD Carlson.

**CALL TO ORDER AND ROLL CALL** - Mayor Murray called the meeting to order at 7:00 PM. City Clerk Maras administered roll call.

**PLEDGE OF ALLEGIANCE** - Mayor Murray asked all in attendance to stand and recite the Pledge of Allegiance.

**CEREMONIAL ITEMS** – None

**PUBLIC FORUM**

Rafael Herrera Villalobos addressed two concerns. He provided his concerns in written form and presented to City Clerk Maras to read aloud on his behalf. Mr. Herrera is the owner of a local licensed taxi cab business. He is frustrated with a person allegedly providing an illegal operation of a taxi service. He has made several complaints to City officials to no avail. Secondly, he stated the insurance requirements put upon a tax cab owner are too high and requests they be reviewed and consider lowering the requirement to a more affordable amount.

Bruce Manwarren – Thanked the police officers for picking up dead animals in the community.

City Manager Rigg reviewed the council agenda items and invited councils' questions and comments.

**CONSENT AND APPROVAL OF AGENDA**

- A. Approve Minutes of the May 28, 2024 Regular Council Meeting
- B. Approve Minutes of the May 28, 2024 Work Session
- C. License & Permits
- D. Resolution Authorizing City of Albert Lea to Enter into Limited Use Permit No. 2401-0010 With MNDOT – Trunk Highway No. 13 Non-Motorized Trail (2024 Misc. 207)
- E. Resolution Approving Application to Conduct Off-Site Gambling – Albert Lea Amateur Hockey Association

Motion made by Councilor Baker to approve the consent agenda as read, seconded by Councilor R. Rasmussen. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, S. Rasmussen, R. Rasmussen, Anderson, and Mayor Murray. Mayor Murray declared the

motion passed.

(See Secretary's Original Resolution 24-107 and 24-108  
Included with these minutes)

**PETITIONS, REQUESTS AND COMMUNICATIONS** – None

**UNFINISHED BUSINESS** - None

**NEW BUSINESS**

- A. Public Hearing Declaring Three (3) City Real Estate Property Parcels No Public Use, Waive the Planning Commission for Review for Analysis of Consistency with the Comprehensive Plan, and Sell the Property Listed at Fair Market Value

The three properties are Blazing Star Landing properties along Garfield. An error was found that the sidewalk and part of the utilities were in the land original legal description for Parcel 1. The property Council declared of no public purpose on February 12<sup>th</sup>, 2024 was in error and this resolution corrects that error. Additionally, the two properties that are intended for housing will also be declared having no public purpose.

Mayor Murray opened the public hearing. He called three times. No one spoke. Mayor Murray closed the public hearing.

- A1. Resolution 24-109 Declaring Three (3) City Real Estate Property Parcels No Public Use, Waive the Planning Commission for Review for Analysis of Consistency with the Comprehensive Plan, and Sell the Property Listed at Fair Market Value**

Motion made by Councilor Baker to approve, seconded by Councilor S. Rasmussen. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, S. Rasmussen, R. Rasmussen, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 24-109  
Included with these minutes)

- B. Resolution 24-110 Providing for the Sale of \$15,555,000 General Obligation Bonds Series 2024B**

Rebecca Kurtz from Ehlers & Associates was in attendance and provided a review the bond sale. Per the City Charter the City of Albert Lea has the authority to issue General Obligation Improvement Bonds. Staff recommends the sizing of the bond to be \$15,555,000 to finance Job 2401 the 2024 Neighborhood Improvement Project, Job 2402 the 2024 State Aid Street Overlay Project, Job 2403 Marshall Street and Sibley Avenue Reconstruction Project, Job 2404 7<sup>th</sup> Street and Winter Avenue Reconstruction Project, and Job 2405 the 2024 Alley Reconstruction Project. The debt issue also includes financing of the Recreational Facilities Project and Equipment Certificates for the Arena and WWTP Solar projects. The terms and amounts are summarized below.

|                                    |                     |
|------------------------------------|---------------------|
| Street Projects - 10 years         | \$ 3,035,000        |
| Street Projects - 15 years         | \$ 1,215,000        |
| Recreational Facilities - 21 years | \$ 9,880,000        |
| Arena Solar - 15 years             | \$ 465,000          |
| WWTP Solar - 15 years              | <u>\$ 960,000</u>   |
| Total Debt Issue                   | <u>\$15,555,000</u> |

Councilor Christensen questioned the difference between the amount the referendum is allocating in the amount of \$9.976 million versus what the referendum specifically states are allowed as “up to but not exceeding \$9.8 million”. Kurtz explained the language in the referendum does not account for the cost of issuance and other related fees. She further stated after discussion with the bond council there is approximately \$93,000 in fees, although attributable to the referendum, not able to be bonded therefore it has been accounted in the pre-sale as an equity and can be offset by bond proceeds. Christensen suggested, for transparency, a written explanation of this be available to provide the public. Kurtz added, it is anticipated that on the day of sale more funds than what is needed will be received and that premium could be used to offset those additional fees.

At Councilor Baker’s request, Kurtz described the meaning of ad valorem taxes. She described it as a tax levy and used the example of the non-assessed portion of a street project being put on the tax levy to be paid by all taxable properties.

Mayor Murray reiterated what he mentioned at the work session that if there are excess funds not used right away, they could be invested and the interest proceeds could be used to offset bond payments.

Councilor Anderson reiterated what was mentioned by the City Manager during the work session that there will be a way to see the cost savings from the solar projects as they materialize. Mayor Murray concurred.

Motion made by Councilor Christensen to approve as read, seconded by Councilor Anderson. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, S. Rasmussen, R. Rasmussen, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 24-110  
Included with these minutes)

**C. Resolution 24-111 Accepting Bids for the 2024 Lead Service Line Replacement Project (Job 2412)**

Engineering has reviewed the bids opened on June 4, 2024 for the 2024 Lead Service Line Replacement Project. The project involves replacement of lead service lines throughout the city. The City has secured a \$500,000 State grant and a \$500,000 Federal grant for this project. It is anticipated that the \$500,000 State loan will transfer into a 100% forgivable loan. This project was let as one advertisement for bids to five sub-groups of service line replacements ranging from 25 to 53 separate addresses per group. To allow for smaller companies to bid, bidders could bid on

any combination of groups, and the contract is awarded to the low bidder for each group. The Engineer's estimate was \$1,500,000.00. Engineering received three bids and the bid abstract is attached.

All three bids received had errors. The bid abstract and totals are corrected to show the correct amounts. Engineering is recommending the low bid for each of the project groups as follows:

Bid Group 1 - \$197,067.02 – Award to **Platinum Plumbing Solutions, LLC**

Bid Group 2 - \$371,478.80 – Award to **BCM Construction, Inc.**

Bid Group 3 - \$232,180.78 – Award to **Platinum Plumbing Solutions, LLC**

Bid Group 4 - \$341,810.70 – Award to **BCM Construction, Inc.**

Bid Group 5 - \$294,003.74 – Award to **Platinum Plumbing Solutions, LLC**

**Total Project Cost - \$1,436,541.04**

Motion made by Councilor Baker to approve as read, seconded by Councilor R. Rasmussen. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, S. Rasmussen, R. Rasmussen, Anderson. Mayor Murray abstained. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 24-111  
Included with these minutes)

**MAYOR AND COUNCIL REPORTS:**

First Ward, Councilor Christensen reported:

- Ward Items – None
- Committee Update – None. She appreciates the council retreats. Gave a shout out to the organizers of the Eddie Cochran festival.

Second Ward, Councilor Baker reported:

- Ward Items – None
- Committee Update – Stated he enjoys Wind Down Wednesdays

Third Ward, Councilor Howland reported: ABSENT

- Ward Items –
- Committee Update

Fourth Ward, Councilor S. Rasmussen reported:

- Ward Items – None
- Committee Update – Attended the city council retreat last week and said she appreciates these meetings. Mentioned the upcoming event at the memory café at the Senior Center. As well as the Coffee & Conversation with a rep from Bonnerups Funeral Services. Two upcoming trips to Wild Rose Casino and Treasure Island Casino.

Fifth Ward, Councilor R. Rasmussen reported:

- Ward Items – Working on one ward item.

- Committee Update – Commented the informative information received at the council retreat last week.

Sixth Ward, Councilor Anderson reported:

- Ward Items – Working on a couple of ward items
- Committee Update – Is looking forward to attending the Pride Event as well as other events coming up in Albert Lea.

### **MAYOR REPORT:**

- Attended the following:
  - Eddie Cochran Festival
  - City Council Retreat
  - ALEDA Meeting where they discussed several projects in the works
  - Met with local legislators and business owners
  - Attended the Community Band event at Thursdays on Fountain
- Mentioned the upcoming events and noted the events are also listed on the City's website.

### **CITY MANAGER REPORT**

City Manager Rigg mentioned this month has been declared Pride Month. He read a story about a student who endured many acts of cruelty and ultimately death. They were LGBTQ. He invited the public to attend the Pride Event held this weekend at Central Park and provided the link to learn more, as well as the phone number for those in need of help.

### **APPROVAL OF CLAIMS**

#### **A. Resolution 24-112 Approving Claims (1). Presentation of Claims Over \$25,000**

The attached resolution directs the Mayor and City Treasurer to issue the payment of claims as presented in the Detail of Claims report. In addition, Maras displayed a list of claims over \$25,000 for the public's viewing, transparency and education.

Motion made by Councilor Baker, to approve the claims, seconded by Councilor Anderson. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, S. Rasmussen, R. Rasmussen, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 24-112  
Included with these minutes)

Councilor Christensen motioned for adjournment, Councilor Anderson seconded. That there being no further business, the Council meeting adjourn until the next regular meeting of the Albert Lea City Council at 7:00 p.m. on Monday, June 24, 2024. On roll call vote, all councilors voted in favor of said motion.

Mayor Murray declared the motion passed and the meeting adjourned.

**ADJOURNMENT: 7:44 P.M.**

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Mayor Rich Murray

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Daphney Maras  
Secretary of the Council