



AGENDA FOR THE WORK SESSION AND THE  
REGULAR MEETING OF THE  
ALBERT LEA CITY COUNCIL – JANUARY 27, 2025  
WORK SESSION – 5:30 PM – REGULAR MEETING – 7:00 PM

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**WORK SESSION – 5:30 PM**

- I. REVIEW COUNCIL MEETING AGENDA OF JANUARY 27, 2025
- II. 3<sup>rd</sup> QUARTER FINANCIAL REPORT

**REGULAR MEETING – 7:00 PM**

- I. **CALL TO ORDER AND ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **CEREMONIAL ITEMS**
- IV. **PUBLIC FORUM**
- V. **CONSENT AND APPROVAL OF AGENDA**
  - A. Approve Minutes of the January 13, 2025 Regular Council Meeting
  - B. Approve Minutes of the January 13, 2025 Work Session
  - C. Appointment of Marlys Steele to the Senior Center Board
  - D. Resolution Accepting Feasibility Report and Calling a Public Hearing at 7:00 PM, February 24, 2025 for the 2025 Neighborhood Improvement Project (Job 2501)
  - E. Resolution Accepting Feasibility Report and Calling a Public Hearing at 7:00 PM, February 24, 2025 for the 2025 State Aid Street Overlay Project (Job 2502)
  - F. Resolution Accepting Feasibility Report and Calling a Public Hearing at 7:00 PM, February 24, 2025 for the 11th Street Reconstruction Project (Job 2503)
  - G. ~~Resolution Approving State of Minnesota Joint Powers Agreements with the City of Albert Lea on Behalf of its City Attorney~~
- VI. **PETITIONS, REQUESTS AND COMMUNICATIONS**



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VII. **UNFINISHED BUSINESS**

VIII. **NEW BUSINESS**

- A. Resolution Entering a Professional Engineering Services Agreement with HDR Inc. -  
Front Street Basin Project (Job 2507)
- B. Resolution Accepting Donations as Presented to the City of Albert Lea
- C. ~~Resolution Permitting Loan with Pro Manufacturing, Inc.~~

IX. **MAYOR AND COUNCIL REPORTS**

X. **CITY MANAGER REPORT**

XI. **APPROVAL OF CLAIMS**

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

XII. **ADJOURNMENT**

**Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the City Council of the City of Albert Lea. This document does not claim to be complete and is subject to change**



City Manager Report to Council  
221 East Clark Street, Albert Lea, MN 56007  
(507) 377-4330 – [info@ci.albertlea.mn.us](mailto:info@ci.albertlea.mn.us)

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**To: Mayor and City Council**  
**From: City Manager**  
**Date: January 27, 2025**  
**Re: January 27, 2025 City Council Meeting**

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V. CONSENT AND APPROVAL OF AGENDA

C. Appointment of Marlys Steele to the Senior Center Board – The appointment of Marlys Steele will fill the one opening on the Senior Center Board. Mayor Murray has reviewed Marlys’s application and has approved her appointment.

D. Resolution Accepting Feasibility Report and Calling a Public Hearing at 7:00 PM, February 24, 2025 for the 2025 Neighborhood Improvement Project (Job 2501) – This item would accept a feasibility report and call a public improvement hearing for February 24, 2025 for the 2025 Neighborhood Improvement Project, City Job No. 2501.

The proposed project has two main components: bituminous mill & overlay in the Crossroads Boulevard area and a portion of Lake Chapeau Drive, and replacement of the bituminous surface on a portion of SE Marshall Street. The streets in the mill & overlay area include:

- Lake Chapeau Drive – City Arena to the west end
- Crossroads Boulevard – TH 65 to the south end
- Betha Larson Lane – Crossroads Boulevard to the east end
- Ross Drive – Crossroads Boulevard to Betha Larson Lane
- Kram Avenue – Betha Larson Lane to the north end

Work in the mill & overlay area will involve milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous

layer will match with the level of the concrete gutter. A 2-inch-thick layer of bituminous will be laid over the entire width of the street. The project would also involve replacing sections of curb & gutter that have settled and are causing drainage issues.

Work on SE Marshall Street from Prospect Avenue to I-35 will involve bituminous reclamation. This process grinds up the existing asphalt surface in place and mixes it with a portion of the underlying in-place gravel base. This will form a new aggregate road-base for the new bituminous pavement. One centerline culvert will also be replaced.

There are 69 properties to be assessed as part of this project (39 along Lake Chapeau Dr, 20 in the Crossroads Blvd area, and 10 along SE Marshall St). The assessments for the commercial properties in overlay areas depend on the width of the roadway and range between \$34.45 per foot to \$37.09 per foot. The preliminary assessment rate for SE Marshall Street is \$52.15 per foot. The preliminary assessment roll is attached to this report.

The assessment terms will be determined by following the City's Assessment Policy. The interest rate will be based on bonding in 2025.

The estimated project cost is \$1,098,887.39 and would be paid for with assessments, sanitary sewer funds, and City bonding funds.

See attached resolution and engineer report.

- E. Resolution Accepting Feasibility Report and Calling a Public Hearing at 7:00 PM, February 24, 2025 for the 2025 State Aid Street Overlay Project (Job 2502) –This item would accept a feasibility report and call a public improvement hearing for February 24, 2025 for the 2025 State Aid Street Overlay Project, City Job No. 2502.

This proposed project involves the bituminous mill & overlay and miscellaneous curb & gutter replacement on Garfield Avenue from Fairlane Terrace to Richway Drive.

Work in the mill & overlay area will involve milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous layer will match with the level of the concrete gutter. A 2-inch-thick layer of

bituminous will be laid over the entire width of the street. The project would also involve replacing sections of curb & gutter that have settled and are causing drainage issues.

This section of Garfield Avenue was evaluated for Complete Streets improvements such as sidewalks, bike lanes, shared user paths, etc. Numerous constraints including narrow right-of-way and street widths, mature boulevard trees, and steep yard slopes make these improvements unfeasible without narrowing the road and eliminating on-street parking. Complete Streets improvements are not being proposed with this project.

There are 26 properties to be assessed as part of this project. The preliminary assessment rate is \$33.63 per foot. The preliminary assessment roll is attached to this report.

The assessment terms will be determined by following the City's Assessment Policy. The interest rate will be based on bonding in 2025.

The estimated project cost is \$200,902.08 and would be paid for with assessments, sanitary sewer funds, and City bonding funds. Staff recommends approval.

See attached resolution and engineer report.

- F. Resolution Accepting Feasibility Report and Calling a Public Hearing at 7:00 PM, February 24, 2025 for the 11th Street Reconstruction Project (Job 2503) – This item would accept a feasibility report and call a public improvement hearing for February 24, 2025 for the 11th Street Reconstruction Project, City Job No. 2503.

The proposed project calls for the complete reconstruction of the east end of 11<sup>th</sup> Street (approximately 355 total feet). Proposed work will include complete removal and replacement of the pavement, curb & gutter, sanitary sewer, storm sewer, and watermain. The street description is:

- 11<sup>th</sup> Street – Margaretha Avenue to the east end

11<sup>th</sup> Street is 31 feet wide from back-to-back of curb and is proposed to be reconstructed to the same configuration. The watermain has experienced a large and

increasing frequency of breaks. The other underground utilities have reached the end of their design life and are proposed for replacement with this project.

Assessments will be levied to the benefiting properties based upon replacing the pavement and curb & gutter. The proposed assessment rate is \$165.79 per foot.

Three commercial properties and one City-owned property are proposed to be assessed with this project. Following the assessment policy, the assessments will be over 15 years. The interest rate will be based on bonding in 2025.

The estimated project cost is \$531,316.24 and would be paid for with assessments, sanitary sewer funds, water funds, and City bonding funds. Staff recommends approval.

See attached resolution and engineer report.

## VI. PETITIONS, REQUESTS AND COMMUNICATIONS

## VII. UNFINISHED BUSINESS

## VIII. NEW BUSINESS

- A. Resolution Entering a Professional Engineering Services Agreement with HDR Inc.- Front Street Basin Project (Job 2507) – *The City has received an \$885,724.21 Stormwater Resiliency Grant for design and construction of a stormwater raingarden type basin, including access and public use trails on City owned property located at 1300 Front Street. The estimated total cost of the project is \$1,027,789. The location of the drainage area is prone to flooding and consists of City owned parcels that are to be repurposed as stormwater detention basins. These parcels were donated to the city for the purpose of creating stormwater storage. Staff is recommending hiring HR Green based on a proposed fee not to exceed \$129,700.00 for professional engineering services to develop construction plans and cost estimate for the Front Street Basin design, perform wetland delineation, stormwater modeling with additional Geotech coordination, and ADA walkway and access improvements. Staff also recommends including approval of the option for an additional sum not to exceed \$44,000.00 for optional construction oversight. Total cost not to exceed \$173,700.00. Staff recommends approval.*

See attached resolution.

- B. Resolution Accepting Donations to the City Arena as Presented - *Plans for remodeling the City Arena included building a small changing room for referees and hockey players in an unused corner of the skate-changing area outside the Nystrom Rink. Recreation staff members planned to build this room themselves, but Attig Construction offered its services as a donation. Geneva Lumber, Rink Systems and Albert Lea Electric have also offered supplies and services for the project at no charge. The in-kind donations total nearly \$6,500. In recognition of the donations, the 9.5 X 17-foot room will display the names of the donors, similar to a dasher board ad and similar to recognition at the City Arena for other donors. Staff recommends approval.*

See attached resolution.

XI. APPROVAL OF CLAIMS

- A. Resolution Approving Claims – The attached resolution directs the Mayor and City Treasurer to issue the payment of claims as presented in the Detail of Claims report.
- (1). Large Claims Over \$25,000 – When applicable, staff will present and display any claims over \$25,000 for the public's viewing, transparency and education.

**REGULAR COUNCIL MEETING  
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA  
January 13, 2025 – 7:00 P.M.**

**PRESENT:** Mayor Rich Murray, Councilors Rachel Christensen, Larry Baker, Jason Howland, Reid Olson, Keith Van Beek, 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.

**ADDITIONAL STAFF PRESENT:** City Planner Megan Boeck, 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**

- A. Clerk Maras administered the Oath of Office to Councilors Rachel Christensen – Ward 1, Jason Howland – Ward 3, Keith Van Beek – Ward 5
- B. Mayor Murray read aloud the Proclamation Declaring January as National Mentoring Month in Albert Lea, MN – STARS Mentoring Program Director Watsana Thiravong was present to receive the Proclamation. She provided details of this program and the many benefits to youth.

**PUBLIC FORUM** – Bruce Manwarren suggested deer crossing signs be displayed at the area where two deer were hit by vehicles last year.

**CONSENT AND APPROVAL OF AGENDA**

- A. Approve Minutes of the December 09, 2024 Regular Council Meeting
- B. Approve Minutes of the December 09, 2024 Work Session
- C. Licenses & Permits
- D. Resolution Establishing 2025 Appointments and Designations
- E. Resolution Designating Depositories of City Funds and Signatories for Withdrawal of Funds and Authorizing Credit Card Use, Electronic or Wire Transfers, Investment of Municipal Funds and Collateral Securing Deposits For 2025
- F. Resolution Naming Official Newspaper For 2025
- G. Resolution Ordering Preparation of Feasibility Reports for 2025 Improvements
- H. Resolution Approving State of Minnesota Joint Powers Agreement with The City of Albert Lea on Behalf of its Human Resource Department and Fire Rescue

Motion made by Councilor Baker to approve the consent agenda as read, seconded by Councilor



Howland. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-001 through 25-005  
Included with these minutes)

**PETITIONS, REQUESTS AND COMMUNICATIONS** - None

**UNFINISHED BUSINESS** - None

**NEW BUSINESS**

A. Public Hearing Regarding Disposal of Property – 1116 James Avenue

This public hearing is to determine if the property at 1116 James Avenue continues to have a public use. The only continued public use is a narrower easement to access a stormwater sewer line. Ownership by the City is not necessary.

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

**A1. Resolution 25-006 Declaring No Public Interest in Real Property – 1116 James Avenue**

This property cannot be developed due to easements for utilities and can better serve neighboring property owners for use and setbacks if divided and added to their properties. Staff recommends disposing the property by splitting it and adjoining to the neighboring property.

Motion made by Councilor Christensen, seconded by Councilor Baker. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-006  
Included with these minutes)

**B. Resolution 25-007 Approving the Sale of City Owned Real Estate at 1116 James Avenue**

This property cannot be developed due to easements for utilities and can better serve neighboring property owners for use and setbacks if divided and added to their properties. Staff recommends disposing the property by splitting it and adjoining to the neighboring property.

Motion made by Councilor Anderson, seconded by Councilor Howland. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-007  
Included with these minutes)

**C. Resolution 25-008 Approving the Sale of City Owned Real Estate at 1211 Newton Avenue S.**

Three parcels the City owns do not meet zoning requirements as does the neighboring property. In an agreement to finish remodeling the property at 1213 Newton Ave, the City agreed to split a portion of the property at 1211 Newton Ave and adjoin to 1213 Newton. With adjustments to the remaining property into two new parcels, the City will have lots that can be better developed without being oversized to the neighborhood. The property owner at 1213 will have a residential lot near zoning compliance. Staff recommends disposing the property by splitting it and adjoining to the neighboring property at 1213 Newton Ave.

Motion made by Councilor Baker, seconded by Councilor Anderson. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-008  
Included with these minutes)

**D. Resolution 25-009 Authorizing Broadway Ridge Grant with Susanne M. Crane at 224 S. Broadway**

Susanne Crane submitted a Broadway Ridge Grant for reimbursement up to 50% of costs associated with roof replacement at 224 S Broadway. The total improvement cost is \$32,300 which will provide a matching grant of \$16,150. All improvements have been completed and reviewed by the City's Zoning and Building Official for compliance with application requirements.

The project is conditional that any and all other code violations be completed on or before June 30, 2025.

Motion made by Councilor Baker, seconded by Councilor Howland. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-009  
Included with these minutes)

**E. Resolution 25-010 Designating Two "Loading Zone" Stalls on Bridge Avenue (Job 2213)**

Construction and installation of dock and kayak landing along Bridge Avenue is completed with the exception of the dock.

As part of the Cooperative Agreement between the Minnesota Department of Natural Resources and the City, a loading/unloading zone is to be designated along Bridge Avenue adjacent to the landing entrance. This will ensure a kayak can be dropped off or picked up at this location. This resolution would authorize City staff to install signage designating this approximately 50-foot-long area. This would allow for short term parking for loading and unloading along this section of Bridge Avenue to provide safe, convenient access to the boat dock.

Motion made by Councilor Christensen, seconded by Councilor Howland. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-010  
Included with these minutes)

**F. Resolution 25-011 Approving Agreement for Professional Engineering Services - Snyder Field Bathrooms and Concession (Job 2317)**

In 2020 the city had a facilities study performed of the J.M. Snyder field. Through this study it was determined that the facility needed improvements to drainage, restrooms, concession areas, parking, walkways, spectator areas, coaching areas, and general park spaces. It was also noted that ADA improvements were needed.

In 2022 drainage improvements were completed and in 2023 fence and dugouts were improved.

The city requested proposals public facilities design. The work involves seeking public input and facility demands to design concession, bathroom, picnic area, playground area, and ADA walkway and parking improvements. A cost estimate for the project was also a requirement of the proposal. All three consulting firms responded with proposals outlining professional planning and design services, as well as a cost estimate. Staff is recommending ISG of St Louis Park Minnesota for this work. The proposal stated a not to exceed fee of \$29,500.

The scope of work in their proposal accurately describes the deliverables sought by the city. The City has budgeted \$185,000 in fund 411 to cover this cost. This is PAR-26-04. A presentation to the Parks Advisory Board on the designs and costs are expected in late spring where they will receive input and direction from City Staff and the Parks Advisory Board. A final report is expected in April. The intent is to have a plan and costs by the summer of 2025 to allow for fundraising with construction scheduled for 2026.

The other two proposals were submitted by Bolton and Menk, Inc. and WSB Inc. The proposals submitted by each firm were impressive and each should be considered for future work.

Motion made by Councilor Howland, seconded by Councilor Olson. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-011  
Included with these minutes)

**G. Resolution 25-012 Supporting Active Transportation Application - New Paved Trail from Albert Lea to Manchester (Job 2411)**

The attached resolution is supporting submittal of an active transportation funding application with MNDOT. The application would be for partial funding of the trail from Albert Lea to Manchester.

The application would be submitted at the end of January.

Motion made by Councilor Baker, seconded by Councilor Anderson. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-012  
Included with these minutes)

**H. Resolution 25-013 Accepting the Offer of the Minnesota Public Facilities Authority to Purchase a \$1,030,781 Taxable Grant Anticipation Revenue Note of 2025A Providing for its Issuance and Authorizing Execution of a Minnesota Public Facilities Authority Master Loan (Bond Purchase) and/or Grant Agreement and a Lead Service Line Replacement Program Project Order ID Albert Lea\_LSLR\_01 MDH Project ID 124001-4**

The 2023 Minnesota Legislature appropriated \$240 million for lead service line replacements and approximately \$40 million per year in federal funds from the Infrastructure Investment and Jobs Act is also available. To access these funds, public water systems apply through the Drinking Water Revolving Fund, which is jointly administered by the Minnesota Department of Health (MDH) and the Public Facilities Authority (PFA).

In 2023 the City of Albert Lea applied for and received loan and grant funding to replace approximately 150 private and public lead water services. As part of this the City is to issue a \$1,030,781 Taxable Grant Anticipation Revenue Note. This note issuance will be February 5th. The PFA will repay the full amount of the note through a grant and Master Agreement.

Motion made by Councilor Anderson, seconded by Councilor Howland. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson. Mayor Murray Abstained. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-013  
Included with these minutes)

**I. Resolution 25-014 Authorizing FY2029 Blake Avenue (East Main Street to Marshall Street) Grant Application**

This resolution authorizes staff to apply for Federal Surface Transportation Funds for fiscal year 2029 via the Minnesota Department of Transportation. The proposed project is a resurfacing project of Blake Avenue from E. Main Street to TH-65. Proposed work includes bituminous mill & overlay, and installation of new sidewalk.

The city has been awarded Federal funding for the resurfacing of Blake Avenue from E. Main Street to TH-65 in fiscal year 2028. If awarded, the entire length of the Blake Avenue resurfacing project would be funded. If awarded, this funding would be advanced so that the entire project can take place in 2028.

Motion made by Councilor Baker, seconded by Councilor Howland. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-014  
Included with these minutes)

**J. Resolution 25-015 Approving Preliminary and Final Plat of Blazing Star No. 2**

The Planning Commission held a public hearing on December 3, 2024 to review Preliminary and Final Plat of Blazing Star No. 2 for compliance with Chapter 38 Subdivisions. The layout of the lots and blocks were largely based on areas of contamination and consequent required cleanup as well as grade of the overall property.

The 2040 Comprehensive plan identifies the Blazing Star site as a key development area due to the close proximity to both lakes and the walkability aspects from the property to the downtown and any number of retail or natural amenities. Planning Commission recommends approval.

- Both outlot A and B are plated as outlots due to the floodplain and the likelihood of those areas remaining parks and/or open space.
- The railroad crossing is being platted as outlot D until such time the railroad is willing to sign the Right-Of-Way or crossing access.

Motion made by Councilor Howland, seconded by Councilor Anderson. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-015  
Included with these minutes)

**K. Resolution 25-016 Accepting Donations as Presented to the City of Albert Lea**

Waste Management has graciously donated their expenses in the amount of \$4092.25 for the 2024 City Wide Fall Clean-up Event that was held Saturday, October 12, 2024. Waste Management has contributed to the City's clean-up events for years; however, this last event was fully funded by Waste Management for all Waste Management expenses.

Servpro of Albert Lea has donated their expenses in the amount of \$1,785.05 for the dehumidification equipment and monitoring after water damage occurred at the Vitality Center basement in December. Servpro is a newer company to Albert Lea. They work in cleaning, restoration, and construction.

Motion made by Councilor Howland, seconded by Councilor Christensen. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-016  
Included with these minutes)

**MAYOR AND COUNCIL REPORTS:**

First Ward, Councilor Christensen reported:

- Ward Items – None
- Committee Update – January has been busy with several committee meetings. She invites everyone to attend the upcoming Chamber Business After Hours and reminded people that you do not have to be a Chamber member to attend. She is the new representative for the Senior Center and looks forward to working with them. Will be attending the Blue Zones Worksite Wellness Committee meeting this Wednesday, and Planning Commission will be meeting next month. She will also be attending the Building Committee meeting related to potential improvements to the City Hall building.

Second Ward, Councilor Baker reported:

- Ward Items – Will be contacting the City Manager regarding a couple of ward items.
- Committee Update – Attended the recent ALEDA meeting.

Third Ward, Councilor Howland reported:

- Ward Items – None
- Committee Update – None

Fourth Ward, Councilor Olson reported:

- Ward Items – Was working on a question from a constituent regarding a sewer line issue and he has received answers from staff to respond to the resident.
- Committee Update – None

Fifth Ward, Councilor Van Beek reported:

- Ward Items – None
- Committee Update – None

Sixth Ward, Councilor Anderson reported:

- Ward Items – Sent an email to staff regarding a ward item.
- Committee Update – Will be attending the newly created Building Committee related to updates to the current City Hall building.

### **MAYOR REPORT:**

Attended the following meetings:

- Oat Mill project
- Health Care meeting with Chamber of Commerce
- Chamber Business After Hours in December
- Special meeting with ALEDA regarding the HRA as well as the monthly ALEDA meeting
- Life Center Christmas Party
- Freeborn County Hazard Plan conference call
- Visited the new Mexican restaurant, Abelardo's Mexican Fresh

He reminded the community that they are all ambassadors of this community and implores everyone to express support and provide ideas to their council person.

Mentioned the upcoming events and noted the events are also listed on the City's website.

### **CITY MANAGER REPORT**

- Thanked staff for a positive 2024 outcome
- Looks forward to working on housing initiatives
- Exploring city software efficiencies
- Reviewing Capital Investments including the general improvements to the City Hall building
- Blight is an on-going process and staff will be coming to council in the year of 2025 with a significant list of properties that will need correction
- Continue to look at public input and where that input may be put into actionable items
- Continuing to find ways in which the city will be a supportive role to many of the different partners such as ALEDA, the County, CVB, Chamber, HRA, Untied Way, YMCA, etc.

### **APPROVAL OF CLAIMS**

#### **A. Resolution 25-017 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 Howland, to approve the claims, seconded by Councilor Anderson. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-017  
Included with these minutes)

Councilor Howland 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, January 27, 2025. On roll call vote, all councilors voted in favor of said motion.

Mayor Murray declared the motion passed and the meeting adjourned.

**ADJOURNMENT: 7:34 P.M.**

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Mayor Rich Murray

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Daphney Maras  
Secretary of the Council



**WORK SESSION MEETING  
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA  
January 13, 2025 - 5:30 P.M.**

**PRESENT:** Mayor Rich Murray, Councilors, Rachel Christensen, Jason Howland, Reid Olson, Keith Van Beek, 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.

**ADDITIONAL STAFF PRESENT:** Sergeant-at-Arms-Public Safety Director JD Carlson, Engagement & Enrichment Director Cathy Malakowsky, City Planner, Megan Boeck, and Human Resource Director Mike Zelenak.

**I. REVIEW COUNCIL MEETING AGENDA OF JANUARY 13, 2025**

- II. 3<sup>rd</sup> QUARTER FINANCIAL REPORT** – *This item was removed from this agenda. It will be presented at the January 27<sup>th</sup> work session.*

**REVIEW COUNCIL MEETING AGENDA OF JANUARY 13, 2025**

City Manager Rigg reviewed the council agenda providing background on each item, and invited councils' questions and comments.

**CEREMONIAL ITEMS**

- A. Oath of Office – Councilors Rachel Christensen – Ward 1, Jason Howland – Ward 3, Keith Van Beek – Ward 5
- B. Proclamation Declaring January as National Mentoring Month

**PUBLIC FORUM**

**CONSENT AND APPROVAL OF AGENDA**

- A. Approve Minutes of the December 09, 2024 Regular Council Meeting
- B. Approve Minutes of the December 09, 2024 Work Session
- C. Licenses & Permits
- D. Resolution Establishing 2025 Appointments and Designations
- E. Resolution Designating Depositories of City Funds and Signatories for Withdrawal of Funds and Authorizing Credit Card Use, Electronic or Wire Transfers, Investment of Municipal Funds and Collateral Securing Deposits For 2025
- F. Resolution Naming Official Newspaper For 2025
- G. Resolution Ordering Preparation of Feasibility Reports for 2025 Improvements
- H. Resolution Approving State of Minnesota Joint Powers Agreement with The City of Albert Lea on Behalf of its Human Resource Department and Fire Rescue

**PETITIONS, REQUESTS AND COMMUNICATIONS** - None

**UNFINISHED BUSINESS** - None

**NEW BUSINESS**

- A. Public Hearing Regarding Disposal of Property – 1116 James Avenue
  - A1. Resolution Declaring No Public Interest in Real Property – 1116 James Avenue
- B. Resolution Approving the Sale of City Owned Real Estate at 1116 James Avenue

Rigg displayed a certificate of survey outlining the adjustments to these property lines indicating the division of the property between two residents.

- C. Resolution Approving the Sale of City Owned Real Estate at 1211 Newton Avenue S.

Rigg displayed a map defining the adjustments to the parcels.

- D. Resolution Authorizing Broadway Ridge Grant with Susanne M. Crane at 224 S. Broadway

City Attorney Holstad explained a mortgage is being added to this grant as a condition to ensure any and all code violations will be completed on or before June 30, 2025. This includes replacement of the second-floor windows to historic preservation standards. Once the code violations are corrected, the loan will be satisfied.

- E. Resolution Designating Two "Loading Zone" Stalls on Bridge Avenue (Job 2213)

Rigg explained this loading zone is required as part of the grant agreement with MNDOT related to the partnership of installing a boat dock/kayak landing. He emphasized this loading zone is for unloading kayaks and is not meant for unloading motor boats. Jahnke said two "loading zone only" signs will also be added.

- F. Resolution Approving Agreement for Professional Engineering Services - Snyder Field Bathrooms and Concession (Job 2317)

Jahnke said although there are illustrations of the proposed concessions and bathrooms and cost estimates have been provided, there is not an actual design nor affirmative cost. In response to councilor Christensen's comment regarding the fee for professional engineering services, Jahnke responded the other two bids received were considerably higher.

Baker asked for an update of where the City is at with the contract with Riverland for the use of Snyder Field. Rigg responded that once the improvements are complete and a dollar amount is available, a new contract will be negotiated.

- G. Resolution Supporting Active Transportation Application - New Paved Trail from Albert Lea to Manchester (Job 2411)

Rigg deferred to Jahnke for additional comment on this item. Jahnke said this is one of several applications submitted for funding that would be used for the trail and/or bridge repairs; depending on the amount of funding ultimately received. This particular application is for a million dollars to be used for construction of the trail that would run from Fountain Street to Manchester. In response to councilor Anderson, Jahnke clarified that the County is the sponsor on this application process with the City of Albert Lea, Manchester, and MNDOT to also provide a letter of support for the construction and maintenance of the proposed trail.

H. Resolution Accepting the Offer of the Minnesota Public Facilities Authority to Purchase a \$1,030,781 Taxable Grant Anticipation Revenue Note of 2025A Providing for its Issuance and Authorizing Execution of a Minnesota Public Facilities Authority Master Loan (Bond Purchase) and/or Grant Agreement and a Lead Service Line Replacement Program Project Order ID Albert Lea\_LSLR\_01 MDH Project ID 124001-4

Councilor Christensen asked for confirmation that this is a forgivable non-interest loan, to which Rigg confirmed it is. Jahnke interjected explaining the process includes the city receiving the loan and as the work is completed, the city submits for reimbursement.

I. Resolution Authorizing FY2029 Blake Avenue (East Main Street to Marshall Street) Grant Application

Jahnke said in addition to resurfacing and adding curb and gutter, this project will include filling in the ditch on the East side of Main Street and installing a storm sewer to allow for the installation of a sidewalk. He also noted this is the application process and Albert Lea is competing with several other cities so there is no guarantee this money will be granted.

J. Resolution Approving Preliminary and Final Plat of Blazing Star No. 2  
K. Resolution Accepting Donations as Presented to the City of Albert Lea

**APPROVAL OF CLAIMS**

A. Resolution Approving Claims  
(1). Presentation of Claims Over \$25,000

**ADJOURNMENT** – 6:11 P.M.

Dated this 13<sup>th</sup> day of January, 2025

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Daphney Maras  
Council Secretary

RESOLUTION 25

Introduced by Councilor

RESOLUTION RECEIVING FEASIBILITY REPORT AND CALLING PUBLIC HEARING FOR  
THE 2025 NEIGHBORHOOD IMPROVEMENT PROJECT - JOB 2501

WHEREAS, pursuant to resolution of the City Council adopted January 13, 2025, a report has been prepared by the Engineering Department with reference to the 2025 Neighborhood Improvement Project, Job No. 2501. The streets are as follows:

Lake Chapeau Drive – City Arena to the west end  
Crossroads Boulevard – TH 65 to the south end  
Betha Larson Lane – Crossroads Boulevard to the east end  
Ross Drive – Crossroads Boulevard to Betha Larson Lane  
Kram Avenue – Betha Larson Avenue to the north end  
SE Marshall Street – Prospect Avenue to I-35

WHEREAS, this project will include mill & overlay, bituminous reclamation, curb & gutter, manhole repairs, and culvert replacement; and

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible.

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

Sec. 1. The Council will consider the improvement of such streets in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement as follows:

<b>Total</b>	<b>Sanitary Sewer Funds</b>	<b>Levy Amt for 429 Process</b>	<b>Special Assessments</b>	<b>Held for Future Assessments</b>	<b>City Costs (Bonding)</b>
\$1,098,887.39	\$81,243.00	\$1,017,644.39	\$542,494.55 (53.3%)	\$144,697.47 (14.2%)	\$330,452.37 (32.5%)

Sec. 2. A public hearing shall be held on such proposed improvement on the 24<sup>th</sup> day of February, 2025 at 7:00 p.m. during the City Council meeting, and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor , and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Howland, Olsen, Van Beek, Anderson, and Mayor Murray;

And the following voted against the same: None. Mayor Murray declared the resolution passed.

Introduced and passed this 27<sup>th</sup> day of January, 2025

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Mayor Rich Murray

Filed and attested this 28<sup>th</sup> day of January, 2025

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Secretary of the Council

PROJECT NO 2501  
 2025 Neighborhood Improvement Project  
 REPORT OF THE CITY ENGINEER  
 CITY OF ALBERT LEA, MINNESOTA 56007

After analysis of the proposed improvement(s) listed below, I consider it (them):

- Not feasible for the reasons stated.
- The improvement is necessary, cost effective, and feasible. The improvement(s) should be made as here proposed.

<u>TYPE OF IMPROVEMENT</u>	<u>LOCATION</u>	<u>ESTIMATED COST</u>
2025 Mill, Overlay, Curb & Gutter Replacement	Various (See list below)	\$701,454.68
Bituminous Surface Reconstruction	SE Marshall Street Prospect Avenue to I-35	\$397,432.71

The cost breakdown is as follows:

Total Estimated Costs:	\$1,098,887.39
Sanitary Sewer Funds:	\$81,243.00
Levy Amt for 429 Process	\$1,017,644.39
Preliminary Assessments:	\$542,494.55 (53.3%)
Held for Future Assessments:	\$144,697.47 (14.2%)
Bonding Funds:	\$330,452.37 (32.5%)

**Neighborhood Improvement Overlay and Curb & Gutter Replacement**

This portion of the project involves the bituminous overlay of streets in the southeast area of town as well as the west end of Lake Chapeau Drive. The streets are as follows:

- Crossroads Boulevard – TH-65 to the south end**
- Betha Larson Lane – Crossroads Boulevard to the east end**
- Ross Drive – Crossroads Boulevard to Betha Larson Lane**
- Kram Avenue – Betha Larson Lane to the north end**
- Lake Chapeau Drive – City Arena to the west end**

The project will involve milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous layer will match with the level of the concrete gutter. A 2-inch thick layer of bituminous will be laid over the entire width of the street. The project would also involve replacing sections of curb & gutter that have settled and are causing drainage issues.

The City costs are for side yard credits, work in the intersections, and for work along City-owned property. The sanitary sewer costs are for repairs to manholes that will be completed as part of this project and done prior to placement of the overlay.

The average age of these streets is 29 years old. The streets proposed for mill & overlay were constructed in 2001 or 2002 and have not been overlaid. A summary of these streets and ages is attached. Typically, Engineering has tried to extend the life of the roadways by performing an overlay between year 20 and 30 and every 15 to 25 years thereafter. The goal is to extend the life of the roadway to approximately a 75 year life. This is the estimated life of the underground utilities.

The total centerline footage of the project is approximately 11,541 linear feet (2.19 miles). Other recent Neighborhood Improvement Project overlay areas had total centerline footages of 11,121 ft in 2024; 11,561 ft in 2021, 15,363 ft in 2020; and 14,914 ft in 2018.

### **Bituminous Surface Reconstruction – SE Marshall Street – Prospect Avenue to I-35**

The bituminous pavement on SE Marshall Street from Prospect Avenue to the I-35 bridge is deteriorated past the point where an overlay will be beneficial. Engineering is proposing to utilize a process of reclamation with this project. This process grinds up the existing asphalt surface in place and mixes it with a portion of the underlying in-place gravel base. This will form a new aggregate roadbase for the new bituminous pavement.

One centerline culvert underneath SE Marshall Street is proposed to be replaced as part of this project.

The properties abutting this street are a mix of residential lots, agriculture land and commercially zoned properties. Per the Assessment Policy, the assessed footage for the residential lot is capped at 150 feet while the footage for commercial agriculture properties is not capped.

SE Marshall Street was paved in 1957 and overlaid in 1986.

### **Miscellaneous Concrete Work**

Also proposed with this project is to complete a few minor concrete repairs and improvements throughout the City. These improvements are:

- Replacement of deteriorated sidewalk on the south side of Clark Street between Elizabeth Avenue and Bridge Avenue
- Install valley gutter across the intersection of Bayview Drive with Greenwood Drive. This is to correct a drainage issue that was caused by the curb replacement on Greenwood Drive in 2024.
- Fountain Street/Summer Avenue pedestrian ramp: The existing pedestrian crossing at Fountain Street and Summer Avenue is a marked crosswalk to provide safe crossing and access to Lakeview School. There currently is no pedestrian ramp on the south side of Fountain Street. Proposed with this project is to upgrade this to an Americans with Disabilities Act (ADA) compliant pedestrian ramp

### **Complete Streets Review**

All streets in the project area were evaluated for complete streets improvements such as additional sidewalk, bike lanes, shared user paths, etc.

Lake Chapeau Dr is a low speed, low volume residential road and adequately and safely accommodates both vehicular and pedestrian traffic. Engineering does not feel this neighborhood would benefit from the addition of sidewalk and are not proposing any complete streets improvements for these streets.

The Crossroads Boulevard area is almost completely commercial or industrial in nature and does not connect to any existing pedestrian facilities. The addition of sidewalk would not be expected to generate significant pedestrian traffic and is not being proposed with this project.

Installing a sidewalk or shared user trail along SE Marshall Street would require significant grading of the ditch areas and would be cost-prohibitive. These facilities would also not be expected to generate notable pedestrian activity and would likely be underutilized. No complete streets improvements are proposed for SE Marshall Street.

### **Assessments**

There are 69 properties to be assessed as part of this project (39 along Lake Chapeau Dr, 20 in the Crossroads Blvd area, and 10 along SE Marshall St). The assessments for the commercial properties in overlay areas depend on the width of the roadway and range between \$34.45 per foot to \$37.09 per foot. The preliminary assessment rate for SE Marshall Street is \$52.15 per foot.

The assessment breakdown is as follows:

	Lake Chapeau	Crossroads Area	SE Marshall	Overall
Average Assessment:	\$2,192.37	\$15,821.17	\$14,056.88	\$7,862.24
Median Assessment:	\$275.22	\$14,012.57	\$7,599.04	\$4,426.50
Lowest Assessment:	\$275.22	\$2,213.25	\$5,949.27	\$275.22
Highest Assessment:	\$7,743.13	\$63,241.30	\$63,650.64	\$63,650.64

The assessment term will be determined using the City’s Assessment Policy. The interest rate will be based on bonding in 2025.

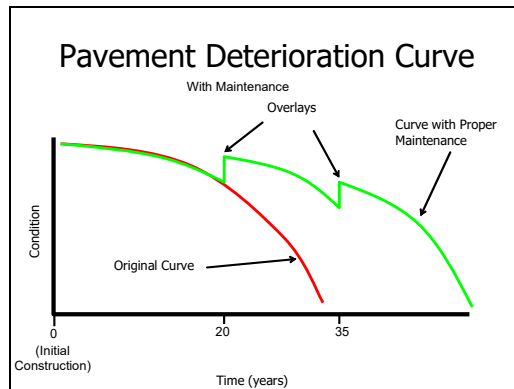
**Pavement Management Program**

The Engineering Department has put together a Pavement Management Program in order to better target which streets are due for routine maintenance, overlays, or complete replacement. The goal of this program is to delay progressive failures and reduce the need for service activities and routine maintenance by implementing a schedule of preventative maintenance. Put simply, a preventative maintenance program seeks to “do the right treatment at the right time.” In the past, a corrective maintenance plan was used where street failures were fixed as they arose. Since activities associated with corrective maintenance are generally considered more extensive, preventative maintenance plans have been shown to be much more cost-effective.

There are a number of treatments that will be used with this program. They are as follows:

1. Do nothing: If a street is already in very poor condition, the best solution may be to put off any action for a number of years until a complete reconstruction is warranted.
2. Patch: Lasts 1 year; adds no structural capacity.
3. Crack Seal: Used to stop a crack from spreading and for preventing water from seeping into the crack.
4. Chip Seal: Lasts 5 years; adds no structural capacity.
5. Overlay: Lasts 10+ years; increases structural capacity.
6. Reconstruct: The design life for the City’s water and sewer lines is 75 years. As such, when a street reconstruction is warranted, the City will attempt to coincide it with this 75 year mark for the sewer and water.

The following figure shows how the life of a pavement can be extended through the use of preventive maintenance.



The following table shows the schedule recommended by Mn/DOT for low volume bituminous roads.



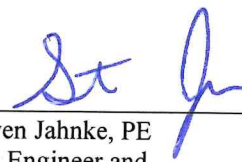
Table 1: Low Volume Bituminous Pavements	
Pavement Age	Treatment
0	Initial Construction
6	Route & Seal Cracks
10	Chip Seal
20	Overlay
23	Route & Seal Cracks
27	Chip Seal
35	Overlay
38	Route & Seal Cracks
43	Chip Seal
50	End of Analysis Period

The average age of these streets to be overlaid is 29 years old, and have not been overlaid. Many of these streets are showing signs of aging and are at the point where an overlay will benefit them the most. If the City were to put off maintenance on these streets for much longer, the cracks that are there now will have grown, and new cracks will have formed. These new and larger cracks would reflect through the overlay much sooner than if the overlay were installed as proposed in this report.

If the Council approves moving forward with the project, the proposed timeline is as follows:

Council Accepts Feasibility Study	January 27, 2025
Council Calls Public Improvement Hearing	January 27, 2025
Neighborhood Informational Presentation	February 19, 2025 (Tentative)
Public Improvement Hearing & Order Preparation of Plans	February 24, 2025
Resolution Approving Plans & Authorizing Advertisement for Bid	March 10, 2025
Start Advertisement	March 15, 2025
Open Bids	April 8, 2025
Council Awards Bid	April 14, 2025
Earliest Start Date	May 1, 2025
Completion Date:	August 31, 2025

Also attached to this Feasibility Report is a listing of the streets with their paving width and assessment rate listed, a listing of the age of the streets, maps showing the project areas, the engineer's estimate and the individual parcel assessment list (69 parcels).




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Steven Jahnke, PE  
City Engineer and  
Director of Public Works

January 17, 2025



1 – Lake Chapeau Drive: Alligator Cracking



2 – Lake Chapeau Drive: Settled Curb



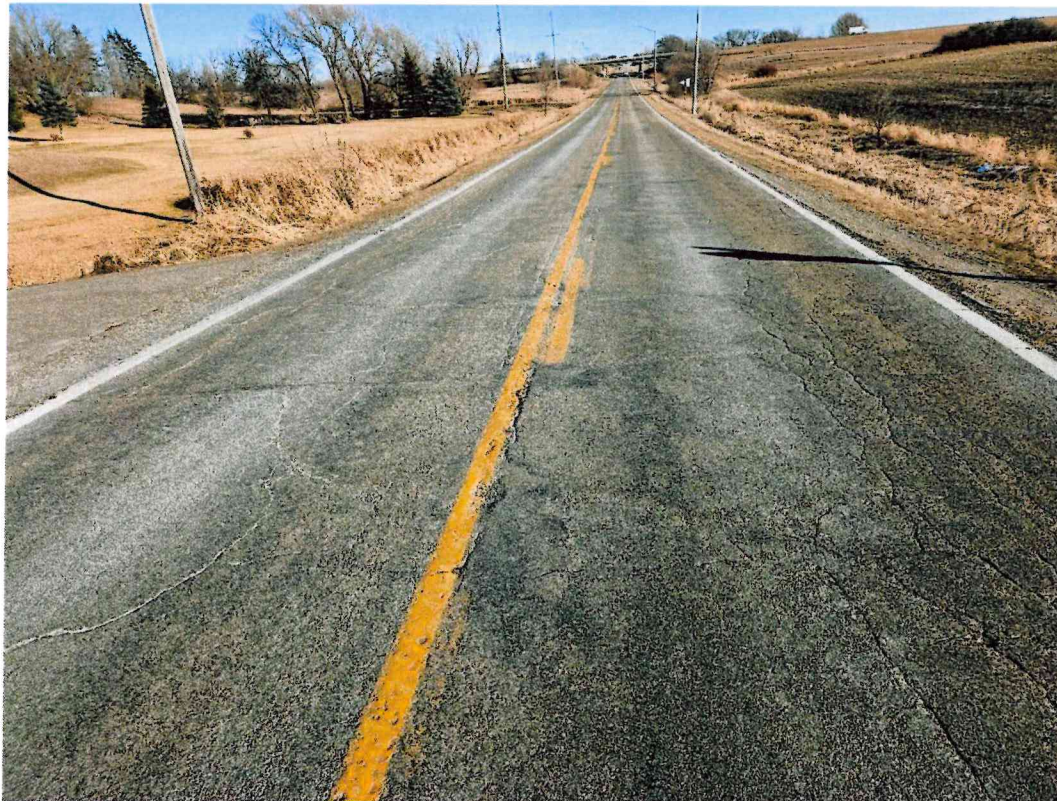
3 – Crossroads Blvd – Settled Curb



4 – Ross Drive – Deteriorated Pavement



5 – SE Marshall St – Deteriorated Pavement



6 - SE Marshall Street - Deteriorated Pavement

**Engineer's Estimate**  
**2025 Neighborhood Improvement Project**  
**Job No. 2501**  
**January 7, 2025**

Mn/DOT Spec No.	Item	Estimated Quantity		Estimated Unit Cost	Estimated Total Cost
2021.501	Mobilization	1	L. Sum	\$ 80,000.00	\$ 80,000.00
2104.502	Remove MH Casting	3	Each	\$ 350.00	\$ 1,050.00
2104.502	Remove CB Casting	5	Each	\$ 350.00	\$ 1,750.00
2104.503	Salvage & Reuse Casting	10	Each	\$ 300.00	\$ 3,000.00
2104.503	Remove Curb & Gutter	362	LF	\$ 12.00	\$ 4,344.00
2104.503	Remove Metal Culvert	55	LF	\$ 20.00	\$ 1,100.00
2104.504	Remove Bituminous Pavement	299	SY	\$ 6.00	\$ 1,794.00
2104.518	Remove Concrete Walks & Drives	900	SF	\$ 10.00	\$ 9,000.00
2105.607	Common Excavation	100	SY	\$ 22.00	\$ 2,200.00
2211.509	Aggregate Base, Class 5	422	Tons	\$ 30.00	\$ 12,660.00
2211.509	Aggregate Shoulder, Class 2	920	Tons	\$ 40.00	\$ 36,800.00
2215.504	Full Depth Reclamation	8,432	SY	\$ 5.00	\$ 42,160.00
2231.604	Bituminous Street Patch	500	SF	\$ 10.00	\$ 5,000.00
2232.504	Edge Mill Bituminous Surface (0" to 2")	10,788	SY	\$ 5.00	\$ 53,940.00
2357.506	Bituminous Material for Tack Coat	3,111	Gal	\$ 2.50	\$ 7,777.50
2360.509	Type SP 9.5 Wearing Course Mixture (2, B)	3,422	Tons	\$ 95.00	\$ 325,090.00
2360.509	Type SP 9.5 Wearing Course Mixture (2, C)	1,855	Tons	\$ 98.00	\$ 181,790.00
2501.502	24" RC Pipe Apron	2	Each	\$ 1,200.00	\$ 2,400.00
2501.503	24" RC Pipe Culvert Class III	55	LF	\$ 110.00	\$ 6,050.00
2504.602	Adjust Water Valve	42	Each	\$ 200.00	\$ 8,400.00
2506.502	MH Casting Assemblies	3	Each	\$ 1,500.00	\$ 4,500.00
2506.502	CB Casting Assemblies	5	Each	\$ 1,500.00	\$ 7,500.00
2506.602	Adjust Frame & Ring Casting	42	Each	\$ 300.00	\$ 12,600.00
2521.518	4" Concrete Walk	500	SF	\$ 8.00	\$ 4,000.00
2521.518	6" Concrete Walk	200	SF	\$ 10.00	\$ 2,000.00
2531.503	Concrete Curb & Gutter Design B-624	80	LF	\$ 46.00	\$ 3,680.00
2531.503	Concrete Curb & Gutter Design - Modified Driveover	282	LF	\$ 50.00	\$ 14,100.00
2531.504	6" Concrete Driveway Pavement	200	SF	\$ 10.00	\$ 2,000.00
2531.618	Truncated Domes	10	SF	\$ 50.00	\$ 500.00
2563.601	Traffic Control	1	L. Sum	\$ 10,000.00	\$ 10,000.00
2573.502	Storm Drain Inlet Protection	29	Each	\$ 350.00	\$ 10,150.00
2573.503	Sediment Control Log	520	LF	\$ 10.00	\$ 5,200.00
2573.503	Silt Fence, Type MS	1,500	LF	\$ 4.00	\$ 6,000.00
2574.507	Common Topsoil Borrow	100	CY	\$ 40.00	\$ 4,000.00
2575.504	Sodding Type Lawn	915	SY	\$ 15.00	\$ 13,725.00
City Spec	MH & CB Repair	50	Each	\$ 900.00	\$ 45,000.00

Subtotal: \$ 931,260.50  
8% Engineering: \$ 74,500.84  
10% Contingency: \$ 93,126.05

Total 2025 Neighborhood Improvement Project: \$ 1,098,887.39

**2025 Neighborhood Improvement Project  
Street Pavement Widths, Assessment Rates, & Ages**

Street	From	To	Actual Pavement Width	Assessed Pavement Width	Assessment Rate	Year Paved	Age Pavement	Year Overlay	Age Overlay
Lake Chapeau Dr	City Arena	Bend	31.7	29.0	\$ 29.51	2002	23		
Lake Chapeau Dr	Bend	West end	29	29.0	\$ 29.51	2002	23		
Kram Avenue	Betha Larson	North end	36	35.7	\$ 34.45	2001	24		
Betha Larson Ln	Crossroads	East end	36	35.7	\$ 34.45	2001	24		
Ross Dr	Betha Larson	Crossroads	36	35.7	\$ 34.45	2001	24		
Crossroads Blvd	Betha Larson	South end	35.5	35.7	\$ 34.45	2001	24		
Crossroads Blvd (Commercial Properties)	TH 65	Betha Larson	39.6	39.6	\$ 37.09	2001	24		
Crossroads Blvd (Residential Properties)	TH 65	Betha Larson	39.6	29.0	\$ 29.51	2001	24		
SE Marshall St	Prospect	I-35	24	24.0	\$ 52.15	1957	68	1986	39

Average Age: 29

39

**Preliminary Assessments**  
**2025 Neighborhood Improvement Project**  
**Job No. 2501**  
**January 8, 2025**

Pavement Width	29.0	35.7	39.6	Reclamation
Assessment Rate	\$ 29.51	\$ 34.45	\$ 37.09	\$ 52.15
Side Credit Rate	\$ 10.33	\$ 12.06	\$ 12.98	\$ 18.25

Roll No.	Owner	Property Address	Owner Address	Owner City, State Zip	Parcel No.	Front Feet	Street Pave Width	Side Feet	Side Street Pave Width	Side Credit Feet	Front Feet Rate	Side Feet Rate	Assessment	Side Credits		Total Preliminary Assessment
														Side Credit Rate	Side Yard Credit	
1	ALBERT LEA PORT AUTHORITY		P O BOX 370	ALBERT LEA, MN 56007	343790121	625.51	35.7				\$ 34.45		\$ 21,548.82			\$ 21,548.82
2	HABBen PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP		2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790120	354.64	35.7	450.18	35.7	450.18	\$ 34.45	\$ 34.45	\$ 27,726.05	\$ 12.06	\$ (5,429.17)	\$ 22,296.88
3	SCHIPP'S PRO POWER WASH INC	2340 CROSSROADS BLVD	P O BOX 809	ALBERT LEA, MN 56007	343790030	352.39	35.7				\$ 34.45		\$ 12,139.84			\$ 12,139.84
4	SCHIPP'S PRO POWER WASH INC	2340 CROSSROADS BLVD	P O BOX 809	ALBERT LEA, MN 56007	343790010	211.58	39.6	407.76	35.7	407.76	\$ 37.09	\$ 34.45	\$ 21,894.83	\$ 12.06	\$ (4,917.59)	\$ 16,977.24
5	LARSON MANUFACTURING COMPANY	1501 BETHA LARSON LN	1501 BETHA LARSON LN	ALBERT LEA, MN 56007	343790090	474.64	35.7				\$ 34.45		\$ 16,351.35			\$ 16,351.35
6	HABBen PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP	2501 CROSSROADS BLVD	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790082	285.91	35.7	606.02	35.7	606.02	\$ 34.45	\$ 34.45	\$ 30,726.99	\$ 12.06	\$ (7,308.60)	\$ 23,418.39
7	LARSON MANUFACTURING COMPANY	1501 BETHA LARSON LN	1501 BETHA LARSON LN	ALBERT LEA, MN 56007	343790130	1,062.90	35.7	1,189.12	35.7	1,189.12	\$ 34.45	\$ 34.45	\$ 77,582.09	\$ 12.06	\$ (14,340.79)	\$ 63,241.30
8	GREATER JOBS INC		P O BOX 370	ALBERT LEA, MN 56007	343790111	351.09	35.7	493.99	35.7	493.99	\$ 34.45	\$ 34.45	\$ 29,113.01	\$ 12.06	\$ (5,957.52)	\$ 23,155.49
9	HABBen & HOLTON REAL ESTATE	2501 CROSSROADS BLVD	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790050	418.87	35.7				\$ 34.45		\$ 14,430.07			\$ 14,430.07
10	HABBen PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP	2341 & 2461 CROSSROADS BLVD	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790070	224.70	35.7	242.81	39.6	242.81	\$ 34.45	\$ 37.09	\$ 16,746.74	\$ 12.98	\$ (3,151.67)	\$ 13,595.07
11	HABBen PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP	2381 CROSSROADS BLVD	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790060	211.95	35.7				\$ 34.45		\$ 7,301.68			\$ 7,301.68
12	SCHIPP'S PRO POWER WASH INC	2340 CROSSROADS BLVD	P O BOX 809	ALBERT LEA, MN 56007	343790020	325.27	39.6				\$ 37.09		\$ 12,064.26			\$ 12,064.26
13	TALAMANTES,MARCELINO &, CAROL ANN TALAMANTES	1311 CROSSROADS BLVD	1311 CROSSROADS BLVD	ALBERT LEA, MN 56007	343280250	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
14	BANGERT,TERIN &, JON BANGERT	1315 CROSSROADS BLVD	1315 CROSSROADS BLVD	ALBERT LEA, MN 56007	343280240	124.91	29.0				\$ 29.51		\$ 3,686.09			\$ 3,686.09
15	MCCULLOUGH,MARIAN C, C/O JAMES A MCCULLOUGH	1319 CROSSROADS BLVD	230 2ND ST NW	GLENVILLE, MN 56036	080220090	75.00	29.0				\$ 29.51		\$ 2,213.25			\$ 2,213.25
16	JOHNSON,JOY M	1323 CROSSROADS BLVD	1323 CROSSROADS BLVD	ALBERT LEA, MN 56007	080220100	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
17	HABBen & HOLTON REAL ESTATE		2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790040	292.87	35.7				\$ 34.45		\$ 10,089.37			\$ 10,089.37
18	HABBen PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP	1500 BETHA LARSON LN	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790081	370.12	35.7				\$ 34.45		\$ 12,750.63			\$ 12,750.63
19	MINNESOTA ENERGY RESOURCES COR, ATTN: TAX DEPARTMENT P-377	1380 BETHA LARSON LN	231 MICHIGAN ST W	MILWAUKEE, WI 53203	343790110	242.71	35.7	356.24	39.6	356.24	\$ 34.45	\$ 37.09	\$ 21,574.30	\$ 12.98	\$ (4,624.00)	\$ 16,950.30
20	ESSJAY MN PROPERTIES LLC	2291 ROSS DR	4110 40TH STREET S #104	FARGO, ND 58104	343790080	239.95	35.7	316.84	35.7	316.84	\$ 34.45	\$ 34.45	\$ 19,181.42	\$ 12.06	\$ (3,821.09)	\$ 15,360.33
60	CHADWICK,GARY &, KATHERINE CHADWICK	2390 MARSHALL ST SE	2390 MARSHALL ST SE	ALBERT LEA, MN 56007	341930151	141.43	Reclamation				\$ 52.15		\$ 7,375.57			\$ 7,375.57
61	O'MARRO,KEVIN		9048 30TH AVENUE NE	ROCHESTER, MN 55906	341340060	392.43	Reclamation				\$ 52.15		\$ 20,465.22			\$ 20,465.22
62	WERTMAN,VINCENT	2445 MARSHALL ST SE	2445 MARSHALL ST SE	ALBERT LEA, MN 56007	343840020	150.00	Reclamation				\$ 52.15		\$ 7,822.50			\$ 7,822.50
63	JOHN CHADWICK FARMS LLC	2465 MARSHALL ST SE	4477 MANITOU RD	EXCELSIOR, MN 55331	343840030	132.00	Reclamation				\$ 52.15		\$ 6,883.80			\$ 6,883.80
64	PEEK,KEVIN G &, PATRICIA A PEEK	2431 MARSHALL ST SE	2431 MARSHALL ST SE	ALBERT LEA, MN 56007	341340030	114.08	Reclamation				\$ 52.15		\$ 5,949.27			\$ 5,949.27
65	RATHMAN,RICHARD &, ELIZABETH RATHMAN	2417 MARSHALL ST SE	2417 MARSHALL ST SE	ALBERT LEA, MN 56007	341340020	119.50	Reclamation				\$ 52.15		\$ 6,231.93			\$ 6,231.93
66	BAERMAN,JEFFREY P	2403 MARSHALL ST SE	2403 MARSHALL ST SE	ALBERT LEA, MN 56007	341340010	125.50	Reclamation				\$ 52.15		\$ 6,544.83			\$ 6,544.83
67	HAUSER,ALAN STEVEN	2473 MARSHALL ST SE	2473 MARSHALL ST SE	ALBERT LEA, MN 56007	341340040	150.00	Reclamation				\$ 52.15		\$ 7,822.50			\$ 7,822.50
68	SYVERSON,DAVID B REVOC TRUST		PO BOX 251	ALBERT LEA, MN 56007	344530030	1,220.53	Reclamation				\$ 52.15		\$ 63,650.64			\$ 63,650.64
69	MCGILL,ALLEN &, VICTORIA MCGILL	2487 MARSHALL ST SE	1321 FRANK HALL DRIVE	ALBERT LEA, MN 56007	343800040	150.00	Reclamation				\$ 52.15		\$ 7,822.50			\$ 7,822.50
21	RAICHE,DENNIS J &, JUDITH K RAICHE	808 LAKE CHAPEAU DR #207	808 LAKE CHAPEAU DR #207	ALBERT LEA, MN 56007	341680230	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
22	PUMPER,THERESA, C/O SCOTT PUMPER	808 LAKE CHAPEAU DR UNIT 206	808 LAKE CHAPEAU DR UNIT 206	ALBERT LEA, MN 56007	341680220	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
23	FOBAIR,PATRICIA R	808 LAKE CHAPEAU DR #205	808 LAKE CHAPEAU DR #205	ALBERT LEA, MN 56007	341680210	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
24	KIEL,VERNE H &, SHIRLEY A KIEL	808 LAKE CHAPEAU DR UNIT 202	808 LAKE CHAPEAU DR UNIT 202	ALBERT LEA, MN 56007	341680180	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
25	RUPE,ROBERT W &, DONNA M RUPE	808 LAKE CHAPEAU DR UNIT 203	808 LAKE CHAPEAU DR UNIT 203	ALBERT LEA, MN 56007	341680190	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
26	MANGSKAU,PATRICIA R &, TAMRA L REDIG	808 LAKE CHAPEAU DR #204	808 LAKE CHAPEAU DR #204	ALBERT LEA, MN 56007	341680200	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
27	MULLEN,THOMAS A &, JUDITH MULLEN	808 LAKE CHAPEAU DR #201	808 LAKE CHAPEAU DR #201	ALBERT LEA, MN 56007	341680170	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
28	SCHINDLER,GARY L &, JEANNE SCHINDLER	808 LAKE CHAPEAU DR #109	808 LAKE CHAPEAU DR #109	ALBERT LEA, MN 56007	341680160	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
29	BRAUN,WENDY	808 LAKE CHAPEAU UNIT 108	808 LAKE CHAPEAU UNIT 108	ALBERT LEA, MN 56007	341680150	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
30	SEIPP,LADONNA H	808 LAKE CHAPEAU DR UNIT 107	808 LAKE CHAPEAU DR UNIT 107	ALBERT LEA, MN 56007	341680140	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
31	NELSON,DARLENE D FAMILY TR	808 LAKE CHAPEAU DR UNIT 106	808 LAKE CHAPEAU DR UNIT 106	ALBERT LEA, MN 56007	341680130	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
32	AAKRE,LEANN	808 LAKE CHAPEAU DR, UNIT 105	808 LAKE CHAPEAU DR, UNIT 105	ALBERT LEA, MN 56007	341680120	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
33	BAER,JEROME & ELIANE REV TRUST	808 LAKE CHAPEAU DR #104	808 LAKE CHAPEAU DR #104	ALBERT LEA, MN 56007	341680110	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
34	HAMBORG,DAPHNE D	808 LAKE CHAPEAU DR UNIT L-107	808 LAKE CHAPEAU DR UNIT L-107	ALBERT LEA, MN 56007	341680070	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
35	GARR,ELAINE A	808 LAKE CHAPEAU DR #101	808 LAKE CHAPEAU DR #101	ALBERT LEA, MN 56007	341680080	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
36	HANSEN,THOMAS PAUL &, JANE HANSEN	808 LAKE CHAPEAU DR #102	808 LAKE CHAPEAU DR #102	ALBERT LEA, MN 56007	341680090	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
37	PAULSON,SONYA L	808 LAKE CHAPEAU DR #103	808 LAKE CHAPEAU DR #103	ALBERT LEA, MN 56007	341680100	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
38	YAHYA,FADI	808 LAKE CHAPEAU DR UNIT L-104	18322 NICKLAUS WAY	EDEN PRAIRIE, MN 55347	341680040	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
39	GATES,ROBERTA R	808 LAKE CHAPEAU DR #L-106	808 LAKE CHAPEAU DR #L-106	ALBERT LEA, MN 56007	341680060	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
40	VINCENT,SHAROL D	808 LAKE CHAPEAU DR #L-103	808 LAKE CHAPEAU DR #L-103	ALBERT LEA, MN 56007	341680030	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
41	FURNESS,DAVID & SALLY TRUST	808 LAKE CHAPEAU DR UNIT L102	808 LAKE CHAPEAU DR UNIT L102	ALBERT LEA, MN 56007	341680020	3.88	29.0	8.38	29.0	8.38	\$ 29.51	\$ 29.51	\$ 361.79	\$ 10.33	\$ (86.57)	\$ 275.22
42	HKO FAMILY LLC, C/O HUGH O'BYRNE		72897 220TH ST	ALBERT LEA, MN 56007	343810340	262.39	29.0				\$ 29.51		\$ 7,743.13			\$ 7,743.13
43	SKORIN,LEONID JR &, KATHLEEN A SKORIN	3016 LAKE CHAPEAU DR	3016 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810040	124.00	29.0				\$ 29.51		\$ 3,659.24			\$ 3,659.24
44	SKORIN,LEONID JR &, KATHLEEN A SKORIN	3020 LAKE CHAPEAU DR	3016 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810050	124.00	29.0				\$ 29.51		\$ 3,659.24			\$ 3,659.24

Roll No.	Owner	Property Address	Owner Address	Owner City, State Zip	Parcel No.	Front Feet	Street Pave Width	Side Feet	Side Street Pave Width	Side Credit Feet	Front Feet Rate	Side Feet Rate	Assessment	Side Credits		Total Preliminary Assessment
														Side Credit Rate	Side Yard Credit	
45	SKORIN,LEONID JR &, KATHLEEN A SKORIN	3024 LAKE CHAPEAU DR	3016 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810060	124.00	29.0				\$ 29.51		\$ 3,659.24			\$ 3,659.24
46	SKORIN,LEONID JR &, KATHLEEN A SKORIN	3028 LAKE CHAPEAU DR	3016 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810070	124.00	29.0				\$ 29.51		\$ 3,659.24			\$ 3,659.24
47	ECKSTROM PROPERTIES LLC	3032 LAKE CHAPEAU DR	72099 WINEGLASS RD	ALBERT LEA, MN 56007	343810080	124.00	29.0				\$ 29.51		\$ 3,659.24			\$ 3,659.24
48	GLEICH,CAROLE		1136 WEST STATE STREET	MASON CITY, IA 50401	343810090	124.00	29.0				\$ 29.51		\$ 3,659.24			\$ 3,659.24
49	GLEICH,CAROLE A		1136 WEST STATE STREET	MASON CITY, IA 50401	343810100	122.67	29.0				\$ 29.51		\$ 3,619.99			\$ 3,619.99
50	HARVES,TIMOTHY B &, ANDREA R HARVES	3003 LAKE CHAPEAU DR	3003 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	344690170	150.00	29.0	150.00	29.0	150.00	\$ 29.51	\$ 29.51	\$ 8,853.00	\$ 10.33	\$ (1,549.50)	\$ 7,303.50
51	LELAND,DOUGLAS B &, LISA M LELAND	3007 LAKE CHAPEAU DR	3007 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	344690180	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
52	HANKE,NICHOLAS B &, AMY F HANKE	3011 LAKE CHAPEAU DR	3011 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	344690190	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
53	AUSTINSON,JAY & NICOLE M	3015 LAKE CHAPEAU DR	3015 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810140	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
54	REULE,RONALD A &, CRYSTAL M REULE	3019 LAKE CHAPEAU DR	3019 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810150	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
55	FLATNESS,DALTON &, LAUREN FLATNESS	3023 LAKE CHAPEAU DRIVE	3023 LAKE CHAPEAU DRIVE	ALBERT LEA, MN 56007	343810160	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
56	BAUMAN,BRIAN D &, KRISTIN M BAUMAN	3027 LAKE CHAPEAU DR	3027 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810170	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
57	WEIGEL,RICHARD G &, CHRISTINE GRANDSTRAND	3103 LAKE CHAPEAU DR	3103 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810250	125.00	29.0				\$ 29.51		\$ 3,688.75			\$ 3,688.75
58	VOGT,GERALDINE B TRUST	3004 LAKE CHAPEAU DR	3004 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810010	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
59	LABRUM,RUSS &, MARLYS LABRUM	3012 LAKE CHAPEAU DRIVE	3012 LAKE CHAPEAU DRIVE	ALBERT LEA, MN 56007	343810020	150.00	29.0				\$ 29.51		\$ 4,426.50			\$ 4,426.50
<b>Totals:</b>						<b>11,926.02</b>		<b>4,388.94</b>		<b>4,388.94</b>			<b>\$ 595,412.45</b>		<b>\$ (52,917.90)</b>	<b>\$ 542,494.55</b>

		Held for Future Assessments														
70	HENRICKSEN,ROSALYN L &, KENNETH HENRICKSEN	2404 MARSHALL ST SE	90 OCALA PL	OWATONNA, MN 55060	080110110	1,318.94	Reclamation				\$ 52.15		\$ 68,782.72			\$ 68,782.72
71	CALLAHAN,MATT K		77411 205TH ST	ALBERT LEA, MN 56007	080110150	310.56	Reclamation				\$ 52.15		\$ 16,195.70			\$ 16,195.70
72	HENRICKSEN,ROSALYN L &, KENNETH HENRICKSEN		90 OCALA PL	OWATONNA, MN 55060	080100100	1,145.14	Reclamation				\$ 52.15		\$ 59,719.05			\$ 59,719.05
<b>Totals:</b>						<b>2,774.64</b>		<b>-</b>		<b>-</b>			<b>\$ 144,697.47</b>		<b>\$ -</b>	<b>\$ 144,697.47</b>

Assessments (Marshall St SE)

Average Assessment:	\$ 14,056.88
Median Assessment:	\$ 7,599.04
Lowest Assessment:	\$ 5,949.27
Highest Assessment:	\$ 63,650.64

Assessments (Lake Chapeau Dr)

Average Assessment:	\$ 2,192.37
Median Assessment:	\$ 275.22
Lowest Assessment:	\$ 275.22
Highest Assessment:	\$ 7,743.13

Assessments (Crossroads Area)

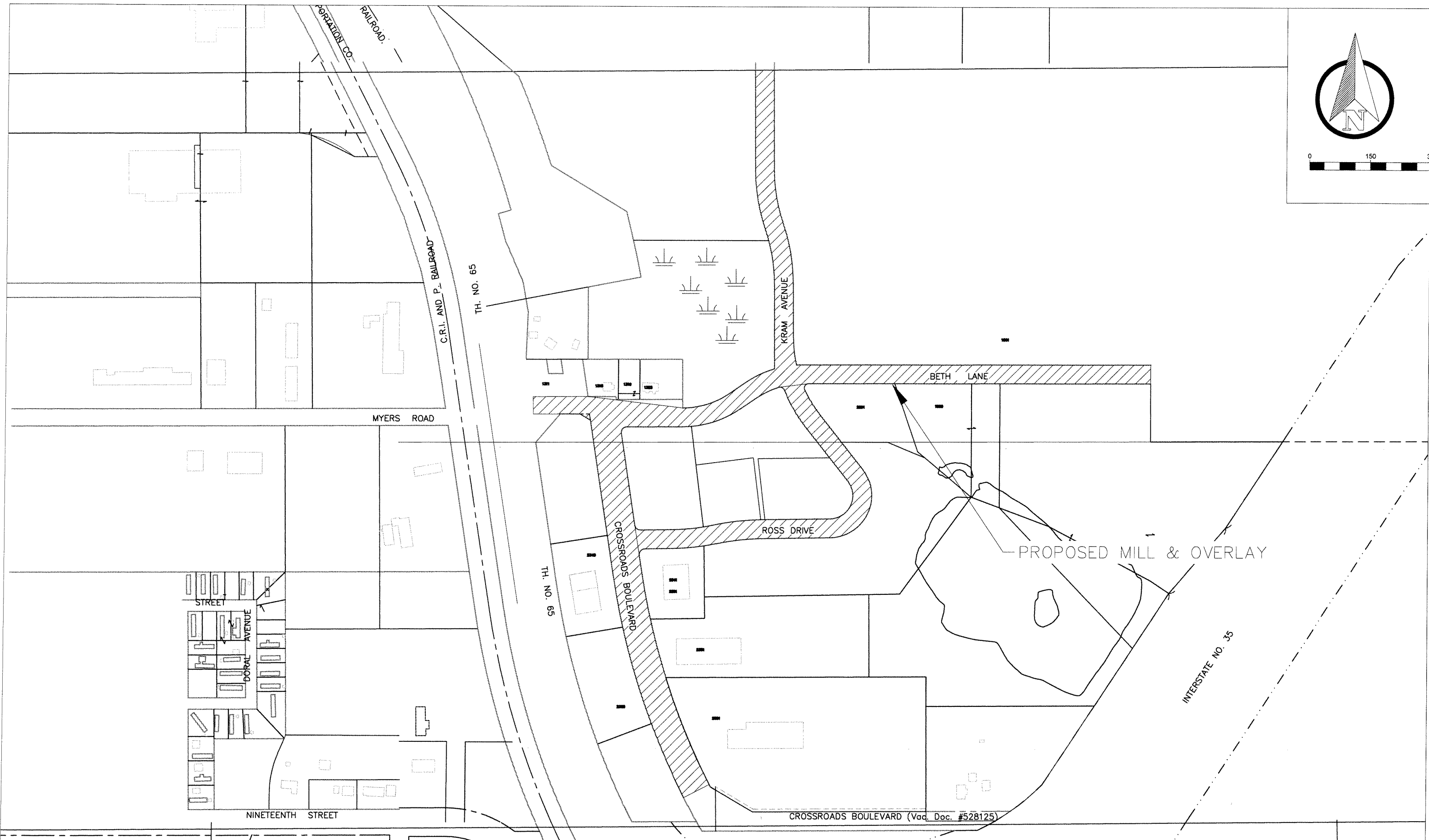
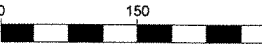
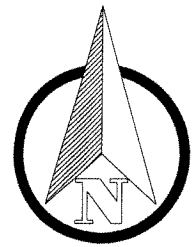
Average Assessment:	\$ 15,821.17
Median Assessment:	\$ 14,012.57
Lowest Assessment:	\$ 2,213.25
Highest Assessment:	\$ 63,241.30

Assessments (Overall)

Average Assessment:	\$ 7,862.24
Median Assessment:	\$ 4,426.50
Lowest Assessment:	\$ 275.22
Highest Assessment:	\$ 63,650.64







NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: **Steven J. Jahnke**

Printed Name: **Steven J. Jahnke**

24464

**The City of Albert Lea**

Department of Public Works  
ENGINEERING DIVISION  
221 E. Clark Street  
Albert Lea, MN 56007

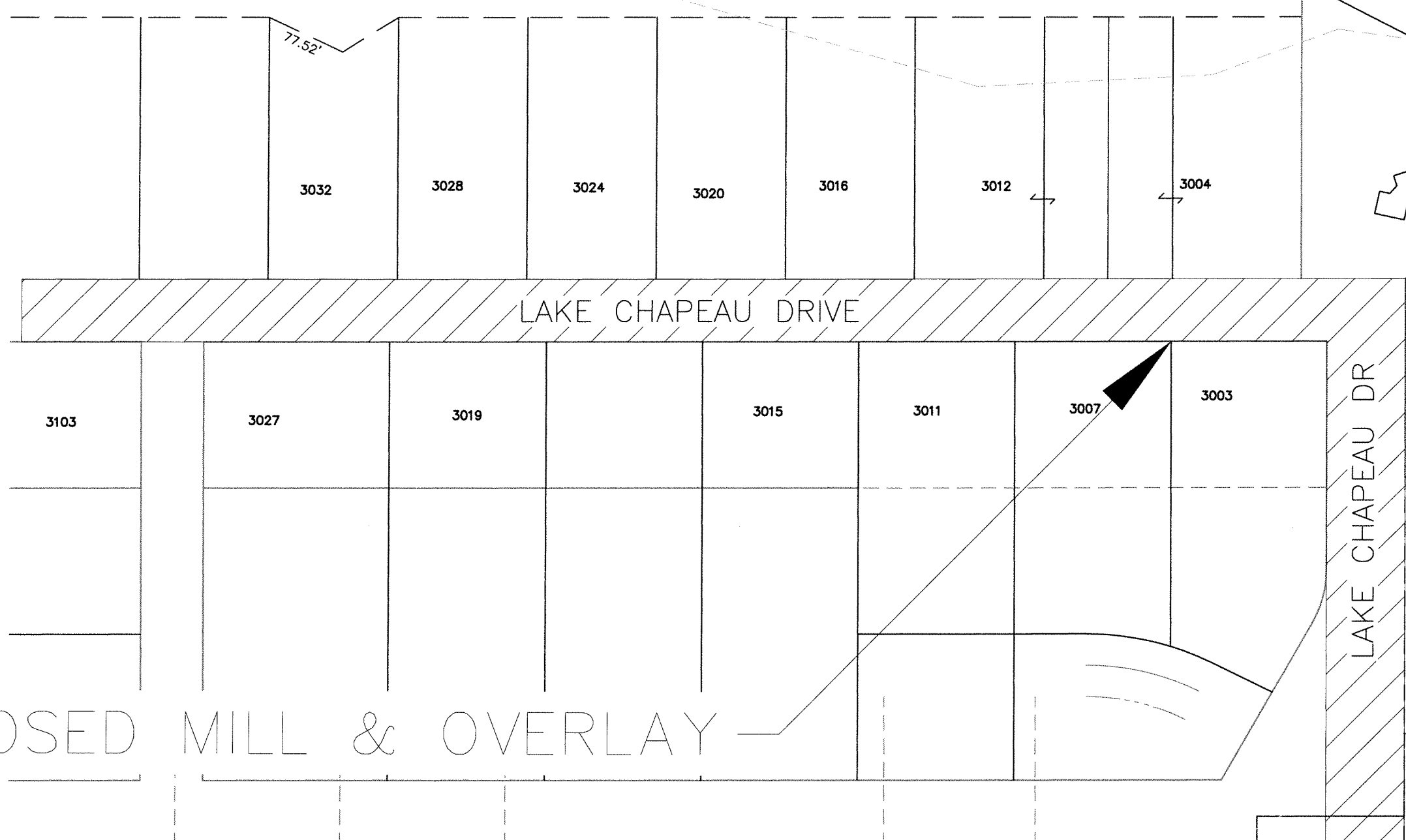
REPHONE (507) 317-4325  
FAX (507) 317-4328

Date: **1/8/2025**  
Drawn By: **CDL**  
Dwg. No.:

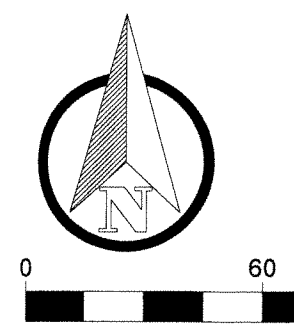
**2025 Neighborhood Improvement Project**  
Feasibility Report

Bituminous Mill & Overlay  
Crossroads Blvd Area  
Job No. 2501

Sheet No. **2** of **4**



PROPOSED MILL & OVERLAY



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Signature: Steven J. Jahnke  
 Date: License No. 24464

The City of Albert Lea  
 Department of Public Works  
 ENGINEERING DIVISION  
 221 E. Clark Street  
 Albert Lea, MN 56007  
 PHONE (507) 437-425  
 FAX (507) 971-438

Date: 1/8/2025  
 Drawn By: CDL  
 Dwg. No.:  
 2025 Neighborhood Improvement Project  
 Feasibility Report

Bituminous Mill & Overlay  
 Lake Chapeau Dr  
 Job No. 2501

Sheet No. 3 of 4  
 Sheets

# INDEX MAP

# CITY OF ALBERT LEA

## 2025 NEIGHBORHOOD IMPROVEMENT PROJECT

BITUMINOUS MILL & OVERLAY  
BITUMINOUS RECLAMATION & RESURFACING  
JOB NO. 2501

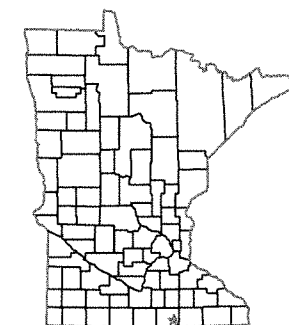
### INDEX TO SHEETS

SHEET	SUBJECT
1	Title Sheet
2	Crossroads Boulevard Area
3	Lake Chapeau Drive
4	SE Marshall Street

### LEGEND

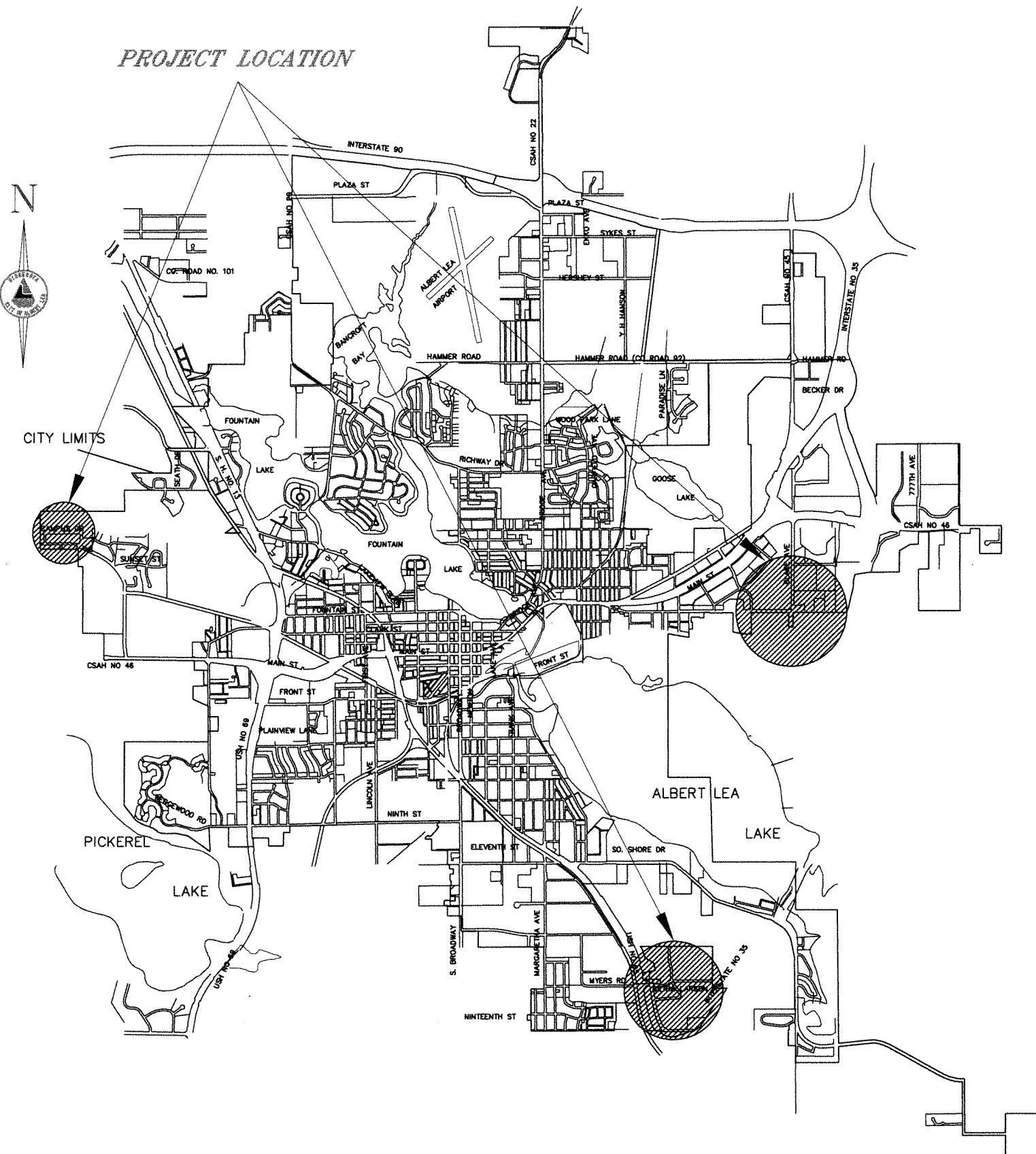
	PAVED ROAD		BRIDGE
	GRAVEL ROAD		LAKE/POND
	TRAIL		DRAINAGE LINE
	DRIVEWAY		CULVERT
	GRAVEL PARKING		MARSH
	PAVED PARKING		TREE COVER
	RAILROAD		TREE
	WALL		INDEX CONTOUR
	FENCE		INTERMEDIATE CONTOUR
	BUILDING		OBSCURED CONTOUR
	CONCRETE SLAB		DEPRESSION CONTOUR
	TANKS		SPOT ELEVATION
	LOCATED OBJECTS		HORIZ. GROUND CONTROL
	SIGNS		VERT. GROUND CONTROL
	POLE		UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC		OVERHEAD ELECTRIC

### LOCATION MAP



No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

Locations of all utilities shown are approximate.  
GOPHER STATE ONE-CALL: 1-800-252-1166



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Signature: **Steven J. Jahnke**  
 Printed Name: Steven J. Jahnke  
 Date: 1/8/2025 License No. 24464

The City of Albert Lea  
 Department of Public Works  
 ENGINEERING DIVISION  
 221 E. Clark Street  
 Albert Lea, MN 56007  
 PHONE (507) 471-425  
 FAX (507) 471-426

Date: 1/8/2025  
 Drawn By: CDL  
 Dwg. No.:

2025 Neighborhood Improvement Project  
 Feasibility Report

Bituminous Mill & Overlay, Resurfacing  
 Title Sheet  
 Job No. 2501

RESOLUTION 25

Introduced by Councilor

RESOLUTION RECEIVING FEASIBILITY REPORT AND CALLING PUBLIC HEARING FOR THE 2025  
STATE AID STREET OVERLAY PROJECT - JOB 2502

WHEREAS, pursuant to resolution of the City Council adopted January 13, 2025, a report has been prepared by the Engineering Department with reference to the 2025 State Aid Street Overlay Project, Job No. 2502. The streets are as follows:

Garfield Avenue – Fairlane Terrace to Richway Drive

WHEREAS, this project will include mill & overlay, and miscellaneous curb & gutter replacement; and

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible.

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

Sec. 1. The Council will consider the improvement of such streets in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement as follows:

<b>Total Estimated Costs</b>	<b>MSAS Funds</b>	<b>Levy Amt for 429 Process</b>	<b>Special Assessments</b>
\$200,902.08	\$122,832.38	\$78,069.70	\$78,069.70 (100.0%)

Sec. 2. A public hearing shall be held on such proposed improvement on the 24<sup>th</sup> day of February, 2025 at 7:00 p.m. during the City Council meeting, and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor , and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Howland, Olsen, Van Beek, Anderson, and Mayor Murray;

And the following voted against the same: None. Mayor Murray declared the resolution passed.

Introduced and passed this 27<sup>th</sup> day of January, 2025

\_\_\_\_\_  
Mayor Rich Murray

Filed and attested this 28<sup>th</sup> day of January, 2025

\_\_\_\_\_  
Secretary of the Council

PROJECT NO 2502  
 2025 State Aid Street Overlay Project  
 REPORT OF THE CITY ENGINEER  
 CITY OF ALBERT LEA, MINNESOTA 56007

After analysis of the proposed improvement(s) listed below, I consider it (them):

- Not feasible for the reasons stated.
- The improvement is necessary, cost effective, and feasible. The improvement(s) should be made as here proposed.

<u>TYPE OF IMPROVEMENT</u>	<u>LOCATION</u>	<u>ESTIMATED COST</u>
2025 State Aid Street Mill, Overlay, Curb Replacement	Garfield Avenue Fairlane Terrace to Richway Drive	\$200,902.08

The cost breakdown is as follows:

Total Project Costs	\$200,902.08
Municipal State Aid Funds	\$122,832.38
Levy Amt for 429 Process	\$78,069.70
Special Assessments	\$78,069.70 (100.0%)

Proposed work is outlined in the following sections

**Proposed Mill & Overlay Work**

This proposed project involves the bituminous overlay of Garfield Avenue from Fairlane Terrace to Richway Drive. Proposed work includes

- Replacement of settled or damaged curb & gutter
- Mill bituminous 2” deep along the edges
- Place a new 2” bituminous overlay over the entire surface

The City costs are for side yard credits, lots with more than 150 ft of front footage, work in the intersections, and for work along City-owned property.

Typically Engineering has tried to extend the life of the roadways by performing an overlay between year 20 and 30 and every 15 to 25 years thereafter. The goal is to extend the life of the roadway to approximately a 75 year life. This is the estimated life of the underground utilities. The section proposed for an overlay was last overlaid in 2001.

The total centerline footage of the project is approximately 1,419 linear feet (0.27 miles). Other recent State Aid Street overlay areas had total centerline footages of 3,011 ft in 2024; 4,816 ft in 2023, 9,390 ft in 2021; and 9,303 ft in 2018.

**Complete Streets Review**

Since 2006, the City has actively worked to improve pedestrian and bicycle safety, including closing sidewalk gaps and implementing a Complete Streets policy in 2009. This policy requires consideration of all transportation modes in street projects.

The City's Assessment Policy now prioritizes sidewalks on at least one side of all feasible state aid streets. However, an evaluation of this section of Garfield Avenue revealed significant challenges to incorporating complete street improvements.

The narrow right-of-way (approximately 13 feet), limited street width, mature boulevard trees, and steep yard slopes make adding a sidewalk without narrowing the road impossible.

On-street parking is currently restricted to the east side to meet state road width requirements. Narrowing the road to accommodate a sidewalk would eliminate on-street parking on both sides. Therefore, complete streets improvements are not being proposed with this project.

**Assessments**

There are 26 properties to be assessed as part of this project. The preliminary assessment rate for the curb & gutter and mill & overlay is \$33.63 per front foot. The assessment breakdown is as follows:

Average Assessment:	\$3,002.68
Median Assessment:	\$2,855.61
Lowest Assessment:	\$2,354.10
Highest Assessment:	\$4,492.97

The assessment term will be determined using the City's Assessment Policy. The interest rate will be based on bonding in 2025.

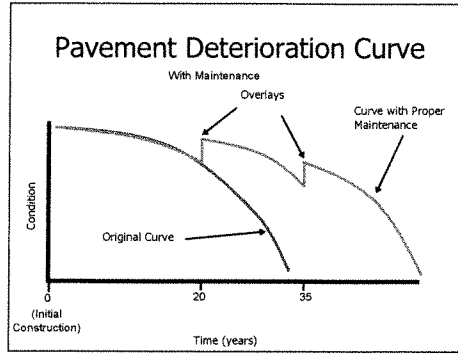
**Pavement Management Program**

The Engineering Department has put together a Pavement Management Program in order to better target which streets are due for routine maintenance, overlays, or complete replacement. The goal of this program is to delay progressive failures and reduce the need for service activities and routine maintenance by implementing a schedule of preventative maintenance. Put simply, a preventative maintenance program seeks to "do the right treatment at the right time." In the past, a corrective maintenance plan was used where street failures were fixed as they arose. Since activities associated with corrective maintenance are generally considered more extensive, preventative maintenance plans have been shown to be much more cost-effective.

There are a number of treatments that will be used with this program. They are as follows:

1. Do nothing: If a street is already in very poor condition, the best solution may be to put off any action for a number of years until a complete reconstruction is warranted.
2. Patch: Lasts 1 year; adds no structural capacity.
3. Crack Seal: Used to stop a crack from spreading and for preventing water from seeping into the crack.
4. Chip Seal: Lasts 5 years; adds no structural capacity.
5. Overlay: Lasts 10+ years; increases structural capacity.
6. Reconstruct: The design life for the City's water and sewer lines is 75 years. As such, when a street reconstruction is warranted, the City will attempt to coincide it with this 75 year mark for the sewer and water.

The following figure shows how the life of a pavement can be extended through the use of preventive maintenance.



The following table shows the schedule recommended by Mn/DOT for low volume bituminous roads.

<b>Pavement Age</b>	<b>Treatment</b>
0	Initial Construction
6	Route & Seal Cracks
10	Chip Seal
20	Overlay
23	Route & Seal Cracks
27	Chip Seal
35	Overlay
38	Route & Seal Cracks
43	Chip Seal
50	End of Analysis Period

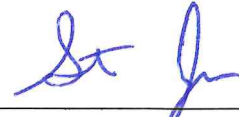
These streets are showing signs of aging and are at the point where an overlay will benefit them the most. If the City were to put off maintenance on these streets for much longer, the cracks that are there now will have grown, and new cracks will have formed. These new and larger cracks would reflect through the overlay much sooner than if the overlay were installed as proposed in this report.

If the Council approves moving forward with the project, the proposed timeline is as follows:

Council Accepts Feasibility Study	January 27, 2025
Council Calls Public Improvement Hearing	January 27, 2025
Neighborhood Informational Presentation	February 17, 2025 (Tentative)
Public Improvement Hearing & Order Preparation of Plans	February 24, 2025
Resolution Approving Plans & Authorizing Advertisement for Bid	March 10, 2025
State Aid Plan Review	February-March, 2025
Start Advertisement	March 15, 2025
Open Bids	April 8, 2025
Council Awards Bid	April 14, 2025
Earliest Start Date	May 1, 2025
Completion Date:	August 31, 2025



Also attached to this Feasibility Report is a map showing the project areas, the engineer's estimate and the individual parcel assessment list (26 parcels).



---

Steven Jahnke, PE  
City Engineer and  
Director of Public Works

Date: January 17, 2025



1 - Garfield Ave - Alligator Cracking



2 - Garfield Ave - Transverse & Longitudinal Cracking

**Estimate Final Cost Summary**  
**2025 State Aid Street Overlay Project**  
**Garfield Avenue Mill & Overlay**  
**Job No. 2502**  
**SAP 101-122-**  
**January 9, 2025**

MnDOT Spec No.	Notes	Item	Unit	Unit Price	MSAS Funding SAP 101-122-		City Funds (Bonding & Special Assessments)		Total	
					Est. Quantity	Est. Amount	Est. Quantity	Est. Amount	Est. Quantity	Est. Amount
2021.501		Mobilization	L. Sum	\$ 40,000.00	0.65	\$ 26,000.00	0.35	\$ 14,000.00	1.00	\$ 40,000.00
2104.502		Remove Casting	Each	\$ 250.00			5	\$ 1,250.00	5	\$ 1,250.00
2104.503		Remove Curb & Gutter	LF	\$ 5.00	179	\$ 895.00	97	\$ 485.00	276	\$ 1,380.00
2104.518		Remove Concrete Driveway Pavement	SF	\$ 8.00	650	\$ 5,200.00	350	\$ 2,800.00	1,000	\$ 8,000.00
2232.504	1	Mill Bituminous Surface	SY	\$ 6.00	1,229	\$ 7,374.00	662	\$ 3,972.00	1,891	\$ 11,346.00
2357.506		Bituminous Material for Tack Coat	Gal	\$ 2.50	319.98	\$ 799.95	172.02	\$ 430.05	492.00	\$ 1,230.00
2360.509		Type SP 9.5 Wearing Course Mix (2, B)	Tons	\$ 95.00	363.54	\$ 34,536.30	178.46	\$ 16,953.70	542.00	\$ 51,490.00
2504.602		Adjust Gate Valve	Each	\$ 175.00	8	\$ 1,400.00	4	\$ 700.00	12	\$ 2,100.00
2506.502		Adjust Frame & Ring Casting	Each	\$ 400.00	5	\$ 2,000.00	3	\$ 1,200.00	8	\$ 3,200.00
2506.502		Casting Assembly	Each	\$ 2,500.00			5	\$ 12,500.00	5	\$ 12,500.00
2531.503		Concrete Curb & Gutter Design B618	LF	\$ 35.00	179	\$ 6,265.00	97	\$ 3,395.00	276	\$ 9,660.00
2531.504		6" Concrete Driveway Pavement	SF	\$ 15.00	650	\$ 9,750.00	350	\$ 5,250.00	1,000	\$ 15,000.00
2563.603		Traffic Control	L. Sum	\$ 2,500.00	0.65	\$ 1,625.00	0.35	\$ 875.00	1.00	\$ 2,500.00
2573.501		Storm Drain Inlet Protection	Each	\$ 250.00	10	\$ 2,500.00			10	\$ 2,500.00
2574.507		Common Topsoil Borrow	CY	\$ 35.00	32	\$ 1,120.00	18	\$ 630.00	50	\$ 1,750.00
2575.504		Sodding Type Lawn	SY	\$ 20.00	159	\$ 3,180.00	86	\$ 1,720.00	245	\$ 4,900.00
2582.503	2	4" Broken Line Multi Comp	LF	\$ 5.00	290	\$ 1,450.00			290	\$ 1,450.00
				<b>Subtotal:</b>		<b>\$ 104,095.25</b>		<b>\$ 66,160.75</b>		<b>\$ 170,256.00</b>
				<b>Engineering:</b>		<b>\$ 8,327.62</b>		<b>\$ 5,292.86</b>		<b>\$ 13,620.48</b>
				<b>Contingency:</b>		<b>\$ 10,409.53</b>		<b>\$ 6,616.08</b>		<b>\$ 17,025.60</b>
				<b>Total 2025 State Aid Street Overlay Project:</b>		<b>\$ 122,832.40</b>		<b>\$ 78,069.69</b>		<b>\$ 200,902.08</b>

Notes	
1	Edge Milling
2	Yellow

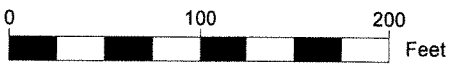
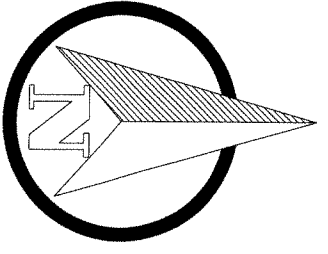
**Preliminary Assessment Roll**  
**2025 State Aid Street Overlay Project**  
**Job No. 2502**  
**January 9, 2025**

Street Assessment Rate: \$ 33.63  
Side Credit Rate: \$ 11.77

Roll No.	Owner	Property Address	Owner Address	Owner City, State Zip	Parcel No.	Front Feet	Side Feet	Assessment	Side Credit	Total Preliminary Assessment
1	HTOO,THAW &, DEE SAY	1344 BRIARWOOD DR	1344 BRIARWOOD DR	ALBERT LEA, MN 56007	342000330	96.27		\$ 3,237.56		\$ 3,237.56
2	BALL,JOHN &, TRACEY BALL	1302 GARFIELD AVE	1302 GARFIELD AVE	ALBERT LEA, MN 56007	342000510		150.00	\$ 5,044.50	\$ (1,765.50)	\$ 3,279.00
3	AYE,TUN, THAN AYE	1306 GARFIELD AVE	1306 GARFIELD AVE	ALBERT LEA, MN 56007	342000520	89.33		\$ 3,004.17		\$ 3,004.17
4	JENSEN,GERALD JOSEPH	1310 GARFIELD AVE	1310 GARFIELD AVE	ALBERT LEA, MN 56007	342000530	90.00		\$ 3,026.70		\$ 3,026.70
5	WIEMERSLAGE,ELLA M	1314 GARFIELD AVE	1314 GARFIELD AVE	ALBERT LEA, MN 56007	342000540	80.00		\$ 2,690.40		\$ 2,690.40
6	GOETTE,ALISSA M	1318 GARFIELD AVE	1318 GARFIELD AVE	ALBERT LEA, MN 56007	342000550	80.00		\$ 2,690.40		\$ 2,690.40
7	TAUTGES,LARRY J TRUST	1322 GARFIELD AVE	1322 GARFIELD AVE	ALBERT LEA, MN 56007	342000560	87.00		\$ 2,925.81		\$ 2,925.81
8	HALL,JUDITH R	1326 GARFIELD AVE	1326 GARFIELD AVE	ALBERT LEA, MN 56007	342000570	116.38		\$ 3,913.86		\$ 3,913.86
9	FOUNDATION FOR THE CHALLENGED	1401 GARFIELD AVE	5970 WILCOX PL SUITE D	DUBLIN, OH 43016	342000710	79.75		\$ 2,681.99		\$ 2,681.99
10	ANDERSON,SUE L	1333 GARFIELD AVE	1333 GARFIELD AVE	ALBERT LEA, MN 56007	342000720	80.00		\$ 2,690.40		\$ 2,690.40
11	PIPER,STEPHEN R &, SUSAN M PIPER	1329 GARFIELD AVE	1329 GARFIELD AVE	ALBERT LEA, MN 56007	342000730	80.00		\$ 2,690.40		\$ 2,690.40
12	MCBAIN,AUGUST &, SUSANNAH MCBAIN	1325 GARFIELD AVE	1325 GARFIELD AVE	ALBERT LEA, MN 56007	342000740	110.00		\$ 3,699.30		\$ 3,699.30
13	DOMES,JOHN W &, JOLEEN E DOMES	1321 GARFIELD AVE	1321 GARFIELD AVE	ALBERT LEA, MN 56007	342000750	105.00		\$ 3,531.15		\$ 3,531.15
14	BIFF PROPERTIES LLC	1317 GARFIELD AVE	18978 JEWEL CT	LAKEVILLE, MN 55044	342000760	89.77		\$ 3,018.97		\$ 3,018.97
15	SHEE,KU	1313 GARFIELD AVE	1313 GARFIELD AVE	ALBERT LEA, MN 56007	342000770	76.30		\$ 2,565.97		\$ 2,565.97
16	MILLHOUSE,SCOTT M &, LESLIE D MILLHOUSE	1309 GARFIELD AVE	114 THE FAIRWAY	ALBERT LEA, MN 56007	342000780	78.72		\$ 2,647.35		\$ 2,647.35
17	MILLHOUSE,MITCHELL S	1305 GARFIELD AVE	1305 GARFIELD AVE	ALBERT LEA, MN 56007	342000790	75.00		\$ 2,522.25		\$ 2,522.25
18	BLANCHARD,SCOTT A	1301 GARFIELD AVE	1301 GARFIELD AVE	ALBERT LEA, MN 56007	342000800	70.00		\$ 2,354.10		\$ 2,354.10
19	NELSON,DAVID K &, KELLI J SCHINDLER-NELSON	1412 GARFIELD AVE	1412 GARFIELD AVE	ALBERT LEA, MN 56007	342020060	103.77		\$ 3,489.79		\$ 3,489.79
20	DUGSTAD,MISTY	1122 CRESTVIEW RD	1122 CRESTVIEW RD	ALBERT LEA, MN 56007	342020170		116.62	\$ 3,921.93	\$ (1,372.62)	\$ 2,549.31
21	HERBST,LISA MARIE &, CHARLES HERBST	1407 GARFIELD AVE	1407 GARFIELD AVE	ALBERT LEA, MN 56007	342020180	90.00		\$ 3,026.70		\$ 3,026.70
22	ABREGO,JOHN V &, JACQUELINE M ABREGO	1122 RICHWAY DR E	1122 RICHWAY DR E	ALBERT LEA, MN 56007	342020790		126.93	\$ 4,268.66	\$ (1,493.97)	\$ 2,774.69
23	HUTCHINSON JR,ROBERT L &, KRYSTLE M HUTCHINSON	1121 CRESTVIEW RD	1121 CRESTVIEW RD	ALBERT LEA, MN 56007	342020800		126.00	\$ 4,237.38	\$ (1,483.02)	\$ 2,754.36
24	ERICKSON,WADE K &, KAREN J ERICKSON	1422 CRESTVIEW RD	1422 CRESTVIEW RD	ALBERT LEA, MN 56007	342020910		127.42	\$ 4,285.13	\$ (1,499.73)	\$ 2,785.40
25	WHITTON,SHELDEN G	1408 GARFIELD AVE	1408 GARFIELD AVE	ALBERT LEA, MN 56007	342100120	90.00		\$ 3,026.70		\$ 3,026.70
26	BOOT,JANET &, STEVEN BOOT	1506 GARFIELD AVE	1506 GARFIELD AVE	ALBERT LEA, MN 56007	342510310	133.60		\$ 4,492.97		\$ 4,492.97
<b>Totals:</b>						<b>1,900.89</b>	<b>646.97</b>	<b>\$ 85,684.54</b>	<b>\$ (7,614.84)</b>	<b>\$ 78,069.70</b>

Average Assessment: \$ 3,002.68  
Median Assessment: \$ 2,855.61  
Lowest Assessment: \$ 2,354.10  
Highest Assessment: \$ 4,492.97





NO.	DATE	BY	REVISION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Signature: **Steven J. Jahnke**  
 Date: License No. 24464

**The City of Albert Lea**  
 Department of Public Works  
 ENGINEERING DIVISION  
 221 E. Clark Street  
 Albert Lea, MN 56007  
 TELEPHONE (507) 371-4325  
 FAX (507) 371-4326

Date: 1/14/2025  
 Drawn By: CDL  
 Dwg. No.:

**2025 State Aid Street Overlay Project**  
 Garfield Avenue - Fairlane Terrace to Richway Drive

Bituminous Mill & Overlay, Miscellaneous Curb & Gutter Replacement  
 Feasibility Report  
 Job No. 2502

RESOLUTION 25

Introduced by Councilor

RESOLUTION RECEIVING FEASIBILITY REPORT AND CALLING PUBLIC HEARING FOR THE 11<sup>TH</sup>  
STREET RECONSTRUCTION PROJECT - JOB 2503

WHEREAS, pursuant to resolution of the City Council adopted January 13, 2025, a report has been prepared by the Engineering Department with reference to the 11<sup>th</sup> Street Reconstruction Project, Job No. 2503. The streets are as follows:

11<sup>th</sup> Street – Margaretha Avenue to the east end

WHEREAS, this project will include street reconstruction, curb & gutter, sanitary sewer, storm sewer, and watermain replacement; and

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible.

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

Sec. 1. The Council will consider the improvement of such streets in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement as follows:

<b>Total Estimated Costs</b>	<b>Watermain Funds</b>	<b>Sanitary Sewer Funds</b>	<b>Levy Amt for 429 Process</b>	<b>Special Assessments</b>	<b>Bonding Funds</b>
\$531,316.24	\$144,231.05	\$205,996.16	\$181,089.03	\$58,818.98 (32.5%)	\$122,270.05 (37.5%)

Sec. 2. A public hearing shall be held on such proposed improvement on the 24<sup>th</sup> day of February, 2025 at 7:00 p.m. during the City Council meeting, and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor , and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Howland, Olsen, Van Beek, Anderson, and Mayor Murray;

And the following voted against the same: None. Mayor Murray declared the resolution passed.

Introduced and passed this 27<sup>th</sup> day of January, 2025

\_\_\_\_\_  
Mayor Rich Murray

Filed and attested this 28<sup>th</sup> day of January, 2025

\_\_\_\_\_  
Secretary of the Council

PROJECT NO. 2503  
11<sup>th</sup> Street Reconstruction Project  
 REPORT OF THE CITY ENGINEER  
 CITY OF ALBERT LEA, MINNESOTA 56007

After analysis of the proposed improvement(s) listed below, I consider it (them):

- Not feasible for the reasons stated.
- Feasible. The improvement(s) should be made as here proposed.

<u>TYPE OF IMPROVEMENT</u>	<u>LOCATION</u>	<u>ESTIMATED COST</u>
Street Reconstruction And Underground Infrastructure Improvement	11 <sup>th</sup> Street – Margaretha Avenue to east end	\$531,316.24

The project funding breakdown is as follows:

<b>Total Estimated Costs</b>	\$531,316.24
<b>Watermain Funds</b>	\$144,231.05
<b>Sanitary Sewer Funds</b>	\$205,996.16
<b>Levy Amt for 429 Process</b>	\$181,089.03
<b>Preliminary Assessments</b>	\$58,818.98 (32.5%)
<b>Bonding Funds</b>	\$122,270.05 (37.5%)

### SUMMARY OF IMPROVEMENTS

The proposed project calls for the complete reconstruction of portions of the east end of 11<sup>th</sup> Street (approximately 355 total feet). Proposed work will include complete removal and replacement of the pavement, curb & gutter, sanitary sewer, storm sewer, and watermain. The street description is:

- 11<sup>th</sup> Street – Margaretha Avenue to the east end

11<sup>th</sup> Street is 31 feet wide from back-to-back of curb with no sidewalk and is proposed to be reconstructed to the same configuration.

#### Complete Street Review

This project was evaluated for complete streets improvements such as additional sidewalk, bike lanes, shared user paths, etc.

There is no sidewalk along 11<sup>th</sup> Street, however there is sidewalk on Margaretha Avenue serving this area. 11<sup>th</sup> Street is a low-volume, low speed roadway that adequately and safely accommodates both vehicular and pedestrian traffic.



Engineering does not feel this street would benefit from the addition of sidewalk and is not proposing any complete streets improvements with this project.

**BACKGROUND**

The existing pavement was constructed in 1965. The watermain, sanitary sewer and storm sewer were constructed between 1952 and 1967. The watermain has experienced a large and increasing number of watermain breaks. The other utilities have reached the end of their useful life. If left in place, these utilities would not last as long as the new roadway and are recommended to be replaced.

Street	From	To	Year Built	ROW Width
11 <sup>th</sup> Street	Margaretha	East end	1965	66'

The curb & gutter will also be replaced to allow for the reconstruction of the underground utilities.

The City of Albert Lea has had this project on its Capital Improvement Plan for several years. The Albert Lea City Council authorized the preparation of a feasibility study for this project.

**ASSESSMENTS**

Assessments will be levied to the benefiting properties based upon the costs for removing and replacing the pavement and curb & gutter. The proposed preliminary assessment rate is \$165.79 per foot.

Three commercial/industrial properties are proposed to be assessed with this project. A preliminary assessment roll is attached to this report. A summary of the proposed commercial property assessments is as follows:

<b>Average Assessment</b>	\$19,606.33
<b>Median Assessment</b>	\$19,894.80
<b>Lowest Assessment</b>	\$19,029.38
<b>Highest Assessment</b>	\$19,894.80

The assessment term will be determined using the City’s Assessment Policy. The interest rate will be based on bonding in 2025.

**PROPOSED PROJECT SCHEDULE**

The proposed project schedule for the 11<sup>th</sup> Street Reconstruction project is as follows:

- Accept Feasibility Report/Set Public Hearing..... January 27, 2025
- Neighborhood Information Presentation ..... February 13, 2025 (Tentative)
- Public Improvement Hearing & Order Preparation of Plans..... February 24, 2025
- Resolution Approving Plans & Authorizing Advertisement for Bid..... March 10, 2025
- Start Advertisement..... March 15, 2025
- Open Bids..... April 8, 2025
- Council Awards Bid ..... April 14, 2025
- Start Construction..... May, 2025
- End Construction.....October 31, 2025
- Final Lift of Bituminous.....July 1, 2026

**RECOMMENDATION**

The improvements herein are necessary, cost effective and feasible from an engineering standpoint and are best made as proposed. It is recommended that the City Council approve the Feasibility Report and set a date for the Improvement Hearing.



---

Steven Jahnke, PE  
City Engineer and  
Director of Public Works

DATE: January 17, 2025

**Preliminary Assessment Roll**  
**11th Street Reconstruction Project**  
**Job No. 2503**  
**January 13, 2025**

Assessment Rate:       \$ 165.79

Roll No.	Owner	Property Address	Owner Address	Owner City, State Zip	Parcel No.	Front Feet	Total Preliminary Assessment
1	ROFSHUS, BARBARA REVOC TRUST	1701 MARGARETHA AVE	1608 BRIDGE AVE	ALBERT LEA, MN 56007	340690010	120.00	\$ 19,894.80
2	NELSON, DAVID W &, MICHELE M NELSON	636 11TH ST E	301 WILLAMOR RD	ALBERT LEA, MN 56007	340690020	120.00	\$ 19,894.80
3	WILSON, GREGORY P TR	640 11TH ST E	301 CRESCENT DR	ALBERT LEA, MN 56007	340690030	114.78	\$ 19,029.38
Totals:						354.78	\$ 58,818.98

Average Assessment: \$ 19,606.33  
Median Assessment: \$ 19,894.80  
Lowest Assessment: \$ 19,029.38  
Highest Assessment: \$ 19,894.80

**Engineer's Estimate**  
**11th Street Reconstruction Project**  
**Job No. 2503**  
**January 13, 2025**

Mn/DOT Spec No.	Item	Unit	Estimated Unit Price	Estimated Quantity	Total Estimated Costs
2021.501	Mobilization	L. Sum	\$ 60,000.00	1.00	\$ 60,000.00
2104.502	Remove MH Casting	Each	\$ 300.00	7	\$ 2,100.00
2104.502	Remove CB Casting	Each	\$ 300.00	2	\$ 600.00
2104.502	Remove Manhole	Each	\$ 800.00	7	\$ 5,600.00
2104.502	Remove Catch Basin	Each	\$ 800.00	2	\$ 1,600.00
2104.502	Remove Gate Valve	Each	\$ 850.00	4	\$ 3,400.00
2104.502	Remove Hydrant	Each	\$ 850.00	1	\$ 850.00
2104.503	Remove Curb & Gutter	L.F.	\$ 3.00	688	\$ 2,064.00
2104.503	Remove Sanitary Sewer	L.F.	\$ 10.00	674	\$ 6,740.00
2104.503	Remove Storm Sewer	L.F.	\$ 10.00	259	\$ 2,590.00
2104.503	Remove Watermain	L.F.	\$ 5.00	378	\$ 1,890.00
2104.504	Remove Bituminous Pavement	S.Y.	\$ 10.00	1,036	\$ 10,360.00
2104.504	Remove Concrete Pavement	S.Y.	\$ 10.00	81	\$ 810.00
2104.518	Remove Concrete Walks & Driveways	S.F.	\$ 3.00	190	\$ 570.00
2105.504	Geotextile Fabric Type 5	SY	\$ 1.50	466	\$ 699.00
2105.507	Common Excavation	C.Y.	\$ 14.00	543	\$ 7,602.00
2105.609	Select Granular Borrow	Tons	\$ 14.00	419	\$ 5,866.00
2211.509	Aggregate Base Class 5	Tons	\$ 20.00	699	\$ 13,980.00
2357.506	Bituminous Material for Tack Coat	Gal	\$ 1.50	112	\$ 168.00
2360.509	Type SP 9.5 Wearing Course Mix (2;C)	Tons	\$ 105.00	184	\$ 19,320.00
2360.509	Type SP 9.5 Wearing Course Mix (2;C)	Tons	\$ 110.00	123	\$ 13,530.00
2503.503	12" RC Pipe Sewer Class V Design 3006	L.F.	\$ 75.00	259	\$ 19,425.00
2503.602	Connect to Existing Storm Sewer	Each	\$ 1,000.00	1	\$ 1,000.00
2503.602	Connect to Existing Sanitary Sewer	Each	\$ 1,200.00	3	\$ 3,600.00
2503.602	4" Sanitary Sewer Service	Each	\$ 2,000.00	3	\$ 6,000.00
2503.602	6" Sanitary Sewer Service	Each	\$ 2,200.00	3	\$ 6,600.00
2503.603	8" PVC Pipe Sewer	L.F.	\$ 83.00	305	\$ 25,315.00
2503.603	18" PVC Pipe Sewer	L.F.	\$ 105.00	369	\$ 38,745.00
2504.601	Temporary Water Service	L. Sum	\$ 15,000.00	1.00	\$ 15,000.00
2504.602	Hydrant	Each	\$ 7,000.00	1	\$ 7,000.00
2504.602	6" Gate Valve & Box	Each	\$ 2,800.00	2	\$ 5,600.00
2504.602	12" Gate Valve & Box	Each	\$ 6,000.00	3	\$ 18,000.00
2504.602	Connect to Existing Watermain	Each	\$ 1,500.00	2	\$ 3,000.00
2504.602	Water Service System	Each	\$ 2,200.00	3	\$ 6,600.00
2504.602	6" C900 Watermain w/Tracer Wire	L.F.	\$ 55.00	19	\$ 1,045.00
2504.602	12" C900 Watermain w/Tracer Wire	L.F.	\$ 65.00	359	\$ 23,335.00
2504.608	Watermain Fittings	Lbs	\$ 10.00	573	\$ 5,730.00
2506.502	MH Casting Assembly	Each	\$ 850.00	7	\$ 5,950.00
2506.502	CB Casting Assembly	Each	\$ 850.00	2	\$ 1,700.00
2506.503	Construct Drainage Structure, Design 48-4020	Each	\$ 2,500.00	1	\$ 2,500.00
2506.503	Construct Drainage Structure, Design 72-4020	Each	\$ 6,000.00	1	\$ 6,000.00
2506.602	Install Manhole, Design F	Each	\$ 7,500.00	5	\$ 37,500.00
2506.603	Construct Drainage Structure, 3'x2' Rectangular	Each	\$ 2,200.00	2	\$ 4,400.00
2521.518	4" Concrete Walk	S.F.	\$ 8.00	44	\$ 352.00

# INDEX MAP

# CITY OF ALBERT LEA & FREEBORN COUNTY

## 11th Street Reconstruction Project

Margaretha Avenue to the East End

STREET RECONSTRUCTION AND UNDERGROUND  
UTILITY IMPROVEMENTS  
CITY OF ALBERT LEA JOB NO. 2503

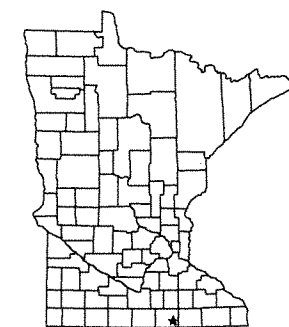
### INDEX TO SHEETS

SHEET	SUBJECT
1	Title Sheet
2	Project Map

### LEGEND

	PAVED ROAD		BRIDGE
	GRAVEL ROAD		LAKE/POND
	TRAIL		DRAINAGE LINE
	DRIVEWAY		CULVERT
	GRAVEL PARKING		MARSH
	PAVED PARKING		TREE COVER
	RAILROAD		TREE
	WALL		INDEX CONTOUR
	FENCE		INTERMEDIATE CONTOUR
	BUILDING		OBSCURED CONTOUR
	CONCRETE SLAB		DEPRESSION CONTOUR
	TANKS		SPOT ELEVATION
	LOCATED OBJECTS		1289.3
	SIGNS		HORIZ. GROUND CONTROL
	POLE		VERT. GROUND CONTROL
	UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
			OVERHEAD ELECTRIC

### LOCATION MAP

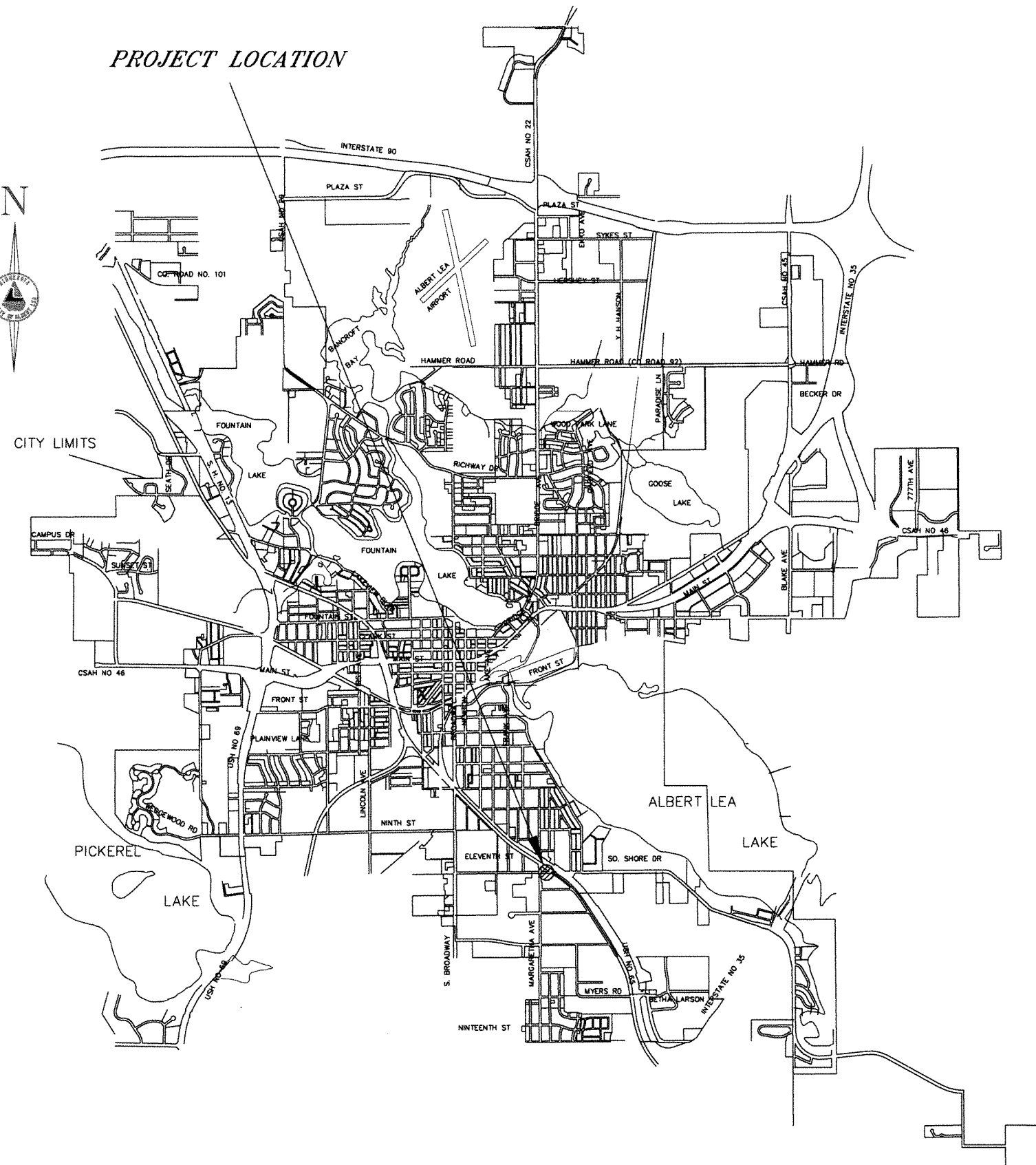


The subsurface utility data in this plans is utility quality level "D". This quality level was determined according to the guidelines of CI/ASCE 38-22 "Standard Guidelines for Investigating and Documenting Existing Utilities".

No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

Locations of all utilities shown are approximate.

GOPHER STATE ONE-CALL: 1-800-252-1166



### PROJECT LOCATION

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Signature: **Steven J. Jahnke**  
 Printed Name: Steven J. Jahnke  
 Date: \_\_\_\_\_ License No. 24464

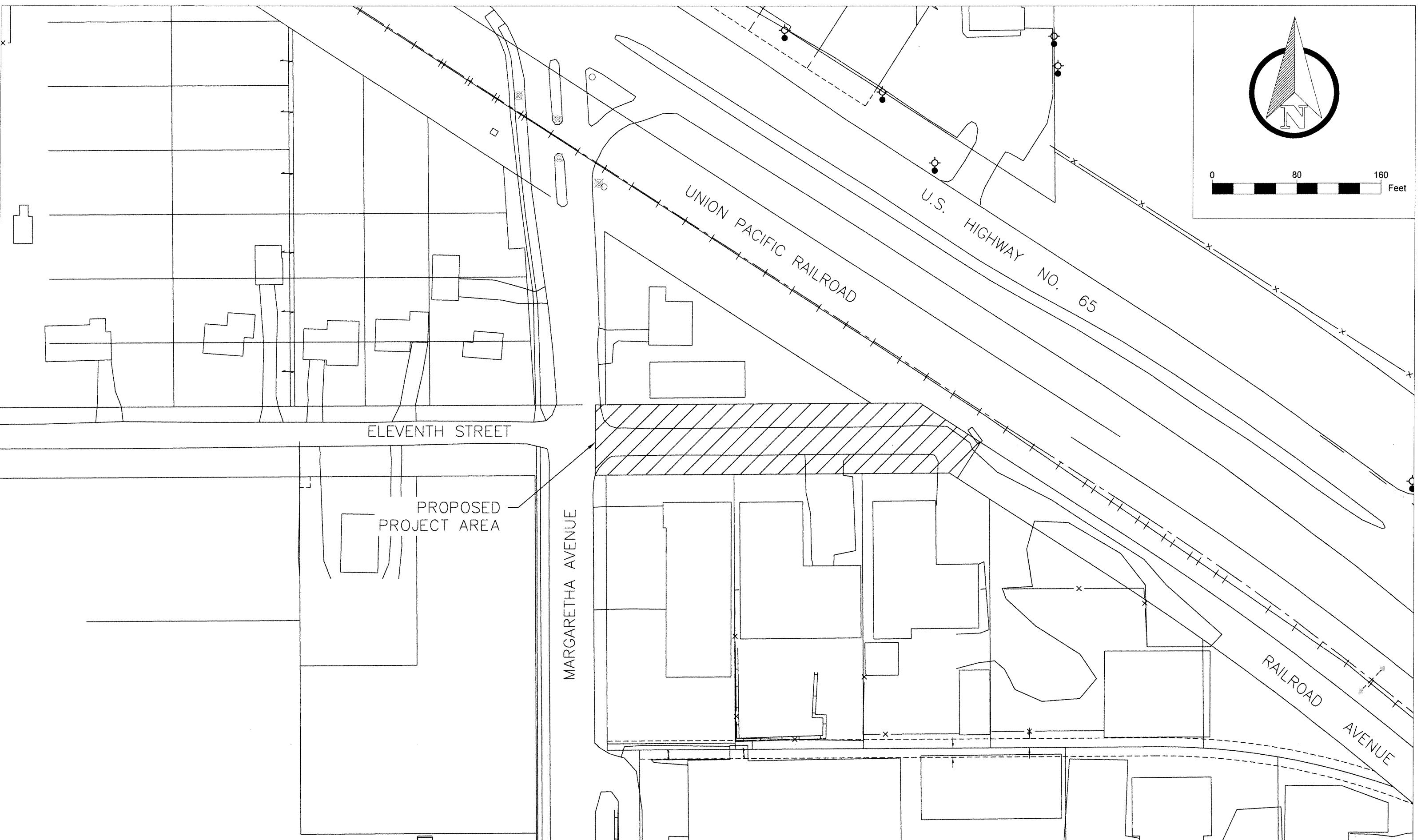
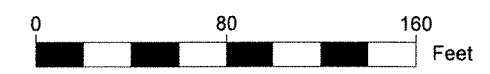
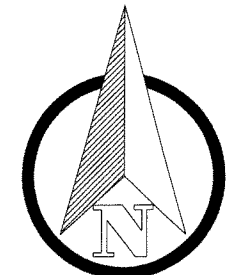
The City of Albert Lea  
 Department of Public Works  
 ENGINEERING DIVISION  
 221 E. Clark Street  
 Albert Lea, MN 56007  
 PHONE (507) 237-425  
 FAX (507) 237-426

Date: 1/14/2025  
 Drawn By: CDL  
 Dwg. No.:

11th Street Reconstruction Project  
 Margaretha Avenue to the East End

Street, Curb & Gutter, Underground Utility Reconstruction  
 Feasibility Report  
 Job No. 2503

Sheet No. 1 of 2  
 Sheets



ELEVENTH STREET

PROPOSED PROJECT AREA

MARGARETHA AVENUE

UNION PACIFIC RAILROAD

U.S. HIGHWAY NO. 65

RAILROAD AVENUE

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: **Steven J. Jahnke**  
 Printed Name: Steven J. Jahnke  
 Date: \_\_\_\_\_ License No. 24464

**The City of Albert Lea**

Department of Public Works  
**ENGINEERING DIVISION**  
 221 E. Clark Street  
 Albert Lea, MN 56007

PHONE (507) 317-425  
 FAX (507) 317-424

Date: **1/14/2025**  
 Drawn By: **CDL**  
 Dwg. No.:

**11th Street Reconstruction Project**  
 Margaretha Avenue to the East End

Street, Curb & Gutter, Underground Utility Reconstruction  
**Feasibility Report**  
 Job No. 2503



RESOLUTION 25-

Introduced by Councilor

RESOLUTION APPROVING AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES  
FOR FRONT STREET BASIN DESIGN (Job 2507)

WHEREAS, the City of Albert Lea has requested and received proposals for professional services for the design and cost estimate for public facilities at 4<sup>th</sup> Avenue and Front Street; and

WHEREAS, the staff is recommending hiring HR Green based on a proposed total fee of \$173,700.00 for professional engineering services to develop a plan and cost estimate for the design of the Front Street Basin design, wetland delineation, stormwater modelling with additional Geotech coordination, ADA walkway and access improvements, and optional construction oversight.

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

Sec. 1. That the Mayor and/or City Manager are hereby authorized to enter into a professional service agreement with HR Green of St. Paul, Minnesota for professional services for the Front Street Basin Design at a fee of \$173,700.00.

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor, and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray;

And the following voted against the same: None. Mayor Murray declared the motion passed.

Introduced and passed the 27<sup>th</sup> day of January 2025

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Mayor Rich Murray

Filed and attested this 28<sup>th</sup> day of January, 2025

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Secretary of the Council



RESOLUTION 25-

Introduced by Councilor

RESOLUTION ACCEPTING DONATIONS AS PRESENTED  
TO THE CITY OF ALBERT LEA CITY ARENA

WHEREAS, The City of Albert Lea is generally authorized to accept donations pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens.

WHEREAS, individual persons and/or entities have offered to contribute donation(s) in the form of services and supplies as set forth below to the Albert Lea City Arena:

<u>Donation/Donors</u>	<u>Amount or Item</u>
Attig Construction	\$1,900
Geneva Lumber	\$1,250
Rink Systems	\$2,957
Albert Lea Electric	\$ 360

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

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

Sec. 1. That the donations described are accepted and

Sec. 2. The City of Albert Lea is hereby directed to issue receipts to the donors acknowledging the City's receipt of the donation.

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray; and the following voted against the same: None.

Introduced and passed this 27<sup>th</sup> day of January, 2025

---

Mayor Rich Murray

Filed and attested this 28<sup>th</sup> day of January, 2025

---

Secretary of the Council

RESOLUTION 25-

Introduced by Councilor

RESOLUTION APPROVING CLAIMS

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

Sec. 1. That the claims, as presented in the attached exhibit for Check #90560 through #90663 in the amount of \$936,672.98 are approved and the City Treasurer is hereby directed to disburse said amounts with payment to be made from the fund indicated.

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor , and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray;

And the following voted against the same: None. Mayor Murray declared the resolution passed.

Introduced and passed this 27<sup>th</sup> day of January, 2025

---

Mayor Rich Murray

Filed and attested this 28<sup>th</sup> day of January, 2025

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Secretary of the Council

# Claims Over \$25,000

## City of Albert Lea Council Meeting 01/27/2025

- **\$26,520.00 – Ferguson Enterprises Inc**  
Meters (78)
- **\$30,161.31 – Freeborn Mower Electric Cooperative**  
Electric Service – WWTP
- **\$30,590.19 – HomeServe USA Corp**  
Water/Sewer Protection Plan Services (December)
- **\$46,179.53 – Braun Intertec Corporation**  
Blazing Star Landing NE Corner Acre Site Remediation – Job 2416
- **\$118,989.00 – League of MN Cities Insurance**  
Workers Compensation Insurance Premium – 1<sup>st</sup> Quarter
- **\$207,680.00 – WW Goetsch Associates Inc**  
Rotating Assembly, Front Head – Big Lift



# Accounts Payable

## Checks for Approval

User: kbrutlag  
 Printed: 1/27/2025 - 12:07 PM



Check Number	Check Date	Fund	Account Name	Vendor Name	Amount
0	01/24/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services	4,945.60
0	01/24/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services	1,101.23
0	01/24/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services	2,367.00
0	01/24/2025	101 General	Accrued FICA Payable	Internal Revenue Service	15,171.16
0	01/24/2025	101 General	Federal Withholding Payable	Internal Revenue Service	34,664.96
0	01/24/2025	101 General	Accrued Medicare Payable	Internal Revenue Service	5,903.21
0	01/24/2025	101 General	Accrued FICA Payable	Internal Revenue Service	15,171.16
0	01/24/2025	101 General	Accrued Medicare Payable	Internal Revenue Service	5,903.21
0	01/24/2025	101 General	Other Payroll Deduct Payable	Minnesota Department of Human Services	693.56
0	01/24/2025	101 General	State Withholding Payable	Minnesota Department of Revenue	17,057.69
0	01/24/2025	101 General	Deferred Compensation Payable	MN State Retirement - Empower	1,153.24
0	01/24/2025	101 General	Deferred Compensation Payable	MN State Retirement - Empower	200.00
0	01/24/2025	101 General	Accrued PERA Payable	PERA	36,609.76
0	01/24/2025	101 General	Accrued PERA Payable	PERA	49,225.12
0	01/24/2025	101 General	Other Payroll Deduct Payable	WEX Health Inc	12,573.40
0	01/24/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance	440.26
0	01/24/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance	881.62
0	01/24/2025	101 General	Vision Care Payable	Fidelity Security Life	289.15
0	01/24/2025	101 General	Other Payroll Deduct Payable	Sun Life Financial	1,503.36
0	01/24/2025	101 General	Life Insurance Payable	Sun Life Financial	247.68
0	01/24/2025	101 General	Dental Insurance Payable	MetLife	1,895.11
0	01/24/2025	101 General	Vision Care Payable	Fidelity Security Life	281.73
0	01/24/2025	101 General	Credit Union Payable	City and County Employees Federal Credit Union	12,256.83
0	01/24/2025	101 General	Other Payroll Deduct Payable	Employee Benefit Fund	75.00
0	01/24/2025	101 General	Union Dues Payable	IAFF Local 1041	1,089.30
0	01/24/2025	101 General	Dental Insurance Payable	MetLife	1,895.11
0	01/24/2025	101 General	Union Dues Payable	MNPEA	78.00
0	01/24/2025	101 General	Union Dues Payable	Minnesota Public Employees Association	1,032.00
0	01/24/2025	101 General	Union Dues Payable	Minnesota Public Employees Association	600.00
0	01/24/2025	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions	1,725.38
0	01/24/2025	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions	437.31
0	01/24/2025	101 General	Other Payroll Deduct Payable	Sun Life Financial	1,503.36
0	01/24/2025	101 General	Long-term Disability Payable	Sun Life Financial	1,175.46

Check Number	Check Date	Fund	Account Name	Vendor Name	Amount
0	01/24/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance	881.62
0	01/24/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance	440.26
0	01/24/2025	101 General	Other Payroll Deduct Payable	Sun Life Financial	85.75
0	01/24/2025	101 General	Life Insurance Payable	Sun Life Financial	1.72
0	01/24/2025	101 General	Life Insurance Payable	Sun Life Financial	1.72
0	01/24/2025	101 General	Vision Care Payable	Fidelity Security Life	19.62
0	01/24/2025	101 General	Dental Insurance Payable	MetLife	31.00
0	01/27/2025	703 HealthIns/Workers Comp Reserve	Expert & Professional Services	WEX Health Inc	354.75
0	01/27/2025	101 General	Medical Flex Payable	WEX Health Inc	13.86
0	01/27/2025	101 General	Medical Flex Payable	WEX Health Inc	302.00
0	01/27/2025	101 General	Credit Card & Bank Fees	Global Payments, Inc	1,231.11
0	01/27/2025	601 Water	Credit Card & Bank Fees	BPSH LLC	1,840.65
0	01/27/2025	602 Sewer	Credit Card & Bank Fees	BPSH LLC	1,840.65
0	01/27/2025	602 Sewer	Motor Fuels	Charles Dennison	147.78
0	01/27/2025	602 Sewer	Travel Expense	Charles Dennison	44.82
0	01/27/2025	101 General	Travel Expense	Cierra Maras	162.40
0	01/27/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories	296.00
0	01/27/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories	71.00
0	01/27/2025	602 Sewer	Supplies	Charles Dennison	49.32
0	01/27/2025	101 General	Vehicle/Equip Repairs/Software	John Ryther	10.00
0	01/27/2025	412 Recreation Facilities Project	Building & Improvements	Apex Facility Solutions LLC	8,721.00
0	01/27/2025	101 General	Supplies	Ulland Brothers, Inc.	6,020.22
0	01/27/2025	602 Sewer	Building Repair Supplies	Ulland Brothers, Inc.	60.19
0	01/27/2025	602 Sewer	Dues & Subscriptions	Dustin White	40.00
0	01/27/2025	101 General	Vehicle/Equip Repairs/Software	Nathan Idstein	389.00
0	01/27/2025	602 Sewer	Other LT Obligation - Interest	Minnesota Public Facilities Authority	3,965.00
0	01/27/2025	601 Water	Other LT Obligation - Interest	Minnesota Public Facilities Authority	1,414.99
0	01/27/2025	601 Water	Statement Printing/Postage	Springbrook Holdings Company LLC	3,014.34
0	01/27/2025	602 Sewer	Statement Printing/Postage	Springbrook Holdings Company LLC	3,014.34
0	01/27/2025	101 General	Humane Society Mgmt/Costs	Humane Society of Freeborn County	1,000.00
0	01/27/2025	601 Water	Safety Equipment	Fastenal Company	105.32
0	01/27/2025	602 Sewer	Supplies	Fastenal Company	24.58
0	01/27/2025	101 General	Supplies	Fastenal Company	353.00
0	01/27/2025	602 Sewer	Minor Equipment & Tools	Fastenal Company	127.42
90560	01/17/2025	101 General	Telephone & Internet	AT&T	57.70
90561	01/17/2025	602 Sewer	Rents & Leases	Driessen Water Inc	91.05
90561	01/17/2025	602 Sewer	Rents & Leases	Driessen Water Inc	161.82
90562	01/17/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	944.01
90562	01/17/2025	603 Solid Waste	Electric Utilities	Freeborn Mower Electric Cooperative	57.64
90562	01/17/2025	603 Solid Waste	Electric Utilities	Freeborn Mower Electric Cooperative	185.75
90563	01/17/2025	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative	468.35
90564	01/17/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	153.55
90565	01/17/2025	225 Airport	Telephone & Internet	MetroNet Holding LLC	130.14

Check Number	Check Date	Fund	Account Name	Vendor Name	Amount
90566	01/17/2025	101 General	Gas Utilities	Minnesota Energy Resources	1,840.35
90566	01/17/2025	602 Sewer	Gas Utilities	Minnesota Energy Resources	11,082.71
90566	01/17/2025	101 General	Gas Utilities	Minnesota Energy Resources	3,625.92
90567	01/17/2025	101 General	Accounts Receivable - Year End	Ranae Neese	1,392.13
90567	01/17/2025	101 General	Tax Abatement Payment	Ranae Neese	1,555.92
90567	01/17/2025	101 General	Accounts Receivable - Year End	Ranae Neese	567.13
90568	01/17/2025	601 Water	Statement Printing/Postage	Springbrook Holdings Company LLC	1,004.85
90568	01/17/2025	602 Sewer	Statement Printing/Postage	Springbrook Holdings Company LLC	1,004.85
90568	01/17/2025	601 Water	Statement Printing/Postage	Springbrook Holdings Company LLC	1,154.70
90568	01/17/2025	602 Sewer	Statement Printing/Postage	Springbrook Holdings Company LLC	1,154.70
90568	01/17/2025	601 Water	Statement Printing/Postage	Springbrook Holdings Company LLC	864.45
90568	01/17/2025	602 Sewer	Statement Printing/Postage	Springbrook Holdings Company LLC	864.45
90568	01/17/2025	601 Water	Statement Printing/Postage	Springbrook Holdings Company LLC	372.75
90568	01/17/2025	602 Sewer	Statement Printing/Postage	Springbrook Holdings Company LLC	372.75
90569	01/17/2025	101 General	Hot Spots	T-Mobile	1,275.38
90570	01/24/2025	101 General	Other Payroll Deduct Payable	LegalShield	314.52
90570	01/24/2025	101 General	Other Payroll Deduct Payable	LegalShield	314.52
90571	01/24/2025	101 General	Life Insurance Payable	NCPERS Minnesota Group Life Ins	280.00
90571	01/24/2025	101 General	Life Insurance Payable	NCPERS Minnesota Group Life Ins	280.00
90572	01/27/2025	225 Airport	Building Maintenance	Albert Lea Airport, Inc	850.00
90572	01/27/2025	225 Airport	Expert & Professional Services	Albert Lea Airport, Inc	2,200.00
90573	01/27/2025	101 General	Management Services	Albert Lea Community Theater, Inc.	1,000.00
90574	01/27/2025	602 Sewer	Vehicle/Equipment Parts	Albert Lea Electric	183.61
90574	01/27/2025	602 Sewer	Vehicle/Equipment Parts	Albert Lea Electric	5.43
90574	01/27/2025	602 Sewer	Vehicle/Equipment Parts	Albert Lea Electric	18.70
90574	01/27/2025	602 Sewer	Vehicle/Equipment Parts	Albert Lea Electric	53.21
90574	01/27/2025	602 Sewer	Vehicle/Equipment Parts	Albert Lea Electric	64.30
90574	01/27/2025	101 General	Vehicle/Equipment Parts	Albert Lea Electric	73.64
90574	01/27/2025	602 Sewer	Vehicle/Equipment Parts	Albert Lea Electric	178.13
90574	01/27/2025	602 Sewer	Vehicle/Equipment Parts	Albert Lea Electric	148.17
90574	01/27/2025	602 Sewer	Vehicle/Equipment Parts	Albert Lea Electric	33.93
90574	01/27/2025	602 Sewer	Vehicle/Equip Repairs/Software	Albert Lea Electric	2,154.12
90574	01/27/2025	101 General	Building Maintenance	Albert Lea Electric	567.75
90574	01/27/2025	101 General	Vehicle/Equip Repairs/Software	Albert Lea Electric	192.00
90574	01/27/2025	101 General	Vehicle/Equip Repairs/Software	Albert Lea Electric	128.00
90574	01/27/2025	101 General	Building Maintenance	Albert Lea Electric	256.00
90574	01/27/2025	602 Sewer	Vehicle/Equip Repairs/Software	Albert Lea Electric	1,463.00
90575	01/27/2025	210 Senior Center	Management Services	Albert Lea Family YMCA	4,175.00
90576	01/27/2025	412 Recreation Facilities Project	Building & Improvements	Albert Lea Newspapers, Inc	538.36
90577	01/27/2025	101 General	Miscellaneous Charges	Albert Lea Port Authority	8,500.00
90577	01/27/2025	101 General	Miscellaneous Charges	Albert Lea Port Authority	20,000.00
90578	01/27/2025	101 General	Books	Amazon Capital Services Inc	98.43
90578	01/27/2025	101 General	Books	Amazon Capital Services Inc	67.68

Check Number	Check Date	Fund	Account Name	Vendor Name	Amount
90578	01/27/2025	101 General	Supplies	Amazon Capital Services Inc	90.51
90578	01/27/2025	101 General	Books	Amazon Capital Services Inc	172.24
90578	01/27/2025	101 General	Supplies	Amazon Capital Services Inc	22.97
90578	01/27/2025	101 General	Supplies	Amazon Capital Services Inc	56.93
90578	01/27/2025	101 General	Audio Visual	Amazon Capital Services Inc	19.95
90578	01/27/2025	101 General	Supplies	Amazon Capital Services Inc	16.00
90579	01/27/2025	234 Blight/Hazardous Mitigation	Expert & Professional Services	Arden Title LLC	500.00
90580	01/27/2025	101 General	Uniforms	Aspen Mills Incorporated	219.79
90581	01/27/2025	602 Sewer	Telephone & Internet	AT&T Mobility II LLC	15.33
90582	01/27/2025	101 General	Audio Visual	Baker and Taylor, Inc.	182.88
90582	01/27/2025	101 General	Books	Baker and Taylor, Inc.	704.36
90582	01/27/2025	101 General	Books	Baker and Taylor, Inc.	242.41
90583	01/27/2025	225 Airport	Engineering Services	Bolton & Menk Inc	2,200.00
90584	01/27/2025	101 General	Supplies	Bomgaars Supply Inc	16.66
90584	01/27/2025	603 Solid Waste	Minor Equipment & Tools	Bomgaars Supply Inc	39.99
90584	01/27/2025	602 Sewer	Minor Equipment & Tools	Bomgaars Supply Inc	63.97
90584	01/27/2025	602 Sewer	Supplies	Bomgaars Supply Inc	29.47
90584	01/27/2025	101 General	Supplies	Bomgaars Supply Inc	27.96
90584	01/27/2025	602 Sewer	Supplies	Bomgaars Supply Inc	43.96
90584	01/27/2025	602 Sewer	Minor Equipment & Tools	Bomgaars Supply Inc	13.99
90584	01/27/2025	101 General	Supplies	Bomgaars Supply Inc	16.99
90584	01/27/2025	101 General	Supplies	Bomgaars Supply Inc	9.58
90584	01/27/2025	101 General	Supplies	Bomgaars Supply Inc	11.49
90584	01/27/2025	101 General	Supplies	Bomgaars Supply Inc	27.78
90584	01/27/2025	602 Sewer	Minor Equipment & Tools	Bomgaars Supply Inc	57.99
90584	01/27/2025	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc	4.58
90584	01/27/2025	101 General	Minor Equipment & Tools	Bomgaars Supply Inc	115.98
90584	01/27/2025	101 General	Supplies	Bomgaars Supply Inc	30.98
90584	01/27/2025	101 General	Building Repair Supplies	Bomgaars Supply Inc	7.99
90584	01/27/2025	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc	39.99
90585	01/27/2025	101 General	Supplies	Bound Tree Medical LLC	99.26
90585	01/27/2025	101 General	Supplies	Bound Tree Medical LLC	163.28
90586	01/27/2025	441 TIF-Blazing Star Soil District	Expert & Professional Services	Braun Intertec Corporation	4,912.00
90586	01/27/2025	441 TIF-Blazing Star Soil District	Expert & Professional Services	Braun Intertec Corporation	6,838.20
90586	01/27/2025	441 TIF-Blazing Star Soil District	Expert & Professional Services	Braun Intertec Corporation	46,179.53
90587	01/27/2025	101 General	Taxes & Licenses	Broadcast Music, Inc.	446.00
90588	01/27/2025	101 General	Building Maintenance	Cedar Valley Services, Inc	2,055.90
90588	01/27/2025	101 General	Building Maintenance	Cedar Valley Services, Inc	1,550.35
90589	01/27/2025	101 General	Books	Cengage Learning, Inc	29.59
90589	01/27/2025	101 General	Books	Cengage Learning, Inc	95.97
90589	01/27/2025	101 General	Books	Cengage Learning, Inc	29.59
90590	01/27/2025	101 General	Library Selco/Software	Central Technology	1,628.82
90591	01/27/2025	101 General	Telephone & Internet	Charter Communications Holdings LLC	189.99

Check Number	Check Date	Fund	Account Name	Vendor Name	Amount
90592	01/27/2025	101 General	Supplies	Church Offset Printing, Inc	120.00
90593	01/27/2025	602 Sewer	Laundry Services	Cintas Corporation	115.32
90593	01/27/2025	602 Sewer	Laundry Services	Cintas Corporation	115.32
90593	01/27/2025	101 General	Laundry Services	Cintas Corporation	18.39
90593	01/27/2025	101 General	Laundry Services	Cintas Corporation	28.18
90594	01/27/2025	602 Sewer	Supplies	Cintas First Aid and Safety	16.82
90594	01/27/2025	101 General	Safety Equipment	Cintas First Aid and Safety	79.40
90595	01/27/2025	101 General	Expert & Professional Services	CivicPlus, LLC	866.25
90596	01/27/2025	101 General	Insurance & Bonds	CNA Surety	200.00
90597	01/27/2025	101 General	Building Maintenance	Construction Solutions LLC	840.00
90598	01/27/2025	602 Sewer	Vehicle/Equipment Parts	Contegra Inc	1,118.80
90599	01/27/2025	101 General	Rents & Leases	Coordinated Business Systems LTD	59.26
90600	01/27/2025	602 Sewer	Vehicle/Equip Repairs/Software	Core & Main LP	7,265.00
90601	01/27/2025	101 General	Vehicle/Equipment Parts	Dave Syverson, Inc.	105.20
90602	01/27/2025	436 District 5-27 Marketplace	Expert & Professional Services	Ehlers & Associates, Inc	75.00
90602	01/27/2025	444 Daley Apartments	Expert & Professional Svcs	Ehlers & Associates, Inc	150.00
90602	01/27/2025	444 Daley Apartments	Expert & Professional Svcs	Ehlers & Associates, Inc	1,131.25
90602	01/27/2025	232 Housing Program Fund	Expert & Professional Services	Ehlers & Associates, Inc	875.00
90603	01/27/2025	602 Sewer	Vehicle/Equip Repairs/Software	Electric Motor/Bearing Service, Inc	364.36
90604	01/27/2025	101 General	Dues & Subscriptions	Empathy Studios LLC	699.00
90605	01/27/2025	101 General	Engineering Fees	Erickson Engineering Co, LLC	1,819.00
90606	01/27/2025	601 Water	Supplies	Ferguson Enterprises, Inc.	26,520.00
90606	01/27/2025	601 Water	Supplies	Ferguson Enterprises, Inc.	7,156.80
90607	01/27/2025	101 General	Supplies	Ferrellgas	82.19
90607	01/27/2025	101 General	Supplies	Ferrellgas	103.05
90608	01/27/2025	602 Sewer	Dues & Subscriptions	Brent Fjermestad	20.00
90609	01/27/2025	101 General	Joint LEC Expenditures	Freeborn County Administration	9,002.75
90609	01/27/2025	101 General	Joint LEC Expenditures	Freeborn County Administration	7,559.43
90609	01/27/2025	101 General	Joint LEC Expenditures	Freeborn County Administration	-14,784.07
90610	01/27/2025	234 Blight/Hazardous Mitigation	Expert & Professional Services	Freeborn County Auditor-Treasurer	99.00
90611	01/27/2025	101 General	Legal Notices & Recording	Freeborn County Recorder	56.00
90611	01/27/2025	101 General	Legal Notices & Recording	Freeborn County Recorder	46.00
90612	01/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	25.00
90612	01/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	188.43
90612	01/27/2025	234 Blight/Hazardous Mitigation	Electric Utilities	Freeborn Mower Electric Cooperative	25.00
90612	01/27/2025	601 Water	Electric Utilities	Freeborn Mower Electric Cooperative	274.00
90613	01/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	59.94
90614	01/27/2025	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative	30,161.31
90615	01/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	1,518.10
90616	01/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	2,314.44
90616	01/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	370.94
90617	01/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	269.12
90617	01/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative	9,522.35



Check Number	Check Date	Fund	Account Name	Vendor Name	Amount
90618	01/27/2025	101 General	Safety Equipment	Grainger	122.28
90619	01/27/2025	101 General	Expert & Professional Services	Christian Graves	105.00
90620	01/27/2025	101 General	Tires	Hanson Tire Service of Albert Lea, Inc	391.00
90621	01/27/2025	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.	2,134.77
90621	01/27/2025	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.	4,859.82
90621	01/27/2025	601 Water	Chemicals & Chemical Products	Hawkins, Inc.	7,202.69
90622	01/27/2025	602 Sewer	Supplies	HD Supply Inc	155.10
90622	01/27/2025	602 Sewer	Supplies	HD Supply Inc	2,003.39
90623	01/27/2025	603 Solid Waste	Insurance & Bonds	Heartman Insurance	1,625.00
90624	01/27/2025	101 General	Supplies	Henry Schein, Inc	119.52
90625	01/27/2025	605 Utility Line Protection Plan	Protection Plan Services	HomeServe USA Corp	30,590.19
90626	01/27/2025	101 General	Rents & Leases	Huber Supply Company Inc.	203.25
90627	01/27/2025	101 General	Vehicle/Equipment Parts	Imperial Bag & Paper Co LLC	61.20
90628	01/27/2025	101 General	Expert & Professional Services	Interstate Services, Inc	50.00
90628	01/27/2025	101 General	Expert & Professional Services	Interstate Services, Inc	30.00
90629	01/27/2025	201 Police Forfeitures	Supplies	Intoximeters	69.00
90630	01/27/2025	210 Senior Center	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.	274.95
90630	01/27/2025	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.	90.00
90630	01/27/2025	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.	335.39
90630	01/27/2025	210 Senior Center	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.	274.95
90631	01/27/2025	101 General	Dues & Subscriptions	League of Minnesota Cities	1,125.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	223.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	33,654.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	129.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	229.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	743.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	30,051.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	1,414.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	549.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	1,585.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	915.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	11,329.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	5,860.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	3,273.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	819.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	47.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	3,944.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	110.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	253.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	1,040.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	346.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	1,370.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	89.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Amount
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	214.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	428.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	170.00
90632	01/27/2025	101 General	Workers Compensation Insurance	League of MN Cities Insurance Trust	9,031.00
90632	01/27/2025	601 Water	Workers Compensation Insurance	League of MN Cities Insurance Trust	3,812.00
90632	01/27/2025	602 Sewer	Workers Compensation Insurance	League of MN Cities Insurance Trust	2,151.00
90632	01/27/2025	602 Sewer	Workers Compensation Insurance	League of MN Cities Insurance Trust	4,833.00
90632	01/27/2025	603 Solid Waste	Workers Compensation Insurance	League of MN Cities Insurance Trust	378.00
90633	01/27/2025	704 Property Liability Ins Reserve	Claims & Damages	League of MN Cities Insurance Trust	3,087.46
90634	01/27/2025	101 General	Rents & Leases	Loffler	1.39
90635	01/27/2025	101 General	Supplies	Magtech Ammunition Company Inc	14,100.00
90635	01/27/2025	101 General	Supplies	Magtech Ammunition Company Inc	-1,397.30
90636	01/27/2025	101 General	Rents & Leases	Metro Sales, Inc	235.00
90637	01/27/2025	101 General	Gas Utilities	Minnesota Energy Resources	67.87
90637	01/27/2025	101 General	Gas Utilities	Minnesota Energy Resources	38.16
90637	01/27/2025	101 General	Gas Utilities	Minnesota Energy Resources	2,040.17
90637	01/27/2025	101 General	Gas Utilities	Minnesota Energy Resources	203.55
90637	01/27/2025	101 General	Gas Utilities	Minnesota Energy Resources	466.27
90638	01/27/2025	601 Water	Water Utilities	MN Department of Natural Resources	7,808.49
90638	01/27/2025	602 Sewer	Water Utilities	MN Department of Natural Resources	140.00
90639	01/27/2025	602 Sewer	Training & Education	MN Wastewater Operators Association	20.00
90640	01/27/2025	602 Sewer	Training & Education	MN Wastewater Operators Association	215.00
90641	01/27/2025	602 Sewer	Training & Education	MN Wastewater Operators Association	425.00
90642	01/27/2025	602 Sewer	Training & Education	MN Wastewater Operators Association	425.00
90643	01/27/2025	101 General	Vehicle/Equip Repairs/Software	North Central International	100.95
90643	01/27/2025	101 General	Vehicle/Equip Repairs/Software	North Central International	100.95
90643	01/27/2025	101 General	Vehicle/Equip Repairs/Software	North Central International	100.95
90644	01/27/2025	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.	499.80
90644	01/27/2025	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.	13.65
90644	01/27/2025	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.	4.20
90644	01/27/2025	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.	31.50
90645	01/27/2025	601 Water	Expert & Professional Services	Platinum Plumbing Solutions LLC	2,530.99
90647	01/27/2025	101 General	Periodicals & Magazines	Publishers Weekly	259.99
90648	01/27/2025	101 General	Supplies	Quality Resource Group, Inc.	1,359.11
90649	01/27/2025	101 General	Supplies	Quill Corporation	35.18
90650	01/27/2025	101 General	Vehicle/Equipment Parts	R & R Specialties of Wisconsin Inc	22.50
90650	01/27/2025	101 General	Vehicle/Equipment Parts	R & R Specialties of Wisconsin Inc	133.55
90651	01/27/2025	101 General	Supplies	Rink Systems, Inc.	510.00
90651	01/27/2025	101 General	Building Repair Supplies	Rink Systems, Inc.	738.00
90651	01/27/2025	101 General	Minor Equipment & Tools	Rink Systems, Inc.	660.00
90652	01/27/2025	101 General	Supplies	Schwaab, Inc.	39.25
90653	01/27/2025	210 Senior Center	Rents & Leases	Skyline Plaza Associates	4,100.00
90654	01/27/2025	101 General	Unemployment	State of MN Dept of Empl. & Econ. Dev.	2,536.76

Check Number	Check Date	Fund	Account Name	Vendor Name	Amount
90655	01/27/2025	101 General	Safety Equipment	Streicher's	539.73
90656	01/27/2025	225 Airport	Vehicle/Equip Repairs/Software	Superior Industries, LLC	2,554.54
90657	01/27/2025	101 General	Books	The Globe Pequot Publishing Group	246.91
90658	01/27/2025	101 General	Supplies	Thompson Electric	503.00
90659	01/27/2025	101 General	Prepaid Postage	United States Postal Service	1,500.00
90660	01/27/2025	101 General	Supplies	Kelly Wangsness	26.97
90661	01/27/2025	602 Sewer	Refuse Disposal	Waste Management of WI-MN	539.88
90661	01/27/2025	101 General	Refuse Disposal	Waste Management of WI-MN	372.87
90661	01/27/2025	101 General	Refuse Disposal	Waste Management of WI-MN	747.63
90661	01/27/2025	101 General	Refuse Disposal	Waste Management of WI-MN	144.28
90661	01/27/2025	101 General	Refuse Disposal	Waste Management of WI-MN	265.66
90661	01/27/2025	101 General	Refuse Disposal	Waste Management of WI-MN	91.76
90662	01/27/2025	101 General	Building Repair Supplies	Winsupply Albert Lea MN Co	5.39
90663	01/27/2025	602 Sewer	Supplies	WW Goetsch Associates Inc	2,373.00
90663	01/27/2025	602 Sewer	Machinery & Equipment	WW Goetsch Associates Inc	207,680.00
Report Total:					936,672.98