



AGENDA FOR THE WORK SESSION AND THE  
REGULAR MEETING OF THE  
ALBERT LEA CITY COUNCIL – FEBRUARY 24, 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 FEBRUARY 24, 2025**

**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 February 10, 2025 Regular Council Meeting
- B. Approve Minutes of the February 10, 2025 Work Session
- C. License & Permits
- D. Resolution Approving Plans and Specification and Ordering of Quotations for the AWOS Replacement (Job 2406)
- E. Resolution Supporting The Local Trail Program Grant Application to the Minnesota DNR for Bridge Replacement Associated With a New Paved Trail Between Fountain Street and Shoff Park (Job 2411)
- F. Resolution Supporting the Freeborn County Regional Trail Program Grant Application to the Minnesota DNR Bridge Replacement Associated With a New Paved Trail Between Albert Lea and Manchester (Job 2411)

**VI. PETITIONS, REQUESTS AND COMMUNICATIONS**

**VII. UNFINISHED BUSINESS**



**AGENDA FOR THE WORK SESSION AND THE  
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**VIII. NEW BUSINESS**

- A. Public Hearing Regarding Ordering Improvement and Preparation of Plans for the 2025 Neighborhood Improvement Project (Job 2501)
  - A1.** Resolution Ordering Improvement and Preparation of Plans for the 2025 Neighborhood Improvement Project (Job 2501)
- B. Public Hearing Regarding Ordering Improvement and Preparation of Plans for the 2025 State Aid Street Overlay Project (Job 2502)
  - B1.** Resolution Ordering Improvement and Preparation of Plans for the 2025 State Aid Street Overlay Project (Job 2502)
- C. Public Hearing Regarding Ordering Improvement and Preparation of Plans for the 11th Street Reconstruction Project (Job 2503)
  - C1.** Resolution Ordering Improvement and Preparation of Plans for the 11th Street Reconstruction Project (Job 2503)
- D. Resolution Accepting Bid and Awarding Project for the Eberhart Street & Utility Improvements Project (Job 2413)

**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: February 24, 2025**  
**Re: February 24, 2025 City Council Meeting**

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V. CONSENT AND APPROVAL OF AGENDA

C. Licenses & Permits –

**SIGN HANGER**

*DeMars Signs – Coon Rapids, MN*

**MESSAGE THERAPIST**

*Apolos Serenity Massage LLC*

D. Resolution Approving Plans and Specification and Ordering of Quotations for the AWOS Replacement (Job 2406) - In late 2023 the City received a State Grant which pays for replacement of the Albert Lea Municipal Airport Automated Weather Observing System (AWOS)

Bolton and Menk Inc. has prepared the plans and specification for this project and the project is ready to advertise.

The plans and specifications have been completed for the preparation of the site and installation of a MNDOT supplied AWOS and have been presented to the Council for approval and authorization of bidding.

Staff recommends approving the plans and specifications, and authorization of bidding the project.

See attached resolution.

E. Resolution Supporting The Local Trail Program Grant Application to the Minnesota DNR for Bridge Replacement Associated with a New Paved Trail Between Fountain

Street and Shoff Park – The attached resolution is supporting staff submitting a DNR local trail program grant for the replacement of the rail bridge between Fountain Street and Shoff Park. If successful there would be \$100,000 of matching funds that the City and County would pay through local or alternate funding sources. The application is a piece of the funding of the trail from Albert Lea to Manchester.

The application would be submitted in March of 2025. Staff recommends approval.

See attached resolution.

- F. Resolution Supporting the Freeborn County Regional Trail Program Grant Application to the Minnesota DNR Bridge Replacement Associated with a New Paved Trail Between Albert Lea and Manchester – The attached resolution is supporting Freeborn County submitting a DNR regional trail program grant for the replacement of the rail bridges between Albert Lea and Manchester. If successful there would be \$100,000 of matching funds that the City and County would pay through local or alternate funding sources. The application is a piece of the funding of the trail from Albert Lea to Manchester.

The application would be submitted in March 2025. Staff recommends approval.

See attached resolution.

## VI. PETITIONS, REQUESTS AND COMMUNICATIONS

## VII. UNFINISHED BUSINESS

## VIII. NEW BUSINESS

- A. Public Hearing and Resolution Ordering Improvement and Preparation of Plans for the 2025 Neighborhood Improvement Project (Job 2501) – A public hearing is being held for public input for 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*

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

*The neighborhood meeting was held February 19, 2025 to discuss the project with the affected residents.*

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 roadbase 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.

See attached resolution and preliminary assessment roll.

- B. Public Hearing and Resolution Ordering Improvement and Preparation of Plans for the 2025 State Aid Street Overlay Project (Job 2502) – A public hearing is being held for public input 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. The estimated project cost is \$200,902.08 and would be paid for with assessments, sanitary sewer funds, and City bonding funds. A neighborhood meeting was held February 17, 2025 to discuss the project with affected residents.*

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.

See attached resolution and preliminary assessment roll.

- C. Public Hearing and Resolution Ordering Improvement and Preparation of Plans for the 11th Street Reconstruction Project (Job 2503) – A public hearing is being held for public input 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*

*The estimated project cost is \$531,316.24 and would be paid for with assessments, sanitary sewer funds, water funds, and City bonding funds. Because of the small number of parcels, a letter was sent out and staff offered to meet individually with the property owners.*

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.

See attached resolution and preliminary assessment roll.

- D. Resolution Accepting Bid and Awarding Project for the Eberhart Street & Utility Improvements Project (Job 2413) – *Engineering and JHS Engineering have reviewed the bids opened Tuesday, February 28, 2025 for the Eberhart Street & Utilities Improvement Project. This is the construction of approximately 370 feet of roadway including utilities. It also involves construction of a stormwater pond.*

*Engineering received five bids. Engineering is recommending the low bid of \$802,419.58 from Jensen Excavating & Trucking LLC of Albert Lea, Minnesota. The Engineer's estimate was \$860,000.00. The bid abstract is attached. Staff recommends approval.*

See attached resolution and bid abstract.

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  
February 10, 2025 – 7:00 P.M.**

**PRESENT:** Mayor Rich Murray, Councilors 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.

**ABSENT:** Councilor Rachel Christensen

**ADDITIONAL STAFF PRESENT:** Sergeant-at-Arms-Public Safety Director JD Carlson, and Engagement/Enrichment Director Cathy Malakowsky.

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

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

**CEREMONIAL ITEMS** - None

**PUBLIC FORUM** - None

**CONSENT AND APPROVAL OF AGENDA**

- A. Approve Minutes of the January 27, 2025 Regular Council Meeting
- B. Approve Minutes of the January 27, 2025 Work Session

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

**PETITIONS, REQUESTS AND COMMUNICATIONS** - None

**UNFINISHED BUSINESS** - None

**NEW BUSINESS**

**A. Resolution 25-024 Accepting Donations as Presented to the City of Albert Lea**

City Manager Rigg said the Albert Lea Hockey Association is donating \$250,000 toward the expansion of the City Arena, part of the projects approved by voters in a special referendum on April 9, 2024. Members of the hockey association are attending the meeting to present the check to Mayor Murray. In a separate donation, the Minnesota Royals Youth Volleyball wishes to donate \$300 toward purchasing nets for use at the Albert Lea National Guard Armory, where both the youth volleyball and the Recreation Department's Adult Volleyball League are held. The

Recreation Department owns the volleyball equipment used at the Armory and recommends approval.

Mayor and council extended appreciation to the Albert Lea Hockey Association for their donation to the Arena project.

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

(See Secretary's Original Resolution 25-024  
Included with these minutes)

### **B. Resolution 25-025 Amending City Assessment Policy**

Staff is recommending updating the interest rate and terms of the current City assessment policy to add consistency to terms of the assessments if the variation in the amounts of the assessment per property varies. Also, some other updates to lighting poles.

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

(See Secretary's Original Resolution 25-025  
Included with these minutes)

### **C. Resolution 25-026 Approving Purchase of Park Department Mower Replacement (Unit No. 596)**

The Park Department 2019 Toro 4010-D is due for replacement (Unit 596). This is CIP Item PAR-E-25-03 and was budgeted at \$110,000. Staff has selected an identical new model as the old unit. The total purchase price on the new equipment is \$115,750.66. Unit 596 will be listed for sale on MnBidd (an electronic competitive bidding environment) to maximize the remaining value. A trade in value of \$14,500 was offered and we believe we will get more than that at auction which will bring us under budget. This pricing is made available through the State Pricing Contract 243333 (a competitive bidding process). Staff recommends approval of the attached quotation to purchase the new mower and put the 2019 Toro 4010-D (Unit 596) on the MnBidd auction after the new unit comes in.

Electric alternatives were considered and there is currently no equivalent electric vehicle available.

The Parks Department uses this equipment to assist with the mowing of 420 acres of parks, athletic fields, public boulevards and other turf areas. This equipment is essential to the maintenance operations of City parks.

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

(See Secretary's Original Resolution 25-026  
Included with these minutes)

**D. Resolution 25-027 Approving Plans and Ordering Advertisement of Bids for the 2025 Splashpad Bathroom Improvement Project (Job 2511)**

Public Works will be presenting the proposed splashpad bathroom design. Public Works is ready to proceed with ordering materials and bidding the construction. The plans have been completed and have been presented to the Council for approval and authorization of bidding. Staff recommends approving the plans and specifications, and authorization of bidding the project.

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

(See Secretary's Original Resolution 25-027  
Included with these minutes)

**E. Resolution 25-028 Authorizing Professional Services Agreement with Alliant Inc. for the East Main Street Intersection Evaluation (2025 Misc. 27)**

The Minnesota Department of Transportation is currently conducting a study of the I-35 interchanges with I-90, Hwy 65, and Main Street. At Main Street, the proposed work includes extending on ramps and adding traffic control at the ramp terminals. MnDOT is considering either a signal at the southbound ramp or roundabouts at both ramps. The work is not currently funded and MnDOT would be seeking grant funding to pay for the improvements.

The City, Freeborn County, and MnDOT are concerned about the impact of traffic control changes at the adjacent intersections, specifically the Ulland Brothers business entrance to the west and 775<sup>th</sup> Avenue and 777<sup>th</sup> Avenue to the east. This concern is driven by a high crash rate at 775<sup>th</sup>. The goal is to have the study completed and proposed intersections laid out so when MNDOT starts going for grants the City can apply alongside them as well. Staff is recommending entering a professional engineering services agreement with Alliant Inc. for time and materials not to exceed a cost of \$68,499.10.

In working with MnDOT on their project, Alliant Inc. has already included 775<sup>th</sup> and 777<sup>th</sup> in a Vissim model and conceptualized improvements at these intersections. The Ulland Brothers entrance has not been included in the model, but the City had previously been approached about a truck stop being built to the south of there. Planning for these intersections should include traffic projections associated with a truck stop in place. The City would like a consultant to add the Ulland Brothers entrance to the model, fully explore the effects of MnDOT's traffic control changes on

these intersections, investigate potential intersection revisions, and determine the traffic safety and operation impacts of these changes. This proposal presents the scope of work and cost that Alliant Inc. anticipates will be required to achieve those goals.

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

(See Secretary's Original Resolution 25-028  
Included with these minutes)

**F. Resolution 25-029 Granting Approval of an Interim Use Permit for Shell Rock River Watershed District**

The Planning Commission met on February 4, 2025 to conduct a public hearing to consider the application for an Interim Use Permit (IUP) to allow removal of dredged sediment from Fountain Lake via overland piping on city owned properties.

The interim use permit will cover the following activity associated with the removal of material:

1. A pipeline for transporting the dredged material north through Bancroft Creek, crossing Plaza Street to the Confined Disposal Facility (CDF) located north of the City.
2. Access to the lake at various locations along the water's edge with a truck and crane to allow relocation and support of the dredge which will move around the lake during the dredging operation.
3. Identified areas for contractor and equipment staging and storage in support of the dredging and activity as well as the dredged material.

Once approved, the IUP will be in effect for 36-months. Planning Commission recommends approval with conditions as stated within the resolution.

The purpose of an interim use permit is to temporarily allow a use under certain conditions that would otherwise not be allowed as long as a framework for the land use is established.

The Planning Commission made the following findings:

1. The purpose of an interim use permit is to temporarily allow a use under certain conditions that would otherwise not be allowed.
2. The interim use permit will not impede or delay the normal and orderly development and improvement of surrounding properties. Most of the surrounding properties are city owned facilities not available for development (i.e., landfill, airport).
3. The interim use permit will not be in conflict with any provision of the zoning code as it pertains to height, bulk or density.
4. The use will not adversely impact nearby properties through characteristics, including, but not limited to nuisance, noise, traffic, dust or unsightliness and will not otherwise adversely impact the health, safety and welfare of the community.

The Planning Commission recommends approval with the following conditions:

1. Repairs be made to any damaged paved surface including any public streets, roads, parking lots, or driveways as well as any culverts, curbs or other aspects of infrastructure.
2. Shoreland restoration to any damaged areas within the shore impact zone of any public or private land is required. This includes stabilization of soils and replanting vegetation with an appropriate variety of plants/trees at a size similar to those having been removed. All shoreland restoration shall be approved by the zoning official.
3. The applicant provides easement agreements from all property owners where piping activity will occur.
4. Security and privacy fencing will be provided around the perimeter of the contractor staging area at the Edgewater Park Pavilion site. Fencing will also be provided at the other storage and staging areas including the proposed temporary dock area.
5. Any pipe laid over land will be identified for the duration of the project with flags or similar marking to be visible, particularly while snow is on the ground.
6. Approval must be received by the MPCA for placement of pipe across the landfill site.
7. Approval must be received by the MN DNR Public Waters Permit Program for the placement of pipe on parcel 13.029.0161 as it sits outside city limits in Freeborn County.
8. The pipe crossing at Plaza Street (secure airport access) must be designed to allow for crossing by farm machinery, dump trucks, and public safety vehicles. This may be accomplished with a rock ramp or a cut into the road.
9. Written approval shall be required from the city zoning official for any work proposed within any designated floodplain area. The SRRWD will obtain approvals from state and/or federal agencies for pipeline crossing or work within the floodplain or wetlands.
10. Any changes determined by the SRRWD needed within the 36-month period will be brought to the City Engineer who may approve minor changes.
11. Erosion control measures must be planned and implemented for all disturbed soil surfaces in the shoreland areas. These erosion control measures include best management practices typical for sediment and fill areas and access points associated with the project. These erosion control areas must be maintained throughout the duration of the project.
12. To the fullest extent permitted by law, the SRRWD agrees to defend and indemnify the City of Albert Lea, its officers, employees, and volunteers from and against all claims, damages, losses and expenses resulting from the performance of work under this permit.



Brennan Construction of Minnesota had the low bid of \$1.325 million total for remodeling at both sites. Although there are 2 separate locations, the remodeling was bid as 1 project to gain more competitive bids for the smaller project at the pool. The approximate cost breakdown is \$296,500 (22%) for the Aquatic Center and \$1,028,500 (78%) for the Arena. In addition to the construction bid, City staff recommend adding a project contingency of \$132,500 (10% of the bid) and contracting with Apex to manage the construction projects for a fee of \$285,850 maximum. The total cost for the remodeling would be \$1,743,350, which is \$3,650 under budget.

Councilor Anderson noted his support for these projects moving forward.

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

(See Secretary's Original Resolution 25-030  
Included with these minutes)

### **MAYOR AND COUNCIL REPORTS:**

First Ward, Councilor Christensen reported: ABSENT

- Ward Items –
- Committee Update -

Second Ward, Councilor Baker reported:

- Ward Items – None
- Committee Update – Attended the recent HRA Board Meeting and reports they are reviewing the current employee pay scale. Participated in the Polar Plunge during the Big Freeze last weekend. Extended appreciation to the people that donated to the cause.

Third Ward, Councilor Howland reported:

- Ward Items – None
- Committee Update – Attended the annual CVB meeting. Also attended the City Center remodeling project meeting. Assisted with the Ice Fishing tournament during the Big Freeze event.

Fourth Ward, Councilor Olson reported:

- Ward Items – None. Encourages the public to support youth sports in the community by purchasing pull tabs sold at local businesses.
- Committee Update – None

Fifth Ward, Councilor Van Beek reported:

- Ward Items – None
- Committee Update – Attended his first HRA Board meeting. Working with the Legion Riders and they will be hosting the Nation of Patriots again this year. Participated in the Polar Plunge during the Big Freeze event last weekend.

Sixth Ward, Councilor Anderson reported:

- Ward Items – working on ward items
- Committee Update – Attended the recent HRA Board meeting. Participated in the Polar Plunge during the Big Freeze event. Mentioned the Relay for Life could use volunteers.

### **MAYOR REPORT:**

Attended the following meetings:

- Rotary Club at Cento
- County Veterans Meeting
- A new resident gathering at Green Mill Restaurant
- Attended several youth sporting events
- Mentioned Maggie Olson will be heading to the Wrestling State Tournament
- Had a discussion with Senator Gene Dornick
- Encourages people to volunteer their time in assisting with the Backpack program
- Met with ALEDA Director Phillip Johnson
- Extended appreciation to councilors and City Manager for their participation in the Big Freeze event. Encourages residents to continue to donate to the All-Inclusive Park project to assist them in meeting their financial goals to complete the project.
- Attended the Rugby fundraiser at Cento Wood Fire Grill

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

### **CITY MANAGER REPORT**

- Continue staff organizational review
- Spoke of the Strategic planning discussion at the upcoming council retreat
- Reviewing software and options
- Action items coming up on the council agenda related to hazardous properties as well as tax forfeited properties

### **APPROVAL OF CLAIMS**

#### **A. Resolution 25-031 Approving Claims**

##### **(1). Presentation of Claims Over \$25,000**

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

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

(See Secretary's Original Resolution 25-031  
Included with these minutes)



Councilor Howland motioned for adjournment; Councilor Van Beek 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, February 24, 2025. On voice call vote, all councilors voted in favor of said motion.

Mayor Murray declared the motion passed and the meeting adjourned.

**ADJOURNMENT: 7:32 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  
February 10, 2025 - 5:30 P.M.**

**PRESENT:** Mayor Rich Murray, Councilors, 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.

**ABSENT:** Councilor Rachel Christensen

**ADDITIONAL STAFF PRESENT:** Sergeant-at-Arms-Public Safety Director JD Carlson, Engagement/Enrichment Director Cathy Malakowsky, City Planner Megan Boeck, Human Resource Director Mike Zelenak, Finance Director Kristi Brutlag, Assistant Public Works Director, Ryan Hajek.

**I. REVIEW COUNCIL MEETING AGENDA OF FEBRUARY 10, 2025 –** City Manager Rigg reviewed the council agenda and provided background on each item. He invited councils' questions.

**CONSENT AND APPROVAL OF AGENDA**

- A. Approve Minutes of the January 27, 2025 Regular Council Meeting
- B. Approve Minutes of the January 27, 2025 Work Session

**PETITIONS, REQUESTS AND COMMUNICATIONS** - None

**UNFINISHED BUSINESS** – None

**NEW BUSINESS**

- A. Resolution Accepting Donations as Presented to the City of Albert Lea
- B. Resolution Amending City Assessment Policy
- C. Resolution Approving Purchase of Park Department Mower Replacement (Unit No. 596)
- D. Resolution Approving Plans and Ordering Advertisement of Bids for the 2025 Splashpad Bathroom Improvement Project (Job 2511)
- E. Resolution Authorizing Professional Services Agreement with Alliant Inc. for the East Main Street Intersection Evaluation (2025 Misc. 27)
- F. Resolution Granting Approval of an Interim Use Permit for Shell Rock River Watershed District
- G. Resolution Accepting Bid and Awarding Contracts for Rec Facility Remodeling

**MAYOR AND COUNCIL REPORTS**

**CITY MANAGER REPORT**

## **APPROVAL OF CLAIMS**

### Resolution Approving Claims

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

## **II. SPLASH PAD NORTH LOT BATHROOM BIDS AND DESIGNS – RYAN HAJEK**

Assistant Public Works Director Hajek, displayed a PowerPoint detailing bids and designs for the proposed bathrooms near the Splash Pad/North Lot.

He described three cost options for the style and layout. The options included:

- Option #1: Prefabricated – Modular – Green Flush
- Option #2: RCP Structures – Materials for a prefab structure
- Option #3: Arrow Building Center – Local business in Albert Lea

The costs ranged from the lowest bid which is option #3 of \$196,295, followed by option #2 of \$245,500, and option #1 of \$420,500. Additionally, an estimate for labor, if completed by City staff, was presented in the amount of \$43,500.

He exhibited photos of bathrooms located elsewhere as examples that are similar to the proposed designs.

Councilor Baker relayed his support for this project noting it has been a desired amenity of the community for a very long time.

## **III. REC FACILITY UPDATE - CATHY MALAKOWSKY**

Engagement/Enrichment Director Malakowsky provided a Rec Facilities update. Marco Hunt and Rob Krukoski from Apex/InBylt were also present and responded to councils' questions.

Malakowsky displayed photos of the completed designs and specs for the aquatic center. She further indicated the new water heating systems, electrical system, LED lighting, and replacement of play features in the kiddie pool are all in process.

Next, she highlighted the completed projects at the Marion Ross Theatre:

- Lower-level furnace has been replaced
- A/C installed in main dressing room
- Water conservation measures installed
- Building sealed for energy efficiency

And listed the projects that are still in process at the Theatre:

- Accessible front doors
- New Front Window replacements

- Lighting upgrade to LEDS
- HVAC controls

She stated the Frost Testing and shower head replacements are completed at the City Arena. She continued identifying the projects that are currently underway and those yet to come.

Malakowsky explained the resolution on the agenda for council approval is to accept the low bid from Brennan Construction for the Arena and Aquatic Center projects in the amount of \$1.325 million, a construction management contract with Apex for \$285,500, and a contingency fund of \$132,500.

She concluded her presentation itemizing an update on costs for all Rec Facility projects, and acknowledging a \$250,000 donation from Albert Lea Hockey Association.

**ADJOURNMENT** – 6:23 P.M.

Dated this 27<sup>th</sup> day of January, 2025

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Daphney Maras  
Council Secretary

## **5C - Licenses and Permits**

*Council Approval 02-24-2025*

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**All Licenses Listed Are Located In Albert Lea Unless Otherwise Indicated**

### **SIGN HANGER**

*DeMars Signs - Coon Rapids, MN*

### **MASSAGE THERAPIST**

*Apolos Serenity Massage, LLC*

Resolution 25

Introduced by Councilor

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING  
ADVERTISEMENT OF QUOTATIONS FOR THE ALBERT LEA MUNICIPAL AIRPORT AWOS  
REPLACEMENT PROJECT (JOB 2406)

WHEREAS, in late 2023 the City received a state grant for the replacement of the Automated Weather Observing System (AWOS) at the Albert Lea Municipal Airport. The City Engineer has prepared plans and specifications for the AWOS Replacement Project (Job 2406).

WHEREAS, this project will generally include a site preparation in order to install a MNDOT provided AWOS.

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

Sec. 1. A copy of the plans and specifications are available for review.

Sec. 2. The City Clerk shall prepare and cause to be inserted in the official newspaper and in the QuestCDN an advertisement for bids upon the making of such improvement under such approved plans and specifications. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility. No bids will be considered unless accompanied by a cash deposit, cashier's check, bid bond or certified check payable for 5% percent of the amount of such bid.

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 24<sup>th</sup> day of February, 2025

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Mayor Rich Murray

Filed and attested this 25<sup>th</sup> day of February, 2025

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Secretary of the Council

RESOLUTION 25

Introduced by Councilor

RESOLUTION SUPPORTING THE LOCAL TRAIL PROGRAM GRANT APPLICATION TO THE  
MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR BRIDGE REPLACEMENT  
ASSOCIATED WITH A NEW PAVED TRAIL BETWEEN FOUNTAIN STREET AND SHOFF  
PARK (JOB 2411)

WHEREAS, the City of Albert Lea supports the grant application made to the Minnesota Department of Natural Resources for the Local Trail Program. The application is to replace the former railroad bridge associated with the future construction of approximately 3,000 feet of paved trail between West Fountain Street and Shoff Park in Albert Lea; and

WHEREAS the City of Albert Lea recognizes that it has secured \$100,000 in non-state cash matching funds for this project.

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

Sec. 1 That if the City of Albert Lea is awarded a grant by the Minnesota Department of Natural Resources, the City of Albert Lea agrees to accept the grant award and may enter into an agreement with the State of Minnesota for the above referenced project. The City of Albert Lea will comply with all applicable laws, environmental requirements and regulations as stated in the grant agreement.

Sec. 2 That the applicant has read the Conflict-of-Interest Policy contained in the Local Trail Grant Manual and certifies it will report any actual, potential, perceived, or organizational conflicts of interest upon discovery to the state related to the application or grant award.

Sec. 3 The Albert Lea City Council names the fiscal agent for the City of Albert Lea for this project as:

Kristi Brutlag  
Director of Finance/Treasurer  
City of Albert Lea  
221 East Clark Street  
Albert Lea, MN 56007  
[kbrutlag@ci.albertlea.mn.us](mailto:kbrutlag@ci.albertlea.mn.us)  
507-377-4300

Sec. 4. That the City Council supports the construction of the project and the continued maintenance after construction per the Joint Powers Agreement for UP Trail Maintenance dated May 4, 2022.

Sec. 5. That City of Albert Lea hereby assures the bridge replacement for this trail project will be maintained for a period of no less than 25 years.

Sec. 6. That the City along with Freeborn County will be responsible for all project funding in excess of the Local Trail Program Grant amount through local or alternate funding sources.

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 this 24<sup>th</sup> day of February 2025

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

Filed and attested this 25<sup>th</sup> day of February 2025

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



RESOLUTION 25

Introduced by Councilor

RESOLUTION SUPPORTING THE FREEBORN COUNTY REGIONAL TRAIL PROGRAM  
GRANT APPLICATION TO THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES  
FOR BRIDGE REHABILITATION ASSOCIATED WITH A NEW PAVED TRAIL BETWEEN  
ALBERT LEA AND MANCHESTER (JOB 2411)

WHEREAS, The City of Albert Lea supports Freeborn County's submittal of the grant application made to the Minnesota Department of Natural Resources for the Regional Trail Program. The application is to rehabilitate three former railroad bridges associated with the future construction of five and seven tenths (5.7) miles of paved trail between Albert Lea and Manchester.

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

Sec. 1. That the City Council supports the construction of the project and the continued maintenance after construction per the Joint Powers Agreement for UP Trail Maintenance dated May 4, 2022.

Sec 2 That the City along with Freeborn County will be responsible for all project funding in excess of the Regional Trail Program Grant amount through local or alternate funding sources.

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 this 24<sup>th</sup> day of February 2025

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Mayor Rich Murray

Filed and attested this 25<sup>th</sup> day of February 2025

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Secretary of the Council

RESOLUTION 25-

Introduced by Councilor

RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS FOR THE 2025  
NEIGHBORHOOD IMPROVEMENT PROJECT (JOB 2501)

WHEREAS, Resolution 25-018 of the City Council adopted the 27<sup>th</sup> day of January 2025, fixed a date for a public hearing for 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, ten days' mailed notice and two weeks published notice of the hearing was given, and the hearing was held on the 24<sup>th</sup> day of February 2025, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

Sec. 1. That such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.

Sec. 2. That such improvement is hereby ordered as proposed in the council resolution adopted the 26<sup>th</sup> day of February, 2024.

Sec. 3. That the City Engineer is hereby designated as the engineer for this improvement and is directed to prepare final plans and specifications for said improvements.

Sec. 4. That the City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of the tax-exempt bonds.

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 24<sup>th</sup> day of February, 2025

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

Filed and attested this 25<sup>th</sup> day of February, 2025

\_\_\_\_\_  
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.

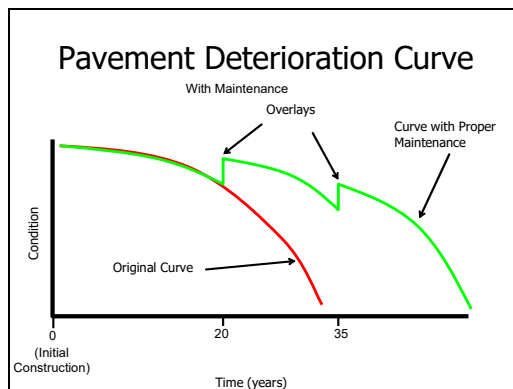
**Pavement Management Program**

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.

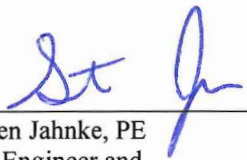
Table 1: Low Volume Bituminous Pavements	
Pavement Age	Treatment
0	Initial Construction
6	Route & Seal Cracks
10	Chip Seal
20	Overlay
23	Route & Seal Cracks
27	Chip Seal
35	Overlay
38	Route & Seal Cracks
43	Chip Seal
50	End of Analysis Period

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).

  
 \_\_\_\_\_  
 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

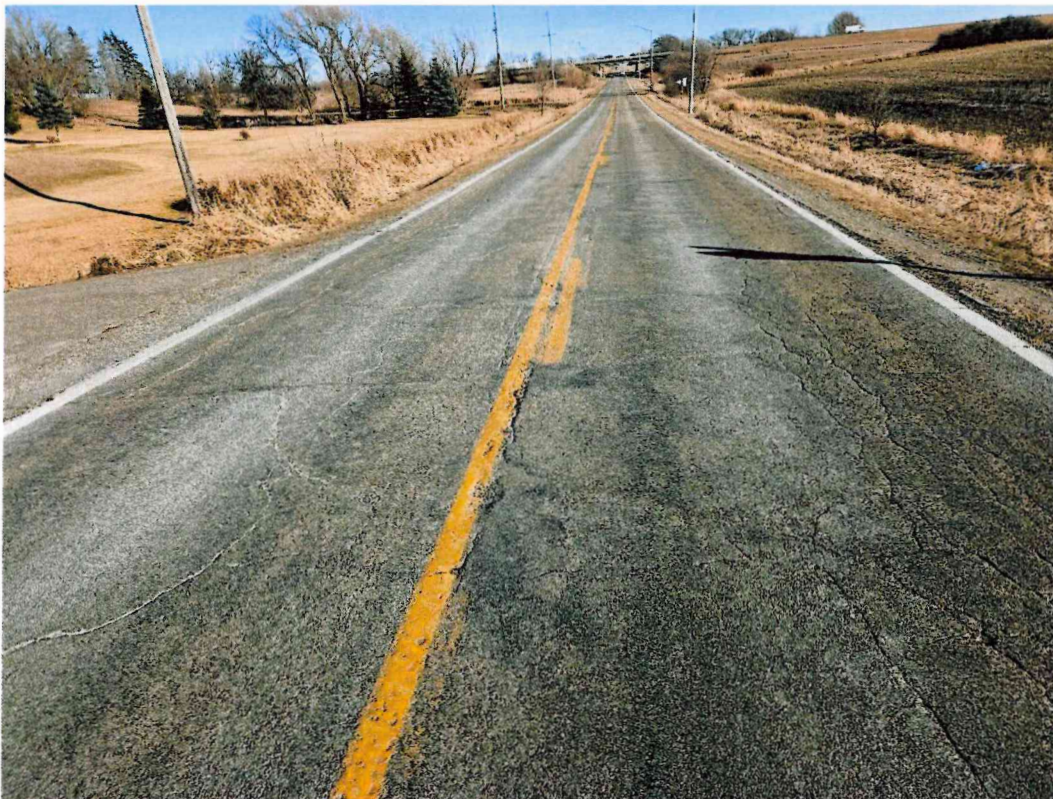


4 – Ross Drive – Deteriorated Pavement





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)

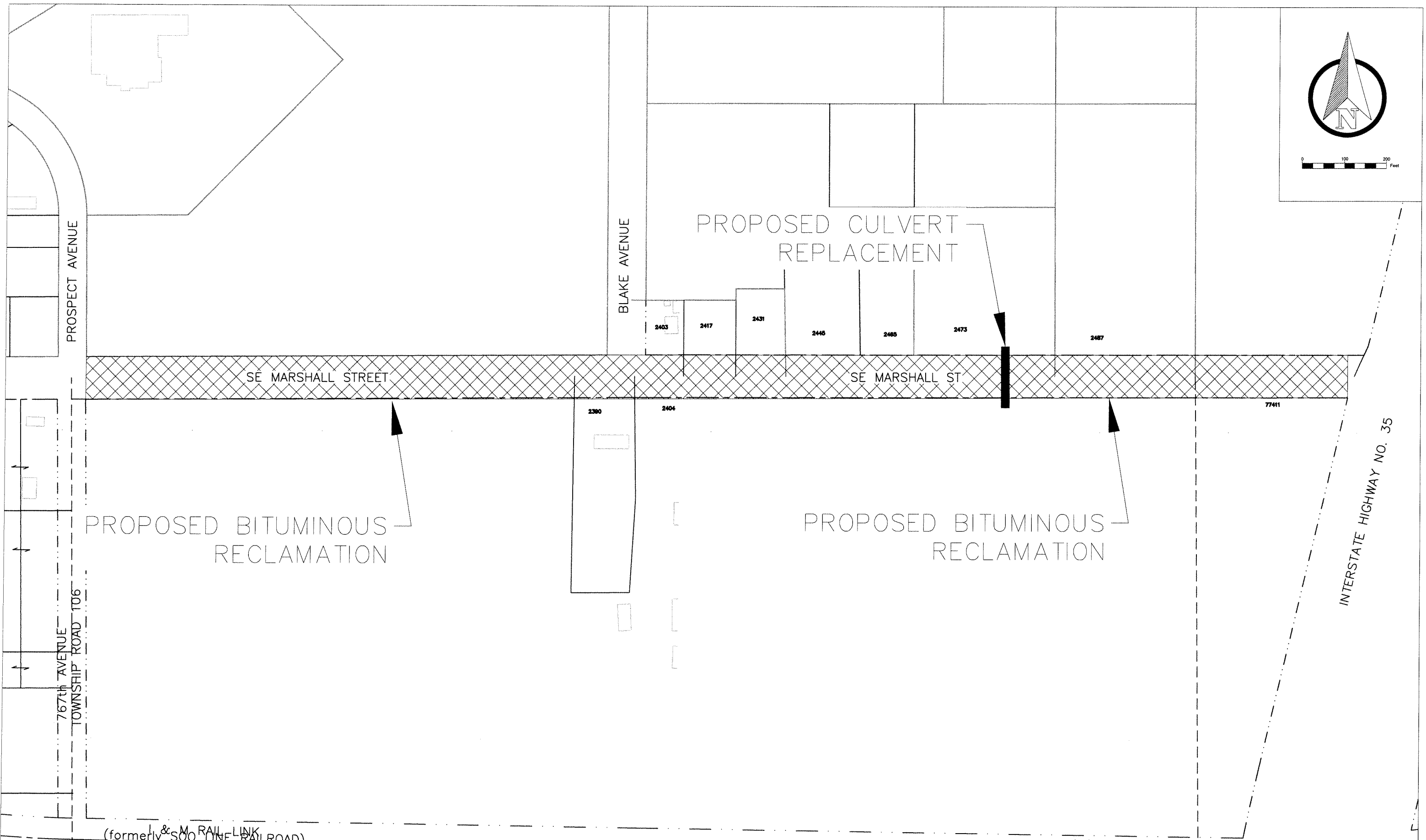
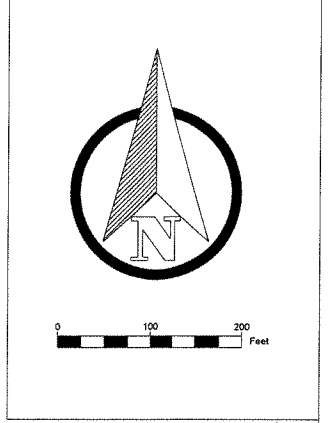
Average Assessment:	\$ 2,192.37
Median Assessment:	\$ 275.22
Lowest Assessment:	\$ 275.22
Highest Assessment:	\$ 7,743.13

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  
 Date: \_\_\_\_\_ License No.: 24464

The City of Albert Lea

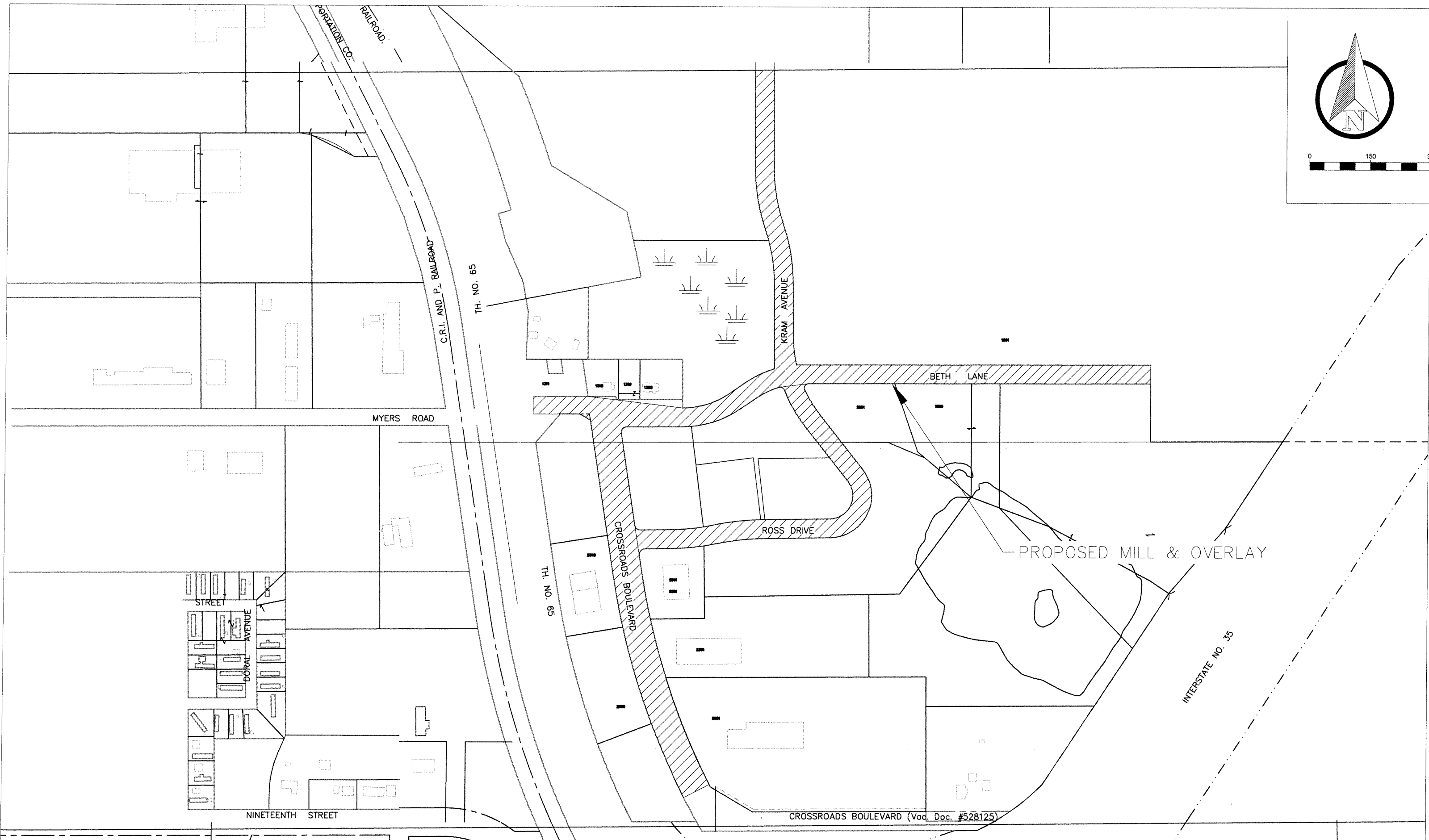
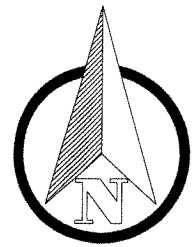
Department of Public Works  
 ENGINEERING DIVISION  
 221 E. Clark Street  
 Albert Lea, MN 56007

REMARK: (S) (P) (U) (R) (S) (P) (U) (R) (S) (P) (U) (R)

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

2025 Neighborhood Improvement Project  
 Feasibility Report

Bituminous Reclamation  
 SE Marshall Street  
 Job No. 2501



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

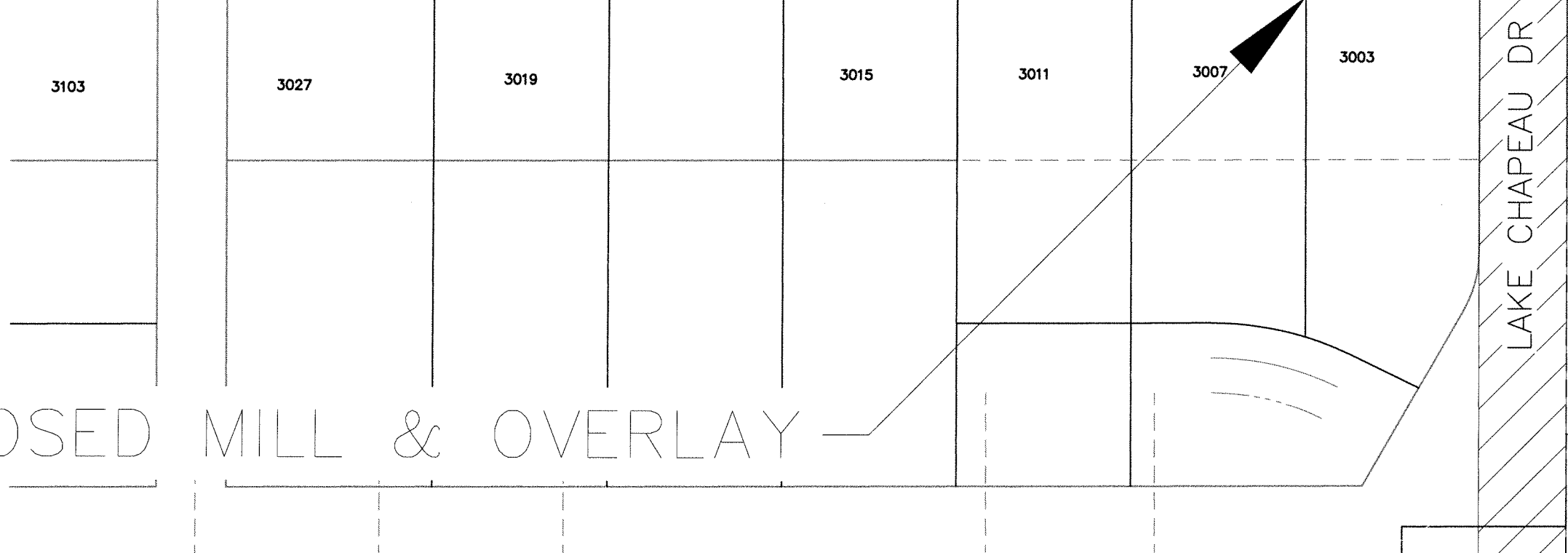
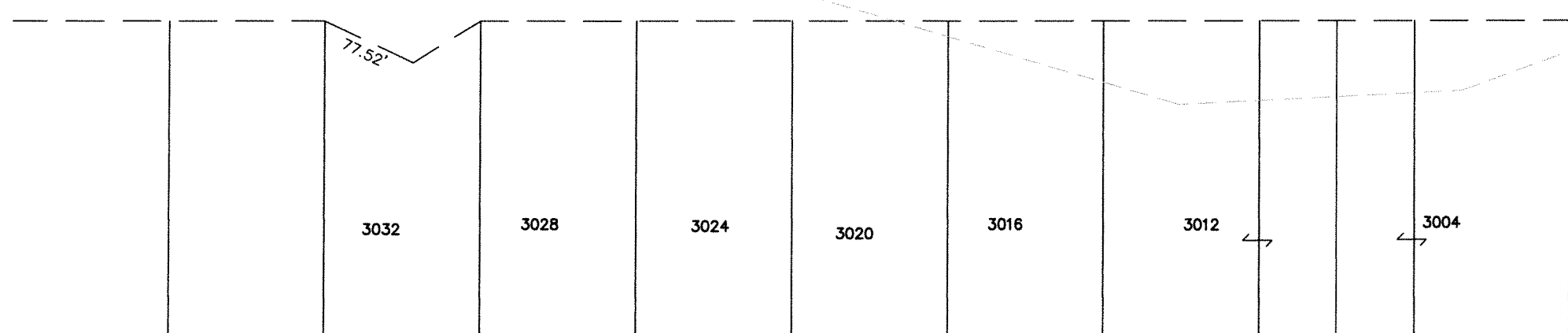
REFORM (B&I) 317-425  
 (M 247) 317-428

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

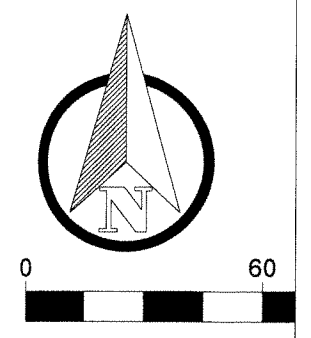
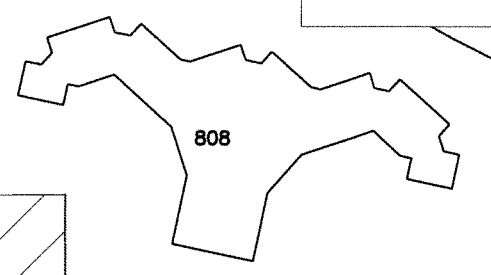
**2025 Neighborhood Improvement Project**  
 Feasibility Report

Bituminous Mill & Overlay  
 Crossroads Blvd Area  
 Job No. 2501

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



PROPOSED MILL & OVERLAY

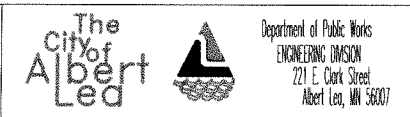


LAKE CHAPEAU DR

CITY ARENA

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



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

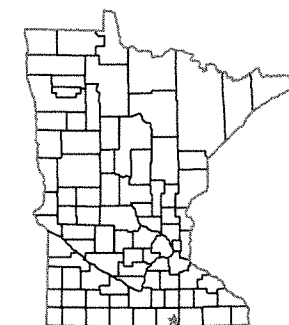
### INDEX TO SHEETS

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

### LEGEND

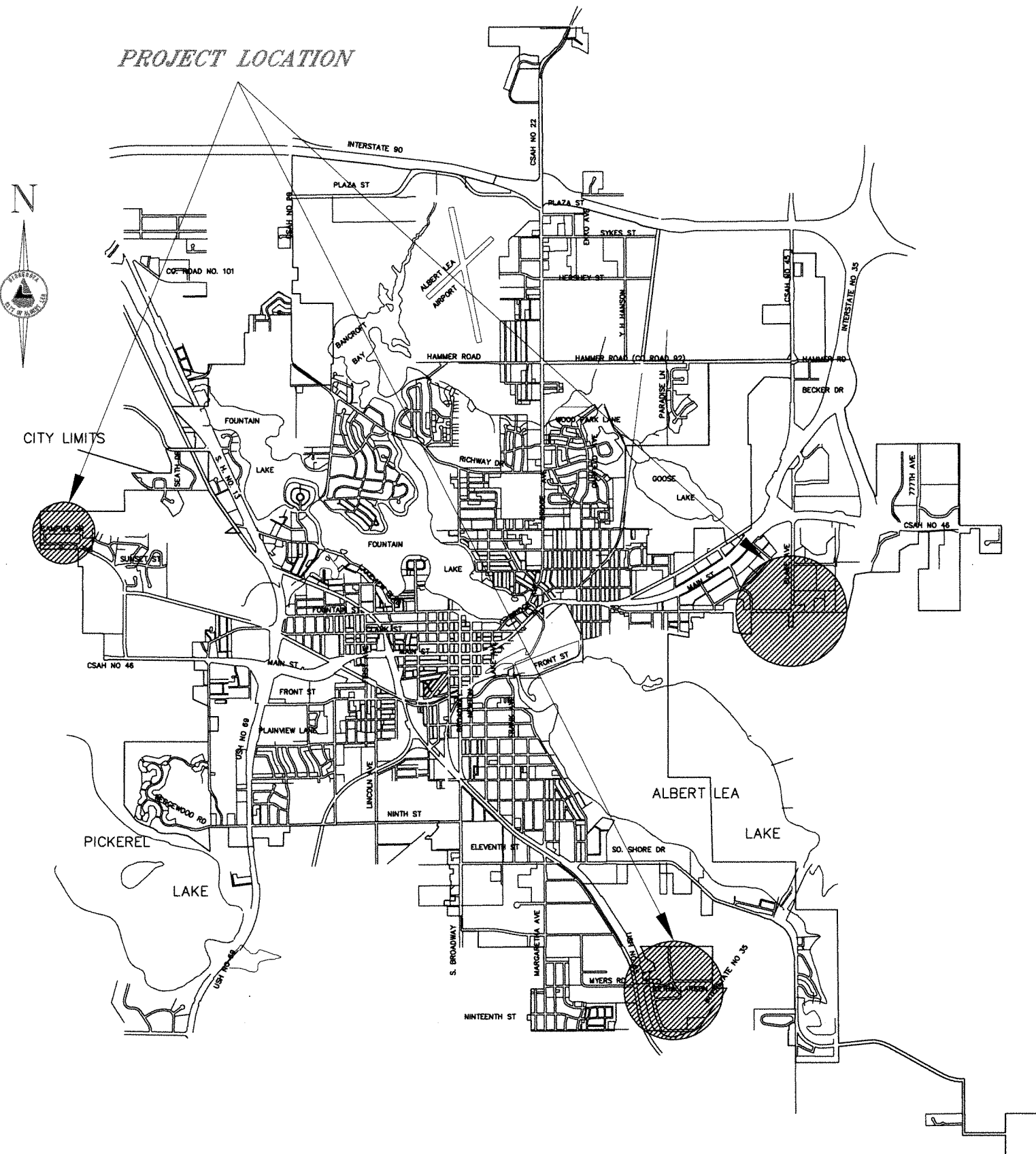
	PAVED ROAD		BRIDGE
	GRAVEL ROAD		LAKE/POND
	TRAIL		DRAINAGE LINE
	DRIVEWAY		CULVERT
	GRAVEL PARKING		MARSH
	PAVED PARKING		TREE COVER
	RAILROAD		TREE
	WALL		INDEX CONTOUR
	FENCE		INTERMEDIATE CONTOUR
	BUILDING		OBSCURED CONTOUR
	CONCRETE SLAB		DEPRESSION CONTOUR
	TANKS		SPOT ELEVATION
	LOCATED OBJECTS		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) 371-425  
 FAX (507) 371-426

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

2025 Neighborhood Improvement Project  
 Feasibility Report

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

Sheet No. 1 of 4  
 Sheets

RESOLUTION 25-

Introduced by Councilor

RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS FOR THE 2025  
STATE AID OVERLAY PROJECT (JOB 2502)

WHEREAS, Resolution 25-019 for the City Council adopted the 27<sup>th</sup> day of January 2025 fixed a date for a public hearing for the 2025 State Aid Street Overlay Project, Job No. 2502. The street is as follows:

Garfield Avenue – Fairlane Terrace to Richway Drive

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

WHEREAS, ten days' mailed notice and two weeks published notice of the hearing was given, and the hearing was held on the 24<sup>th</sup> day of February 2025, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

Sec. 1. That such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.

Sec. 2. That such improvement is hereby ordered as proposed in the council resolution adopted the 24<sup>th</sup> day of February, 2025.

Sec. 3. That the City Engineer is hereby designated as the engineer for this improvement and is directed to prepare final plans and specifications for said improvements.

Sec. 4. That the City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of the tax-exempt bonds.

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 24<sup>th</sup> day of February, 2025

---

Mayor Rich Murray

Filed and attested this 25<sup>th</sup> day of February, 2025

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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.

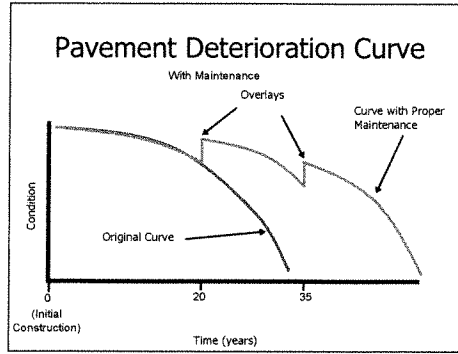
**Pavement Management Program**

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.

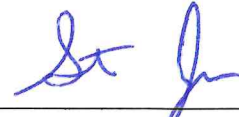
<b>Pavement Age</b>	<b>Treatment</b>
0	Initial Construction
6	Route & Seal Cracks
10	Chip Seal
20	Overlay
23	Route & Seal Cracks
27	Chip Seal
35	Overlay
38	Route & Seal Cracks
43	Chip Seal
50	End of Analysis Period

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



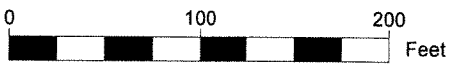
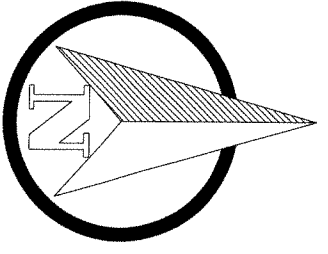
**Preliminary Assessment Roll**  
**2025 State Aid Street Overlay Project**  
**Job No. 2502**  
**January 9, 2025**

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





Proposed Mill & Overlay

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  
 License No. 24464

**The City of Albert Lea**

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

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

Sheet No. 2 of 2  
 Sheets

RESOLUTION 25

Introduced by Councilor

RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS FOR THE 11<sup>TH</sup> STREET  
RECONSTRUCTION PROJECT (JOB 2503)

WHEREAS, Resolution 25-020 of the City Council adopted the 27<sup>th</sup> day of January 2025, fixed a date for a public hearing for 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, ten days' mailed notice and two weeks published notice of the hearing was given, and the hearing was held on the 24<sup>th</sup> day of February 2025, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

Sec. 1. That such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.

Sec. 2. That such improvement is hereby ordered as proposed in the council resolution adopted the 24<sup>th</sup> day of February, 2024.

Sec. 3. That the City Engineer is hereby designated as the engineer for this improvement and is directed to prepare final plans and specifications for said improvements.

Sec. 4. That the City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of the tax-exempt bonds.

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 24<sup>th</sup> day of February, 2025

---

Mayor Rich Murray

Filed and attested this 25<sup>th</sup> day of February, 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

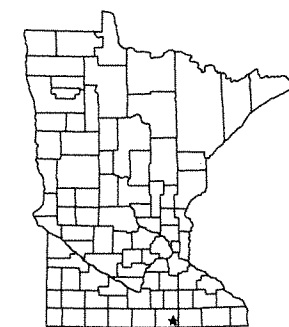
### INDEX TO SHEETS

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 TELEPHONE
			OVERHEAD ELECTRIC

### LOCATION MAP

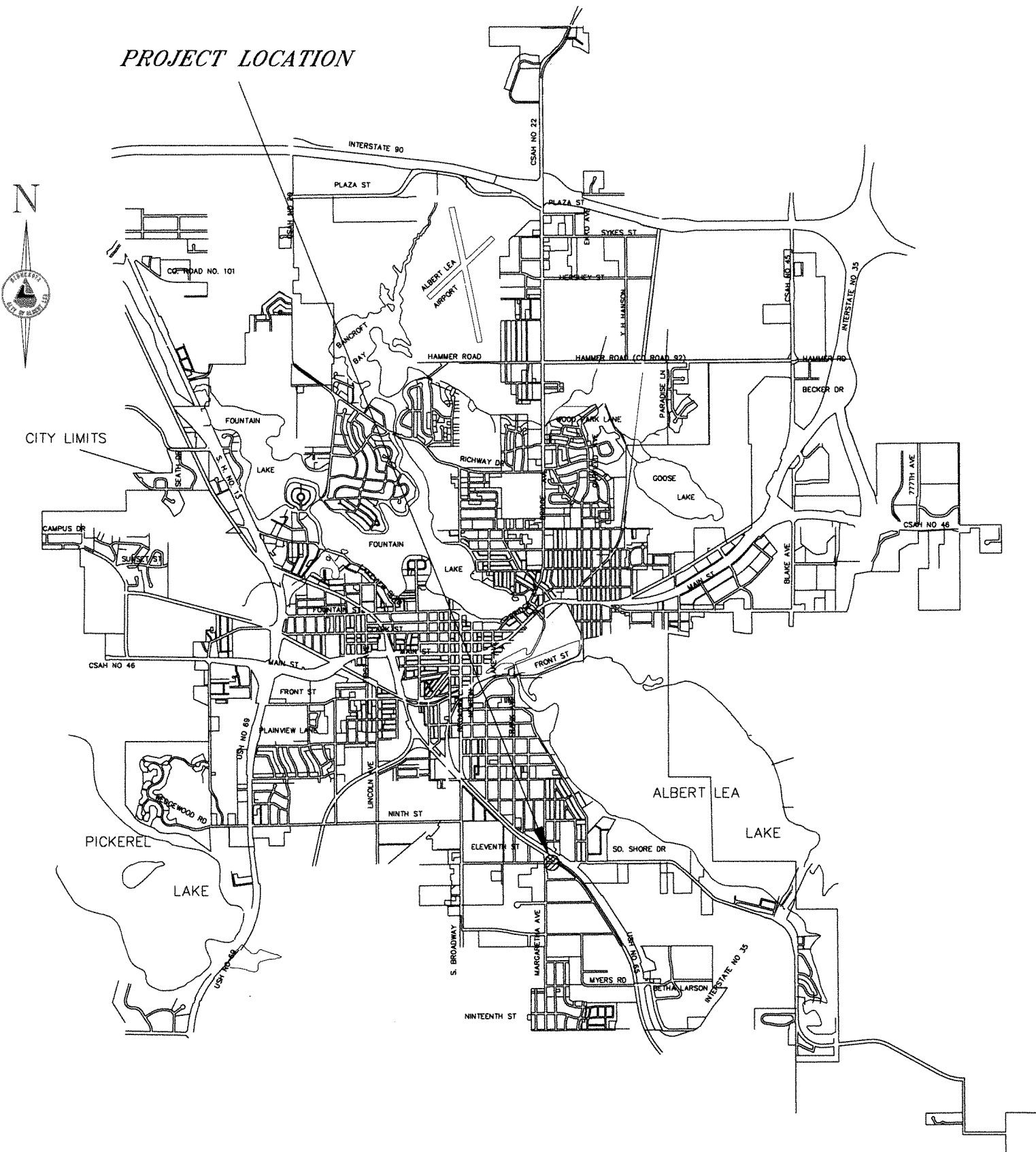


The subsurface utility data in this plans is utility quality level "D". This quality level was determined according to the guidelines of CI/ASCE 38-22 "Standard Guidelines for Investigating and Documenting Existing Utilities".

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



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) 221-425

FAX (507) 221-426

Date: **1/14/2025**

Drawn By: **CDL**

Dwg. No.: \_\_\_\_\_

11th Street Reconstruction Project

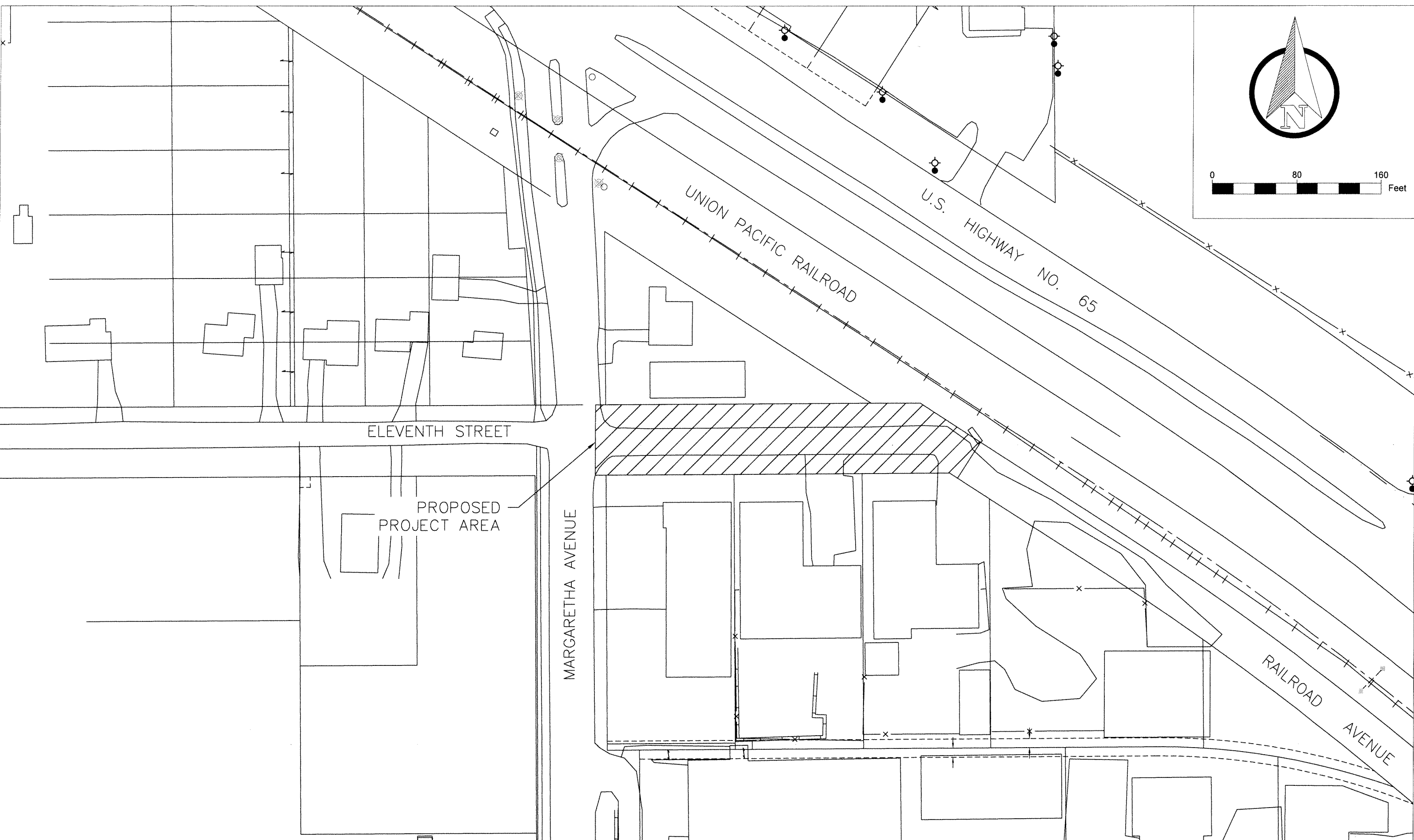
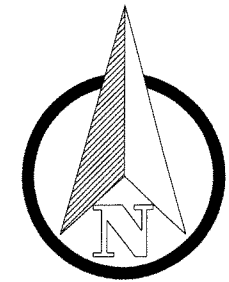
Margaretha Avenue to the East End

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) 371-425  
 FAX (507) 371-424

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

### Assessment % Determination

Job No	Project	Assmts 10 Years	Assmts 15 Years	Levy	Levy - 15 yr	Water Fund	Sanitary Sewer Fund	MSAS/Grant Funds	Freeborn County Funds	Total Project Costs	Less Water/Sewer/County/Grant	Net for determining 429	Assmts	% of Assmts
2503	11st Street Reconstruction	58,818.98	-	122,270.05	-	144,231.05	205,996.16	-	-	531,316.24	(350,227.21)	181,089.03	58,818.98	32%
		-	-	-	-	-	-	-	-	-	-	-		#DIV/0!
		-	-	-	-	-	-	-	-	-	-	-		#DIV/0!
		-	-	-	-	-	-	-	-	-	-	-		#DIV/0!
		-	-	-	-	-	-	-	-	-	-	-		#DIV/0!
	<b>Totals:</b>	<b>58,818.98</b>	<b>-</b>	<b>122,270.05</b>	<b>-</b>	<b>144,231.05</b>	<b>205,996.16</b>	<b>-</b>	<b>-</b>	<b>531,316.24</b>	<b>(350,227.21)</b>	<b>181,089.03</b>		<b>32%</b>

**Note: No assessments on City Lots**

RESOLUTION 25

Introduced by Councilor

RESOLUTION ACCEPTING BID AND AWARDING CONTRACT FOR THE EBERHART STREET AND  
UTILITY IMPROVEMENTS PROJECT (JOB 2413)

WHEREAS, pursuant to an advertisement for bids for the Eberhart Street and Utility Improvement's Project, bids were received, opened and tabulated by the City Clerk at the Albert Lea City Center at 3:00 p.m. on January 28, 2025 according to law, and the following bids were received complying with the advertisement:

<u>Bidder</u>	<u>Total</u>
1. Jensen Excavating & Trucking, LLC, Albert Lea, MN	\$802,419.58
2. Icon LLC, Dodge Center, MN	\$867,980.15
3. Ulland Bros. Inc., Albert Lea, MN	\$885,630.35
4. BCM Construction, Inc., Faribault, MN	\$1,026,117.00
5. Heselton Construction, LLC, Faribault, MN	\$1,111,236.80

WHEREAS, it appears that Jensen Excavating & Trucking, LLC. of Albert Lea, Minnesota is the lowest responsible bidder.

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

Sec. 1. That the Mayor and City Manager are hereby authorized and directed to enter into a contract with Jensen Excavating and Trucking LLC of Albert Lea, Minnesota for the Eberhart Street & Utility Improvements Project (Job 2413), therefore approved by the City Council and on file in the office of the City Clerk.

Sec. 2. That the City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been executed.

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 24<sup>th</sup> day of February, 2025

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Mayor Rich Murray

Filed and attested this 25<sup>th</sup> day of February, 2025

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Secretary of the Council

**BID ABSTRACT  
EBERHART STREET & UTILITY PROJECT  
CITY OF ALBERT LEA, MN**

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
<b>REMOVAL ITEMS</b>				Jensen Excavating		ICON		Ulland Bros. Inc.		BCM Construction		Heselton Construction	
2104.501	REMOVE CONCRETE CURB & GUTTER	330.00	LF	\$ 3.00	\$ 990.00	\$ 3.00	\$ 990.00	\$ 3.20	\$ 1,056.00	\$ 4.00	\$ 1,320.00	\$ 5.00	\$ 1,650.00
2104.501	REMOVE SANITARY SEWER PIPE	205.00	LF	\$ 4.00	\$ 820.00	\$ 2.00	\$ 410.00	\$ 4.92	\$ 1,008.60	\$ 3.00	\$ 615.00	\$ 3.00	\$ 615.00
2104.501	REMOVE WATERMAIN PIPE	270.00	LF	\$ 8.00	\$ 2,160.00	\$ 2.00	\$ 540.00	\$ 4.99	\$ 1,347.30	\$ 3.00	\$ 810.00	\$ 6.00	\$ 1,620.00
2104.505	REMOVE BITUMINOUS PAVEMENT	800.00	SY	\$ 5.00	\$ 4,000.00	\$ 4.50	\$ 3,600.00	\$ 5.78	\$ 4,624.00	\$ 4.00	\$ 3,200.00	\$ 5.00	\$ 4,000.00
2104.509	REMOVE MANHOLE	1.00	EACH	\$ 750.00	\$ 750.00	\$ 350.00	\$ 350.00	\$ 550.00	\$ 550.00	\$ 450.00	\$ 450.00	\$ 400.00	\$ 400.00
2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	180.00	LF	\$ 3.00	\$ 540.00	\$ 4.00	\$ 720.00	\$ 1.78	\$ 320.40	\$ 12.00	\$ 2,160.00	\$ 2.25	\$ 405.00
<b>SUBTOTAL REMOVAL ITEMS:</b>				\$	9,260.00	\$	6,610.00	\$	8,906.30	\$	8,555.00	\$	8,690.00
<b>PAVEMENT/SUB-BASE ITEMS</b>				Jensen Excavating		ICON		Ulland Bros. Inc.		BCM Construction		Heselton Construction	
2105.501	COMMON EXCAVATION (EV)	250.00	CY	\$ 10.00	\$ 2,500.00	\$ 6.00	\$ 1,500.00	\$ 10.56	\$ 2,640.00	\$ 12.00	\$ 3,000.00	\$ 31.50	\$ 7,875.00
2105.525	TOPSOIL BORROW (LV)	200.00	CY	\$ 17.00	\$ 3,400.00	\$ 24.00	\$ 4,800.00	\$ 29.36	\$ 5,872.00	\$ 25.00	\$ 5,000.00	\$ 37.00	\$ 7,400.00
2211.503	12" AGGREGATE BASE CLASS 2 OR CLASS 5	1,600.00	TON	\$ 19.00	\$ 30,400.00	\$ 20.00	\$ 32,000.00	\$ 19.70	\$ 31,520.00	\$ 25.00	\$ 40,000.00	\$ 22.00	\$ 35,200.00
2211.503	AGGREGATE BASE CLASS 3	5,000.00	TON	\$ 13.00	\$ 65,000.00	\$ 15.00	\$ 75,000.00	\$ 14.29	\$ 71,450.00	\$ 18.00	\$ 90,000.00	\$ 22.00	\$ 110,000.00
2211.503	MODIFIED BREAKER RUN	50.00	TON	\$ 26.00	\$ 1,300.00	\$ 0.01	\$ 0.50	\$ 34.89	\$ 1,744.50	\$ 35.00	\$ 1,750.00	\$ 32.00	\$ 1,600.00
2360.501	6" BITUMINOUS PATCH - GARFIELD AVENUE	160.00	SY	\$ 62.00	\$ 9,920.00	\$ 62.00	\$ 9,920.00	\$ 62.00	\$ 9,920.00	\$ 44.00	\$ 7,040.00	\$ 100.00	\$ 16,000.00
2360.501	2" TYPE SP 9.5 WEARING COURSE MIXTURE (2C)	180.00	TON	\$ 105.00	\$ 18,900.00	\$ 105.00	\$ 18,900.00	\$ 105.00	\$ 18,900.00	\$ 120.00	\$ 21,600.00	\$ 113.00	\$ 20,340.00
2360.502	4" TYPE SP 9.5 NON-WEARING COURSE MIXTURE (2C)	350.00	TON	\$ 105.00	\$ 36,750.00	\$ 105.00	\$ 36,750.00	\$ 105.00	\$ 36,750.00	\$ 105.00	\$ 36,750.00	\$ 113.00	\$ 39,550.00
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	75.00	GALLON	\$ 2.00	\$ 150.00	\$ 2.00	\$ 150.00	\$ 2.00	\$ 150.00	\$ 5.00	\$ 375.00	\$ 2.20	\$ 165.00
<b>SUBTOTAL PAVEMENT/SUB-BASE ITEMS</b>				\$	168,320.00	\$	179,020.50	\$	178,946.50	\$	205,515.00	\$	238,130.00
<b>POND ITEMS</b>				Jensen Excavating		ICON		Ulland Bros. Inc.		BCM Construction		Heselton Construction	
2105.501	EXCAVATION, SPECIAL, POND, PHASE ONE	1.00	LS	\$ 6,500.00	\$ 6,500.00	\$ 14,000.00	\$ 14,000.00	\$ 95,000.00	\$ 95,000.00	\$ 30,000.00	\$ 30,000.00	\$ 16,000.00	\$ 16,000.00
2506.501	OUTLET CONTROL STRUCTURE F	1.00	EACH	\$ 5,015.00	\$ 5,015.00	\$ 7,700.00	\$ 7,700.00	\$ 5,390.42	\$ 5,390.42	\$ 4,500.00	\$ 4,500.00	\$ 7,500.00	\$ 7,500.00
2503.511	27" RC PIPE SEWER CLASS IV	180.00	LF	\$ 109.00	\$ 19,620.00	\$ 98.00	\$ 17,640.00	\$ 135.63	\$ 24,413.40	\$ 132.00	\$ 23,760.00	\$ 128.00	\$ 23,040.00
2503.511	30" RC PIPE SEWER CLASS IV	98.00	LF	\$ 137.00	\$ 13,426.00	\$ 108.00	\$ 10,584.00	\$ 157.62	\$ 15,446.76	\$ 157.00	\$ 15,386.00	\$ 145.00	\$ 14,210.00
2503.511	27" RC. PIPE APRON & TRASH GUARD	1.00	EACH	\$ 2,982.00	\$ 2,982.00	\$ 3,967.00	\$ 3,967.00	\$ 2,612.39	\$ 2,612.39	\$ 2,900.00	\$ 2,900.00	\$ 3,800.00	\$ 3,800.00
2503.511	30" RC. PIPE APRON & TRASH GUARD	2.00	EACH	\$ 3,398.00	\$ 6,796.00	\$ 5,550.00	\$ 11,100.00	\$ 3,106.78	\$ 6,213.56	\$ 3,400.00	\$ 6,800.00	\$ 4,150.00	\$ 8,300.00
2503.511	TOPSOIL BORROW (LV) (POND)	150.00	CY	\$ 17.00	\$ 2,550.00	\$ 24.50	\$ 3,675.00	\$ 23.85	\$ 3,577.50	\$ 25.00	\$ 3,750.00	\$ 37.00	\$ 5,550.00
SPEC. PROV.	LINE STORM WATER POND (CV) (P)	2,750.00	CY	\$ 13.00	\$ 35,750.00	\$ 25.00	\$ 68,750.00	\$ 25.00	\$ 68,750.00	\$ 13.00	\$ 35,750.00	\$ 45.00	\$ 123,750.00
2105.100	COMMON BORROW (PIPE COVER) (LV)	400.00	CY	\$ 10.00	\$ 4,000.00	\$ 17.00	\$ 6,800.00	\$ 14.99	\$ 5,996.00	\$ 24.00	\$ 9,600.00	\$ 34.00	\$ 13,600.00
2105.100	EXCAVTE, LOAD, HAUL, DISPOSE CONTAMINATED SOIL	6,200.00	TON	\$ 33.00	\$ 204,600.00	\$ 31.50	\$ 195,300.00	\$ 0.01	\$ 62.00	\$ 42.00	\$ 260,400.00	\$ 37.00	\$ 229,400.00
SPEC. PROV.	LOAD, HAUL, STOCKPILE UNTESTED SOILS (ON SITE)	400.00	CY	\$ 6.00	\$ 2,400.00	\$ 6.00	\$ 2,400.00	\$ 11.71	\$ 4,684.00	\$ 13.00	\$ 5,200.00	\$ 9.00	\$ 3,600.00
2573.502	SILT FENCE	575.00	LF	\$ 5.15	\$ 2,961.25	\$ 3.00	\$ 1,725.00	\$ 1.65	\$ 948.75	\$ 2.50	\$ 1,437.50	\$ 2.40	\$ 1,380.00
2575.532	HYDRO SEED, FERTILIZER & MULCH, DOT MIX 34-271 & 21-112	4,840.00	SQ YD	\$ 1.25	\$ 6,050.00	\$ 2.00	\$ 9,680.00	\$ 1.45	\$ 7,018.00	\$ 2.00	\$ 9,680.00	\$ 2.50	\$ 12,100.00
2575.504	CATEGORY 3 EROSION CONTROL BLANKET	2,000.00	SQ YD	\$ 1.60	\$ 3,200.00	\$ 2.00	\$ 4,000.00	\$ 1.25	\$ 2,500.00	\$ 2.00	\$ 4,000.00	\$ 3.50	\$ 7,000.00
<b>SUBTOTAL POND ITEMS:</b>				\$	315,850.25	\$	357,321.00	\$	242,612.78	\$	413,163.50	\$	469,230.00
<b>SANITARY SEWER ITEMS</b>				Jensen Excavating		ICON		Ulland Bros. Inc.		BCM Construction		Heselton Construction	
2451.609	GRANULAR PIPE FOUNDATION	50.00	TON	\$ 26.00	\$ 1,300.00	\$ 32.00	\$ 1,600.00	\$ 18.44	\$ 922.00	\$ 25.00	\$ 1,250.00	\$ 12.00	\$ 600.00
2503.511	6" PVC PIPE SEWER SDR 26	77.00	LF	\$ 37.45	\$ 2,883.65	\$ 47.25	\$ 3,638.25	\$ 68.39	\$ 5,266.03	\$ 75.00	\$ 5,775.00	\$ 52.00	\$ 4,004.00
2503.511	10" PVC PIPE SEWER SDR 35	395.00	LF	\$ 47.80	\$ 18,881.00	\$ 50.25	\$ 19,848.75	\$ 73.85	\$ 29,170.75	\$ 54.00	\$ 21,330.00	\$ 69.00	\$ 27,255.00
2506.516	CASTING ASSEMBLY SANITARY	1.00	EACH	\$ 1,110.00	\$ 1,110.00	\$ 1,050.00	\$ 1,050.00	\$ 1,591.36	\$ 1,591.36	\$ 1,000.00	\$ 1,000.00	\$ 1,300.00	\$ 1,300.00
2503.511	10X6 PVC WYE	2.00	EACH	\$ 463.00	\$ 926.00	\$ 545.00	\$ 1,090.00	\$ 583.91	\$ 1,167.82	\$ 750.00	\$ 1,500.00	\$ 530.00	\$ 1,060.00
2506.501	CONSTRUCT MANHOLE DESIGN 48-4007	15.55	LF	\$ 1,116.00	\$ 17,353.80	\$ 700.00	\$ 10,885.00	\$ 830.88	\$ 12,920.18	\$ 1,200.00	\$ 18,660.00	\$ 1,620.00	\$ 25,191.00
<b>SUBTOTAL SANITARY SEWER ITEMS:</b>				\$	42,454.45	\$	38,112.00	\$	51,038.14	\$	49,515.00	\$	59,410.00
<b>WATERMAIN ITEMS</b>				Jensen Excavating		ICON		Ulland Bros. Inc.		BCM Construction		Heselton Construction	
2504.602	6" GATE VALVE AND BOX	3.00	EACH	\$ 2,810.00	\$ 8,430.00	\$ 2,860.00	\$ 8,580.00	\$ 2,432.66	\$ 7,297.98	\$ 2,400.00	\$ 7,200.00	\$ 2,500.00	\$ 7,500.00
2504.602	8" GATE VALVE AND BOX	2.00	EACH	\$ 3,628.00	\$ 7,256.00	\$ 3,677.00	\$ 7,354.00	\$ 3,234.31	\$ 6,468.62	\$ 3,200.00	\$ 6,400.00	\$ 3,375.00	\$ 6,750.00
2504.602	5" X 7'-6" HYDRANT	1.00	EACH	\$ 7,135.00	\$ 7,135.00	\$ 6,450.00	\$ 6,450.00	\$ 5,935.32	\$ 5,935.32	\$ 6,500.00	\$ 6,500.00	\$ 6,900.00	\$ 6,900.00
2504.603	6" PVC C-900 WATERMAIN WITH TRACER WIRE	77.00	LF	\$ 45.55	\$ 3,507.35	\$ 45.00	\$ 3,465.00	\$ 61.41	\$ 4,728.57	\$ 63.00	\$ 4,851.00	\$ 64.00	\$ 4,928.00
2504.603	8" PVC C-900 WATERMAIN WITH TRACER WIRE	382.00	LF	\$ 57.15	\$ 21,831.30	\$ 52.00	\$ 19,864.00	\$ 65.25	\$ 24,925.50	\$ 55.00	\$ 21,010.00	\$ 63.00	\$ 24,066.00
2504.608	WATERMAIN FITTINGS	450.00	LB	\$ 12.00	\$ 5,400.00	\$ 11.00	\$ 4,950.00	\$ 14.61	\$ 6,574.50	\$ 16.00	\$ 7,200.00	\$ 16.00	\$ 7,200.00
<b>SUBTOTAL WATERMAIN ITEMS:</b>				\$	53,559.65	\$	50,663.00	\$	55,930.49	\$	53,161.00	\$	57,344.00

<b>STORM SEWER ITEMS</b>																							
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	19.26	LF	\$	610.00	\$	11,748.60	\$	460.00	\$	8,859.60	\$	509.95	\$	9,821.64	\$	825.00	\$	15,889.50	\$	493.25	\$	9,500.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	6.64	LF	\$	918.00	\$	6,095.52	\$	1,050.00	\$	6,972.00	\$	763.53	\$	5,069.84	\$	1,550.00	\$	10,292.00	\$	650.00	\$	4,316.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	3.61	LF	\$	1,760.00	\$	6,353.60	\$	1,145.00	\$	4,133.45	\$	1,527.76	\$	5,515.21	\$	2,000.00	\$	7,220.00	\$	1,821.33	\$	6,575.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4022	3.32	LF	\$	1,591.00	\$	5,282.12	\$	1,050.00	\$	3,486.00	\$	1,144.02	\$	3,798.15	\$	1,750.00	\$	5,810.00	\$	1,300.00	\$	4,316.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2x3	14.73	LF	\$	518.00	\$	7,630.14	\$	395.00	\$	5,818.35	\$	496.18	\$	7,308.73	\$	700.00	\$	10,311.00	\$	460.00	\$	6,775.80
2506.516	CASTING ASSEMBLY STORM	10.00	EACH	\$	900.00	\$	9,000.00	\$	965.00	\$	9,650.00	\$	1,028.27	\$	10,282.70	\$	1,150.00	\$	11,500.00	\$	1,200.00	\$	12,000.00
2503.511	18" RC PIPE SEWER CLASS IV	50.00	LF	\$	60.50	\$	3,025.00	\$	79.50	\$	3,975.00	\$	89.16	\$	4,458.00	\$	80.00	\$	4,000.00	\$	79.00	\$	3,950.00
2503.601	21" RC PIPE SEWER CLASS IV	73.00	LF	\$	69.25	\$	5,055.25	\$	94.00	\$	6,862.00	\$	97.69	\$	7,131.37	\$	90.00	\$	6,570.00	\$	100.00	\$	7,300.00
2503.601	24" RC PIPE SEWER CLASS IV	195.00	LF	\$	80.50	\$	15,697.50	\$	99.00	\$	19,305.00	\$	108.72	\$	21,200.40	\$	105.00	\$	20,475.00	\$	113.00	\$	22,035.00
2503.601	27" RC PIPE SEWER CLASS IV	513.00	LF	\$	107.00	\$	54,891.00	\$	126.00	\$	64,638.00	\$	134.49	\$	68,993.37	\$	130.00	\$	66,690.00	\$	140.00	\$	71,820.00
2503.601	30" RC PIPE SEWER CLASS IV	108.00	LF	\$	125.00	\$	13,500.00	\$	141.00	\$	15,228.00	\$	145.99	\$	15,766.92	\$	155.00	\$	16,740.00	\$	160.00	\$	17,280.00
2511.509	CLASS III RIPRAP	150.00	TON	\$	42.00	\$	6,300.00	\$	65.00	\$	9,750.00	\$	62.13	\$	9,319.50	\$	50.00	\$	7,500.00	\$	120.00	\$	18,000.00
2451.609	GRANULAR PIPE FOUNDATION	50.00	TON	\$	26.00	\$	1,300.00	\$	32.00	\$	1,600.00	\$	18.44	\$	922.00	\$	14.00	\$	700.00	\$	12.00	\$	600.00
<b>SUBTOTAL STORM SEWER ITEMS:</b>					\$	145,878.73	\$	160,277.40	\$	169,587.83	\$	183,697.50	\$	184,467.80									
<b>CURB/GUTTER/SIDEWALK ITEMS</b>																							
2521.518	4" CONCRETE WALK	1,800.00	SQ. FT.	\$	9.15	\$	16,470.00	\$	7.00	\$	12,600.00	\$	7.65	\$	13,770.00	\$	10.00	\$	18,000.00	\$	9.60	\$	17,280.00
2531.501	7" CONCRETE PAVEMENT/VALLEY GUTTER	35.00	SY	\$	113.10	\$	3,958.50	\$	113.50	\$	3,972.50	\$	113.10	\$	3,958.50	\$	125.00	\$	4,375.00	\$	130.00	\$	4,550.00
2531.501	CONCRETE CURB AND GUTTER DESIGN B624	745.00	LF	\$	29.90	\$	22,275.50	\$	31.75	\$	23,653.75	\$	30.55	\$	22,759.75	\$	36.00	\$	26,820.00	\$	32.00	\$	23,840.00
<b>SUBTOTAL CURB/GUTTER/SIDEWALK ITEMS:</b>					\$	42,704.00	\$	40,226.25	\$	40,488.25	\$	49,195.00	\$	45,670.00									
<b>MISCELLANEOUS ITEMS</b>																							
2021.501	MOBILIZATION	1.00	LS	\$	12,300.00	\$	12,300.00	\$	25,500.00	\$	25,500.00	\$	119,802.56	\$	119,802.56	\$	45,000.00	\$	45,000.00	\$	36,500.00	\$	36,500.00
2563.601	TRAFFIC CONTROL	1.00	LS	\$	2,900.00	\$	2,900.00	\$	2,900.00	\$	2,900.00	\$	12,000.00	\$	12,000.00	\$	3,200.00	\$	3,200.00	\$	3,150.00	\$	3,150.00
2573.530	STORM DRAIN INLET PROTECTION	4.00	EACH	\$	160.00	\$	640.00	\$	150.00	\$	600.00	\$	150.00	\$	600.00	\$	110.00	\$	440.00	\$	275.00	\$	1,100.00
2573.602	TEMPORARY ROCK CONSTRUCTION ENTRANCE	1.00	EACH	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,500.00	\$	1,500.00	\$	1,725.00	\$	1,725.00	\$	2,300.00	\$	2,300.00
2575.505	HYDRO SEEDING, FERTILIZER & MULCH, TYPE LAWN	2,500.00	SY	\$	2.85	\$	7,125.00	\$	2.00	\$	5,000.00	\$	1.45	\$	3,625.00	\$	5.00	\$	12,500.00	\$	1.90	\$	4,750.00
2575.530	BIO-ROLL DITCH CHECK	150.00	LF	\$	2.85	\$	427.50	\$	5.00	\$	750.00	\$	3.95	\$	592.50	\$	3.00	\$	450.00	\$	3.30	\$	495.00
<b>SUBTOTAL MISCELLANEOUS ITEMS:</b>					\$	24,392.50	\$	35,750.00	\$	138,120.06	\$	63,315.00	\$	48,295.00									
<b>GRAND TOTAL BID:</b>					\$	802,419.58	\$	867,980.15	\$	885,630.35	\$	1,026,117.00	\$	1,111,236.80									



**PRINCIPALS**

Steven J. Thompson, P.L.S.  
Brian J. Johnson, P.E.  
Steven J. Penkava, P.E.  
John H. Schulte V, P.E.  
Scott Tuchtenhagen P.L.S.

Established 1945

January 29, 2025

City of Albert Lea  
Attn: Steve Jahnke  
221 East Clark  
Albert Lea, MN 56007

RE: Eberhart Street & Utility Improvements  
City Job 2413, Our Job 24-020

Dear Mr. Jahnke:

We have reviewed and tabulated the five bids for the above referenced project and are summarized below and on the attached tabulation:

<u>Contractor</u>	<u>Base Bid</u>
Jensen Excavating	\$802,419.58
ICON In.	\$867,980.15
Ulland Bros. Inc.	\$885,630.35
BCM Construction	\$1,026,117.00
Heselton Construction	\$1,111,236.80

The Engineer's Estimate was approximately \$860,000. The low bid is approximately 9% lower than the next lowest bid. There are no unbalanced bids. Unit prices are essentially comparable, with no gross variation in any items. We have done work in the past with the low bidder and find them to be a reputable contractor.

We therefore recommend that the contract in its entirety be awarded to the lowest bidder.

Respectfully submitted,

Brian J. Johnson, P.E.

Enclosure



RESOLUTION 25 - XXX

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 #90794 through #90910 in the amount of \$708,084.05 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 24<sup>th</sup> day of February, 2025

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Mayor Rich Murray

Filed and attested this 25<sup>th</sup> day of February, 2025

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Secretary of the Council

# Claims Over \$25,000

## City of Albert Lea Council Meeting 02/24/2025

- **\$30,362.03 – Freeborn Mower Electric Cooperative**  
Electric Service – WWTP
- **\$30,563.13 – Springbrook Holdings Company**  
Annual Finance Software Maintenance Contract
- **\$33,371.60 – Apex Facility Solutions LLC**  
Arena – Solar Project
- **\$41,753.84 – Albert Lea Apartments LLC**  
TIF PayGo Payment
- **\$61,954.25 – Apex Facility Solutions LLC**  
WWTP Facility Solar Field



# Accounts Payable

## Checks for Approval

User: NThoms  
 Printed: 2/20/2025 - 10:52 AM



Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	02/21/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		4,945.60
0	02/21/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		2,367.00
0	02/21/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		1,101.23
0	02/21/2025	101 General	Accrued PERA Payable	PERA		49,342.49
0	02/21/2025	101 General	Other Payroll Deduct Payable	WEX Health Inc		12,373.40
0	02/21/2025	101 General	Deferred Compensation Payable	MN State Retirement - Empower		200.00
0	02/21/2025	101 General	Deferred Compensation Payable	MN State Retirement - Empower		1,201.00
0	02/21/2025	101 General	Accrued PERA Payable	PERA		36,766.26
0	02/21/2025	101 General	Other Payroll Deduct Payable	Minnesota Department of Human Services		693.56
0	02/21/2025	101 General	State Withholding Payable	Minnesota Department of Revenue		17,362.73
0	02/21/2025	101 General	Accrued Medicare Payable	Internal Revenue Service		5,949.90
0	02/21/2025	101 General	Accrued FICA Payable	Internal Revenue Service		15,467.15
0	02/21/2025	101 General	Accrued Medicare Payable	Internal Revenue Service		5,949.90
0	02/21/2025	101 General	Federal Withholding Payable	Internal Revenue Service		35,521.33
0	02/21/2025	101 General	Accrued FICA Payable	Internal Revenue Service		15,467.15
0	02/21/2025	101 General	Dental Insurance Payable	MetLife		1,895.11
0	02/21/2025	101 General	Vision Care Payable	Fidelity Security Life		285.44
0	02/21/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		855.59
0	02/21/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		440.26
0	02/21/2025	101 General	Credit Union Payable	City and County Employees Federal Credit Union		12,506.83
0	02/21/2025	101 General	Other Payroll Deduct Payable	Employee Benefit Fund		75.00
0	02/21/2025	101 General	Union Dues Payable	IAFF Local 1041		1,089.30
0	02/21/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		440.26
0	02/21/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		855.59
0	02/21/2025	101 General	Vision Care Payable	Fidelity Security Life		285.44
0	02/21/2025	101 General	Other Payroll Deduct Payable	Sun Life Financial		1,496.71
0	02/21/2025	101 General	Long-term Disability Payable	Sun Life Financial		1,166.92
0	02/21/2025	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		437.31
0	02/21/2025	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		1,725.38
0	02/21/2025	101 General	Dental Insurance Payable	MetLife		1,895.11
0	02/21/2025	101 General	Union Dues Payable	MNPEA		78.00
0	02/21/2025	101 General	Union Dues Payable	Minnesota Public Employees Association		1,008.00
0	02/21/2025	101 General	Union Dues Payable	Minnesota Public Employees Association		600.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	02/21/2025	101 General	Other Payroll Deduct Payable	Sun Life Financial		1,496.71
0	02/21/2025	101 General	Life Insurance Payable	Sun Life Financial		249.40
0	02/21/2025	101 General	Other Payroll Deduct Payable	Sun Life Financial		85.75
0	02/21/2025	101 General	Life Insurance Payable	Sun Life Financial		1.72
0	02/21/2025	101 General	Life Insurance Payable	Sun Life Financial		1.72
0	02/21/2025	101 General	Dental Insurance Payable	MetLife		31.00
0	02/21/2025	101 General	Vision Care Payable	Fidelity Security Life		19.62
0	02/24/2025	703 HealthIns/Workers Comp Reserve	Expert & Professional Services	WEX Health Inc		357.50
0	02/24/2025	101 General	Medical Flex Payable	WEX Health Inc		8.85
0	02/24/2025	101 General	Medical Flex Payable	WEX Health Inc		22.51
0	02/24/2025	101 General	Medical Flex Payable	WEX Health Inc		203.60
0	02/24/2025	101 General	Medical Flex Payable	WEX Health Inc		128.78
0	02/24/2025	601 Water	Credit Card & Bank Fees	TTech		224.02
0	02/24/2025	602 Sewer	Credit Card & Bank Fees	TTech		224.01
0	02/24/2025	601 Water	Credit Card & Bank Fees	BPSH LLC		1,800.38
0	02/24/2025	602 Sewer	Credit Card & Bank Fees	BPSH LLC		1,800.37
0	02/24/2025	101 General	Travel Expense	Megan Boeck		126.28
0	02/24/2025	101 General	Travel Expense	Jeffery Laskowski		336.70
0	02/24/2025	602 Sewer	Travel Expense	Lane Ohl		515.16
0	02/24/2025	602 Sewer	Travel Expense	Lane Ohl		14.42
0	02/24/2025	601 Water	Safety Equipment	Darin Uttecht		180.00
0	02/24/2025	101 General	Supplies	Cierra Maras		35.59
0	02/24/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		710.00
0	02/24/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		71.00
0	02/24/2025	602 Sewer	Improvements Other Than Bldgs	Apex Facility Solutions LLC		61,954.25
0	02/24/2025	414 Arena Solar Project	Improvements Other Than Bldgs	Apex Facility Solutions LLC		33,371.60
0	02/24/2025	101 General	Humane Society Mgmt/Costs	Humane Society of Freeborn County		1,000.00
0	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Springbrook Holdings Company LLC		4,320.21
0	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Springbrook Holdings Company LLC		25,926.41
0	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Springbrook Holdings Company LLC		316.51
0	02/24/2025	601 Water	Statement Printing/Postage	Springbrook Holdings Company LLC		3,007.62
0	02/24/2025	602 Sewer	Statement Printing/Postage	Springbrook Holdings Company LLC		3,007.62
0	02/24/2025	101 General	Vehicle/Equipment Parts	Fastenal Company		14.78
0	02/24/2025	602 Sewer	Supplies	Fastenal Company		215.62
90794	02/11/2025	101 General	Expert & Professional Services	MN Bureau of Criminal Apprehension		15.00
90795	02/13/2025	101 General	Telephone & Internet	Charter Communications Holdings LLC		189.99
90796	02/13/2025	602 Sewer	Rents & Leases	Driessen Water Inc		83.55
90796	02/13/2025	602 Sewer	Rents & Leases	Driessen Water Inc		161.82
90797	02/13/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		153.55
90798	02/13/2025	101 General	Rents & Leases	Marco, Inc		48.16
90799	02/13/2025	101 General	Gas Utilities	Minnesota Energy Resources		2,641.15
90799	02/13/2025	602 Sewer	Gas Utilities	Minnesota Energy Resources		13,243.95
90800	02/13/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90800	02/13/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
90800	02/13/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		41.39
90800	02/13/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
90800	02/13/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
90800	02/13/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
90800	02/13/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		41.39
90800	02/13/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
90801	02/21/2025	101 General	Other Payroll Deduct Payable	LegalShield		314.52
90801	02/21/2025	101 General	Other Payroll Deduct Payable	LegalShield		314.52
90802	02/21/2025	101 General	Life Insurance Payable	NCPERS Minnesota Group Life Ins		272.00
90802	02/21/2025	101 General	Life Insurance Payable	NCPERS Minnesota Group Life Ins		272.00
90803	02/24/2025	225 Airport	Building Maintenance	Albert Lea Airport, Inc		850.00
90803	02/24/2025	225 Airport	Expert & Professional Services	Albert Lea Airport, Inc		2,200.00
90804	02/24/2025	101 General	Management Services	Albert Lea Community Theater, Inc.		1,000.00
90805	02/24/2025	101 General	Building Maintenance	Albert Lea Electric		480.32
90805	02/24/2025	601 Water	Vehicle/Equip Repairs/Software	Albert Lea Electric		199.50
90805	02/24/2025	101 General	Building Maintenance	Albert Lea Electric		1,236.91
90805	02/24/2025	101 General	Building Maintenance	Albert Lea Electric		654.96
90806	02/24/2025	210 Senior Center	Management Services	Albert Lea Family YMCA		4,175.00
90807	02/24/2025	101 General	Legal Notices & Recording	Albert Lea Newspapers, Inc		58.80
90808	02/24/2025	602 Sewer	Vehicle/Equipment Parts	Albert Lea Steel, Inc		7,357.60
90808	02/24/2025	602 Sewer	Supplies	Albert Lea Steel, Inc		9.74
90808	02/24/2025	101 General	Vehicle/Equipment Parts	Albert Lea Steel, Inc		10.87
90808	02/24/2025	101 General	Minor Equipment & Tools	Albert Lea Steel, Inc		4.92
90808	02/24/2025	101 General	Vehicle/Equipment Parts	Albert Lea Steel, Inc		12.24
90808	02/24/2025	101 General	Building Repair Supplies	Albert Lea Steel, Inc		127.50
90809	02/24/2025	101 General	Audio Visual	Amazon Capital Services Inc		33.94
90809	02/24/2025	101 General	Supplies	Amazon Capital Services Inc		22.99
90809	02/24/2025	101 General	Audio Visual	Amazon Capital Services Inc		116.00
90809	02/24/2025	101 General	Supplies	Amazon Capital Services Inc		119.50
90809	02/24/2025	101 General	Minor Equipment & Tools	Amazon Capital Services Inc		79.80
90809	02/24/2025	101 General	Supplies	Amazon Capital Services Inc		60.71
90809	02/24/2025	101 General	Books	Amazon Capital Services Inc		64.58
90809	02/24/2025	101 General	Minor Equipment & Tools	Amazon Capital Services Inc		9.98
90809	02/24/2025	101 General	Books	Amazon Capital Services Inc		116.84
90809	02/24/2025	101 General	Minor Equipment & Tools	Amazon Capital Services Inc		8.06
90809	02/24/2025	101 General	Audio Visual	Amazon Capital Services Inc		9.09
90809	02/24/2025	101 General	Audio Visual	Amazon Capital Services Inc		27.99
90809	02/24/2025	101 General	Supplies	Amazon Capital Services Inc		104.95
90809	02/24/2025	101 General	Supplies	Amazon Capital Services Inc		285.75
90809	02/24/2025	101 General	Supplies	Amazon Capital Services Inc		55.19
90809	02/24/2025	101 General	Supplies	Amazon Capital Services Inc		46.22
90809	02/24/2025	101 General	Supplies	Amazon Capital Services Inc		43.34

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90809	02/24/2025	101 General	Audio Visual	Amazon Capital Services Inc		14.96
90810	02/24/2025	601 Water	Dues & Subscriptions	American Water Works Association		2,418.00
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		96.58
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		19.98
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		10.08
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		11.64
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		91.80
90811	02/24/2025	602 Sewer	Supplies	APH Stores, Inc.		31.85
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		14.96
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		29.92
90811	02/24/2025	101 General	Supplies	APH Stores, Inc.		19.99
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		37.99
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		10.56
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		156.98
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		339.96
90811	02/24/2025	601 Water	Vehicle/Equipment Parts	APH Stores, Inc.		253.99
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		16.98
90811	02/24/2025	101 General	Building Repair Supplies	APH Stores, Inc.		26.98
90811	02/24/2025	601 Water	Vehicle/Equipment Parts	APH Stores, Inc.		50.99
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		3.99
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		212.17
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		83.97
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		21.91
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		23.79
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		195.24
90811	02/24/2025	101 General	Minor Equipment & Tools	APH Stores, Inc.		1,299.99
90811	02/24/2025	101 General	Supplies	APH Stores, Inc.		19.99
90811	02/24/2025	601 Water	Vehicle/Equipment Parts	APH Stores, Inc.		30.99
90811	02/24/2025	601 Water	Vehicle/Equipment Parts	APH Stores, Inc.		-30.99
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		84.48
90811	02/24/2025	101 General	Lubricants & Additives	APH Stores, Inc.		95.88
90811	02/24/2025	601 Water	Vehicle/Equipment Parts	APH Stores, Inc.		40.54
90811	02/24/2025	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		29.04
90811	02/24/2025	101 General	Lubricants & Additives	APH Stores, Inc.		203.88
90811	02/24/2025	101 General	Lubricants & Additives	APH Stores, Inc.		47.88
90811	02/24/2025	101 General	Lubricants & Additives	APH Stores, Inc.		203.88
90812	02/24/2025	101 General	Periodicals & Magazines	Architectual Digest		20.00
90813	02/24/2025	101 General	Uniforms	Aspen Mills Incorporated		129.90
90813	02/24/2025	101 General	Uniforms	Aspen Mills Incorporated		202.56
90813	02/24/2025	101 General	Uniforms	Aspen Mills Incorporated		192.33
90813	02/24/2025	101 General	Uniforms	Aspen Mills Incorporated		273.83
90814	02/24/2025	101 General	Telephone & Internet	AT&T		57.70
90815	02/24/2025	602 Sewer	Telephone & Internet	AT&T Mobility II LLC		15.33

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90816	02/24/2025	101 General	Books	Baker and Taylor, Inc.		453.26
90816	02/24/2025	101 General	Books	Baker and Taylor, Inc.		328.05
90817	02/24/2025	602 Sewer	Vehicle/Equipment Parts	BDG Inc		777.30
90818	02/24/2025	602 Sewer	Engineering Fees	Bolton & Menk Inc		20,662.95
90818	02/24/2025	225 Airport	Engineering Services	Bolton & Menk Inc		3,520.00
90819	02/24/2025	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		27.98
90819	02/24/2025	101 General	Supplies	Bomgaars Supply Inc		116.96
90819	02/24/2025	101 General	Supplies	Bomgaars Supply Inc		9.58
90819	02/24/2025	101 General	Building Repair Supplies	Bomgaars Supply Inc		17.38
90819	02/24/2025	101 General	Supplies	Bomgaars Supply Inc		9.58
90819	02/24/2025	602 Sewer	Building Maintenance	Bomgaars Supply Inc		54.41
90819	02/24/2025	601 Water	Minor Equipment & Tools	Bomgaars Supply Inc		20.48
90819	02/24/2025	602 Sewer	Supplies	Bomgaars Supply Inc		32.98
90819	02/24/2025	101 General	Supplies	Bomgaars Supply Inc		42.36
90819	02/24/2025	602 Sewer	Supplies	Bomgaars Supply Inc		38.94
90819	02/24/2025	601 Water	Safety Equipment	Bomgaars Supply Inc		34.96
90819	02/24/2025	602 Sewer	Supplies	Bomgaars Supply Inc		16.98
90819	02/24/2025	101 General	Minor Equipment & Tools	Bomgaars Supply Inc		67.44
90819	02/24/2025	602 Sewer	Supplies	Bomgaars Supply Inc		41.67
90820	02/24/2025	101 General	Periodicals & Magazines	Bottom Line Health		49.00
90821	02/24/2025	101 General	Supplies	Bound Tree Medical LLC		146.97
90822	02/24/2025	441 TIF-Blazing Star Soil District	Expert & Professional Services	Braun Intertec Corporation		2,729.10
90822	02/24/2025	441 TIF-Blazing Star Soil District	Expert & Professional Services	Braun Intertec Corporation		437.50
90822	02/24/2025	441 TIF-Blazing Star Soil District	Expert & Professional Services	Braun Intertec Corporation		717.75
90823	02/24/2025	101 General	Rents & Leases	John R. Butler		1,020.00
90824	02/24/2025	101 General	Building Maintenance	Cedar Valley Services, Inc		2,117.58
90824	02/24/2025	101 General	Building Maintenance	Cedar Valley Services, Inc		1,596.86
90825	02/24/2025	101 General	Books	Cengage Learning, Inc		59.98
90825	02/24/2025	101 General	Books	Cengage Learning, Inc		159.15
90825	02/24/2025	101 General	Books	Cengage Learning, Inc		83.17
90826	02/24/2025	101 General	Supplies	Church Offset Printing, Inc		103.00
90827	02/24/2025	602 Sewer	Laundry Services	Cintas Corporation		115.32
90827	02/24/2025	602 Sewer	Laundry Services	Cintas Corporation		115.32
90827	02/24/2025	101 General	Laundry Services	Cintas Corporation		18.39
90827	02/24/2025	101 General	Laundry Services	Cintas Corporation		28.18
90828	02/24/2025	101 General	Vehicle/Equip Repairs/Software	CivicPlus, LLC		12,199.72
90829	02/24/2025	101 General	Plumbing & Heating Permits	Construction Solutions LLC		196.40
90829	02/24/2025	101 General	Plumbing & Heating Permits	Construction Solutions LLC		90.00
90829	02/24/2025	101 General	Plumbing & Heating Permits	Construction Solutions LLC		75.00
90830	02/24/2025	101 General	Rents & Leases	Coordinated Business Systems LTD		93.26
90831	02/24/2025	602 Sewer	Vehicle/Equipment Parts	Core & Main LP		1,853.76
90831	02/24/2025	602 Sewer	Vehicle/Equipment Parts	Core & Main LP		60.75
90832	02/24/2025	101 General	Periodicals & Magazines	Cottages & Bungalows		34.95

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90833	02/24/2025	101 General	Supplies	Crescent Electric Supply Company		320.88
90834	02/24/2025	101 General	Expert & Professional Services	Custom Communications, Inc.		594.00
90834	02/24/2025	101 General	Building Maintenance	Custom Communications, Inc.		605.00
90834	02/24/2025	101 General	Expert & Professional Services	Custom Communications, Inc.		74.16
90834	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Custom Communications, Inc.		307.00
90835	02/24/2025	101 General	Supplies	Driessen Water Inc		34.00
90835	02/24/2025	101 General	Supplies	Driessen Water Inc		80.00
90836	02/24/2025	101 General	Vehicle/Equipment Parts	E D Etnyre & Co		1,924.15
90836	02/24/2025	101 General	Vehicle/Equipment Parts	E D Etnyre & Co		2,170.64
90837	02/24/2025	602 Sewer	Vehicle/Equipment Parts	Electric Motor/Bearing Service, Inc		631.21
90838	02/24/2025	101 General	Street Maintenance Materials	Falkstone LLC		6,952.59
90838	02/24/2025	101 General	Street Maintenance Materials	Falkstone LLC		1,378.08
90839	02/24/2025	601 Water	Supplies	Ferguson Enterprises, Inc.		1,054.00
90839	02/24/2025	601 Water	Supplies	Ferguson Enterprises, Inc.		3,900.00
90840	02/24/2025	101 General	Supplies	Ferrellgas		150.40
90840	02/24/2025	101 General	Supplies	Ferrellgas		118.28
90840	02/24/2025	101 General	Supplies	Ferrellgas		107.01
90840	02/24/2025	101 General	Supplies	Ferrellgas		106.18
90841	02/24/2025	101 General	Vehicle/Equipment Parts	Fire Safety USA Inc		175.90
90841	02/24/2025	101 General	Minor Equipment & Tools	Fire Safety USA Inc		938.95
90842	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Keith Flatness		154.95
90842	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Keith Flatness		1,118.85
90842	02/24/2025	101 General	Supplies	Keith Flatness		9.00
90842	02/24/2025	101 General	Supplies	Keith Flatness		25.00
90842	02/24/2025	101 General	Supplies	Keith Flatness		146.85
90842	02/24/2025	101 General	Supplies	Keith Flatness		12.50
90842	02/24/2025	101 General	Supplies	Keith Flatness		15.95
90843	02/24/2025	101 General	Inventory - Fuel	Freeborn County Co-op Oil Co. Inc.		19,371.50
90843	02/24/2025	101 General	Inventory - Fuel	Freeborn County Co-op Oil Co. Inc.		18,952.58
90844	02/24/2025	601 Water	Electric Utilities	Freeborn Mower Electric Cooperative		299.00
90844	02/24/2025	234 Blight/Hazardous Mitigation	Electric Utilities	Freeborn Mower Electric Cooperative		5.00
90844	02/24/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		172.08
90844	02/24/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		25.00
90845	02/24/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		47.28
90846	02/24/2025	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative		30,362.03
90847	02/24/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		1,501.97
90848	02/24/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		2,340.38
90848	02/24/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		371.23
90849	02/24/2025	603 Solid Waste	Electric Utilities	Freeborn Mower Electric Cooperative		246.12
90849	02/24/2025	603 Solid Waste	Electric Utilities	Freeborn Mower Electric Cooperative		57.21
90849	02/24/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		944.01
90850	02/24/2025	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative		556.14
90851	02/24/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		269.87



Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90851	02/24/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		9,810.05
90852	02/24/2025	601 Water	Expert & Professional Services	Gopher State One-Call, Inc.		109.40
90853	02/24/2025	101 General	Tires	Hanson Tire Service of Albert Lea, Inc		442.84
90854	02/24/2025	601 Water	Chemicals & Chemical Products	Hawkins, Inc.		7,429.49
90854	02/24/2025	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		684.00
90854	02/24/2025	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		4,859.82
90854	02/24/2025	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		2,134.77
90855	02/24/2025	602 Sewer	Supplies	HD Supply Inc		4,624.46
90856	02/24/2025	101 General	Supplies	Hillyard Inc.-Hutchinson		113.65
90856	02/24/2025	101 General	Supplies	Hillyard Inc.-Hutchinson		622.53
90857	02/24/2025	101 General	Rents & Leases	Huber Supply Company Inc.		203.25
90858	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Jim & Dudes Plumbing & Heating, Inc.		360.00
90858	02/24/2025	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.		120.00
90858	02/24/2025	101 General	Building Repair Supplies	Jim & Dudes Plumbing & Heating, Inc.		-27.78
90859	02/24/2025	101 General	Expert & Professional Services	Kriss Premium Products, Inc.		271.92
90859	02/24/2025	602 Sewer	Supplies	Kriss Premium Products, Inc.		1,523.10
90860	02/24/2025	101 General	Vehicle/Equip Repairs/Software	L & L Street Rods		277.87
90861	02/24/2025	101 General	Supplies	Lawson Products Inc		78.94
90861	02/24/2025	101 General	Vehicle/Equipment Parts	Lawson Products Inc		72.01
90862	02/24/2025	101 General	Dues & Subscriptions	LexisNexis Risk Data Management		200.00
90863	02/24/2025	443 Mayo Hsg Redevelopment	Expert & Professional Services	LHB, Inc.		5,656.25
90864	02/24/2025	101 General	Vehicle/Equipment Parts	MacQueen Equipment LLC		277.87
90865	02/24/2025	101 General	Supplies	Mantronics Mailing Systems, Inc.		198.00
90866	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Markquart Chevrolet of Albert Lea LLC		1,283.98
90867	02/24/2025	101 General	Expert & Professional Services	MCHS - Albert Lea and Austin		697.00
90867	02/24/2025	101 General	Training & Education	MCHS - Albert Lea and Austin		802.00
90868	02/24/2025	101 General	Dues & Subscriptions	Medtox Laboratories, Inc.		50.00
90869	02/24/2025	602 Sewer	Training & Education	MESERB		350.00
90870	02/24/2025	101 General	Rents & Leases	Metro Sales, Inc		152.57
90871	02/24/2025	225 Airport	Telephone & Internet	MetroNet Holding LLC		130.20
90872	02/24/2025	101 General	Building Maintenance	Minnesota Elevator Inc		347.50
90873	02/24/2025	101 General	Gas Utilities	Minnesota Energy Resources		63.44
90873	02/24/2025	101 General	Gas Utilities	Minnesota Energy Resources		1,981.91
90873	02/24/2025	101 General	Gas Utilities	Minnesota Energy Resources		187.39
90873	02/24/2025	101 General	Gas Utilities	Minnesota Energy Resources		504.82
90874	02/24/2025	101 General	Training & Education	MN Bureau of Criminal Apprehension		300.00
90875	02/24/2025	602 Sewer	Training & Education	MN Wastewater Operators Association		395.00
90876	02/24/2025	602 Sewer	Training & Education	MN Wastewater Operators Association		395.00
90877	02/24/2025	602 Sewer	Training & Education	MN Wastewater Operators Association		395.00
90878	02/24/2025	602 Sewer	Training & Education	MN Wastewater Operators Association		395.00
90879	02/24/2025	101 General	Street Sign Program	M-R Sign Co., Inc.		314.47
90880	02/24/2025	101 General	Vehicle/Equipment Parts	Napa Auto Parts		39.48
90881	02/24/2025	101 General	Vehicle/Equip Repairs/Software	North Central International		278.85

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90881	02/24/2025	101 General	Vehicle/Equip Repairs/Software	North Central International		266.17
90881	02/24/2025	101 General	Vehicle/Equipment Parts	North Central International		534.65
90881	02/24/2025	101 General	Vehicle/Equipment Parts	North Central International		13.74
90882	02/24/2025	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.		599.55
90882	02/24/2025	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.		5.25
90883	02/24/2025	101 General	Vehicle/Equipment Parts	O'Reilly Auto Parts		4.99
90883	02/24/2025	101 General	Vehicle/Equipment Parts	O'Reilly Auto Parts		8.18
90884	02/24/2025	602 Sewer	Expert & Professional Services	Pace Analytical Services LLC		540.00
90885	02/24/2025	702 Computer Equip Capital Purchas	Expert and Professional Service	Planeteria Media LLC		5,200.00
90886	02/24/2025	210 Senior Center	Building Maintenance	Plunkett's Pest Control Inc		37.62
90886	02/24/2025	101 General	Expert & Professional Services	Plunkett's Pest Control Inc		65.04
90886	02/24/2025	101 General	Building Maintenance	Plunkett's Pest Control Inc		92.38
90887	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Pomp's Tire Service Inc		48.62
90888	02/24/2025	101 General	Supplies	Quill Corporation		185.97
90888	02/24/2025	101 General	Supplies	Quill Corporation		185.97
90888	02/24/2025	101 General	Supplies	Quill Corporation		47.87
90889	02/24/2025	101 General	Pavilion Deposits	Rita Rae		120.00
90889	02/24/2025	101 General	Sales Tax Payable	Rita Rae		9.45
90890	02/24/2025	101 General	Periodicals & Magazines	Reader's Digest		35.00
90891	02/24/2025	101 General	Expert & Professional Services	Rohn Industries, Inc		46.69
90892	02/24/2025	101 General	Vehicle/Equipment Parts	Ronco Engineering Sales		299.00
90893	02/24/2025	101 General	Supplies	Sanco Equipment LLC		34.62
90893	02/24/2025	101 General	Vehicle/Equipment Parts	Sanco Equipment LLC		811.58
90893	02/24/2025	101 General	Vehicle/Equipment Parts	Sanco Equipment LLC		23.87
90894	02/24/2025	101 General	Training & Education	SE Minnesota Emergency Medical Services		50.00
90895	02/24/2025	101 General	Library Selco/Software	Selco		1,745.62
90895	02/24/2025	101 General	Library Selco/Software	Selco		1,104.46
90896	02/24/2025	101 General	Safety Equipment	Shoptikal LLC		200.00
90897	02/24/2025	210 Senior Center	Rents & Leases	Skyline Plaza Associates		4,100.00
90898	02/24/2025	101 General	Chemicals & Chemical Products	Skyline Salt Solutions		15,358.85
90899	02/24/2025	602 Sewer	Expert & Professional Services	Southern Minnesota Inspection Company		130.00
90899	02/24/2025	601 Water	Vehicle/Equip Repairs/Software	Southern Minnesota Inspection Company		495.00
90899	02/24/2025	602 Sewer	Vehicle/Equip Repairs/Software	Southern Minnesota Inspection Company		495.00
90899	02/24/2025	101 General	Vehicle/Equip Repairs/Software	Southern Minnesota Inspection Company		2,013.00
90900	02/24/2025	101 General	Safety Equipment	Streicher's		611.92
90901	02/24/2025	324 2024B GO Bonds	Legal Services	Taft Stettinius & Hollister LLP		2,300.00
90902	02/24/2025	101 General	Refuse Disposal	Thompson Sanitation, Inc.		236.26
90902	02/24/2025	101 General	Refuse Disposal	Thompson Sanitation, Inc.		138.53
90902	02/24/2025	101 General	Refuse Disposal	Thompson Sanitation, Inc.		8.97
90902	02/24/2025	101 General	Refuse Disposal	Thompson Sanitation, Inc.		179.37
90903	02/24/2025	101 General	Hot Spots	T-Mobile		1,326.84
90904	02/24/2025	101 General	Prepaid Postage	United States Postal Service		1,000.00
90905	02/24/2025	603 Solid Waste	Refuse Disposal	Waste Management of WI-MN		1,698.50

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90905	02/24/2025	603 Solid Waste	Refuse Disposal	Waste Management of WI-MN		4,212.42
90905	02/24/2025	602 Sewer	Refuse Disposal	Waste Management of WI-MN		359.26
90905	02/24/2025	602 Sewer	Refuse Disposal	Waste Management of WI-MN		702.97
90905	02/24/2025	101 General	Refuse Disposal	Waste Management of WI-MN		394.60
90905	02/24/2025	101 General	Refuse Disposal	Waste Management of WI-MN		57.95
90906	02/24/2025	101 General	Telephone & Internet	Winnebago Cooperative Telecom		289.56
90906	02/24/2025	101 General	Telephone & Internet	Winnebago Cooperative Telecom		82.66
90907	02/24/2025	601 Water	Lubricants & Additives	World Fuel Services Inc		145.86
90907	02/24/2025	601 Water	Lubricants & Additives	World Fuel Services Inc		295.72
90907	02/24/2025	601 Water	Lubricants & Additives	World Fuel Services Inc		437.58
90908	02/24/2025	602 Sewer	Vehicle/Equipment Parts	Ziegler Inc		290.28
90909	02/24/2025	435 District 5-26 Unique Opport	TIF - PayGo Payment	Albert Lea Apartments LLC		20,876.92
90909	02/24/2025	435 District 5-26 Unique Opport	TIF - PayGo Payment	Albert Lea Apartments LLC		20,876.92
90910	02/24/2025	101 General	Building Maintenance	Albert Lea Electric		192.00
Report Total:						708,084.05