



AGENDA FOR THE WORK SESSION AND THE
REGULAR MEETING OF THE
ALBERT LEA CITY COUNCIL – NOVEMBER 25, 2024
WORK SESSION – 5:30 PM – REGULAR MEETING – 7:00 PM

WORK SESSION – 5:30 PM

- I. STRATEGIC PLANNING
- II. 2025 GENERAL FUND BUDGET AND 2025 LEVY UPDATE
- III. REVIEW COUNCIL MEETING AGENDA OF NOVEMBER 25, 2024

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 November 12, 2024 Regular Council Meeting
 - B. Approve Minutes of the November 12, 2024 Work Session
 - C. Approve Minutes of the November 12, 2024 Canvass Board Meeting
 - D. Approve Minutes of the November 13, 2024 Council/Staff Retreat Meeting
 - E. License & Permits
 - F. Letter in Support of Southern Minnesota Passenger Rail
- VI. **PETITIONS, REQUESTS AND COMMUNICATIONS**
- VII. **UNFINISHED BUSINESS**
 - A. Ordinance 24-130 Amending Chapter 4 – Alcohol (2nd Reading)
 - B. Ordinance 24-131 Amending Chapter 12 – Businesses and Business Regulations (2nd Reading)
 - C. Ordinance 24-132 Amending Chapter 22 – Health (2nd Reading)
 - D. Resolution Approving Summary of Ordinance 24-130, 24-131, and 24-132



**AGENDA FOR THE WORK SESSION AND THE
REGULAR MEETING OF THE
ALBERT LEA CITY COUNCIL – NOVEMBER 25, 2024
WORK SESSION – 5:30 PM – REGULAR MEETING – 7:00 PM**

VIII. NEW BUSINESS

- A. Public Hearing Regarding Disposal of Property – 821 Jefferson Avenue
 - A1.** Resolution Declaring No Public Interest in Real Property – 821 Jefferson Avenue
- B. Resolution Approving Development Agreement for 821 Jefferson Avenue
- C. Resolution Granting Variance to Maximum Height Requirements for 360 14th Street – Green Acres Milling
- D. Resolution Authorizing Awarding Contract for the 2024 Lead Service Line Replacement Project (Job 2412)

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

To: Mayor and City Council
From: City Manager
Date: November 25, 2024
Re: November 25, 2024 City Council Meeting

V. CONSENT AND APPROVAL OF AGENDA

E. Licenses & Permits –

TOBACCO LICENSE

Korner Mart

CANNABINOID LICENSE

Korner Mart

3.2% OFF-SALE

Korner Mart

SIGN HANGER

Midwest LED Sign Company LLC – Owatonna, MN

F. Letter in Support of Southern Minnesota Passenger Rail – *Southern Minnesota Communities are requesting the renewed effort to install more passenger rail options throughout Southern Minnesota and eventually connecting a passenger rail system that goes from Minneapolis to Dallas. Support for the project is recommended as it is part of our comprehensive plan to create multimodal and connective transportation.*

See attached letter.

VI. PETITIONS, REQUESTS AND COMMUNICATIONS

VII. UNFINISHED BUSINESS

A. Ordinance 24-130 Amending Chapter 4 – Alcohol (2nd Reading) - *The amendments to this ordinance include setting the limit of annual Consumption and Display permits issued as well as the number of off-sale liquor store licenses. The City Manager and*

City Clerk recommends the number of consumption and display annual permits be limited to a total of two (2) and the number of off-sale liquor licenses be limited to a total of eight (8). Additionally, Article VII. related to Social Hosts and Underage Drinking has been removed from Chapter 4 and added to Chapter 22 – Health. Staff recommends approval of this final reading.

It has also been noted that an off-sale business that is currently licensed will be permitted to sell to a new owner and continue operating as an off-sale liquor store in the same location.

The question on “are we creating an advantageous or disadvantageous business model” has been raised. All I can say is that if we have a serious business owner coming requesting to install a ninth (9th) liquor store (or any other), they would only do so if the community was leaking sales to other communities. Most small businesses cannot take an aggressive or hostile stance pushing somebody else out. If we start to hear requests, we should listen and evaluate. We can trust that our role as a licensing agency is not going to interfere with the market unless we flatly ignore such requests. Right now, what we have is a long standing request from the business owners themselves and the public during the moratorium hearings to set limits on the number of licenses.

See attached ordinance.

- B. Ordinance 24-131 Amending Chapter 12 – Businesses and Business Regulations – Plumbers, Sexually Orientated Businesses (SOB), Tobacco, Transient Merchants, and Water Softener and Water Filtering Equipment Installers (2nd Reading) – The changes to Chapter 12, as recommended by the City Clerk, are as follows:

Article VII. Plumbers is repealed in its entirety as State licensing laws specifically prohibit local licensing of plumbing contractors and are currently regulated under the City’s standard building code.

Article VIII. Sexually Oriented Businesses (SOB) include limiting the number to no more than one (1) SOB in City limits. It is also noted that a currently licensed SOB may be sold to another owner and continue operating in the same location. The definition of Adult Entertainment Establishments has also been added.

Article XII. Tobacco: *The amendments related to tobacco include the definition of a Smoke Shop/Tobacco Store and setting the limit to no more than two (2) of this type of business, while once again, noting that a currently licensed Smoke Shop/Tobacco Store will be permitted to sell the business to a new owner and continue operating in the same location.*

Article XIII. Transient Merchant *applicants will be required to undergo a background check at time of application, and pay the investigation fee as found in the City's annual fee schedule.*

Article XIV. Water Softener and Water Filtering Equipment Installers *is repealed in its entirety. These are currently regulated under the City's standard building code. Staff recommends approval of this final reading.*

There are organizations that are requesting the number of tobacco and smoke shops be reduced back to the recommended two (2) that exist now. The need for certain products and paraphernalia with cannabis or other does not require a tobacco/smoke shop license. Many cannabis retailers will have the same paraphernalia as the tobacco stores. The ability to sell many of the same products to the general public does not meet the limitation definition of two (2) as in example gas stations. It is the primary businesses activity of selling tobacco products that is limited by two (2) or four (4) depending on what Council approves. Going less than two (2) is not recommended given the existing businesses and one being in a nonconforming location.

See attached ordinance.

- C. Ordinance 24-132 Amending Chapter 22 – Health (2nd Reading) – *Article VII. related to Social Hosts and Underage Drinking is being removed from Chapter 4 and added to Chapter 22. Additionally, language has been added to include “Cannabis” where alcohol is noted, as well as adding the definition of Cannabis. Approval is recommended. Staff recommends approval of this final reading.*

See attached ordinance.

- D. Resolution Approving Publication Summary - Ordinance 24-130, 24-131, and 24-132 – *Ordinance Summaries may be published if they reasonably inform the public of the effect and intent of the Ordinance. Summaries fulfill all legal requirements as if the entire summarized matter had been published and also directs the public how to obtain the complete Ordinance.*

See attached resolution.

VIII. NEW BUSINESS

- A. Resolution Declaring No Public Interest in Real Property – 821 Jefferson Avenue – *Now that the majority of the serious blight and hazardous issues with the property are resolved, it is no longer of public interest to hold the property. It is in the public's interest to place it in private hands so that it may be remodeled into 3 safe housing units. City Manager recommends approval.*

See attached resolution.

- B. Resolution Approving Development Agreement for 821 Jefferson Avenue – *The purchase agreement will require the property be redeveloped. The City Manager has met with the developers to go over their plans and more. The developers have a positive history in Albert Lea on improving property conditions. The purchase price of \$30,000 is about equal to all repairs to the property. The development agreement will reflect the attached proposal.*

See attached resolution.

- C. Resolution Approving Variance From Height Limitations – Green Acres Milling – *The Board of Appeals found that the property met the legal standards set forth by MN Statute 462.357 which includes a practical difficulty in regards to circumstances not created by the landowner and that the height of the proposed structure is not out of size or character with other similar utility structures within the city of Albert Lea. The Board of Appeals recommends approval of the variance.*

The Board of Appeals met on November 20, 2024 to conduct a public hearing to consider a Variance application from Green Acres Milling to building an oat milling operation which includes a warehouse, storage bins and elevator that exceeds maximum height limitations.

Current city code states that there shall be a maximum height limitation of one thousand four hundred (1,400) feet MSL for all structures or parts of structures in any location or zoning district.

The proposed development has a finished floor elevation of 1,301 feet MSL, and a building and equipment height of 1,441.5 feet MSL which requires a 41.5 foot variance.

Finished floor elevation of 1,301 feet MSL

Building height of 115 feet or 1,416 MSL

Equipment height of 25.5 feet or 1,441.5 MSL

See attached resolution.

D. Resolution Authorizing Signing 2024 Lead Service Line Replacement Project Contracts – Job 2412 - *The project involves replacement of lead service lines throughout the City. The City has secured grants to pay for the lead service line replacements.*

Because this is a new program (Albert Lea is third in state to receive) it is taking longer to get agreements in place. The City has signed the State of Minnesota Lead Service Line Replacement Program Master Loan (Bond Purchase) and/or Grant Agreement – Albert Lea_LSLR_00 but do not anticipate the bonding portion of the agreements to be in place until December.

Staff is asking to proceed with signing of the contractor agreements and proceeding with the work prior to the bond funding being in place. This is allowed by the Public Facilities Authority.

On June 10, 2024 Council passed Resolution 24-111 that awarded bids to two low bidders, Platinum Plumbing Solutions, LLC of Albert Lea for bid packages 1, 3 and 5, and BCM Construction, Inc. of Faribault MN for bid packages 2 and 4.

The awards were approved based on the following: Sec 1. Bids are accepted by the City of Albert Lea contingent upon grant funding being awarded.

The contractors are wanting to get started on the work and are asking for authorization to proceed.

A roll call is recommended.

See attached resolution.

XI. APPROVAL OF CLAIMS

A. Resolution Approving Claims – *The attached resolution directs the Mayor and City Treasurer to issue the payment of claims as presented in the Detail of Claims report.*

(1). Large Claims Over \$25,000 – When applicable, staff will present and display any claims over \$25,000 for the public's viewing, transparency and education.

See attached resolution.

**REGULAR COUNCIL MEETING
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
November 12 - 7:00 P.M.**

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

ABSENT: Councilor Reid Olson

ADDITIONAL STAFF PRESENT: Sergeant-at-Arms-Public Safety Director JD Carlson, Finance Director Kristi Brutlag, City Planner Megan Boeck

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

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

CEREMONIAL ITEMS –

A. Mayor Murray read aloud a Proclamation Declaring November 30, 2024 as Small Business Saturday

PUBLIC FORUM - None

CONSENT AND APPROVAL OF AGENDA

- A. Approve Minutes of the October 28, 2024 Regular Council Meeting
- B. Approve Minutes of the October 28, 2024 Work Session
- C. Resolution Approving Application to Conduct Off-Site Gambling – Albert Lea Amateur Hockey Association

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

(See Secretary's Original Resolution 24-198
Included with these minutes)

PETITIONS, REQUESTS AND COMMUNICATIONS - None

UNFINISHED BUSINESS - None

NEW BUSINESS

A. Public Hearing on Proposed Assessments for the 2024 Neighborhood Improvement Project

(Job 2401)

Mayor Murray opened the public hearing. He called the first time and David Allen Brackey approached the podium to present his opposition to his street assessment on Fairlane Terrace. He also submitted a written appeal to the City Clerk. Mayor Murray called a second time and Robert Bastian is new to the community and asked why city taxes did not cover street assessments. Mayor Murray called a third time. Samantha Lien spoke of her confusion regarding how the street improvements were done this year and heard that more improvements would be done next year. She asked if she would be assessed twice. No one else spoke. Mayor Murray closed the public hearing.

City Manager Rigg described the assessment policy including the deferment process.

A1. Resolution 24-199 Adopting Final Assessments for the 2024 Neighborhood Improvement Project (Job 2401)

This resolution would adopt the final assessments for City Job No. 2401. This project involved overlays, curb & gutter, and water main replacement, in the following locations: Fairlane Terr, Crestview Rd, Spicer Rd, Foothills Blvd, Briarwood Dr, Kent Ave, Levison St, and Columbus Ave. Following the Assessment Policy, the assessments for the overlay area and Spicer Road will be over ten years and over fifteen years for the Hammer Road Reconstruction portion. The interest rate will be 5.71%.

Neighborhood Improvement Overlay and Curb & Gutter Replacement

This portion of the project involved the bituminous overlay of residential streets in the area surrounding Fairlane Terrace. The streets are as follows:

- Fairlane Terrace – Richway Drive to Crestview Road**
- Crestview Road – Fairlane Terrace to Levison Street**
- Spicer Road – Fairlane Terrace to Foothills Boulevard**
- Foothills Boulevard – Fairlane Terrace to Crestview Road**
- Briarwood Drive – Garfield Avenue to Fairlane Terrace**
- Kent Avenue – Fairlane Terrace to Levison Street**
- Levison Street – Garfield Avenue to Crestview Road**
- Columbus Avenue – Hawthorne Street to Crestview Road**

The project involved milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous layer matched the level of the concrete gutter. A 2-inch-thick layer of bituminous was laid over the entire width of the street. The project also involved miscellaneous curb & gutter replacement to address drainage problems and to correct severely deteriorated curb.

Bituminous Surface Construction & Watermain Replacement

The project involved replacing the watermain with plastic pipe including the residential services, and installing new curb & gutter and street pavement on Spicer Road from Fairlane Terrace to the cul-de-sac.

Bituminous Surface Reconstruction – Hammer Road East End

The pavement on the dead-end section at the east end of Hammer Road was in poor condition. The existing pavement was removed, the existing aggregate road base was reshaped and recompacted, and a new bituminous surface was installed.

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

(See Secretary's Original Resolution 24-199
Included with these minutes)

B. Public Hearing on Proposed Assessments for the 2024 State Aid Street Overlay Project (Job 2402).

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

B1. Resolution 24-200 Adopting Final Assessments for the 2024 State Aid Street Overlay Project (Job 2402)

Rigg said this resolution would adopt the final assessments for City Job No. 2402. This project involved the installation of new curb & gutter, sidewalks and bituminous overlay of Greenwood Drive. Following the Assessment Policy, the assessments will be over ten years with an interest rate of 5.71%. Staff recommends approval.

Work included:

- Relocation of the curb & gutter on the west side of the road to accommodate a new sidewalk
- Installation of new sidewalk along the west side of the road
- Complete replacement of the bituminous surface of approximately 200 feet of road near the Green Lea Lane intersection
- Mill bituminous 2" deep along the edges
- Place a new 2" bituminous overlay over the entire street
- Designate the east side of Greenwood Drive as "No Parking"

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

(See Secretary's Original Resolution 24-200
Included with these minutes)

C. Public Hearing on Proposed Assessments for the Marshall Street & Sibley Avenue Reconstruction Project (Job 2403).

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

C1. Resolution 24-201 Adopting Final Assessments for the Marshall Street & Sibley Avenue Reconstruction Project (Job 2403)

This resolution would adopt the final assessments for City Job No. 2403, the Marshall Street & Sibley Avenue Reconstruction Project. Work included the complete removal and replacement of the pavement, curb & gutter, sidewalk, sanitary sewer, storm sewer, and watermain. Following the Assessment Policy, the assessments will be over fifteen years with an interest rate of 5.71%.

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

(See Secretary's Original Resolution 24-201
Included with these minutes)

D. Public Hearing on Proposed Assessments for the 7th Street & Winter Avenue Reconstruction Project (Job 2404).

Mayor Murray opened the public hearing. Tereasa Alsadi spoke of her opposition regarding the assessment on her deceased mother's property. She explained she has attempted to donate the home at her mother's request to no avail. She submitted a letter appealing the assessment charges. Mayor Murray called a second time. Virgil Loge asked why the assessments are adopted when the job is not complete, as well as how are the assessment charges determined. He also commented on the lack of sod and parking signs that have not yet been replaced. Additionally, he requests a "Children at Play" sign be installed. He submitted an appeal letter to the City Clerk. Mayor Murray called a third time. No one spoke. Mayor Murray closed the public hearing.

To Councilor Anderson's questions, Jahnke explained the sod was not seeded due to the preferred processes on behalf of the contractor. The sod will be completed by next spring. Additionally, Jahnke responded that the reason for waiting to apply the second layer of bituminous material is to ensure proper settling before applying the second layer in the spring. Jahnke confirmed for Councilor Baker that there is a 30-day warranty on the newly placed sod.

D1. Resolution 24-202 Adopting Final Assessments for the 7th Street & Winter Avenue Reconstruction Project (Job 2404)

This resolution would adopt the final assessments on November 12, 2024 for City Job No. 2404, the 7th Street & Winter Avenue Reconstruction Project. Following the Assessment Policy, the assessments will be over 15 years with an interest rate of 5.71%. Staff recommends approval.

This project involved complete reconstruction of the following streets:

7th Street – SE Broadway Avenue (TH-65) to James Avenue
Winter Avenue – Fountain Street to Abbott Street

Work included the complete removal and replacement of the pavement, curb & gutter, sidewalk, sanitary sewer, storm sewer, and watermain.

7th Street was narrowed to accommodate a new sidewalk on the north side of the road.

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

(See Secretary's Original Resolution 24-202
Included with these minutes)

E. Public Hearing on Proposed Assessments for the 2024 Alley Reconstruction Project (Job 2405).

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

E1. Resolution 24-203 Adopting Final Assessments for the 2024 Alley Reconstruction Project (Job 2405)

This resolution would adopt the final assessments for City Job No. 2405, the 2024 Alley Reconstruction Project. This project involved the complete removal and replacement of the concrete alley pavement in the alleys between Elizabeth Avenue and Newton Avenue from Clark Street to College Street. The sanitary sewer manholes within the alleys were repaired and lined. Following the Assessment Policy, the assessments will be over ten years with an interest rate of 5.71%.

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

(See Secretary's Original Resolution 24-203
Included with these minutes)

F. Public Hearing on Proposed Assessments for Delinquent Water/Sewer Accounts and Miscellaneous Accounts Receivables.

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

closed the public hearing.

F1. Resolution 24-204 Adopting Final Assessments for Delinquent Water/Sewer Accounts and Miscellaneous Accounts Receivables

This resolution would adopt the final assessments for delinquent water/sewer accounts and delinquent accounts receivable per the Code of Ordinances. These assessments are payable with terms of one year at 5.71% interest.

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

(See Secretary's Original Resolution 24-204
Included with these minutes)

G. Public Hearing Related to Proposed Development Agreement and Business Subsidy to be Granted to Ivy & Karma, Inc. dba Green Acres Milling for Construction of an Oat Mill Processing Facility.

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

Councilor Baker commented on the positivity of the new business development in the community.

Mayor Murray spoke of his support of this development noting the addition will help grow the city's tax base. He also stated this is a big investment this firm is making in the community while adding jobs and more people while adding this a good agricultural project supporting local farmers.

G1. Resolution 24-205 Authorizing Execution of a Development Agreement and Approval of Business Subsidy

Requires the developer to pay \$20,000 The attached Resolution authorizes the City to enter into a Development Agreement with Ivy & Karma, Inc DBA Green Acres Milling to assist with financing for certain costs incurred in connection with the construction of an oat mill processing facility. The City of Albert Lea held a public hearing in regard to the TIF plan in June of this year but because the full terms of the subsidy and subsequent agreement were not completed an additional public hearing has to be held.

City Manager Rigg said the attached agreement outlines:

- A total TIF incentive of \$741,600 payable starting on August 1, 2027
- The creation of 12 jobs within two years at a yearly wage of \$100,000 inclusive of benefits
- Agreement for ALEDA to sell the property at a reduced price of \$300,000 which is a land write down of \$300,000

- Requires the developer to pay \$20,000 in a TIF deposit for costs incurred in the creation of the district

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

(See Secretary's Original Resolution 24-205
Included with these minutes)

H. Resolution 24-206 Accepting Bid and Awarding Contract for the Blazing Star Landing NE Corner 6 Acre Site Remediation (Job 2416)

Engineering and Braun Intertec have reviewed the bids opened Friday, November 1, 2024 for the Blazing Star NE Corner Site Remediation Project. The project involves excavation and disposal of contaminated soil, and import and placement of clean soil throughout the site to prepare the site for building. Engineering received 8 bids, recommending the low bid of \$326,060.00 as submitted by Jensen Excavating & Trucking LLC of Albert Lea, Minnesota. The bid abstract is attached. The Engineer's estimate was \$385,500. This project is partially funded with a DEED grant of approximately \$130,527.00.

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

(See Secretary's Original Resolution 24-206
Included with these minutes)

I. Ordinance 24-130 Amending Chapter 4 – Alcohol (1st Reading)

The amendments to this ordinance include setting the limit of annual Consumption and Display permits issued as well as the number of off-sale liquor store licenses. The City Manager and City Clerk recommend the number of consumption and display annual permits be limited to a total of two (2) and the number of off-sale liquor licenses be limited to a total of eight (8). Additionally, Article VII. related to Social Hosts and Underage Drinking has been removed from Chapter 4 and added to Chapter 22 – Health.

It has also been noted that an off-sale business that is currently licensed will be permitted to sell to a new owner and continue operating as an off-sale liquor store in the same location.

Councilor Christensen asked staff to reiterate what was explained at the work session regarding how these limitations were determined. City Manager Rigg expounded on previous discussions with council and staff during the recent moratorium related to creating parity in the limit of cannabis businesses and off-sale businesses as well as the commonality in many cities where limits are enforced and consumption and display permits are not allowed. Councilor Christensen relayed that she has had constituents contact her in opposition of setting these limits. She encourages

residents to contact council members and provide input. Council Anderson echoed Christensen's remarks.

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

(See Secretary's Original Ordinance 24-130
Included with these minutes)

J. Ordinance 24-131 Amending Chapter 12 – Businesses and Business Regulations (1st Reading)

The changes to Chapter 12, as recommended by the City Clerk, are as follows:

Article VII. Plumbers is repealed in its entirety as State licensing laws specifically prohibit local licensing of plumbing contractors and are currently regulated under the City's standard building code.

Article VIII. Sexually Oriented Businesses (SOB) include limiting the number to no more than one (1) SOB in City limits. It is also noted that a currently licensed SOB may be sold to another owner and continue operating in the same location. The definition of Adult Entertainment Establishments has also been added.

Article XII. Tobacco: The amendments related to tobacco include the definition of a Smoke Shop/Tobacco Store and setting the limit to no more than two (2) of this type of business, while once again, noting that a currently licensed Smoke Shop/Tobacco Store will be permitted to sell the business to a new owner and continue operating in the same location.

Article XIII. Transient Merchant applicants will be required to undergo a background check at time of application, and pay the investigation fee as found in the City's annual fee schedule.

Article XIV. Water Softener and Water Filtering Equipment Installers is repealed in its entirety. These are currently regulated under the City's standard building code.

Councilor Howland commented that with the legalization of cannabis and more and more people using electronic cigarette devices/vapes, there is opportunity for growth for local businesses and therefore, believes increasing the limit to four (4) Smoke Shop/Tobacco Stores will support these types of businesses. In response to Councilor Anderson's question, Rigg said he will provide the zoning information related to these types of businesses at the next council meeting prior to the second reading on November 25th.

Motion made by Councilor Howland to amend the first reading of this ordinance by changing the limit of Smoke Shop/Tobacco Stores to four (4), seconded by Councilor Anderson. On roll call vote, the following councilors voted in favor of said motion: Councilor Christensen, Baker, Howland, Rasmussen, Anderson, and Mayor Murray.

(See Secretary's Original Ordinance 24-131)

Included with these minutes)

K. Ordinance 24-132 Amending Chapter 22 – Health (1st Reading)

Article VII. related to Social Hosts and Underage Drinking is being removed from Chapter 4 and added to Chapter 22. Additionally, language has been added to include “Cannabis” where alcohol is noted, as well as adding the definition of Cannabis. Approval is recommended.

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

(See Secretary's Original Ordinance 24-132
Included with these minutes)

MAYOR AND COUNCIL REPORTS:

First Ward, Councilor Christensen reported:

- Ward Items – Thanked Ward 1 constituents for re-electing her to serve the next four years. Working on ward items.
- Committee Update – Budget committee continues discussions.

Second Ward, Councilor Baker reported:

- Ward Items – None
- Committee Update – Attended ALEDA meeting last week and a special ALEDA meeting this morning. Also attended a special HRA meeting at 5:30 today to approve a resolution for \$2M plus in grant money to be used toward the façade project.

Third Ward, Councilor Howland reported:

- Ward Items – Appreciated city staff following up on his ward items. Thanked all Veterans for their service to our country
- Committee Update – None

Fourth Ward, Councilor Olson reported: ABSENT

- Ward Items –
- Committee Update –

Fifth Ward, Councilor Rasmussen reported:

- Ward Items – None
- Committee Update – None

Sixth Ward, Councilor Anderson reported:

- Ward Items – Working on a couple of ward items.
- Committee Update – Commented on the successful Halloween event downtown.

MAYOR REPORT: Extended condolences to Councilor Olson and his family on the loss of his brother-in-law.

Attended the following:

- Chamber of Commerce Annual meeting
- ALEDA Board Meeting and Special Meeting
- Green Energy
- Farmers at Edgewater Pavilion regarding the new Oat Mill Development
- American Legion Veteran Day get together
- Chamber of Commerce round table
- YMCA Youth and Government program

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

CITY MANAGER REPORT:

- Staff has been working on preparation for the Council Retreat scheduled tomorrow evening
- Continues working on the budget
- Will present at the Chamber's Leadership Program next week
- Preparing for Lobbying

APPROVAL OF CLAIMS

A. Resolution 24-207 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 Anderson to approve the claims, seconded by Councilor Baker. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, Howland, S. Rasmussen, R. Rasmussen, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 24-207
Included with these minutes)

Councilor Howland motioned for adjournment; Councilor Anderson seconded. That there being no further business, the Council meeting adjourn until the next regular meeting of the Albert Lea City Council at 7:00 p.m. on Monday, November 25, 2024. On roll call vote, all councilors voted in favor of said motion.

Mayor Murray declared the motion passed and the meeting adjourned.

ADJOURNMENT: 8:17 P.M.

Mayor Rich Murray

Daphney Maras
Secretary of the Council

**WORK SESSION MEETING
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
November 12, 2024 - 5:30 P.M.**

PRESENT: Mayor Rich Murray, Councilors, Rachel Christensen, Jason Howland, Brian Anderson, City Manager Ian Rigg Public Works Director Steven Jahnke, City Attorney Bryce Holstad of Lake National Law LLP, and City Clerk Daphney Maras.

Councilor Baker arrived at 6:15 p.m.

ABSENT: Councilor Reid Olson

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

REVIEW 2025 FEE SCHEDULE CHANGES AND 2025 WATER, SEWER, SOLID WASTE, AIRPORT AND SENIOR CENTER BUDGETS

Finance Director Brutlag began by explaining how the 2025 Fee schedule is updated. She said each department head began reviewing items on the fee schedule months in advance to ensure fees remain in accordance with statute, value, and standard rates. Brutlag and City Manager Rigg highlighted some of the changes including fees for callbacks related to Fire Inspections, and the matrix in fees for building permits. Rigg noted changes in tobacco and alcohol fees will come forth in March or April. Howland mentioned there seem to be far more changes in fees this year than in past years to which Brutlag replied each department did an extra thorough review of each and every item on the fee schedule. Councilor Christensen said she appreciates the small incremental changes made each year as necessary as opposed to a large increase at one time. Malakowsky responded to Councilor Anderson's question regarding the increased fee for the rental of the Edgewater Bandshell. She explained the rental fees are based on actual use that includes setup and take down. She also reviewed the additional recreation fees that were updated.

Brutlag displayed a presentation outlining the 2025-2029 budget review. Her slides included an overview of the 2019-2025 water & sewer rates, a comparative residential monthly utility bill chart, as well as an overview of the water and sewer funds, solid waste, Airport, and the Senior Center funds. She noted the increase of 5% in water rates and 7% in sewer rates in 2025. Brutlag described a \$30 million public works project proposed for 2029 that may require water and sewer rate increases starting now and continued increases each year leading up to the project to avoid an engorged increase in any one year, as recommended by the recent water rate study. Rigg further described the necessity of this project and the importance of maintaining awareness of the impact on water and sewer rates. Additionally, Howland acknowledged the need to remain mindful of the \$80 million waste water treatment plant upgrade. Jahnke said the city has a new account representative at Waste Management and he was able to negotiate new landfill rates with a savings of 15% next year. He also described the lull in Airport projects and explained the next

three years will remain in a lull as they try to save up to build three new hangars. Brutlag went on to explain the Senior Center fund is nearly depleted and anticipates supplementing the Senior Center with the Levy within the next couple of years. She noted the current proposed budget will change once the final open enrollment numbers for health benefits are determined for 2025. The final budget, CIP, and Fee Schedule are scheduled for council approval at the December 9th council meeting.

REVIEW COUNCIL MEETING AGENDA OF NOVEMBER 12, 2024

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

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

CEREMONIAL ITEMS

A. Proclamation Declaring November 30, 2024 as Small Business Saturday

PUBLIC FORUM

CONSENT AND APPROVAL OF AGENDA

- A. Approve Minutes of the October 28, 2024 Regular Council Meeting
- B. Approve Minutes of the October 28, 2024 Work Session
- C. Resolution Approving Application to Conduct Off-Site Gambling – Albert Lea Amateur Hockey Association

PETITIONS, REQUESTS AND COMMUNICATIONS

UNFINISHED BUSINESS

NEW BUSINESS

- A. Public Hearing on Proposed Assessments for the 2024 Neighborhood Improvement Project (Job 2401)
 - A1.** Resolution Adopting Final Assessments for the 2024 Neighborhood Improvement Project (Job 2401)
- B. Public Hearing on Proposed Assessments for the 2024 State Aid Street Overlay Project (Job 2402)
 - B1.** Resolution Adopting Final Assessments for the 2024 State Aid Street Overlay Project (Job 2402)
- C. Public Hearing on Proposed Assessments for the Marshall Street & Sibley Avenue Reconstruction Project (Job 2403)
 - C1.** Resolution Adopting Final Assessments for the Marshall Street & Sibley Avenue Reconstruction Project (Job 2403)

- D. Public Hearing on Proposed Assessments for the 7th Street & Winter Avenue Reconstruction Project (Job 2404)
 - D1.** Resolution Adopting Final Assessments for the 7th Street & Winter Avenue Reconstruction Project (Job 2404)
- E. Public Hearing on Proposed Assessments for the 2024 Alley Reconstruction Project (Job 2405)
 - E1.** Resolution Adopting Final Assessments for the 2024 Alley Reconstruction Project (Job 2405)
- F. Public Hearing on Proposed Assessments for Delinquent Water/Sewer Accounts and Miscellaneous Accounts Receivables
 - F1.** Resolution Adopting Final Assessments for Delinquent Water/Sewer Accounts and Miscellaneous Accounts Receivables

Rigg spoke of two appeal letters received thus far. He also described the appeal process should anyone choose to appeal at tonight's council meeting.

- G. Public Hearing Related to Proposed Development Agreement and Business Subsidy to be Granted to Ivy & Karma, Inc. dba Green Acres Milling for Construction of an Oat Mill Processing Facility
 - G1.** Resolution Authorizing Execution of a Development Agreement and Approval of Business Subsidy
- H. Resolution Accepting Bid and Awarding Contract for the Blazing Star Landing NE Corner 6 Acre Site Remediation (Job 2416)
- I. Ordinance Amending Chapter 4 – Alcohol (1st Reading)

Christensen said she received a call from a constituent inquiring why the off-sale liquor license is being limited to eight. Rigg explained the limitation is in an effort to create parity as with cannabis licensing. Clerk Maras added that eight liquor stores in a community of 18,000 is already a hefty number. Christensen asked for a description of a Consumption and Display permit, to which Rigg deferred to Clerk Maras. She explained this permit is allowed without liquor liability and lacks rules as required with on-sale and off-sale liquor licenses, which makes issuing these permits somewhat of a liability for cities. Anderson spoke of his opposition to limiting the number on these businesses. Rigg said the intent is in consideration to the public health and community. Limitations are important to apply however, if council chooses not to create limitations or wish to expand them, that is ultimately up to them. Baker added if we lift the limit on off-sale, then it would only be fair to lift the limit on cannabis. Christensen said she is glad this conversation is taking place now to ensure a better understanding.

- J. Ordinance Amending Chapter 12 – Businesses and Business Regulations (1st Reading)

Clerk Maras clarified for Christensen that Albert Lea currently only licenses one Sexually Oriented Business and warehouses that sell similar products are not considered the same.

Regarding the limitation of two Tobacco Shops, Howland spoke of his opposition to limiting to just two as he believes there is opportunity for growth. Rigg reiterate this, too, is council's decision to

set limits or lift the limits. Rigg confirmed for Baker that a person is, at any time, allowed to ask council to raise the limitation at any time. Howland noted the common rule in cities to set limitations on the number of certain businesses and agrees this important beneficial approach, however believes setting the limit to just two Tobacco Shops is too low.

K. Ordinance Amending Chapter 22 – Health (1st Reading)

MAYOR AND COUNCIL REPORTS

CITY MANAGER REPORT

APPROVAL OF CLAIMS

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

ADJOURNMENT – 6:50 P.M.

Dated this 12th day of November, 2024

Daphney Maras
Council Secretary

**CANVASS BOARD MEETING MINUTES
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
TUESDAY, NOVEMBER 12, 2024 – 5:15 PM**

Pursuant to due call and notice the City Council of the City of Albert Lea met in special session at 5:15 p.m., on Tuesday, November 12, 2024 to canvass the election returns of the Municipal General Election held on November 5, 2024. Said meeting was called as provided for in Section 4.01 of the Charter of the City of Albert Lea.

PRESENT: Mayor Rich Murray, Councilors Christensen, Baker, Howland, Rasmussen, and Anderson. Also present was City Manager Ian Rigg, City Attorney Bryce Holstad of Lake National Law LLP, and City Clerk Daphney Maras.

ABSENT: Councilor Reid Olson

RESOLUTION 24-197 ACCEPTING RESULTS OF MUNICIPAL GENERAL ELECTION

City Clerk Maras presented results of the Municipal General Election, which was held on November 5, 2024. This resolution certified the results.

Motion made by Councilor Baker, seconded by Councilor Anderson to adopt Resolution 24-197 Accepting Results of the Municipal General Election. On roll call vote, the following councilors voted in favor of said motion: Mayor Murray, Councilors Baker, Rasmussen, and Anderson. Councilors Christensen and Howland abstained. Mayor Murray declared the motion passed and the resolution adopted.

(See Secretary's Original Resolution 24-197
Included with these minutes.)

Councilor Baker motioned for adjournment; Councilor Rasmussen 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 Tuesday, November 12, 2024. On roll call vote, all councilors voted in favor of said motion.

Mayor Murray declared the motion passed and the meeting adjourned.

ADJOURNMENT – 5:28 PM

Mayor Rich Murray

Daphney Maras
Secretary of the Council

**SPECIAL COUNCIL MEETING - COUNCIL/STAFF RETREAT
CITY OF ALBERT LEA FIRE STATION
November 13, 2024 – 5:30 pm**

PRESENT: Mayor Rich Murray, Councilors Rachel Christensen, Larry Baker, Jason Howland, and Brian Anderson.

ADDITIONAL STAFF PRESENT: City Manager Ian Rigg, Public Works Director Steven Jahnke, Public Safety Director JD Carlson, Human Resource Director Mike Zelenak, Finance Director Kristi Brutlag, Community Engagement and Enrichment Director Cathy Malakowsky, Building/Zoning Official Wayne Sorenson, City Planner Megan Boeck, City Clerk Daphney Maras, City Attorney Joel Holstad of Lake National Law, LLP, Lieutenant Darren Palmer, Deputy Chief Darren Hanson, Assistant Director of Public Works Ryan Hajek, Deputy Fire Chief Jeff Laskowske, Recreation Supervisor Bob Furland, Public Services Librarian Matthew Tessmer, Economic Development Director Phillip Johnson, and incoming Ward 5 Councilor Keith Van Beek.

ABSENT: Councilors Olson and Rasmussen

Councilor Howland left at 7:50 p.m.

CALL TO ORDER AND ROLL CALL – Mayor Murray called the meeting to order at 5:30 p.m.

INTRODUCTIONS – Introductions took place by all those in attendance.

DISCUSSION ITEMS

A. CIP Discussion

i. **2025 Project Focus (Brutlag)**

Finance Director Brutlag displayed a PowerPoint highlighting the 2025-2029 CIP projects that total \$188,875,000, and emphasized the CIP is a plan and can change based on need and availability of resources. She noted council authorizes the City Manager to grant approval to proceed with projects \$100,000 or less while requiring council approval if 20% of the original CIP amount or the funding source changes. The 2025 projects over \$100,000 requires approval by council resolution and any projects in 2026-2029 moved to 2025 also requires council approval by resolution. Brutlag noted tonight's focus will be on the 2025 projects.

She highlighted noteworthy Park and Public Works projects, as well as other projects within departments. Brutlag and Rigg responded to Howland's questions related to funding with grants for certain park upgrades and described the proposed upgrades to the Pickleball/Tennis Court reconstruction. To Mayor Murray's question, Jahnke replied the lifespan of playground park equipment is 20-25 years.

It was noted the 2025 Street Department projects reflect fewer projects than in most years. Jahnke explained this was intentional as the two Main Street projects consumed the majority of

the State Aid funds, therefore 2025 will be used to rebuild those funds for future projects. Jahnke described the plan, as discussed with MNDOT, for the Railway Trail from Fountain Street to Highway 13 toward Manchester, as well as the reliance on Federal and State grants. Rigg provided an overview of the Blazing Star proposed projects including street reconstruction, utilities, and funding. Other projects including large vehicles were discussed as council and staff exchanged dialogue. Brutlag gave an overview of City Center Projects including the City Center improvements and Library expansion. She then displayed a slide revealing a synopsis of the debt levy from 2025-2030. The Public Works Phase 2 City Garage project is the largest on the list and has been pushed back year after year. However, Rigg explained the necessity of the upgrades to the facility to be able to continue to maintain functionality. To Mayor Murray's question and concern of increased taxes on residents as a result of these large projects, Brutlag responded it is difficult to determine the future tax rate when the tax capacity cannot be determined from one year to the next. The hope is the tax capacity is increased each year from new businesses and new homes so the impact is less on local taxes. Councilor Christensen noted her concerns of over taxing Albert Lea residents and pronounced the importance of determining the need of what is absolutely necessary and valuable to residents. Baker remarked that although the CIP projects are expensive, inflation continues to increase and the longer projects are put off, the more expensive they become in the long run. Jahnke interjected that if the vehicles used at the Street Department are, in fact, eventually replaced with electric as has been proposed, the necessity of the City Garage construction project will not be an option, but rather a necessity. Lastly, Brutlag displayed a slide revealing the Levy Rate Trend from 2013-2025 implying the levy averaged an increase of 5% every year. Rigg stated, overall, the levy has remained steady over the last 12 years. Brutlag described the fund analysis tool used in determining the best funding source to pay for projects.

ii. City Hall 2025 - I & II (Rigg)

City Manager Rigg displayed a PowerPoint illustrating a proposed City Hall Project. He described the history of proposals involving: in 2020 - converting the old fire quarters noting that until 2021, no broad outlook to the building was applied. The first cost estimates in 2021 were \$4M-\$6M which included library expansion that ultimately were reduced to \$3.3M-\$4.2M. He explained grants were sought but denied likely due to the City Hall component. Since then, staff continued to look for cheaper alternatives or alternative revenues while the focus remained on security, efficiency, and wellness. He presented several different options in an effort to bring the cost down including splitting City Hall from the Library for a better impact if alternative funds are used. He highlighted security components, efficiencies of the upper and lower floors, and wellness factors to create a healthier environment for staff. Restrooms allowing only staff access and public restrooms were explored. Floor plan slides were displayed reflecting the proposed changes on each floor at City Hall.

Rigg cited potential Library funding options including implementing a local sales tax in 2026. A Levy for the City Hall remodel/upgrade at approximately \$1.2M-\$1.6M total cost creating a 4% levy increase over 20 years. In conclusion Rigg imparted the importance of thinking long term to understand what the delay does and what it has done to backlog need. He spoke of the financing strategies to meet any internal and external intolerances on levy spikes.

B. Tax Increment Finance Districts

i. Update and Future Districts (Boeck, Johnson)

City Planner Boeck described Tax Increment Financing (TIF) as an economic development tool that the State of Minnesota has developed to assist cities in incentivizing development through increment of new taxes created on projects. She provided an update on some of the successes of TIF Districts. She delivered an update on various TIF Districts accrued over the last five years and provided background on the option of paying existing TIF notes vs decertifying and described the benefits of each.

Economic Development Director Johnson emphasized that TIF is the number one incentive the city can use not only to encourage new businesses, but also for utilizing future funding to help incentivize future growth projects. He spoke of the importance of using certain parameters such as TIF and Tax Abatement to utilize and continue to grow infrastructure, future housing and development parks to prevent a never-ending cycle of delaying projects. He declared without TIF, housing projects and new developments will become nearly impossible to attain.

City Manager Rigg concluded by summarizing future projects and difficulties while offering solutions.

ii. Future Strategy (Rigg) – Due to lack of time, Future Strategy and Strategic Planning topics have been added for discussion to the work session agenda scheduled November 25th.

ADJOURNMENT – 8:10 PM

Motion made by Councilor Baker, seconded by Councilor Anderson, that there being no further business, the Special Council meeting adjourned until the next regular meeting of the Albert Lea city Council at 7:00 pm on Monday, November 25, 2024.

Dated this 13th day of November, 2024

Daphney Maras
Council Secretary

5E - Licenses and Permits

Council Approval 11-25-2024

All Licenses Listed Are Located In Albert Lea Unless Otherwise Indicated

TOBACCO LICENSE

Korner Mart

CANNABINOID LICENSE

Korner Mart

3.2% OFF-SALE

Korner Mart

SIGN HANGER

Midwest LED Sign Company LLC - Owatonna, MN



November 25, 2024

Nancy Daubenberger, Commissioner
Minnesota Department of Transportation
395 John Ireland Boulevard, Mailstop 100
St. Paul, MN 55155-1899

Dear Commissioner Daubenberger:

We the City of Albert Lea Council and Mayor, a stakeholder in Southern Minnesota are expressing support for:

- The continued prioritization of the Twin Cities-Albert Lea and Twin Cities-Mankato passenger rail corridors as Phase 1 Projects in the 2025 State Rail Plan; and
- Request that you grant a Phase 1 passenger rail designation for the existing east-west Canadian Pacific/former “DM&E” rail line that connects the Mankato and Albert Lea corridors in southern Minnesota, and affords the opportunity to extend passenger rail service to additional Southern Minnesota cities including Waseca, Rochester/Mayo Clinic/DMC and Winona.

We congratulate your Department and the State Rail Office on the progress you have made implementing other Phase 1 passenger rail projects designated in the 2015 Rail Plan over the last decade. With those well underway, and the Borealis project completed, we urge you to make the reintroduction of passenger rail service for Southern Minnesota a priority for the coming decade.

Thank you for your consideration.

Respectfully,

Richard Murray
Mayor

Patrick “Ian” Rigg
City Manager

ORDINANCE 24-130

Introduced by Councilor

AN ORDINANCE AMENDING CHAPTER 4 ALCOHOLIC BEVERAGES

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

ARTICLE IV. LIQUOR

Sec. 4.104. Consumption and display.

- (a) *Permit required.* No business establishment or club which does not hold an on-sale intoxicating liquor license may directly or indirectly allow the consumption and display of intoxicating liquor or knowingly serve any liquid for the purpose of mixing with intoxicating liquor without first having obtained a permit in accordance with state law.
- (b) The maximum number of annual permits issued shall be limited to a total of two (2)
- (c) *Eligibility for permit approval.*
 - (1) The city shall approve permits issued by the commissioner of public safety to:
 - a. An applicant who has not, within five (5) years prior to the application, been convicted of a felony or of violating any section of this chapter or rule adopted under this chapter;
 - b. A restaurant;
 - c. A hotel;
 - d. An establishment licensed for the sale of three and two tenths (3.2) percent malt liquor;
 - e. A resort, as defined in Minn. Stats. § 157.15;
 - f. A club, as defined in Minn. Stats. § 340A.101, or an unincorporated club otherwise meeting that definition;
 - g. A bed and breakfast facility, as defined in Minn. Stats. § 340A.4011, subd. 1.
 - (2) A club holding an on-sale intoxicating liquor license shall not be eligible for a permit.
- (d) *Authorization of permit.* A permit approved under this section authorizes the establishment to permit the consumption and display of intoxicating liquor on the premises. The permit does not authorize the sale of intoxicating liquor.
- (e) *Permit expiration.* All permits approved under this section expire on March 31 of each year.
- (f) *Permit approval by city required.* A permit for consumption and display issued by the commissioner of public safety is not effective until approved by the city council.
- (g) *Inspection.* An establishment holding a permit under this section is open for inspection by peace officers who may enter and inspect the establishment during reasonable hours. Intoxicating liquor

sold, served or displayed in violation of law may be seized and may be disposed of in accordance with state law.

- (h) *Lockers.* A club holding a permit approved under this section may allow members to bring and keep personal supplies of intoxicating liquor in lockers on the club's premises. Every bottle kept on the premises must have attached a label signed by the member. No person under twenty-one (21) years of age may keep a supply of intoxicating liquor on the club premises.
- (i) *One (1) day city permits.* The city council may issue a one (1) day permit for the consumption and display of intoxicating liquor under this section to a nonprofit organization in conjunction with a social activity in the city sponsored by the organization. The permit must be approved by the commissioner and is valid only for the day indicated on the permit. The city shall not issue more than ten (10) permits under this section in any one (1) year.
- (j) *Hours.* No establishment approved under this section shall permit a person to consume or display intoxicating liquor or three and two tenths (3.2) percent malt liquor, and no person shall consume or display intoxicating liquor or three and two tenths (3.2) percent malt liquor between 2:00 a.m. and 8:00 a.m. on the days of Monday through Saturday, nor between 2:00 a.m. and 10:00 a.m. on Sunday.

Sec. 4.106. - Limited Off-Sale Liquor Stores

The maximum number of licensed Off-Sale Liquor stores within the City of Albert Lea shall be limited to a total of eight (8):

- (1) A currently licensed off-sale liquor store may be sold to another owner and continue operating as an off-sale liquor store in the same location.

Secs. 4.107—4.123. Reserved.

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

And, the following voted against the same: None. Councilor Olson was absent.

Introduced and read the first time on the 12th day of November, 2024

Introduced and read the second time on the 25th day of November, 2024

Mayor Rich Murray

Filed and attested on the 13th day of November, 2024

Secretary of the Council

ORDINANCE 24-130 (SUMMARY)

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

On November 25, 2024 the Albert Lea City Council held a regular city council meeting and amended Chapter 4 - Alcohol

The amendments to this ordinance include setting the limit of annual Consumption and Display permits issued as well as the number of off-sale liquor store licenses. The number of consumption and display annual permits are limited to a total of two (2) and the number of off-sale liquor licenses are limited to a total of eight (8). Additionally, Article VII. related to Social Hosts and Underage Drinking has been removed from Chapter 4 and added to Chapter 22 – Health.

It has also been noted that an off-sale business that is currently licensed will be permitted to sell to a new owner and continue operating as an off-sale liquor store in the same location.

The ordinance was adopted by the City Council of the City of Albert Lea the 25th day of November, 2024.

A complete copy of this Ordinance is available for inspection and copying during regular business hours at the Albert Lea City Hall located at 221 East Clark Street, Albert Lea, MN 56007; or for a mailed or emailed copy call the City Clerk at (507) 377-4335.

PUBLISHED IN THE ALBERT LEA TRIBUNE: December 5, 2024
/s/ Daphney Maras, City Clerk

ORDINANCE 24-131

Introduced by Councilor

**AN ORDINANCE AMENDING CHAPTER 12 BUSINESSES AND BUSINESS REGULATIONS -
ARTICLE VII. PLUMBERS, ARTICLE VIII. SEXUALLY ORIENTED BUSINESSES, ARTICLE XII.
TOBACCO, ARTICLE XIII. TRANSIENT MERCHANTS, AND ARTICLE XIV. WATER SOFTENER
AND WATER FILTRATING EQUIPMENT INSTALLERS**

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

ARTICLE VII. PLUMBERS

Article VII. Plumbers is repealed in its entirety.

ARTICLE VIII. – SEXUALLY ORIENTED BUSINESSES

Sec. 12.211. Short title.

This article shall be known as, and may be referred to as, the "Albert Lea Sexually Oriented Business Ordinance."

Sec. 12.212. Limited number of Sexually Oriented Businesses

No more than one (1) Sexually Oriented Business shall be licensed within the City of Albert Lea.

(1) A currently licensed Sexually Oriented Business may be sold to another owner and continue operating in the same location.

Sec. 12.213. Definitions.

Adult entertainment establishments mean:

- (1) a business that is open only to adults and that presents live performances that are distinguished or characterized by an emphasis on the depiction of sexual conduct or nudity;
- (2) "sexual conduct" has the meaning given in MN Stat. §617.241; and
- (3) nudity has the meaning given in MN Stat. §617.292, subdivision 3.

Sec. 12.214. License required.

Sec. 12.215. Issuance of license.

Sec. 12.216. Inspection.

Sec. 12.217. Expiration of license.

Sec. 12.218. Regulation of sexually oriented businesses.

Sec. 12.219. Suspension/revocation.

Sec. 12.220. Transfer of license.

Secs. 12.221—12.246. Reserved.

ARTICLE XII. – TOBACCO

Sec. 12.397. Definitions and interpretations.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Smoke Shop and Tobacco Store means any premises dedicated to the display, sale distribution, delivery, offering, furnishing, or marketing of tobacco products, or tobacco paraphernalia; provided, however that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store” and shall not be subject to the restrictions in this chapter.

Sec. 12.398

(k) *Limited number of Smoke Shop and Tobacco Stores.* No more than *four (4)* smoke shop and tobacco stores shall be licensed within the City of Albert Lea.

(l) *A currently licensed Smoke Shop or Tobacco Store may be sold to another owner and continue operating in the same location.*

ARTICLE XIII. – TRANSIENT MERCHANTS

Sec. 12.435. Investigation Fee

At the time of application, applicant shall pay to the city for each person engaged in the business of transient merchant the sum fixed in the annual fee schedule. Such fee shall be considered an investigation fee, not refundable to the applicant to cover the costs of the city in processing the application and the investigation thereof.

Secs. 12.436—12.451. Reserved.

ARTICLE XIV. - WATER SOFTENER AND WATER FILTERING EQUIPMENT INSTALLERS

Article XIV. Water Softener and Water Filtering Equipment Installers is repealed in its entirety.

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

And, the following voted against the same: None.

Introduced and read the first time on the 12th day of November, 2024

Introduced and read the second time on the 25th day of November, 2024

Mayor Rich Murray

Filed and attested on the 13th day of November, 2024

Secretary of the Council

ORDINANCE 24-131 (SUMMARY)

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

On November 25, 2024 the Albert Lea City Council held a regular city council meeting and amended Chapter 12- Businesses and Business Regulations – Plumbers, Sexually Oriented Businesses (SOB), Tobacco, Transient Merchants, and Water Softener and Water Filtering Equipment Installers.

The changes to Chapter 12 are as follows:

Article VII. Plumbers is repealed in its entirety as State licensing laws specifically prohibit local licensing of plumbing contractors and are currently regulated under the City's standard building code.

Article VIII. Sexually Oriented Businesses (SOB) include limiting the number to no more than one (1) SOB in City limits. It is also noted that a currently licensed SOB may be sold to another owner and continue operating in the same location. The definition of Adult Entertainment Establishments has also been added.

Article XII. Tobacco: The amendments related to tobacco include the definition of a Smoke Shop/ Tobacco Store and setting the limit to no more than four (4) of this type of business, while once again, noting that a currently licensed Smoke Shop/Tobacco Store will be permitted to sell the business to a new owner and continue operating in the same location.

Article XIII. Transient Merchant applicants will be required to undergo a background check at time of application, and pay the investigation fee as found in the City's annual fee schedule.

Article XIV. Water Softener and Water Filtering Equipment Installers is repealed in its entirety. These are currently regulated under the City's standard building code.

The ordinance was adopted by the City Council of the City of Albert Lea the 25th day of November, 2024.

A complete copy of this Ordinance is available for inspection and copying during regular business hours at the Albert Lea City Hall located at 221 East Clark Street, Albert Lea, MN 56007; or for a mailed or emailed copy call the City Clerk at (507) 377-4335.

PUBLISHED IN THE ALBERT LEA TRIBUNE: December 5, 2024

/s/ Daphney Maras, City Clerk

ORDINANCE 24-132

Introduced by Councilor

AN ORDINANCE AMENDING CHAPTER 22 HEALTH

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA HEREBY ORDAINS:

ARTICLE III. – SOCIAL HOSTS AND UNDERAGE CONSUMPTION

Sec. 22.021. - Purpose and findings.

- (a) The city council intends to discourage underage possession and consumption of alcohol and/or cannabis, even if done within the confines of a private residence, and intends to hold persons criminally responsible who host events or gatherings where persons under twenty-one (21) years of age possess or consume alcohol regardless of whether the person hosting the event or gathering supplied the alcohol.
- (b) The city council finds that:
 - (1) Events and gatherings held on private or public property where alcohol and/or cannabis is possessed or consumed by persons under twenty-one (21) years of age are harmful to those persons and constitute a potential threat to public health requiring prevention or abatement.
 - (2) Prohibiting underage consumption acts to protect underage persons, as well as the general public, from injuries related to alcohol and/or cannabis consumption, such as alcohol and/or cannabis overdose or alcohol and/or cannabis related traffic collisions.
 - (3) Alcohol and/or cannabis are addictive drugs which, if used irresponsibly, could have drastic effects on those who use it as well as those who are affected by the actions of an irresponsible user.
 - (4) Often, events or gatherings involving underage possession and consumption occur outside the presence of parents. However, there are times when the parents are present and condone the activity and, in some circumstances, provide the alcohol and/or cannabis.
 - (5) Even though giving or furnishing alcohol and/or cannabis to an underage person is a crime, it is difficult to prove, and an ordinance is necessary to help further combat underage consumption.
 - (6) A deterrent effect will be created by holding a person criminally responsible for hosting an event or gathering where underage possession or consumption occurs.

Sec. 22.022. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alcohol means ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, whiskey, rum, brandy, gin, or any other distilled spirits including dilutions and mixtures thereof from whatever source or by whatever process produced.

Alcoholic beverage means alcohol, spirits, liquor, wine, beer, and every liquid or solid containing alcohol, spirits, wine, or beer, and which contains one-half (0.5) percent or more of alcohol by volume and which is fit for beverage purposes either alone or when diluted, mixed, or combined with other substances.

Cannabis flower, cannabis products, lower-potency hemp edibles, and hemp derived consumer products shall have the meanings as defined in Minn. Stat. §342.01 (enacted under Minnesota Laws 2023).

Event or gathering means any group of three (3) or more persons who have assembled or gathered together for a social occasion or other activity.

Host means to aid, conduct, allow, entertain, organize, supervise, control, allow or permit a gathering or event.

Parent means any person having legal custody of a juvenile:

- (1) As natural, adoptive parent, or step-parent;
- (2) As a legal guardian; or
- (3) As a person to whom legal custody has been given by order of the court.

Residence or premises means any home, yard, farm, field, land, apartment, condominium, hotel or motel room, or other dwelling unit, or a hall or meeting room, park, watercraft, aircraft, or any other private or public property or place of assembly whether occupied on a temporary or permanent basis, whether occupied as a dwelling or specifically for a party or other social function, and whether owned, leased, rented, or used with or without permission or compensation.

Underage person means any individual under twenty-one (21) years of age.

Sec. 22.023. - Prohibited acts.

- (a) It is unlawful for any person to host an event or gathering at any residence or premises where alcohol and/or cannabis or alcoholic and/or cannabis beverages are present when the person knows that an underage person will or does consume any alcohol and/or cannabis or alcoholic and/or cannabis beverages or possess any alcohol and/or cannabis or alcoholic and/or cannabis beverages with the intent to consume it and the person fails to take reasonable steps to prevent possession or consumption by the underage person.
- (b) A person is criminally responsible for violating subsection (a) of this section if the person intentionally aids, advises, hires, counsels, consents to, allows, or conspires with or otherwise procures another to commit the prohibited act.

- (c) A person who hosts an event or gathering and a person who performs acts as defined in subsection (b) of this section does not have to be present at the event or gathering to be criminally responsible.

Sec. 22.024. - Exceptions.

- (a) This article does not apply to conduct solely between an underage person and his parents while present in the parent's household.
- (b) This article does not apply to legally protected religious observances.
- (c) This article does not apply to retail intoxicating liquor or three and two tenths (3.2) percent malt liquor licenses, municipal liquor stores, or bottle club permit holders who are regulated by Minn. Stats. § 340A.503, subd. 1(a)(1).
- (d) This article does not apply to situations where underage persons are lawfully in possession of alcohol or alcoholic beverages during the course and scope of employment.

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, Rasmussen, Anderson, and Mayor Murray;

And, the following voted against the same: None.

Introduced and passed the first time on the 12th day of November, 2024

Introduced and passed the second time on the 25th day of November, 2024

Mayor Rich Murray

Filed and attested on the 26th day of November, 2024

Secretary of the Council

ORDINANCE 24-132 (SUMMARY)

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

On November 25, 2024 the Albert Lea City Council held a regular city council meeting and amended Chapter 22 – Health.

Article VII. related to Social Hosts and Underage Drinking is being removed from Chapter 4 and added to Chapter 22. Additionally, language has been added to include “Cannabis” where alcohol is noted, as well as adding the definition of Cannabis.

The ordinance was adopted by the City Council of the City of Albert Lea the 25th day of November, 2024.

A complete copy of this Ordinance is available for inspection and copying during regular business hours at the Albert Lea City Hall located at 221 East Clark Street, Albert Lea, MN 56007; or for a mailed or emailed copy call the City Clerk at (507) 377-4335.

PUBLISHED IN THE ALBERT LEA TRIBUNE: December 5, 2024
/s/ Daphney Maras, City Clerk

RESOLUTION 24-

Introduced by Councilor

**RESOLUTION PERMITTING PUBLICATION OF ORDINANCE SUMMARIES AMENDING
CHAPTER 4 – ALCOHOL, CHAPTER 12 – BUSINESSES AND BUSINESS REGULATIONS,
AND CHAPTER 22 - HEALTH**

WHEREAS, on November 25, 2024 the Albert Lea City Council held a regular city council meeting and approved amending Chapter 4 – Alcohol, Chapter 12 – Businesses and Business Regulations, and Chapter 22 - Health.

WHEREAS, the entire ordinances are lengthy and a summary of the ordinances shall be drafted which will reasonably inform the public of the intent and effect of the amended ordinances.

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

Sec. 1. That the City Clerk is directed to publish the summary of these Ordinances as drafted.

Sec. 2. The summaries will reasonably inform the public of the intent and effect of the amended Parks and Recreation rules.

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

And, the following voted against the same: None.

Introduced and passed the 25th day of November, 2024

Mayor Rich Murray

Filed and attested the 26th day of November, 2024

Secretary of the Council

RESOLUTION 24-

Introduced by Councilor ***

RESOLUTION DECLARING PROPERTY WITHOUT PUBLIC PURPOSE AND WAIVING
PLANNING COMMISSION REVIEW

WHEREAS, the City of Albert Lea (“City”) currently owns real property described in Exhibit A, which is attached and incorporated herein (the “Property”); and

WHEREAS, the City Council authorized the city manager to advertise for proposals for the development of the Property through a Request for Proposals in accordance with City Code Sec. 2.125 (a); and

WHEREAS, the City received proposals and is processing individual agreements for development of the Property; and

WHEREAS, the proposed uses of the Property is similar in use to or will not interfere with the current uses of the neighboring properties; and

WHEREAS, the City does not currently nor does it intend to use the Property for any public purpose and the proposed use of the Property is similar to or will not interfere with the neighboring property uses, and, therefore, the sale of the Property has no relationship to the comprehensive municipal plan; and

WHEREAS, notice for a public hearing on this resolution, was published November --, 2024, as required by City Code Sec. 2.125 (b); and

WHEREAS, the City Council held a public hearing on the proposed sale of the Property on November 25, 2024 as required by City Charter Sec. 12.05 and City Code Sec. 2.125 (b).

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

Sec. 1. That the proposed uses of the Property adhere to the comprehensive municipal plan, and therefore, the Council waives the planning commission review, in accordance with Minn. Stat. § 462.356, subd. 2.

Sec. 2. That the notice and public hearing requirements of City Charter Sec. 12.05 and City Code Sec. 2.125 have been met, allowing the Council to proceed with the disposal of the Property.

Sec. 3. The Property has no further public purpose that requires City ownership.

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, Rasmussen, Anderson, and Mayor Murray;

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

Introduced and passed this 25th day of November, 2024

Mayor Rich Murray

Filed and attested this 26th day of November, 2024

Secretary of the Council

RESOLUTION 24-

Introduced by Councilor

RESOLUTION APPROVING DEVELOPMENT AGREEMENT FOR 821 JEFFERSON AVENUE WITH
TURNING POINT REAL ESTATE AND AUTHORIZING SALE

WHEREAS, the City of Albert Lea ("City") currently owns real property incorporated herein (the "Property") and described as:

Parcel # 34-014-0470;

The North 30 feet of Lot 12 and the South 11 feet of Lot 11, all in Block 2 of Railroad Addition to the City of Albert Lea, Minnesota, as the same is platted and recorded in the office of the Freeborn County Recorder; and

WHEREAS, the City received qualifying proposals attached as Exhibit A.

WHEREAS, the City Council has met its statutory requirements to dispose the property for thirty thousand dollars (\$30,000).

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

Sec. 1. That the sale of the Property is authorized, on the conditions contained in an Agreement matching the proposal attached hereto as Exhibit A, and

Sec. 2. That the City Manager is authorized and directed to execute any deeds, conveyances, purchase agreements, or other instruments or documents necessary to carry out the authorized sale of the Property.

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, Rasmussen, Anderson, and Mayor Murray;

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

Introduced and passed this 25th day of November, 2024

Mayor Rich Murray

Filed and attested this 26th day of November, 2024

Secretary of the Council



— *Real Estate* —

821 JEFFERSON
AVE, ALBERT LEA

ABOUT US

We are a residential redevelopment company acquiring distressed properties to rehab for investment and resale purposes. Our team consists of professionals who all possess values of honesty & integrity, continuously improve, work efficiently & effectively, and enjoy what we do.

Grant Kylo

507-456-7735

grant@turningpointrealestate.biz

1. What's our plan for 821 Jefferson Ave?

Our plan for this project would be to turn it into a completely remodeled 3-unit apartment building to be held in our rental portfolio that were once all distressed properties and now fully renovated and occupied. The exterior of the property will be patched/repaired/painted, landscaped, concrete driveway/parking spaces, and fenced in yard. The interior will have layout changes to make two functional 1 bedroom apartments, and one 2 bedroom apartment, and a common hall leading to the basement for laundry and storage. Each unit will have separate utilities, its own furnace and ac, custom kitchen, new bathroom, new millwork, insulated, patched/repaired drywall, neutral paint colors, updated lighting, and more...

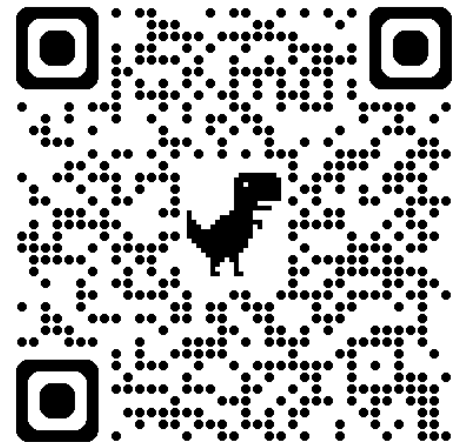
2. What's our experience?

We've completed 60+ full remodel projects that we have bought and rehabbed for investment purposes throughout Rice, Steele, Freeborn, and Mower county. Go to our website or scan the QR to see some of our projects.

<https://www.turningpointrealestate.biz/>

List of our current rental portfolio

- 423 Adams Ave. Albert Lea (6 plex)
- 930 Broadway Ave. Albert Lea (4 plex)
- 107 and 103 E Main St. Clarks Grove (9 plex)



3. Who is a part of our company?

Our company is structured with Eric (finance), Grant (sales/acquisitions) , and Brandon (operations) and under that leadership team are 5 employees that do a wide variety of the projects scope of work. Beyond those our subcontractor list includes licensed, contractors, electricians, plumbers, HVAC, and etc...

4. What's the time frame?

We would be adding this project our schedule starting this winter to be completed mid-summer. We would be remodeling the entire house from start to finish, inside and then out until it is completed to give us the best shot at renting it out.

5. What are the benefits to the city

When we purchase a distressed property, we are the ones putting together a detailed scope of work and following a process to complete it in a timely manner. We do not wholesale projects. We have the funding and knowledge for extensive projects like this one. We do more than paint and flooring. This project like many others would undergo layout changes to maximize the spaces to attract tenants to a house that would struggle to bring in quality tenants as is.

- We break the turnover of slumlords
- A fully redeveloped property gets it out of the cycle of a bad reputation by its neighbors, businesses, police force, etc...
- We will use a house that otherwise would be empty and deteriorating
- We will increase the curb appeal of the neighborhood with exterior painting, landscaping, concrete driveways/parking, etc..
- This will provide 3 quality apartments at rent prices of \$800 to \$1,000
- We in turn hold our tenants to higher expectations and don't put up with riff raff
- Our long-term rentals are managed by a professional property management company

Our offer

- We are willing to offer the asking price of 30,000. We are a cash offer and willing to close in a timely manner. Proof of funds letter can be provided upon request. We have several financing options that we use whether its private money lenders, hard money lenders, lines of credit, or self-funding. We would also ask to have second look at the property prior to the official signing of a purchase agreement just to confirm that conditions haven't changed.

RESOLUTION 24-__

Introduced by Councilor

RESOLUTION GRANTING VARIANCE TO MAXIMUM HEIGHT REQUIREMENTS FOR 360
14TH STREET—GREEN ACRES MILLING

WHEREAS, Green Acres Milling has applied for a variance from the maximum height limitations in order to build an oat milling operation which includes a warehouse, storage bins, and elevator; and

WHEREAS, current city code states there shall be a maximum height limitation of one thousand four hundred (1,400) feet MSL for all structures or parts of structures in any location or zoning district of the city; and

WHEREAS, the proposed development has a finished floor elevation of 1,301 feet MSL, a building height of 115 feet or 1,416 MSL and equipment height of 25.5 feet or 1,441.5 which requires a 41.5-foot variance; and

WHEREAS, the properties are legally described as Lot 3, Block 2, Port Authority Plat No. 3, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; together with that part of Lot 2 in said Block 2 described as follows:

Commencing at the northeast corner of Lot 2 in said Block 2; thence North 78°38'59" West a distance of 182.58 feet on an assumed bearing on the northerly line of said Lot 2, to the northeast corner of the west 250.53 feet of said Lot 2 which is the point of beginning;

thence South 00°06'01" West a distance of 452.20 feet on the east line of said west 250.53 feet, to the southeast corner thereof;

thence South 89°43'20" West a distance of 250.54 feet on the south line of said Lot 2, to the southwest corner thereof;

thence North 00°06'01" East a distance of 492.98 feet on the west line of said Lot 2, to the northwest corner thereof;

thence Easterly a distance of 227.27 feet on said northerly line and on a nontangential curve, concave to the south, having a central angle of 05°17'36", a radius of 2460.00 feet, a chord bearing of South 81°17'47" East, and a chord length of 227.19 feet;

thence South 78°38'59" East a distance of 26.40 feet on said northerly line, to the point of beginning; and

WHEREAS, the Board of Appeals held a public hearing on November 20, 2024 to consider the request for a variance from maximum height limitations and forwards these findings of fact to the City Council:

1. The property owner proposes to use the property in a reasonable manner.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
3. The variance, if granted, will not alter the essential character of the locality.

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

The variance allowing a maximum building height of 1,441.5 feet MSL is approved

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 Christenson, Baker, Howland, Rasmussen, Olson, Anderson, and Mayor Murray;

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

Introduced and passed this 25th day of November, 2024

Mayor Rich Murry.

Filed and attested this 26th day of November, 2024.

Secretary of the Council

RESOLUTION 24

Introduced by Councilor

RESOLUTION AUTHORIZING AWARDING CONTRACT FOR THE 2024 LEAD SERVICE LINE
REPLACEMENT PROJECT (JOB 2412)

WHEREAS, Resolution 24-111 awarded bids to the two low bidders for the 2024 Lead Service Line Replacement project. Platinum Plumbing Solutions, LLC of Albert Lea was awarded bid packages 1, 3 and 5, and BCM Construction, Inc. of Faribault MN was awarded bid packages 2 and 4. The awards were approved based on the following:

Sec 1. Bids are accepted by the City of Albert Lea contingent upon grant funding being awarded.

WHEREAS; the city has signed the State of Minnesota Lead Service Line Replacement Program Master Loan (Bond Purchase) and/or Grant Agreement – Albert Lea_LSLR_00 but do not anticipate the bonding portion of the agreements to be in place until December.

WHEREAS; the Contractors are asking to proceed with the agreements and work.

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

Sec. 1. Bids are accepted by the City of Albert Lea Council and authorize awarding contracts with Platinum Plumbing Solutions, LLC of Albert Lea for bid packages 1, 3 and 5, and BCM Construction, Inc. of Faribault MN for bid packages 2 and 4.

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 Christenson, Baker, Howland, Olson, Rasmussen, Anderson, and Mayor Murray;

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

Introduced and passed this 25th day of November 2024

Mayor Rich Murray

Filed and attested this 26th day of November 2024

Secretary of the Council

RESOLUTION 24 - 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 #89974 through #90096 in the amount of \$1,337,339.40 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, Rasmussen, Anderson, and Mayor Murray;

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

Introduced and passed this 25th day of November, 2024

Mayor Rich Murray

Filed and attested this 26th day of November, 2024

Secretary of the Council

Claims Over \$25,000

City of Albert Lea Council Meeting 11/25/2024

- **\$30,595.32 – HomeServe**
Water/Sewer Protection Plan Services (October)
- **\$31,710.85 – Albert Lea Convention & Visitors Bureau**
Lodging Tax
- **\$44,207.30 – Apex Facility Solutions LLC**
Pay Estimate 5 – Design of Ice Arena & Aquatic Center Project
- **\$52,674.24 – Freeborn Mower Electric Cooperative**
Electric Service – WWTP
- **\$130,230.52 – Ulland Brothers**
Pay Estimate 4 – 2024 State Aid Overlay – Job 2402
- **\$175,488.20 – Ulland Brothers**
Pay Estimate 3 – 2024 Neighborhood Improvement Project – Job 2401
- **\$383,212.10 – Sawtooth Holdings**
Installation Inclusive Playground



Accounts Payable

Checks for Approval

User: NThoms
 Printed: 11/21/2024 - 7:52 AM



Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	11/15/2024	101 General	Other Payroll Deduct Payable	WEX Health Inc		11,080.46
0	11/15/2024	101 General	Other Payroll Deduct Payable	WEX Health Inc		633.34
0	11/15/2024	101 General	Accrued PERA Payable	PERA		48,366.29
0	11/15/2024	101 General	Deferred Compensation Payable	MN State Retirement - Empower		200.00
0	11/15/2024	101 General	Accrued FICA Payable	Internal Revenue Service		26.40
0	11/15/2024	101 General	Accrued Medicare Payable	Internal Revenue Service		6.18
0	11/15/2024	101 General	Accrued FICA Payable	Internal Revenue Service		14,755.15
0	11/15/2024	101 General	Federal Withholding Payable	Internal Revenue Service		34,698.39
0	11/15/2024	101 General	Accrued FICA Payable	Internal Revenue Service		26.40
0	11/15/2024	101 General	Accrued Medicare Payable	Internal Revenue Service		6.18
0	11/15/2024	101 General	Accrued Medicare Payable	Internal Revenue Service		5,787.81
0	11/15/2024	101 General	Accrued Medicare Payable	Internal Revenue Service		5,787.81
0	11/15/2024	101 General	Accrued PERA Payable	PERA		27.68
0	11/15/2024	101 General	Accrued PERA Payable	PERA		31.94
0	11/15/2024	101 General	Accrued FICA Payable	Internal Revenue Service		14,755.15
0	11/15/2024	101 General	Other Payroll Deduct Payable	Minnesota Department of Human Services		693.56
0	11/15/2024	101 General	State Withholding Payable	Minnesota Department of Revenue		16,734.49
0	11/15/2024	101 General	Deferred Compensation Payable	MN State Retirement - Empower		1,114.67
0	11/15/2024	101 General	Accrued PERA Payable	PERA		35,953.24
0	11/15/2024	101 General	Deferred Compensation Payable	Mission Square Plan Services		4,643.06
0	11/15/2024	101 General	Deferred Compensation Payable	Mission Square Plan Services		2,260.00
0	11/15/2024	101 General	Deferred Compensation Payable	Mission Square Plan Services		1,101.23
0	11/15/2024	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		1,714.02
0	11/15/2024	101 General	Union Dues Payable	Minnesota Public Employees Association		600.00
0	11/15/2024	101 General	Union Dues Payable	Minnesota Public Employees Association		1,032.00
0	11/15/2024	101 General	Union Dues Payable	MNPEA		78.00
0	11/15/2024	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		245.00
0	11/15/2024	101 General	Other Payroll Deduct Payable	Sun Life Financial		1,470.92
0	11/15/2024	101 General	Long-term Disability Payable	Sun Life Financial		1,114.99
0	11/15/2024	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		441.96
0	11/15/2024	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		701.74
0	11/15/2024	101 General	Union Dues Payable	IAFF Local 1041		918.97
0	11/15/2024	101 General	Vision Care Payable	Fidelity Security Life		268.21

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	11/15/2024	101 General	Other Payroll Deduct Payable	Employee Benefit Fund		60.50
0	11/15/2024	101 General	Credit Union Payable	City and County Employees Federal Credit Union		12,256.83
0	11/15/2024	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		441.96
0	11/15/2024	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		712.83
0	11/15/2024	101 General	Vision Care Payable	Fidelity Security Life		278.02
0	11/15/2024	101 General	Life Insurance Payable	Sun Life Financial		249.40
0	11/15/2024	101 General	Other Payroll Deduct Payable	Sun Life Financial		1,484.43
0	11/15/2024	101 General	Vision Care Payable	Fidelity Security Life		-9.81
0	11/15/2024	101 General	Life Insurance Payable	Sun Life Financial		1.72
0	11/15/2024	101 General	Other Payroll Deduct Payable	Sun Life Financial		85.75
0	11/15/2024	101 General	Life Insurance Payable	Sun Life Financial		1.72
0	11/15/2024	101 General	Life Insurance Payable	Sun Life Financial		1.72
0	11/15/2024	101 General	Vision Care Payable	Fidelity Security Life		19.62
0	11/25/2024	703 HealthIns/Workers Comp Reserve	Expert & Professional Services	WEX Health Inc		354.75
0	11/25/2024	101 General	Medical Flex Payable	WEX Health Inc		438.00
0	11/25/2024	101 General	Medical Flex Payable	WEX Health Inc		11.11
0	11/25/2024	101 General	Medical Flex Payable	WEX Health Inc		42.87
0	11/25/2024	601 Water	Credit Card & Bank Fees	TTech		178.22
0	11/25/2024	602 Sewer	Credit Card & Bank Fees	TTech		178.21
0	11/25/2024	101 General	Credit Card & Bank Fees	Global Payments, Inc		799.33
0	11/25/2024	101 General	Sales Tax Payable	Minnesota Department of Revenue		5,116.00
0	11/25/2024	601 Water	Credit Card & Bank Fees	BPSH LLC		2,044.91
0	11/25/2024	602 Sewer	Credit Card & Bank Fees	BPSH LLC		2,044.90
0	11/25/2024	603 Solid Waste	Refuse Fee	Minnesota Department of Revenue		590.00
0	11/25/2024	603 Solid Waste	Sales Tax Payable	Minnesota Department of Revenue		1,094.00
0	11/25/2024	101 General	Motor Fuels	Minnesota Department of Revenue		461.70
0	11/25/2024	101 General	Motor Fuels	Minnesota Department of Revenue		40.64
0	11/25/2024	101 General	Motor Fuels	Minnesota Department of Revenue		7.05
0	11/25/2024	602 Sewer	Motor Fuels	Minnesota Department of Revenue		38.38
0	11/25/2024	101 General	Travel Expense	Danielle Bakken		164.02
0	11/25/2024	101 General	Travel Expense	Danielle Bakken		140.30
0	11/25/2024	101 General	Travel Expense	Mary Gaul		399.78
0	11/25/2024	101 General	Travel Expense	Mary Gaul		92.23
0	11/25/2024	101 General	Travel Expense	Annice Sevett		16.69
0	11/25/2024	101 General	Travel Expense	Annice Sevett		78.00
0	11/25/2024	101 General	Travel Expense	Annice Sevett		124.62
0	11/25/2024	101 General	Travel Expense	Annice Sevett		41.96
0	11/25/2024	101 General	Travel Expense	Blair Bonnerup		177.41
0	11/25/2024	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		538.00
0	11/25/2024	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		538.00
0	11/25/2024	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		409.00
0	11/25/2024	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		94.00
0	11/25/2024	101 General	Safety Equipment	Joe Redman		25.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	11/25/2024	101 General	Safety Equipment	Joe Redman		224.95
0	11/25/2024	412 Recreation Facilities Project	Building & Improvements	Apex Facility Solutions LLC		11,493.10
0	11/25/2024	412 Recreation Facilities Project	Building & Improvements	Apex Facility Solutions LLC		32,714.20
0	11/25/2024	101 General	Street Maintenance Materials	Ulland Brothers, Inc.		5,267.20
0	11/25/2024	601 Water	Street Maintenance Materials	Ulland Brothers, Inc.		3,064.80
0	11/25/2024	101 General	Supplies	Ulland Brothers, Inc.		57.76
0	11/25/2024	101 General	Safety Equipment	Monte Santee		97.71
0	11/25/2024	101 General	Safety Equipment	Zach Godtland		17.90
0	11/25/2024	101 General	Safety Equipment	Zach Godtland		34.74
0	11/25/2024	101 General	Safety Equipment	Zach Godtland		52.63
0	11/25/2024	101 General	Safety Equipment	Nathan Johnson		131.99
0	11/25/2024	101 General	Safety Equipment	Nathan Johnson		199.99
0	11/25/2024	101 General	Safety Equipment	Nathan Johnson		68.00
0	11/25/2024	101 General	Safety Equipment	Andrew Johnson		194.99
0	11/25/2024	101 General	Travel Expense	Nadean Thoms		41.81
0	11/25/2024	101 General	Travel Expense	Daphney Maras		34.84
0	11/25/2024	101 General	Building Repair Supplies	Fastenal Company		25.03
0	11/25/2024	101 General	Minor Equipment & Tools	Fastenal Company		3.49
0	11/25/2024	101 General	Vehicle/Equipment Parts	Fastenal Company		133.10
0	11/25/2024	101 General	Humane Society Mgmt/Costs	Humane Society of Freeborn County		1,000.00
0	11/25/2024	101 General	Engineering Fees	Ulland Brothers, Inc.		-14,039.06
0	11/25/2024	494 2024 CIP - Bonded Projects	City Engineering Charge	Ulland Brothers, Inc.		14,039.06
0	11/25/2024	494 2024 CIP - Bonded Projects	Cash & Investments	Ulland Brothers, Inc.		189,527.26
0	11/25/2024	494 2024 CIP - Bonded Projects	Improvements other than Bldgs	Ulland Brothers, Inc.		175,488.20
0	11/25/2024	494 2024 CIP - Bonded Projects	Cash & Investments	Ulland Brothers, Inc.		-189,527.26
0	11/25/2024	101 General	Engineering Fees	Ulland Brothers, Inc.		-10,418.44
0	11/25/2024	494 2024 CIP - Bonded Projects	City Engineering Charge	Ulland Brothers, Inc.		10,418.44
0	11/25/2024	494 2024 CIP - Bonded Projects	Improvements other than Bldgs	Ulland Brothers, Inc.		130,230.52
0	11/25/2024	494 2024 CIP - Bonded Projects	Cash & Investments	Ulland Brothers, Inc.		-140,648.96
0	11/25/2024	494 2024 CIP - Bonded Projects	Cash & Investments	Ulland Brothers, Inc.		140,648.96
89974	11/15/2024	101 General	Other Payroll Deduct Payable	LegalShield		263.21
89974	11/15/2024	101 General	Other Payroll Deduct Payable	LegalShield		263.21
89975	11/15/2024	101 General	Life Insurance Payable	NCPERS Minnesota Group Life Ins		264.00
89975	11/15/2024	101 General	Life Insurance Payable	NCPERS Minnesota Group Life Ins		264.00
89976	11/14/2024	602 Sewer	Supplies	Albert Lea Steel, Inc		21.36
89976	11/14/2024	101 General	Building Repair Supplies	Albert Lea Steel, Inc		69.10
89976	11/14/2024	601 Water	Supplies	Albert Lea Steel, Inc		26.16
89976	11/14/2024	101 General	Supplies	Albert Lea Steel, Inc		28.40
89976	11/14/2024	101 General	Building Repair Supplies	Albert Lea Steel, Inc		29.80
89976	11/14/2024	101 General	Vehicle/Equipment Parts	Albert Lea Steel, Inc		308.40
89976	11/14/2024	602 Sewer	Supplies	Albert Lea Steel, Inc		41.28
89977	11/14/2024	101 General	Telephone & Internet	Charter Communications Holdings LLC		189.99
89978	11/14/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		153.23

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
89979	11/14/2024	101 General	Gas Utilities	Minnesota Energy Resources		254.58
89979	11/14/2024	602 Sewer	Gas Utilities	Minnesota Energy Resources		2,882.05
89980	11/14/2024	101 General	Prepaid Postage	United States Postal Service		5,000.00
89981	11/14/2024	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
89981	11/14/2024	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
89981	11/14/2024	101 General	Telephone & Internet	Verizon Wireless Services LLC		41.39
89981	11/14/2024	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
89981	11/14/2024	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
89981	11/14/2024	101 General	Telephone & Internet	Verizon Wireless Services LLC		41.39
89981	11/14/2024	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
89982	11/25/2024	225 Airport	Building Maintenance	Albert Lea Airport, Inc		850.00
89982	11/25/2024	225 Airport	Expert & Professional Services	Albert Lea Airport, Inc		2,200.00
89983	11/25/2024	101 General	Management Services	Albert Lea Community Theater, Inc.		1,000.00
89984	11/25/2024	101 General	Lodging Tax Payable	Albert Lea Convention & Visitors Bureau		31,710.85
89985	11/25/2024	101 General	Expert & Professional Services	Albert Lea Convention & Visitors Bureau		3,425.00
89986	11/25/2024	602 Sewer	Vehicle/Equip Repairs/Software	Albert Lea Electric		5,667.72
89987	11/25/2024	210 Senior Center	Management Services	Albert Lea Family YMCA		4,175.00
89988	11/25/2024	101 General	Advertising - Other	Albert Lea Newspapers Inc		300.00
89989	11/25/2024	101 General	Legal Notices & Recording	Albert Lea Newspapers, Inc		83.85
89989	11/25/2024	101 General	Legal Notices & Recording	Albert Lea Newspapers, Inc		116.10
89989	11/25/2024	234 Blight/Hazardous Mitigation	Legal Notices & Recording	Albert Lea Newspapers, Inc		95.03
89990	11/25/2024	101 General	Supplies	Albert Lea Seed House		44.08
89991	11/25/2024	101 General	Refuse Disposal	All Seasons Outdoor Maintenance		751.58
89992	11/25/2024	101 General	Vehicle/Equipment Parts	Amazon Capital Services Inc		39.99
89992	11/25/2024	101 General	Minor Equipment & Tools	Amazon Capital Services Inc		29.98
89992	11/25/2024	101 General	Audio Visual	Amazon Capital Services Inc		42.99
89992	11/25/2024	101 General	Books	Amazon Capital Services Inc		20.60
89992	11/25/2024	101 General	Supplies	Amazon Capital Services Inc		48.00
89992	11/25/2024	101 General	Books	Amazon Capital Services Inc		313.37
89992	11/25/2024	101 General	Audio Visual	Amazon Capital Services Inc		24.98
89992	11/25/2024	101 General	Vehicle/Equipment Parts	Amazon Capital Services Inc		159.98
89992	11/25/2024	101 General	Supplies	Amazon Capital Services Inc		62.86
89992	11/25/2024	101 General	Supplies	Amazon Capital Services Inc		46.59
89992	11/25/2024	101 General	Audio Visual	Amazon Capital Services Inc		17.95
89992	11/25/2024	101 General	Audio Visual	Amazon Capital Services Inc		9.96
89992	11/25/2024	101 General	Audio Visual	Amazon Capital Services Inc		37.91
89992	11/25/2024	602 Sewer	Safety Equipment	Amazon Capital Services Inc		88.09
89992	11/25/2024	602 Sewer	Supplies	Amazon Capital Services Inc		155.47
89992	11/25/2024	101 General	Supplies	Amazon Capital Services Inc		101.82
89992	11/25/2024	101 General	Supplies	Amazon Capital Services Inc		63.49
89992	11/25/2024	101 General	Supplies	Amazon Capital Services Inc		39.94
89992	11/25/2024	101 General	Supplies	Amazon Capital Services Inc		47.96

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
89992	11/25/2024	101 General	Books	Amazon Capital Services Inc		34.47
89993	11/25/2024	101 General	Uniforms	Aspen Mills Incorporated		399.68
89994	11/25/2024	101 General	Telephone & Internet	AT&T		57.00
89995	11/25/2024	602 Sewer	Telephone & Internet	AT&T Mobility II LLC		15.31
89996	11/25/2024	602 Sewer	Vehicle/Equip Repairs/Software	BDG Inc		640.00
89997	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Blakes' Body Shop, Inc		4,826.60
89998	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Bluum of Minnesota LLC		2,847.60
89999	11/25/2024	602 Sewer	Engineering Fees	Bolton & Menk Inc		22,165.90
89999	11/25/2024	602 Sewer	Improvements other than Bldgs	Bolton & Menk Inc		301.50
89999	11/25/2024	225 Airport	Engineering Services	Bolton & Menk Inc		6,160.00
90000	11/25/2024	101 General	Supplies	Bomgaars Supply Inc		29.98
90000	11/25/2024	101 General	Supplies	Bomgaars Supply Inc		59.80
90000	11/25/2024	101 General	Supplies	Bomgaars Supply Inc		5.96
90000	11/25/2024	101 General	Supplies	Bomgaars Supply Inc		29.47
90000	11/25/2024	601 Water	Building Repair Supplies	Bomgaars Supply Inc		39.98
90000	11/25/2024	101 General	Building Repair Supplies	Bomgaars Supply Inc		1.40
90000	11/25/2024	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		9.68
90000	11/25/2024	101 General	Supplies	Bomgaars Supply Inc		12.99
90000	11/25/2024	602 Sewer	Minor Equipment & Tools	Bomgaars Supply Inc		51.37
90000	11/25/2024	101 General	Building Repair Supplies	Bomgaars Supply Inc		24.47
90000	11/25/2024	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		179.98
90000	11/25/2024	602 Sewer	Lubricants & Additives	Bomgaars Supply Inc		22.99
90001	11/25/2024	441 District 5-33 - Soil District	Expert & Professional Services	Braun Intertec Corporation		472.25
90002	11/25/2024	101 General	Building Maintenance	Cedar Valley Services, Inc		2,055.90
90002	11/25/2024	101 General	Building Maintenance	Cedar Valley Services, Inc		1,550.35
90003	11/25/2024	101 General	Supplies	Cemstone Products Company		2,446.80
90004	11/25/2024	101 General	Books	Cengage Learning, Inc		107.19
90004	11/25/2024	101 General	Books	Cengage Learning, Inc		152.75
90005	11/25/2024	101 General	Building Maintenance	Christianson Plumbing & Heating LLP		38.00
90006	11/25/2024	602 Sewer	Laundry Services	Cintas Corporation		115.32
90006	11/25/2024	602 Sewer	Laundry Services	Cintas Corporation		115.32
90006	11/25/2024	101 General	Laundry Services	Cintas Corporation		28.18
90006	11/25/2024	101 General	Laundry Services	Cintas Corporation		18.39
90006	11/25/2024	101 General	Laundry Services	Cintas Corporation		28.18
90006	11/25/2024	101 General	Laundry Services	Cintas Corporation		18.39
90007	11/25/2024	602 Sewer	Supplies	Cintas First Aid and Safety		110.40
90007	11/25/2024	101 General	Safety Equipment	Cintas First Aid and Safety		64.72
90008	11/25/2024	701 CG - Vehicle & Equip Capital	Vehicles	Collin's Collision LLC		600.00
90009	11/25/2024	101 General	Rents & Leases	Coordinated Business Systems LTD		16.53
90009	11/25/2024	101 General	Rents & Leases	Coordinated Business Systems LTD		74.74
90009	11/25/2024	101 General	Rents & Leases	Coordinated Business Systems LTD		65.19
90009	11/25/2024	101 General	Rents & Leases	Coordinated Business Systems LTD		19.27
90010	11/25/2024	601 Water	Supplies	Core & Main LP		1,591.90

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90010	11/25/2024	601 Water	Supplies	Core & Main LP		602.02
90010	11/25/2024	601 Water	Supplies	Core & Main LP		392.28
90011	11/25/2024	601 Water	Street Maintenance Materials	Croell, Inc.		762.00
90012	11/25/2024	101 General	Building Maintenance	Custom Communications, Inc.		398.25
90013	11/25/2024	101 General	Vehicle/Equipment Parts	Dave Syverson, Inc.		68.16
90013	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Dave Syverson, Inc.		5.00
90013	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Dave Syverson, Inc.		479.97
90014	11/25/2024	101 General	Supplies	Demco, Inc.		230.95
90015	11/25/2024	101 General	Supplies	Diressen Water Inc		22.00
90015	11/25/2024	101 General	Supplies	Diressen Water Inc		40.00
90016	11/25/2024	601 Water	Expert & Professional Services	Ehlers & Associates, Inc		5,407.50
90016	11/25/2024	232 Housing Program Fund	Expert & Professional Services	Ehlers & Associates, Inc		825.00
90016	11/25/2024	441 District 5-33 - Soil District	Expert & Professional Services	Ehlers & Associates, Inc		750.00
90016	11/25/2024	232 Housing Program Fund	Expert & Professional Services	Ehlers & Associates, Inc		300.00
90017	11/25/2024	602 Sewer	Vehicle/Equipment Parts	Electric Motor/Bearing Service, Inc		331.42
90018	11/25/2024	602 Sewer	Postage	FedEx		123.39
90019	11/25/2024	601 Water	Supplies	Ferguson Enterprises, Inc.		3,776.70
90020	11/25/2024	101 General	Supplies	Ferrellgas		80.94
90020	11/25/2024	101 General	Supplies	Ferrellgas		95.33
90021	11/25/2024	101 General	Legal Services	Flaherty & Hood, PA		427.50
90022	11/25/2024	101 General	Periodicals & Magazines	Forbes		46.99
90023	11/25/2024	101 General	Building Maintenance	Freeborn County Co-op Oil Co. Inc.		345.91
90023	11/25/2024	101 General	Motor Fuels	Freeborn County Co-op Oil Co. Inc.		14.26
90024	11/25/2024	401 Capital Project Revolving Fund	Engineering Services	Freeborn County Highway Department		3,538.90
90025	11/25/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		25.00
90025	11/25/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		155.75
90025	11/25/2024	234 Blight/Hazardous Mitigation	Electric Utilities	Freeborn Mower Electric Cooperative		25.00
90025	11/25/2024	601 Water	Electric Utilities	Freeborn Mower Electric Cooperative		108.00
90026	11/25/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		42.46
90027	11/25/2024	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative		52,674.24
90028	11/25/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		1,112.64
90029	11/25/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		367.34
90029	11/25/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		2,756.67
90030	11/25/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		944.01
90030	11/25/2024	603 Solid Waste	Electric Utilities	Freeborn Mower Electric Cooperative		91.52
90030	11/25/2024	603 Solid Waste	Electric Utilities	Freeborn Mower Electric Cooperative		56.89
90031	11/25/2024	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative		428.76
90032	11/25/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		270.76
90032	11/25/2024	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		12,210.44
90033	11/25/2024	101 General	Safety Equipment	Galls, LLC		529.02
90034	11/25/2024	227 Broadway Ridge/Main Corridor	Loans & Grants	Goose Lake Rentals		2,237.50
90035	11/25/2024	602 Sewer	Expert & Professional Services	Growmark, Inc		1,966.84
90035	11/25/2024	602 Sewer	Motor Fuels	Growmark, Inc		2,757.24

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90035	11/25/2024	602 Sewer	Motor Fuels	Growmark, Inc		18,731.96
90036	11/25/2024	101 General	Lubricants & Additives	Growmark, Inc		1,924.45
90037	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Hanson Tire Service of Albert Lea, Inc		100.00
90037	11/25/2024	101 General	Tires	Hanson Tire Service of Albert Lea, Inc		145.95
90037	11/25/2024	601 Water	Tires	Hanson Tire Service of Albert Lea, Inc		1,020.90
90037	11/25/2024	601 Water	Vehicle/Equip Repairs/Software	Hanson Tire Service of Albert Lea, Inc		182.09
90037	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Hanson Tire Service of Albert Lea, Inc		288.65
90037	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Hanson Tire Service of Albert Lea, Inc		147.00
90037	11/25/2024	101 General	Tires	Hanson Tire Service of Albert Lea, Inc		712.00
90037	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Hanson Tire Service of Albert Lea, Inc		140.00
90037	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Hanson Tire Service of Albert Lea, Inc		140.00
90037	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Hanson Tire Service of Albert Lea, Inc		140.00
90037	11/25/2024	101 General	Tires	Hanson Tire Service of Albert Lea, Inc		712.00
90037	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Hanson Tire Service of Albert Lea, Inc		31.50
90038	11/25/2024	101 General	Supplies	Emily Hassing		175.00
90039	11/25/2024	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		1,067.38
90039	11/25/2024	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		2,429.91
90040	11/25/2024	101 General	Supplies	Hillyard Inc.-Hutchinson		833.19
90040	11/25/2024	101 General	Supplies	Hillyard Inc.-Hutchinson		445.35
90040	11/25/2024	101 General	Supplies	Hillyard Inc.-Hutchinson		492.45
90040	11/25/2024	101 General	Supplies	Hillyard Inc.-Hutchinson		155.76
90041	11/25/2024	605 Utility Line Protection Plan	Protection Plan Services	HomeServe USA Corp		30,595.32
90042	11/25/2024	101 General	Rents & Leases	Huber Supply Company Inc.		203.25
90043	11/25/2024	101 General	Supplies	Innovative Office Solutions, LLC		54.06
90044	11/25/2024	101 General	Building Maintenance	Interstate Roofing & Waterproofing, Inc.		1,050.42
90045	11/25/2024	603 Solid Waste	Expert & Professional Services	Jensen Excavating & Trucking		2,108.96
90046	11/25/2024	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.		240.00
90046	11/25/2024	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.		308.88
90046	11/25/2024	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.		120.00
90046	11/25/2024	101 General	Supplies	Jim & Dudes Plumbing & Heating, Inc.		114.85
90047	11/25/2024	701 CG - Vehicle & Equip Capital	Machinery & Equipment	Kibble Equipment		5,895.11
90048	11/25/2024	101 General	Demo Deposits	Kjos Construction LLC		1,100.00
90049	11/25/2024	101 General	Expert & Professional Services	Kriss Premium Products, Inc.		271.92
90050	11/25/2024	101 General	Supplies	L & L Street Rods		1,155.00
90051	11/25/2024	101 General	Supplies	Lawson Products Inc		264.64
90052	11/25/2024	703 HealthIns/Workers Comp Reserve	Claims & Damages	League of MN Cities Insurance Trust		955.57
90053	11/25/2024	101 General	Dues & Subscriptions	LexisNexis Risk Data Management		200.00
90054	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Linn County Sheriff		146.00
90055	11/25/2024	101 General	Rents & Leases	Loffler		2.74
90056	11/25/2024	101 General	Rents & Leases	Marco, Inc		40.02
90057	11/25/2024	101 General	Expert & Professional Services	MCHS - Albert Lea and Austin		307.00
90058	11/25/2024	101 General	Engineering Fees	Mensing Construction LLC		-1,414.61
90058	11/25/2024	409 Storm Water Capital Projects	City Engineering Charge	Mensing Construction LLC		1,414.61

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90058	11/25/2024	409 Storm Water Capital Projects	Improvements Other Than Bldgs	Mensing Construction LLC		17,682.64
90059	11/25/2024	101 General	Books	Meredith Books		35.91
90060	11/25/2024	225 Airport	Telephone & Internet	MetroNet Holding LLC		140.14
90061	11/25/2024	101 General	Supplies	Minnesota Department of Public Safety		53.00
90062	11/25/2024	101 General	Gas Utilities	Minnesota Energy Resources		19.66
90062	11/25/2024	101 General	Gas Utilities	Minnesota Energy Resources		304.14
90062	11/25/2024	101 General	Gas Utilities	Minnesota Energy Resources		36.53
90062	11/25/2024	101 General	Gas Utilities	Minnesota Energy Resources		132.72
90063	11/25/2024	602 Sewer	Dues & Subscriptions	Minnesota Pollution Control Agency		2,192.00
90064	11/25/2024	101 General	Training & Education	MN Bureau of Criminal Apprehension		75.00
90065	11/25/2024	601 Water	Expert & Professional Services	MN Department of Labor and Industry		20.00
90065	11/25/2024	601 Water	Expert & Professional Services	MN Department of Labor and Industry		10.00
90065	11/25/2024	601 Water	Expert & Professional Services	MN Department of Labor and Industry		20.00
90066	11/25/2024	602 Sewer	Vehicle/Equipment Parts	Napa Auto Parts		53.10
90066	11/25/2024	602 Sewer	Lubricants & Additives	Napa Auto Parts		91.56
90067	11/25/2024	101 General	Vehicle/Equipment Parts	North Central International		195.24
90067	11/25/2024	101 General	Vehicle/Equipment Parts	North Central International		274.82
90068	11/25/2024	602 Sewer	Vehicle/Equipment Parts	Northstar Powersports & Marine		73.47
90069	11/25/2024	436 District 5-27 Marketplace	TIF - PayGo Payment	Northwest Development Group LLC		15,641.24
90070	11/25/2024	101 General	Community Policing Initiatives	James O'Byrne		600.00
90071	11/25/2024	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.		269.85
90071	11/25/2024	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.		157.50
90072	11/25/2024	101 General	Street Maintenance Materials	Pemper Companies Inc		2,700.00
90073	11/25/2024	101 General	Building Maintenance	Plunkett's Pest Control Inc		37.95
90074	11/25/2024	602 Sewer	Improvements other than Bldgs	Rangeline Pipeline Services LLC		10.00
90075	11/25/2024	601 Water	Vehicle/Equipment Parts	RDO Construction Equipment Co		638.48
90076	11/25/2024	101 General	Training & Education	Regents of the University of Minnesota		175.00
90077	11/25/2024	101 General	Expert & Professional Services	Rohn Industries, Inc		52.78
90078	11/25/2024	101 General	Vehicle/Equip Repairs/Software	Ronco Engineering Sales		734.33
90079	11/25/2024	101 General	Vehicle/Equipment Parts	Sanco Equipment LLC		518.27
90080	11/25/2024	411 SnyderField/Inclusive Park	Inclusive Playground	Sawtooth Holdings		383,212.10
90081	11/25/2024	101 General	Supplies	Schilling Supply Company		709.06
90081	11/25/2024	101 General	Supplies	Schilling Supply Company		286.93
90081	11/25/2024	101 General	Supplies	Schilling Supply Company		175.73
90082	11/25/2024	234 Blight/Hazardous Mitigation	Hazard Prop Removal-Assessed	Short Elliott Hendrickson Inc.		721.34
90083	11/25/2024	210 Senior Center	Rents & Leases	Skyline Plaza Associates		4,050.00
90084	11/25/2024	101 General	Uniforms	Streicher's		10.00
90085	11/25/2024	101 General	Building Maintenance	Thompson Electric		1,464.35
90085	11/25/2024	101 General	Expert & Professional Services	Thompson Electric		320.91
90086	11/25/2024	101 General	Hot Spots	T-Mobile		1,322.09
90087	11/25/2024	101 General	Safety Equipment	Hugo Torres		28.05
90087	11/25/2024	101 General	Safety Equipment	Hugo Torres		82.50
90087	11/25/2024	101 General	Safety Equipment	Hugo Torres		54.44

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
90088	11/25/2024	101 General	Expert & Professional Services	Janet Ungs		585.00
90088	11/25/2024	101 General	Expert & Professional Services	Janet Ungs		195.00
90088	11/25/2024	101 General	Expert & Professional Services	Janet Ungs		487.50
90089	11/25/2024	101 General	Supplies	United Rentals, Inc.		2,388.00
90090	11/25/2024	101 General	Supplies	US LBM Operating Co 3009 LLC		360.75
90090	11/25/2024	101 General	Supplies	US LBM Operating Co 3009 LLC		52.75
90091	11/25/2024	101 General	Building Maintenance	Viking Automatic Sprinkler Company		750.00
90092	11/25/2024	603 Solid Waste	Refuse Disposal	Waste Management of WI-MN		2,597.62
90092	11/25/2024	603 Solid Waste	Refuse Disposal	Waste Management of WI-MN		7,362.88
90092	11/25/2024	602 Sewer	Refuse Disposal	Waste Management of WI-MN		176.04
90092	11/25/2024	602 Sewer	Refuse Disposal	Waste Management of WI-MN		537.93
90092	11/25/2024	101 General	Refuse Disposal	Waste Management of WI-MN		363.85
90092	11/25/2024	101 General	Refuse Disposal	Waste Management of WI-MN		512.28
90092	11/25/2024	101 General	Refuse Disposal	Waste Management of WI-MN		144.28
90092	11/25/2024	101 General	Refuse Disposal	Waste Management of WI-MN		265.66
90092	11/25/2024	101 General	Refuse Disposal	Waste Management of WI-MN		228.44
90092	11/25/2024	101 General	Refuse Disposal	Waste Management of WI-MN		91.82
90093	11/25/2024	603 Solid Waste	Telephone & Internet	Winnebago Cooperative Telecom		29.63
90093	11/25/2024	101 General	Telephone & Internet	Winnebago Cooperative Telecom		361.13
90093	11/25/2024	101 General	Telephone & Internet	Winnebago Cooperative Telecom		146.51
90094	11/25/2024	601 Water	Supplies	Winsupply Albert Lea MN Co		116.44
90094	11/25/2024	101 General	Vehicle/Equipment Parts	Winsupply Albert Lea MN Co		44.22
90095	11/25/2024	101 General	Periodicals & Magazines	Wired		24.00
90096	11/25/2024	602 Sewer	Vehicle/Equipment Parts	Ziegler Inc		1,686.40

Report Total: 1,337,339.40