

**REGULAR COUNCIL MEETING
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
June 9, 2025 – 7:00 P.M.**

PRESENT: Mayor Rich Murray, Councilors Rachel Christensen, Larry Baker, Jason Howland, Reid Olson, Keith Van Beek, Brian Anderson, City Manager Ian Rigg, Public Works Director Steven Jahnke, City Attorney Joel Holstad of Lakes National Law LLP, and City Clerk Daphney Maras.

ADDITIONAL STAFF PRESENT: Sergeant-at-Arms-Public Safety Director JD Carlson, Director of Community Engagement & Enrichment Director Cathy Malakowsky.

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

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

CEREMONIAL ITEMS - None

PUBLIC FORUM

CONSENT AND APPROVAL OF AGENDA

- A. Approve Minutes of the May 27, 2025 Regular Council Meeting
- B. Approve Minutes of the May 27, 2025 Work Session
- C. License & Permits
- D. Resolution Approving Lawful Gambling Permit - AL Amateur Hockey Association

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

(See Secretary's Original Resolution 25-095
Included with these minutes)

PETITIONS, REQUESTS AND COMMUNICATIONS

Community Engagement & Enrichment Director Cathy Malakowsky presented the new City website to the council, noting that a \$55,000 budget for the project was approved in 2024. The City received 45 proposals, ultimately selecting Planetaria of Santa Rosa, CA. Their contract was awarded at \$44,850, with an additional annual cost of \$5,500 for hosting, maintenance, and support.

She highlighted several new features, such as an accessibility menu, a directory of parks, trails, and recreational fun spots, and a navigation bar linking to the most frequently searched items on the current website noting there are multiple ways to get to what you are looking for.

She thanked the Project Team involved in the design, layout, and content of the new website.

In response to Councilor Christensen's inquiry, Malakowsky outlined Planeteria's enhanced security measures, which include around-the-clock support services. Councilor Howland spoke of his support of the new website and the features provided.

City Manager Rigg expressed his sincere appreciation to Malakowsky, Theresa Kauffman, and the entire project team for their dedication to this project and for selecting an outstanding product.

UNFINISHED BUSINESS - None

NEW BUSINESS

A. No action taken on this Resolution Accepting Bid for 2025 Lead Service Line Replacement Project – Job 2508

Engineering has reviewed the bids opened on June 3, 2025, for the 2025 Lead Service Line Replacement Project. This project is a City project designed and administered by the City. The project involves the replacement of lead service lines throughout the City. The City has secured a \$500,000 State grant and a \$500,000 Federal grant for this project. An additional \$500,000 State loan has also been secured for this project. It is anticipated that the additional \$500,000 State loan will transfer into a 100% forgivable loan.

This project was let as one advertisement for bids with three sub-groups of 50 service line replacements within. Bidders were allowed to bid on any combination of groups 1-3, and the contract is awarded to the low bidder for each group. The Engineer's estimate was \$1,388,784.00. Engineering received 4 bids for groups 1 and 3 and five bids for group 2. The bid results are as follows:

Contractor	Bid	Bid	Bid	TOTAL
	Group 1: 50 services	Group 2: 50 services	Group 3: 50 services	
Alcon Excavating Inc. Rochester, MN	\$181,106.48	\$216,967.65	\$265,080.50	\$663,154.63
H&M Underground Solutions Austin, MN	\$367,306.40	\$419,267.20	\$481,111.00	\$1,267,684.60

BCM Construction, Inc. Faribault, MN	\$433,865.40	\$479,101.70	\$532,708.00	\$1,445,675.10
Platinum Plumbing Solutions, LLC Albert Lea, MN	no bid	\$357,120.60	no bid	\$357,120.60
Five Star Energy Services Waukesha, WI	\$740,950.60	\$783,729.60	\$896,306.00	\$2,420,986.20

Engineering and the City Attorney's office are reviewing the bids for any errors and will have a recommendation by the time of the meeting. The bid abstract is attached.

B. Resolution 25-096 accepting Bid for Airport Tractor and Front-End Loader – Job 2509

Bids for the Albert Lea Municipal Airport Tractor and Front-End Loader purchase, City Job 2509, opened and tabulated by Bolton and Menk, Inc. on June 4, 2025.

The mower attachment was previously approved and purchased with a state grant.

Bolton and Menk Inc. reviewed the bid proposals. One bid was received. The apparent low bidder was Arnold's of Alden, Minnesota in the amount of \$392,775.00. The recommendation of the lower bidder from Bolton & Menk is attached. The Engineer's estimate was \$415,000.00. The City is anticipating a cost breakdown as follows:

Federal Share	\$412,775.00 (95%)
State Share	\$10,319.38 (2.5%)
Local Share	\$10,319.38 (2.5%)

Staff recommends approval of the apparent low bidder contingent on the availability of federal or state funds.

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

(See Secretary's Original Resolution 25-096
Included with these minutes)

C. Resolution 25-097 Authorizing Purchase of 338 Broadway Avenue South

As the resolution states the City would purchase this property to remove blight and maintain control throughout any redevelopment process if we are fortunate enough to see a redevelopment opportunity.

Otherwise, we would have to go to court and go through a lengthy legal process more than what

we already are for historic preservation requirements, to demolish the property and make some form of reuse. Our control increases our chance of having TIF repay us a greater portion of the cost than the land value after demolition and the assessment process. Potential reduction of costs through control that comes with ownership, looking at cheaper alternatives in remediation, and competitive bidding without the logistics or a third party, or the courts. The purchase price is worth the benefit of time and control, knowing that the cost to raze the site far exceeds the land value.

Councilor Baker asked about the future use of the space once the building is removed. Rigg responded that the area will be graded and seeded with grass until a developer presents a formal plan for redevelopment.

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

(See Secretary's Original Resolution 25-097
Included with these minutes)

D. Resolution 25-098 Making Certain Findings with Respect to Substandard Buildings

This is a simple resolution to keep the opportunity open to use the property as a contributing blighted structure at the time of establishing a TIF district if we do so.

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

(See Secretary's Original Resolution 25-098
Included with these minutes)

E. Resolution 25-099 Approving Development Agreement with Turning Point LLC

This resolution will allow the City Manager to finish the development agreement. Once done, a resolution to dispose of the property, finding no public interest, will follow.

The property includes a single lot located at Belmont and Sparks, which may be subdivided into as many as two to three single-family lots. Rigg highlighted key elements from the development agreement, noting that the city will convey the property as a gift valued at \$4,000. Additionally, the developer may qualify for up to \$5,000 in design incentives per completed unit, as well as \$5,000 toward water and sewer costs, among other incentives and conditions specified in the agreement.

He noted that the development agreements may be amended in the future to include a potential Phase III. He also emphasized that the decision to allocate funds and provide the properties stems

from the ongoing costs the city incurs to maintain the lots without receiving any property tax revenue in return. This move is expected to result in the creation of medium-income housing.

Councilor Christensen commended staff for their work on addressing the infill lots and helping to bring in much-needed housing. Mayor Murray concurred.

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

(See Secretary's Original Resolution 25-099
Included with these minutes)

F. Resolution 25-100 Approving Development Agreement with GFY Custom Crafts

This resolution will allow the City Manager to finish the development agreement. Once done, a resolution to dispose of the property, finding no public interest, will follow. Please refer to the memorandum.

Rigg noted that the memorandum outlines several lots where the city will offer up to \$5,000 toward water and sewer expenses, and an additional \$5,000 rebate for meeting specified design standards, as established in the final development agreement, among other incentives and conditions specified in the agreement. The properties will be gifted at a value of \$4000 each.

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

(See Secretary's Original Resolution 25-100
Included with these minutes)

MAYOR AND COUNCIL REPORTS

First Ward, Councilor Christensen reported:

- Ward Items – None
- Committee Update – Planning Commission met last week. Senior Center Board and Blue Zones will be meeting
- Public Announcements – The Lake Song Chorus, an initiative of Age Friendly Freeborn County, recently held its debut concert to great success. Looking ahead, Oak Park Place will host the upcoming Business After-Hours event on June 17th at Wedgwood Cove. Additionally, The Hatch, a collaborative makerspace offering shared equipment for creative projects and located in the old Litho Printing building, will welcome visitors to its open house on Wednesday, June 18th, from 4:00 to 8:00 PM

Second Ward, Councilor Baker reported:

- Ward Items – Will be handing over one ward item to the City Manager
- Committee Update – None
- Public Announcements – None

Third Ward, Councilor Howland reported:

- Ward Items – None
- Committee Update – None
- Public Announcements – Last Saturday was Minnesota “Take a Kid Fishing Day”. He serves as Coach of the Albert Lea Anglers Team, and they were at Edgewater Park along with the Fountain Lake Sportsman Club, where they gave out 400 free fishing poles to youth. He expressed his sincere gratitude to the volunteers from both organizations for generously giving their time to support this meaningful event.

Fourth Ward, Councilor Olson reported:

- Ward Items – Responded to a resident who had concerns regarding a blighted property.
- Committee Update – None
- Public Announcements – Reminded the community the play parks are now open for the summer. Also reminded residents to watch out for kids on bikes.

Fifth Ward, Councilor Van Beek reported:

- Ward Items – Wrapping up a couple of ward items.
- Committee Update – Will be attending his first Human Rights Commission meeting.
- Public Announcements – He attended the grand opening of the All Together Inclusive Park, commending its exceptional design and warm, inviting atmosphere. He also highlighted the upcoming Eddie Cochran celebration this weekend, which will feature the addition of a new motorcycle class this year.

Sixth Ward, Councilor Anderson reported:

- Ward Items – Working on one ward item.
- Committee Update - None
- Public Announcements – Recognized the incredible All Together Inclusive Park and all the passionate people who brought it to life. It's a remarkable space where people of all ages and abilities can come together and play.

MAYOR REPORT:

Attended the following events:

- Albert Lea Adult Education graduation on May 28th.
- On May 29th the Thorncrest Car Show and ALEDA project update the same day. Also met with the 300 Block - Revocity Group working on a project
- Stormwater meeting
- On May 30th met with the Isiah Project
- On May 31st the Bonnerup Car show
- June 1st attended Grace Christian Church Men's Choir

- Monthly ALEDA meeting. Many projects are in the works.
- Attended the Penny Open with Tim Penny, long-time leader of the Southern MN Initiative Fund for many years.
- Grand opening of the All Together Inclusive Park. Commended the group that raised several hundred thousand dollars to make this happen
- Take A Kid Fishing Day.
- Lake Song Choir at Oak Park Place
- Shout out to Boys Golf State Tournament and Girls Soccer

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

CITY MANAGER REPORT

- Attended the opening of the All Together Inclusive Park and admired that a grandmother and grandchild were able to play together at this park. He thanked the group for bringing this into the community
- Klobuchar and Smith did not move our request for funding for the WWTP. However, the request for the Blazing Star cleanup is proceeding to the Senate.
- No local bonding projects received funding
- Staff budget meetings will begin in the next couple of weeks.
- Reviewing potential new software programs for Inspection and code enforcement, and Human Resources
- Addressed the City's involvement in the Pride Month celebration in Albert Lea.

APPROVAL OF CLAIMS

A. Resolution 25-101 Approving Claims

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

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

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

See Secretary's Original Resolution 25-101
(Included with these minutes)

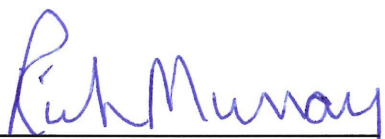
Councilor Howland motioned for adjournment; Councilor Anderson seconded. That there being no further business, the Council meeting adjourns until the next regular meeting of the Albert Lea City Council at 7:00 p.m. on Monday, June 23rd, 2025. On a voice call vote, all councilors voted in favor of said motion.

Mayor Murray declared the motion passed and the meeting adjourned.

ADJOURNMENT: 7:58 P.M.



Daphney Maras
Secretary of the Council



Mayor Rich Murray