

**REGULAR COUNCIL MEETING
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
February 10, 2025 – 7:00 P.M.**

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

ABSENT: Councilor Rachel Christensen

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

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

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

CEREMONIAL ITEMS - None

PUBLIC FORUM - None

CONSENT AND APPROVAL OF AGENDA

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

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

PETITIONS, REQUESTS AND COMMUNICATIONS - None

UNFINISHED BUSINESS - None

NEW BUSINESS

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

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

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

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

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

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

B. Resolution 25-025 Amending City Assessment Policy

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

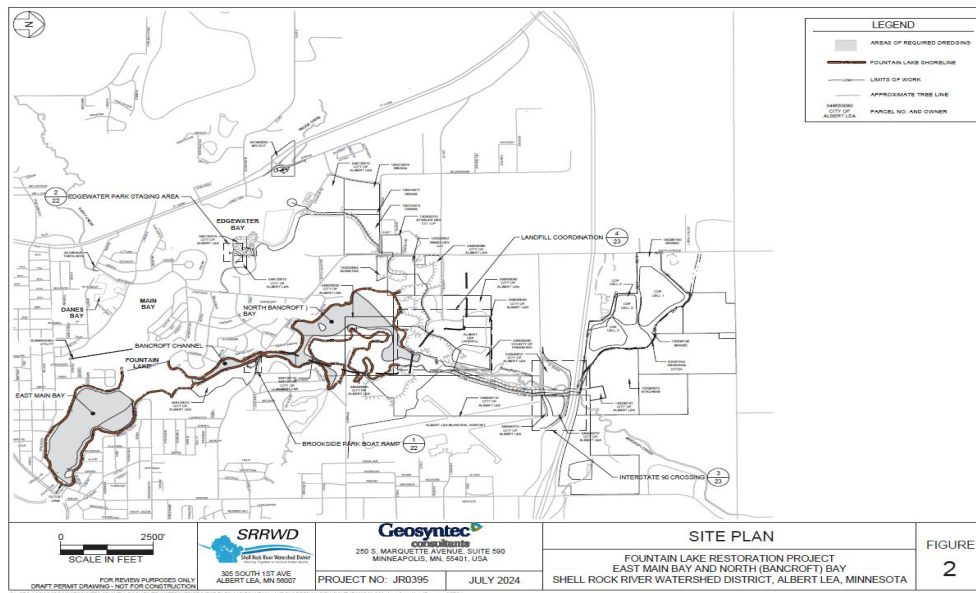
The purpose of an interim use permit is to temporarily allow a use under certain conditions that would otherwise not be allowed as long as a framework for the land use is established.

The Planning Commission made the following findings:

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

The Planning Commission recommends approval with the following conditions:

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



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

(See Secretary's Original Resolution 25-029
Included with these minutes)

G. Resolution 25-030 Accepting Bid and Awarding Contracts for Rec Facility Remodeling

Apex held the bid opening on Jan. 30th for remodeling at the City Arena and Aquatic Center as specified in plans previously approved by the City Council. A total of 7 companies submitted bids:

Company	Bid Amount
Brennan Construction of MN Inc.	\$1,325,000.00
Met-Con Construction, Inc.	\$1,348,000.00
Mohs Contracting, Inc.	\$1,392,000.00
APX Construction Group	\$1,395,000.00
The Joseph Company Inc.	\$1,493,000.00
Larson Contracting	\$1,506,100.00
Dean Snyder Construction	\$1,580,000.00

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

Councilor Anderson noted his support for these projects moving forward.

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

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

MAYOR AND COUNCIL REPORTS:

First Ward, Councilor Christensen reported: ABSENT

- Ward Items –
- Committee Update -

Second Ward, Councilor Baker reported:

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

Third Ward, Councilor Howland reported:

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

Fourth Ward, Councilor Olson reported:

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

Fifth Ward, Councilor Van Beek reported:

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

Sixth Ward, Councilor Anderson reported:

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

MAYOR REPORT:

Attended the following meetings:

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

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

CITY MANAGER REPORT

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

APPROVAL OF CLAIMS

A. Resolution 25-031 Approving Claims

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

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

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

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

Councilor Howland motioned for adjournment; Councilor Van Beek seconded. That there being no further business, the Council meeting adjourn until the next regular meeting of the Albert Lea City Council at 7:00 p.m. on Monday, February 24, 2025. On voice call vote, all councilors voted in favor of said motion.

Mayor Murray declared the motion passed and the meeting adjourned.

ADJOURNMENT: 7:32 P.M.

Mayor Rich Murray

Daphney Maras
Secretary of the Council