REGULAR COUNCIL MEETING
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
August 10, 2026 – 7:00 P.M.

PRESENT: Mayor Rich Murray, Councilors Rachel Christensen, Larry Baker, Ted Herman, Reid Olson, Keith Van Beek, Brian Anderson, City Manager Ian Rigg, City Attorney Joel Holstad of Lakes National Law LLP, and City Clerk Daphney Maras.

ADDITIONAL STAFF PRESENT: Chief of Police Darren Hanson, Community Development Director 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 – None

PUBLIC FORUM

John Caucutt – Spoke in follow-up to his comments at the last council meeting regarding municipal music copyright compliance.

CONSENT AND APPROVAL OF AGENDA

A. Approve Minutes of the July 27, 2026 Regular Council Meeting
B. Approve Minutes of the July 27, 2026 Work Session
C. Licenses & Permits
D. Resolution Appointing Election Judges For the August 11, 2026 Primary Election
E. Resolution Amending the 2026 Fee Schedule – Arena Fees

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

(See Secretary's Original Resolution 26-136 and 26-137
(Included with these minutes)

PETITIONS, REQUESTS, AND COMMUNICATIONS - None

UNFINISHED BUSINESS - None

NEW BUSINESS

A. Resolution 138 Authorizing Professional Engineering Services Agreement with Alliant

Inc. for the East Main Street/775th Avenue Roundabout Design – Job 2613

For the past two years, the City has been working with the Minnesota Department of Transportation to study and prepare for the replacement of the I-35 and I-90 interstate bridge and safety improvements on East Main Street. This is in preparation for a 2030 construction project.

In 2025 and 2026, the City and MNDOT applied for and received three grants for this project. They included a freight grant, an HSIP grant, and ATP funding.

At Main Street, the proposed 2030 work includes roundabouts at both I-35 ramp terminals and at 775th Avenue, as well as restriping Main Street to two lanes through the segment.

The next required step of the project is a preliminary design of the roadway. MNDOT has hired Alliant, Inc. to complete the preliminary design of the roundabouts at the two I-35 ramps. The City is responsible for the preliminary design of the 775th Avenue roundabout. The scope includes preparing an intersection control evaluation memo, a level 1 geometric layout and profile, preliminary hydraulics, temporary paving and drainage to support continuous traffic operation during construction, and construction limits for right-of-way acquisition (if needed). The cost to perform this work is $78,994.80.

If approved by Council, this work would be completed in 2026, and the City and MNDOT would use this information to go out for final design proposals in 2027.

Staff is recommending entering into a professional engineering services agreement with Alliant Inc. for time and materials not to exceed the price of $78,994.80.

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

(See Secretary's Original Resolution 26-138
(Included with these minutes

B. Resolution 26-139 Amending Professional Services Agreement with Bolton & Menk, Inc. for Airport 6 Unit T-Hangar Design – Work Order No. 5 – Job 2710

Through the Master Plan process and Airport Advisory Board discussions, a 6 Unit T-Hangar has been identified as a priority for the airport. Federal funds have been banked for this project. This resolution would approve the design in 2026 so the project can be bid and built in 2027.

This resolution would amend the professional services agreement to include Work Order No. 5; the work involves the design of the 6-unit T-Hangar. The design services contract is for $62,000.00.

The preliminary estimated total cost of the 6-unit T-Hangar (including engineering) is $1,301,150.

The estimated project costs and breakdown are as follows:

Total Cost	$1,301,150.00
Federal Entitlement Funding	$882,139.00
Federal AIG Funding	$288,896.00
State Funding	$65,057.50
City share	$65,057.50

These numbers are preliminary and will be updated after the design is complete.

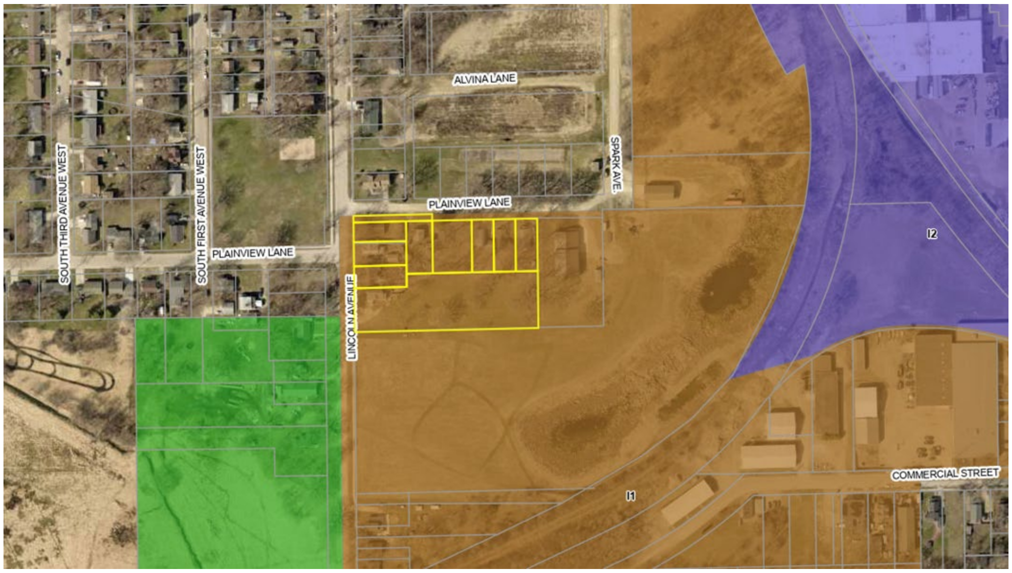
Motion made by Councilor Baker to approve. Seconded by Councilor Anderson. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, Herman, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 26-139
(Included with these minutes

C. Ordinance 26-158 Amending Zoning and Land Use Map from Limited Industrial (I-1) to Single-Family Residence (R-1) for PID 34.059.0920, 34.059.0930, 34.059.0990, 34.059.0970, 34.059.0980, 34.059.0950, 34.059.0960, 34.059.0940, 34.059.0360, and 34.659.0050 (1st Reading)

City staff has initiated the process to rezone the below-highlighted properties from Limited Industrial (I-1) to Single-Family Residential (R-1) to eliminate the legal non-conforming status.

In Minnesota, a legal non-conforming use refers to a property or use that was legally established but no longer complies with current local zoning. Under Minnesota State Statutes 462.357, these properties are generally protected and are allowed to continue, be maintained, and repaired, but cannot be altered or expanded. This limits property owners' ability to add onto buildings or structures, add fencing or screening, alter the footprint of a building, and sometimes even diminishes aspects of a property sale.



The 2040 Comprehensive Plan identifies these properties as Medium Density Residential, which includes residential densities between 6 to 12 units an acre, places of worship, and small neighborhood services. Properties in question are not platted and are described by metes and bounds. However, much of the land surrounding these properties is within the 100-year flood zone, and likely what can develop (without substantial investment in raising grade) already has.

The Planning Commission held a public hearing on August 4, 2026 and after considering the staff report in addition to public testimony, the commission recommends approval based on the following:

1. Rezoning the properties will not have an adverse effect on existing and adjacent properties, as the area is largely residential
2. The use meets the general zoning requirements of the Single-Family Residence District.

Planning Commission recommends approval.

Councilor Christensen commended Community Director Megan Boeck for her efforts to personally contact each property owner and explain the purpose and intent of the proposed rezoning.

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

(See Secretary's Original Resolution 26-158
(Included with these minutes

D. Resolution 26-140 Approving Sale and Development Agreement at 725 Plainview Lane

The development agreement is attached. The terms are similar to other agreements, with $5,000 granted if they build a new home and $5,000 to cover expenses to connect or fix connections to

City sewer and water. The land is sold for $4,000 but forgiven if they build a house. If they do not, the land reverts to the city or is assessed at the $4,000 value. The house is 24x26 and capable of becoming a 2-bedroom house. This meets the City's plan of adding more affordable housing to the community and improving the general area.

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

(See Secretary's Original Resolution 26-140
(Included with these minutes

E. Resolution 26-141 Authorizing Action on Tax Forfeited Properties - Assessments

In order for the City to retain the option to collect the 2026 and future amounts due for assessments on the properties that will be included at the forfeiture sale, the City is required to pass a resolution to reinstate those assessments.

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

(See Secretary's Original Resolution 26-141
(Included with these minutes

MAYOR AND COUNCIL REPORTS

First Ward, Councilor Christensen reported:

- Ward Items – The City Manager is looking into some general items that she brought to him.
- Committee Update – The Senior Center group is looking at fundraising options to assist the construction of the new facility. Blue Zones continues to meet as well.

Second Ward, Councilor Baker reported:

- Ward Items – Working on a ward item.
- Committee Update – Attended an HRA meeting and discussed a current house being built. Attended an ALEDA and reported that things are moving forward.

Third Ward, Councilor Herman reported:

- Ward Items – Received a call from a resident who lives on Janson St. and expressed his support for no parking on Janson St. Also, received a complaint about long grass, which he passed along to the appropriate channels.
- Committee Update – None
- Public Announcements – Provided an update on the many community events he attended.

Fourth Ward, Councilor Olson reported:

- Ward Items – None
- Committee Update – None

- Public Announcements – Reminded the community that school is starting soon so keep an eye out for the kids crossing.

Fifth Ward, Councilor Van Beek reported:
- Ward Items – Working on four ward items.
- Committee Update – Will be attending a Human Rights meeting
- Public Announcements – Provided an update on the many community events happening now and in the future.

Sixth Ward, Councilor Anderson reported:
- Ward Items – None
- Committee Update – Attended the HRA meeting.

MAYOR REPORT:
Provided an update on the many community events he attended or stopped in to visit including daily visits to the Freeborn County Fair.

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

CITY MANAGER REPORT
- Noted that a special meeting may need to be scheduled with staff and Council to review the Budget, CIP, and Strategic Plan
- Currently looking at a potential lease for additional parking for a local business to help them expand
- Reviewed a housing study proposal
- Met with Pro Advantage and currently working on a potential deal to help support their growth in the community
- A public hearing is scheduled at the next council meeting for disposal of 338 S. Broadway
- He and the City Clerk met with the Freeborn County IT Director and a company that provides AI products/services
- Noted the positive uptick in the use of the library – up by 20%

APPROVAL OF CLAIMS
A. Resolution 26-142 Approving Claims

(1) Presentation of Claims Over $25,000

The attached resolution directs the Mayor and City Treasurer to issue 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 as read, seconded by Councilor Herman. On roll call vote, the following councilors voted in favor of said motion: Christensen, Baker, Herman, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 26-142
(Included with these minutes)

Councilor Christensen motioned for adjournment; Councilor Van Beek 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, August 24, 2026. On a voice vote, all councilors voted in favor of said motion.

Mayor Murray declared the motion passed, and the meeting adjourned.

ADJOURNMENT: 7:45 PM

Mayor Rich Murray

Daphney Maras
Secretary of the Council