



AGENDA FOR THE WORK SESSION AND THE
REGULAR MEETING OF THE
ALBERT LEA CITY COUNCIL – March 09, 2026
WORK SESSION – 5:30 PM – REGULAR MEETING – 7:00 PM

WORK SESSION – 5:30 PM

- I. REVIEW COUNCIL MEETING AGENDA OF MARCH 09, 2026
- II. DISCUSSION ON SIDEWALK IN CENTRAL PARK

REGULAR MEETING – 7:00 PM

I. **CALL TO ORDER AND ROLL CALL**

II. **PLEDGE OF ALLEGIANCE**

III. **CEREMONIAL ITEMS**

Commendation Awards presented to Sergeant Alex Kunkel and Officer Josh Knudtson

IV. **PUBLIC FORUM**

V. **CONSENT AND APPROVAL OF AGENDA**

- A. Approve Minutes of the February 23, 2026 Regular Council Meeting
- B. Approve Minutes of the February 23, 2026 Work Session
- C. License & Permits
- D. Resolution Approving Plans and Ordering Bids for the 2026 Neighborhood Improvement Project (Job 2601)
- E. Resolution Approving Plans and Ordering Bids for the 2026 State Aid Street Overlay Project (Job 2602)
- F. Resolution Approving Plans and Ordering Bids for the St. Mary Avenue & 14th Street Reconstruction Project (Job 2603)
- G. Resolution Acknowledging Bids for the Eberhart Street Utility & Street Improvements for the Albert Lea Family Housing Project (Tapestry Project)
- H. Resolution Approving Application to the Minnesota Public Facilities Authority Clean Water Revolving Fund

VI. **PETITIONS, REQUESTS AND COMMUNICATIONS**



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REGULAR MEETING OF THE
ALBERT LEA CITY COUNCIL – March 09, 2026
WORK SESSION – 5:30 PM – REGULAR MEETING – 7:00 PM

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

- A. Resolution Approving the Strategic Plan for the Albert Lea Public Library
- B. Ordinance Amending Section 50.0052 Conditional Uses (1st Reading)
- C. Resolution Approving Broadway Ridge Grant at 216 S. Broadway
- D. Resolution Approving Final Plat of Lutheran Third Subdivision
- E. Resolution Approving Land Surveyor's Certificate of Plat Correction – Blazing Star No. 2
- F. Resolution Authorizing City Manager to Dispose of Property Through Request for Proposal
- G. Resolution Authorizing Staff to Accept Donation of Property - 819 Garfield Ave.
- H(1) Resolution Accepting Bid, Awarding Contract and Approving Change Orders for Upper and Lower Remodeling of the City Center Building
- H(2) Resolution Accepting Bid, Awarding Contract and Approving Change Orders for Lower Remodeling of the City Center Building; Amending 2026-2030 Capital Improvement Plan
- H(3) Resolution Amending 2026-2030 Capital Improvement Plan
- H(4) Resolution Amending 2026-2030 Capital Improvement Plan for Limited Preservation and Security

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: March 09, 2026
Re: March 09, 2026 City Council Meeting

V. CONSENT AND APPROVAL OF AGENDA

C. Licenses & Permits –

MOBILE VENDOR

Golden Hour Dirty Soda LLC

- D. Resolution Approving Plans and Ordering Bids for the 2026 Neighborhood Improvement Project (Job 2601) - On February 23, 2026, a public improvement hearing for the 2026 Neighborhood Improvement Project was held and the project was authorized to proceed.

The project consists of bituminous mill & overlay and miscellaneous curb & gutter and sidewalk replacement on the following streets:

- James Avenue – 7th Street to 2nd Street
- Frank Avenue – 7th Street to Front Street
- St. Joseph Avenue – 7th Street to 4th Street
- Water Street – 1st Avenue to West Avenue
- Ermina Avenue – W. Main Street frontage road to Fountain Street
- Oak Lane – Ermina Avenue to Adams Avenue
- Adams Avenue – W. Main Street frontage road to Clark Street
- Euclid Avenue – W. Main Street frontage road to Clark Street
- William Street – Euclid Avenue to St. Mary Avenue
- Bancroft Drive – Greenwood Drive to Lakewood Avenue
- Michael Place – Bancroft Drive to the cul-de-sac

- Lakewood Avenue – 141' south of Bancroft Drive to the cul-de-sac
- Green Lea Lane – Greenwood Drive to Lakewood Avenue

Work in the mill & overlay area will involve milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous layer will match with the level of the concrete gutter. A 2-inch thick layer of bituminous will be laid over the entire width of the street. The project would also involve replacing sections of curb & gutter that have settled and are causing drainage issues. Sidewalk will be replaced where it is damaged or settled causing a tripping hazard, and to bring the pedestrian ramps into compliance with Americans with Disabilities Act standards.

The estimated project cost is \$1,686,631.82 and would be paid for with assessments, sanitary sewer funds, and City bonding funds. Staff recommends approving the plans and specifications and authorization of bidding the project.

See attached resolution.

- E. Resolution Approving Plans and Ordering Bids for the 2026 State Aid Street Overlay Project (Job 2602) - On February 23, 2026, a public improvement hearing for the 2026 State Aid Street Overlay Project was held and the project was authorized to proceed.

The project involves the bituminous mill & overlay and miscellaneous curb & gutter and sidewalk replacement on Clark Street from Ermina Avenue to West Avenue.

Work in the mill & overlay area will involve milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous layer will match with the level of the concrete gutter. A 2-inch thick layer of bituminous will be laid over the entire width of the street. The project would also involve replacing sections of curb & gutter that have settled and are causing drainage issues, and settled or damaged sidewalk to address tripping hazards and to bring the pedestrian ramps into compliance with Americans with Disabilities Act (ADA) standards.

The estimated project cost is \$186,386.90 and would be paid for with assessments, bonding funds, and Municipal State Aid Funds. Staff recommends approving the plans and specifications and authorization of bidding the project.

See attached resolution.

- F. Resolution Approving Plans and Ordering Bids for the St. Mary Avenue & 14th Street Reconstruction Project (Job 2603) – on February 23, 2026, a public improvement hearing for the St Mary Avenue & 14th Street Reconstruction Project was held and the project was authorized to proceed.

The project involves the complete reconstruction of portions of St Mary Avenue and 14th Street (approximately 1,232 total feet). Proposed work will include complete removal and replacement of the pavement, curb & gutter, sidewalk, sanitary sewer, storm sewer, and watermain. The existing concrete and bituminous pavements will be removed and replaced with a bituminous surface. The streets are:

- St. Mary Avenue – William Street to Clark Street
- 14th Street – Myers Road to the east end

St. Mary Avenue is 37 feet wide with sidewalk on the west side. This street is wider to allow for parking on both sides of the street to serve First Lutheran Church, the Freeborn County Department of Human Services building, and other surrounding businesses. The project would also include replacing both the steps and a portion of the concrete revetment that protects the steep slope from the street to the municipal parking lot adjacent to the project. The watermain, sanitary sewer, and storm sewer are proposed to be replaced, and the street reconstructed with the same width and sidewalk configuration as the existing street.

14th Street is 42 feet wide from back-to-back of curb and is proposed to be reconstructed to the same configuration. No sidewalk is proposed to be installed along 14th Street. This section of 14th Street has experienced a large number of watermain breaks in recent years, so the watermain is proposed to be replaced. The sanitary sewer and mainline storm sewer are in good condition and are not proposed for replacement. The curb & gutter along the north side of the road will be replaced

as it is almost directly over the watermain. The existing curb on the south side is also in good condition and will be left in place.

The estimated project cost is \$1,178,418.80 and would be paid for with assessments, sanitary sewer funds, water funds, and City bonding funds.

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

See attached resolution.

- G. Resolution Acknowledging Bids for the Eberhart Street Utility & Street Improvements for the Albert Lea Family Housing Project(Tapestry Project) - This resolution acknowledges bids for the Eberhart Street Utility & Street Improvements for the Albert Lea Family Housing Project (Tapestry Project).

The project includes improvements to Eberhart Street by way of municipal street and utility extensions, and soil remediation. A portion of these improvements is to be funded in part by the City of Albert Lea, bonding, TIF, or grant funds. Additionally, because there is DEED Funding and City contributions for this project, it was required to be bid using a public bidding process.

Greiner Inc. is the project's General Contractor (GC) who completed the bidding process. Jones, Haugh and Smith Inc. and Braun Intertec are the Professional Engineers who oversaw the preparation of plans for the public portions of the project.

A letter is attached stating the public bidding process was followed and includes the bid abstract. The attached resolution summarizes this. Staff recommends approval.

See attached resolution and letter.

- H. Resolution Approving Application to the Minnesota Public Facilities Authority Clean Water Revolving Fund - This is requesting a council resolution approving the MN PFA CWRP loan application for the Phase II Wastewater Treatment Facility Improvements. We are requesting \$25 million dollars of total funding of which 12 million dollars is Point Source Implementation Grant (PSIG), with the balance being CWRP low-interest loan. This resolution is a requirement to receive MPCA project certification and eligibility for PFA financing. The project financing will not be

finalized until receipt of as-bid construction costs, submittal of the final as-bid funding application, and council approval of an acceptable funding package for the City of Albert Lea. This is similar to what was required for the grit building project. Staff recommends approval.

See attached resolution.

VI. PETITIONS, REQUESTS AND COMMUNICATIONS

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

- A. Resolution Approving the Strategic Plan for the Albert Lea Public Library – *The Albert Lea Public Library underwent a strategic planning process in 2025 to develop a strategic plan to guide library services that meet the needs of the community for the next three years. Facilitated by SELCO, our regional library system, the process included a public survey, a staff workshop, and a stakeholder workshop. In addition, feedback from the Library Advisory Board, informal feedback from the community, and data from SELCO's Community Needs Assessment, which was conducted in 2022 were taken into consideration when developing the plan. The result is the included three-year strategic plan for the Albert Lea Public Library for 2026-2028. The plan was approved by the Library Advisory Board at the November 19, 2025 meeting.*

See attached resolution.

- B. Ordinance Amending Section 50.0052 Conditional Uses (1st Reading) – *Attached is an ordinance amending the expiration of conditional use permits. Currently, conditional use permits expire if construction hasn't started within 12 months of city council approval. This has become problematic in a post COVID construction era where the industry is plagued by persistent labor shortages, higher costs and supply chain disruptions. All of which lead to hesitant developers and project delays.*

In order to streamline conditional use permits that may be delayed for any of the above-mentioned reasons, staff has proposed to amend the conditional use permit ordinance to allow an extension after the 12-month timeframe provided that all aspects of the original conditional use permit remain the same.

The Planning Commission held a public hearing on March 3, 2026 in regard to this amendment and recommends approval.

See attached ordinance.

- C. Resolution Approving Broadway Ridge Grant at 216 S. Broadway – *John and Adeline Rust submitted a Broadway Ridge Renewal Grant for reimbursement up to 50% of costs associated with a complete roof replacement at 216 S Broadway. The total improvement cost is \$26,850 which will provide a matching grant of \$13,425.00*

All improvements have been completed and reviewed by the City's Zoning and Building Official for compliance with application requirements. Staff recommends approval of the attached resolution.

See attached resolution.

- D. Resolution Approving Final Plat of Lutheran Third Subdivision - *The Planning Commission held a public hearing on March 3, 2026 to review the Plat of Lutheran Third Subdivision for compliance with Chapter 38 Subdivisions.*

The purpose of the plat is to subdivide or separate Knutson Place from Saint John's so that both properties are situated on two separate parcels.

The proposed plat also designates a 20ft wide utility easement on the North side of the Saint John's lot in order to accommodate existing utilities and to ensure utilities can be accessed between two roadways (Luther Place and State Highway No. 13) and accommodate any future watermain looping.

The Final Plat of Lutheran Third Subdivision meets all the requirements of Chapter 38-Subdivisions and Planning Commission recommends approval.

See attached resolution and plat.

- E. Resolution Approving Land Surveyor's Certificate of Plat Correction – Blazing Star No. 2 – *The plat of Blazing Star No. 2 prepared by Steven J. Thompson, a licensed land surveyor, contained errors, omissions or defects. The attached resolution corrects those errors as described in Exhibit A and Exhibit B.*

See attached resolution and exhibits.

- F. Resolution Authorizing City Manager to Dispose of Property Through Request for Proposal – *The City has acquired some property in the last year or was not presented to Council as an option to dispose last year. Given there is interest in City properties for redevelopment, it is recommended that the Council open up more parcels and continue its incentives for development.*

This resolution allows the manager to seek proposals and negotiate the disposal and/or redevelopment of the listed properties. This resolution also authorizes the continuation of the previous action of offering \$5,000 for new housing development and the \$5,000 for new utility connect costs.

The new items in this resolution compared to what was approved in spring of 2025 is first adding a rebate up to \$20,000 for demolition costs. This can reduce the time in which a lot sits empty and the builder can align their demolition with their site work or foundation work. Furthermore, we can now be approached by a developer looking to buy land without City intervention, yet still have the same impact and cost without City ownership. Last, this states this effort and spending is not a grant or right, rather a temporary incentive negotiated and approved case-by-case through a development agreement.

Creating a new grant process for housing should be looked at holistically with other incentives for housing knowing if the City has received certain state grants and the expiration of tax abatement policies on December 31, 2026. Staff recommends approval.

See attached resolution.

- G. Resolution Authorizing Staff to Accept Donation of Property – 819 Garfield Ave. – *The owner of the property has told City staff his desire to give the property to the City. This property will be marketed for redevelopment first with a reimbursement for demolition of the structure if authorized in the previous resolution. Otherwise, staff will seek competitive quotes for demolition and level the lot. Staff recommends approval.*

See attached resolution.

H. (1) Resolution Accepting Bid, Awarding Contract and Approving Change Orders for Upper and Lower Remodeling of the City Center Building. *This resolution reduces the award amount and budget from \$1,932,600 to \$1,541,150. Of the \$1,541,150 there is about \$865,000 in eventual costs through upkeep and replacement within the building. This is the budget moving forward and leaving about \$45,000 in eventual CIP starting in 2027 as it is not in this project. Total cost is \$1,586,150 over the next 5 years with 97% completed in 2026.*

Reductions include:

- *South Facing Windows*
- *2nd ADA Ramp*
- *2nd Public Meeting Space on lower level*
- *Reduced Contingency*
- *Removal of Wellness and Break room on upper level*
- *Mid-Level pole and hose tower hole “fill in”.*
- *Reuse of existing cameras instead of full replacement*
- *Furniture reduction as a result of some reuse and no public meeting room on lower level.*

Assuming Options 2 will have \$250,000 in bonding while Options 3 and 4 will trigger approximately \$20K increase in levy due to Fund 406 depletion, roughly this project costs \$7,000 more annually in levy than all three. This project also brings forward greatest operational savings than Options 2 - 4.

This resolution also amends the Capital Improvement Plan by removing \$535,000 in the 2026 budget and leaves room to process an estimated \$45,000 in future costs over the next 4 years through the 2027 Budget process. Staff recommends approval.

See attached resolution.

(2) Resolution Accepting Bid, Awarding Contract and Approving Change Orders for Lower Remodeling of the City Center Building; Amending 2026-2030 Capital Improvement Plan. *This resolution reduces the award amount and budget from \$1,201,600 to \$886,500. With this approval there is an immediate change to the 2026 CIP of \$111,750 and eventual costs through upkeep and replacement within*

the building totaling \$355,000 more. Total cost is \$1,353,250 over the next 5 years with 74% completed in 2026.

Reductions include:

- South Facing Windows
- 2nd ADA Ramp
- 2nd Public Meeting Space on lower level
- Reduced Contingency
- Reuse of existing cameras instead of full replacement
- Furniture reduction as a result of no public meeting room on lower level.

Assuming Options 2 will have \$250,000 in bonding while Options 3 and 4 will trigger approximately \$20K increase in levy due to Fund 406 depletion, roughly this project costs \$7,000 less than Option 1 or the same as Options 3 and 4 annually. This project alleviates staff crowding in the lower level and adds some minor security upgrades at the same annual cost of doing basic upkeep in Options 3 and 4.

See attached resolution.

(3) Resolution Amending 2026-2030 Capital Improvement Plan. This project is removing the City Center Renovation Project from the 2026 CIP and changing it to piecemeal more immediate needs without improvements to structure or the electrical system. The total 5-year cost is estimated at \$865,000 with \$483,750 in 2026 and the rest over the next 4 years. The advantage to this Option over Option 4 is the operational costs and logistics of moving the lower-level office once instead of multiple times.

See attached resolution.

(4) Resolution Amending 2026-2030 Capital Improvement Plan for Limited Preservation and Security of City Center. This project is the same eventual cost as Option 3 over 5 years, only spending \$206,750 in 2026 and adding unknown costs of multiple office rearrangements and moves.

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.

**REGULAR COUNCIL MEETING
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
February 23, 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, Public Works Director Steven Jahnke, City Attorney Joel Holstad of Lakes National Law LLP, and City Clerk Daphney Maras.

ADDITIONAL STAFF PRESENT: Police Chief Darren Hanson, Fire Chief Jeff Laskowske, Finance Director Kristi Brutlag, Building/Zoning Official Wayne Sorensen

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 –

Dave Karge spoke about the ordinance limiting the number of cats and dogs per household and reported that his neighbors are exceeding those limits. Mayor Murray stated that staff will follow up with Mr. Karge to address his concerns

Bruce Holland addressed the council to express his opposition to the proposed City Hall remodel. He cited concerns about rising property taxes and the increased tax levy, and he also objected to using money from the water and sewer fund for the project, noting that those funds should be reserved for needed WWTP improvements.

Tally Rokuse reported ongoing drug activity in her neighborhood. She noted a tent and a motorhome on the property, with a generator running continuously. She also stated that the residence appears to be without water or electricity.

CONSENT AND APPROVAL OF AGENDA

- A. Approve Minutes of the February 09, 2026 Regular Council Meeting
- B. Approve Minutes of the February 09, 2026 Work Session
- C. Licenses and Permits
- D. Resolution Approving State of Minnesota Joint Powers Agreement with the City of Albert Lea on Behalf of its City Attorney
- E. Resolution Authorizing City of Albert Lea and Pickerel Lake Township to Enter into an Agreement for Fire Protection Services
- F. Resolution Authorizing City of Albert Lea and Albert Lea Township to Enter into an Agreement for Fire Protection Services
- G. Resolution Temporarily Suspending Pet License Fees and Changing the License Period

Motion made by Councilor Baker to approve the consent agenda as read, seconded by Councilor Herman. On 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.

PETITIONS, REQUESTS, AND COMMUNICATIONS - None

UNFINISHED BUSINESS

A. Ordinance 26-150 Amending Chapter 5 Cannabis Product – Article I. – Administration (2nd Reading)

The cannabis ordinance amendments create greater alignment with alcohol licensing standards regarding approval, denial, and revocation. These changes also clarify what constitutes public health and safety under Sec. 5.001, reducing ambiguity in the current language. Additional adjustments address concerns that have emerged over time, including the length of time a business may remain non-operational when the number of registrations is capped. The ordinance also clarifies that no “waiting list” exists; if an application is submitted when no registrations are available, it becomes void after 30 days. At the first reading, the council voted to increase the number of available cannabis registrations from two (2) to four (4).

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

(See Secretary's Original Ordinance 26-150
(Included with these minutes)

B. Ordinance 26-151 Amending Chapter 12 – Businesses and Business Regulations – Article XII. – Tobacco (2nd Reading)

Changes to the tobacco ordinance address longstanding issues as they relate to holding multiple licenses. Unlike the restrictions for off-sale alcohol, tobacco store owners could hold multiple licenses, reducing competition. This change corrects that inconsistency. In addition, several administrative elements required for alcohol and cannabis registrations are being incorporated into the tobacco licensing process, following the Department of Revenue's recommendations.

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, Herman, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Ordinance 26-151
(Included with these minutes)

C. Ordinance 26-152 Amending Chapter 50, Article IV, Section 50.0845, 50.0846, and

50.0847 (2nd Reading)

After a complete overhaul of the sign ordinance in May of 2024, staff continues to find adjustments that will simplify the sign ordinance and clarify language for both property owners and developers.

Attached is an ordinance amendment that works to correct the site triangle setback in section 50.0845 residential districts, which should be 25 ft, not 20 ft. The amendment also removes the limit on the number of wall signs and instead regulates with a maximum of 200 square feet in Section 50.0846 commercial districts and Section 50.0847 industrial districts.

The Planning Commission held a public hearing on February 3, 2026 in regard to these amendments and recommends approval.

Motion made by Councilor Christensen to approve as read, seconded by Councilor Herman. On 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 Ordinance 26-152
(Included with these minutes)

D. Resolution 26-036 Approving Publication Summary – Ordinance 26-150, 26-151, and 26-152

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 direct the public on how to obtain the complete Ordinance.

Motion made by Councilor Baker to approve as read, 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 26-036
(Included with these minutes)

NEW BUSINESS

A. Public Hearing Regarding and Resolution 26-037 Ordering Improvement and Preparation of Plans for the 2026 Neighborhood Improvement Project (Job 2601)

A public hearing is being held for public input for the 2026 Neighborhood Improvement Project, City Job No. 2601.

The proposed project consists of bituminous mill & overlay and miscellaneous curb & gutter and sidewalk replacement on the following streets:

- James Avenue – 7th Street to 2nd Street
- Frank Avenue – 7th Street to Front Street

- St. Joseph Avenue – 7th Street to 4th Street
- Water Street – 1st Avenue to West Avenue
- Ermina Avenue – W. Main Street frontage road to Fountain Street
- Oak Lane – Ermina Avenue to Adams Avenue
- Adams Avenue – W. Main Street frontage road to Clark Street
- Euclid Avenue – W. Main Street frontage road to Clark Street
- William Street – Euclid Avenue to St. Mary Avenue
- Bancroft Drive – Greenwood Drive to Lakewood Avenue
- Michael Place – Bancroft Drive to the cul-de-sac
- Lakewood Avenue – 141' south of Bancroft Drive to the cul-de-sac
- Green Lea Lane – Greenwood Drive to Lakewood Avenue

Work in the mill & overlay area will involve milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous layer will match with the level of the concrete gutter. A 2-inch-thick layer of bituminous will be laid over the entire width of the street. The project would also involve replacing sections of curb & gutter that have settled and are causing drainage issues. Sidewalk will be replaced where it is damaged or settled causing a tripping hazard, and to bring the pedestrian ramps into compliance with Americans with Disabilities Act standards.

There are 366 properties to be assessed as part of this project. The assessment rates depend on the width of the roadway and range between \$24.15 per foot to \$33.20 per foot. The preliminary assessment roll is attached to this report.

The assessment terms will be over five, ten, or fifteen years according to the City's Assessment Policy. The interest rate will be based on bonding in 2026.

The estimated project cost is \$1,686,631.82 and would be paid for with assessments, sanitary sewer funds, and City bonding funds. A neighborhood meeting was held on February 11, 2026 to discuss the project with the affected residents.

Councilor Baker asked whether residents could be assured that their driveways would not be affected by the mill-and-overlay work. Jahnke acknowledged that there is always some risk and that issues have occurred in the past, but emphasized that staff will make every effort to prevent any impact.

Mayor Murray opened the public hearing. He called the first time.

Water Street resident **Lyle Johnson** argues that the assessments do not comply with Minn. Stat. § 429 and are therefore invalid, and the maintenance is the responsibility of the city. He plans to appeal when the final notice is issued. He also questioned whether taxpayers are paying the assessment on the former high school site now owned by the Port Authority.

Second call: **Dave Karge** said he does not believe Frank Ave. needs improvements at this time, noting that 3rd and 4th Street are in significantly worse condition. He also asked who is responsible for paying for the improvements from James to Front Street. He also inquired about the process for putting up signs to restrict semi-truck access on Frank Ave.

Third call: **Virgil Loge** inquired about how long a street generally lasts before needing upgrades. He added that James Street is not in poor shape and that other streets in the neighborhood are in much greater need of repair.

Robert Hoffman, who owns property on Water Street, explained that a privately owned drive behind the homes functions as an alley even though it is not publicly maintained. Residents rely on it to access their garages, and he has maintained it for many years. He asked whether this might be an appropriate time for the city to consider assuming responsibility for its maintenance.

Robyn Moor stated that she supports Lyle Johnson's view that maintaining the roads is the city's responsibility, not the taxpayers. She asked whether any grants might be available to help ease the financial burden for residents required to pay these assessments. She also noted that she was pleased to learn, after moving to Albert Lea, that it is a Blue Zones community and appreciates that it is easily accessible by bike or on foot.

Mayor Murray closed the public hearing.

City Manager Rigg addressed each question raised during the public forum. He began by addressing concerns about the city's compliance with the statute, explaining that a mill-and-overlay project is classified as an improvement rather than routine maintenance. He added that he is confident the City's current policy aligns with statutory requirements.

On the question of whether the Port Authority pays street assessments, he noted that it is assessed in the same manner as other public entities, such as the county or the school district.

Regarding roadway lifespan, he said the city follows a general schedule for pavement life and replacement. He also stated that staff will follow up on the private driveway being used as an alley and on the request for signage to restrict semi-truck access on Frank Avenue.

Mayor Murray asked Public Works Director Jahnke to outline the typical life cycle of residential streets. Jahnke explained that the city aims for each road to last about 75 years. After the initial paving, a street will generally receive a mill and overlay at around 20–30 years, and another at approximately 50 years, which should carry it through to the 75-year mark. That 75-year point also aligns with the expected lifespan of the underground infrastructure, making it the appropriate time for a full reconstruction.

He also highlighted the significant cost difference between a mill-and-overlay project and a complete reconstruction. Even when a road still appears to be in good condition, performing a mill and overlay at the optimal time is the most cost-effective way to extend its life and ensure it reaches the full 75-year cycle.

Councilor Baker requested an overview of the assessment appeal process. City Manager Rigg provided background information and then referred the matter to the City Attorney, who, in turn, asked the City Clerk to outline the initial steps. Clerk Maras described the process beginning with

the resident's receipt of the final assessment charge, the submission of their appeal, and the issuance of the required filing form. The City Attorney then continued by explaining the steps that occur once the resident files the form with the District Court.

In response to Councilor Anderson's question, Rigg outlined the tiered assessment structure, explaining how the assessment amount corresponds to the number of years over which it is applied. He also described how the interest rate is determined and reviewed the payment options available to residents.

Motion made by Councilor Baker to approve as read, seconded by Councilor Van Beek. On 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 26-037
(Included with these minutes)

B. Public Hearing Regarding and Resolution 26-038 Ordering Improvement and Preparation of Plans for the 2026 State Aid Street Overlay Project (Job 2602)

A public hearing is being held for public input for the 2026 State Aid Street Overlay Project, City Job No. 2602.

City Manager said this proposed project involves the bituminous mill & overlay and miscellaneous curb & gutter and sidewalk replacement on Clark Street from Ermina Avenue to West Avenue.

Work in the mill & overlay area will involve milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous layer will match with the level of the concrete gutter. A 2-inch thick layer of bituminous will be laid over the entire width of the street. The project would also involve replacing sections of curb & gutter that have settled and are causing drainage issues, and settled or damaged sidewalk to address tripping hazards and to bring the pedestrian ramps into compliance with Americans with Disabilities Act (ADA) standards.

There are 15 properties to be assessed as part of this project. The preliminary assessment rate is \$34.38 per foot. Abutting properties will be assessed for 25% of the sidewalk replacement costs, per the Assessment Policy. The assessment rate for sidewalk replacement is \$3.02 per square foot. The preliminary assessment roll is attached to this report.

The assessment terms will be over five, ten, or fifteen years based on the City's Assessment Policy. The interest rate will be based on bonding in 2026.

The estimated project cost is \$186,386.90 and would be paid for with assessments, bonding funds, and Municipal State Aid Funds.

A neighborhood meeting was held February 10, 2026 to discuss the project with the affected residents.

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

Motion made by Councilor Baker to approve as read, seconded by Councilor Herman. On 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 26-038
(Included with these minutes)

C. Public Hearing Regarding and Resolution 26-039 Ordering Improvement and Preparation of Plans for the St. Mary Avenue & 14th Street Reconstruction Project (Job 2603)

A public hearing is being held for public input for the St Mary Avenue & 14th Street Reconstruction Project (City Job No. 2603).

The proposed project calls for the complete reconstruction of portions of St Mary Avenue and 14th Street (approximately 1,232 total feet). Proposed work will include complete removal and replacement of the pavement, curb & gutter, sidewalk, sanitary sewer, storm sewer, and watermain. The existing concrete and bituminous pavements will be removed and replaced with a bituminous surface. The streets are:

- St. Mary Avenue – William Street to Clark Street
- 14th Street – Myers Road to the east end

St. Mary Avenue is 37 feet wide with a sidewalk on the west side. This street is wider to allow for parking on both sides of the street to serve First Lutheran Church, the Freeborn County Department of Human Services building, and other surrounding businesses. The project would also include replacing both the steps and a portion of the concrete abutment that protects the steep slope from the street to the municipal parking lot adjacent to the project. The watermain, sanitary sewer, and storm sewer are proposed to be replaced, and the street reconstructed with the same width and sidewalk configuration as the existing street.

14th Street is 42 feet wide from back-to-back of curb and is proposed to be reconstructed to the same configuration. No sidewalk is proposed to be installed along 14th Street. This section of 14th Street has experienced a large number of watermain breaks in recent years, so the watermain is proposed to be replaced. The sanitary sewer and mainline storm sewer are in good condition and are not proposed for replacement. The curb & gutter along the north side of the road will be replaced as it is almost directly over the watermain. The existing curb on the south side is also in good condition and will be left in place.

Properties will be assessed for half of the street width abutting the project and 25% of the sidewalk replacement costs.

The proposed assessment rate for St Mary Avenue is \$168.48 per foot, and \$148.08 per foot for 14th Street. The proposed assessment rate for the sidewalk is \$2.23 per square foot.

There are 12 properties proposed to be assessed as part of this project (7 along 14th Street and 5 along St Mary Avenue). A preliminary assessment roll is attached to this report.

The estimated project cost is \$1,178,418.80 and would be paid for with assessments, sanitary sewer funds, water funds, and City bonding funds. A neighborhood meeting was held on February 12, 2026 to discuss the project with the affected residents.

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

City Manager Rigg noted that the County Administrator submitted an email expressing opposition to the proposed assessments for the County's property at 245 Clark St. W.

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, Herman, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 26-039
(Included with these minutes)

D. Resolution 26-040 Approving Plans and Ordering Bids for the Valley Avenue & Marshall Street Reconstruction Project (Job 2517)

On February 9, 2026 a public improvement hearing for the Valley Avenue & Marshall Street Reconstruction Project was held and the project was authorized to proceed.

The project calls for the complete reconstruction of portions of Valley Avenue, Johnson Street, and Marshall Street (approximately 2,291 total feet). Work will include complete removal and replacement of the pavement, curb & gutter, sidewalk, sanitary sewer, storm sewer, and watermain. The impacted streets are as follows:

- Valley Avenue – Hawthorne Street to Johnson Street
- Johnson Street – Valley Avenue to Marshall Street
- Marshall Street – Johnson Street to Bridge Avenue

The streets will be reconstructed to similar configurations as the existing streets with minor changes to the street and boulevard widths, and to make accessibility improvements. Both streets have sidewalks on both sides of the street. On-street parking is allowed on both sides of the street on Valley Avenue, and is restricted to the east side only on Marshall Street.

The estimated project cost is \$4,902,484.40 and would be paid for with assessments, bonding funds, sanitary sewer funds, water funds, Federal funds, and Municipal State Aid Street funds.

The plans and specifications have been completed and have been presented to the Council for approval and authorization of bidding.

Motion made by Councilor Olson to approve as read, seconded by Councilor Van Beek. On 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 26-040
(Included with these minutes)

E. Resolution 26-041 Approving Plans and Ordering Bids for the TH-13 Trail Project (Job 2411)

On December 22nd a presentation was given to the City Council regarding trail grants and 2026 construction. The first portions proposed to be constructed is from Fountain Street to Highway 13, a portion from Sunset Street to County Road 74, and four bridges.

The estimated project cost is \$1,600,267 with the City and County portions each estimated at approximately \$273,335 and the remainder paid with MnDOT AT Grant, MnDNR Local Grant, and a MnDNR Regional grant.

HDR Inc. has prepared the plans and specifications and Freeborn County will be the project manager and administer this project. The plans and specifications have been completed and have been presented to the council for approval and authorization of bidding.

City Manager Rigg said that if voters approve the sales tax referendum in November, the City should have the ability to use the local option sales tax to help fund this project. Councilor Christensen added that connecting the project to the local option sales tax is important to ensure it does not place additional pressure on the property tax levy.

Motion made by Council Baker approve as read, seconded by Councilor Herman. On 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 26-041
(Included with these minutes)

F. Resolution 26-042 Adopting the 2025 Freeborn County Hazard Mitigation Plan

Freeborn County is required to update its Hazard Mitigation Plan every five years to stay eligible for FEMA funding that supports projects reducing long-term risks from natural hazards. Albert Lea staff have been active partners in the development of the 2025 Freeborn County Hazard Mitigation Plan, working alongside county officials, emergency management personnel, and other jurisdictions. The plan outlines strategies to lessen the impacts of flooding, severe weather, and other hazards on people and property.

Adopting the plan shows the City's commitment to proactive risk reduction and ensures Albert Lea and the county remain eligible for FEMA Hazard Mitigation Assistance grants. Council approval is one of the final steps before the plan is submitted to FEMA for review.

Motion made by Councilor Anderson to approve as read, seconded by Councilor Baker. On 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 26-042
(Included with these minutes)

G. Resolution FAILED Accepting Bid and Awarding Contract for Remodeling the City Center Building

City Manager Rigg said Monday, February 23rd, 2026 the Council will have a resolution to approve a major improvement to the City Center Building. The only other time such an improvement has been down was in 2007 with the expansion of the library. The project cost \$1.2M adjusted for inflation from 2007 to 2026. Actual construction inflation would have the project costs even higher in 2026.

There has been no building wide review and change to alter space for the service and function of staff and users. As an example, when the fire quarters were vacated in 2020, the original plan was only to look at that space, not how all it fits together. This was a continuation of not mixing capital planning with operational efficiencies to intentionally keep project costs down and unintentionally keep or make operational expenses higher.

Completing this project as a whole will leave remaining spaces and improvements within the scope of the library project. If both projects are done this will fully update the building since its construction.

This apparent winning bid from WEB Construction with alternates 1 and 2 added totals \$1,462,627 dollars. Unplanned items or those removed from the bidding process but require completion total \$97,000 in addition to the bid.

Bonding is expected to be \$600,000 in levy paid debt while other funds will fill the remaining \$1.3M of the approximate \$1.9M total budget.

Highlights of Why

The building layout continues operational inefficiencies instead of giving opportunity to remove them:

- Continue to equip three separate work areas instead of one
- Through attrition, one administrative assistant position may be cut or reduced
- Climate control for separated zones adds cost
- Lost opportunity for cross training

This building was designed for a different use and area:

- It is a like a shopping mall for separate operations, not one operation
- It is not designed for modern safety standards as seen in most public buildings
- Limited ability to work independently if employee is wheelchair bound
- Changes in technology requires improvements to electrical service and communications

Doing it once is cheaper than doing the following separately:

- Electrical upgrades as there are no circuit breakers available
- CAT 5 line is past its life of reliability
- Windows and flashing
- ADA compliance improvements
- OSHA compliances
- Some areas of flooring need replacement including loose floor tiles with asbestos
- Replacement of lights
- Door lock replacements with electronic key cards
- Server security with proper HVAC
- Camera additions

Some needed improvements only make sense in a larger remodel. As an example, the secure doors require electricity and CAT 5 or 6 connections. This requires some rewiring and electrical panel upgrades as we have only one breaker left on the lower level. These improvements or replacements require expensive workarounds or new holes in walls to run the power and communication to the doors.

Costs of the Project

Savings in Operations:

- \$2,400 annually in equipment
- \$3,000 in climate control and lighting
- \$60,000 minimum in staffing costs post open floor plan, planned technology improvements and final cross training across what use to be three separate office areas.

Annual savings in maintenance and separate improvements

- \$2,500 in lighting ballast replacement
- Not increasing levy contributions from \$60,000 to \$90,000 annually into the Building Maintenance Fund

Assuming a \$600,000 bond at 20 years:

- \$46,000 annual payment
- \$2.70 in taxes annual per \$100,000 of valuation with no efficiencies
- (\$37,900) to (\$97,900) in operational reductions or cost avoidance annually

What is “want” and “need” is subjective, what is eventual replacement by the best guess from the architect and building official is:

- Window sealing = \$40,000
- Asbestos = \$33,807
- Flooring over the next 5 years = \$200,000
- HVAC = \$90,000
- Electrical and CAT 5 = \$100,000 minimum with limited improvements as needs change or failures occur
- Lighting = previous estimates were \$70,000 without ceiling grid costs or repositioning.
- OSHA complaint cubicle stations = \$50,000

What some may consider is “want”:

- Breakroom = \$50,000
- Restrooms = \$25,000 each
- Windows = \$50,000 start (needs further review).

Councilor Baker asked whether the contractor plans to use local subcontractors for the project. Building/Zoning Official Sorensen explained that Webb Construction has not yet provided its subcontractor list, but noted that the lowest qualified bids are typically prioritized. Baker then asked what safety measures are being considered for the public restrooms. Rigg explained that the proposed cameras are intended to monitor the flow of people entering and exiting the facilities, which would help staff stay aware of activity in the area. He also noted that most businesses provide private restrooms for their employees, and other city buildings already have dedicated employee facilities. Rigg described situations in which female staff members have felt uncomfortable because of incidents in the public restrooms. He added that ensuring employees have their own restrooms is not only a safety measure but also an issue of fairness and equity.

City Attorney Holstad emphasized that security concerns at City Hall have become increasingly serious, noting that surveillance cameras are essential to protect staff. He explained that specific criminal offenders have previously targeted City of Albert Lea employees within this building, creating risks that current measures do not adequately address. Metal detectors, he added, do not mitigate the types of threats City Hall is currently facing.

He also pointed to a significant rise in individuals who are distrustful of government, including First Amendment auditors who film inside public buildings to assert their constitutional rights. While lawful, this activity can expose private or sensitive workplace information, adding another layer of security and privacy concern. Holstad emphasized that he isn’t taking a position for or against the project. Instead, he’s underscoring that there is a significant issue the City is responsible for addressing, specifically, ensuring the safety of the public, the data involved, and the employees who work here.

City Manager Rigg explained that the open-concept building design would let staff to meet with individuals in a shared, visible area, ensuring greater safety and security because other

employees can easily see what's happening. The layout and features of the proposed building design are focused on balancing availability, security, and efficiency.

Councilor Herman said he's been hearing from many residents who want clarity on the project's cost to taxpayers. Rigg explained that the proposal includes \$600,000 in bonding and approximately \$300,000 from the building and maintenance fund, which would amount to \$2.70 per \$100,000 of assessed home value. He also addressed why the building maintenance fund hasn't accumulated for major upgrades over time, also noting that past fixes were done in small, piecemeal projects. Those incremental repairs, he said, ultimately increased the cost of the improvements now being proposed.

Councilor Anderson noted that the construction work at the Government Center should not be compared to the proposed City Hall project, emphasizing that the two differ significantly in cost. He explained that he and several other council members served on a committee that thoroughly reviewed the proposal and substantially reduced both the scope and the overall price from the original plan. He highlighted ongoing concerns related to ADA compliance, building security, and the need to address these issues responsibly. He also pointed out that staff working in the lower-level office area are overcrowded and that these conditions have been left unaddressed for far too long. He stated that it is time to move forward with the necessary improvements and confirmed that he will be supporting the project.

Rigg responded to Councilor Baker's question regarding using general funds for this project. Noting it is an option, however, there is an inherent risk in using that fund related to bonding, TIF proceeds, and additional factors.

Councilor Christensen noted that this is a difficult issue, explaining that because extensive repairs are already needed, it can sometimes be more efficient to complete all of the work at once. She questioned whether every possible option had been explored to keep the project more affordable. She added that this proposal comes at a particularly challenging time for residents, who are still feeling the impact of last December's unexpected costs. She also remarked that, in her professional experience, she has never had a private restroom; facilities were always shared with the public. At this time, she said she is not prepared to support the project, believing taxpayers have reached their limit. She also expressed discomfort with drawing from the water and sewer fund, given the required upgrades at the WWTP.

Councilor Van Beek agreed with Councilor Christensen's remarks. He noted that he has had many "colorful" conversations with constituents, and one recurring concern is the use of the water fund to pay for the project. He also asked when the condition of the windows in the Engineer's area was first identified. Rigg replied that he became aware of the issue approximately six to nine months after he was hired and that it was evaluated more fully as part of the broader project review. Van Beek stated that he believes the matter was a maintenance issue that should have been addressed a long time. He emphasized again that he does not support staff working remotely. On the funding side, he noted that he values employee safety and appreciates their work, but believes the project should be limited to the existing building-maintenance budget or

supported through alternative funding sources. He made clear that he will not be supporting this proposal.

Councilor Baker noted the rising cost of construction materials and emphasized that prices are unlikely to decrease. Delaying the project, he said, would only make it substantially more expensive a decade from now, and this should be something to consider.

Councilor Anderson requested the Finance Director's assessment of the sewer and water fund as it relates to the WWTP. He further questioned whether the City could realistically accumulate sufficient reserves to complete the required phosphorus-reduction improvements without financial assistance from the State. Mayor Murray invited Finance Director Brutlag to speak. Brutlag explained that any amount taken from the water and sewer fund will ultimately influence utility rates because the fund must be replenished. She said she could not estimate how much the rates might change. City Manager Rigg then outlined additional funding options for the council to consider.

Councilor Herman said he agrees with Councilor Van Beek. He added he cannot see adding more taxes to the citizens at this time.

Rigg asked when the economy and tax climate would ever be favorable enough for the public to support this project. He said the answer is *never*, because it's City Hall—there will never be a moment when spending even one dollar on this facility feels “perfect.” However, he emphasized that delaying the project only increases operational costs, leads to higher taxes in the long run, and forces staff to continue working in inefficient spaces.

Mayor Murray stated that taxpayers are feeling overburdened and emphasized the need to ask residents which services they consider most essential, noting that not everything can be funded. He referenced the increasing tax pressure on property owners and acknowledged that some building improvements are necessary. He concluded by saying he will not be supporting the City Hall project.

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

(Resolution FAILED)

MAYOR AND COUNCIL REPORTS

First Ward, Councilor Christensen reported:

- Ward Items – None
- Committee Update – The Senior Center Board met last week, and she expressed appreciation to the Mayor for attending and greeting the group. The Board also welcomed three new members. Blue Zones met last week as well and shared that the Walking Moais will officially re-launch in April. Age-Friendly Freeborn County held its meeting at the Fire Station and noted what an outstanding group it is, serving the community in meaningful

ways. She also thanked Erin Haag from the United Way for meeting with her to discuss how to better support vulnerable residents, and for providing a tour of the Welcome Pantry.

Second Ward, Councilor Baker reported:

- Ward Items – None
- Committee Update – Will be attending the HRA meeting tomorrow. The ALEDA Board met and have chosen a candidate for the ALEDA Assistant Director.

Third Ward, Councilor Herman reported:

- Ward Items – None
- Committee Update – None

Fourth Ward, Councilor Olson reported:

- Ward Items – Reported a resident recently had three dead deer in their yard. He called the DNR, who removed the three deer, and they will be checked for chronic wasting disease.
- Committee Update – None

Fifth Ward, Councilor Van Beek reported:

- Ward Items – None
- Committee Update – Attended a recent Human Rights Commission meeting. Attended a fundraiser at the Eagles for the Nation of Patriots last Saturday. He said he will be attending the Housing Redevelopment Meeting tomorrow and will be attending the Budget Committee meeting on Wednesday.

Sixth Ward, Councilor Anderson reported:

- Ward Items – None
- Committee Update – Will attend the HRA meeting tomorrow night. He said he appreciates the public's attendance at tonight's meeting and last weeks.

MAYOR REPORT:

Attended the following events and provided details of each:

- He said he received a letter from the Human Rights Commission concerning the presence of ICE in the community.
- Over the last two weeks, has received ALEDA updates
- Senior Center meeting
- On Feb. 12th – The Lakeview Reading Program, where he read to two elementary-aged grades
- Followed up with several community partners regarding how things are going within their business
- Big Freeze on Feb. 14th
- Albert Lea Robotics Team event
- ALEDA Annual meeting on Feb. 17th
- Moose Lodge State Convention was held on Feb. 20th. He commended the Moose Lodge for

all its support for the community.

- Boys Basketball game on Feb. 20th
- Hockey at the City Arena
- ALEDA meeting this morning
- Shout out to six Albert Lea Wrestlers heading to State

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

CITY MANAGER REPORT

- Met with the HRA to discuss options for reallocating unused city levy funds to support the Tapestry project, a low-income housing development at the Blazing Star site.
- Finalizing documents for the upcoming lobbying effort.
- Preparing for Lobbying Day on March 25; only three council members may attend to avoid creating a quorum.
- Participated in the ALEDA interview process for the Assistant Director position.
- Provided the council with an update on one of the TIF districts, noting that when the district closes in 2028, it is projected to generate nearly \$500,000 in revenue.

APPROVAL OF CLAIMS

A. Resolution 26-043 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 as read, seconded by Councilor Herman. On 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 Ordinance 26-043
(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, March 9, 2026. On a voice call vote, all councilors voted in favor of said motion.

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

ADJOURNMENT: 9:21 PM

Mayor Rich Murray

Daphney Maras
Secretary of the Council

**WORK SESSION MEETING
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
February 23, 2026 - 5:30 P.M.**

PRESENT: Mayor Rich Murray, Councilors Rachel Christensen, Larry Baker, Ted Herman, 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: Police Chief Darren Hanson, Fire Chief Jeff Laskowske, Finance Director Kristi Brutlag, Planning/Zoning Official Wayne Sorensen, and Human Resource Director Mike Zelenak

I. HAZARD MITIGATION PLAN REVIEW – FIRE CHIEF JEFF LASKOWSKE

Fire Chief Laskowske presented an overview of the current Hazard Mitigation Plan (HMP), outlining recent updates utilizing a PowerPoint presentation. He noted that the plan is revised every five years by a team of city and county staff, working with a state-funded contractor. Keeping the HMP current ensures the city and county remain eligible for state and federal funding to support natural disaster response and recovery.

II. REVIEW COUNCIL MEETING AGENDA OF FEBRUARY 23, 2026

Rigg covered agenda items, shared pertinent information, and invited feedback from council members.

CONSENT AND APPROVAL OF AGENDA

- A. Approve Minutes of the February 09, 2026 Regular Council Meeting
- B. Approve Minutes of the February 09, 2026 Work Session
- C. Licenses and Permits
- D. Resolution Approving State of Minnesota Joint Powers Agreement with the City of Albert Lea on Behalf of its City Attorney
- E. Resolution Authorizing City of Albert Lea and Pickerel Lake Township to Enter Into an Agreement for Fire Protection Services
- F. Resolution Authorizing City of Albert Lea and Albert Lea Township to Enter into an Agreement for Fire Protection Services
- G. Resolution Temporarily Suspending Pet License Fees and Changing the License Period

Councilor Baker inquired about the existing limits on cats and dogs per household. City Manager Rigg stated that the ordinance is slated for review and that proposed amendments will be presented at a later date.

PETITIONS, REQUESTS AND COMMUNICATIONS

UNFINISHED BUSINESS

- A. Ordinance 26-150 Amending Chapter 5 Cannabis Product – Article I. – Administration
(2nd Reading)

City Clerk Maras described the most notable amendments to this ordinance, including an increase in the limit of registrations from two to four, and added clarity for Cannabis Events.

- B. Ordinance 26-151 Amending Chapter 12 – Businesses and Business Regulations – Article XII. – Tobacco (2nd Reading)

City Manager Rigg reviewed the key amendments to the ordinance, noting in particular that a business may hold only one Tobacco Store license.

- C. Ordinance 26-152 Amending Chapter 50, Article IV, Section 50.0845, 50.0846, and 50.0847 (2nd Reading)
- D. Resolution Approving Publication Summary – Ordinance 26-150, 26-151, and 26-152

NEW BUSINESS

- A. Public Hearing Regarding and Resolution Ordering Improvement and Preparation of Plans for the 2026 Neighborhood Improvement Project (Job 2601)

Councilor Christensen noted the recurring flooding concerns in the Euclid area that residents raised at the recent Neighborhood Meeting. Jahnke explained that this area around Morin Park has historically experienced flooding. Although the rain garden installed a few years ago has helped, it will not resolve the issue. He added that several smaller improvement projects will be needed to make progress. He further stated that fully addressing the problem would require replacing the three large stormwater pumps and all associated piping from the Morin Park lift station. Adjusting the road elevation would not reduce flooding, and while water often approaches nearby homes, it has not entered them. Jahnke further explained that it's generally the fast and hard rains that cause the flooding.

- B. Public Hearing Regarding and Resolution Ordering Improvement and Preparation of Plans for the 2026 State Aid Street Overlay Project (Job 2602)
- C. Public Hearing Regarding and Resolution Ordering Improvement and Preparation of Plans for the St. Mary Avenue & 14th Street Reconstruction Project (Job 2603)

Councilor Baker noted that his constituents are interested in having a sidewalk installed in that area. Jahnke responded that this could be considered as part of a future city project, and offered to get some cost estimates to present at the next meeting.

Rigg reported receiving an email from the County objecting to the assessment applied to the DHS building, which the County owns. Jahnke added that T&M Seed provided comments at the

Neighborhood meeting regarding project timing and confirmed it would not disrupt their semi-truck pickups or deliveries. He also noted that his department will coordinate with Ventura Foods throughout construction to support the movement of their semi traffic.

D. Resolution Approving Plans and Ordering Bids for the Valley Avenue & Marshall Street Reconstruction Project (Job 2517)

Councilor Christensen asked whether anyone had followed up with resident Celeste Kraus, who spoke during the public hearing at the previous council meeting. Jahnke responded that staff have attempted to contact her but have not yet been successful. Christensen then suggested that notices for neighborhood meetings might need to be sent out earlier so homeowners have more time to plan, attend, and participate.

In response to Mayor Murray's question, Jahnke noted that the project includes 62 homes, with an average assessment of \$7,976, a high of \$20,000, and a low of \$1,200.

E. Resolution Approving Plans and Ordering Bids for the TH-13 Trail Project (Job 2411)

City Manager Rigg noted that several grants are expected to offset a portion of the project's cost. He added that an interfund loan would be established, and if voters approve the project through the sales tax referendum, the loan would be repaid using sales tax revenue.

Jahnke explained that the Trail project will be bid through the County, with the City participating through a cost-share arrangement. He added that the County has secured \$1.3 million in grant funding for the Highway 13 bridge segment of the trail.

He also shared positive news for the city: it received \$2.4 million in grant funding to help cover its share of the roundabout project planned for 2030, located near Trails, along with an additional \$750,000 safety grant awarded for the same project.

F. Resolution Adopting the 2025 Freeborn County Hazard Mitigation Plan

G. Resolution Accepting Bid and Awarding Contract for Remodeling the City Center Building

Rigg noted that the Council had inquired about dividing this project into phases, and he explained that although phasing is technically possible, it would not be practical or cost-effective. He went on to outline safety concerns and referenced past incidents involving staff and individuals using restrooms designated for the opposite sex while occupied by staff. He also described additional safety concerns, noting that a staff member had to obtain a restraining order against an individual who repeatedly entered the building and harassed them.

He emphasized that all aspects of the project have been carefully evaluated. He clarified that the primary concerns are not about restroom arrangements or avoiding interactions with certain individuals, but about improving the building's overall operational function and reducing long-term

costs. He noted that these savings could be realized over time through natural attrition in staffing and reduced healthcare-related expenses. He stated that other city facilities provide appropriate accommodations for both men and women, while City Hall does not offer comparable access for women or for staff with physical disabilities, leaving the building unable to meet even the most basic needs. He conveys that City Hall projects are rarely popular, perfectly timed, or universally embraced, yet he hopes the council will recognize that these long-overdue improvements are essential to supporting staff and serving the public well into the future.

Mayor Murray asked why, if the City has been contributing to the building and maintenance fund over the years, the fund has not grown enough to cover routine upkeep or replace the bathrooms. Rigg explained that a significant portion of the proposed project addresses broader facility needs, including upgrades to the electrical system and installation of a secure key-entry system. With costs expected to keep increasing, the best path forward is to identify every opportunity for efficiency and implement cost-saving measures through a deliberate, coordinated plan instead of responding piecemeal as issues arise.

To Councilor Van Beek's question, Rigg responded that approximately \$600,000 is available in the building and maintenance fund.

CITY MANAGER REPORT

APPROVAL OF CLAIMS

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

ADJOURNMENT – 6:54 p.m.

Dated this February 23, 2026

Daphney Maras
Council Secretary

5C - Licenses and Permits

Council Approval 03-09-2026

All Licenses Listed Are Located In Albert Lea Unless Otherwise Indicated

MOBILE VENDOR

Golden Hour Dirty Soda LLC

RESOLUTION 26

Introduced by Councilor

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT OF BIDS FOR THE 2026 NEIGHBORHOOD IMPROVEMENT PROJECT (JOB 2601)

WHEREAS, pursuant to a resolution passed by the council on February 23, 2026, the City Engineer has prepared plans and specifications for the 2026 Neighborhood Improvement Project, Job No. 2601. The streets are as follows:

James Avenue – 7th Street to 2nd Street
Frank Avenue – 7th Street to Front Street
St. Joseph Avenue – 7th Street to 4th Street
Water Street – 1st Avenue to West Avenue
Ermina Avenue – W. Main Street frontage road to Fountain Street
Oak Lane – Ermina Avenue to Adams Avenue
Adams Avenue – W. Main Street frontage road to Clark Street
Euclid Avenue – W. Main Street frontage road to Clark Street
William Street – Euclid Avenue to St. Mary Avenue
Bancroft Drive – Greenwood Drive to Lakewood Avenue
Michael Place – Bancroft Drive to the cul-de-sac
Lakewood Avenue – 141' south of Bancroft Drive to the cul-de-sac
Green Lea Lane – Greenwood Drive to Lakewood Avenue

WHEREAS, this project will include but not be limited to mill & overlay, curb & gutter replacement, sidewalk replacement, and manhole repairs.

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

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

Sec. 2. The City Clerk shall prepare and cause to be inserted in the official newspaper and in the QuestCDN an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published in each of said publications at least once not less than three weeks and shall specify the work to be done. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility. No bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the clerk for 5% percent of the amount of such bid.

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

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26-

Introduced by Councilor

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING
ADVERTISEMENT OF BIDS FOR THE 2026 STATE AID STREET OVERLAY PROJECT
(JOB 2602)

WHEREAS, pursuant to a resolution passed by the council on February 23, 2026, the City Engineer has prepared plans and specifications for the 2026 State Aid Street Overlay Project, Job No. 2602. The streets are as follows:

Clark Street – Ermina Avenue to West Avenue

WHEREAS, this project will include but not be limited to mill & overlay, and miscellaneous curb & gutter and sidewalk replacement.

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

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

Sec. 2. The City Clerk shall prepare and cause to be inserted in the official newspaper and in the QuestCDN an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published in each of said publications at least once not less than three weeks and shall specify the work to be done. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility. No bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the clerk for 5% percent of the amount of such bid.

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

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26

Introduced by Councilor

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING
ADVERTISEMENT OF BIDS FOR THE ST MARY AVENUE & 14TH STREET
RECONSTRUCTION PROJECT (JOB 2603)

WHEREAS, pursuant to a resolution passed by the council on February 23, 2026, the City Engineer has prepared plans and specifications for the St. Mary Avenue & 14th Street Reconstruction Project, Job No. 2603. The streets are as follows:

St. Mary Avenue – William Street to Clark Street
14th Street – Myers Road to the east end

WHEREAS, this project will include but not be limited to the complete reconstruction of the pavement, curb & gutter, sidewalk, watermain, sanitary sewer and storm sewer, and boulevard tree removal and replacement.

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

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

Sec. 2. The City Clerk shall prepare and cause to be inserted in the official newspaper and in the QuestCDN an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published in each of said publications at least once not less than three weeks and shall specify the work to be done. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility. No bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the clerk for 5% percent of the amount of such bid.

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

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26

Introduced by Councilor

RESOLUTION ACKNOWLEDGING BIDS FOR THE EBERHART STREET UTILITY & STREET
IMPROVEMENTS FOR THE ALBERT LEA FAMILY HOUSING PROJECT
(TAPESTRY PROJECT)

WHEREAS, Greiner Inc. received, opened and tabulated bids according to law, and bids were received complying with the advertisement; and

WHEREAS, Jones, Haugh, and Smith Inc. and Braun Intertec, oversaw the process and wrote a letter stating the public process was followed; and

WHEREAS, it appears that Jensen Excavating Inc. of Albert Lea, Minnesota is the lowest responsible bidder on the public portions of the project.

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

Sec. 1. That the low bidder is acknowledged.

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, Herman, Olson, Van Beek, Anderson and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

February 10th, 2026

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

RE: Albert Lea Family Housing/Eberhart Street & Utility Improvements

Dear Mr. Jahnke:

Pursuant to your request, we have reviewed the public bidding process performed by Greiner Inc., the project's General Contractor (GC) as part of the Albert Lea Family Housing Project on Lot 2, Block 2, Blazing Star No. 2.

Based on our understanding, part of the housing project includes improvements to Eberhart Street by way of municipal street and utility extensions and soil remediation which are proposed to be funded in part, by City of Albert Lea public or grant funds. Based on our understanding of the bidding process, bids were advertised and published in the Finance and Commerce trade paper as hard copy prints and online for a total of (5) publications. Those publication dates included 10/30/2025, 11/1/2025, 11/04/2025, 11/05/2025 and 11/12/2025. Our understanding is that Finance and Commerce is an acceptable legal trade paper published statewide.

In addition, invitations to bid were sent to the MNUCP list, the CERT list and targeted businesses comprising a total of more than 1200 potential bidders from all work disciplines.

Bid documents including plans and specifications outlining bidding and construction requirements along with wage scale determinations could be obtained through the public online bidding platform; Construct Connect. Prospective bidders were required to submit their bids via the online platform by 2:00 pm, November 12th, 2025.

Our understanding is that a virtual/in house pre-bid meeting was held October 28th, 2025 by the GC and an onsite pre-bid meeting by the GC again on October 29th, 2025. Our understanding is that bids were then received at the designated bid deadline and that no changes could be made to any of the submitted bids from that point in time thereafter.

Our understanding is that the GC then tabulated the bids by Specification Division Sections in order from lowest bid received to highest. These tabulations are included in the GC's Bid Summary letter to the City dated January 26th, 2026 for those portions of

work pertaining to the Eberhart Street and associated Soil Remediation & Utility extension work and are attached hereto.

Based on the information outlined above, it would appear that a “good faith” effort was used by the GC to obtain competitive, non-biased bids not only for the entire project but for those portions relating to the Eberhart Street and associated Soil Remediation & Utility extension work.

Respectfully submitted,



Brian J. Johnson, P.E., Jones, Haugh & Smith Inc.



Travis Pennings, PE, Braun Intertec

Enclosure

BID ABSTRACT						
ALBERT LEA FAMILY AFFORDABLE HOUSING & EBERHART STREET IMPROVEMENTS						
GREINER CONSTRUCTION, INC.						
Division 31 - Earthwork	Jensen	Dulas	Ulland	Larson	Glakam	Quad E
On-Site Earthwork	\$610,105	\$1,360,000	\$1,049,184	\$870,219	\$1,000,000	\$1,197,000
Alternate #01-Eberhart Street-Earthwork	\$128,208	\$298,500	\$310,191	\$278,123	\$300,000	\$250,000
Division Total	\$738,313	\$1,658,500	\$1,359,375	\$1,148,342	\$1,300,000	\$1,447,000
Division 31 - Soil Treatment	Jensen	Dulas	Ulland	Larson	Glakam	Quad E
Soil Treatment	\$269,175	Included-No Breakout	Included-No Breakout	\$297,398	Included-No Breakout	Included-No Breakout
Division Total	\$269,175	\$0	\$0	\$297,398	\$0	\$0
Division 31 - Special Foundations	Menard	Ground Improvement	Atlas Foundations			
Special Foundations	\$585,000	\$613,500	\$1,111,430			
Division Total	\$585,000	\$613,500	\$1,111,430			
Division 32 - Site Concrete	Jensen	Curb Masters	North Country Concrete	Pember	Larson	
On-Site Site Concrete	\$127,119	\$211,482	\$206,830	\$160,700	\$142,516	
Alternate #01-Eberhart Street-Curbs	\$61,327	\$82,063	\$42,940	\$40,300	Not Included	
Alternate #01-Eberhart Street-Sidewalk	Included-No Breakout	Included-No Breakout	\$36,840	Included-No Breakout	\$38,261	
Division Total	\$188,446	\$293,545	\$286,610	\$201,000	\$180,777	
Division 32 - Flexible Paving	Ulland					
On-Site Paving	\$81,200					
Alternate #01-Eberhart Street-Paving	\$77,855					
Division Total	\$159,055					
Division 33 - Utilities	Jensen	Dulas	Ulland	Larson	Glakam	Quad E
On-Site Utilities	\$198,937	Included In Division 31 -No Breakout	Included In Division 31 -No Breakout	Included In Division 31 -No Breakout	\$500,000	Included In Division 31 -No Breakout
Alternate #01-Eberhart Street-Utilities	\$121,400	Included In Division 31 -No Breakout	Included In Division 31 -No Breakout	Included In Division 31 -No Breakout	Included In Division 31 -No Breakout	Included In Division 31 -No Breakout
Division Total	\$320,337	Included In Division 31 -No Breakout	Included In Division 31 -No Breakout	Included In Division 31 -No Breakout	\$500,000	Included In Division 31 -No Breakout

RESOLUTION 26

Introduced by Councilor

RESOLUTION APPROVING APPLICATION TO THE MINNESOTA PUBLIC FACILITIES
AUTHORITY CLEAN WATER REVOLVING FUND

WHEREAS, the City of Albert Lea is hereby applying to the Minnesota Public Facilities Authority for a loan from the Clean Water Revolving Fund for improvements to its municipal wastewater treatment system as described in the loan application; and

WHEREAS, the City of Albert Lea estimates the loan amount to be \$25,000,000 or the as-bid cost of the project, minus potential funding provided through applicable grant programs; and

WHEREAS, the City of Albert Lea has the legal authority to apply for the loan, and the financial, technical, and managerial capacity to repay the loan and ensure proper construction, operation and maintenance of the project for its designed life.

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

Sec. 1. That the City of Albert Lea hereby expresses its official intent to use proceeds of this loan to reimburse construction expenditures made prior to the issuance of its general obligation bond to the Public Facilities Authority.

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, Herman, Olson, Van Beek, Anderson and Mayor Murray;

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

Introduced and passed this 9th day of March 2026

Mayor Rich Murray

Filed and attested this 10th day of March 2026

Secretary of the Council

RESOLUTION 26-

Introduced by Councilor

RESOLUTION APPROVING ALBERT LEA PUBLIC LIBRARY STRATEGIC PLAN

WHEREAS, the Library Advisory Board and Library Director Annice Sevett have prepared and presented to the City Council a Strategic Plan.

WHEREAS, the Strategic Plan was developed based on input from Freeborn County residents, library staff, and stakeholders.

WHEREAS, the Strategic Plan provides a framework for the library to deliver services that meet the needs of the community for the next three years.

WHEREAS, the City Council desires to adopt the 2026-2028 Strategic Plan for the Albert Lea Public Library

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

Sec. 1. That the 2026-2028 Strategic Plan for the Albert Lea Public Library is hereby approved by the City Council as presented.

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, Herman, Van Beek, Olson, Anderson, and Mayor Murray; and, the following voted against the same: None.

Introduced and passed this 9th day of March, 2026

Mayor Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

ORDINANCE 26-

Introduced by Councilor

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE II, DIVISION 1, SECTION 50.0052

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

SECTION 1. Chapter 50 – Zoning, Article II. – Administration and Enforcement, Division 1. – Generally, Section 50.0052. – Conditional uses, of the Code of Ordinance of the City of Albert Lea, Minnesota is hereby amended to read as follows:

Sec. 50.0052. – Conditional uses.

- (a) *Generally.* In addition to those uses specifically classified and permitted in each zoning district, there are certain uses which it may be necessary to allow because of their unusual characteristics or the service they provide to the public. These conditional uses require particular consideration as to their proper location in relation to adjacent established or intended uses or to the planned development of the community. The conditions controlling the location and operation of such conditional uses are established by the following subsections of this section.
- (b) *Authority.* The council shall have the authority, after having received the recommendations of the planning commission, to permit or deny the conditional uses of land or structures or both, if the council finds that the proposed location and establishment of any such use will be desirable or necessary to the public convenience or welfare and will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site.
- (c) *Procedures.*
 - (1) An application, available on request in the city planner's office, shall be filed in triplicate with the city planner and may be made by any governmental office, department, board, or commission or by any person having a freehold interest or a contractual interest which may become a freehold interest applicable to the parcel described in the application.
 - (2) Applications may not be made for noncontiguous or scattered sites. Each site shall require its own application and each application shall be considered on its own merits.
 - (3) A fee set from time to time and a schedule of which is on file in the city clerk's office is authorized for the filing of each such application.
 - (4) A public hearing shall be held on each application within thirty (30) days after submittal of the application to the planning commission. The planning commission shall make its findings based on the following points:

- a. Current and anticipated traffic congestion.
 - b. Population and density.
 - c. Noise.
 - d. Effect on adjoining land values.
 - e. Public health, safety and welfare.
 - f. Aesthetics.
- (5) Notice of the public hearing shall be published in the local newspaper not less than ten (10) days prior to the date of hearing. Such notice shall include the date, time and place of the hearing and a reasonable identification of the subject site.
- (6) All property owners within three hundred fifty (350) feet of the subject site shall be notified by U.S. mail not less than ten (10) days prior to the public hearing. Such notice shall contain the date, time, place and purpose of the public hearing. Upon filing with the city an application for a conditional use permit in the floodplain, the city shall submit by mail to the commissioner of natural resources a copy of the application for proposed conditional use sufficiently in advance so that the commissioner will receive at least ten (10) days' notice of the hearing. A copy of all decisions granting conditional use permits within the floodplain shall be forwarded by mail to the commissioner of natural resources within ten (10) days of such action.
- (7) The planning commission shall present its findings and recommendations to the council within thirty (30) days following the date of the public hearing.
- (8) The council may, upon recommendation of the planning commission, impose such conditions and safeguards upon the premises benefitted by a conditional use permit as may be deemed necessary to prevent injurious effects therefrom upon other properties in the neighborhood. The council shall act on the recommendations of the planning commission within thirty (30) days of their receipt. The council may also request that evidence of sufficient bonding be supplied by the property owner to ensure satisfactory compliance with the conditions established by the conditional use permit.
- (9) There shall be required a five-sevenths (5/7) vote of the council to override a recommendation of denial from the planning commission.
- (10) Denial of a conditional use permit shall constitute a finding that the conditions required for approval do not exist. No application which has been denied wholly or in part shall be resubmitted for a period of six (6) months from the date of the denial, except on new grounds of new evidence or proof of changes of conditions found to be valid by the planning commission. Each resubmission shall constitute a new filing, and a new currently required filing fee shall be paid.

- (11) Upon denial of a conditional use permit, the applicant shall be notified in writing of the denial and the reasons for the denial
- (12) Once the council has approved a conditional use permit, all work related to the permit shall begin within twelve (12) months of the date that the conditional use permit is approved, ~~or the conditional use permit shall be considered invalid.~~
The city council may grant an extension after twelve (12) months provided that all aspects of the original conditional use permit remain the same, including location, construction, screening, landscaping and parking.
- (13) Procedures to be followed in reviewing and approving a conditional use permit within all floodplain districts shall be as follows:
 - a. The applicant shall furnish the following information and any additional information as deemed necessary by the city for determining the suitability of the particular site for the proposed use:
 - 1. Plans drawn to scale showing the nature, location, dimensions and elevation of the lot, existing or proposed structures, fill, storage of materials, floodproofing measures, and the relationship of such to the location of the stream channel.
 - 2. Specifications for building construction and materials, floodproofing, filling, dredging, grading, channel improvement, storage of materials, water supply and sanitary facilities.
 - b. Transmit one (1) copy to each of the following of the information described in subsection (c)(13)a of this section for evaluating the proposed project in relation to flood heights and velocities, the seriousness of flood damage to the use, the adequacy of the plans for protection, and other technical matters:
 - 1. City planner.
 - 2. City engineer.
 - 3. Department of natural resources.
 - 4. Army Corp of Engineers.
 - 5. U.S. Soil Conservation Service.
 - 6. County watershed district.
 - c. Based upon the technical evaluation of the agencies enumerated in subsection (c)(13)b of this section, the city shall determine the specific flood hazard at the site and evaluate the suitability of the proposed use in relation to the flood hazard.

- (14) The city shall make its decision regarding the requested conditional use permit subject to all of the requirements of this section and the following:
- a. The danger to life and property due to increased flood heights or velocities caused by encroachment.
 - b. The danger that materials may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures.
 - c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - e. The importance of the services provided by the proposed facility to the community.
 - f. The requirements of the facility for a waterfront location.
 - g. The availability of alternative locations not subject to flooding for the proposed use.
 - h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - i. The relationship of the proposed use to the comprehensive plan and floodplain management programs for the area.
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - k. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.
 - l. Such other factors which are relevant to the intent of this chapter and chapter 38.
- (15) Conditions attached to conditional use permits. Upon consideration of the factors and findings required in this section, the city shall attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this section. Such conditions may include, but are not limited to, the following:
- a. Modification of waste treatment and water supply facilities.
 - b. Limitations on period of use, occupancy, and operation.
 - c. Imposition of operational controls, sureties, and deed restrictions.

- d. Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.

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, Herman, Olson, Van Beek, Anderson, and Mayor Murray;

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

Introduced and read the first time on the 9th day of March, 2026

Mayor Rich Murray

Filed and attested on the 10th day of March, 2026

Secretary of the Council

RESOLUTION 26-

Introduced by Councilor

RESOLUTION AUTHORIZING BROADWAY RIDGE GRANT FOR 216 SOUTH BROADWAY – John and
Adeline Rust

WHEREAS, the Broadway Ridge Grant Fund was established to provide financial assistance to owners of historic, commercial property who are interested in making façade improvements to preserve the historic character of the buildings; and

WHEREAS, John and Adeline Rust have applied for matching grant funds, and the improvements at 216 South Broadway have been reviewed by the Building and Zoning Official; and

WHEREAS, the City has authorized a Broadway Ridge Renewal Grant Fund Policy in support of a qualifying project for any one building that shall not exceed Fifty-Thousand and 00/100 Dollars to be awarded to provide for improvements and restoration of certain areas of the building; and

WHEREAS, the qualifying project at 216 South Broadway consists of a complete roof replacement as well as new front and rear entrances with up to thirteen thousand four hundred twenty-five and 00/100's (\$13,425.00) in matching funds to be dispersed for work completed and inspected.

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

Sec. 1. That the Mayor and City Manager are hereby authorized dispersing of Broadway Ridge Grant Funding for Albert Lea Art Center at 216 South Broadway, Albert Lea, Minnesota.

Sec. 2. The City is authorized to enter into other related Agreements and documents for this transaction.

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, Herman, Van Beek, Olson, Anderson, and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26-

Introduced by Councilor

RESOLUTION APPROVING FINAL PLAT OF LUTHERAN THIRD SUBDIVISION

WHEREAS, Chapter 38 (Subdivisions) of the City Code allows for the platting of land within in the City that will provide harmonious development, coordinated layouts, proper arrangements of streets and utilities, and adequate provisions for water, sewer, drainage and other sanitary facilities; and

WHEREAS, the Planning Commission held a public hearing on March 3, 2026 and reviewed the preliminary plat of Lutheran Third Subdivision in accordance with Chapter 38 of the City Code;

WHEREAS, the Planning Commission and recommends approval of the final plat of Lutheran Third Subdivision; and

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

Sec. 1. That the final plat of Lutheran Third Subdivision, prepared by Jones, Haugh & Smith Inc. dated February, 2026 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 Christensen, Baker, Herman, Olson, Van Beek, Anderson, and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

OFFICIAL PLAT

LUTHERAN THIRD SUBDIVISION

IN LOT 1, BLOCK 1, LUTHERAN SUBDIVISION AND LOT 1, BLOCK 2, LUTHERAN SECOND SUBDIVISION
ALBERT LEA, FREEBORN COUNTY, MINNESOTA

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That 801 Luther LLC, a Minnesota Limited Liability Company, and 901 Luther LLC, a Minnesota Limited Liability Company, owners and proprietors of the following described property situated in the City of Albert Lea, County of Freeborn, State of Minnesota, to-wit:

Lot 1, Block 2, Lutheran Second Subdivision, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; together with all that part of Lot 1, Block 1, Lutheran Subdivision, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; less the following described tract;

Beginning at the northwesterly-most corner of said Lot 1, Block 1, Lutheran Subdivision;

thence North 88°47'56" East a distance of 167.57 feet, assuming the westerly line of said Lot 1 as a bearing of North 24°57'45" West;

thence South 82°53'04" East a distance of 195.00 feet;

thence South 01°17'04" East a distance of 106.45 feet;

thence South 46°43'45" West a distance of 160.38 feet;

thence South 43°16'15" East a distance of 169.89 feet;

thence South 61°54'45" West a distance of 14.50 feet;

thence North 43°16'15" West a distance of 29.00 feet;

thence South 46°43'45" West a distance of 74.94 feet;

thence North 39°41'25" West a distance of 107.66 feet;

thence North 24°45'15" West a distance of 35.00 feet;

thence South 67°48'56" West a distance of 55.00 feet, to said westerly line;

thence North 24°57'45" West a distance of 335.25 feet on said westerly, to the point of beginning.

having caused the above described premises to be surveyed and platted as shown hereon, to be known as LUTHERAN THIRD SUBDIVISION, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

Witness my hand this _____ day of _____, 2026.

In witness whereof said 801 Luther, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

801 Luther, LLC

901 Luther, LLC

Abdullahi Omar

Name, Title

STATE OF MINNESOTA
COUNTY OF FREEBORN

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Abdullahi Omar, President of 801 Luther LLC, a Minnesota limited liability company, on behalf thereof.

My Commission Expires _____, Notary Public

SURVEYOR'S CERTIFICATE

I Steven J. Thompson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designed on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated _____ day of _____, 2026.

Licensed Land Surveyor
Minnesota Licensed No. 22705

STATE OF MINNESOTA
COUNTY OF FREEBORN
This instrument was acknowledged before me on _____ day of _____, 2026 by Steven J. Thompson.

My Commission Expires _____, Notary Public

CITY APPROVAL

We do hereby certify that the within plat of LUTHERAN THIRD SUBDIVISION was duly accepted and approved by the City Council of the City of Albert Lea, on the _____ day of _____, 2026.

Mayor _____ Attest: _____
City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.

Steven J. Thompson
Deputy Freeborn County Surveyor

COUNTY AUDITOR & TREASURER CERTIFICATES

No delinquent taxes due and transfer has been entered this _____ day of _____, 2026.

County Auditor, Freeborn County, Minnesota

I hereby certify that on this the _____ day of _____, 2026, the current taxes have been paid on the land described herein.

County Treasurer, Freeborn County, Minnesota

COUNTY RECORDER'S CERTIFICATE

County Recorder, County of Freeborn, State of Minnesota

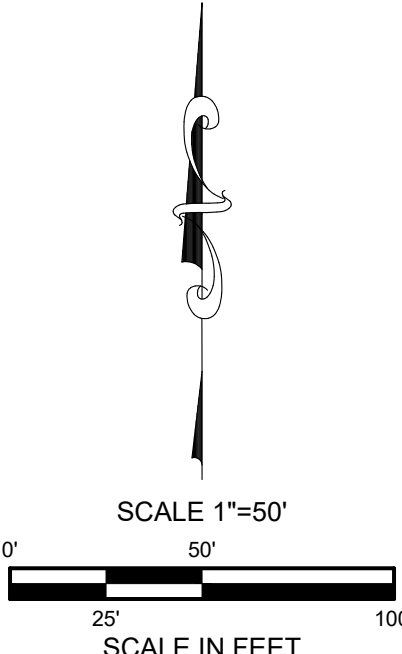
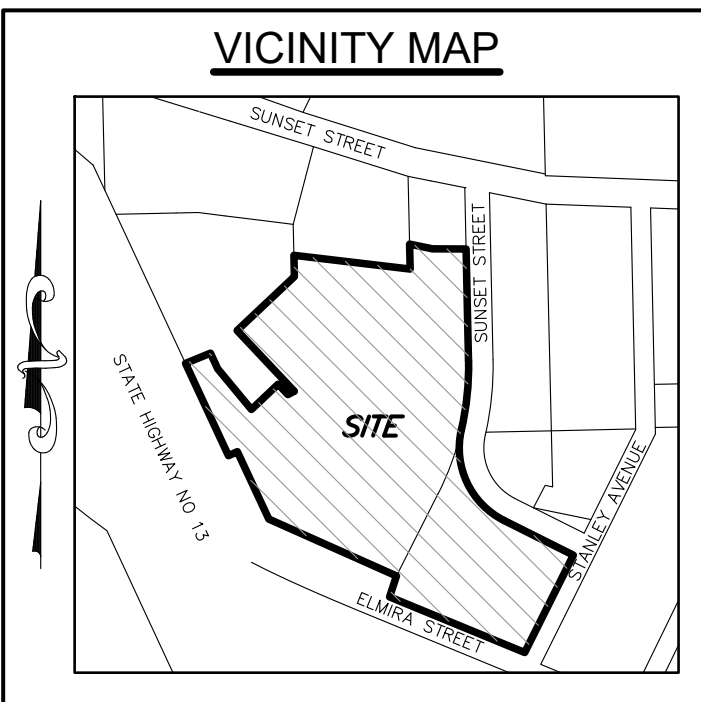
I hereby certify that this plat of LUTHERAN THIRD SUBDIVISION was filed in the office of the County Recorder for public record on this _____ day of _____, 2026, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

County Recorder, Freeborn County, Minnesota

By: _____
Deputy

AREA
7.38 ACRES± (321,549 Ft²)

VICINITY MAP



LEGEND

- = 5/8 Inch X 16 Inch iron stake monument (capped SJT 22705)-Placed
- = Iron stake monument - Found
- ⊙ = Subdivision Plat Corner
- ⊕ = Utility Easement
- P = Plat Distance
- M = Measured Distance

BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Freeborn County Coordinate System Nad 83 (96) Harn Adjustment Grid

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JONES, HAUGH & SMITH INC.

CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE ALBERT LEA,
MINNESOTA 56007
FEBRUARY 2026
DRAWN BY ANDY MCGOWAN

RESOLUTION 26-

Introduced by Councilor

RESOLUTION APPROVING LAND SURVEYOR'S CERTIFICATE OF PLAT CORRECTION

WHEREAS, the Plat of Blazing Star No. 2 dated December 30, 2024 and filed on February 10, 2025, in the Office of the County Recorder, Freeborn County, Minnesota, contains errors, omissions or defects; and

WHEREAS, said plat has been corrected by Steven J. Thompson, Licensed Land Surveyor, as showed on the attached Exhibit A and Exhibit B.

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

Sec. 1. That the Mayor and City Manager are hereby authorized to sign the attached Land Surveyor's Certificate of Plat Correction.

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, Herman, Olson, Van Beek, Anderson, and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

LAND SURVEYOR'S CERTIFICATE OF PLAT CORRECTION

Pursuant to the provisions of Minnesota Statutes, Section 505.174, I, Steven J. Thompson, a duly Licensed Land Surveyor in and for the State of Minnesota declares as follows:

1. That I prepared the plat of BLAZING STAR NO.2 dated December 30, 2024, and filed on February 10, 2025, in the Office of the County Recorder, Freeborn County, Minnesota, as Document No. 567821, and filed on even date therewith in the office of the Registrar of Titles in and for said county as Document No. 118901.
2. That said plat contains errors, omissions or defects described in particular as follows:
 - a) The instrument of dedication did not state dedication of public ways
 - b) The instrument of dedication did not include signature line for the City Manager
 - c) Outlot H and Outlot I were not labeled on the plat
 - d) The 22-foot-wide strip of land shown as Garfield Avenue and the 66-foot-wide strip of land shown as Eberhart Street were not dedicated in the instrument of dedication
3. That said plat is hereby corrected in particular as follows:
 - a. As to Item Nos. 2(a), 2(b) and 2(d) above, the dedication clause in said plat is hereby corrected to read in its entirety as shown on the attached Exhibit "A."
 - b. As to Item No. 2(c) above, the said plat is hereby corrected to designate two undesignated outlots as "Outlot H" and "Outlot I," as more particularly shown on the attached Exhibit "B."

I hereby certify that this Surveyor's Certificate of Plat Correction was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this _____ day of _____, 20_____.

Steven J. Thompson,
Licensed Land Surveyor
Minnesota License No. 22705

This Surveyor's Certificate of Plat Correction to the plat of BLAZING STAR NO. 2
was approved by the City of Albert Lea, Minnesota, at a regular meeting held this _____ day
of _____, 20_____.

City of Albert Lea, Minnesota

_____, Rich Murray, Mayor

_____, Ian Rigg, City Manager

Exhibit A

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Albert Lea, a Minnesota Municipal Corporation; owner and proprietor of the following described property situated in the City of Albert Lea, County of Freeborn, State of Minnesota, to-wit:

Re-Plat of Blocks 36 & 37, Third Home Addition, Lot 5, Block 36 and Blocks 37 & 48, Auditor's Plat No. 3 (Abstract) and Lots 10, 11 & 12, Block 37, Auditor's Plat No. 3 (Torrens) and all that part of Government Lots 1 & 2 in Section 9-T102N-R21W, Freeborn County, Minnesota; described as follows:

Commencing at the northerly-most corner of Blazing Star No. 1, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; described as follows:

thence South 24°21'39" East a distance of 532.06 feet on the northeasterly line of said Blazing Star No.1, to the easterly-most corner thereof;

thence North 65°38'21" East a distance of 758.27 feet on the northwesterly line of Front Street;

thence Northeast a distance of 299.73 feet on said northwesterly line on a tangential curve concave to the Northwest, having a radius of 260.00 feet and a central angle of 66°03'00", to a corner of said Front Street

thence North 89°35'21" East a distance of 7.00 feet, to a corner of said Front Street;

thence North 00°24'39" West a distance of 490.99 feet on the west line of said Front Street, to the southwesterly line of Auditor's Plat No. 3;

thence South 25°39'09" East a distance of 18.76 feet on said southwesterly line, to the southerly-most corner of Block 48 in said Auditor's Plat No. 3;

thence North 00°24'39" West a distance of 948.59 feet on the east line of Blocks 37 & 48 of Auditor's Plat No 3, to the northeast corner of, Block 37 in Third Home Addition.

thence South 89°34'40" West a distance of 253.70 feet on the north line of Block 37 in said Third Home Addition, to the northwest corner thereof;

thence South 89°38'44" West a distance of 193.58 feet on the north line of Block 36 in said Third Home Addition, to the northwest corner thereof;

thence North 25°39'28" West a distance of 34.78 feet on a line of East Main Street, to a corner thereof;

thence North 85°44'40" West a distance of 114.93 feet on a line of said East Main Street, to the southeasterly line of Chicago Northwestern Transportation Company;

thence South 47°00'08" West a distance of 51.04 feet on said southeasterly line and the southwesterly extension thereof;

thence South 56°01'38" West a distance of 102.00 feet;

thence South 48°38'49" West a distance of 174.21 feet, to southeasterly line;

thence South 47°00'08" West a distance of 212.21 feet on said southeasterly line;

thence South 42°27'09" West a distance of 150.99 feet;

thence North 41°18'51" West a distance of 11.98 feet, to said southeasterly line;

thence South 47°00'08" West a distance of 89 feet more or less on said southeasterly line, to the easterly shoreline of the Shell Rock River;

thence south, southeasterly and northeasterly 1760.00 feet more or less on said easterly shoreline, to the northwesterly line of the I & M Rail Link;

thence North 67°01'12" East a distance of 710.00 feet more or less on said northwesterly line, to the point of beginning.

and

All that part of Government Lot 1 and the SW1/4 all in Section 9-T102N-R21W, Freeborn County, Minnesota; which lies northwesterly and northeasterly of the westerly shoreline of the Shell Rock River and southeasterly of the following described line;

Commencing at the northeast corner of said SW1/4; thence South 01°12'00" East a distance of 853.06 feet on an assumed bearing on the east line of said SW1/4; thence South 88°48'00" West a distance of 81.44 feet, to the northeasterly extension of the southeasterly line of the Union Pacific Railroad which is the point of beginning;

thence South 47°00'08" West a distance of 687.00 feet more or less, to said westerly shoreline which is the point termination.

Having caused the above described premises to be surveyed and platted as shown hereon, to be known as BLAZING STAR NO.2, do by these presents dedicate to the public for public use forever the public ways of Garfield Avenue and Eberhart Street and for the use of public utilities, the utility easements appearing hereon, for the installation and maintenance of facilities installed in and over said easements to serve adjacent or other premises in the vicinity.

Witness my hand this ____ day of _____, 20__.

Rich Murray, Mayor

Ian Rigg, City Manager

STATE OF MINNESOTA

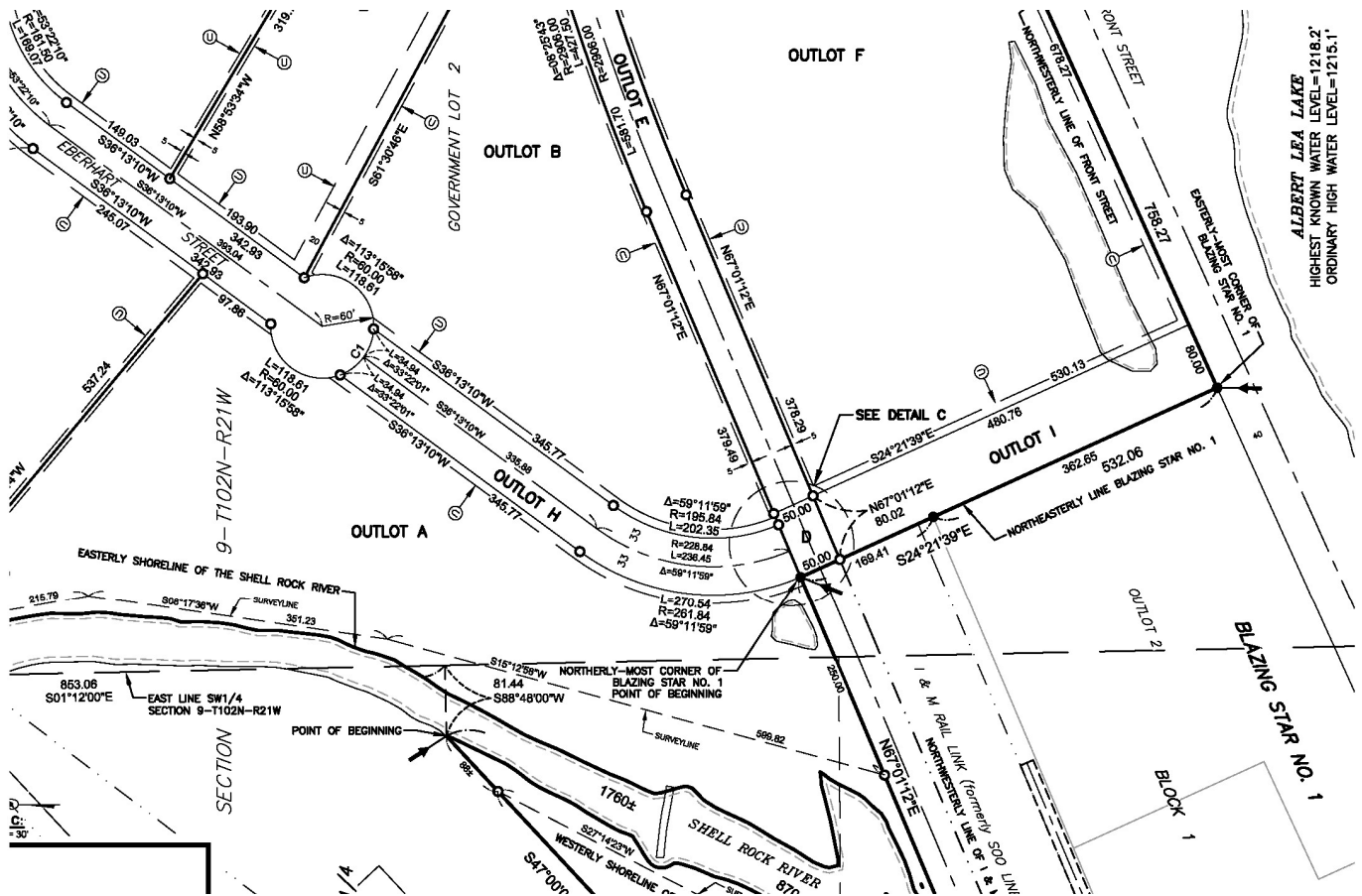
COUNTY OF FREEBORN

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Rich Murray and Ian Rigg, the Mayor and City Manager respectively of the City of Albert Lea, a municipal corporation under the laws of Minnesota, on behalf of the municipal corporation.

Notary Public, _____

My Commission Expires _____

Exhibit B



THIS INSTRUMENT DRAFTED BY:

Jones, Haugh & Smith, Inc.

Steven J. Thompson, L.S.

515 Washington Av. S.

Albert Lea, MN 56007

RESOLUTION 26-

Introduced by Councilor

**RESOLUTION AUTHORIZING CITY MANAGER TO DISPOSE OF PROPERTY THROUGH
REQUEST FOR PROPOSAL**

WHEREAS, infill of potential lots for new housing meets the Housing Goals 1.1 and 1.5 in the 2040 Comprehensive Plan, and

WHEREAS, three of the last four new house construction projects have been due to this incentivization, and

WHEREAS, Chapter 2, Section 125 of the City Code states that the Council must permit the City Manager to dispose of real property, and

WHEREAS, Resolution 25-059 authorized the City Manager to dispose of certain City property, and shall continue to collect proposals for those properties, and

WHEREAS, abandoned properties often become the liability of the City in abatement or maintenance, and

WHEREAS, the City Manager shall continue to offer incentives to developers and receive offers from developers in order to dispose and redevelop City property, and

WHEREAS, the City Manager may offer incentives to developers for each new housing unit constructed in partnership with Freeborn County, ALHRA, or the Port Authority, and

WHEREAS, the City Manager may offer incentives to developers for each new housing unit constructed in partnership with private property owners, and

WHEREAS, the City Manager may negotiate the adjoining of property controlled by the City with private neighbors in the absence of a public interest or ability to develop.

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

Sec. 1. That the City Council authorizes the City Manager to dispose the following City owned properties listed in Resolution 25-059 and renew the Request for Proposal on City Properties.

Sec. 2. That the City Council authorizes the City Manager to dispose the following City owned properties in a similar manner as those in 25-059:

Description Address	PID
825 1 st Ave South	340640600
809 Clark St West	340074010
	341180181
610 Water St	340060320
110 Lake Ave	340011210
2101 South Shore Dr	343370330

Sec. 3. Blight removal and housing development incentives for infill lots are limited to the following amounts:

- Up to \$20,000 for hazardous structure removal expenses from Fund 234
- Up to \$5,000 for utility connection expenses from Fund 601 and 602
- Up to \$5,000 for new development of housing from Fund 232

Sec. 4. Removal of junk, debris, and asbestos is to be complete in advance of proposal requests.

Sec. 5. Disposal of City property and/or incentives towards property development shall be approved by the Council in the form of an agreement after receiving development proposals or purchase agreements.

Sec. 6. This is not a grant by right, but use of a temporary incentive with qualitative approval, based on positive impacts to the community.

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, Herman, Olson, Van Beek, Anderson, and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26-

Introduced by Councilor

RESOLUTION AUTHORIZING STAFF TO ACCEPT DONATION OF PROPERTY, RESOLVE ANY TAX AND ASSESSMENT BALANCES, AND AUTHORIZING RECORDING OF DEED, ABATING OF HAZARDS AND AUTHORIZING REQUESTS FOR REDEVELOPMENT AT PROPERTIES: 819 GAIKFIELD

WHEREAS, property at 819 Garfield, (the "Properties"), legally described in Exhibit A, have been offered as a gift to the City or sold for a nominal amount of \$1.00; and

WHEREAS, 819 Garfield has been identified as hazardous; and

WHEREAS, all the Properties have the potential of being redeveloped into moderate-income single-family units; and

WHEREAS, the Properties may have Utility and/or Accounts Receivable balances that have not been assessed against the property, and

WHEREAS, the Property may have delinquent taxes and assessments at the County, and the taxes must be paid in order to record the transfer of ownership; and

WHEREAS, there is a public interest in both removing hazardous structures and installing safe housing.

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

Sec. 1. Any Utility and/or Accounts Receivable balances on the Properties are hereby written off and removed.

Sec. 2. Any City-controlled or submitted assessments, including balances at the County, shall be paid or removed from the property and staff shall notify the County Auditor Treasurer's Office.

Sec. 3. City staff is authorized to pay any property taxes and Recycling Special assessments required to clear the Property.

Sec. 4. City staff are directed to prepare, execute, and record any deed or property-related documents required to complete the transfer of 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, Herman, Olson, Van Beek, Anderson, and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26-

Introduced by Councilor

**RESOLUTION ACCEPTING BID, AWARDING CONTRACT AND APPROVING CHANGE
ORDERS FOR UPPER AND LOWER REMODELING OF THE CITY CENTER BUILDING**

WHEREAS, pursuant to an advertisement for bids for remodeling the City Center, 221 Clark Street East, bids were received, opened and tabulated by Olsen + Hobbie Architects at 2:00 p.m. on January 20, 2026, according to law, and the following bids were received complying with the advertisement:

Company	Bid Amount
WEB Construction.	\$1,416,257
Brennan Companies	\$1,495,000
Joseph Company Inc.	\$1,535,000
Larson Contracting	\$1,549,755
Ankeny Builders	\$1,584,000
JD Driver, Ltd	\$1,618,000
Dean Snyder Construction	\$1,698,000
Met-Con Construction	\$1,742,000
Knutson Construction	\$1,754,000
APX Construction Group	Non-Responsive

WHEREAS, it appears that WEB Construction is the lowest responsible bidder;

WHEREAS, it is recommended to add Alternative Bids 1 and 2 for a total of \$46,370;

WHEREAS, the City Manager is to execute change orders to remove south facing window installation, floor patches in the middle level of the building, remove the upper-level break and wellness room, remove the lower-level conference room with accompanying furniture, and remove the ADA ramp at the east entrance for a reduction of \$160,000 or greater;

WHEREAS, the City Manager is to reduce auxiliary expenses in the construction budget by \$231,000 for a total project reduction of \$391,000;

WHEREAS, with these reductions the City Manager has been asked to present this first alternate to the City Council for consideration.

WHEREAS, projected final construction costs with the bid approval and future maintenance or repairs, the 5 year cost is estimated at \$1,586.150.

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

Sec. 1. That the Mayor and City Manager are hereby authorized and directed to enter into a contract with WEB Construction for the base bid and alternates 1 & 2 and execute change orders for a revised amount of \$1,302,400 for the remodeling at the City Center, as specified in plans approved on April 14, 2025, by the City Council.

Sec. 2. The Revised Project Budget moving forward is reduced from \$1,932,600 to:

Project Budget	\$1,541,150	100%
Utilities	(\$600,000)	38.9%
Fund 406	(\$516,150)	33.5%
Fund 101	(\$75,000)	4.9%
Debt Issuance	(\$350,000)	22.7%

Sec. 3. The 2026-2030 Capital Improvement Plan is to be amended by striking the following from the 2026 Budget:

Key Cards for All Facilities	CtyCtr-26-01	\$300,000
Repaint and Recaulk City Hall Outside	CtyCnt-26-03	\$65,000
Cubicles/Furniture	CtyCnt-26-04	\$100,000
High Efficiency Lighting	CtyCnt-26-05	\$70,000

Sec. 4. All remaining Capital Improvements for the City Center will be scheduled through the 2027-2031 Capital Improvement Plan process at an estimate \$45,000.

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, Herman, Olson, Van Beek, Anderson, and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26-

Introduced by Councilor

RESOLUTION ACCEPTING BID, AWARDING CONTRACT AND APPROVING CHANGE
ORDERS FOR LOWER REMODELING OF THE CITY CENTER BUILDING; AMENDING 2026-
2030 CAPITAL IMPROVEMENT PLAN

WHEREAS, pursuant to an advertisement for bids for remodeling the City Center, 221 Clark Street East, bids were received, opened and tabulated by Olsen + Hobbie Architects at 2:00 p.m. on January 20, 2026, according to law, and the following bids were received complying with the advertisement:

Company	Bid Amount
WEB Construction.	\$763,293
Brennan Companies	\$869,000
Joseph Company Inc.	\$871,000
Larson Contracting	\$939,385
Ankeny Builders	\$830,000
JD Driver, Ltd	\$964,000
Dean Snyder Construction	\$1,038,000
Met-Con Construction	\$970,000
Knutson Construction	\$992,000
APX Construction Group	Non-Responsive

WHEREAS, it appears that WEB Construction is the lowest responsible bidder;

WHEREAS, it is recommended to add Alternative Bids 1 and 2 for a total of \$46,370;

WHEREAS, the City Manager is to execute change orders to remove the lower-level conference room and remove the ADA ramp at the east entrance for a reduction of approximately \$75,000;

WHEREAS, the City Manager is to reduce auxiliary expenses by \$242,000 for a total project reduction of \$317,000;

WHEREAS, with these reductions, the City Manager has been asked to present this second alternate to the City Council for consideration;

WHEREAS, accepting the lower-level bid with change orders will leave vital improvements or repairs needed in the Capital Improvement Plan for 2026.

WHEREAS, projected final costs with the bid approval and future maintenance or repairs, the 5 year cost is estimated at \$1,353,250.

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

Sec. 1. That the Mayor and City Manager are hereby authorized and directed to enter into a contract with WEB Construction for the base bid and alternates 1 & 2 and execute change orders for a revised amount of \$736,000 for the remodeling at the City Center, as specified in plans approved on April 14, 2025, by the City Council.

Sec. 2. The Revised Project Budget moving forward is reduced from \$1,201,600 to:

Project Budget	\$886,500	100%
Utilities	(\$350,000)	39.5%
Fund 406	(\$236,500)	26.7%
Fund 101	(\$50,000)	5.6%
Debt Issuance	(\$250,000)	28.2%

Sec. 3. The 2026-2030 Capital Improvement Plan is to be amended by striking the following from the 2026 Budget:

Key Cards for All Facilities	CtyCtr-26-01	\$300,000
Repaint and Recaulk City Hall Outside	CtyCnt-26-03	\$65,000
Cubicles/Furniture	CtyCnt-26-04	\$100,000
High Efficiency Lighting	CtyCnt-26-05	\$70,000

Sec. 4. The 2026-2030 Capital Improvement Plan is to be amended by adding the following to the 2026 Budget:

Retaining Wall Repair	CtyCtr-26-06	\$15,000
Paint Exterior	CtyCnt-26-07	\$30,000
Sidewalk Repair	CtyCnt-26-08	\$15,000
Rekey Facility	CtyCnt-26-09	\$30,750
Monitoring System	CtyCnt-26-10	\$21,000
Total		\$111,750

Sec. 5. All remaining Capital Improvements for the City Center will be scheduled through the 2027-2031 Capital Improvement Plan process, estimated at an additional \$355,000.

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, Herman, Olson, Van Beek, Anderson, and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26-

Introduced by Councilor

RESOLUTION AMENDING 2026-2030 CAPITAL IMPROVEMENT PLAN

WHEREAS, in the City Center remodel included many important improvements and replacements necessary to maintain the building;

WHEREAS, with the denial of accepting bids for remodeling and improving City Center, the City Manager has been asked to present this third alternate to the City Council for consideration;

WHEREAS, amend the Capital Improvement Plan for 2026 to cover a portion of vital or needed improvements and repairs that will be necessary over the next 5 years;

WHEREAS, projected final costs over the next 5 year is estimated at \$865,000.

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

Sec. 1. The 2026-2030 Capital Improvement Plan is to be amended by striking the following from the 2026 Budget:

Key Cards for All Facilities	CtyCtr-26-01	\$300,000
City Center Remodel	CtyCtr-26-02	\$1,600,000
Repaint and Recaulk City Hall Outside	CtyCtr-26-03	\$65,000
Cubicles/Furniture	CtyCtr-26-04	\$100,000
High Efficiency Lighting	CtyCtr-26-05	\$70,000

Sec. 2. The 2026-2030 Capital Improvement Plan is to be amended by adding the following to the 2026 CIP Budget:

Retaining Wall Repair	CtyCtr-26-06	\$15,000
Paint Exterior	CtyCtr-26-07	\$30,000
Sidewalk Repair	CtyCtr-26-08	\$15,000
Rekey Facility	CtyCtr-26-09	\$30,750
Monitoring System	CtyCtr-26-10	\$21,000
Window Sealing	CtyCtr-26-11	\$40,000
Exterior Light Repair/Replacement	CtyCtr-26-12	\$40,000
Lower-Level Flooring	CtyCtr-26-13	\$67,000
Lower-Level Restroom Conversion	CtyCtr-26-14	\$25,000

8H (3) – RESOLUTION
Amending 2026 CIP - City Center Contract

Lower-Level Lighting and Ceiling Grid	CtyCtr-26-15	\$65,000
Lower-Level Cubicles	CtyCtr-26-16	\$60,000
Lower-Level Front Counter Rebuild	CtyCtr-26-17	\$60,000
Lower-Level Painting	CtyCtr-26-18	\$15,000
Total		\$483,750

Sec. 3. All remaining Capital Improvements for the City Center will be scheduled through the 2027-2031 Capital Improvement Plan process, estimated at an additional \$380,000.

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, Herman, Olson, Van Beek, Anderson, and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26-

Introduced by Councilor

RESOLUTION AMENDING 2026-2030 CAPITAL IMPROVEMENT PLAN FOR LIMITED
PRESERVATION AND SECURITY OF CITY CENTER

WHEREAS, in the City Center remodel included many important improvements and replacements necessary to maintain the building;

WHEREAS, with the denial of accepting bids for remodeling and improving City Center, the City Manager has been asked to present this fourth alternate to the City Council for consideration;

WHEREAS, amend the Capital Improvement Plan for 2026 to cover basic safety and building preservation while deferring other needed improvements and repairs that will be necessary over the next 5 years;

WHEREAS, projected final costs over the next 5 year is estimated at \$865,000.

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

Sec. 1. The 2026-2030 Capital Improvement Plan is to be amended by striking the following from the 2026 Budget:

Key Cards for All Facilities	CtyCtr-26-01	\$300,000
City Center Remodel	CtyCtr-26-02	\$1,600,000
Repaint and Recaulk City Hall Outside	CtyCtr-26-03	\$65,000
Cubicles/Furniture	CtyCtr-26-04	\$100,000
High Efficiency Lighting	CtyCtr-26-05	\$70,000

Sec. 2. The 2026-2030 Capital Improvement Plan is to be amended by adding the following to the 2026 CIP Budget:

Sidewalk Repair	CtyCtr-26-08	\$15,000
Rekey Facility	CtyCtr-26-09	\$30,750
Monitoring System	CtyCtr-26-10	\$21,000
Window Sealing	CtyCtr-26-11	\$40,000
Exterior Light Repair/Replacement	CtyCtr-26-12	\$40,000
Lower-Level Cubicles	CtyCtr-26-13	\$60,000
Total		\$206,750

Sec. 3. All remaining Capital Improvements for the City Center will be scheduled through the 2027-2031 Capital Improvement Plan process, estimated at an additional \$655,000.

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, Herman, Olson, Van Beek, Anderson, and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

RESOLUTION 26-

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 in the amount of \$1,689,639.78 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, Olson, Van Beek, Anderson, Herman and Mayor Murray;

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

Introduced and passed this 9th day of March, 2026

Mayor Rich Murray

Filed and attested this 10th day of March, 2026

Secretary of the Council

Claims Over \$25,000

City of Albert Lea Council Meeting 03/09/2026

- **\$30,490.63 – 5K Properties**
137 Broadway Ave N – Broadway Ridge Grant
- **\$35,365.20 – Axon Enterprise Inc**
Tasers (35)
- **\$38,418.77 – Custom Communications**
Fire Alarm System – Arena Recreational Facilities Project
- **\$45,589.97 – Springbrook Holding Company**
Springbrook Annual Subscription
- **\$48,769.32 – Howmedica Osteonics (Stryker Sales)**
LifePak Monitor/Defibrillator – Freeborn County Opioid Grant Purchase
- **\$53,155.00 – Bolton & Menk Inc**
WWTP Septic Receiving Station & CMAR Selection

Claims Over \$25,000

City of Albert Lea Council Meeting 03/09/2026

- **\$210,966.50 – Dulas Excavating Inc**
Pay Application 3 - 338 Broadway Ave S – Demolition
- **\$225,853.30 – Southeast Service Coop**
Health Insurance – Approximately 87% Employer and 13% Employee
- **\$400,136.92 – Peterson, Kolker, Haedt & Benda**
Purchase of PID – 08.025.0101

Accounts Payable

Checks for Approval

User: NThoms
Printed: 3/5/2026 - 8:35 AM



Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	02/28/2026	101 General	Training & Education	US Bank		52.86
0	02/28/2026	101 General	Supplies	US Bank		77.58
0	02/28/2026	101 General	Training & Education	US Bank		50.00
0	02/28/2026	101 General	Training/ Instruction Supplies	US Bank		120.00
0	02/28/2026	101 General	Training & Education	US Bank		125.00
0	02/28/2026	101 General	Supplies	US Bank		29.10
0	02/28/2026	101 General	Software/Software Subscription	US Bank		60.00
0	02/28/2026	101 General	Training & Education	US Bank		105.67
0	02/28/2026	101 General	Supplies	US Bank		396.00
0	02/28/2026	101 General	Supplies	US Bank		396.00
0	02/28/2026	101 General	Training & Education	US Bank		25.00
0	02/28/2026	101 General	Training & Education	US Bank		25.00
0	02/28/2026	101 General	Training & Education	US Bank		25.00
0	02/28/2026	101 General	Training & Education	US Bank		93.75
0	02/28/2026	601 Water	Postage	US Bank		66.25
0	02/28/2026	101 General	Dependent Flex Payable	WEX Health Inc		640.00
0	02/28/2026	101 General	Dues & Subscriptions	US Bank		299.00
0	02/28/2026	101 General	Dues & Subscriptions	US Bank		200.00
0	02/28/2026	101 General	Training & Education	US Bank		26.98
0	02/28/2026	601 Water	Furniture, Equipment & Tools	US Bank		41.83
0	02/28/2026	101 General	Furniture, Equipment & Tools	US Bank		199.99
0	02/28/2026	101 General	Dues & Subscriptions	US Bank		231.75
0	02/28/2026	101 General	Training & Education	US Bank		895.00
0	02/28/2026	101 General	Training & Education	US Bank		64.71
0	02/28/2026	101 General	Travel Expense	US Bank		408.49
0	02/28/2026	101 General	Supplies	US Bank		383.05
0	02/28/2026	101 General	Supplies	US Bank		48.95
0	02/28/2026	101 General	Travel Expense	US Bank		642.40
0	02/28/2026	101 General	Travel Expense	US Bank		160.60
0	02/28/2026	101 General	Travel Expense	US Bank		160.60
0	02/28/2026	101 General	Postage	US Bank		20.35
0	02/28/2026	101 General	Postage	US Bank		10.66
0	02/28/2026	101 General	Postage	US Bank		40.70

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	02/28/2026	101 General	Safety Equipment	US Bank		25.91
0	02/28/2026	101 General	Software/Software Subscription	US Bank		91.04
0	02/28/2026	101 General	Motor Fuels	US Bank		18.06
0	02/28/2026	101 General	Travel Expense	US Bank		156.63
0	02/28/2026	101 General	Travel Expense	US Bank		179.71
0	02/28/2026	101 General	Postage	US Bank		21.40
0	02/28/2026	101 General	Training & Education	US Bank		625.00
0	02/28/2026	101 General	Dues & Subscriptions	US Bank		39.95
0	02/28/2026	101 General	Refuse Disposal	US Bank		229.19
0	02/28/2026	101 General	Training & Education	US Bank		960.00
0	02/28/2026	101 General	Supplies	US Bank		33.19
0	02/28/2026	101 General	Software/Software Subscription	US Bank		144.00
0	02/28/2026	101 General	Travel Expense	US Bank		234.14
0	02/28/2026	101 General	Advertising - Other	US Bank		46.92
0	02/28/2026	101 General	Travel Expense	US Bank		376.68
0	02/28/2026	101 General	Travel Expense	US Bank		376.68
0	02/28/2026	101 General	Sales Tax Payable	Minnesota Department of Revenue		5,569.00
0	02/28/2026	101 General	Credit Card & Bank Fees	US Bank		35.00
0	02/28/2026	603 Solid Waste	Refuse Fee	Minnesota Department of Revenue		110.00
0	02/28/2026	603 Solid Waste	Sales Tax Payable	Minnesota Department of Revenue		495.00
0	02/28/2026	101 General	Training/ Instruction Supplies	US Bank		161.23
0	02/28/2026	101 General	Training & Education	US Bank		1,807.65
0	02/28/2026	225 Airport	Taxes, License & Permit Fees	US Bank		150.00
0	02/28/2026	101 General	Training & Education	US Bank		800.00
0	02/28/2026	101 General	Supplies	US Bank		280.95
0	02/28/2026	101 General	Supplies	US Bank		145.89
0	02/28/2026	101 General	Dues & Subscriptions	US Bank		6.47
0	02/28/2026	101 General	Training & Education	US Bank		175.00
0	03/06/2026	101 General	Deferred Compensation Payable	Mission Square Plan Services		1,035.46
0	03/06/2026	101 General	Deferred Compensation Payable	Mission Square Plan Services		2,814.00
0	03/06/2026	101 General	Deferred Compensation Payable	Mission Square Plan Services		964.96
0	03/06/2026	101 General	Deferred Compensation Payable	Mission Square Plan Services		4,497.06
0	03/06/2026	101 General	Accrued FICA Payable	Internal Revenue Service		16,103.00
0	03/06/2026	101 General	Federal Withholding Payable	Internal Revenue Service		137.94
0	03/06/2026	101 General	Accrued Medicare Payable	Internal Revenue Service		6,360.42
0	03/06/2026	101 General	Accrued FICA Payable	Internal Revenue Service		16,103.00
0	03/06/2026	101 General	Accrued Medicare Payable	Internal Revenue Service		80.76
0	03/06/2026	101 General	Accrued Medicare Payable	Internal Revenue Service		6,360.42
0	03/06/2026	101 General	Accrued FICA Payable	Internal Revenue Service		294.17
0	03/06/2026	101 General	Accrued Medicare Payable	Internal Revenue Service		80.76
0	03/06/2026	101 General	Accrued FICA Payable	Internal Revenue Service		294.17
0	03/06/2026	101 General	Federal Withholding Payable	Internal Revenue Service		38,838.24
0	03/06/2026	101 General	Direct Primary Care	Kavira Health		3,510.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	03/06/2026	101 General	Other Payroll Deduct Payable	Minnesota Department of Human Services		1,263.00
0	03/06/2026	101 General	State Withholding Payable	Minnesota Department of Revenue		18,946.64
0	03/06/2026	101 General	State Withholding Payable	Minnesota Department of Revenue		100.42
0	03/06/2026	101 General	Deferred Compensation Payable	MN State Retirement - Empower		50.00
0	03/06/2026	101 General	Deferred Compensation Payable	MN State Retirement - Empower		1,278.76
0	03/06/2026	101 General	Accrued PERA Payable	PERA		54,075.85
0	03/06/2026	101 General	Other Payroll Deduct Payable	WEX Health Inc		12,291.96
0	03/06/2026	101 General	Deferred Compensation Payable	MN State Retirement - Empower		18.73
0	03/06/2026	101 General	Accrued PERA Payable	PERA		40,193.65
0	03/06/2026	101 General	Union Dues Payable	MNPEA		75.00
0	03/06/2026	101 General	Union Dues Payable	Minnesota Public Employees Association		1,032.00
0	03/06/2026	101 General	Union Dues Payable	Minnesota Public Employees Association		576.00
0	03/06/2026	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		89.81
0	03/06/2026	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		359.28
0	03/06/2026	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		1,493.53
0	03/06/2026	101 General	Union Dues Payable	IAFF Local 1041		1,089.30
0	03/09/2026	101 General	Rents & Leases	Loffler		41.45
0	03/09/2026	101 General	Medical Insurance Payable	Southeast Service Coop		221,883.52
0	03/09/2026	101 General	Health Insurance	Southeast Service Coop		3,969.78
0	03/09/2026	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		449.25
0	03/09/2026	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		347.50
0	03/09/2026	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		73.00
0	03/09/2026	101 General	Safety Equipment	Monte Santee		114.95
0	03/09/2026	101 General	Safety Equipment	Nathan Johnson		223.63
0	03/09/2026	101 General	Safety Equipment	Ben Bangert		138.39
0	03/09/2026	101 General	Software/Software Subscription	Springbrook Holding Company LLC		-5,249.99
0	03/09/2026	101 General	Travel Expense	Matthew Levorson		100.67
0	03/09/2026	101 General	Travel Expense	Brian Anderson		334.00
0	03/09/2026	101 General	Software/Software Subscription	Springbrook Holding Company LLC		4,882.50
0	03/09/2026	101 General	Software/Software Subscription	Springbrook Holding Company LLC		3,150.01
0	03/09/2026	101 General	Software/Software Subscription	Springbrook Holding Company LLC		5,249.99
0	03/09/2026	101 General	Software/Software Subscription	Springbrook Holding Company LLC		3,150.01
0	03/09/2026	101 General	Software/Software Subscription	Springbrook Holding Company LLC		4,200.00
0	03/09/2026	101 General	Software/Software Subscription	Springbrook Holding Company LLC		4,200.01
0	03/09/2026	101 General	Software/Software Subscription	Springbrook Holding Company LLC		16,557.45
0	03/09/2026	101 General	Software/Software Subscription	Springbrook Holding Company LLC		9,449.99
0	03/09/2026	601 Water	Credit Card & Bank Fees	Springbrook Holding Company LLC		1,188.00
0	03/09/2026	601 Water	Credit Card & Bank Fees	Springbrook Holding Company LLC		175.75
0	03/09/2026	602 Sewer	Credit Card & Bank Fees	Springbrook Holding Company LLC		1,188.00
0	03/09/2026	602 Sewer	Credit Card & Bank Fees	Springbrook Holding Company LLC		175.75
0	03/09/2026	101 General	Travel Expense	Bradon Reyerson		190.11
0	03/09/2026	101 General	Travel Expense	Matthew Levorson		92.70
0	03/09/2026	101 General	Travel Expense	Sy Vanthavong		60.35

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	03/09/2026	101 General	Travel Expense	Megan Boeck		35.24
0	03/09/2026	101 General	Travel Expense	Matthew Levorson		245.00
0	03/09/2026	101 General	Travel Expense	Megan Boeck		131.81
0	03/09/2026	101 General	Travel Expense	Annice Sevet		142.10
0	03/09/2026	101 General	Travel Expense	Sy Vanthavong		147.90
0	03/09/2026	101 General	Travel Expense	Trevor DeRaad		98.60
0	03/09/2026	101 General	Travel Expense	Sy Vanthavong		20.30
0	03/09/2026	601 Water	Supplies	Fastenal Company		2.46
0	03/09/2026	602 Sewer	Furniture, Equipment & Tools	Fastenal Company		7.88
0	03/09/2026	412 Recreation Facilities Project	Building & Bldg Improvements	Fastenal Company		593.46
0	03/09/2026	101 General	Supplies	Fastenal Company		14.95
0	03/09/2026	101 General	Furniture, Equipment & Tools	Fastenal Company		201.26
0	03/09/2026	602 Sewer	Safety Equipment	Fastenal Company		335.30
0	03/09/2026	101 General	Travel Expense	Annice Sevet		8.00
0	03/09/2026	601 Water	Expert & Professional Services	Platinum Plumbing Solutions LLC		20,076.65
0	03/09/2026	602 Sewer	Training & Education	Brandon Huston		25.00
0	03/09/2026	601 Water	Training & Education	Mitchell Johnson		32.00
	02/24/2026	602 Sewer	Land	Peterson, Kolker, Haedt & Benda, LTD.		400,136.92
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		18.81
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		136.59
	02/26/2026	601 Water	Gas Utilities	Minnesota Energy Resources		704.69
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		126.60
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		18.81
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		83.42
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		231.97
	02/26/2026	601 Water	Gas Utilities	Minnesota Energy Resources		1,024.53
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		131.69
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		191.43
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		75.96
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		177.40
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		2,135.68
	02/26/2026	601 Water	Gas Utilities	Minnesota Energy Resources		1,320.79
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		114.01
	02/26/2026	602 Sewer	Gas Utilities	Minnesota Energy Resources		540.59
	02/26/2026	230 Economic Development	Gas Utilities	Minnesota Energy Resources		995.79
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		265.38
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		47.03
	02/26/2026	101 General	Gas Utilities	Minnesota Energy Resources		47.03
	03/09/2026	227 Broadway Ridge/Main Corridor	Loans & Grants	5K Properties		30,490.63
	03/09/2026	101 General	Furniture, Equipment & Tools	ADA Enterprises, Inc		3,900.00
	03/09/2026	701 CG - Vehicle & Equip Capital	Vehicles	Advanced Graphix Inc		1,213.00
	03/09/2026	101 General	Lodging Tax Payable	Albert Lea Convention & Visitors Bureau		13,614.20
	03/09/2026	101 General	Building Maintenance	Albert Lea Electric		1,113.72

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
	03/09/2026	101 General	Vehicle and Equipment Repairs	Albert Lea Electric		1,526.80
	03/09/2026	406 Building Imp/Maintenance	Machinery & Equipment	Albert Lea Electric		1,475.97
	03/09/2026	601 Water	Expert & Professional Services	Albert Lea Electric		137.00
	03/09/2026	225 Airport	Building Maintenance	Albert Lea Electric		235.90
	03/09/2026	101 General	Dues & Subscriptions	Albert Lea Newspapers Inc		120.00
	03/09/2026	602 Sewer	Legal Notices & Recording	Albert Lea Newspapers, Inc		129.43
	03/09/2026	101 General	Legal Notices & Recording	Albert Lea Newspapers, Inc		46.44
	03/09/2026	101 General	Supplies	Amazon Capital Services Inc		92.92
	03/09/2026	101 General	Audio Visual	Amazon Capital Services Inc		19.96
	03/09/2026	101 General	Furniture, Equipment & Tools	Amazon Capital Services Inc		172.89
	03/09/2026	101 General	Supplies	Amazon Capital Services Inc		93.38
	03/09/2026	701 CG - Vehicle & Equip Capital	Vehicles	Amazon Capital Services Inc		142.16
	03/09/2026	101 General	Books	Amazon Capital Services Inc		13.87
	03/09/2026	101 General	Audio Visual	Amazon Capital Services Inc		17.95
	03/09/2026	101 General	Audio Visual	Amazon Capital Services Inc		19.96
	03/09/2026	101 General	Books	Amazon Capital Services Inc		19.96
	03/09/2026	101 General	Supplies	Amazon Capital Services Inc		37.99
	03/09/2026	101 General	Supplies	Amazon Capital Services Inc		-57.99
	03/09/2026	101 General	Supplies	Amazon Capital Services Inc		68.94
	03/09/2026	101 General	Supplies	Amazon Capital Services Inc		37.65
	03/09/2026	101 General	Supplies	Amazon Capital Services Inc		33.98
	03/09/2026	101 General	Supplies	Amazon Capital Services Inc		114.90
	03/09/2026	101 General	Supplies	Amazon Capital Services Inc		74.94
	03/09/2026	602 Sewer	Supplies	APH Stores, Inc.		140.01
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		18.52
	03/09/2026	602 Sewer	Supplies	APH Stores, Inc.		16.47
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		45.98
	03/09/2026	602 Sewer	Supplies	APH Stores, Inc.		8.99
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		15.42
	03/09/2026	101 General	Supplies	APH Stores, Inc.		22.11
	03/09/2026	101 General	Lubricants & Additives	APH Stores, Inc.		239.76
	03/09/2026	101 General	Supplies	APH Stores, Inc.		71.94
	03/09/2026	101 General	Supplies	APH Stores, Inc.		26.94
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		15.98
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		483.94
	03/09/2026	101 General	Lubricants & Additives	APH Stores, Inc.		45.48
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		35.47
	03/09/2026	101 General	Supplies	APH Stores, Inc.		22.99
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		21.99
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		54.73
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		25.22
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		315.98
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		135.98

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
	03/09/2026	101 General	Lubricants & Additives	APH Stores, Inc.		41.97
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		-2,979.50
	03/09/2026	101 General	Supplies	APH Stores, Inc.		260.40
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		626.45
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		15.42
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		208.98
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		35.94
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		57.11
	03/09/2026	101 General	Vehicle/Equipment Parts	APH Stores, Inc.		471.43
	03/09/2026	101 General	Furniture, Equipment & Tools	APH Stores, Inc.		20.29
	03/09/2026	701 CG - Vehicle & Equip Capital	Vehicles	Applied Concepts, Inc		7,280.00
	03/09/2026	701 CG - Vehicle & Equip Capital	Vehicles	Applied Concepts, Inc		392.00
	03/09/2026	601 Water	Training & Education	Austin Utilities		500.00
	03/09/2026	602 Sewer	Expert & Professional Services	Automatic Systems Company		1,232.50
	03/09/2026	602 Sewer	Expert & Professional Services	Automatic Systems Company		1,538.75
	03/09/2026	251 Police Capital Fund	Furniture, Equipment & Tools	Axon Enterprise, Inc		35,365.20
	03/09/2026	701 CG - Vehicle & Equip Capital	Vehicles	Baycom Inc		3,883.00
	03/09/2026	701 CG - Vehicle & Equip Capital	Vehicles	Baycom Inc		3,883.00
	03/09/2026	602 Sewer	Engineering Services	Bolton & Menk Inc		2,673.50
	03/09/2026	602 Sewer	Engineering Services	Bolton & Menk Inc		53,155.00
	03/09/2026	602 Sewer	Engineering Services	Bolton & Menk Inc		2,541.50
	03/09/2026	602 Sewer	Engineering Services	Bolton & Menk Inc		10,416.00
	03/09/2026	496 2026 Projects	Engineering Services	Bolton & Menk Inc		23,220.00
	03/09/2026	496 2026 Projects	Cash and Investments	Bolton & Menk Inc		23,220.00
	03/09/2026	496 2026 Projects	Cash and Investments	Bolton & Menk Inc		-23,220.00
	03/09/2026	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		2.70
	03/09/2026	602 Sewer	Supplies	Bomgaars Supply Inc		16.99
	03/09/2026	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		38.43
	03/09/2026	101 General	Supplies	Bomgaars Supply Inc		4.28
	03/09/2026	601 Water	Supplies	Bomgaars Supply Inc		19.99
	03/09/2026	601 Water	Furniture, Equipment & Tools	Bomgaars Supply Inc		19.99
	03/09/2026	602 Sewer	Supplies	Bomgaars Supply Inc		37.45
	03/09/2026	601 Water	Supplies	Bomgaars Supply Inc		5.49
	03/09/2026	101 General	Supplies	Bound Tree Medical LLC		129.35
	03/09/2026	101 General	Supplies	Bound Tree Medical LLC		38.70
	03/09/2026	101 General	Rents & Leases	John R. Butler		1,020.00
	03/09/2026	101 General	Rents & Leases	Canon Financial Services Inc		92.68
	03/09/2026	101 General	Books	Cengage Learning, Inc		127.95
	03/09/2026	101 General	Books	Center Point, Inc		220.53
	03/09/2026	601 Water	Other Water Charges	Central Cable Contractors		3,101.28
	03/09/2026	496 2026 Projects	Engineering Services	Chosen Valley Testing Inc		3,400.00
	03/09/2026	496 2026 Projects	Cash and Investments	Chosen Valley Testing Inc		3,400.00
	03/09/2026	496 2026 Projects	Cash and Investments	Chosen Valley Testing Inc		-3,400.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
	03/09/2026	601 Water	Engineering Services	Chosen Valley Testing Inc		3,400.00
	03/09/2026	101 General	Supplies	Church Offset Printing, Inc		20.00
	03/09/2026	101 General	Supplies	Church Offset Printing, Inc		820.00
	03/09/2026	101 General	Supplies	Church Offset Printing, Inc		142.00
	03/09/2026	602 Sewer	Laundry Services	Cintas Corporation		115.91
	03/09/2026	101 General	Laundry Services	Cintas Corporation		28.82
	03/09/2026	101 General	Laundry Services	Cintas Corporation		28.18
	03/09/2026	602 Sewer	Laundry Services	Cintas Corporation		115.91
	03/09/2026	602 Sewer	Laundry Services	Cintas Corporation		115.91
	03/09/2026	101 General	Laundry Services	Cintas Corporation		28.18
	03/09/2026	101 General	Laundry Services	Cintas Corporation		28.82
	03/09/2026	101 General	Safety Equipment	Cintas First Aid and Safety		23.93
	03/09/2026	101 General	Rents & Leases	Coordinated Business Systems LTD		89.01
	03/09/2026	101 General	Supplies	Coordinated Business Systems LTD		202.00
	03/09/2026	101 General	Rents & Leases	Coordinated Business Systems LTD		27.66
	03/09/2026	101 General	Rents & Leases	Coordinated Business Systems LTD		21.09
	03/09/2026	101 General	Rents & Leases	Coordinated Business Systems LTD		68.16
	03/09/2026	101 General	Rents & Leases	Coordinated Business Systems LTD		62.14
	03/09/2026	601 Water	Furniture, Equipment & Tools	Core & Main LP		588.02
	03/09/2026	602 Sewer	Supplies	Core & Main LP		68.25
	03/09/2026	601 Water	Supplies	Core & Main LP		1,077.41
	03/09/2026	602 Sewer	Vehicle/Equipment Parts	Core & Main LP		2,725.65
	03/09/2026	601 Water	Supplies	Core & Main LP		356.40
	03/09/2026	601 Water	Supplies	Core & Main LP		291.00
	03/09/2026	601 Water	Supplies	Core & Main LP		586.42
	03/09/2026	412 Recreation Facilities Project	Building & Bldg Improvements	Custom Communications, Inc.		2,790.81
	03/09/2026	412 Recreation Facilities Project	Building & Bldg Improvements	Custom Communications, Inc.		3,355.44
	03/09/2026	412 Recreation Facilities Project	Building & Bldg Improvements	Custom Communications, Inc.		32,272.52
	03/09/2026	101 General	Expert & Professional Services	Custom Communications, Inc.		65.22
	03/09/2026	101 General	Expert & Professional Services	Custom Communications, Inc.		195.00
	03/09/2026	101 General	Vehicle/Equipment Parts	Dave Syverson, Inc.		60.19
	03/09/2026	101 General	Dues & Subscriptions	DTN, LLC		456.44
	03/09/2026	440 District 5-31 300 Block	Demolition Costs	Dulas Excavating Inc.		210,966.50
	03/09/2026	230 Economic Development	Expert & Professional Services	Ehlers & Associates, Inc		150.00
	03/09/2026	101 General	Vehicle/Equipment Parts	Electric Motor/Bearing Service, Inc		35.24
	03/09/2026	602 Sewer	Vehicle/Equipment Parts	Electric Motor/Bearing Service, Inc		25.98
	03/09/2026	101 General	Vehicle/Equipment Parts	Electric Motor/Bearing Service, Inc		675.84
	03/09/2026	101 General	Vehicle/Equipment Parts	Electric Motor/Bearing Service, Inc		33.26
	03/09/2026	101 General	Periodicals & Magazines	Elle		30.00
	03/09/2026	101 General	Safety Equipment	Emergency Technical Decon		260.00
	03/09/2026	101 General	Furniture, Equipment & Tools	Fire Safety USA Inc		62.95
	03/09/2026	101 General	Furniture, Equipment & Tools	Fire Safety USA Inc		509.95
	03/09/2026	101 General	Vehicle/Equipment Parts	Fire Safety USA Inc		1,844.85

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
	03/09/2026	101 General	Vehicle/Equipment Parts	Fire Safety USA Inc		340.85
	03/09/2026	401 Capital Project Revolving Fund	Engineering Services	Freeborn County Highway Department		7,088.33
	03/09/2026	401 Capital Project Revolving Fund	Engineering Services	Freeborn County Highway Department		7,372.84
	03/09/2026	101 General	Taxes, License & Permit Fees	Freeborn County Registrar		16.25
	03/09/2026	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		17,312.30
	03/09/2026	225 Airport	Electric Utilities	Freeborn Mower Electric Cooperative		2,197.68
	03/09/2026	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		4,090.26
	03/09/2026	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		309.29
	03/09/2026	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		1,356.16
	03/09/2026	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		1,086.95
	03/09/2026	601 Water	Electric Utilities	Freeborn Mower Electric Cooperative		10,960.29
	03/09/2026	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative		6,273.60
	03/09/2026	101 General	Refuse Disposal	GFL Environmental Services USA LLC		93.11
	03/09/2026	201 Police Forfeitures	Software/Software Subscription	GovernmentJobs.com Inc		4,202.00
	03/09/2026	101 General	Tires	Hanson Tire Service of Albert Lea, Inc		662.66
	03/09/2026	101 General	Tires	Hanson Tire Service of Albert Lea, Inc		1,264.80
	03/09/2026	101 General	Tires	Hanson Tire Service of Albert Lea, Inc		235.93
	03/09/2026	101 General	Refuse Disposal	Hanson Tire Service of Albert Lea, Inc		6.00
	03/09/2026	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		4,956.84
	03/09/2026	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		710.00
	03/09/2026	602 Sewer	Supplies	Hawkins, Inc.		5,222.40
	03/09/2026	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		2,211.00
	03/09/2026	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		4,956.84
	03/09/2026	602 Sewer	Supplies	HD Supply Inc		182.54
	03/09/2026	602 Sewer	Supplies	HD Supply Inc		1,566.52
	03/09/2026	602 Sewer	Supplies	HD Supply Inc		127.68
	03/09/2026	101 General	Supplies	Hillyard Inc.-Hutchinson		375.90
	03/09/2026	101 General	Supplies	Hillyard Inc.-Hutchinson		463.06
	03/09/2026	602 Sewer	Building Maintenance	Home Depot Credit Services		33.79
	03/09/2026	101 General	Furniture, Equipment & Tools	Home Depot Credit Services		159.00
	03/09/2026	412 Recreation Facilities Project	Building & Bldg Improvements	Home Depot Credit Services		40.90
	03/09/2026	101 General	Training/ Instruction Supplies	Home Depot Credit Services		23.96
	03/09/2026	101 General	Training/ Instruction Supplies	Home Depot Credit Services		25.98
	03/09/2026	101 General	Building Repair Supplies	Home Depot Credit Services		729.50
	03/09/2026	101 General	Safety Equipment	Home Depot Credit Services		29.98
	03/09/2026	101 General	Building Repair Supplies	Home Depot Credit Services		111.95
	03/09/2026	101 General	Building Maintenance	Home Depot Credit Services		15.19
	03/09/2026	101 General	Supplies	Home Depot Credit Services		453.08
	03/09/2026	250 Fire Capital Fund	Furniture, Equipment & Tools	Howmedica Osteonics Corp		48,769.32
	03/09/2026	602 Sewer	Furniture, Equipment & Tools	Huber Supply Company Inc.		102.02
	03/09/2026	101 General	Furniture, Equipment & Tools	Huber Supply Company Inc.		345.88
	03/09/2026	101 General	Books	Ingram Library Services		20.24
	03/09/2026	101 General	Books	Ingram Library Services		42.60

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
	03/09/2026	101 General	Books	Ingram Library Services		16.44
	03/09/2026	101 General	Books	Ingram Library Services		19.99
	03/09/2026	101 General	Books	Ingram Library Services		6.86
	03/09/2026	101 General	Books	Ingram Library Services		50.98
	03/09/2026	101 General	Books	Ingram Library Services		34.61
	03/09/2026	101 General	Books	Ingram Library Services		61.04
	03/09/2026	101 General	Books	Ingram Library Services		32.90
	03/09/2026	101 General	Books	Ingram Library Services		39.72
	03/09/2026	101 General	Books	Ingram Library Services		19.12
	03/09/2026	101 General	Books	Ingram Library Services		37.19
	03/09/2026	101 General	Books	Ingram Library Services		7.54
	03/09/2026	101 General	Books	Ingram Library Services		16.88
	03/09/2026	101 General	Books	Ingram Library Services		29.78
	03/09/2026	101 General	Books	Ingram Library Services		26.09
	03/09/2026	101 General	Books	Ingram Library Services		503.60
	03/09/2026	101 General	Books	Ingram Library Services		49.50
	03/09/2026	101 General	Books	Ingram Library Services		48.20
	03/09/2026	101 General	Books	Ingram Library Services		4.92
	03/09/2026	101 General	Books	Ingram Library Services		58.97
	03/09/2026	101 General	Books	Ingram Library Services		25.24
	03/09/2026	101 General	Books	Ingram Library Services		25.24
	03/09/2026	101 General	Books	Ingram Library Services		24.94
	03/09/2026	101 General	Books	Ingram Library Services		93.57
	03/09/2026	101 General	Books	Ingram Library Services		43.09
	03/09/2026	101 General	Books	Ingram Library Services		34.00
	03/09/2026	101 General	Books	Ingram Library Services		74.04
	03/09/2026	101 General	Books	Ingram Library Services		20.84
	03/09/2026	101 General	Books	Ingram Library Services		26.92
	03/09/2026	101 General	Books	Ingram Library Services		19.09
	03/09/2026	101 General	Books	Ingram Library Services		53.87
	03/09/2026	101 General	Books	Ingram Library Services		11.02
	03/09/2026	101 General	Books	Ingram Library Services		35.05
	03/09/2026	101 General	Books	Ingram Library Services		41.71
	03/09/2026	101 General	Books	Ingram Library Services		51.63
	03/09/2026	101 General	Books	Ingram Library Services		41.57
	03/09/2026	101 General	Books	Ingram Library Services		31.51
	03/09/2026	101 General	Books	Ingram Library Services		94.71
	03/09/2026	101 General	Books	Ingram Library Services		6.29
	03/09/2026	101 General	Books	Ingram Library Services		22.32
	03/09/2026	101 General	Books	Ingram Library Services		18.69
	03/09/2026	101 General	Books	Ingram Library Services		7.13
	03/09/2026	101 General	Books	Ingram Library Services		24.51
	03/09/2026	101 General	Books	Ingram Library Services		23.31

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
	03/09/2026	101 General	Books	Ingram Library Services		40.92
	03/09/2026	101 General	Supplies	Innovative Office Solutions, LLC		15.60
	03/09/2026	101 General	Supplies	Innovative Office Solutions, LLC		54.25
	03/09/2026	409 Storm Water Capital Projects	Expert & Professional Services	Jensen Excavating & Trucking		12,464.36
	03/09/2026	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.		110.00
	03/09/2026	601 Water	Supplies	Jim & Dudes Plumbing & Heating, Inc.		51.20
	03/09/2026	601 Water	Supplies	Jim & Dudes Plumbing & Heating, Inc.		58.57
	03/09/2026	601 Water	Supplies	Jim & Dudes Plumbing & Heating, Inc.		282.89
	03/09/2026	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.		176.50
	03/09/2026	101 General	Engineering Services	Jones, Haugh & Smith Inc		762.50
	03/09/2026	495 2025 Projects	Expert & Professional Services	Jones, Haugh & Smith Inc		340.00
	03/09/2026	495 2025 Projects	Cash and Investments	Jones, Haugh & Smith Inc		-340.00
	03/09/2026	495 2025 Projects	Cash and Investments	Jones, Haugh & Smith Inc		340.00
	03/09/2026	101 General	Training & Education	League of Minnesota Cities		375.00
	03/09/2026	101 General	Training & Education	League of Minnesota Cities		125.00
	03/09/2026	101 General	Vehicle/Equipment Parts	MacQueen Equipment LLC		369.30
	03/09/2026	602 Sewer	Vehicle/Equipment Parts	MacQueen Equipment LLC		347.40
	03/09/2026	101 General	Rents & Leases	Marco, Inc		43.26
	03/09/2026	101 General	Taxes, License & Permit Fees	Minnesota Department of Health		1,060.00
	03/09/2026	101 General	Building Maintenance	Minnesota Elevator Inc		110.71
	03/09/2026	101 General	Building Maintenance	Minnesota Elevator Inc		79.11
	03/09/2026	230 Economic Development	Building Maintenance	Minnesota Elevator Inc		63.29
	03/09/2026	225 Airport	Gas Utilities	Minnesota Energy Resources		205.34
	03/09/2026	101 General	Gas Utilities	Minnesota Energy Resources		262.34
	03/09/2026	101 General	Gas Utilities	Minnesota Energy Resources		225.82
	03/09/2026	225 Airport	Gas Utilities	Minnesota Energy Resources		2,632.16
	03/09/2026	101 General	Gas Utilities	Minnesota Energy Resources		4,649.40
	03/09/2026	601 Water	Gas Utilities	Minnesota Energy Resources		135.03
	03/09/2026	602 Sewer	Training & Education	MN Wastewater Operators Association		425.00
	03/09/2026	701 CG - Vehicle & Equip Capital	Vehicles	Motorola Solutions, Inc.		812.50
	03/09/2026	701 CG - Vehicle & Equip Capital	Vehicles	Motorola Solutions, Inc.		142.76
	03/09/2026	101 General	Street Sign Program	M-R Sign Co., Inc.		2,229.45
	03/09/2026	101 General	Refuse Disposal	Mark Muilenburg		2,791.30
	03/09/2026	101 General	Refuse Disposal	Mark Muilenburg		982.37
	03/09/2026	101 General	Refuse Disposal	Mark Muilenburg		1,282.35
	03/09/2026	101 General	Refuse Disposal	Mark Muilenburg		705.55
	03/09/2026	101 General	Vehicle and Equipment Repairs	North Central International		6,755.95
	03/09/2026	101 General	Lubricants & Additives	Northstar Powersports & Marine		59.97
	03/09/2026	602 Sewer	Supplies	Patriot Container Corp		1,450.00
	03/09/2026	101 General	Other License/Permit/Investiga	Pelican Breeze Foundation		100.00
	03/09/2026	101 General	Software/Software Subscription	Plan It Software LLC		3,150.00
	03/09/2026	101 General	Building Maintenance	Plunkett's Pest Control Inc		38.96
	03/09/2026	101 General	Periodicals & Magazines	Post Bulletin		377.89

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
	03/09/2026	101 General	Telephone & Internet	Qwest Corporation		118.00
	03/09/2026	101 General	Vehicle and Equipment Repairs	R & R Truck Repair Inc		900.00
	03/09/2026	602 Sewer	Supplies	Raleigh's Ace Hardware		35.97
	03/09/2026	602 Sewer	Supplies	Raleigh's Ace Hardware		8.09
	03/09/2026	101 General	Vehicle/Equipment Parts	Raleigh's Ace Hardware		3.99
	03/09/2026	101 General	Supplies	Raleigh's Ace Hardware		8.63
	03/09/2026	101 General	Vehicle/Equipment Parts	Raleigh's Ace Hardware		23.99
	03/09/2026	101 General	Building Maintenance	Raleigh's Ace Hardware		6.45
	03/09/2026	412 Recreation Facilities Project	Building & Bldg Improvements	Raleigh's Ace Hardware		23.38
	03/09/2026	101 General	Building Repair Supplies	Raleigh's Ace Hardware		16.18
	03/09/2026	101 General	Supplies	Raleigh's Ace Hardware		12.58
	03/09/2026	101 General	Supplies	Raleigh's Ace Hardware		13.66
	03/09/2026	101 General	Building Repair Supplies	Raleigh's Ace Hardware		35.98
	03/09/2026	602 Sewer	Supplies	Raleigh's Ace Hardware		165.61
	03/09/2026	101 General	Supplies	Raleigh's Ace Hardware		28.78
	03/09/2026	101 General	Supplies	Raleigh's Ace Hardware		415.39
	03/09/2026	101 General	Supplies	Raleigh's Ace Hardware		17.99
	03/09/2026	101 General	Supplies	Raleigh's Ace Hardware		26.08
	03/09/2026	101 General	Supplies	Raleigh's Ace Hardware		7.73
	03/09/2026	101 General	Supplies	Raleigh's Ace Hardware		18.88
	03/09/2026	101 General	Building Repair Supplies	Raleigh's Ace Hardware		32.38
	03/09/2026	101 General	Supplies	Regents of the University of Minnesota		567.95
	03/09/2026	234 Blight/Hazardous Mitigation	Hazard Prop Removal-Assessed	Reindal Electric Inc		3,193.35
	03/09/2026	232 Housing Program Fund	Housing Incentives	Robert Modderman Construction LLC		5,000.00
	03/09/2026	232 Housing Program Fund	Housing Incentives	Robert Modderman Construction LLC		7,500.00
	03/09/2026	101 General	Vehicle/Equipment Parts	Ronco Engineering Sales		76.43
	03/09/2026	101 General	Vehicle/Equipment Parts	Ronco Engineering Sales		1,046.76
	03/09/2026	101 General	Vehicle/Equipment Parts	Ronco Engineering Sales		376.88
	03/09/2026	227 Broadway Ridge/Main Corridor	Loans & Grants	Adeline Rust		13,425.00
	03/09/2026	101 General	Vehicle/Equipment Parts	Sanco Equipment LLC		607.50
	03/09/2026	601 Water	Vehicle/Equipment Parts	Sanderson Auto Repair Inc		549.54
	03/09/2026	101 General	Vehicle/Equipment Parts	Sanderson Auto Repair Inc		588.09
	03/09/2026	401 Capital Project Revolving Fund	Engineering Services	Short Elliott Hendrickson Inc.		709.90
	03/09/2026	101 General	Expert & Professional Services	Short Elliott Hendrickson Inc.		2,056.63
	03/09/2026	101 General	Training & Education	St. Cloud State University		400.00
	03/09/2026	225 Airport	Building Maintenance	Syn-tech Systems Inc		42.00
	03/09/2026	101 General	Supplies	The Display Company		3,544.25
	03/09/2026	234 Blight/Hazardous Mitigation	Hazard Prop Removal-Assessed	The Joseph Company Inc		10,892.00
	03/09/2026	101 General	Refuse Disposal	Thompson Sanitation, Inc.		695.95
	03/09/2026	101 General	Refuse Disposal	Thompson Sanitation, Inc.		342.75
	03/09/2026	101 General	Refuse Disposal	Thompson Sanitation, Inc.		183.32
	03/09/2026	101 General	Refuse Disposal	Thompson Sanitation, Inc.		25.30
	03/09/2026	101 General	Refuse Disposal	Thompson Sanitation, Inc.		146.34

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
	03/09/2026	602 Sewer	Supplies	Trading Post Inc		8.75
	03/09/2026	101 General	Vehicle and Equipment Repairs	Trading Post Inc		24.44
	03/09/2026	101 General	Expert & Professional Services	UpTown Sound Music & Light Show		100.00
	03/09/2026	412 Recreation Facilities Project	Building & Bldg Improvements	US LBM Operating Co 3009 LLC		39.00
	03/09/2026	101 General	Supplies	US LBM Operating Co 3009 LLC		210.50
	03/09/2026	101 General	Supplies	US LBM Operating Co 3009 LLC		87.99
	03/09/2026	601 Water	Building Maintenance	US LBM Operating Co 3009 LLC		596.31
	03/09/2026	406 Building Imp/Maintenance	Machinery & Equipment	Viking Automatic Sprinkler Company		13,980.00
	03/09/2026	225 Airport	Supplies	Westmor Industries LLC		17.57
	03/09/2026	225 Airport	Supplies	Westmor Industries LLC		45.97
	03/09/2026	101 General	Telephone & Internet	Winnebago Cooperative Telecom Assn		84.44
	03/09/2026	101 General	Telephone & Internet	Winnebago Cooperative Telecom Assn		309.95
	03/09/2026	603 Solid Waste	Telephone & Internet	Winnebago Cooperative Telecom Assn		72.96
	03/09/2026	234 Blight/Hazardous Mitigation	Expert & Professional Services	Eric Worke		679.04
	03/09/2026	602 Sewer	Vehicle/Equipment Parts	WW Goetsch Associates Inc		988.22
	03/09/2026	101 General	Vehicle/Equipment Parts	Ziegler Inc		607.41
	03/09/2026	101 General	Vehicle and Equipment Repairs	Ziegler Inc		1,682.15
Report Total:						1,689,639.78