



AGENDA FOR THE WORK SESSION AND THE
REGULAR MEETING OF THE
ALBERT LEA CITY COUNCIL – October 27, 2025
WORK SESSION – 5:30 PM – REGULAR MEETING – 7:00 PM

WORK SESSION – 5:30 PM

I. REVIEW COUNCIL MEETING AGENDA OF OCTOBER 27, 2025

REGULAR MEETING – 7:00 PM

I. CALL TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. CEREMONIAL ITEMS

A. Oath of Office –

- Kyo Htoo – Firefighter
- Blair Smith – Firefighter

B. Proclamation - Crash Responder Safety Week – November 17-21, 2025

IV. PUBLIC FORUM

V. CONSENT AND APPROVAL OF AGENDA

- A. Approve Minutes of the October 13, 2025 Regular Council Meeting
- B. Approve Minutes of the October 13, 2025 Work Session
- C. Approve Minutes of the October 18, 2025 Strategic Planning Meeting
- D. License & Permits
- E. Appointment of Pam Schmidt to the Heritage Preservation Commission
- F. Resolution Supporting Operation Greenlight for Veterans

VI. PETITIONS, REQUESTS AND COMMUNICATIONS

VII. UNFINISHED BUSINESS

- A. Ordinance 25-147 Amending Zoning and Landuse Map from R-2 to B-2 - 642 Marshall and 437 Bridge Avenue (2nd Reading)
- B. Ordinance 25-148 Amending Zoning and the Landuse Map From Single Family



AGENDA FOR THE WORK SESSION AND THE
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WORK SESSION – 5:30 PM – REGULAR MEETING – 7:00 PM

Residence District (R-1) to Interstate Development District (IDD) for Property Located
at 21133 and 21135 775th Ave. (2nd Reading)

VIII. NEW BUSINESS

- A. Public Hearing Regarding Declaring Property Without Public Purpose, Waive Planning Commission Review, and Authorizing Sale – 917 S. Broadway Avenue
 - A1.** Resolution Declaring Property Without Public Purpose, Waive Planning Commission Review, and Authorize Sale – 917 S. Broadway Avenue
- B. Resolution Accepting Donations as Presented to the City of Albert Lea

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: October 27, 2025
Re: October 27, 2025 City Council Meeting

V. CONSENT AND APPROVAL OF AGENDA

D. Licenses & Permits –

3.2% ON-SALE LIQUOR

Sportsman's Tavern

E. Appointment of Pam Schmidt to the Heritage Preservation Commission – Pam Schmidt will be serving out the rest of Tom Staker's term on the Heritage Preservation Commission. He is no longer able to serve due to business requirements. Mayor Murray has reviewed Pam's application and has approved her appointment.

F. Resolution Supporting Operation Greenlight for Veterans – In observance of Operation Green Light, the City of Albert Lea encourages its citizens to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying a green light in a window of their place of business or residence from November 4th through Veterans Day, November 11, 2025. Staff recommends approval.

See attached resolution.

VI. PETITIONS, REQUESTS, AND COMMUNICATIONS - None

VII. UNFINISHED BUSINESS

A. Ordinance Amending Zoning and Landuse Map from R-2 to B-2 - 642 Marshall and 437 Bridge Avenue (2nd Reading) - *Security Bank Minnesota applied to re-zone 642*

Marshall Street and a portion of 437 Bridge Ave (a parcel with split zoning) from One to four Family Residence (R-2) to Community Business (B-2) to allow for future expansion of parking and building areas for Security Bank. A portion of 437 Bridge Ave is already zoned (B-2), which eliminates the concern for spot zoning.

In addition, the 2040 Comprehensive Plan identifies this area as commercial, which includes both large-scale and local serving uses.

Planning Commission recommends approval of this 2nd reading.

See attached ordinance and exhibits.

- B. Ordinance Amending Zoning and Landuse Map From Single Family Residence District (R-1) to Interstate Development District (IDD) for Property Located at 21133 And 21135 775th Ave. - Terri Jensen, ALC, a listing broker on behalf of the property owners at 21133 and 21135 775th Ave applied to re-zone the properties from Single Family Residence (R-1) to Interstate Development District (IDD) to proactively plan for future sale and development of the properties. Property directly across Interstate I-35 is currently zoned IDD, which eliminates the concern for spot zoning.

Planning Commission recommends approval of this final reading.

See attached ordinance and exhibits.

VIII. NEW BUSINESS

- A. Resolution Declaring Property Without Public Purpose, Waive Planning Commission Review, and Authorize Sale – 917 S. Broadway Avenue – *This resolution is to declare the property at 917 S. Broadway Ave. (PID 34-033-0580) as no longer serving a public purpose and to authorize its sale. The property, located in the B-2 Business District, previously housed a blighted structure that has since been demolished. The property will be divided between adjacent landowners for future business expansion. Staff recommends approval.*

See attached resolution.

- B. Resolution Accepting Donations as Presented to the City of Albert Lea – *The City of Albert Lea is generally authorized to accept donations pursuant to Minnesota*

Statutes Section 465.03 for the benefit of its citizens. Staff recommends acceptance of the following donations as submitted for Council review and approval.

- *Chevron – Renewable Energy Group of Glenville – Albert Lea Fire Department*

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
October 13, 2025 – 7:00 P.M.**

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

ABSENT: Councilor Jason Howland and Brian Anderson

ADDITIONAL STAFF PRESENT: Chief of Police Darren Hanson, Human Resource Director Mike Zelenak, Finance Director Kristi Brutlag, and 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

A. Proclamation Declaring October as Domestic Violence Awareness Month

Mayor Murray formally presented the Proclamation declaring October as Domestic Violence Awareness Month. Maureen Williams Zelenak and Kim Tiegs, representing the Freeborn County Crime Victims Crisis Center (CVCC), accepted the proclamation and shared details about the upcoming awareness walk scheduled for October 15, hosted by CVCC to help end domestic violence. They also announced that purple signs and lights are available for residents to display in their yards as a visible show of support for the cause.

PUBLIC FORUM – Terri Jensen expressed her support for the proposed zoning change affecting 21133 and 21135 775th Avenue, stating that the properties are more appropriately designated as part of an Interstate Development District rather than remaining under their current Residential zoning.

CONSENT AND APPROVAL OF AGENDA

- A. Approve Minutes of the September 22, 2025 Regular Council Meeting
- B. Approve Minutes of the September 22, 2025 Work Session
- C. Approve Minutes of the September 24, 2025 Special Meeting Minutes_SRRWD
- D. License & Permits
- E. Resolution Calling a Public Hearing on Proposed Assessments for Delinquent Water/Sewer Accounts and Miscellaneous Accounts Receivable
- F. Resolution Calling a Public Hearing on Proposed Assessments for 2025 Neighborhood Improvement Project (Job 2501)
- G. Resolution Calling a Public Hearing on Proposed Assessments for 2025 State Aid Street Overlay Project (Job 2502)

- H. Resolution Calling a Public Hearing on Proposed Assessments for 11th St. Reconstruction Project (Job 2503)
- I. Resolution Authorizing Clean Up of 601 Main Street West
- J. Resolution Authorizing Advance Purchase of two 2026 CIP Police Squad Vehicles
- K. Resolution Authorizing the Sale of 917 Broadway Avenue South
- L. Resolution Approving Broadway Ridge Grant for 101 South Broadway – Albert Lea Art Center
- M. Appointment of Risha Eriksmoen to the Heritage Preservation Commission

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

(See Secretary's Original Resolution 25-161 through 25-168
Included with these minutes)

PETITIONS, REQUESTS, AND COMMUNICATIONS - None

UNFINISHED BUSINESS

A. Ordinance 25-146 Amending Chapter 2, Administration, Article VI. – Boards, Commissions and Authorities – Division 4. Human Rights Commission (2nd Reading)

The ordinance required revision to reflect the commission's new role. Previously tasked with investigating and forwarding discrimination claims to the state, the commission now serves as an advisory committee. Responsibility for investigating discrimination and human rights violations has shifted entirely to the state.

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

(See Secretary's Original Ordinance 25-146
Included with these minutes)

NEW BUSINESS

A. Public Hearing Related to Vacating of Street Lying within 620 Main Street East and 538 Main Street East

Mayor Murray opened the public hearing. He called for public comment three times. Hearing none, he closed the public hearing.

A1. Resolution 24-169 Approving Vacating of Street Lying within 620 Main Street East and 538 Main Street East

Clark Street extends into the properties between 620 and 538 E Main Street. No actual road

exists, and staff is recommending vacating this small section to clean up any property boundary or ownership issues.

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

(See Secretary's Original Resolution 25-169
Included with these minutes)

B. Public Hearing Related to Modification of TIF District No. 5-28

Mayor Murray opened the public hearing. He called for public comment three times. Hearing none, he closed the public hearing.

B1. Resolution 24-170 Approving a Modification to the TIF Plan for TIF District No. 5-28 and the Amendment of an Internal Loan

The attached resolution expands and modifies Tax Increment Financing District 5-28, which was created in 2020 and first modified in 2021 to accommodate the development of Vortex Cold Storage. Expanding the district will allow for future development on the same site as well as additional Port Authority property to the North (which will be added to the district in November). This resolution also allows for an interfund loan advance of up to \$2,000,000 for qualified costs related to the development.

As previously presented during the Work Session, Rebecca Kurtz of Ehlers joined via Zoom to repeat her presentation.

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

(See Secretary's Original Resolution 25-170
Included with these minutes)

C. Resolution 24-171 Approving Donation of Appliances for the Albert Lea Municipal Airport

A 2014 Samsung refrigerator and a 2018 Whirlpool range were donated to the Albert Lea Municipal Airport. The estimated value of the appliances is \$325.00 per appliance for a total of \$650.00. The said donation fits the criteria set forth in the City's donation policy.

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

(See Secretary's Original Resolution 25-171
Included with these minutes)

D. Resolution 25-172 Accepting Bid for the Front Street Basin Project – Job 2507

In December of 2024 the Council approved executing a Minnesota Pollution Control Agency (MPCA) Grant Agreement for the Front Street Basin Project. The project is to increase the stormwater storage areas and create a trail system on the city-owned property south of West Front Street, and between 4th Avenue West and Maplehill Drive. In February, the Council approved the preparation of plans and specifications and authorization of bidding.

Engineering and HR Green have reviewed the bids opened on Tuesday, September 23, 2025 for the Front Street Basin Project. The city received five bids. Engineering is recommending the low bid of \$460,313.75 from Jensen Excavating & Trucking LLC of Albert Lea, Minnesota. The Engineer's estimate was \$877,112.34. The bid abstract is attached.

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

(See Secretary's Original Resolution 25-172
Included with these minutes)

E. Resolution 25-173 Accepting the Offer of the Minnesota Public Facilities Authority to Purchase a \$637,142.00 Taxable Grant Anticipation Revenue Note of 2025C, Providing for its Issuance and Authorizing Execution of a Minnesota Public Facilities Authority Master Loan (Bond Purchase) and/or Grant Agreement and a Lead Service Line Replacement Program Order ID Albert Lea

The 2023 Minnesota Legislature appropriated \$240 million for lead service line replacements, and approximately \$40 million per year in federal funds from the Infrastructure Investment and Jobs Act is also available. To access these funds, public water systems apply through the Drinking Water Revolving Fund, which is jointly administered by the Minnesota Department of Health (MDH) and the Public Facilities Authority (PFA).

In 2025, the City of Albert Lea applied for and received loan and grant funding to replace approximately 150 private and public lead water services. As part of this, the City is to issue a \$637,142 Taxable Grant Anticipation Revenue Note. This note issuance will be on October 28th. The PFA will repay the full amount of the note through a grant and Master Agreement.

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

(See Secretary's Original Resolution 25-173
Included with these minutes)

F. Resolution 25-174 Authorizing Amendment No. 1 to the Professional Services Agreement with Bolton & Menk Inc. for the Valley Avenue & Marshall Street Reconstruction Project - Job 2517

In April 2025, the City Council authorized staff to enter into a professional services agreement with Bolton & Menk, Inc. for design and construction oversight services for the Valley Avenue Reconstruction Project

The project includes the complete reconstruction of Valley Avenue from Johnson Street to Hawthorne Street, including pavement, curb and gutter, sidewalk, retaining wall, storm sewer, sanitary sewer, and watermain replacement. Construction is scheduled for 2026 and will be funded through a combination of federal funds, State Aid funds, sewer and water funds, and special assessments. Federal funding reimbursement will occur between 2026 and 2028.

During preliminary data collection and design, several deficiencies were identified in the existing sanitary sewer along Valley Avenue, including shallow pipe depths and sections installed at less than the minimum grade. These issues have contributed to sewer backup problems in the area. Extending the project to include Marshall Street—from Valley Avenue to approximately 50 feet west of Bridge Avenue—will allow the new sanitary sewer to be installed at a deeper elevation with proper grade to improve system performance and reliability.

This amendment, in the not-to-exceed amount of **\$58,000**, adds the design of the Marshall Street segment to the existing contract with Bolton & Menk, Inc. City Manager Rigg clarified that this does not involve the work that has already been done but rather extending from that area and moving West.

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

(See Secretary's Original Resolution 25-174
Included with these minutes)

G. Resolution 25-175 Accepting Bid and Awarding Contract for Demolition of 338 Broadway Ave.

Bids were received, opened, and tabulated on September 30, 2025. The lowest responsive bid was submitted by Dulas Excavating, Inc. of Wells, MN. The total of all four scopes is \$595,000. At this time, staff recommends proceeding with Scope 3, which includes the demolition of 338 Broadway Avenue South, removal of its foundation, and removal of the remaining foundations at 332 and 324 Broadway Avenue South, properties previously demolished. The unstable condition of 338 Broadway Avenue South had previously prevented the safe removal of the adjacent foundations.

The bid for Scope 4, which involves the demolition and foundation removal of 314 Broadway Avenue South, has been accepted. However, execution of this scope will be deferred until a separate development agreement authorizing the demolition is finalized and approved by the City Council.

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

(See Secretary's Original Resolution 25-175
Included with these minutes)

H. Resolution 25-176 Approving 1 Year Agreement with Kavira Health

This service is funded through savings from our current health insurance renewal and is designed to promote employee wellness while potentially reducing future healthcare costs.

Councilor Christensen expressed support of this program for one year, while encouraging the city to remain open to emerging health care opportunities in Albert Lea on behalf of the Health Care Coalition, and thoughtfully consider what they might offer.

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

(See Secretary's Original Resolution 25-176
Included with these minutes)

I. Resolution 25-177 Approving Minnesota Employment and Economic Development Cleanup Grant Application.

The attached resolution approves the submission of a Contamination Cleanup Grant to MN DEED for costs associated with assessing and contamination cleanup at the Albert Lea Family Housing site on the Blazing Star Landing. The grant application is due to MN DEED on November 3, 2025.

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

(See Secretary's Original Resolution 25-177
Included with these minutes)

J. Resolution 25-178 Committing Local Match and Authorizing Contract Signature

The attached resolution authorizes the City Manager to enter into agreements with the

Department of Employment and Economic Development to secure contamination cleanup funding for the Albert Lea Family Housing project at Blazing Star Landing. It also affirms the City of Albert Lea's commitment to provide the required local match, representing 25% of the total project costs, estimated between \$137,500 and \$171,250.

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

(See Secretary's Original Resolution 25-178
Included with these minutes)

K. Ordinance 25-147 Amending Zoning and Landuse Map from R-2 to B-2 - 642 Marshall and 437 Bridge Avenue (1st Reading)

Security Bank Minnesota applied to re-zone 642 Marshall Street and a portion of 437 Bridge Avenue (a parcel with split zoning) from one to four Family Residence (R-2) to Community Business (B-2) to allow for future expansion of parking and building areas for Security Bank. A portion of 437 Bridge Avenue is already zoned (B-2), which eliminates the concern for spot zoning.

In addition, the 2040 Comprehensive Plan identifies this area as commercial, which includes both large-scale and local serving uses.

The Planning Commission held a public hearing on October 7, 2025 and after considering the staff report in addition to public testimony, the commission recommends approval based on the following:

1. Rezoning the property will not have an adverse effect on existing and adjacent residential properties, as the use has existed in that area for well over 40 years.
2. The use meets the general zoning requirements of the commercial district.

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

(See Secretary's Original Resolution 25-147
Included with these minutes)

L. Ordinance 25-148 Amending Zoning and the Landuse Map from Single Family Residence District (R-1) to Interstate Development District (IDD) for Property Located at 21133 and 21135 775th Ave. (1st Reading)

Terri Jensen, ALC, a listing broker on behalf of the property owners at 21133 and 21135 775th Ave. applied to re-zone the properties from Single Family Residence (R-1) to Interstate

Development District (IDD) in order to proactively plan for future sale and development of the properties. Property directly across Interstate I-35 is currently zoned IDD, which eliminates the concern for spot zoning. In addition, the 2040 Comprehensive Plan identifies this area as industrial in nature, which allows for design, assembly, processing, storage, warehousing and other uses associated with manufacturing options.

The Planning Commission held a public hearing on October 7, 2025 and after considering the staff report in addition to public testimony, the commission recommends approval based on the following:

1. Rezoning the property will not have an adverse effect on existing and adjacent properties as the area is largely commercial and/or industrial.
2. The use meets the general zoning requirements of the Interstate Development District.

Building and Zoning Official Wayne Sorensen clarified that the IDD Zone requires thorough site plan review by the Planning Commission for each proposed use. Every application must follow the prescribed review process. Final approval of the site's design rests with the City Council.

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

(See Secretary's Original Resolution 25-148
Included with these minutes)

MAYOR AND COUNCIL REPORTS

First Ward, Councilor Christensen reported:

- Ward Items – None
- Committee Update – She and the City Manager and Councilor Howland met with officials from the County last week where they discussed collaboration and the sharing of resources. Particularly IT issues. Blues Zones meets this week under the leadership of acting chair Tricia Dahl. The Senior Center group will be meeting on Wednesday to review proposals on a new Senior Center location.
- Public Announcements – Spoke of the Domestic Violence and reminded the public there are resources available locally.

Second Ward, Councilor Baker reported:

- Ward Items – None
- Committee Update – Attended an ALEDA meeting last week. Will be attending an upcoming HPC meeting. Will be joining the tour of a coal-burning power plant with Freeborn Mower Electric
- Public Announcements - None

Third Ward, Councilor Howland reported: ABSENT

- Ward Items –

- Committee Update –
- Public Announcements -

Fourth Ward, Councilor Olson reported:

- Ward Items – None
- Committee Update – Airport Advisory meeting a few weeks ago. Topic of discussion was the size and type of new hangar that is going to be installed at the airport.
- Public Announcements – None

Fifth Ward, Councilor Van Beek reported:

- Ward Items – Working on a ward item.
- Committee Update – None
- Public Announcements – None

Sixth Ward, Councilor Anderson reported: ABSENT

- Ward Items –
- Committee Update –
- Public Announcements -

MAYOR REPORT:

Mayor clarified to the public that while council meetings may appear to move swiftly through agenda items, this efficiency stems from the in-depth discussions held during Work Sessions and the advance distribution of council packets, which members review thoroughly prior to the meeting.

Attended the following events:

- Entrepreneurial Bridge event at Wedgewood Cover last week.
- A 300 Block meeting
- Attended the Out of Darkness walk that started at Trinity Church, ending at New Denmark Park
- ALEDA Board meeting
- Freeborn County Courthouse Crime Victims Crisis Center gathering
- The National Honor Society, where 45 students were inducted
- Homecoming week
- Daybreakers Kiwanis
- Big Island Rendezvous
- Albert Lea High School choir concert
- Met the new Chamber of Commerce Director
- Met with the Golden Kiwanis at the Historical Center
- Lunch and Learn at City Hall – Disaster Preparedness
- Human Rights Commission
- Stars Mentoring Cookoff between himself and the Mayor of Austin
- Landfill Fall Cleanup

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

CITY MANAGER REPORT

- Met with the County Officials to discuss collaboration efforts and have agreed to meet on a quarterly basis
- Strategic Plan meeting is on Sat., October 18th
- Met with the Watershed regarding the renewal of the sales tax
- Will be attending a conference beginning on Oct. 20th
- Working on budget and CIP
- Described the positive future of Vortex and the benefits of the TIF as discussed earlier on the agenda

APPROVAL OF CLAIMS

A. Resolution 25-179 Approving Claims

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

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

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

See Secretary's Original Resolution 25-179
Included with these minutes)

CLOSED SESSION

Property Purchase – 13D subd. 3 (C)(1) – PID 08-025-0101

Motion made by Councilor Christensen to move into closed session at 8:07 PM, seconded by Councilor Baker. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Olson, Van Beek, and Mayor Murray. Mayor Murray declared the motion passed.

Motion made by Councilor Baker to move out of closed session at 8:17 PM, seconded by Councilor Van Beek. On voice call vote, the following councilors voted in favor of said motion: Christensen, Baker, Olson, Van Beek, and Mayor Murray. Mayor Murray declared the motion passed.

Staff received direction from Mayor Murray during the closed session.

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, October 27, 2025. On a voice call vote, all councilors voted in favor of said motion.

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

ADJOURNMENT: 8:18 PM

Mayor Rich Murray

Daphney Maras
Secretary of the Council

**WORK SESSION MEETING
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
October 13, 2025 - 5:30 P.M.**

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

ABSENT: Councilor Jason Howland and Brian Anderson

ADDITIONAL STAFF PRESENT: Chief of Police Darren Hanson, Human Resource Director Mike Zelenak, Finance Director Kristi Brutlag, and Building/Zoning Official Wayne Sorensen.

I. KAVIRA HEALTH PRESENTATION – PRESENTED BY COLBY CUNNINGHAM of INTELLICENTS, AND CITY OF ALBERT LEA HUMAN RESOURCES DIRECTOR MIKE ZELENAK

Zelenak and Cunningham introduced Kavira Health Care as a potential addition to the 2026 city employee health insurance program, effective January 1, 2026. Kavira offers routine medical services through its Direct Primary Care (DPC) model, delivered by non-physician healthcare professionals (DPC Practitioners). Services may be accessed via text messaging, telehealth appointments, other remote methods, or in-person visits, including mutually agreed-upon locations beyond the member's residence.

This employer-sponsored subscription is priced at \$27 per enrolled member per month, with no cost to employees. The program presents a cost-saving opportunity for both the city and its workforce by contributing to a reduction in annual health care premiums.

II. REBECCA KURTZ OF EHLERS TO PRESENT ON THE PROPOSED TIF DISTRICT 5-28 – VORTEX

Rebecca Kurtz of Ehlers joined the meeting via Zoom and presented a slideshow addressing the proposal for an amendment to Tax Increment Financing (TIF) District 5-28, which was originally established for Vortex in 2020. She noted that the district has significantly outperformed expectations, driven by higher-than-projected market valuations and accelerated expansion efforts by Vortex that occurred well ahead of the anticipated timeline. The proposal introduces a modification enabling the city to capture the additional increment generated by strong performance, thereby supporting further expansion and allowing the funds to partially reimburse the Port Authority for the land write-down. Kurtz displayed a map indicating the three parcels proposed to be added, currently owned by the Port Authority. She noted the budget would be increased to allow the Port Authority to be reimbursed for a portion of the land write-down. In conclusion, Kurtz reviewed the next steps, including the public hearing on tonight's council agenda, and approval of the resolution drafted by the City's TIF attorney, Taft Law. Future modifications may be considered through May 11, 2026 to add parcels or create new obligations.

City Manager Rigg asked Kurtz to review the tax impact as outlined in the TIF Modification chart. Kurtz explained that the estimated total tax increment was essential to the Vortex project, which may not have proceeded without financial support through TIF and a land write-down. Rigg added that projections indicate the city will receive approximately \$700,000 in tax revenue by year nine as a result of the continued developments and incentives provided.

III. REVIEW COUNCIL MEETING AGENDA OF OCTOBER 13, 2025

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

CEREMONIAL ITEMS

A. Proclamation Declaring October as Domestic Violence Awareness Month

PUBLIC FORUM

CONSENT AND APPROVAL OF AGENDA

- A. Approve Minutes of the September 22, 2025 Regular Council Meeting
- B. Approve Minutes of the September 22, 2025 Work Session
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- E. Resolution Calling a Public Hearing on Proposed Assessments for Delinquent Water/Sewer Accounts and Miscellaneous Accounts Receivable
- F. Resolution Calling a Public Hearing on Proposed Assessments for 2025 Neighborhood Improvement Project (Job 2501)
- G. Resolution Calling a Public Hearing on Proposed Assessments for 2025 State Aid Street Overlay Project (Job 2502)
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- I. Resolution Authorizing Clean Up of 601 Main Street West
- J. Resolution Authorizing Advance Purchase of two 2026 CIP Police Squad Vehicles
- K. Resolution Authorizing the Sale of 917 Broadway Avenue South
- L. Resolution Approving Broadway Ridge Grant for 101 South Broadway – Albert Lea Art Center
- M. Appointment of Risha Eriksmoen to the Heritage Preservation Commission

PETITIONS, REQUESTS, AND COMMUNICATIONS - None

UNFINISHED BUSINESS

- A. Ordinance 25-146 Amending Chapter 2, Administration, Article VI. – Boards, Commissions and Authorities – Division 4. Human Rights Commission (2nd Reading)

NEW BUSINESS

- A. Public Hearing Related to Vacating of Street Lying within 620 Main Street East and 538 Main Street East
 - A1.** Resolution Approving Vacating of Street Lying within 620 Main Street East and 538 Main Street East
- B. Public Hearing Related to Modification of TIF District No. 5-28
 - B1.** Resolution Approving a Modification to the TIF Plan for TIF District No. 5-28 and the Amendment of an Internal Loan
- C. Resolution Approving Donation of Appliances for the Albert Lea Municipal Airport
- D. Resolution Accepting Bid for the Front Street Basin Project – Job 2507
- E. Resolution Accepting the Offer of the Minnesota Public Facilities Authority to Purchase a \$637,142.00 Taxable Grant Anticipation Revenue Note of 2025C, Providing for its Issuance and Authorizing Execution of a Minnesota Public Facilities Authority Master Loan (Bond Purchase) and/or Grant Agreement and a Lead Service Line Replacement Program Order ID Albert Lea
- F. Resolution Authorizing Amendment No. 1 to the Professional Services Agreement with Bolton & Menk Inc. for the Valley Avenue & Marshall Street Reconstruction Project - Job 2517
- G. Resolution Accepting Bid and Awarding Contract for Demolition of 338 Broadway Avenue S.
- H. Resolution Approving 1 Year Agreement with Kavira Health
- I. Resolution Approving Minnesota Employment and Economic Development Cleanup Grant Application
- J. Resolution Committing Local Match and Authorizing Contract Signature
- K. Ordinance Amending Zoning and Landuse Map from R-2 to B-2 - 642 Marshall and 437 Bridge Avenue (1st Reading)
- L. Ordinance Amending Zoning and the Landuse Map from Single Family Residence District (R-1) to Interstate Development District (IDD) for Property Located at 21133 and 21135 775th Ave. (1st Reading)

Building and Zoning Official Wayne Sorensen presented a comprehensive overview of the procedures and key factors considered in proposing amendments to the zoning and land use map associated with the two ordinances on the agenda.

In response to Councilor Christensen's inquiry, Rigg shared the latest developments in discussions between the HRA and the City, including potential next steps toward integrating the HRA under direct City oversight.

MAYOR AND COUNCIL REPORTS

CITY MANAGER REPORT

APPROVAL OF CLAIMS

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

CLOSED SESSION

Property Purchase – 13D subd. 3 (C) (1)

ADJOURNMENT – 6:47 p.m.

Dated this 13th day of October, 2025

Daphney Maras
Council Secretary

**SPECIAL COUNCIL MEETING – STRATEGIC PLANNING
CITY OF ALBERT LEA FIRE STATION
OCTOBER 18, 2025 – 8:00 AM**

PRESENT: Mayor Rich Murray, Councilors Rachel Christensen, Larry Baker, Jason Howland, Reid Olson, Keith Van Beek, Brian Anderson.

ADDITIONAL STAFF PRESENT: City Manager Ian Rigg, Public Works Director Steven Jahnke, Chief of Police Darren Hanson, Deputy Chief of Police Darren Palmer, Human Resource Director Mike Zelenak, Community Engagement and Enrichment Director Cathy Malakowsky, Building/Zoning Official Wayne Sorensen, City Planner Megan Boeck, City Clerk Daphney Maras, Assistant Director of Public Works Ryan Hajek, Fire Chief Jeff Laskowske, Waste Water Treatment Plant Superintendent Brandon Huston, Library Director Annice Sevett, Street Superintendent Mike Lillibridge, City Attorney Joel Holstad of Lake National Law, LLP.

Councilor Van Beek left at 11:45 AM

Parks & Recreation Supervisor Bob Furland arrived at 12:30 PM

SPECIAL MEETING OF OCTOBER 18, 2025

Mayor Murray called the meeting to order at 8:13 AM

Cory Poris Plasch, Founder and Consultant of CP2, guided a collaborative dialogue centered on crafting and executing a Strategic Plan for the City.

The next steps were outlined. Ms. Plasch will reconvene with staff at a later date to finalize the Performance Targets discussed during today's council session. Together, they will identify four to eight key initiatives for each strategic goal, such as economic development, housing, and finance. Ultimately, CP2 will compile a comprehensive report to guide the city's ongoing strategic planning efforts and formal adoption by the council.

Following an in-depth discussion on the duration of the Strategic Plan, a consensus was reached to adopt a four-year timeframe, title the 2030 Strategic Plan.

Mayor Murray wrapped up the meeting by highlighting Albert Lea's strengths, with special mention of its Blue Zones initiatives. He also acknowledged the departure of Economic Development Director Phillip Johnson and discussed plans for a smooth transition in filling the role.

ADJOURNMENT – 2:24 PM

Motion made by Councilor Anderson, seconded by Councilor Christensen, that there being no further business, the Council meeting adjourned until the next regular meeting of the Albert Lea City Council at 7:00 PM on Monday, October 27, 2025.

Dated this 18th day of October, 2025

Daphney Maras
Council Secretary

5D - Licenses and Permits

Council Approval 10-27-2025

All Licenses Listed Are Located In Albert Lea Unless Otherwise Indicated

3.2% On-Sale Liquor License

Sportsman's Tavern

RESOLUTION 25-

Introduce by Councilor

RESOLUTION SUPPORTING OPERATION GREEN LIGHT FOR VETERANS

WHEREAS, the residents of the City of Albert Lea have great respect, admiration, and the utmost gratitude for all of the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of the men and women who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, the City of Albert Lea seeks to honor these individuals who have paid the high price for freedom by placing themselves in harm's way for the good of all; and

WHEREAS, Veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and by functioning as County Veteran Service Officers in 29 states to help fellow former service members access more than \$52 billion in federal health, disability, and compensation benefits each year; and

WHEREAS, approximately 200,000 service members transition to civilian communities annually; and

WHEREAS, an estimated 20 percent increase of service members will transition to civilian life in the near future; and

WHEREAS, studies indicate that 44-72 percent of service members experience high levels of stress during transition from military to civilian life; and

WHEREAS, active military service members transitioning from military service are at a high risk for suicide during their first year after military service; and

WHEREAS, the National Association of Counties encourages all counties, parishes, and boroughs to recognize Operation Green Light for Veterans;

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

Sec. 1. That the City of Albert Lea appreciates the sacrifices of our United States Military Personnel and believes specific recognition should be granted; therefore, be it

Sec. 2. With designation as a Green Light for Veterans County, the City of Albert Lea, hereby declares from November 4, 2025 through Veterans Day, November 11, 2025 a time to

salute and honor the service and sacrifice of our men and women in uniform transitioning from active service; therefore

BE IT FURTHER RESOLVED:

In observance of Operation Green Light, the City of Albert Lea encourages its citizens in patriotic tradition to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying a green light in a window of their place of business or residence.

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

And, the following voted against the same: None.

Introduced and passed the 27th day of October, 2025

Mayor Murray

Filed and attested the 28th day of October, 2025

Secretary Pro Tem

ORDINANCE 25-147

Introduced by Councilor

AN ORDINANCE AMENDING ZONING AND THE LANDUSE MAP FROM ONE TO FOUR-FAMILY RESIDENCE (R-2) TO COMMUNITY BUSINESS DISTRICT (B-2) FOR PROPERTY LOCATED AT 642 MARSHALL STREET AND 437 BRIDGE AVENUE

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

WHEREAS, the property owner at 437 Bridge Avenue initiated discussions regarding zoning classifications for the property located at 642 Marshall Street to accommodate future building and parking areas, and;

WHEREAS, those properties are legally described in Exhibit A, Exhibit B, Exhibit C, Exhibit D, Exhibit E, and Exhibit F, and;

WHEREAS, notice of public hearing on the rezoning described above was published in the Official City Newspaper as required by law, and;

WHEREAS, the Planning Commission held a public hearing on October 7, 2025 and recommended approval of rezoning the property from R-2 One to Four Family Residence B-2 Community Business, and recommends approval of the rezoning detailed above, and

WHEREAS, the Albert Lea City Council finds that the rezoning is reasonable and compatible with the general zoning requirements of the B-2 District, and;

WHEREAS, Albert Lea's zoning map is to be amended by ordinance and approved by the City Council.

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

Sec. 1. That the above-described properties be rezoned from One to Four Family Residence (R-2) to Community Business (B-2).

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

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

Introduced for the first time on the 13th day of October, 2025

Introduced the second time on the 27th day of October, 2025

Mayor Rich Murray

Filed and attested this 28th day of October, 2025

Secretary Pro Tem

EXHIBIT A

Commencing at a point 130 feet West and 16 feet North from the Northeast corner of Lot No. 1 in Block No. 2 of Ruble's North Side Park Addition to the City of Albert Lea, as the same is platted and recorded in the office of the Register of Deeds in and for the County of Freeborn and State of Minnesota, running thence Northeasterly to a point on the Southerly line of the public highway known as Lake View Boulevard, which point is 153 feet Northwesterly from where the Albert Lea and Geneva Road intersects the said Lake View Boulevard; thence running Northwesterly along the Southerly line of the said Lake View Boulevard 61.75 feet; thence Southwesterly parallel with the first mentioned line 115.25 feet to the Northerly line of an alley that is 16 feet in width; thence Easterly along the Northerly line of said alley 55 feet to the place of beginning, being a lot 55 feet in width, East and West, and immediately West of the lot or parcel of land sold by F. A. Bemis and wife to Henry F. Beck, by Warranty Deed, dated September 18, 1905 and recorded in Book 40 of Deeds on page 514;

AND

The East 25 feet of the following described property: Commencing at a point which is 185 feet West and 16 feet North of the Northeast corner of Lot No. 1, Block 2, Ruble's North Side Park Addition to the City of Albert Lea, Minnesota, thence in a Northerly direction 115.25 feet to the South line of West Marshall Street; thence Northwesterly 55.4 feet along the South line of West Marshall Street; thence in a Southerly direction 142.4 feet; thence East along the North line of East and West alley 49 feet to the place of beginning.

EXHIBIT B

Lot 1, Block 2 of Ruble's Northside Park Addition to the City of Albert Lea, Minnesota,
AND

The North 28 feet of Lot 2, Block 2, of Ruble's Northside Park addition to the City of Albert Lea, Minnesota, also and more accurately described as: Commencing at the most northerly corner of Lot 2, Block 2, Ruble's Northside Park Addition to the City of Albert Lea, Minnesota, thence southwesterly on the northwesterly line of said Lot 2, 28 feet; thence southeasterly to a point on the southeasterly line of said Lot 2, 28 feet southwesterly of the most easterly corner of said Lot 2; thence northeasterly on the southeasterly line of said Lot 2, 28 feet to the most easterly corner of said Lot 2; thence northwesterly on the northeasterly line of said Lot 2 to the place of beginning. And together with that portion of the alley lying northeasterly of said tracts which have accrued to said lots by reason of the vacation thereof by the City of Albert Lea, Minnesota.

EXHIBIT C

South 92 feet of Lot 2 in Block 2 of Ruble's North Side Park Addition to the City of Albert Lea, and lying and being in the County of Freeborn, State of Minnesota. Also described as follows:

Commencing at the most southerly corner of Lot 2, Block 2 of Ruble's North Side Park Addition to the City of Albert Lea, County of Freeborn, State of Minnesota; thence northeasterly on the southeasterly line of said Lot 2, 92 feet; thence northwesterly to a point on the northwesterly line of said Lot 2, 28 feet southwesterly of the most northerly corner of said lot; thence southwesterly on the northwesterly line of said lot 92 feet to the most westerly corner; thence southeasterly on the southwesterly line of said lot to the point of beginning.

EXHIBIT D

Lot 3, Block 2 of Ruble's Northside Park Addition to the City of Albert Lea, Minnesota.

EXHIBIT E

Lot 4, Block 2, of Ruble's North Side Park Addition, located in Lot 7, Subdivision of the Southeast Quarter of the Northwest Quarter of Section 9, Township 102, Range 21, City of Albert Lea, Minnesota.

EXHIBIT F

The east 134 feet of the public alley lying north of Lots 1, 2 and 3, Block 2, Ruble's Northside Park Addition, to the City of Albert Lea.

ORDINANCE 25-148

Introduced by Councilor

AN ORDINANCE AMENDING ZONING AND THE LANDUSE MAP FROM SINGLE FAMILY RESIDENCE DISTRICT (R-1) TO INTERSTATE DEVELOPMENT DISTRICT (IDD) FOR PROPERTY LOCATED AT 21133 AND 21135 775th AVE

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

WHEREAS, the property owner at 21133 and 21135 77th Ave applied to rezone the properties to proactively plan for the future sale and development of the properties, and;

WHEREAS, the properties are legally described in Exhibit A and Exhibit B, and;

WHEREAS, notice of public hearing on the rezoning described above was published in the Official City Newspaper as required by law, and;

WHEREAS, the Planning Commission held a public hearing on October 7, 2025 and recommended approval of rezoning the properties from Single Family Residence District (R-1) to Interstate Development District (IDD), and recommends approval of the rezoning detailed above, and

WHEREAS, the Albert Lea City Council finds that the rezoning is reasonable and compatible with the general zoning requirements of the IDD District and the surrounding uses, and;

WHEREAS, Albert Lea's zoning map is to be amended by ordinance and approved by the City Council.

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

Sec. 1. That the above-described properties be rezoned from Single Family Residence District (R-1) to Interstate Development District (IDD).

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor , and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Howland, Olson, 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 this 13th day of October 2025

Introduced and read the second time on this 27th day of October 2025

Mayor Rich Murray

Filed and attested this 28th day of October, 2025

Secretary Pro Tem

EXHIBIT A

An undivided one-half (1/2) interest in and to:

Lot 14, Subdivision of the W1/2 SE1/4 of Sec. 2 in Twp. 102 North, Range 21, West of the 5th P.M.;

EXCEPTING all that part of said tract lying northerly of Trunk Highway No.16 as located and established on April 24, 1967, which lies westerly of the following described line: From a point on Line A described below, distant 1718.1 feet southeasterly of its point of beginning, run northeasterly at right angles to said line for 140 feet to the point of beginning of the line to be described; thence run southeasterly to a point distant 200 feet easterly (measured at right angles) from a point on said Line A, distant 2368.1 feet southeasterly of its point of beginning; thence run southerly parallel with said Line A for 300 feet and there terminating;

Line A. Beginning at a point on the east and west quarter line of said Sec. 2, distant 1769.9 feet east of the west quarter corner there; thence run southeasterly at an angle of 70°02'20" with said east and west quarter line for 1317.4 feet; thence deflect to the right on a 1°30' curve (delta angle 33°32'37") for 2236.2 feet and there terminating; containing 0.06 acre, more or less;

together with all right of access, being the right of ingress to and egress from all that portion of the above-described tract not described in this exception, to Trunk Highway No. 35 and to Trunk Highway No. 16; also together with all that part of the tract described in the exception to be used for off-take ditch purposes only, which lies southwesterly of a line run parallel with and distant 277 feet northeasterly of the following described Line B:

Line B. From a point on the south line of said Sec. 2, distant 2552.1 feet east of the southwest corner thereof, run northeasterly at an angle of 76°33'38" with said south section line for 81.9 feet; thence deflect to the right at an angle of 84°39' for 440 feet to the point of beginning of the line to be described; thence run southeasterly along the last described course for 200 feet and there terminating; containing 0.11 acre, more or less, in addition to the existing off-take ditch.

AND FURTHER EXCEPTING That part of Lot 14 in Subdivision of the W1/2 SE1/4 of Sec. 2, Twp. 102 North, Range 21 West, shown as Parcel 201 on the plat designated as State Highway Right of Way Plat No. 24-2 on file and of record in the office of the Register of Deeds in and for Freeborn Co., MN; containing 0.56 acre, more or less;

together with all right of access to said Parcel 201 as shown on said plat by the access restriction symbol.

EXHIBIT B

Lot 13, Subdivision of the W $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 102 North, Range 21 West of the Fifth P.M., according to the map or plat thereon file and of record in the office of the County Recorder in and for the County of Freeborn, Minnesota.

RESOLUTION 25-

Introduced by Councilor

RESOLUTION DECLARING PROPERTY WITHOUT PUBLIC PURPOSE, WAIVING
PLANNING COMMISSION REVIEW AND AUTHORIZING SALE

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

917 S. Broadway Ave. – PID – 34-033-0580

Lot 3 and Lot 4 in Block 3 of Hall's Addition to the City of Albert Lea, Minnesota, as the same is platted and recorded in the Office of the County Recorder of Freeborn County, Minnesota; LESS, the South 44 feet of Lot 4 in Block 3 of Hall's Addition to the City of Albert Lea, Minnesota, Freeborn County, Minnesota.

and;

WHEREAS, the Property has met its public purpose and was demolished to remove a blighted and hazardous structure; and

WHEREAS, the City does not have any intention to develop the property, rather it will be divided between adjacent land owners and used for future business expansion; and

WHEREAS, the Property is zoned B-2, Business District; and

WHEREAS, the City Manager has the authority per the City Charter to negotiate and finalize the sale of property upon Council pre-approval, and

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

WHEREAS, notice for a public hearing on this resolution was published on October 18, 2025, as required by City Code Sec. 2.125 (b); and

WHEREAS, the City Council held a public hearing on the proposed sale of the Property on October 27, 2025 as required by City Charter Sec. 12.05 and City Code Sec. 2.125 (b).

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

Sec. 1. That the proposed sale of the Property has no relationship to the comprehensive municipal plan, and therefore, the Council waives the planning commission review of the sale, in accordance with Minn. Stat. § 462.356, subd. 2.

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

Sec. 3. That the Mayor and City Manager are authorized and directed to execute any deeds, conveyances, purchase agreements, or other instruments or documents necessary to carry out the authorized sale of the Property.

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor , and upon a vote being taken thereon, the following voted in favor thereof: Councilors Murray, Christensen, Baker, Howland, 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 27th day of October, 2025

Mayor Rich Murray

Filed and attested this 28th day of October, 2025

Secretary Pro Tem

RESOLUTION 25-XXX

Introduced by Councilor

RESOLUTION ACCEPTING DONATIONS AS PRESENTED
TO THE CITY OF ALBERT LEA

WHEREAS, The City of Albert Lea is generally authorized to accept donations pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens.

WHEREAS, individual persons and/or entities have offered to contribute donation(s) as set forth below to the city:

<u>Donor</u>	<u>Amount or Item</u>
Chevron – Renewable Energy Group of Glenville	\$2,500.00 – Fire Department

WHEREAS, the City Council finds that it is appropriate to accept the donation offered.

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

- Sec. 1. That the donation described is accepted and
- Sec. 2. The City of Albert Lea is hereby directed to issue receipts to each donor acknowledging the City's receipt of the donation.

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

Introduced and passed this 27th day of October, 2025

Mayor Rich Murray

Filed and attested this 28th day of October, 2025

Secretary Pro Tem

RESOLUTION 25 -

Introduced by Councilor

RESOLUTION APPROVING CLAIMS

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

Sec. 1. That the claims, as presented in the attached exhibit for Check #92750 through #92883 in the amount of \$1,415,694.77 are approved and the City Treasurer is hereby directed to disburse said amounts with payment to be made from the fund indicated.

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

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

Introduced and passed this 27th day of October, 2025

Mayor Rich Murray

Filed and attested this 28th day of October, 2025

Secretary Pro Tem

Claims Over \$25,000

City of Albert Lea Council Meeting 10/27/2025

- **\$57,217.35 – Freeborn Mower Electric Cooperative**
Electric Service – WWTP
- **\$57,804.15 – Platinum Plumbing Solutions LLC**
Pay Estimate 14 – Lead Service Line Replacement Project
- **\$72,892.27 – Jensen Excavating & Trucking**
Pay Estimate 5 – Eberhart Street & Water Construction (Job 2413)
- **\$107,114.40 – Neo Eclectic Solutions**
Pay Estimate 1 – AWOS Replacement Project
- **\$148,092.79 – Midwest Injection Inc**
Bio-Solid Removal
- **\$198,021.56 – Brennan Construction**
Pay Estimate 7 - Recreational Facilities Project - Arena Lobby
- **\$203,769.40 – Brennan Construction**
Pay Estimate 6 - Recreational Facilities Project - Arena Lobby



Accounts Payable

Checks for Approval

User: NThoms
Printed: 10/22/2025 - 3:52 PM



Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	10/17/2025	101 General	Other Payroll Deduct Payable	WEX Health Inc		300.00
0	10/17/2025	101 General	Other Payroll Deduct Payable	WEX Health Inc		11,346.48
0	10/17/2025	101 General	Accrued PERA Payable	PERA		53,484.81
0	10/17/2025	101 General	Accrued PERA Payable	PERA		39,630.97
0	10/17/2025	101 General	Deferred Compensation Payable	MN State Retirement - Empower		1,197.65
0	10/17/2025	101 General	Other Payroll Deduct Payable	Minnesota Department of Human Services		1,418.06
0	10/17/2025	101 General	State Withholding Payable	Minnesota Department of Revenue		18,768.27
0	10/17/2025	101 General	State Withholding Payable	Minnesota Department of Revenue		490.72
0	10/17/2025	101 General	Accrued FICA Payable	Internal Revenue Service		15,790.92
0	10/17/2025	101 General	Accrued Medicare Payable	Internal Revenue Service		6,322.41
0	10/17/2025	101 General	Accrued Medicare Payable	Internal Revenue Service		110.32
0	10/17/2025	101 General	Federal Withholding Payable	Internal Revenue Service		1,412.36
0	10/17/2025	101 General	Federal Withholding Payable	Internal Revenue Service		39,704.11
0	10/17/2025	101 General	Accrued FICA Payable	Internal Revenue Service		15,790.92
0	10/17/2025	101 General	Accrued Medicare Payable	Internal Revenue Service		6,322.41
0	10/17/2025	101 General	Accrued Medicare Payable	Internal Revenue Service		110.32
0	10/17/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		991.23
0	10/17/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		4,243.60
0	10/17/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		925.15
0	10/17/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		2,664.00
0	10/17/2025	101 General	Union Dues Payable	IAFF Local 1041		1,089.30
0	10/17/2025	101 General	Other Payroll Deduct Payable	Employee Benefit Fund		75.00
0	10/17/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		426.38
0	10/17/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		871.47
0	10/17/2025	101 General	Life Insurance Payable	Sun Life Financial		1.72
0	10/17/2025	101 General	Long-term Disability Payable	Sun Life Financial		1,151.97
0	10/17/2025	101 General	Other Payroll Deduct Payable	Sun Life Financial		1,521.70
0	10/17/2025	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		437.31
0	10/17/2025	101 General	Union Dues Payable	Minnesota Public Employees Association		576.00
0	10/17/2025	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		1,490.38
0	10/17/2025	101 General	Union Dues Payable	MNPEA		75.00
0	10/17/2025	101 General	Union Dues Payable	Minnesota Public Employees Association		1,032.00
0	10/17/2025	101 General	Dental Insurance Payable	MetLife		1,985.95

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	10/17/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		871.47
0	10/17/2025	101 General	Other Payroll Deduct Payable	AFLAC Group Insurance		426.38
0	10/17/2025	101 General	Life Insurance Payable	Sun Life Financial		244.24
0	10/17/2025	101 General	Other Payroll Deduct Payable	Sun Life Financial		1,521.70
0	10/17/2025	101 General	Dental Insurance Payable	MetLife		1,985.95
0	10/17/2025	101 General	Dental Insurance Payable	MetLife		0.30
0	10/17/2025	101 General	Life Insurance Payable	Sun Life Financial		1.72
0	10/17/2025	101 General	Life Insurance Payable	Sun Life Financial		1.72
0	10/27/2025	101 General	Rents & Leases	Loffler		2.01
0	10/27/2025	603 Solid Waste	Refuse Fee	Minnesota Department of Revenue		562.00
0	10/27/2025	603 Solid Waste	Sales Tax Payable	Minnesota Department of Revenue		1,475.00
0	10/27/2025	101 General	Sales Tax Payable	Minnesota Department of Revenue		5,775.00
0	10/27/2025	602 Sewer	Motor Fuels	Minnesota Department of Revenue		84.08
0	10/27/2025	101 General	Motor Fuels	Minnesota Department of Revenue		5.35
0	10/27/2025	101 General	Motor Fuels	Minnesota Department of Revenue		332.24
0	10/27/2025	601 Water	Safety Equipment	Mark Walton		159.51
0	10/27/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		372.50
0	10/27/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		73.00
0	10/27/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		522.00
0	10/27/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		497.25
0	10/27/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		73.00
0	10/27/2025	412 Recreation Facilities Project	Building & Improvements	Brennan Construction of MN Inc		203,769.40
0	10/27/2025	412 Recreation Facilities Project	Building & Improvements	Brennan Construction of MN Inc		198,021.56
0	10/27/2025	101 General	Safety Equipment	Hugo Torres		11.05
0	10/27/2025	101 General	Safety Equipment	Hugo Torres		21.45
0	10/27/2025	101 General	Safety Equipment	Hugo Torres		32.49
0	10/27/2025	601 Water	Street Maintenance Materials	Ulland Brothers, Inc.		9,384.00
0	10/27/2025	101 General	Street Maintenance Materials	Ulland Brothers, Inc.		1,727.20
0	10/27/2025	101 General	Safety Equipment	Emma Barclay		150.00
0	10/27/2025	101 General	Safety Equipment	Jared Bair		137.71
0	10/27/2025	603 Solid Waste	Supplies	Jill Steinhauer		23.07
0	10/27/2025	101 General	Software/Software Subscription	DLT Solutions LLC		8,079.40
0	10/27/2025	101 General	Travel Expense	Alex Kunkel		5.01
0	10/27/2025	101 General	Travel Expense	Andrew Nelson		38.20
0	10/27/2025	101 General	Travel Expense	Andrew Nelson		9.21
0	10/27/2025	101 General	Travel Expense	Trisha Whelan		296.24
0	10/27/2025	101 General	Travel Expense	Annice Sevett		92.40
0	10/27/2025	101 General	Travel Expense	Trisha Whelan		225.42
0	10/27/2025	101 General	Travel Expense	Trisha Whelan		9.83
0	10/27/2025	602 Sewer	Supplies	Fastenal Company		46.70
0	10/27/2025	101 General	Building Repair Supplies	Fastenal Company		362.50
0	10/27/2025	601 Water	Supplies	Fastenal Company		49.09
0	10/27/2025	601 Water	Furniture, Equipment & Tools	Fastenal Company		22.10

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	10/27/2025	101 General	Building Maintenance	Fastenal Company		8.82
0	10/27/2025	101 General	Vehicle/Equipment Parts	Fastenal Company		4.03
0	10/27/2025	101 General	Humane Society Mgmt/Costs	Humane Society of Freeborn County		1,000.00
0	10/27/2025	601 Water	Expert & Professional Services	Platinum Plumbing Solutions LLC		57,804.15
92750	10/14/2025	227 Broadway Ridge/Main Corridor	Loans & Grants	Albert Lea Art Center		1,362.25
92751	10/17/2025	101 General	Other Payroll Deduct Payable	LegalShield		314.52
92751	10/17/2025	101 General	Other Payroll Deduct Payable	LegalShield		314.52
92752	10/17/2025	101 General	Life Insurance Payable	NCPERS Minnesota Group Life Ins		264.00
92752	10/17/2025	101 General	Life Insurance Payable	NCPERS Minnesota Group Life Ins		264.00
92753	10/16/2025	602 Sewer	Telephone & Internet	AT&T Mobility II LLC		15.37
92754	10/16/2025	101 General	Telephone & Internet	Charter Communications Holdings LLC		189.99
92755	10/16/2025	602 Sewer	Rents & Leases	Driessen Water Inc		80.05
92755	10/16/2025	602 Sewer	Rents & Leases	Driessen Water Inc		161.82
92756	10/16/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		153.34
92757	10/16/2025	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative		57,217.35
92758	10/16/2025	101 General	Gas Utilities	Minnesota Energy Resources		84.76
92758	10/16/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92758	10/16/2025	602 Sewer	Gas Utilities	Minnesota Energy Resources		47.03
92758	10/16/2025	101 General	Gas Utilities	Minnesota Energy Resources		69.87
92759	10/16/2025	101 General	Expert & Professional Services	MN Bureau of Criminal Apprehension		30.00
92760	10/16/2025	101 General	Petty Cash	Petty Cash		250.00
92761	10/16/2025	602 Sewer	Refuse Disposal	Waste Management of WI-MN		453.04
92761	10/16/2025	101 General	Refuse Disposal	Waste Management of WI-MN		386.00
92762	10/27/2025	225 Airport	Expert & Professional Services	Albert Lea Airport, Inc		2,200.00
92762	10/27/2025	225 Airport	Building Maintenance	Albert Lea Airport, Inc		850.00
92763	10/27/2025	101 General	Management Services	Albert Lea Community Theater, Inc.		1,000.00
92764	10/27/2025	412 Recreation Facilities Project	Building & Improvements	Albert Lea Electric		439.43
92764	10/27/2025	101 General	Building Maintenance	Albert Lea Electric		384.00
92764	10/27/2025	225 Airport	Vehicle and Equipment Repairs	Albert Lea Electric		3,712.86
92764	10/27/2025	101 General	Vehicle and Equipment Repairs	Albert Lea Electric		132.00
92765	10/27/2025	210 Senior Center	Management Services	Albert Lea Family YMCA		4,175.00
92766	10/27/2025	101 General	Advertising - Other	Albert Lea Newspapers Inc		106.00
92767	10/27/2025	234 Blight/Hazardous Mitigation	Legal Notices & Recording	Albert Lea Newspapers, Inc		102.34
92767	10/27/2025	437 District 5-28 Vortex Cold Stor	Legal Notices & Recording	Albert Lea Newspapers, Inc		304.67
92767	10/27/2025	101 General	Legal Notices & Recording	Albert Lea Newspapers, Inc		56.33
92767	10/27/2025	101 General	Legal Notices & Recording	Albert Lea Newspapers, Inc		49.45
92768	10/27/2025	101 General	Chemicals & Chemical Products	Albert Lea Seed House		609.92
92769	10/27/2025	101 General	Refuse Disposal	All Seasons Outdoor Maintenance		985.02
92769	10/27/2025	101 General	Refuse Disposal	All Seasons Outdoor Maintenance		985.02
92769	10/27/2025	101 General	Refuse Disposal	All Seasons Outdoor Maintenance		1,379.03
92770	10/27/2025	701 CG - Vehicle & Equip Capital	Vehicles	Alta Emergency Response Vehicles, LLC		20,883.58
92771	10/27/2025	101 General	Supplies	Amazon Capital Services Inc		46.76
92771	10/27/2025	101 General	Books	Amazon Capital Services Inc		329.47

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
92771	10/27/2025	101 General	Furniture, Equipment & Tools	Amazon Capital Services Inc		42.92
92771	10/27/2025	101 General	Supplies	Amazon Capital Services Inc		449.99
92771	10/27/2025	101 General	Building Repair Supplies	Amazon Capital Services Inc		558.24
92771	10/27/2025	101 General	Audio Visual	Amazon Capital Services Inc		130.73
92771	10/27/2025	101 General	Special Programs	Amazon Capital Services Inc		31.84
92771	10/27/2025	101 General	Supplies	Amazon Capital Services Inc		56.99
92771	10/27/2025	101 General	Books	Amazon Capital Services Inc		150.22
92771	10/27/2025	101 General	Supplies	Amazon Capital Services Inc		485.61
92771	10/27/2025	101 General	Books	Amazon Capital Services Inc		38.24
92771	10/27/2025	101 General	Supplies	Amazon Capital Services Inc		16.05
92771	10/27/2025	101 General	Audio Visual	Amazon Capital Services Inc		19.49
92771	10/27/2025	101 General	Books	Amazon Capital Services Inc		141.42
92771	10/27/2025	101 General	Supplies	Amazon Capital Services Inc		102.85
92771	10/27/2025	101 General	Furniture, Equipment & Tools	Amazon Capital Services Inc		525.92
92771	10/27/2025	101 General	Supplies	Amazon Capital Services Inc		38.79
92771	10/27/2025	101 General	Supplies	Amazon Capital Services Inc		37.98
92771	10/27/2025	101 General	Supplies	Amazon Capital Services Inc		210.00
92772	10/27/2025	412 Recreation Facilities Project	Building & Improvements	API Supply Lifts		400.00
92773	10/27/2025	101 General	Vehicle/Equipment Parts	Arnold's of Alden, Inc		9.67
92774	10/27/2025	440 District 5-31 300 Block	Demolition Costs	Asbestrol, Inc.		13,460.00
92775	10/27/2025	101 General	Telephone & Internet	AT&T		59.40
92776	10/27/2025	101 General	Books	Baker and Taylor, Inc.		158.19
92776	10/27/2025	101 General	Books	Baker and Taylor, Inc.		34.80
92777	10/27/2025	602 Sewer	Furniture, Equipment & Tools	BDG Inc		2,769.65
92778	10/27/2025	225 Airport	Engineering Services	Bolton & Menk Inc		8,360.00
92778	10/27/2025	225 Airport	Engineering Services	Bolton & Menk Inc		2,850.00
92778	10/27/2025	496 2026 Projects	Engineering Services	Bolton & Menk Inc		5,295.00
92778	10/27/2025	496 2026 Projects	Cash and Investments	Bolton & Menk Inc		5,295.00
92778	10/27/2025	496 2026 Projects	Cash and Investments	Bolton & Menk Inc		-5,295.00
92779	10/27/2025	602 Sewer	Tires	Bomgaars Supply Inc		56.97
92779	10/27/2025	101 General	Supplies	Bomgaars Supply Inc		31.14
92779	10/27/2025	101 General	Building Repair Supplies	Bomgaars Supply Inc		5.58
92779	10/27/2025	602 Sewer	Supplies	Bomgaars Supply Inc		36.95
92779	10/27/2025	101 General	Supplies	Bomgaars Supply Inc		5.49
92779	10/27/2025	101 General	Building Repair Supplies	Bomgaars Supply Inc		64.43
92779	10/27/2025	101 General	Supplies	Bomgaars Supply Inc		6.99
92779	10/27/2025	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		25.85
92779	10/27/2025	602 Sewer	Supplies	Bomgaars Supply Inc		14.99
92779	10/27/2025	101 General	Supplies	Bomgaars Supply Inc		18.97
92779	10/27/2025	602 Sewer	Furniture, Equipment & Tools	Bomgaars Supply Inc		9.66
92779	10/27/2025	602 Sewer	Supplies	Bomgaars Supply Inc		56.12
92779	10/27/2025	101 General	Building Repair Supplies	Bomgaars Supply Inc		23.03
92779	10/27/2025	101 General	Chemicals & Chemical Products	Bomgaars Supply Inc		49.99

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92779	10/27/2025	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		29.10
92779	10/27/2025	101 General	Supplies	Bomgaars Supply Inc		19.96
92779	10/27/2025	101 General	Furniture, Equipment & Tools	Bomgaars Supply Inc		9.99
92779	10/27/2025	602 Sewer	Supplies	Bomgaars Supply Inc		37.57
92780	10/27/2025	101 General	Periodicals & Magazines	Booklist Publications		309.95
92781	10/27/2025	101 General	Furniture, Equipment & Tools	Bound Tree Medical LLC		1,361.96
92781	10/27/2025	101 General	Supplies	Bound Tree Medical LLC		248.78
92781	10/27/2025	101 General	Supplies	Bound Tree Medical LLC		803.58
92782	10/27/2025	234 Blight/Hazardous Mitigation	Expert & Professional Services	Braun Intertec Corporation		3,983.50
92783	10/27/2025	101 General	Supplies	Broadway Bike		240.00
92784	10/27/2025	101 General	Expert & Professional Services	Al D. Brooks		112.25
92785	10/27/2025	101 General	Rents & Leases	John R. Butler		382.50
92786	10/27/2025	101 General	Rents & Leases	Canon Financial Services Inc		92.68
92787	10/27/2025	101 General	Building Maintenance	Cedar Valley Services, Inc		2,117.58
92787	10/27/2025	101 General	Building Maintenance	Cedar Valley Services, Inc		1,596.86
92788	10/27/2025	101 General	Books	Cengage Learning, Inc		152.74
92788	10/27/2025	101 General	Books	Cengage Learning, Inc		22.39
92788	10/27/2025	101 General	Books	Cengage Learning, Inc		17.59
92788	10/27/2025	101 General	Books	Cengage Learning, Inc		24.80
92788	10/27/2025	101 General	Books	Cengage Learning, Inc		516.65
92788	10/27/2025	101 General	Books	Cengage Learning, Inc		22.39
92788	10/27/2025	101 General	Books	Cengage Learning, Inc		465.45
92788	10/27/2025	101 General	Books	Cengage Learning, Inc		44.78
92788	10/27/2025	101 General	Books	Cengage Learning, Inc		21.60
92789	10/27/2025	101 General	Books	Center Point, Inc		25.77
92790	10/27/2025	602 Sewer	Expert & Professional Services	Central Iowa Televising LLC		15,702.40
92791	10/27/2025	412 Recreation Facilities Project	Building & Improvements	Chosen Valley Testing Inc		1,280.00
92792	10/27/2025	602 Sewer	Laundry Services	Cintas Corporation		112.94
92792	10/27/2025	101 General	Laundry Services	Cintas Corporation		24.44
92792	10/27/2025	101 General	Laundry Services	Cintas Corporation		28.18
92792	10/27/2025	602 Sewer	Laundry Services	Cintas Corporation		112.94
92792	10/27/2025	101 General	Laundry Services	Cintas Corporation		24.44
92792	10/27/2025	101 General	Laundry Services	Cintas Corporation		28.18
92793	10/27/2025	602 Sewer	Supplies	Cintas First Aid and Safety		35.81
92793	10/27/2025	101 General	Safety Equipment	Cintas First Aid and Safety		97.71
92794	10/27/2025	601 Water	Safety Equipment	Clothing Care Center		59.33
92795	10/27/2025	101 General	Rents & Leases	Coordinated Business Systems LTD		112.23
92795	10/27/2025	101 General	Rents & Leases	Coordinated Business Systems LTD		15.14
92796	10/27/2025	101 General	Supplies	Crescent Electric Supply Company		252.86
92797	10/27/2025	101 General	Street Maintenance Materials	Croell, Inc.		1,792.25
92797	10/27/2025	601 Water	Street Maintenance Materials	Croell, Inc.		1,552.00
92797	10/27/2025	101 General	Street Maintenance Materials	Croell, Inc.		1,692.00
92797	10/27/2025	101 General	Street Maintenance Materials	Croell, Inc.		973.88

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
92797	10/27/2025	601 Water	Street Maintenance Materials	Croell, Inc.		1,369.75
92798	10/27/2025	101 General	Vehicle/Equipment Parts	Dave Syverson, Inc.		123.59
92798	10/27/2025	101 General	Vehicle/Equipment Parts	Dave Syverson, Inc.		13.61
92799	10/27/2025	101 General	Supplies	Display Sales		1,890.00
92800	10/27/2025	437 District 5-28 Vortex Cold Stor	Expert & Professional Services	Ehlers & Associates, Inc		525.00
92801	10/27/2025	602 Sewer	Veh/Equipment Supplies/Parts	Electric Motor/Bearing Service, Inc		54.06
92801	10/27/2025	602 Sewer	Veh/Equipment Supplies/Parts	Electric Motor/Bearing Service, Inc		44.84
92802	10/27/2025	602 Sewer	Expert & Professional Services	Environmental Resource Associates		259.65
92802	10/27/2025	602 Sewer	Expert & Professional Services	Environmental Resource Associates		236.82
92803	10/27/2025	101 General	Deposits	Marlin Espe		16,250.00
92804	10/27/2025	101 General	Chemicals & Chemical Products	FHR Investments, LP		12,524.40
92805	10/27/2025	101 General	Vehicle and Equipment Repairs	Fountain Refrigeration		675.26
92806	10/27/2025	401 Capital Project Revolving Fund	Engineering Services	Freeborn County Highway Department		2,188.10
92807	10/27/2025	701 CG - Vehicle & Equip Capital	Vehicles	Freeborn County Registrar		3,167.62
92808	10/27/2025	601 Water	Electric Utilities	Freeborn Mower Electric Cooperative		94.00
92808	10/27/2025	230 Economic Development	Electric Utilities	Freeborn Mower Electric Cooperative		59.55
92808	10/27/2025	230 Economic Development	Electric Utilities	Freeborn Mower Electric Cooperative		31.16
92808	10/27/2025	234 Blight/Hazardous Mitigation	Electric Utilities	Freeborn Mower Electric Cooperative		57.20
92809	10/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		43.03
92810	10/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		17,197.25
92810	10/27/2025	225 Airport	Electric Utilities	Freeborn Mower Electric Cooperative		1,214.99
92811	10/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		1,659.90
92812	10/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		3,262.60
92812	10/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		372.09
92813	10/27/2025	603 Solid Waste	Electric Utilities	Freeborn Mower Electric Cooperative		56.28
92813	10/27/2025	603 Solid Waste	Electric Utilities	Freeborn Mower Electric Cooperative		66.48
92813	10/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		969.55
92814	10/27/2025	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative		451.43
92815	10/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		70.67
92815	10/27/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		183.29
92816	10/27/2025	412 Recreation Facilities Project	Building & Improvements	Yessica Garcia		6,129.00
92817	10/27/2025	250 Fire Capital Fund	Expert & Professional Services	Grail Inc		10,384.00
92818	10/27/2025	101 General	Building Repair Supplies	Grainger		49.62
92819	10/27/2025	412 Recreation Facilities Project	Building & Improvements	Granicrete Minnesota		2,100.00
92820	10/27/2025	101 General	Periodicals & Magazines	Greenspring Media LLC		24.95
92821	10/27/2025	101 General	Books	Molly Grimmus		17.99
92822	10/27/2025	101 General	Vehicle and Equipment Repairs	Hanson Tire Service of Albert Lea, Inc		29.30
92822	10/27/2025	603 Solid Waste	Refuse Disposal	Hanson Tire Service of Albert Lea, Inc		208.13
92822	10/27/2025	603 Solid Waste	Refuse Disposal	Hanson Tire Service of Albert Lea, Inc		955.50
92822	10/27/2025	101 General	Vehicle and Equipment Repairs	Hanson Tire Service of Albert Lea, Inc		31.50
92823	10/27/2025	101 General	Building Maintenance	Harty Mechanical Inc.		1,512.01
92824	10/27/2025	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		4,956.84
92824	10/27/2025	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		1,086.69

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
92825	10/27/2025	602 Sewer	Supplies	HD Supply Inc		515.71
92826	10/27/2025	101 General	Supplies	Hillyard Inc.-Hutchinson		42.62
92827	10/27/2025	409 Storm Water Capital Projects	Expert & Professional Services	HR Green Inc		1,844.95
92828	10/27/2025	101 General	Fire Prevention	Hy-Vee, Inc.		241.04
92829	10/27/2025	101 General	Expert & Professional Services	IIA Lifting Services Inc		1,604.25
92830	10/27/2025	101 General	Books	Ingram Library Services		31.29
92830	10/27/2025	101 General	Books	Ingram Library Services		87.83
92830	10/27/2025	101 General	Books	Ingram Library Services		32.82
92830	10/27/2025	101 General	Books	Ingram Library Services		20.49
92830	10/27/2025	101 General	Books	Ingram Library Services		38.48
92830	10/27/2025	101 General	Books	Ingram Library Services		30.46
92830	10/27/2025	101 General	Books	Ingram Library Services		480.71
92830	10/27/2025	101 General	Books	Ingram Library Services		21.31
92830	10/27/2025	101 General	Books	Ingram Library Services		72.99
92830	10/27/2025	101 General	Books	Ingram Library Services		389.95
92830	10/27/2025	101 General	Books	Ingram Library Services		527.80
92830	10/27/2025	101 General	Books	Ingram Library Services		19.07
92831	10/27/2025	101 General	Vehicle and Equipment Repairs	Jefferson Fire & Safety, Inc		695.00
92832	10/27/2025	495 2025 Projects	Improvements Other Than Bldgs	Jensen Excavating & Trucking		72,892.27
92832	10/27/2025	495 2025 Projects	Cash and Investments	Jensen Excavating & Trucking		-72,892.27
92832	10/27/2025	495 2025 Projects	Cash and Investments	Jensen Excavating & Trucking		72,892.27
92833	10/27/2025	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.		126.95
92833	10/27/2025	602 Sewer	Supplies	Jim & Dudes Plumbing & Heating, Inc.		40.95
92833	10/27/2025	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.		76.05
92834	10/27/2025	234 Blight/Hazardous Mitigation	Expert & Professional Services	Jim's Excavation LLC		10,500.00
92835	10/27/2025	602 Sewer	Vehicle and Equipment Repairs	L & M Boiler Systems, Inc		1,624.04
92836	10/27/2025	411 SnyderField/Inclusive Park	Improvements Other Than Bldgs	Larson Contracting Central LLC		18,096.38
92837	10/27/2025	101 General	Vehicle/Equipment Parts	Lawson Products Inc		87.66
92837	10/27/2025	101 General	Supplies	Lawson Products Inc		67.93
92837	10/27/2025	101 General	Furniture, Equipment & Tools	Lawson Products Inc		174.62
92838	10/27/2025	101 General	Street Maintenance Materials	Ryan Madsen		5,130.00
92839	10/27/2025	602 Sewer	Supplies	McMaster-Carr Supply Company		340.28
92840	10/27/2025	101 General	Rents & Leases	Metro Sales, Inc		258.00
92841	10/27/2025	225 Airport	Telephone & Internet	MetroNet Holding LLC		130.20
92842	10/27/2025	602 Sewer	Expert & Professional Services	Midwest Injection Inc		148,092.79
92843	10/27/2025	101 General	Gas Utilities	Minnesota Energy Resources		47.03
92843	10/27/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92844	10/27/2025	101 General	Dues & Subscriptions	MN Bureau of Criminal Apprehension		600.00
92845	10/27/2025	225 Airport	Taxes, License & Permit Fees	MN Department of Labor and Industry		25.00
92846	10/27/2025	101 General	Bldg Permit Surcharges Payable	MN Department of Labor and Industry		1,242.65
92847	10/27/2025	602 Sewer	Taxes, License & Permit Fees	MN Department of Labor and Industry		150.00
92848	10/27/2025	101 General	Vehicle and Equipment Repairs	MN Department of Labor and Industry		28.93
92849	10/27/2025	101 General	Employee Programs	MTM Recognition Corporation		140.58

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92850	10/27/2025	440 District 5-31 300 Block	Demolition Costs	Mark Muilenburg		948.00
92850	10/27/2025	234 Blight/Hazardous Mitigation	Hazard Prop Removal-Assessed	Mark Muilenburg		1,800.00
92851	10/27/2025	101 General	Expert & Professional Services	Nelson Media Company		1,700.00
92852	10/27/2025	210 Senior Center	Building Maintenance	Nelson Sound LLC		750.00
92853	10/27/2025	225 Airport	Improvements Other Than Bldgs	Neo Electric Solutions LLC		107,114.40
92854	10/27/2025	602 Sewer	Safety Equipment	North American Safety, Inc		409.00
92855	10/27/2025	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.		247.80
92855	10/27/2025	101 General	Expert & Professional Services	Office of MN IT Services-Accts. Rec.		22.05
92856	10/27/2025	601 Water	Supplies	O'Reilly Auto Parts		4.01
92856	10/27/2025	101 General	Vehicle/Equipment Parts	O'Reilly Auto Parts		22.99
92856	10/27/2025	101 General	Vehicle/Equipment Parts	O'Reilly Auto Parts		66.48
92856	10/27/2025	101 General	Vehicle/Equipment Parts	O'Reilly Auto Parts		-38.99
92857	10/27/2025	101 General	Expert & Professional Services	Petty Cash		800.00
92858	10/27/2025	101 General	Uniforms	Plymouth Shoe Store		285.00
92859	10/27/2025	101 General	Vehicle and Equipment Repairs	R & R Truck Repair Inc		84.50
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		11.69
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		27.86
92860	10/27/2025	225 Airport	Supplies	Raleigh's Ace Hardware		44.96
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		31.65
92860	10/27/2025	101 General	Vehicle/Equipment Parts	Raleigh's Ace Hardware		18.60
92860	10/27/2025	602 Sewer	Supplies	Raleigh's Ace Hardware		64.77
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		8.99
92860	10/27/2025	602 Sewer	Supplies	Raleigh's Ace Hardware		17.99
92860	10/27/2025	412 Recreation Facilities Project	Building & Improvements	Raleigh's Ace Hardware		55.81
92860	10/27/2025	101 General	Vehicle/Equipment Parts	Raleigh's Ace Hardware		3.23
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		15.46
92860	10/27/2025	101 General	Vehicle/Equipment Parts	Raleigh's Ace Hardware		37.99
92860	10/27/2025	101 General	Furniture, Equipment & Tools	Raleigh's Ace Hardware		14.93
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		23.38
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		26.96
92860	10/27/2025	225 Airport	Supplies	Raleigh's Ace Hardware		16.19
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		177.00
92860	10/27/2025	101 General	Chemicals & Chemical Products	Raleigh's Ace Hardware		47.57
92860	10/27/2025	602 Sewer	Supplies	Raleigh's Ace Hardware		48.64
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		16.18
92860	10/27/2025	101 General	Training/ Instruction Supplies	Raleigh's Ace Hardware		57.56
92860	10/27/2025	101 General	Furniture, Equipment & Tools	Raleigh's Ace Hardware		25.98
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		8.99
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		42.27
92860	10/27/2025	412 Recreation Facilities Project	Building & Improvements	Raleigh's Ace Hardware		44.05
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		113.56
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		8.09
92860	10/27/2025	101 General	Supplies	Raleigh's Ace Hardware		100.67

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
92861	10/27/2025	101 General	Vehicle and Equipment Repairs	Rihm Motor Company		1,527.77
92861	10/27/2025	101 General	Vehicle/Equipment Parts	Rihm Motor Company		11.25
92862	10/27/2025	412 Recreation Facilities Project	Building & Improvements	Rink Systems, Inc.		6,634.97
92863	10/27/2025	437 District 5-28 Vortex Cold Stor	Expert & Professional Services	Robinson Appraisal & Associates, Inc		750.00
92864	10/27/2025	101 General	Expert & Professional Services	Rohn Industries, Inc		46.88
92865	10/27/2025	602 Sewer	Building Repair Supplies	Sherwin-Williams		45.94
92866	10/27/2025	101 General	Expert & Professional Services	Short Elliott Hendrickson Inc.		1,140.85
92867	10/27/2025	210 Senior Center	Rents & Leases	Skyline Plaza Associates		4,100.00
92868	10/27/2025	101 General	Unemployment/MN Pd Sick Leave	State of MN Dept of Empl. & Econ. Dev.		447.00
92869	10/27/2025	101 General	Uniforms	Streicher's		160.00
92869	10/27/2025	201 Police Forfeitures	Supplies	Streicher's		5,495.00
92870	10/27/2025	101 General	Building Maintenance	Szymanski's S.I. Inc		175.00
92870	10/27/2025	601 Water	Building Maintenance	Szymanski's S.I. Inc		175.00
92870	10/27/2025	601 Water	Building Maintenance	Szymanski's S.I. Inc		175.00
92870	10/27/2025	602 Sewer	Building Maintenance	Szymanski's S.I. Inc		175.00
92871	10/27/2025	101 General	Vehicle/Equipment Parts	Terminal Supply Co		114.34
92871	10/27/2025	101 General	Vehicle/Equipment Parts	Terminal Supply Co		21.65
92872	10/27/2025	101 General	Refuse Disposal	Thompson Sanitation, Inc.		183.32
92872	10/27/2025	101 General	Refuse Disposal	Thompson Sanitation, Inc.		146.34
92873	10/27/2025	101 General	Hot Spots	T-Mobile		1,313.51
92874	10/27/2025	101 General	Supplies	Total Glass-Lock Inc		16.36
92875	10/27/2025	101 General	Vehicle and Equipment Repairs	Ultimate Safety Concepts, Inc.		617.00
92876	10/27/2025	101 General	Prepaid Postage	United States Postal Service		3,000.00
92877	10/27/2025	412 Recreation Facilities Project	Building & Improvements	US LBM Operating Co 3009 LLC		692.00
92877	10/27/2025	101 General	Supplies	US LBM Operating Co 3009 LLC		80.07
92877	10/27/2025	412 Recreation Facilities Project	Building & Improvements	US LBM Operating Co 3009 LLC		143.08
92877	10/27/2025	412 Recreation Facilities Project	Building & Improvements	US LBM Operating Co 3009 LLC		91.20
92877	10/27/2025	412 Recreation Facilities Project	Building & Improvements	US LBM Operating Co 3009 LLC		-542.92
92878	10/27/2025	602 Sewer	Vehicle/Equipment Parts	Vega Americas Inc		1,282.39
92879	10/27/2025	101 General	Demo Deposits	Brandon Vogt		1,100.00
92880	10/27/2025	603 Solid Waste	Supplies	Kelly Wangsness		110.00
92880	10/27/2025	101 General	Vehicle and Equipment Repairs	Kelly Wangsness		505.00
92880	10/27/2025	101 General	Supplies	Kelly Wangsness		60.00
92881	10/27/2025	603 Solid Waste	Refuse Disposal	Waste Management of WI-MN		1,960.96
92881	10/27/2025	603 Solid Waste	Refuse Disposal	Waste Management of WI-MN		6,701.35
92881	10/27/2025	602 Sewer	Refuse Disposal	Waste Management of WI-MN		178.34
92882	10/27/2025	101 General	Supplies	Wesley L. Webb		18.03
92883	10/27/2025	101 General	Training & Education	Cole Weick		450.00
Report Total:						1,415,694.77