AGENDA FOR THE WORK SESSION AND THE REGULAR MEETING OF THE ALBERT LEA CITY COUNCIL – November 10, 2025
WORK SESSION – 5:30 PM – REGULAR MEETING – 7:00 PM

WORK SESSION – 5:30 PM

I. CLOUD PERMITS PRESENTATION – JEFF LASKOWSKE

II. 3rd QUARTER FINANCIAL REPORT – KRISTI BRUTLAG

III. REVIEW COUNCIL MEETING AGENDA OF NOVEMBER 10, 2025

REGULAR MEETING – 7:00 PM

I. CALL TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. CEREMONIAL ITEMS

A. Oath of Office – Detective Mary Gaul and Detective Luke Tuzinski
B. Recognition of the 2025 Citizen Academy Graduates – ALPD – Detective Luke Tuzinski

IV. PUBLIC FORUM

V. CONSENT AND APPROVAL OF AGENDA

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

VI. PETITIONS, REQUESTS AND COMMUNICATIONS

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

A. Resolution Approving Purchase of Fire Engine (Replacement, CIP FIR-V-25-01)
B. Resolution Authorizing Interfund Loan for Advance of Certain Costs in Connection with Tax Increment Financing District No. 5-31
C. Public Hearing on Proposed Assessments for the 2025 Neighborhood Improvement

Project (Job 2501)

C.1 Resolution Adopting Final Assessments for the 2025 Neighborhood Improvement Project (Job 2501)

D. Public Hearing on Proposed Assessments for the 2025 State Aid Street Overlay Project (Job 2502)

D.1 Resolution Adopting Final Assessments for the 2025 State Aid Street Overlay Project (Job 2502)

E. Public Hearing on Proposed Assessments for the 11th Street Reconstruction Project (Job 2503)

E.1 Resolution Adopting Final Assessments for the 11th Street Reconstruction Project (Job 2503)

F. Public Hearing on Proposed Assessments for Delinquent Water/Sewer Accounts and Miscellaneous Accounts Receivables

F.1 Resolution Adopting Final Assessments for Delinquent Water/Sewer Accounts and Miscellaneous Accounts Receivables

G. Resolution Accepting Donations as Presented to the City of Albert Lea

H. Resolution Authorizing New Fire Alarm System for City Arena

I. Resolution Approving Purchase of Parks Department Bucket Truck Body

J. Resolution Accepting Bids and Awarding Contracts for the Blazing Star Bike Shelter - (Job 2510)

K. Resolution Authorizing Development Agreement and Lease of 610 4th Street

IX. <u>MAYOR AND COUNCIL REPORTS</u>

X. <u>CITY MANAGER REPORT</u>

XI. <u>APPROVAL OF CLAIMS</u>

A. Resolution Approving Claims

(1) Presentation of Claims Over $25,000

XII. <u>ADJOURNMENT</u>

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:	**November 10, 2025**
Re:	**November 10, 2025 City Council Meeting**

V. CONSENT AND APPROVAL OF AGENDA

C. Resolution Approving Lawful Gambling Permit – AL Amateur Hockey Association - The City of Albert Lea has received an application from the AL Amateur Hockey Association to conduct lawful gambling activities at the Albert Lea City Arena. The State of Minnesota Gambling Control Division requires a resolution approving an application to be submitted to the State of Minnesota. Staff recommends approval.

See attached resolution.

VI. PETITIONS, REQUESTS AND COMMUNICATIONS - None

VII. UNFINISHED BUSINESS - None

VIII. NEW BUSINESS

A. Resolution Approving Purchase of Fire Engine (Replacement, CIP FIR-V-25-01 – *In October 2022 Albert Lea City Council approved the purchase of a Pierce Enforcer HDR Engine through the signing of a contract with Pierce Manufacturing. This resolution is to complete the final purchase of the Engine as it goes into the build cycle with an anticipated delivery date of Jan 2026. The remaining funds will be used to purchase the necessary equipment to outfit the apparatus. The total budget for the Engine and equipment to remain under $950,000.00. This purchase replaces the 1999 Toyne Fire Engine. The Toyne will be sold through Brindlee Mountain, a Fire Apparatus Sales company and Sourcewell Consortium Pricing bid process.*

See attached resolution.

B. Resolution Authorizing Interfund Loan for Advance of Certain Costs in Connection with Tax Increment Financing District No. 5-31 - *the current interfund loan for TIF 5-31 (300 Block of Broadway) amount is approved up to $1,000,000. The current balance of the interfund loan is approximately $800,000 - with the addition of the costs to remove the Theatre building approved resolution 25-175 (maximum scope 4 $595,000), the interfund loan will be increased to $1,500,000.*

See attached resolution.

C. Resolution Adopting final Assessments for the 2025 Neighborhood Improvement Project (Job 2501) - *The attached resolution would adopt the final assessments on November 10, 2025 for City Job No. 2501, the 2025 Neighborhood Improvement Project. This project involved the following work:*

Neighborhood Improvement Overlay and Curb & Gutter Replacement

This portion of the project involved the bituminous overlay of the following streets:

Crossroads Boulevard – TH65 to the south end
Betha Larson Lane – Crossroads Boulevard to the east end
Ross Drive – Crossroads Boulevard to Betha Larson Lane
Kram Avenue – Betha Larson Lane to the north end
Lake Chapeau Drive – City Arena to the west end

The project involved milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous layer matched the level of the concrete gutter. A 2-inch thick layer of bituminous was laid over the entire width of the street. The project also involved miscellaneous curb & gutter replacement to address drainage problems and to correct severely deteriorated curb.

Bituminous Reclamation

This portion of the project involved the bituminous reclamation of SE Marshall Street from Prospect Avenue to I-35. This process involved grinding the existing pavement and mixing it with the underlying aggregate to form a new roadbase. A new asphalt surface was then installed. One centerline culvert was also replaced.

The assessment terms will be determined following the assessment policy, and the interest rate will be 5.73%. There are five parcels withheld for future assessments. The held for future assessment will be payable in full upon annexation of the property into the City of Albert Lea. If the annexation does not occur before 15 years, 11/10/2040, the assessment will be removed from the property. This assessment will be recorded on the property at the County.

See attached resolution and assessment exhibit.

D. Resolution Adopting Final Assessments for the 2025 State Aid Street Overlay Project (Job 2502) – *The attached resolution would adopt the final assessments on November 10, 2025 for City Job No. 2502, the 2025 State Aid Street Overlay Project. This project involved the following work:*

Neighborhood Improvement Overlay and Curb & Gutter Replacement

This portion of the project involved the bituminous overlay of the following street:

Garfield Avenue – Fairlane Terrace to Richway Drive

The project involved milling the existing bituminous street surfacing for a 6-foot width along each concrete gutter line so the new bituminous layer matched the level of the concrete gutter. A 2-inch thick layer of bituminous was laid over the entire width of the street. The project also involved miscellaneous curb & gutter replacement to address drainage problems and to correct severely deteriorated curb.

The assessment terms will be over five years, and the interest rate will be 5.73%. Staff recommends approval.

See attached resolution and assessment exhibit.

E. Resolution Adopting Final Assessments for the 11th Street Reconstruction Project (Job 2503) - *The attached resolution would adopt the final assessments on November 10, 2025 for City Job No. 2503, the 11th Street Reconstruction Project. This project involved the following work:*

Complete Street Reconstruction

This portion of the project involved the complete reconstruction of the following street:

11th Street – Margaretha Avenue to the east end

The project involved complete reconstruction including, asphalt pavement, curb & gutter, watermain, sanitary sewer, and storm sewer replacement. The final lift of asphalt is scheduled to be installed in the spring of 2026.

The assessment terms will be over fifteen years, and the interest rate will be 5.73%. Staff recommends approval.

See attached resolution and assessment exhibit.

F. Resolution Adopting Final Assessments for Delinquent Water/Sewer Accounts and Miscellaneous Accounts Receivables - *This resolution would adopt the final assessments for delinquent water/sewer accounts and delinquent accounts receivable per the Code of Ordinances. These assessments are payable with terms of one year or 5 years depending on assessment and an interest rate of 5.73%.*

See attached resolution.

G. Resolution Accepting Donations as Presented to the City of Albert Lea – *Wells Fargo foreclosed on a City Placarded property. They have a program in place to at times divest themselves of these types of properties. In this case they will donate the property to the City. They also will cover the full expense of the demolition and clearing of the lot. The City of Albert Lea is generally authorized to accept donations pursuant to Minnesota Statutes Section 465.03 for the benefit of it's citizens. Staff recommends the acceptance of the following donations.*

- *Wells Fargo Bank, N.A. – $22,839.19 to Blight Elimination (915 Autumn St)*
- *Cheers Liquor – $500.00 to Albert Lea Fire Department*
- *Cheers Liquor – $500.00 to Albert Lea Police Department*

See attached resolution.

H. Resolution Authorizing New Fire Alarm System for City Arena - With the lobby expansion at the City Arena, the facility needs a new fire alarm system for the entire building. However, a new alarm system was not included in the remodeling bid. The City is seeking a financial contribution toward a new system from InBylt, the company overseeing the arena upgrades, including the designs and bidding process, and its subcontractors, JLG Architects and Brennan Construction.

The Recreation Department would like to accept a 2-part proposal for a new alarm system. The Inspection Department issued a 90-day occupancy certificate that allowed the arena to open to the public in October. The Recreation Department would like to have the new system installed before that temporary certificate expires. The City received 2 estimates for the alarm system: 1) $85,340.65 from Custom Alarm and 2) $123,574 from Ahern. In addition to the Custom Alarm proposal, the Recreation Department would like to accept a not-to-exceed proposal for the conduit of $40,000 from Albert Lea Electric. The Custom Alarm and Albert Lea Electric proposals total $125,340.65.

This purchase does not change the City's position that InBylt and its subcontractors are responsible for a portion or all of the costs. This expense would be funded from the bond premium (approximately $612,000 total) from the 2024 referendum debt issue until receiving any financial contribution from InBylt and its subcontractors.

See attached resolution.

I. Resolution Approving Purchase of Parks Department Bucket Truck Body - *The item up for the replacement is Unit 245, a single axle bucket truck. This is CIP PAR-V-27-03 budgeted at $250,000. The unit to be replaced is a 2008 International single axle truck with a Terex bucket body. This truck is projected to be 19 years old when replaced.*

The Terex bucket body will not be available until 2027 if ordered right now. City staff is seeking approval to move forward with this 2027 project now due to the long lead time of the order. The Terex bucket body will be purchased from Terex USA, LLC dba Terex Utilities of Watertown, South Dakota under state bid. The price for the new Terex bucket body is $187,836.00. In 2027, when the new truck and body are in possession, unit #245 will be sold on MNBid. The money from the MNbid sale will go towards the price of the new truck. This is estimated at $20,000. Staff recommends approval.

See attached resolution.

J. <u>Resolution Accepting Bids and Awarding Contracts for the Blazing Star Bike Shelter – Job 2510</u> - *The City of Albert Lea, in collaboration with local organizations, is proposing the construction of a new bike shelter to enhance community amenities, promote active transportation, and support tourism in the area. The proposed project is designed to provide a secure, covered space for bicyclists to store bikes and take shelter from the elements while using the City's trail system and downtown area. The shelter will also include large maps of local trails and pedestrian paths along with promotions of festivals and events.*

The total estimated project cost with contingencies is $71,196.88. Funding commitments for the project include:

- ***Albert Lea Trails Association:*** *$51,000*
- ***Statewide Health Improvement Partnership (SHIP):*** *$8,500*
- ***Convention and Visitors Bureau (CVB):*** *$7,500*

These contributions total $67,000. The remaining $4,196.88 will be raised by the Freeborn County Trail Association and Albert Lea Area Cyclists if needed.

Public Works obtained and has reviewed the bids for the Blazing Star Trail Bike Shelter. Low bidders are as follows:

$19,246.44	Materials (Arrow)
$16,602.00	Concrete (Koeppen)
$18,500.00	Construction (Red Door)
$8,376.00	Electrical (Thompson)
$2,000.00	Architect (Oleson + Hobbie Architects)
$6,472.44	10% Contingency:
$71,196.88	Total Estimated Cost

The project represents a collaborative community effort to improve local recreation infrastructure and encourage both residents and visitors to explore Albert Lea by bike. Upon approval, the project will proceed with coordination among the listed contractors and partners. Construction is expected to begin once funding is finalized. The bid abstract is attached. Staff recommends approval.

See attached resolution and bid abstract.

K. Resolution Authorizing Development Agreement and Lease of 610 4th Street – *Staff received a proposal from Kingdom Homes LLC to build a single family, 3 bedroom/1 bath home on a slab foundation. This property was part of the request for proposals sent out in April 2025. The City Manager requests authority to sign a development agreement similar to the ones for GFY and Turning Point Real estate in order to build affordable work force housing.* Same incentives however if there are concerns about the soils being compacted properly for the intended foundation, the City Manager may wish to incentivize a portion of the soil correction to make the lot buildable as advertised.

The City Manager also requests signing a long term lease that will allow for development. The reason this is not a disposal at this time is due to the timing of weather and that the property was not found to be of no public use yet. At the time of the proposals being sent out it was not in the batch of properties found to be of no public use. Staff strongly feels it is of no public use but the final steps need completion in the following 3-4 weeks. Given that process will conclude in December the developer needs to start work in November to stay in front of the weather.

See attached resolution, map and plans.

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 27, 2025 – 7:00 P.M.

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

ABSENT: City Manager Ian Rigg and City Clerk Daphney Maras

ADDITIONAL STAFF PRESENT: Sergeant-at-Arms-Police Chief Darren Hanson, Fire Chief Jeff Laskowske

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

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

CEREMONIAL ITEMS

A. **Oath of Office – Firefighters Kyo Htoo and Blair Bonnerup**

Fire Chief Jeff Laskowske introduced both Kyo Htoo and Blair Bonnerup, giving a history of their experience and welcomed them to Fire and Rescue. Deputy City Clerk Tukua formally administered the Oath of Office.

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

Mayor Murray read the Proclamation aloud, proclaiming November 17-21, 2025 as Crash Responder Safety Week. Emergency Responder representatives were present to accept the proclamation.

Police Chief Darren Hanson spoke on the importance of highlighting the men and women who respond to crashes on our interstates and highways, and to remind people to be careful around crash scenes.

PUBLIC FORUM

Jeff Dahlen with Freeborn County Veterans Services spoke about Operation Green Light. Each November as Veterans Day approaches Freeborn County recognizes the men and women who serve our nation and military. Operation Green Light is recognition of their service and lets our veterans know they are seen and appreciated. From November 4th through November 11th counties across the nation will illuminate their buildings in green and Freeborn County will light up their Veterans Memorial and County buildings in green. He encourages residents and businesses in the City of Albert Lea to turn on a green light to show Albert Lea's support of veterans in our community.

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 Green Light for Veterans

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

(See Secretary's Original Resolution 25-180
Included with these minutes)

PETITIONS, REQUESTS AND COMMUNICATIONS – None

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)

This is the final reading of proposed amendments to Zoning and Landuse Map from R-2 to B-2 at 642 Marshall and 437 Bridge Avenue. 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.

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

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

B. 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. (2nd Reading)

This is the final reading of the proposed amendment to the 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.

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

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

Councilor Baker asked that if anything does develop there, that there is proper screening to soften the look of the industrial area across the street from a residential area.

NEW BUSINESS

A. Public Hearing Regarding Declaring Property Without Public Purpose, Waive Planning Commission Review, and Authorizing Sale – 917 S. Broadway Avenue

Mayor Murray opened the public hearing with a staff report. He called for public comment three times. Hearing None, he closed the public hearing.

A1. Resolution 25-181 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.

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

(See Secretary's Original Resolution 25-181
Included with these minutes)

B. Resolution 25-182 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

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

(See Secretary's Original Resolution 25-182
Included with these minutes)

MAYOR AND COUNCIL REPORTS:
First Ward, Councilor Christensen reported:

- Ward Items – None
- Committee Update – Senior Center has met with their advisory group to review 3 proposals received for a possible new facility. They took a tour of 2 of the facilities and will meet later this week to discuss their options.
- Public Comments – met with Age Friendly Freeborn County and they will bring back Tech Tuesday, sponsored by AT&T.
- National Vitality Center, the funding arm of Blue Zones met to get refocused with the Blue Zones project in our community.
- Worksite Wellness Committee a subgroup of Blue Zones is also meeting.

Second Ward, Councilor Baker reported:

- Ward Items – He had one ward item that he gave to Police Chief Hanson.
- Committee Update – HRA meeting tomorrow.
- Public Comments – Last Tuesday he went on the Freeborn Mower Electric bus tour to Dairyland Power in La Crosse, WI. He was able to tour their facility, it was very informational and it was a great facility. They also toured the power station in Alma, WI and was shown the control panel that manages the power in 5 states, stating it was very impressive. He thanked Freeborn Mower Electric for offering this tour.

Third Ward, Councilor Howland reported:

- Ward Items – None.
- Committee Update – Attended the city council retreat to help come up with plans for the Strategic Plan for the city. Thanked all those involved in putting the meeting together and City Staff that was there.
- Last week attended the Park and Rec Board meeting and was able to tour the update at the City Arena. Nystrom Arena now has ice and it is getting used quite a bit. The second sheet of ice should be in in January in the Colstrup Arena. He thanked staff for coordinating the ice time for all the different groups.

Fourth Ward, Councilor Olson reported:
- Ward Items – None
- Committee Update – None
- Public Comments – Congratulated the fall sports teams on great seasons, football, volleyball and the girls soccer team.

Fifth Ward, Councilor Van Beek reported:
- Ward Items – None
- Committee Update – HRA meeting tomorrow.
- Public comments – meeting with John Schipper regarding the Eddie Cochran festival, later this month will meet with the Ride for Heroes.

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

MAYOR REPORT:
Attended the following meetings:
- ALEDA project review meeting
- Met with Watershed Committee
- Joined crime victims crisis center on their walk to New Denmark Park
- Visited the St. Croix Hospice group, close to 30 employees there
- ALEDA is beginning their Executive Search
- Strategic Planning meeting
- Ground Breaking for Affinity Credit Union for their new location on East Main
- Chamber Annual Meeting, congratulated Cargill, Children's Center and Three-Oak Winery on businesses of the year honors. Met the new Chamber Director and will be going on visits to various business with her.
- Interview with Peter Cox with MPR, he noted that Peter got his start at the Albert Lea Tribune.
- Bonding Committee Meeting to prepare for the House Bonding Committee visit next week.
- Echoed Councilor Olson sentiments with fall sports teams on their success. Also mentioned Andrew Scholl going to state in Cross Country.

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

CITY MANAGER REPORT
- City Manager Rigg is at a conference and will be back for our next Council Meeting.

APPROVAL OF CLAIMS

A. **Resolution 25-183 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, Tukua 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, Howland, Olson, Van Beek, Anderson, and Mayor Murray. Mayor Murray declared the motion passed.

(See Secretary's Original Resolution 25-183
Included with these minutes)

Councilor Howland motioned for adjournment; Councilor Anderson seconded. That there being no further business, the Council meeting adjourned until the next regular meeting of the Albert Lea City Council at 7:00 p.m. on Monday, November 10, 2025. On voice call vote, all councilors voted in favor of said motion.

Mayor Murray declared the motion passed and the meeting adjourned.

ADJOURNMENT: 7:29 P.M.

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Mayor Rich Murray

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Karla Tukua
Secretary Pro Tem

WORK SESSION MEETING
CITY COUNCIL CHAMBERS, CITY OF ALBERT LEA
October 27, 2025

PRESENT: Mayor Rich Murray, Councilors Rachel Christensen, Larry Baker, Reid Olson, Keith Van Beek, Brian Anderson, Public Works Director Steven Jahnke, and Deputy City Clerk Karla Tukua.

City Attorney Joel Holstad of Lakes National Law LLP, arrived at 5:32pm

ABSENT: Councilor Jason Howland, City Manager Ian Rigg and City Clerk Daphney Maras

ADDITIONAL STAFF PRESENT: Sergeant-at-Arms Police Chief Darren Hanson

REVIEW COUNCIL MEETING AGENDA OF OCTOBER 27, 2025

Mayor Murray reviewed the council agenda items providing background on each item, and invited councils' questions and comments.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

CEREMONIAL ITEMS

A. Oath of Office –
   - Kyo Htoo – Firefighter
   - Blair Bonnerup – Firefighter
B. Proclamation - Crash Responder Safety Week – November 17-21, 2025

PUBLIC FORUM

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 Green Light for Veterans

Mayor Murray asked Jeff Dahlen, Freeborn County Veterans Service Officer to speak on Operation Green Light and Veterans Services. Dahlen stated he's been the Freeborn County Veterans Service Officer for the past 3 years. He explained his office helps anyone that comes to his office or calls. They help veterans in any way they can, helping them find the right benefit or connecting them to the right department. There are around 2,000 veterans that live in Freeborn County and are supported through his office. Dahlen then spoke on Operation Green

Light, explaining it is in recognition of the men and women who serve our nation and military. Operation Green Light asks residents and businesses of Albert Lea and Freeborn County to shine a green light over their front door or window of their homes or businesses from Tuesday November 4th through Veterans Day, November 11th. Dahlen asked the City of Albert Lea to share this with its citizens and businesses. Dahlen then opened it up for council for any questions they had on Operation Green Light or Veterans Services.

Councilor Christensen asked Dahlen to speak on a program on Post Traumatic Stress Disorder (PTSD) that was discussed during an Age-Friendly Freeborn County meeting and the possibility of bringing this program to Albert Lea. Dahlen mentioned that Owatonna is having a Dr. Lansing and his associate do a presentation on PTSD. Stating that Dr. Lansing is a Veteran himself and also a Psychologist who works with PTSD cases. He has a good insight on PTSD and not only the mental challenge, but also how it affects the brain. Dahlen said he is working with Age-Friendly Freeborn County to bring Dr. Lansing and his associate here to Albert Lea. There are some details that need to be worked out yet to make this happen.

In response to a question on the need for specialized housing, Dahlen said it's a tough task for one individual to take on, but he did spoke about Bravo Zulu House near Winnebago, MN. It's run by a Christian-based organization that serves veterans recovering from drug and alcohol addiction and PTSD. Bravo Zulu House gives these veterans a place to live while in recovery and going through counseling. Dahlen covered more details of living at the Bravo Zulu House and said it's a great resource.

Dahlen continued to answer questions from the council and spoke again on the importance of supporting veterans. Mayor Murray thanked Dahlen for speaking on veterans services.

PETITIONS, REQUESTS AND COMMUNICATIONS – None

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

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

APPROVAL OF CLAIMS

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

Mayor Murray opened the meeting up for questions or anything else that council had to discuss. Councilor Christensen went through the Senior Center RFP plans, listing the 3 proposals. 1) Stay where they are in the Skyline Mall, 2) Old Health Reach location, and 3) Old Herberger's location. She spoke on the challenges of the current location with repairs that need to be addressed and the expense of the new locations, which is the cost of remodeling the space to house the Senior Center. And with this, Christensen brought up an idea that she's had about the possibility of opening a community center that would have specific hours just for seniors, but then could be used for community events in the evening or be rented out.

Responding to a question on how many seniors use the center, it was noted there are 283 members, and anywhere from 160-230 members use the center monthly and come multiple times for an average of 800 visits a month. There was continued discussion on what other options there might be for the Senior Center.

Mayor Murray inquired what work needs to be done at the current location. In response, Christensen said they need handicap accessibility, plumbing repairs are needed due to a number of sewer backups and some roof repairs She then deferred to Attorney Holstad, who mentioned that Cathy Malakowsky had spoken to him with this space and mentioned the condition of the parking lot, someone with a walker or even the elderly find it difficult to walk through the parking lot. Cathy had also spoken to him in regards to the plumbing issues. There was continued discussion about the different locations, benefits and opportunities.

Councilor Baker spoke about the HRA meeting that is scheduled for Tuesday, October 28th. He mentioned they will be discussing proposed housing projects in Albert Lea. Some of the items they need to determine is if they can go with a particular developer or if they will need to advertise an RFP. There was additional discussion on the housing projects and the need to finalize a decision.

Mayor Murray let Council know the Minnesota House Bonding Committee will be visiting the WWTP on Wednesday, November 5th, from 3:45pm to 4:45pm. The City of Albert Lea will share time with the City of Clarks Grove who is also asking for some bonding funds. He's requested that councilors be there to share our local needs. Saying that this is Albert Lea's opportunity to make its case for bonding funds to rebuild the waste water treatment plant. There was additional discussion on the visit, with Jahnke adding that Malakowsky will be putting together talking points for council to have for the visit.

ADJOURNMENT – 6:14 P.M.

Dated this 27th day of October

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Karla Tukua
Secretary Pro Tem

RESOLUTION 25-

Introduced by Councilor

RESOLUTION APPROVING APPLICATION TO CONDUCT OFF-SITE GAMBLING
- ALBERT LEA AMATEUR HOCKEY ASSOCIATION -

WHEREAS, the Albert Lea Amateur Hockey Association has completed a Minnesota Lawful Gambling Application – LG230 to conduct gambling operations at Albert Lea City Arena, 710 Lake Chapeau Dr., Albert Lea, MN, on January 24, 2026; and

WHEREAS, the State of Minnesota Gambling Control Division requires each City to pass a resolution specifically approving or denying an application to be submitted to the State of Minnesota:

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

Sec. 1. That the City of Albert Lea hereby approves the Minnesota Lawful Gambling Application to conduct gambling operations at Albert Lea City Arena, 710 Lake Chapeau Dr., Albert Lea, MN, on January 24, 2026; and

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 10th day of November, 2025

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Mayor Murray

Filed and attested this 12th day of November, 2025

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Secretary Pro Tem

RESOLUTION 25

Introduced by Councilor

RESOLUTION APPROVING PURCHASE OF FIRE ENGINE
(Replacement, CIP FIR-V-25-01)

WHEREAS, Fire Rescue is seeking authorization to replace Unit 923, a 1999 Toyne Fire Engine; and

WHEREAS, the replacement unit will be a 2026 Pierce Enforcer HDR Engine; and

WHEREAS, the replacement unit will be purchased through Sourcewell Consortium Pricing, a structured competitive bidding process; and

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

Sec. 1. That the City Council hereby authorizes staff to proceed with the purchase of a 2026 Pierce Enforcer HDR Engine in the amount of $860,880.08.

Sec. 2. That the City Council hereby authorizes staff to proceed with in build adjustments and the purchase of the accessories and equipment from various vendors in the amount of $89,119.92.00, where to totals of section 1 and 2 do not exceed $950,000.00

Sec. 3. That Unit 923 will be sold on Brindlee Mountain a Fire Apparatus Sales company and Sourcewell Consortium Pricing bid process.

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.

Introduced and passed this 10th day of November, 2025

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Mayor Rich Murray

Filed and attested this 12th Day of November 2025

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Secretary Pro Tem

RESOLUTION 25-

Introduced by Councilor

RESOLUTION AUTHORIZING INTERFUND LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH TAX INCREMENT FINANCING DISTRICT NO. 5-31

NOW, THEREFORE BE IT RESOLVED by the City Council (the "Council") of the City of Albert Lea, Minnesota (the "City") as follows:

Section 1. Background.

1.01. The City has established Tax Increment Financing District No. 5-31 (the "TIF District") in the general vicinity of the eastern half of the west side of the 300 block of Broadway Avenue South between West Main Street and College Street, pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the "TIF Act").

1.02. The City may incur certain costs related to the TIF District prior to such time as tax increment is available to pay for such costs.

1.03. The City has determined to pay for certain land acquisition, demolition, administrative and other eligible costs related to the TIF District (the "Qualified Costs"), which costs may be financed on a temporary basis from City funds available for such purposes in order to finance expenditures that are eligible to be paid with tax increments under the TIF Act.

1.04. Under Section 469.178, subdivision 7 of the TIF Act, the City is authorized to advance or loan money from the City's general fund or any other fund from which such advances may be legally authorized in order to finance the Qualified Costs.

1.05. The City will loan funds from its water fund and sewer fund (the "Utility Funds"), or any other fund designated by the City, to finance the Qualified Costs (the "Interfund Loan") in accordance with the terms of this resolution.

Section 2. Interfund Loan Authorized.

2.01. On August 14, 2023, the City adopted Resolution 23-139 authorizing an Interfund Loan for the TIF District. This Resolution amends Resolution 23-139. The City hereby authorizes increases the advance from $1,000,000 to $1,500,000.00 from the General Fund or other funds or so much thereof as may be paid as Qualified Costs. The City will reimburse itself for such advances together with interest at the rate stated below. Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 and Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 5.0%

and will not fluctuate.

2.02. Principal and interest (the "Payments") on the Interfund Loan shall be paid semiannually on each February 1 and August 1 (each a "Payment Date"), commencing on the first Payment Date on which the City has Available Tax Increment (defined below), or on any other dates determined by the City Manager of the City, through the date of last receipt of tax increment from the TIF District.

2.03. Payments on this Interfund Loan are payable solely from "Available Tax Increment," which shall mean, on each Payment Date, tax increment available after other obligations have been paid, or as determined by the City Manager of the City, generated in the preceding six (6) months with respect to the property within the TIF District and remitted to the City by Freeborn County, Minnesota, all in accordance with the TIF Act. Payments shall be applied first to accrued interest, and then to unpaid principal. Payments on this Interfund Loan may be subordinated to any outstanding or future bonds or notes issued by the City and secured in whole or in part with Available Tax Increment.

2.04. The principal sum and all accrued interest payable under this Interfund Loan are prepayable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

2.05. This Interfund Loan is evidence of an internal borrowing by the City in accordance with Section 469.178, subdivision 7 of the TIF Act, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. This Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota nor any political subdivision thereof shall be obligated to pay the principal of or interest on this Interfund Loan or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.

2.06. The City may at any time decide to forgive the outstanding principal amount and accrued interest on the Interfund Loan to the extent permissible under law.

2.07. The City may from time to time amend the terms of this resolution again to the extent permitted by law, including without limitation amendment to the payment schedule and the interest rate; provided, however, that the interest rate may not be increased above the maximum specified in Section 469.178, subdivision 7 of the TIF Act.

2.08. City officials and consultants are hereby authorized and directed to execute any documents or take any actions necessary or convenient to carry out the intent of this resolution.

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 10th day of November, 2025

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Mayor Rich Murray

Filed and attested this 12th day of November, 2025

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Secretary Pro Tem

RESOLUTION 25-

Introduced by Councilor

RESOLUTION ADOPTING FINAL ASSESSMENTS FOR THE 2025 NEIGHBORHOOD IMPROVEMENT PROJECT (JOB 2501)

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the improvements known as the 2025 Neighborhood Improvement Project. The project improved the following streets:

Crossroads Boulevard – TH65 to the south end
Betha Larson Lane – Crossroads Boulevard to the east end
Ross Drive – Crossroads Boulevard to Betha Larson Lane
Kram Avenue – Betha Larson Lane to the north end
Lake Chapeau Drive – City Arena to the west end
SE Marshall Street – Prospect Avenue to I-35

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

Sec. 1. Such assessments of $328,609.20, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

Sec. 2. That such assessment shall be payable in equal annual installments extending over a period of five, ten, or fifteen years depending on the assessment amount, and shall bear interest at the rate of 5.73 percent per annum from the date of the adoption of this resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2025.

Sec. 3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole assessment, or any part thereof, on such property, with interest accrued to the date of payment to the city finance department, except that no interest shall be charged if the entire assessment is paid by December 12, 2025 - 32 days from the adoption of the assessment. An owner may at any time after certification of the assessment to the county auditor on December 31, pay to the county auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made.

Sec. 4. That the City Finance Department shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of Freeborn County. Such assessment shall be collected and paid over in the same manner as other municipal taxes.

Sec. 5. The assessments on the five parcels below are deferred until annexation of the property into the City of Albert Lea. If the annexation does not occur before 15 years, 11/10/2040, the assessment will be removed from the property. This assessment will be recorded on the property at the County.

- 08-011-0110 2404 Marshall Street SE - $31,180.00
- 08-011-0150 77411 205th Street – $12,570.00
- 08-010-0100 2390 Marshall Street SE (Out Building) - $57,325.71
- 08-022-0090 1319 Crossroads Blvd - $1,642.50
- 08-022-0100 1323 Crossroads Blvd - $3,285.00

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 motion passed.

Introduced, read and passed this 10th day of November 2025

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Mayor Rich Murray

Filed and attested this 12th day of November 2025

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Secretary Pro Tem

2025 Neighborhood Improvement Project
Job No. 2501
Estimated Final Costs

Item	***Amount***	***Note***
Construction Contract Costs		
Ulland Bros. Inc.		
Pay Estimate #1	$ 644,579.75	
Pay Estimate #2 - Final Pay Estimate (not yet paid)	$ 93,100.75	These are contract payments made to the contractor.
Subtotal	**$ 737,680.50**	
City Engineering Charges (Ulland's Work)		These charges are the City's standard Engineering charge that is charged against all projects. The charge is 8% of the construction contract and is charged at the time the pay estimates are made.
#1	$ 51,566.38	
#2 - Final (not yet paid)	$ 7,448.06	
Subtotal	**$ 59,014.44**	
Miscellaneous Costs		
Professional Services		
Brovold & Associates (Appraisals)	$ 4,500.00	These are charges for professional services including soil borings and materials testing services, and appraisals
Chosen Valley Testing (estimated)	$ 500.00	
Subtotal	**$ 5,000.00**	
Advertising		
Albert Lea Newspaper, Inc.	$ 243.38	These are the charges for the contract advertisement for bids
Albert Lea Newspaper, Inc.	$ 113.09	
Subtotal	**$ 356.47**	
Total Final Costs	**$ 802,051.41**	
Total Engineering Cost %	8.00%	This is what we charge.
Total Miscellaneous Cost %	0.73%	We generally assume 8% in our estimates.

Final Cost Summary
2025 Neighborhood Improvement Project
Job No. 2501
September 5, 2025

Mn/DOT Spec No.	Item	Estimated Quantity		Estimated Unit Cost	Estimated Total Cost
2021.501	Mobilization	1	L. Sum	$ 40,000.00	$ 40,000.00
2104.503	Remove Curb & Gutter	382	LF	$ 15.00	$ 5,730.00
2104.503	Remove Metal Culvert	55	LF	$ 25.00	$ 1,375.00
2104.504	Remove Bituminous Pavement	1,401	SY	$ 3.00	$ 4,203.00
2104.518	Remove Concrete Walks & Drives	964	SF	$ 7.00	$ 6,748.00
2105.607	Common Excavation	50	SY	$ 22.00	$ 1,100.00
2106.603	Ditch Cleaning	275	LF	$ 11.00	$ 3,025.00
2108.604	Geotextile Fabric Type 5	-	SY	$ 11.00	$ -
2211.509	Aggregate Base, Class 3	-	Tons	$ 19.00	$ -
2211.509	Aggregate Base, Class 5	200	Tons	$ 27.00	$ 5,400.00
2211.509	Aggregate Shoulder, Class 2	920	Tons	$ 33.00	$ 30,360.00
2215.504	Full Depth Reclamation	8,432	SY	$ 1.70	$ 14,334.40
2231.604	Bituminous Street Patch	-	SF	$ 3.75	$ -
2232.504	Edge Mill Bituminous Surface (0" to 2")	10,788	SY	$ 3.50	$ 37,758.00
2357.506	Bituminous Material for Tack Coat	3,000	Gal	$ 0.01	$ 30.00
2360.509	Type SP 9.5 Wearing Course Mixture (2, B)	3,380.86	Tons	$ 85.00	$ 287,373.10
2360.509	Type SP 9.5 Wearing Course Mixture (2, C)	2,037.80	Tons	$ 93.00	$ 189,515.40
2501.502	30" RC Pipe Apron	2	Each	$ 2,300.00	$ 4,600.00
2501.503	30" RC Pipe Culvert Class III	55	LF	$ 225.00	$ 12,375.00
2504.602	Adjust Water Valve	38	Each	$ 250.00	$ 9,500.00
2506.602	Adjust Frame & Ring Casting	21	Each	$ 500.00	$ 10,500.00
2511.507	Random Riprap Class III	28	CY	$ 150.00	$ 4,200.00
2521.518	4" Concrete Walk	625	SF	$ 10.00	$ 6,250.00
2521.518	6" Concrete Walk	394	SF	$ 12.00	$ 4,728.00
2531.503	Concrete Curb & Gutter Design B-624	181	LF	$ 52.00	$ 9,412.00
2531.503	Concrete Curb & Gutter Design - Modified Driveover	201	LF	$ 52.00	$ 10,452.00
2531.604	Concrete Valley Gutter	-	SF	$ 14.00	$ -
2531.618	Truncated Domes	50	SF	$ 75.00	$ 3,750.00
2563.601	Traffic Control	1	L. Sum	$ 8,000.00	$ 8,000.00
2573.502	Storm Drain Inlet Protection	24	Each	$ 150.00	$ 3,600.00
2573.503	Silt Fence, Type MS	-	LF	$ 2.15	$ -
2574.507	Common Topsoil Borrow	100	CY	$ 35.00	$ 3,500.00
2575.504	Sodding Type Lawn	1,000	SY	$ 15.50	$ 15,500.00
2575.504	Rapid Stabilization Method 4	300	SY	$ 2.85	$ 855.00
2582.503	4" Broken Line Multi-Component - Yellow	520	LF	$ 0.95	$ 494.00
2582.503	4" Solid Line Multi-Component - Yellow	1,496	LF	$ 0.95	$ 1,421.20
2582.503	4" Double Solid Line Multi-Component - Yellow	287	LF	$ 1.90	$ 545.30
City Spec	Foundation Material	34.87	Tons	$ 30.00	$ 1,046.10

	Subtotal:	$	737,680.50
8%	Engineering:	$	59,014.44
0.73%	Contingency:	$	5,356.47

Total 2025 Neighborhood Improvement Project: $ 802,051.41

Final Assessments
2025 Neighborhood Improvement Project
Job No. 2501
September 5, 2025

	29.0	35.7	39.6	Reclamation
Pavement Width	29.0	35.7	39.6	Reclamation
Assessment Rate	$ 21.90	$ 25.83	$ 27.93	$ 50.06
Side Credit Rate	$ 7.67	$ 9.04	$ 9.78	$ 17.52

Roll No.	Owner	Property Address	Owner Address	Owner City, State Zip	Parcel No.	Front Feet	Street Pave Width	Side Feet	Side Street Pave Width	Side Credit Feet	Front Feet Rate	Side Feet Rate	Assessment	Side Credits: Side Credit Rate	Side Credits: Side Yard Credit	Total Unadjusted Final Assessment	Max Assessment from Appraisal	Final Assessment (Adjusted)
1	ALBERT LEA PORT AUTHORITY		P O BOX 370	ALBERT LEA, MN 56007	343790121	625.51	35.7				$ 25.83		$ 16,156.92			$ 16,156.92	$ 26,400.00	$ 16,156.92
2	HABBEN PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP		2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790120	354.64	35.7	450.18	35.7	450.18	$ 25.83	$ 25.83	$ 20,788.50	$ 9.04	$ (4,069.63)	$ 16,718.87	$ 500.00	$ 500.00
3	SCHIPP'S PRO POWER WASH INC	2340 CROSSROADS BLVD	P O BOX 809	ALBERT LEA, MN 56007	343790030	352.39	35.7				$ 25.83		$ 9,102.23			$ 9,102.23	$ 8,550.00	$ 8,550.00
4	SCHIPP'S PRO POWER WASH INC	2340 CROSSROADS BLVD	P O BOX 809	ALBERT LEA, MN 56007	343790010	211.58	39.6	407.76	35.7	407.76	$ 27.93	$ 25.83	$ 16,441.87	$ 9.04	$ (3,686.15)	$ 12,755.72	$ 3,860.00	$ 3,860.00
5	LARSON MANUFACTURING COMPANY	1501 BETHA LARSON LN	1501 BETHA LARSON LN	ALBERT LEA, MN 56007	343790090	474.64	35.7				$ 25.83		$ 12,259.95			$ 12,259.95	$ 32,500.00	$ 12,259.95
6	HABBEN PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP	2501 CROSSROADS BLVD	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790082	285.91	35.7	606.02	35.7	606.02	$ 25.83	$ 25.83	$ 23,038.56	$ 9.04	$ (5,478.42)	$ 17,560.14	$ 7,230.00	$ 7,230.00
7	LARSON MANUFACTURING COMPANY	8432	1501 BETHA LARSON LN	ALBERT LEA, MN 56007	343790130	1,062.90	35.7	1,189.12	35.7	1,189.12	$ 25.83	$ 25.83	$ 58,169.68	$ 9.04	$ (10,749.64)	$ 47,420.04	$ 68,250.00	$ 47,420.04
8	GREATER JOBS INC		P O BOX 370	ALBERT LEA, MN 56007	343790111	351.09	35.7	493.99	35.7	493.99	$ 25.83	$ 25.83	$ 21,828.41	$ 9.04	$ (4,465.67)	$ 17,362.74	$ 13,240.00	$ 13,240.00
9	HABBEN & HOLTON REAL ESTATE	2501 CROSSROADS BLVD	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790050	418.87	35.7				$ 25.83		$ 10,819.41			$ 10,819.41	$ 20,080.00	$ 10,819.41
10	HABBEN PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP	2341 & 2461 CROSSROADS BLVD	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790070	224.70	35.7	242.81	39.6	242.81	$ 25.83	$ 27.93	$ 12,585.68	$ 9.78	$ (2,374.68)	$ 10,211.00	$ 6,000.00	$ 6,000.00
11	HABBEN PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP	2381 CROSSROADS BLVD	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790060	211.95	35.7				$ 25.83		$ 5,474.67			$ 5,474.67	$ 22,700.00	$ 5,474.67
12	SCHIPP'S PRO POWER WASH INC	2340 CROSSROADS BLVD	P O BOX 809	ALBERT LEA, MN 56007	343790020	325.27	39.6				$ 27.93		$ 9,084.79			$ 9,084.79	$ 7,500.00	$ 7,500.00
13	TALAMANTES,MARCELINO &, CAROL ANN TALAMANTES	1311 CROSSROADS BLVD	1311 CROSSROADS BLVD	ALBERT LEA, MN 56007	343280250	100.00	29.0				$ 21.90		$ 2,190.00			$ 2,190.00		$ 2,190.00
14	BANGERT,TERIN &, JON BANGERT	1315 CROSSROADS BLVD	1315 CROSSROADS BLVD	ALBERT LEA, MN 56007	343280240	124.91	29.0				$ 21.90		$ 2,735.53			$ 2,735.53		$ 2,735.53
17	HABBEN & HOLTON REAL ESTATE		2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790040	292.87	35.7				$ 25.83		$ 7,564.83			$ 7,564.83	$ 3,100.00	$ 3,100.00
18	HABBEN PROPERTIES LIMITED, LIABILITY LIMITED PARTNERSHIP	1500 BETHA LARSON LN	2501 CROSSROADS BLVD	ALBERT LEA, MN 56007	343790081	370.12	35.7				$ 25.83		$ 9,560.20			$ 9,560.20	$ 12,700.00	$ 9,560.20
19	MINNESOTA ENERGY RESOURCES COR, ATTN: TAX DEPARTMENT P-377	1380 BETHA LARSON LN	231 MICHIGAN ST W	MILWAUKEE, WI 53203	343790110	242.71	35.7	356.24	39.6	356.24	$ 25.83	$ 27.93	$ 16,218.98	$ 9.78	$ (3,484.03)	$ 12,734.95	$ 10,000.00	$ 10,000.00
20	ESSJAY MN PROPERTIES LLC	2291 ROSS DR	4110 40TH STREET S #104	FARGO, ND 58104	343790080	239.95	35.7	316.84	35.7	316.84	$ 25.83	$ 25.83	$ 14,381.89	$ 9.04	$ (2,864.23)	$ 11,517.66	$ 7,250.00	$ 7,250.00
60	CHADWICK,GARY &, KATHERINE CHADWICK	2390 MARSHALL ST SE	2390 MARSHALL ST SE	ALBERT LEA, MN 56007	341930151	141.43	Reclamation				$ 50.06		$ 7,079.99			$ 7,079.99		$ 7,079.99
61	O'MARRO,KEVIN		9048 30TH AVENUE NE	ROCHESTER, MN 55906	341340060	392.43	Reclamation				$ 50.06		$ 19,645.05			$ 19,645.05	$ 12,300.00	$ 12,300.00
62	WERTMAN,VINCENT	2445 MARSHALL ST SE	2445 MARSHALL ST SE	ALBERT LEA, MN 56007	343840020	150.00	Reclamation				$ 50.06		$ 7,509.00			$ 7,509.00		$ 7,509.00
63	JOHN CHADWICK FARMS LLC	2465 MARSHALL ST SE	4477 MANITOU RD	EXCELSIOR, MN 55331	343840030	132.00	Reclamation				$ 50.06		$ 6,607.92			$ 6,607.92		$ 6,607.92
64	PEEK,KEVIN G &, PATRICIA A PEEK	2431 MARSHALL ST SE	2431 MARSHALL ST SE	ALBERT LEA, MN 56007	341340030	114.08	Reclamation				$ 50.06		$ 5,710.84			$ 5,710.84		$ 5,710.84
65	RATHMAN,RICHARD &, ELIZABETH RATHMAN	2417 MARSHALL ST SE	2417 MARSHALL ST SE	ALBERT LEA, MN 56007	341340020	119.50	Reclamation				$ 50.06		$ 5,982.17			$ 5,982.17		$ 5,982.17
66	BAERMAN,JEFFREY P	2403 MARSHALL ST SE	2403 MARSHALL ST SE	ALBERT LEA, MN 56007	341340010	125.50	Reclamation				$ 50.06		$ 6,282.53			$ 6,282.53		$ 6,282.53
67	HAUSER,ALAN STEVEN	2473 MARSHALL ST SE	2473 MARSHALL ST SE	ALBERT LEA, MN 56007	341340040	150.00	Reclamation				$ 50.06		$ 7,509.00			$ 7,509.00		$ 7,509.00
68	SYVERSON,DAVID B REVOC TRUST		PO BOX 251	ALBERT LEA, MN 56007	344530030	1,220.53	Reclamation				$ 50.06		$ 61,099.73			$ 61,099.73	$ 24,820.00	$ 24,820.00
69	MCGILL,ALLEN &, VICTORIA MCGILL	2487 MARSHALL ST SE	1321 FRANK HALL DRIVE	ALBERT LEA, MN 56007	343800040	150.00	Reclamation				$ 50.06		$ 7,509.00			$ 7,509.00		$ 7,509.00
21	RAICHE,DENNIS J &, JUDITH K RAICHE	808 LAKE CHAPEAU DR #207	808 LAKE CHAPEAU DR #207	ALBERT LEA, MN 56007	341680230	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
22	PUMPER,THERESA, C/O SCOTT PUMPER	808 LAKE CHAPEAU DR UNIT 206	808 LAKE CHAPEAU DR UNIT 206	ALBERT LEA, MN 56007	341680220	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
23	FOBAIR,PATRICIA R	808 LAKE CHAPEAU DR #205	808 LAKE CHAPEAU DR #205	ALBERT LEA, MN 56007	341680210	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
24	KIEL,VERNE H &, SHIRLEY A KIEL	808 LAKE CHAPEAU DR UNIT 202	808 LAKE CHAPEAU DR UNIT 202	ALBERT LEA, MN 56007	341680180	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
25	RUPE,ROBERT W &, DONNA M RUPE	808 LAKE CHAPEAU DR UNIT 203	808 LAKE CHAPEAU DR UNIT 203	ALBERT LEA, MN 56007	341680190	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
26	MANGSKAU,PATRICIA R &, TAMRA L REDIG	808 LAKE CHAPEAU DR #204	808 LAKE CHAPEAU DR #204	ALBERT LEA, MN 56007	341680200	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
27	MULLEN,THOMAS A &, JUDITH MULLEN	808 LAKE CHAPEAU DR #201	808 LAKE CHAPEAU DR #201	ALBERT LEA, MN 56007	341680170	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
28	SCHINDLER,GARY L &, JEANNE SCHINDLER	808 LAKE CHAPEAU DR #109	808 LAKE CHAPEAU DR #109	ALBERT LEA, MN 56007	341680160	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
29	BRAUN,WENDY	808 LAKE CHAPEAU UNIT 108	808 LAKE CHAPEAU UNIT 108	ALBERT LEA, MN 56007	341680150	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
30	SEIPP,LADONNA H	808 LAKE CHAPEAU DR UNIT 107	808 LAKE CHAPEAU DR UNIT 107	ALBERT LEA, MN 56007	341680140	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
31	NELSON,DARLENE D FAMILY TR	808 LAKE CHAPEAU DR UNIT 106	808 LAKE CHAPEAU DR UNIT 106	ALBERT LEA, MN 56007	341680130	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
32	AAKRE,LEANN	808 LAKE CHAPEAU DR, UNIT 105	808 LAKE CHAPEAU DR, UNIT 105	ALBERT LEA, MN 56007	341680120	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
33	BAER,JEROME & ELIANE REV TRUST	808 LAKE CHAPEAU DR #104	808 LAKE CHAPEAU DR #104	ALBERT LEA, MN 56007	341680110	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
34	HAMBORG,DAPHNE D	808 LAKE CHAPEAU DR UNIT L-107	808 LAKE CHAPEAU DR UNIT L-107	ALBERT LEA, MN 56007	341680070	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
35	GARR,ELAINE A	808 LAKE CHAPEAU DR #101	808 LAKE CHAPEAU DR #101	ALBERT LEA, MN 56007	341680080	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
36	HANSEN,THOMAS PAUL &, JANE HANSEN	808 LAKE CHAPEAU DR #102	808 LAKE CHAPEAU DR #102	ALBERT LEA, MN 56007	341680090	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
37	PAULSON,SONYA L	808 LAKE CHAPEAU DR #103	808 LAKE CHAPEAU DR #103	ALBERT LEA, MN 56007	341680100	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
38	YAHYA,FADI	808 LAKE CHAPEAU DR UNIT L-104	18322 NICKLAUS WAY	EDEN PRAIRIE, MN 55347	341680040	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
39	GATES,ROBERTA R	808 LAKE CHAPEAU DR #L-106	808 LAKE CHAPEAU DR #L-106	ALBERT LEA, MN 56007	341680060	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
40	VINCENT,SHAROL D	808 LAKE CHAPEAU DR #L-103	808 LAKE CHAPEAU DR #L-103	ALBERT LEA, MN 56007	341680030	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
41	FURNESS,DAVID & SALLY TRUST	808 LAKE CHAPEAU DR UNIT L102	808 LAKE CHAPEAU DR UNIT L102	ALBERT LEA, MN 56007	341680020	3.88	29.0	8.38	29.0	8.38	$ 21.90	$ 21.90	$ 268.49	$ 7.67	$ (64.27)	$ 204.22		$ 204.22
42	HKO FAMILY LLC, C/O HUGH O'BYRNE		72897 220TH ST	ALBERT LEA, MN 56007	343810340	262.39	29.0				$ 21.90		$ 5,746.34			$ 5,746.34		$ 5,746.34
43	SKORIN,LEONID JR &, KATHLEEN A SKORIN	3016 LAKE CHAPEAU DR	3016 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810040	124.00	29.0				$ 21.90		$ 2,715.60			$ 2,715.60		$ 2,715.60
44	SKORIN,LEONID JR &, KATHLEEN A SKORIN	3020 LAKE CHAPEAU DR	3016 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810050	124.00	29.0				$ 21.90		$ 2,715.60			$ 2,715.60		$ 2,715.60
45	SKORIN,LEONID JR &, KATHLEEN A SKORIN	3024 LAKE CHAPEAU DR	3016 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810060	124.00	29.0				$ 21.90		$ 2,715.60			$ 2,715.60		$ 2,715.60
46	SKORIN,LEONID JR &, KATHLEEN A SKORIN	3028 LAKE CHAPEAU DR	3016 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810070	124.00	29.0				$ 21.90		$ 2,715.60			$ 2,715.60		$ 2,715.60
47	ECKSTROM PROPERTIES LLC	3032 LAKE CHAPEAU DR	72099 WINEGLASS RD	ALBERT LEA, MN 56007	343810080	124.00	29.0				$ 21.90		$ 2,715.60			$ 2,715.60		$ 2,715.60
48	GLEICH,CAROLE		1136 WEST STATE STREET	MASON CITY, IA 50401	343810090	124.00	29.0				$ 21.90		$ 2,715.60			$ 2,715.60		$ 2,715.60
49	GLEICH,CAROLE A		1136 WEST STATE STREET	MASON CITY, IA 50401	343810100	122.67	29.0				$ 21.90		$ 2,686.47			$ 2,686.47		$ 2,686.47
50	HARVES,TIMOTHY B &, ANDREA R HARVES	3003 LAKE CHAPEAU DR	3003 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	344690170	150.00	29.0	150.00	29.0	150.00	$ 21.90	$ 21.90	$ 6,570.00	$ 7.67	$ (1,150.50)	$ 5,419.50		$ 5,419.50
51	LELAND,DOUGLAS B &, LISA M LELAND	3007 LAKE CHAPEAU DR	3007 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	344690180	150.00	29.0				$ 21.90		$ 3,285.00			$ 3,285.00		$ 3,285.00
52	HANKE,NICHOLAS B &, AMY F HANKE	3011 LAKE CHAPEAU DR	3011 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	344690190	150.00	29.0				$ 21.90		$ 3,285.00			$ 3,285.00		$ 3,285.00
53	AUSTINSON,JAY & NICOLE M	3015 LAKE CHAPEAU DR	3015 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810140	150.00	29.0				$ 21.90		$ 3,285.00			$ 3,285.00		$ 3,285.00

Roll No.	Owner	Property Address	Owner Address	Owner City, State Zip	Parcel No.	Front Feet	Street Pave Width	Side Feet	Side Street Pave Width	Side Credit Feet	Front Feet Rate	Side Feet Rate	Assessment	Side Credits: Side Credit Rate	Side Credits: Side Yard Credit	Total Unadjusted Final Assessment	Max Assessment from Appraisal	Final Assessment (Adjusted)
54	REULE,RONALD A &, CRYSTAL M REULE	3019 LAKE CHAPEAU DR	3019 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810150	150.00	29.0				$ 21.90		$ 3,285.00			$ 3,285.00		$ 3,285.00
55	FLATNESS,DALTON &, LAUREN FLATNESS	3023 LAKE CHAPEAU DRIVE	3023 LAKE CHAPEAU DRIVE	ALBERT LEA, MN 56007	343810160	150.00	29.0				$ 21.90		$ 3,285.00			$ 3,285.00		$ 3,285.00
56	BAUMAN,BRIAN D &, KRISTIN M BAUMAN	3027 LAKE CHAPEAU DR	3027 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810170	150.00	29.0				$ 21.90		$ 3,285.00			$ 3,285.00		$ 3,285.00
57	WEIGEL,RICHARD G &, CHRISTINE GRANDSTRAND	3103 LAKE CHAPEAU DR	3103 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810250	125.00	29.0				$ 21.90		$ 2,737.50			$ 2,737.50		$ 2,737.50
58	VOGT,GERALDINE B TRUST	3004 LAKE CHAPEAU DR	3004 LAKE CHAPEAU DR	ALBERT LEA, MN 56007	343810010	150.00	29.0				$ 21.90		$ 3,285.00			$ 3,285.00		$ 3,285.00
59	LABRUM,RUSS &, MARLYS LABRUM	3012 LAKE CHAPEAU DRIVE	3012 LAKE CHAPEAU DRIVE	ALBERT LEA, MN 56007	343810020	150.00	29.0				$ 21.90		$ 3,285.00			$ 3,285.00		$ 3,285.00
					Totals:	**11,651.02**		**4,388.94**		**4,388.94**			**$ 469,289.53**		**$ (39,672.62)**	**$ 429,616.91**		**$ 328,609.20**
		Held for Future Assessments																
70	HENRICKSEN,ROSALYN L &, KENNETH HENRICKSEN	2404 MARSHALL ST SE	90 OCALA PL	OWATONNA, MN 55060	080110110	1,318.94	Reclamation				$ 50.06		$ 66,026.14			$ 66,026.14		$ 31,180.00
71	CALLAHAN,MATT K		77411 205TH ST	ALBERT LEA, MN 56007	080110150	310.56	Reclamation				$ 50.06		$ 15,546.63			$ 15,546.63		$ 12,570.00
72	HENRICKSEN,ROSALYN L &, KENNETH HENRICKSEN		90 OCALA PL	OWATONNA, MN 55060	080100100	1,145.14	Reclamation				$ 50.06		$ 57,325.71			$ 57,325.71		$ 57,325.71
15	MCCULLOUGH,MARIAN C, C/O JAMES A MCCULLOUGH	1319 CROSSROADS BLVD	230 2ND ST NW	GLENVILLE, MN 56036	080220090	75.00	29.0				$ 21.90		$ 1,642.50			$ 1,642.50		$ 1,642.50
16	JOHNSON,JOY M	1323 CROSSROADS BLVD	1323 CROSSROADS BLVD	ALBERT LEA, MN 56007	080220100	150.00	29.0				$ 21.90		$ 3,285.00			$ 3,285.00		$ 3,285.00
					Totals:	**2,774.64**		**-**		**-**			**$ 143,825.98**		**$ -**	**$ 138,898.48**		**$ 101,075.71**

	Assessments (Marshall St SE)	Assessments (Lake Chapeau Dr)	Assessments (Crossroads Area)	Assessments (Overall)
Average Assessment:	$ 13,493.52	$ 1,626.98	$ 12,846.09	$ 6,412.19
Median Assessment:	$ 7,294.50	$ 204.22	$ 11,168.54	$ 3,285.00
Lowest Assessment:	$ 5,710.84	$ 204.22	$ 2,190.00	$ 204.22
Highest Assessment:	$ 61,099.73	$ 5,746.34	$ 47,420.04	$ 61,099.73

RESOLUTION 25-

Introduced by Councilor

RESOLUTION ADOPTING FINAL ASSESSMENTS FOR THE 2025 STATE AID STREET OVERLAY PROJECT (JOB 2502)

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the improvements known as the 2025 State Aid Street Overlay Project. The project improved the following street:

Garfield Avenue – Fairlane Terrace to Richway Drive

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

Sec. 1. Such assessments of $66,462.60, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

Sec. 2. That such assessment shall be payable in equal annual installments extending over a period of five years, and shall bear interest at the rate of 5.73 percent per annum from the date of the adoption of this resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2025.

Sec. 3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole assessment, or any part thereof, on such property, with interest accrued to the date of payment to the city finance department, except that no interest shall be charged if the entire assessment is paid by December 12, 2025 - 32 days from the adoption of the assessment. An owner may at any time after certification of the assessment to the county auditor on December 31, pay to the county auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made.

Sec. 4. That the City Finance Department shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of Freeborn County. Such assessment shall be collected and paid over in the same manner as other municipal taxes.

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 motion passed.

Introduced, read and passed this 10th day of November 2025

____
Mayor Rich Murray

Filed and attested this 12th day of November 2025

____
Secretary Pro Tem

Estimated Final Cost Summary
2025 State Aid Street Overlay Project
Garfield Avenue Mill & Overlay
Job No. 2502
SAP 101-122-009
September 9, 2025

MnDOT Spec No.	Notes	Item	Unit	Unit Price	MSAS Funding SAP 101-122-009		Non-Participating		Total	
					Est. Quantity	Est. Amount	Est. Quantity	Est. Amount	Est. Quantity	Est. Amount
2021.501		Mobilization	L. Sum	$ 15,000.00	0.73	$ 10,950.00	0.27	$ 4,050.00	1.00	$ 15,000.00
2104.502		Remove Casting	Each	$ 375.00			14	$ 5,250.00	14	$ 5,250.00
2104.502		Salvage Casting	Each	$ 500.00			1	$ 500.00	1	$ 500.00
2104.503		Remove Curb & Gutter	LF	$ 18.00	202	$ 3,636.00	75	$ 1,350.00	277	$ 4,986.00
2104.518		Remove Concrete Driveway Pavement	SF	$ 7.50					-	$ -
2232.504	1	Mill Bituminous Surface	SY	$ 5.00	1,380	$ 6,900.00	511	$ 2,555.00	1,891	$ 9,455.00
2357.506		Bituminous Material for Tack Coat	Gal	$ 0.01	366.00	$ 3.66	134.00	$ 1.34	500	$ 5.00
2360.509		Type SP 9.5 Wearing Course Mix (2, B)	Tons	$ 87.00	443.47	$ 38,581.89	172.14	$ 14,976.18	615.61	$ 53,558.07
2504.602		Adjust Gate Valve	Each	$ 175.00	8	$ 1,400.00	3	$ 525.00	11	$ 1,925.00
2506.502		Adjust Frame & Ring Casting	Each	$ 250.00	6	$ 1,500.00	2	$ 500.00	8	$ 2,000.00
2506.502		Casting Assembly	Each	$ 1,100.00			14	$ 15,400.00	14	$ 15,400.00
2506.603		Repair Manhole or Drainage Structure Des Spec	Each	$ 1,150.00			8	$ 9,200.00	8	$ 9,200.00
2531.503		Concrete Curb & Gutter Design B618	LF	$ 61.00	202	$ 12,322.00	75	$ 4,575.00	277	$ 16,897.00
2531.504		6" Concrete Driveway Pavement	SF	$ 12.00					-	$ -
2563.603		Traffic Control	L. Sum	$ 4,500.00	0.73	$ 3,285.00	0.27	$ 1,215.00	1.00	$ 4,500.00
2573.501		Storm Drain Inlet Protection	Each	$ 200.00	11	$ 2,200.00			11	$ 2,200.00
2574.507		Common Topsoil Borrow	CY	$ 35.00	36	$ 1,260.00	14	$ 490.00	50	$ 1,750.00
2575.504		Sodding Type Lawn	SY	$ 15.50	146	$ 2,263.00	54	$ 837.00	200	$ 3,100.00
2582.503	2	4" Broken Line Multi Comp	LF	$ 7.00	280	$ 1,960.00			280	$ 1,960.00
				Subtotal:		**$ 86,261.55**		**$ 61,424.52**		**$ 147,686.07**
		8.20%		**Engineering:**		**$ 7,075.22**		**$ 5,038.08**		**$ 12,113.30**
		Total 2025 State Aid Street Overlay Project:				**$ 93,336.77**		**$ 66,462.60**		**$ 159,799.37**

Notes	
1	Edge Milling
2	Yellow

2025 State Aid Street Overlay Project
Job No. 2502
Estimated Final Costs

Item	***Amount***	***Note***
Construction Contract Costs		
Ulland Bros, Inc.		
Pay Estimate #1	$ 132,882.27	
Pay Estimate #2 - Final Pay Estimate (not yet paid)	$ 14,803.80	These are contract payments made to the contractor.
Subtotal	**$ 147,686.07**	
City Engineering Charges (Ulland's Work)		These charges are the City's standard Engineering charge that is charged against all projects. The charge is 8% of the construction contract and is charged at the time the pay estimates are made.
#1	$ 10,630.58	
#2 - Final (not yet paid)	$ 1,184.30	
Subtotal	**$ 11,814.88**	
Miscellaneous Costs		
Professional Services		These are charges for professional services including soil borings and materials testing services, and appraisals
Subtotal	**$ -**	
Advertising		These are the charges for the contract advertisement for bids
Albert Lea Newspaper, Inc.	$ 186.62	
Albert Lea Newspaper, Inc.	$ 111.80	
Subtotal	**$ 298.42**	
Total Final Costs	**$ 159,799.37**	
Total Engineering Cost %	8.00%	This is what we charge.
Total Miscellaneous Cost %	0.20%	We generally assume 8% in our estimates.

Final Assessment Roll
2025 State Aid Street Overlay Project
Job No. 2502
September 15, 2025

Street Assessment Rate: $ 28.63
Side Credit Rate: $ 10.02

Roll No.	Owner	Property Address	Owner Address	Owner City, State Zip	Parcel No.	Front Feet	Side Feet	Assessment	Side Credit	Total Preliminary Assessment
1	HTOO,THAW &, DEE SAY	1344 BRIARWOOD DR	1344 BRIARWOOD DR	ALBERT LEA, MN 56007	342000330	96.27		$ 2,756.21		$ 2,756.21
2	BALL,JOHN &, TRACEY BALL	1302 GARFIELD AVE	1302 GARFIELD AVE	ALBERT LEA, MN 56007	342000510		150.00	$ 4,294.50	$ (1,503.00)	$ 2,791.50
3	AYE,TUN, THAN AYE	1306 GARFIELD AVE	1306 GARFIELD AVE	ALBERT LEA, MN 56007	342000520	89.33		$ 2,557.52		$ 2,557.52
4	JENSEN,GERALD JOSEPH	1310 GARFIELD AVE	1310 GARFIELD AVE	ALBERT LEA, MN 56007	342000530	90.00		$ 2,576.70		$ 2,576.70
5	WIEMERSLAGE,ELLA M	1314 GARFIELD AVE	1314 GARFIELD AVE	ALBERT LEA, MN 56007	342000540	80.00		$ 2,290.40		$ 2,290.40
6	GOETTE,ALISSA M	1318 GARFIELD AVE	1318 GARFIELD AVE	ALBERT LEA, MN 56007	342000550	80.00		$ 2,290.40		$ 2,290.40
7	TAUTGES,LARRY J TRUST	1322 GARFIELD AVE	1322 GARFIELD AVE	ALBERT LEA, MN 56007	342000560	87.00		$ 2,490.81		$ 2,490.81
8	HALL,JUDITH R	1326 GARFIELD AVE	1326 GARFIELD AVE	ALBERT LEA, MN 56007	342000570	116.38		$ 3,331.96		$ 3,331.96
9	FOUNDATION FOR THE CHALLENGED	1401 GARFIELD AVE	5970 WILCOX PL SUITE D	DUBLIN, OH 43016	342000710	79.75		$ 2,283.24		$ 2,283.24
10	ANDERSON,SUE L	1333 GARFIELD AVE	1333 GARFIELD AVE	ALBERT LEA, MN 56007	342000720	80.00		$ 2,290.40		$ 2,290.40
11	PIPER,STEPHEN R &, SUSAN M PIPER	1329 GARFIELD AVE	1329 GARFIELD AVE	ALBERT LEA, MN 56007	342000730	80.00		$ 2,290.40		$ 2,290.40
12	MCBAIN,AUGUST &, SUSANNAH MCBAIN	1325 GARFIELD AVE	1325 GARFIELD AVE	ALBERT LEA, MN 56007	342000740	110.00		$ 3,149.30		$ 3,149.30
13	DOMES,JOHN W &, JOLEEN E DOMES	1321 GARFIELD AVE	1321 GARFIELD AVE	ALBERT LEA, MN 56007	342000750	105.00		$ 3,006.15		$ 3,006.15
14	BIFF PROPERTIES LLC	1317 GARFIELD AVE	18978 JEWEL CT	LAKEVILLE, MN 55044	342000760	89.77		$ 2,570.12		$ 2,570.12
15	SHEE,KU	1313 GARFIELD AVE	1313 GARFIELD AVE	ALBERT LEA, MN 56007	342000770	76.30		$ 2,184.47		$ 2,184.47
16	MILLHOUSE,SCOTT M &, LESLIE D MILLHOUSE	1309 GARFIELD AVE	114 THE FAIRWAY	ALBERT LEA, MN 56007	342000780	78.72		$ 2,253.75		$ 2,253.75
17	MILLHOUSE,MITCHELL S	1305 GARFIELD AVE	1305 GARFIELD AVE	ALBERT LEA, MN 56007	342000790	75.00		$ 2,147.25		$ 2,147.25
18	BLANCHARD,SCOTT A	1301 GARFIELD AVE	1301 GARFIELD AVE	ALBERT LEA, MN 56007	342000800	70.00		$ 2,004.10		$ 2,004.10
19	NELSON,DAVID K &, KELLI J SCHINDLER-NELSON	1412 GARFIELD AVE	1412 GARFIELD AVE	ALBERT LEA, MN 56007	342020060	103.77		$ 2,970.94		$ 2,970.94
20	DUGSTAD,MISTY	1122 CRESTVIEW RD	1122 CRESTVIEW RD	ALBERT LEA, MN 56007	342020170		116.62	$ 3,338.83	$ (1,168.53)	$ 2,170.30
21	HERBST,LISA MARIE &, CHARLES HERBST	1407 GARFIELD AVE	1407 GARFIELD AVE	ALBERT LEA, MN 56007	342020180	90.00		$ 2,576.70		$ 2,576.70
22	ABREGO,JOHN V &, JACQUELINE M ABREGO	1122 RICHWAY DR E	1122 RICHWAY DR E	ALBERT LEA, MN 56007	342020790		126.93	$ 3,634.01	$ (1,271.84)	$ 2,362.17
23	HUTCHINSON JR,ROBERT L &, KRYSTLE M HUTCHINSON	1121 CRESTVIEW RD	1121 CRESTVIEW RD	ALBERT LEA, MN 56007	342020800		126.00	$ 3,607.38	$ (1,262.52)	$ 2,344.86
24	ERICKSON,WADE K &, KAREN J ERICKSON	1422 CRESTVIEW RD	1422 CRESTVIEW RD	ALBERT LEA, MN 56007	342020910		127.42	$ 3,648.03	$ (1,276.75)	$ 2,371.28
25	WHITTON,SHELDEN G	1408 GARFIELD AVE	1408 GARFIELD AVE	ALBERT LEA, MN 56007	342100120	90.00		$ 2,576.70		$ 2,576.70
26	BOOT,JANET &, STEVEN BOOT	1506 GARFIELD AVE	1506 GARFIELD AVE	ALBERT LEA, MN 56007	342510310	133.60		$ 3,824.97		$ 3,824.97
					Totals:	**1,900.89**	**646.97**	**$ 72,945.24**	**$ (6,482.64)**	**$ 66,462.60**

Average Assessment: $ 2,556.25
Median Assessment: $ 2,431.05
Lowest Assessment: $ 2,004.10
Highest Assessment: $ 3,824.97

RESOLUTION 25-

Introduced by Councilor

RESOLUTION ADOPTING FINAL ASSESSMENTS FOR THE 11TH STREET RECONSTRUCTION PROJECT (JOB 2503)

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the improvements known as the 11th Street Reconstruction Project. The project improved the following street:

11th Street – Margaretha Avenue to the east end

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

Sec. 1. Such assessments of $48,083.33, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

Sec. 2. That such assessment shall be payable in equal annual installments extending over a period of fifteen years, and shall bear interest at the rate of 5.73 percent per annum from the date of the adoption of this resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2025.

Sec. 3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole assessment, or any part thereof, on such property, with interest accrued to the date of payment to the city finance department, except that no interest shall be charged if the entire assessment is paid by December 12, 2025 - 32 days from the adoption of the assessment. An owner may at any time after certification of the assessment to the county auditor on December 31, pay to the county auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made.

Sec. 4. That the City Finance Department shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of Freeborn County. Such assessment shall be collected and paid over in the same manner as other municipal taxes.

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 motion passed.

Introduced, read and passed this 10th day of November 2025

____
Mayor Rich Murray

Filed and attested this 12th day of November 2025

____
Secretary to the Council

Final Assessment Roll
11th Street Reconstruction Project
Job No. 2503
September 5, 2025

Assessment Rate: $ 135.53

Roll No.	Owner	Property Address	Owner Address	Owner City, State Zip	Parcel No.	Front Feet	Total Preliminary Assessment
1	ROFSHUS,BARBARA REVOC TRUST	1701 MARGARETHA AVE	1608 BRIDGE AVE	ALBERT LEA, MN 56007	340690010	120.00	$ 16,263.60
2	NELSON,DAVID W &, MICHELE M NELSON	636 11TH ST E	301 WILLAMOR RD	ALBERT LEA, MN 56007	340690020	120.00	$ 16,263.60
3	WILSON,GREGORY P TR	640 11TH ST E	301 CRESCENT DR	ALBERT LEA, MN 56007	340690030	114.78	$ 15,556.13
					Totals:	354.78	$ 48,083.33

Average Assessment:	$ 16,027.78
Median Assessment:	$ 16,263.60
Lowest Assessment:	$ 15,556.13
Highest Assessment:	$ 16,263.60

11th Street Reconstruction Project
Job No. 2503
Estimated Final Costs

Item	***Amount***	***Note***
Construction Contract Costs		
ICON Construction, LLC		
Pay Estimate #1	$ 16,945.16	These are contract payments made to the contractor.
Pay Estimate #2	$ 116,700.37	
Pay Estimate #3	$ 104,114.16	
Pay Estimate #4	$ 5,663.86	
Pay Estimate #5 - Final Pay Estimate (not yet paid)	$ 47,791.77	
Subtotal	**$ 291,215.32**	
City Engineering Charges (Ulland's Work)		
#1	$ 1,355.61	These charges are the City's standard Engineering charge that is charged against all projects. The charge is 8% of the construction contract and is charged at the time the pay estimates are made.
#2	$ 9,336.03	
#3	$ 8,329.13	
#4	$ 453.11	
#5 - Final (not yet paid)	$ 3,823.34	
Subtotal	**$ 23,297.22**	
Miscellaneous Costs		
Miscellaneous		These are for miscellaneous charges associated with the project
Subtotal	$ -	
Professional Services		These are charges for professional services including soil borings and materials testing services, and appraisals
Subtotal	$ -	
Advertising		
Albert Lea Newspaper, Inc.	$ 200.38	These are the charges for the contract advertisement for bids
Albert Lea Newspaper, Inc.	$ 124.70	
Subtotal	**$ 325.08**	
Total Final Costs	**$ 314,837.62**	
Total Engineering Cost %	8.00%	This is what we charge.
Total Miscellaneous Cost %	0.11%	We generally assume 8% in our estimates.

CITY OF ALBERT LEA
11th Street Reconstruction Project
Job No. 2503

DRAFT Final Pay Estimates for Assessments
September 5, 2025

Contractor: ICON Construction LLC

MN/DOT SPEC NO.	ITEM	CONTRACT QUANTITY	UNIT COST	CONTRACT AMOUNT	Quantity Previously Reported	Quantity Completed This Period	Quantity Completed To Date	Final Amount
2021.501	Mobilization	1 L. Sum	$ 14,500.00	$ 14,500.00	1.00		1.00	$ 14,500.00
2104.502	Remove MH Casting	1 Each	$ 100.00	$ 100.00	1		1	$ 100.00
2104.502	Remove CB Casting	1 Each	$ 100.00	$ 100.00	1		1	$ 100.00
2104.502	Remove Manhole	1 Each	$ 250.00	$ 250.00	1		1	$ 250.00
2104.502	Remove Catch Basin	1 Each	$ 250.00	$ 250.00	1		1	$ 250.00
2104.502	Remove Gate Valve	4 Each	$ 200.00	$ 800.00	4		4	$ 800.00
2104.502	Remove Hydrant	2 Each	$ 500.00	$ 1,000.00	2		2	$ 1,000.00
2104.503	Remove Curb & Gutter	577 LF	$ 4.00	$ 2,308.00	688		688	$ 2,752.00
2104.503	Remove Sanitary Sewer	333 LF	$ 2.00	$ 666.00	304		304	$ 608.00
2104.503	Remove Storm Sewer	84 LF	$ 3.00	$ 252.00	94		94	$ 282.00
2104.503	Remove Watermain	355 LF	$ 2.75	$ 976.25	302		302	$ 830.50
2104.504	Remove Bituminous Pavement	952 SY	$ 3.50	$ 3,332.00	952		952	$ 3,332.00
2104.504	Remove Concrete Pavement	71 SY	$ 7.00	$ 497.00	71		71	$ 497.00
2104.518	Remove Concrete Walks & Driveways	1,088 SF	$ 2.00	$ 2,176.00	910		910	$ 1,820.00
2105.504	Geotextile Fabric Type 5	593 SY	$ 1.75	$ 1,037.75	1,187		1,187	$ 2,077.25
2105.507	Common Excavation	626 SY	$ 29.25	$ 18,310.50	923		923	$ 26,997.75
2105.609	Select Granular Borrow	534 Tons	$ 17.00	$ 9,078.00	954.89		954.89	$ 16,233.13
2211.509	Aggregate Base Class 5	593 Tons	$ 23.00	$ 13,639.00	542.28		542.28	$ 12,472.44
2357.506	Bituminous Material for Tack Coat	93 Gal	$ 2.00	$ 186.00	0	90	90	$ 180.00
2360.509	Type SP 9.5 Wearing Course Mix (2, C)	153 Tons	$ 110.00	$ 16,830.00	143.91		143.91	$ 15,830.10
2360.509	Type SP 9.5 Wearing Course Mix (2, C) Installed in 2026	102 Tons	$ 120.00	$ 12,240.00	0.00	140.00	140.00	$ 16,800.00
2503.503	12" RC Pipe Sewer Class V Design 3006	84 LF	$ 65.00	$ 5,460.00	94		94	$ 6,110.00
2503.602	Connect to Existing Storm Sewer	1 Each	$ 1,100.00	$ 1,100.00	1		1	$ 1,100.00
2503.602	Connect to Existing Sanitary Sewer	3 Each	$ 900.00	$ 2,700.00	3		3	$ 2,700.00
2503.602	4" Sanitary Sewer Service	1 Each	$ 1,485.00	$ 1,485.00	3		3	$ 4,455.00

MN/DOT SPEC NO.	ITEM	CONTRACT QUANTITY	UNIT COST	CONTRACT AMOUNT	Quantity Previously Reported	Quantity Completed This Period	Quantity Completed To Date	Final Amount
2503.602	6" Sanitary Sewer Service	2 Each	$ 1,680.00	$ 3,360.00	0		0	$ -
2503.603	8" PVC Pipe Sewer	315 LF	$ 52.00	$ 16,380.00	304		304	$ 15,808.00
2504.601	Temporary Water Service	1 L.Sum	$ 3,500.00	$ 3,500.00	1.00		1.00	$ 3,500.00
2504.602	Hydrant	2 Each	$ 6,100.00	$ 12,200.00	2		2	$ 12,200.00
2504.602	6" Gate Valve & Box	1 Each	$ 2,710.00	$ 2,710.00	0		0	$ -
2504.602	12" Gate Valve & Box	3 Each	$ 6,050.00	$ 18,150.00	3		3	$ 18,150.00
2504.602	Connect to Existing Watermain	2 Each	$ 2,305.00	$ 4,610.00	2		2	$ 4,610.00
2504.602	Water Service System	3 Each	$ 1,875.00	$ 5,625.00	3		3	$ 5,625.00
2504.602	6" C900 Watermain w/Tracer Wire	18 LF	$ 45.00	$ 810.00	22		22	$ 990.00
2504.602	12" C900 Watermain w/Tracer Wire	337 LF	$ 76.00	$ 25,612.00	280		280	$ 21,280.00
2504.608	Watermain Fittings	573 Lbs	$ 13.00	$ 7,449.00	336		336	$ 4,368.00
2506.502	MH Casting Assembly	2 Each	$ 1,550.00	$ 3,100.00	2		2	$ 3,100.00
2506.502	CB Casting Assembly	1 Each	$ 1,250.00	$ 1,250.00	1		1	$ 1,250.00
2506.502	Install Manhole, Design F	2 Each	$ 4,100.00	$ 8,200.00	2		2	$ 8,200.00
2506.603	Construct Drainage Structure, 3'x2' Rectangular	1 Each	$ 1,815.00	$ 1,815.00	1		1	$ 1,815.00
2521.518	4" Concrete Walk	85 SF	$ 9.00	$ 765.00	107		107	$ 963.00
2531.503	Concrete Curb & Gutter Design B624	630 LF	$ 23.00	$ 14,490.00	668		668	$ 15,364.00
2531.504	6" Concrete Driveway Pavement	941 SF	$ 12.00	$ 11,292.00	1,667		1,667	$ 20,004.00
2563.601	Traffic Control	1 L.Sum	$ 3,000.00	$ 3,000.00	1.00		1.00	$ 3,000.00
2573.501	Stabilized Construction Exit	2 LF	$ 500.00	$ 1,000.00	0		0	$ -
2573.501	Storm Drain Inlet Protection	4 Each	$ 100.00	$ 400.00	2		2	$ 200.00
2573.503	Silt Fence Type MS	231 LF	$ 3.00	$ 693.00	237		237	$ 711.00
2574.507	Common Topsoil Borrow	100 CY	$ 0.01	$ 1.00	14		14	$ 0.14
2575.504	Sodding Type Lawn	700 SY	$ 18.00	$ 12,600.00	0	1,000	1,000	$ 18,000.00
2575.505	Temporary Hydroseeding	0 Acres	$ 20,000.00	$ 2,000.00	0		0	$ -
City Spec	Foundation Material	50 Tons	$ 0.01	$ 0.50	0		0	$ -
City Spec	Density Testing	10 Each	$ 400.00	$ 4,000.00	0		0	$ -
City Spec	Sanitary Sewer Bypassing	1 L.Sum	$ 0.01	$ 0.01	1		1	$ 0.01

MN/DOT SPEC NO.	ITEM	CONTRACT QUANTITY	UNIT COST	CONTRACT AMOUNT	Quantity Previously Reported	Quantity Completed This Period	Quantity Completed To Date	Final Amount

Estimate for work completed through September 5, 2025

Original Contract Total:	**$ 274,286.01**		**Total Earned to Date**	**$ 291,215.32**
Net Change by Change Orders:	**$ -**	**0%**	**Retainage**	**$ -**
Contract Total to Date:	**$ 274,286.01**		**Retainage this Pay Estimate**	**$ -**
Balance to Finish, Plus Retainage:	**$ (16,929.31)**		**Total Earned Less Retainage to Date**	**$ 291,215.32**
Percentage Complete:	**106%**		**Less Previous Payments**	**$ 243,423.55**

8% Engr. To Be Credited to 101-43110-430-43092: $ 3,823.34

PAYMENT THIS ESTIMATE $ 47,791.77

RESOLUTION 25-

Introduced by Councilor

RESOLUTION ADOPTING SPECIAL ASSESSMENTS FOR DELINQUENT WATER/SEWER ACCOUNTS AND DELINQUENT ACCOUNTS RECEIVABLE

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed final assessment for delinquent water/sewer accounts and delinquent accounts receivable:

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

Sec. 1. That such proposed assessment, a copy of which is on file in the City Finance Department, hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

Sec. 2. That such assessment shall be payable in equal annual installments extending over a period of one year or 5 years depending on the assessment, and shall bear interest at the rate of 5.73 percent per annum from the date of the adoption of this resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2025.

Sec. 3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole assessment, or any part thereof, on such property, with interest accrued to the date of payment to the city finance department, except that no interest shall be charged if the entire assessment is paid by December 12, 2025 - 32 days from the adoption of the assessment. An owner may at any time after certification of the assessment to the county auditor on December 31, pay to the county auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made.

Sec. 4. The City Finance Department shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of Freeborn County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

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 motion passed.

Introduced and passed the 10th day of November, 2025

____
Mayor Rich Murray

Filed and attested this 12th day of November, 2025

____
Secretary Pro Tem

RESOLUTION 25-

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 Minn. Stat. § 465.03 for the benefit of its citizens; and

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

Donor	**Amount or Item**
Wells Fargo Bank, N.A.	$22,839.19 – Blight Elimination at 915 Autumn St
Cheers Liquor	$500.00 – Fire Rescue
Cheers Liquor	$500.00 – Police 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.

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 10th day of November, 2025

____
Mayor Rich Murray

Filed and attested this 12th day of November, 2025

____
Secretary Pro Tem

RESOLUTION 25-

Introduced by Councilor

RESOLUTION APPROVING FIRE ALARM SYSTEM FOR CITY ARENA

WHEREAS, the Recreation Department is seeking authorization to proceed with the replacement of the fire alarm system at the City Arena, 701 Lake Chapeau Drive; and

WHEREAS, the system will be funded from the bond premium (approximately $612,000 total) from the 2024 referendum debt issue until receiving any financial contribution from the parties overseeing and conducting construction at the City Arena; and

WHEREAS, the Custom Alarm proposal totals $85,340.65 and the Albert Lea Electric proposal is not to exceed $40,000 for its portion of the installation;

WHEREAS, the system was not included in the 2025 budget or Capital Improvement Plan and the combined total of $125,340.65 requires City Council approval under the City's Purchasing Policy.

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

Sec. 1. Hereby authorizes staff to proceed with the replacement of the fire alarm system at the City Arena in the estimated amount of $125,340.65.

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.

Introduced and passed this 10th day of November, 2025

____
Mayor Rich Murray

Filed and attested this 13th day of November, 2025

____
Secretary Pro Tem

PREPARED FOR

Brennan Companies

ALBERT LEA ICE ARENA FIRE ALARM SYSTEM UPGRADE

Prepared For:

LANDON QUANDT
Project Manager
Brennan Companies
(612) 249-4685
lquandt@bcofmn.com

Prepared By:

Doug Scherr
Security Consultant
Custom Alarm
(507) 288-5522
Doug.s@custom-alarm.com

Scope Of Work

Customer Details:

Site: 701 LAKE CHAPEAU DRIVE ALBERT LEA, MN 56007
Billing: 124 East Walnut Street, Suite 240 Mankato, MN
Contact: LANDON QUANDT (612) 249-4685
lquandt@bcofmn.com

Scope of Work – Fire Alarm System Installation

Custom Alarm shall perform the following tasks:

- Supply all necessary parts and devices.
- Install fire alarm system devices.
- Provide and install all required cable.
- Pull and terminate cable connections at the fire alarm control panel.
- Obtain and provide all necessary permits.
- Program the fire alarm system.
- Conduct pre-testing of the system.
- Perform final testing in coordination with:
  - Local Fire Official
  - State Elevator Inspector
  - PREVAILING WAGE

Electrical Contractor Responsibilities:

- Provide and install all necessary rough-in materials and conduit.
- Supply and install a dedicated 120VAC circuit to power the fire alarm control equipment.

Custom Alarm is providing prevailing wage rates as required.

Proposal Status

This proposal is final, but is subject to change orders due to the lack of detailed plans and specifications. If any changes are required or additional devices are needed based on final design documents or field conditions, a Change Order will be issued to reflect the updated scope, pricing, and timeline.

Exclusions

The following items are excluded from this scope and are not the responsibility of Custom Alarm:

- Overtime labor costs.
- Sprinkler contractor services (if required).
- HVAC contractor services (if required).
- Painting and patching of walls and ceilings.
- Replacement of acoustical ceiling tiles.
- Additional fire alarm devices required by the local fire marshal after plan review.
- Additional fire alarm system devices omitted from the electrical engineer's design.

Initials: ______________

Scope Details

<u>Business Hours</u>: All work proposed shall be performed during normal business hours which are Monday-Friday 7:30 AM-5:00 PM

Financial Summary

Customer Details:

Site: 701 LAKE CHAPEAU DRIVE ALBERT LEA, MN 56007
Billing: 124 East Walnut Street, Suite 240 Mankato, MN
Main Contact: LANDON QUANDT (612) 249-4685 lquandt@bcofmn.com

Fire Alarm

QTY	Description
1	INSPIRE SERIES ADDRESSABLE FIRE ALARM CONTROL PANEL W/ 1-LOOP CARD, 10 TOUCHSCREEN & PMB 4-NAC CKT'S (3-LOOPS & 2-NODES)
1	HYBRID SURGE PROTECTOR FIRE RATED
1	DISPLAY DRESS KIT W/ 2-ANNUNCIATOR SPOTS
1	DIGITAL VOICE COMMAND
1	DRESS PLATE FOR C5A-M; MICROPHONE & TELEPHONE OPENING, FOR CAB-5
1	DIGITAL VOICE COMMAND KEYPAD - BLACK
1	DVC CHASSIS, SINGLE ROW FOR MOUNTING DVC. INCLUDES: WELL, MIC-1 AND HARDWARE. ORDER TELH-1 SEPARATELY.
7	SMOKE DETECTOR - WHITE
6	MONITOR MODULE
8	RELAY MODULE
9	SPEAKER STROBE WALL MOUNT-WHITE (LED)
1	SPEAKER STROBE WALL MOUNT-WHITE (LED) 10-BULK PACK
2	STROBE WALL MOUNT-WHITE (LED)
8	SPEAKER STROBE CEILING MOUNT-WHITE (LED)
3	SPEAKER STROBE CEILING MOUNT-WHITE (LED) 10-BULK PACK
1	PULL STATION
1	CLSS GATEWAY, WITH ENCLOSURE
1	CLSS GATEWAY KIT WITH 30" NUP CABLE & LOCK & KEY SET
1	CLSS CELLULAR COMMUNICATION MODULE FOR VERIZON OR AT&T
5	DUCT DETECTOR BASE
5	DUCT SMOKE DETECTOR HEAD REMOTE TEST CAPABLE
5	REMOTE TEST SWITCH
5	SAMPLING TUBE
2	DOOR HOLDER
1,800	SLC CABLE-BLUE STRIPE
4,425	NAC CABLE-YELLOW STRIPE
4,400	SPEAKER CIRCUIT-GREEN STRIPE

Financial Summary

Total Proposal Amount:	**$85,340.65**
Down Payment:	**$17,068.13**
Balance Due Upon Completion:	**$68,272.52**
Note: The above price does not include sales tax	

If paying invoice via credit card, there may be a 3% service fee added to this charge.

This proposal may be withdrawn by Custom Alarm if not accepted within 30 days.

An administrative fee of $300 (plus tax) will be applied annually if billing is to be submitted via a customer portal. Please email portals@custom-alarm.com if use of a separate portal is required for billing purposes.

System Investment

Custom Alarm will provide the proposed system as described in this proposal for the sum of: **$85,340.65**.

The price above includes: material, equipment and labor as described within this proposal. Taxes are not included and will be charged additionally, if applicable.

Payment Terms:
Work will be scheduled upon the receipt of an authorized signature, purchase agreement deposit as specified on the Financial Summary.

Any alteration or deviation from the proposal involving extra cost of materials or labor will become an extra charge over the sum stated above.

Projects exceeding one calendar month will be billed for work completed during each month (progressive billing). Progressive billing will include invoicing for engineering, labor, and/or programming prior to onsite installation and material stored at Custom Alarm. Payment is due 30 days from the date of invoice. Customer agrees to pay each invoice when due. In addition to all other rights and remedies available. Custom Alarm shall have the option to withhold any further shipments of material and/or the provision of any service, including, but not limited to Technical Assistance, until Customer's account is paid in full.

Proposal Acceptance:
I have read the ***General Terms and Conditions*** of the sale, understand them fully, and agree to abide by them. I have also read and understand the payment terms as set forth in this agreement as well as the ***Schedule of Equipment*** as listed.

I hereby certify that I am authorized to sign this agreement. Custom Alarm is hereby authorized to perform the work as specified.

Tax Exempt: If customer has a ST3, Certificate of Exemption form, it must be presented along with this signed proposal in order to avoid being charged sales tax. If it is not turned in at the time of signing, additional administrative fees may be applied on future invoices.

Prepared By: Custom Alarm
Name: Doug Scherr

Signature: ______________________________

Title: ______________________________

Date: ______________________________

Accepted By: Brennan Companies
Name: ______________________________

Signature: ______________________________

Title: ______________________________

Date: ______________________________

Terms & Conditions

Purchaser acknowledges that additional protection may be obtained over and above that provided herein at additional cost. Purchaser agrees to supply, at Purchaser's expense, all electrical, telephone, internet connections, jacks, outlets and receptacles required for Custom Communications, Inc./Custom Alarm (hereinafter referred as "CCi") to complete its installation and/or service of the Alarm System. Subscriber acknowledges and agrees that (i) additional equipment, at additional cost, can provide increased detection ability, (ii) Subscriber has voluntarily elected to accept the System based on Subscriber's business reasons, e.g., cost, firm culture, Premises environment and conditions, insurance requirements, etc.

1. Price. PURCHASE PRICE: $85,340.65, plus applicable taxes which will be included on final invoice.

DEPOSIT: Purchaser agrees to pay CCi, or to others as directed by CCi $17,068.13 when this Agreement is signed.

PAYMENT TERMS: Purchaser hereby agrees to pay CCi the balance of the invoice total upon completion of installation. **A late fee up to 1.5% per month may be applied to unpaid balances over 30 days. Purchaser is responsible for all collection costs incurred for unpaid bills, including attorneys' fees and costs.**

2. Effective Date. The Agreement shall become effective when signed by the purchaser and approved by CCi or when the Alarm System becomes operative or is activated, whichever occurs first ("Effective Date").

3. Limited Equipment Warranty. CCi warrants that the equipment and parts installed for Purchaser under the Agreement will be free from defects in material and workmanship for a period of one (1) year from the Effective Date. If, during this warranty period, any of the equipment or parts are defective or malfunction, they will be repaired or replaced, at CCi's option, free of charge. This limited warranty will not apply if the damage or malfunction occurs through no fault of CCi while the Alarm System is in Purchaser's possession, or occurs because the Alarm System has been altered, abused, misused, or tampered with, or has otherwise been operated or used contrary to CCi's or the manufacturer's instructions. If CCi's inspection fails to discover defect covered by this limited warranty, the equipment will be repaired or replaced at Purchaser's expense and CCi's regular service charges will apply. In the event there is a conflict between this warranty and a manufacturer's warranty, the terms of this warranty shall control. If warranty service is needed, Purchaser agrees to contact CCi at the address provided in this Agreement. In addition to the legal rights provided herein, Purchaser may have additional rights provided by law.

4. Disclaimer of All Other Warranties. Except for the limited warranty described above, CCi makes no other express warranties. The duration of any implied warranties, including any implied warranty of merchantability or fitness for a particular purpose is hereby limited to the ninety day (90) duration of this warranty. CCi makes no warranty that the Alarm System or services supplied will not be compromised or that the Alarm System or service will provide the protection for which it is intended. Purchaser further acknowledges that any affirmation of fact or promise made by CCi shall not be deemed to create an express warranty unless included in the Agreement in writing; that Purchaser is not relying on CCi's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties that extend beyond the face of this agreement, and that CCi has offered additional and more sophisticated equipment for an additional charge, which Purchaser has declined.

5. Limitations of Alarm System and Monitoring. Purchaser understands that an alarm system does not guarantee the safety of any person or property. Alarm systems may be bypassed; and may not always operate properly for numerous reasons, including equipment malfunction or failure, phone lines being cut, inoperative, or damaged and unable to transmit an alarm signal. In addition, CCi cannot control the response of fire departments, police departments, or emergency medical services. Purchaser acknowledges that CCi does not represent or warrant: that the Alarm System may not be compromised or circumvented; that the Alarm System will prevent any loss by burglary, theft, robbery, fire, or otherwise; or that the Alarm System will in all cases provide the protection for which it is installed or intended. Purchaser understands that due to the nature of the method used for communicating alarm signals, there may be times when the communication method is not able to transmit signals and the monitoring entity will not receive alarm signals. Digital communications use standard telephone lines and no one will receive signals when the telephone system becomes non-operational or the telephone line is cut, interfered with or otherwise damaged. There will be times when any radio frequency method, such as cellular, public or private radio systems, cannot transmit an alarm signal due to lack of signal strength or availability of a communication channel. Any other type of communication method installed under this Agreement may also experience an inability to communicate alarms signals. Purchaser understands that CCi offers several levels of communication methods of alarm signals and the Alarm System and its components described on the front page of this Agreement have been chosen by the Purchaser after considering and balancing the levels of protection afforded by various communication methods and the related costs. Purchaser acknowledges and agrees that Purchaser is solely responsible for the selection of the type of communication method and whether the utilization of more than one communication is required.

6. CCi's Limit of Liability. CCi SHALL NOT BE LIABLE FOR ANY DELAY OR INTERRUPTION OF SERVICE, OR NON-OPERATION OF THE ALARM SYSTEM DUE TO CIRCUMSTANCES BEYOND CCi'S REASONABLE CONTROL. PURCHASER AGREES THAT CCi IS NOT RESPONSIBLE FOR PERSONAL INJURY OR OTHER LOSSES THAT ARE ALLEGED TO BE CAUSED BY IMPROPER OPERATION OR NON-OPERATION OF THE ALARM SYSTEM, AND/OR ITS INSTALLATION, AND/OR ITS SERVICE, INCLUDING CASES WHERE THE ALARM SYSTEM AND/OR SERVICE NEVER FUNCTIONS WHETHER DUE TO DEFECTS IN THE ALARM SYSTEM, AND/OR ITS INSTALLATION, AND/OR ITS SERVICE, OR FROM CCI'S ACTS OR OMISSIONS IN RECEIVING AND RESPONDING TO ALARM SIGNALS. PURCHASER FURTHER AGREES THAT CCI IS NOT AN INSURER AND THAT INSURANCE, COVERING PERSONAL INJURY AND OTHER LOSSES, SHALL BE OBTAINED BY PURCHASER.

It is agreed that it would be impractical and extremely difficult to fix actual damages which may arise in situations where there may be a failure of services or equipment, due to the uncertain value of Purchaser's property or the property of others kept on the Premises. THEREFORE, IF ANY LIABILITY IS IMPOSED ON CCi, ITS EMPLOYEES, AGENTS OR REPRESENTATIVES, IT WILL BE LIMITED TO 10% OF THE PURCHASE PRICE PROVIDED ABOVE OR TWO HUNDRED FIFTY DOLLARS ($250.00), WHICHEVER IS GREATER. If Purchaser wants to increase the amount of CCi's maximum liability, Purchaser may do so by paying an additional payment determined by CCi consistent with CCi's increased liability. This shall not be construed to establish CCi as an insurer. IN NO EVENT WILL CCI BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES DUE TO A FAILURE ON THE PART OF CCI OR A FAILURE OF THE ALARM SYSTEM IN ANY RESPECT. Purchaser and CCi agree that this Agreement limits CCi's liability to Purchaser unless CCi's actions are deemed to be willful and wanton. Notwithstanding any contrary definitions found in any case law, Purchaser and CCi expressly agree that willful and wanton means conscious and intentional disregard of and indifference to the rights and safety of others.

7. Indemnify and Hold Harmless. The parties agree that Purchaser retains the sole responsibility for the life and safety of all persons in the protected Premises, and for protecting against personal injury and losses to Purchaser's own property and the property of others in the Premises. Purchaser and CCi agree that there are no third party beneficiaries to this Agreement. PURCHASER AGREES TO INDEMNIFY AND HOLD HARMLESS CCi, ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES, FROM AND AGAINST ALL CLAIMS, LAWSUITS AND LOSSES, BY PERSONS NOT A PARTY TO THE AGREEMENT, ALLEGED TO BE CAUSED BY THE IMPROPER OPERATION OF THE ALARM SYSTEM AND/OR SERVICE, WHETHER DUE TO MALFUNCTIONING OR NON-FUNCTIONING OF THE ALARM SYSTEM OR THE NEGLIGENT PERFORMANCE OR NONPERFORMANCE BY CCi OF THE INSTALLATION, REPAIR, MONITORING, SIGNAL-HANDLING, OR DISPATCHING ASPECTS OF THE SERVICE. The provisions of this section shall apply to any other company or entity that, in addition to CCi, promotes, markets or endorses the installation, monitoring or repair services provided hereunder.

8. No Subrogation. Purchaser does hereby for himself/herself/itself and other parties claiming under him/her/it, release and discharge CCi from and against all claims arising from hazards covered by Purchaser's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against CCi. Purchaser agrees that this paragraph is not an exculpatory provision, but a risk shifting provision. It will apply to preclude any subrogation action without regard to CCi's negligence or whether CCi's conduct is considered to be willful and wanton as defined above.

9. Installation; Service; Delays. CCi shall not be liable for any damage or loss sustained by Purchaser from delays in installation of equipment or for delays or interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or any other causes. Purchaser acknowledges and agrees that Company and Representatives have no knowledge of existing hidden pipes, wires or other like objects within walls, floors, ceilings and other concealed spaces, and it is Customer's obligation to advise CCi of such hidden objects, failing which CCi and Representatives are released for any damages, losses or expenses arising out of or from, in connection with, as a result of, related to or as a consequence of such hidden objects. CCi and Representatives make no representation of delivery and installation of equipment or commencement of Services by any particular date. Any cost or expense incurred as a result of any such delay including, without limitation, any guard services required, shall be borne by and the sole responsibility of Customer.

10. Testing the Alarm System. The parties hereto agree that the Alarm System, once installed, is in Purchaser's exclusive possession, custody and control. Purchaser agrees to test and inspect the Alarm System immediately upon completion of installation and to advise CCi in writing within three (3) days after installation of any defect, error, or omission in the Alarm System. Upon expiration of the three (3) day period, the Alarm System and the protection provided shall be deemed accepted by Purchaser. Thereafter, Purchaser must regularly test the Alarm System's operation, according to CCi's and the manufacturer's instructions, and notify CCi if any equipment is in need of repair at Purchaser's expense if not covered by the limited warranty herein .

11. Installation on Premises. CCi is authorized to install, service, move and/or remove components of the Alarm System on the Premises. In doing so, CCi is authorized to cut into walls, drill holes, drive nails, and do any other thing necessary in CCi's sole discretion to install and /or service and/or move and/or remove the Alarm System and its components. CCi shall not be responsible for any condition created as a result of such installation, service, move or removal. CCi shall not be responsible for any damage caused to the Premises as a result of installation, service, or the removal of the Alarm System. CCi is under no obligation to redecorate any portion of Purchaser's building upon installation, service, move or removal of the Alarm System. Purchaser represents that the owner of the Premises, if other than Purchaser, authorizes the installation of the Alarm System under the terms of this Agreement; and Purchaser agrees to indemnify CCi for any claims made by the owner of the Premises arising directly or indirectly, or otherwise related to, this Agreement or any provision thereof.

12. Lead Paint. If the Premises was built before 1978, or if Purchaser believes lead paint is located at the Premises, Purchaser must notify CCi in writing before CCi begins its work at the Premises. If the Premises has lead paint that will or may be disturbed by CCi's installation, service, move, or removal of the Alarm System or any of its components, Purchaser agrees to reimburse CCi for its or its agent's expenses for abatement and containment of the lead paint, per federal requirements. Purchaser also agrees to indemnify and hold CCi harmless for any damages caused by removal or disturbance of lead paint at the Premises.

13. Laws and Permit Requirements and Fees. CCi does not have the duty to disclose or inform Purchaser of any applicable laws, regulations, and/or codes regarding the use or adequacy of an alarm system. CCi also does not have a duty to obtain any alarm use permits that may be required. Purchaser is responsible for all alarm permits and permit fees. Purchaser agrees to file for and maintain any permits required by applicable law. CCi shall have no liability for permit fees, false alarms, false alarm fines, police or fire response fees. Purchaser agrees to indemnify or reimburse CCi for any fines imposed against CCi relating to permits or false alarms. If CCi is required by law to perform any service or furnish any material not specifically covered by the terms of this Agreement Purchaser agrees to reimburse CCi for such service or material .

14. Fire Alarm Code and Permit Requirements. Unless a Fire Alarm System to Code is to be installed on the schedule of protection, CCi makes no representation that the Alarm System's fire detection equipment meets local code, fire department, or any Authority Having Jurisdiction [AHJ] requirements. It is not CCi's responsibility to apply for any permits or fees in connection with such equipment. The law requires, and CCi recommends, that Purchaser install a Fire Alarm System to Code with plans and specifications prepared by an architect or professional engineer, and that the Alarm System be properly permitted, inspected and approved by the AHJ. Purchaser represents that any existing fire alarm system is approved by the AHJ and that any repairs or replacement parts installed by CCi are not additional equipment that would require the AHJ's approval. If, at the time of installation, additional equipment is needed there will be additional charges to Purchaser.

15. CCi's Service Obligations. CCi shall not be obligated to render any service to Purchaser under the terms of this Agreement, except as expressly stated in this agreement . During the warranty period, CCi shall not be required to service the Alarm System unless it has received written notice from Purchaser, and upon such notice, and provided Purchaser is not in default of this Agreement, CCi shall during the warranty period service the Alarm System as soon as reasonably possible during CCi's regular business hours.

16. Title. Title to the Alarm System and all the component parts herein shall remain in CCi until Purchaser pays for the Alarm System in full. Purchaser authorizes CCi and its designated representatives to enter the Premises and remove the Alarm System in the event of default in payment of the purchase price when due .

17. Unfavorable Conditions. If the Alarm System or any of its components is affected by unfavorable conditions in the Premises (e.g., air turbulence), Purchaser agrees to turn off, disable, or remove all things, animate or inanimate, causing the disturbance. This includes, but is not limited to, all forced air heaters, air conditioners, animated display signs, animals, covering of chemical vats, and any other source of air turbulence, movement, or other unfavorable condition that may interfere with the effectiveness of the Alarm System.

18. Third Party Billing. If Purchaser should elect to employ any third party "Contractor Compliance Management Service or Solution", CCi reserves the right to charge Purchaser a handling/processing fee based on any additional costs incurred including, but not limited to clerical time of CCi staff to prepare and invoice Purchaser based on requests of compliance service. Additionally CCi reserves the right to charge Purchaser if any additional fees are imposed based on processing permits or fees, such as fiire alarm compliance engine fees.

19. Assignment. Purchaser cannot assign this Agreement without CCi's prior written consent. CCi may assign this Agreement or subcontract any of its obligation under this Agreement without notice to Purchaser.

20. Litigation. In the event CCi institutes legal action to recover any amounts owed by Purchaser to CCi hereunder, the parties agree that the amount to be recovered, and any judgment to be entered, shall include interest at the rate of 1.5% per month from the date payment is due; and the interest shall be payable in addition to any statutory interest on judgments allowed under Minnesota law, as calculated in Minn. Stat. § 549.09. Should CCi prevail in any litigation between the parties arising directly or indirectly or otherwise related to this Agreement, or any provision hereof, Purchaser shall pay CCi's attorneys' fees and costs. Any lawsuit arising directly or indirectly or otherwise related to this Agreement, or any provision hereof, shall be litigated only in the courts of the State of Minnesota, County of Olmsted. The parties waive trial by jury in any action between them. Any action by Purchaser against CCi must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings against CCi must be commenced based on the provisions of this Agreement. Any other action that Purchaser may have or bring against CCi in respect to services rendered in connection with this Agreement shall be deemed to have merged in and be restricted to the terms and conditions of this Agreement .

21. Complete Agreement; Modification. This written Agreement (including the provisions on both the front and back and any attachments thereto) is the entire and complete agreement between CCi and Purchaser and replaces any prior oral or written agreements related to the subject matter of this Agreement. No verbal understandings or agreements will change the terms and conditions of this Agreement. Purchaser understands that any changes in this Agreement must be approved by CCi and its insurer, and any changes must be in writing and signed by CCi and Purchaser.

22. Conflict. Purchaser understands and agrees that if there is any conflict between this Agreement and any other contract between Purchaser and CCi, this Agreement will govern as to the terms in conflict, whether or not it was signed first.

23. Severability. If any provision of this Agreement is deemed void or unenforceable the remaining parts of the Agreement will remain in full force and effect .

24. Not Binding Until Accepted. This is not a binding agreement until CCi accepts it. If CCi does not accept it, CCi will refund any amount Purchaser has paid under this Agreement. THIS CONTRACT IS VALID EVEN IF UNSIGNED BY CUSTOM COMMUNICATIONS, INC./CUSTOM ALARM REPRESENTATIVE.

25. Electronic Signatures: The person signing this Agreement certifies that Purchaser's policies do not prohibit the acceptance and execution of terms and conditions in electronic form. In addition, each party consents to and agrees that the use of a keyboard, mouse, or other device (1) to select an item, button, icon or checkbox or (2) to enter text, or (3) to perform any similar act or action while using CCi's web-based portal(s) for the purpose of initiating, reviewing, modifying or completing any transaction regarding this Agreement constitutes a lawful and valid signature, acceptance, and agreement, and shall be treated the same as if such were actually made using a physical, written signature. The parties further agree that no certification authority, or other third-party verification is necessary to validate their respective electronic signature. The parties additionally agree that this Agreement is accepted and agreed to when an electronic signature for each party has been affixed to this Agreement .

26. Notice of Lien Rights. (a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions; (b) Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice. **If this is a home solicitation sale, the following cancellation clause applies: "BUYER'S RIGHT TO CANCEL" Purchaser, the Buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See attached notice of cancellation form for an explanation of this right.**

PURCHASER ACKNOWLEDGES THAT HE/SHE/IT HAS READ AND UNDERSTANDS THE ENTIRE AGREEMENT INCLUDING THE TERMS AND CONDITIONS ON BOTH SIDES OF THIS DOCUMENT AND ANY ATTACHMENTS HERETO.

PROPOSAL

Design/Build
Industrial
Commercial

ELECTRICAL CONTRACTING
ALBERT LEA ELECTRIC CO.
SINCE 1919

Electronics
Programming
Data Cabling

1410 OLSEN DRIVE • ALBERT LEA, MN 56007 • (507) 373-6650 • FAX (507) 373-4124

PROPOSAL SUBMITTED TO:	JOB NAME/LOCATION: 8/6/2025
Brennan Companies Attn: Landon	Albert Lea City Arena & Aquatic Center Fire Alarm System Albert Lea, Mn 56007

We are basing this number off of Custom Alarms Drawing dated 12/20/2024. This number is only for EMT stub ups to the ceilings and some piping in the open ceilings in building. With this drawing not fully executed we are willing to do this on a time and material basis not to exceed $40,000 dollars
If the system is required to have conduit to all locations on this print this not to exceed number will not be enough, and will require change orders.

Not to Exceed: $40,000.00

These prices includes all electrical permit and inspection fees.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written work authorizations, or written change orders, and will become an extra charge over and above the estimate.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Date: 8-6-2025 Authorized Signature: [signature]

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted by: ____________ **Signature:** ____________

Date: ____________ **Signature:** ____________

RESOLUTION 25-

Introduced by Councilor

RESOLUTION APPROVING PURCHASE OF TEREX BUCKET BODY

WHEREAS, the Park Department is seeking authorization to start replacement of Unit 245, a 2008 International single axle bucket truck; and

WHEREAS, the replacement body needs to be ordered now for delivery in 2027; and

WHEREAS, the replacement unit will be a Terex bucket body purchased through the Minnesota State Bid Contract, a structured competitive bidding process, from Terex USA, LLC dba Terex Utilities in Watertown South Dakota; and

WHEREAS, the truck for the body will be purchased in 2027 when the body arrives: and

WHEREAS, the old unit #245 will be sold on MNBid, a competitive bidding process when the new truck and body are in City possession.

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

Sec. 1. That the City Council hereby authorizes staff to proceed with the purchase of a Terex bucket body from Terex USA, LLC dba Terex Utilities of Watertown South Dakota in the amount of $187,836.00.

Sec. 2. That the City Council hereby authorizes staff to proceed with the purchase of the Terex bucket body to be invoiced and delivered in 2027.

Sec. 3. That Unit 245 will be sold on MNBid, a competitive bidding platform, when the new unit is complete.

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 10th day of November, 2025

____
Mayor Rich Murray

Filed and attested this 12th Day of November 2025

____
Secretary Pro Tem

RESOLUTION 25

Introduced by Councilor

RESOLUTION ACCEPTING BID AND AWARDING CONTRACTS FOR THE BLAZING STAR BIKE SHELTER CONSTRUCTION PROJECT (JOB 2510)

WHEREAS, the City has solicited bids for construction services for the construction of a new Bike Shelter in Frank Hall Park; and

WHEREAS, the project is funded by the Albert Lea Trails Association, Freeborn County Trail Association, Albert Lea Area Cyclists, Albert Lea Convention and Visitors Bureau, and Statewide Health Improvement Partnership; and

WHEREAS, the contracts for the various portions of the project plus 10% contingency total $71,196.88. The low bids are as follows:

$19,246.44	Materials (Arrow)
$16,602.00	Concrete (Koeppen)
$18,500.00	Construction (Red Door)
$8,376.00	Electrical (Thompson)
$2,000.00	Architect (Oleson + Hobbie Architects)
$6,472.44	10% Contingency:
$71,196.88	Total Estimated Cost

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

Sec. 1. That the City Manager is hereby authorized and directed to enter into contracts with the low bid contractors listed above for the Blazing Star Bike Shelter Construction project, Job 2510.

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 10th day of November, 2025

____
Mayor Rich Murray

Filed and attested this 12th day of November, 2025

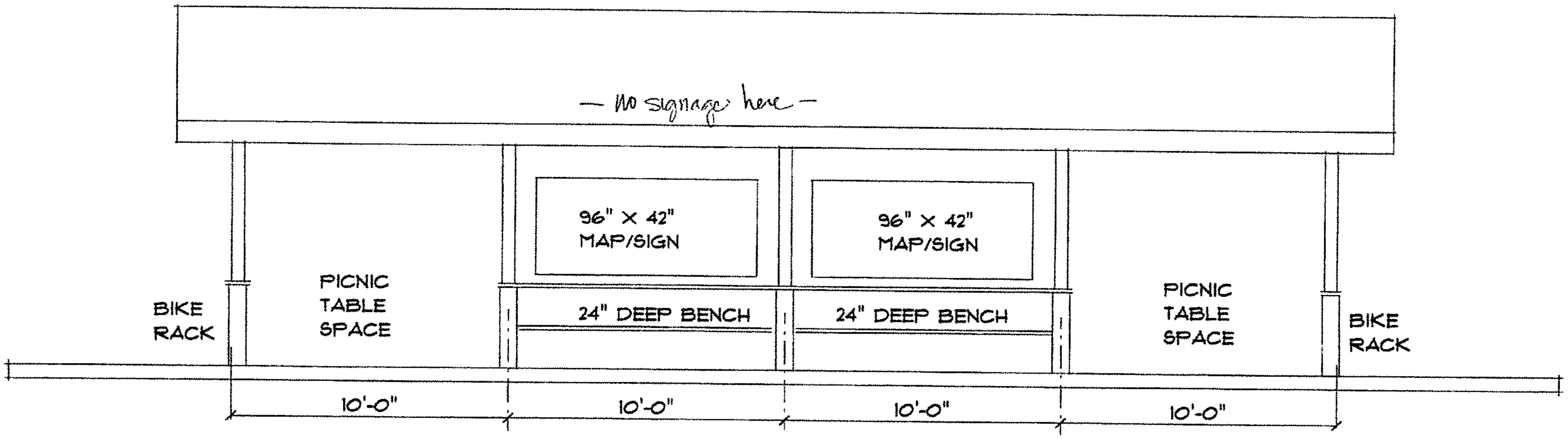
____
Secretary of the Council

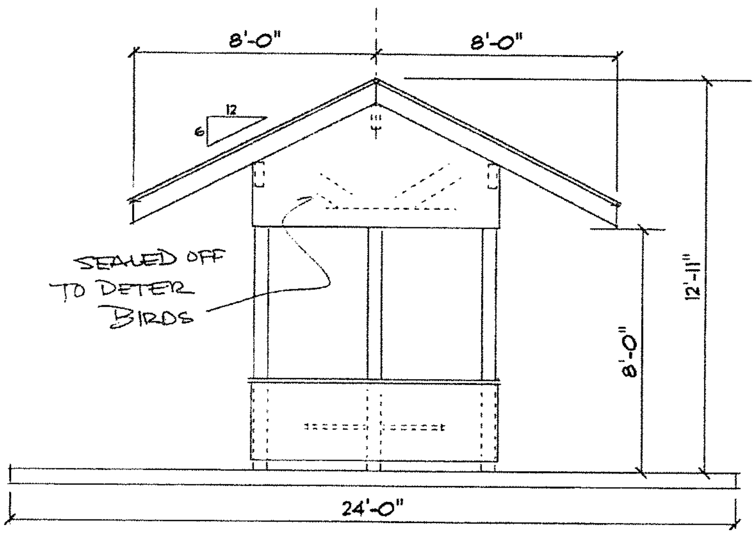
Bid Abstract - Job# 2510
Bike Shelter - Frankhall Park
44' X 16' Bike Shelter with 56'x24' Pad

Prepared by: Ryan Hajek   Date: 11/3/2025

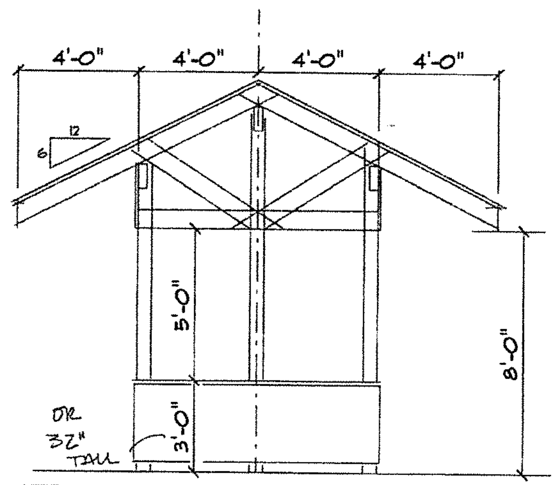
No.	Item	Contractor	Price High	Contractor	Price Low
2	Materials	Geneva Lumber	$22,897.58	Arrow	$19,246.44
3	Cement Work (Pad and Footing posts)	Landmark	$17,500.00	Koeppen	$16,602.00
1	Construction Labor	Attig Construction	$32,500.00	Red Door	$18,500.00
4	Electric	Albert Lea Electric	$12,439.00	Thompson Electric	$8,376.00
5	Architect	Oleson + Hobbie	$2,000.00	Oleson + Hobbie	$2,000.00
	Subtotal		**$87,336.58**		**$64,724.44**
6	10% Contigency		$8,733.66		$6,472.44
		Total	**$96,070.24**		**$71,196.88**

* Minimul dirt work to be peformed by City crew

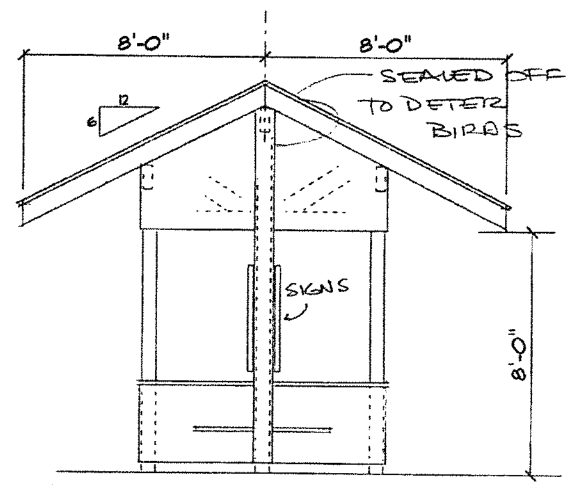




FINISHED END VIEW



FRAMING



CENTER SECTION

1/4" SCALE 12/12/23


Bike Shelter Location
321

RESOLUTION 25-

Introduced by Councilor

RESOLUTION APPROVING THE LEASE AND DEVELOPMENT AGREEMENT OF REAL ESTATE FROM THE CITY OF ALBERT LEA TO KINGDOM HOMES LLC

WHEREAS, the City of Albert Lea ("City") currently owns Property at 610 4th Street East and legally described as:

PID: 34.036.1080
Lot 3, Block 5, Lake Addition to the City of Albert Lea, Freeborn County, Minnesota; and

WHEREAS, this parcel of real estate was tax forfeited to the City and is believed to have no municipal purpose; and

WHEREAS, to facilitate the development of a single family home with Robert Modderman or assignees, the use of a lease and development agreement for the property at 610 4th Street East is reasonable; and

WHEREAS, in a time of housing shortages and employment vacancies the development of workforce housing is critical for economic growth of the community.

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

Sec. 1. That the City of Albert Lea is authorized to lease the real estate to Robert Modderman or assignees legally described as follows:

PID: 34.036.1080
Lot 3, Block 5, Lake Addition to the City of Albert Lea, Freeborn County, Minnesota.

Sec. 2. The City Manager is authorized and directed to execute a development agreement for the construction of workforce housing that includes the following:

- Lease to allow for the construction of property.
- Eventual sale of the property at $4,000 if no public purpose is established.
- Construction of a 3 bedroom, 1 bath single family house.
- Provide $5,000 assistance in development and aesthetic costs of new construction.
- Provide $5,000 in assistance towards the installation of water and sewer utilities.
- Forgiveness of the purchase of property upon completion of construction.
- Potential assistant for soil conditions if present.

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.

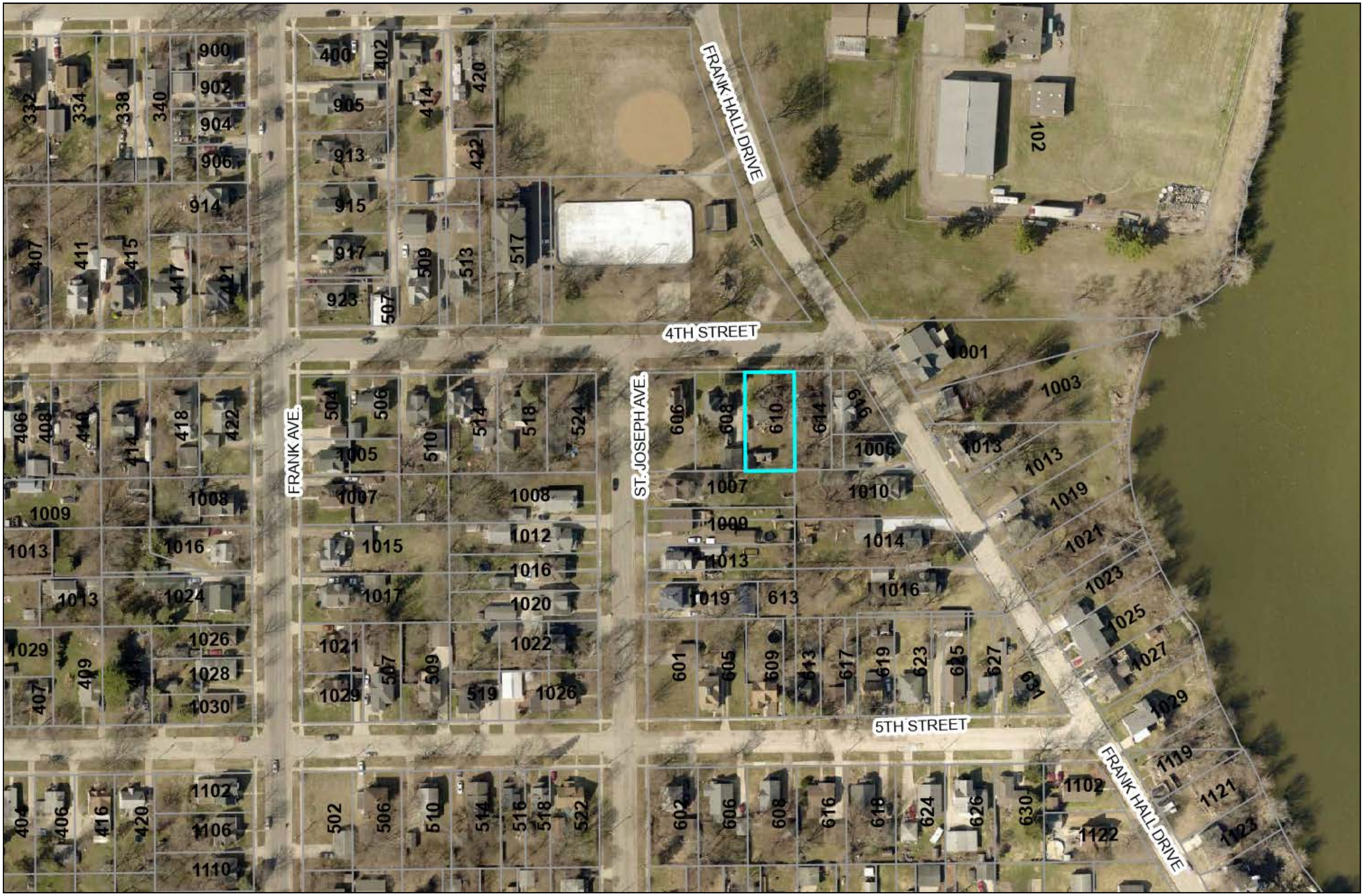
Introduced and passed this 10th day of November, 2025

____
Mayor Rich Murray

Filed and attested this 12th day of November, 2025

____
Secretary Pro Tem

8K.1 - Map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5TH STREET
FRANK AVE.
ST. JOSEPH AVE.
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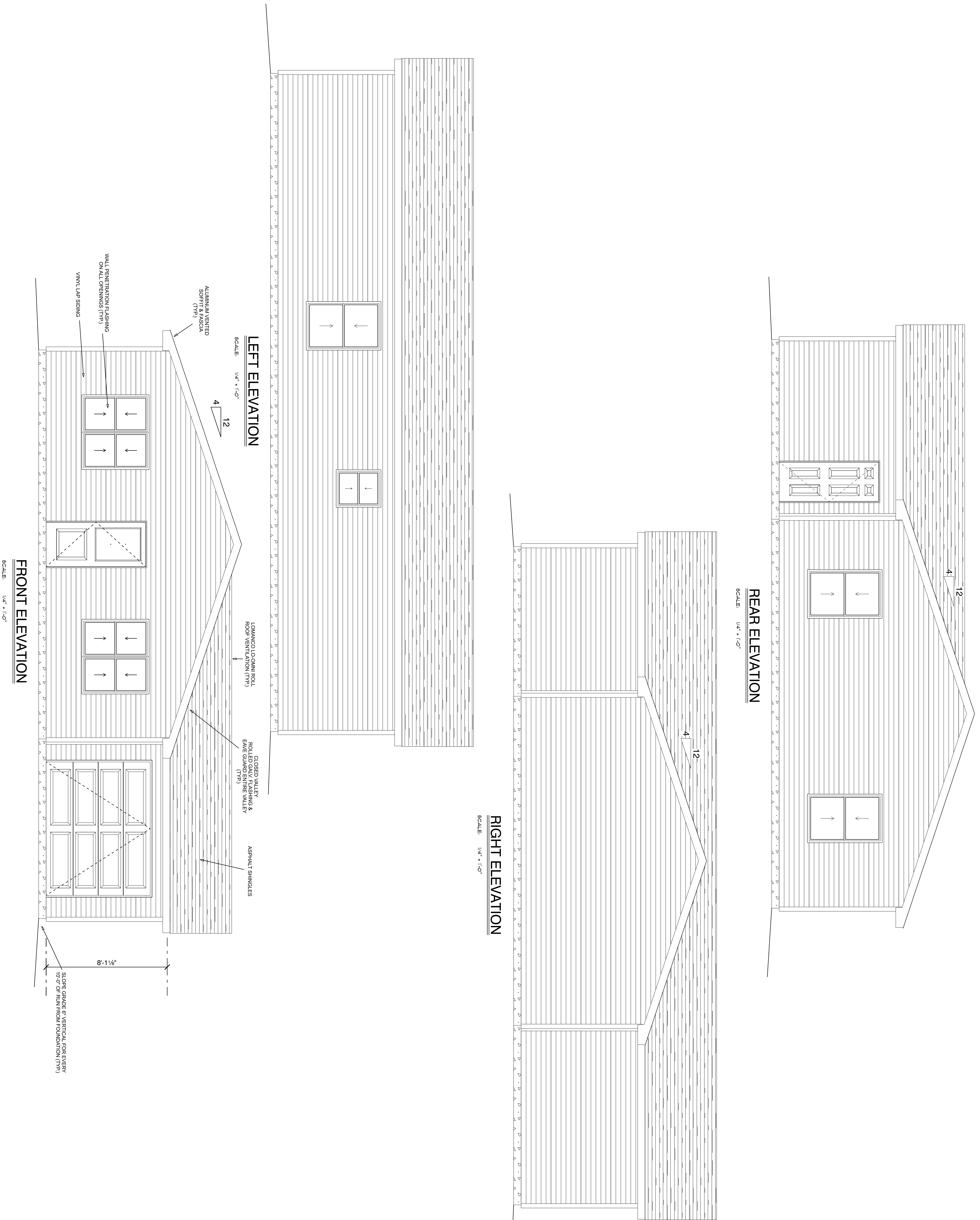


2026 Spec Home 2

PHONE:
EMAIL:

GENEVA Lumber Company

GENEVA LUMBER COMPANY

413 WEST MAIN STREET
GENEVA, MN 56035

PHONE: 507.256.0045
FAX: 507.256.4471
josh@genevalumber.com

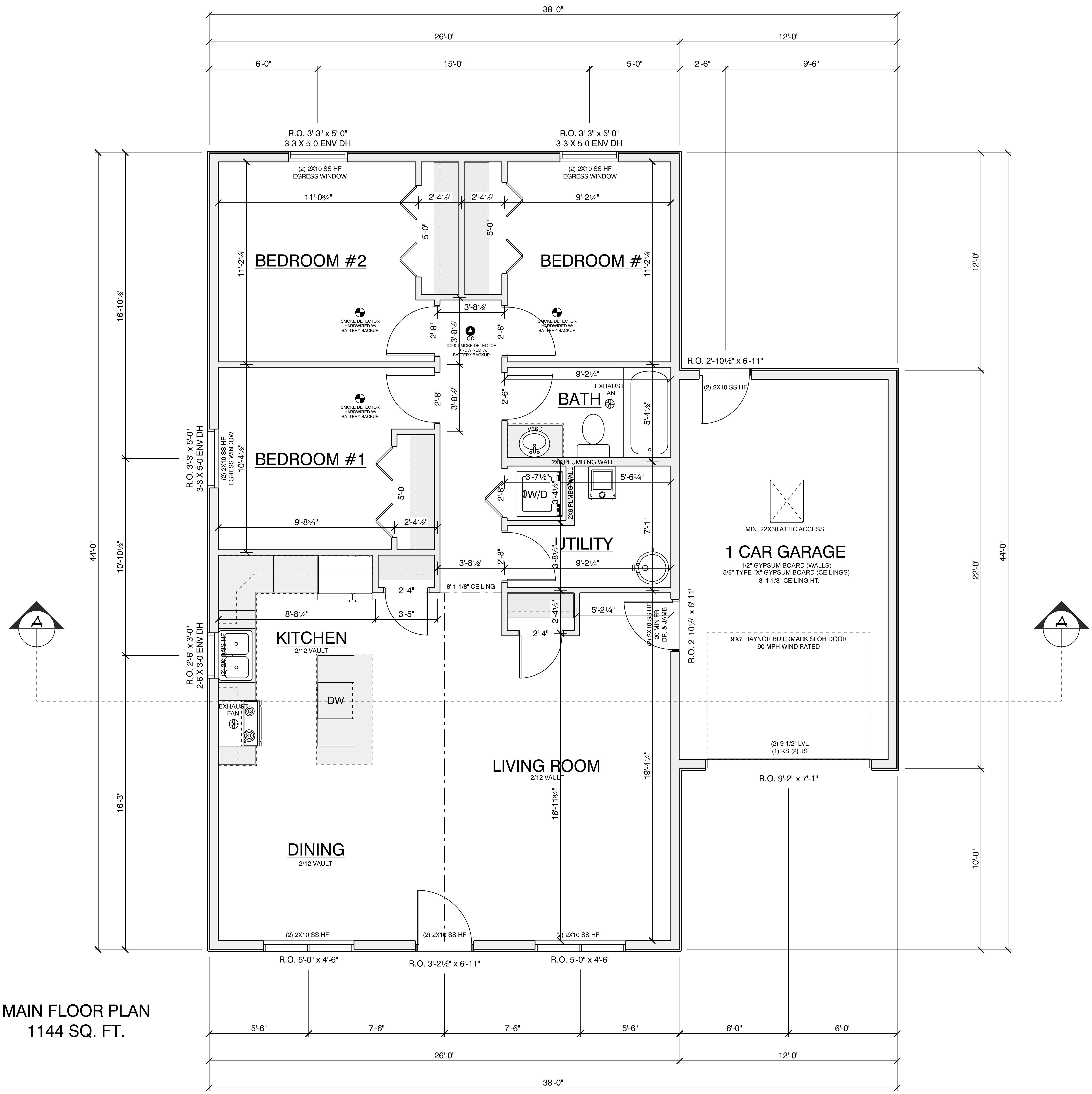
SCALE: 1/4" = 1'-0"

DRAWN BY: JOSH KRUEGER

DATE: Tuesday, November 4, 2025

CONTRACTOR NOTICE

THESE PLANS ARE INTENDED BY GENEVA LUMBER COMPANY AS A GUIDE FOR BUILDERS WHO ARE KNOWLEDGEABLE ABOUT NORMAL CONSTRUCTION PRACTICES AND LOCAL BUILDING CODES. GENEVA LUMBER COMPANY WILL REVISE ITS PLANS TO CORRECT ERRORS OR OMISSIONS DISCOVERED AND REPORTED PRIOR TO THE START OF CONSTRUCTION, BUT ASSUMES NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, ALTERATIONS OR IMPROPER CONSTRUCTION THEREAFTER. THE GENERAL CONTRACTOR AND/OR OWNER SHALL ASSUME FULL RESPONSIBILITY FOR DIMENSIONS AND DETAILS, INCLUDING CONSTRUCTION TECHNIQUES, SPECIFICATIONS, STRUCTURAL AND/OR SAFETY REQUIREMENTS AND CONFORMITY TO ALL STATE AND LOCAL CODES AND ORDINANCES.



MAIN FLOOR PLAN
1144 SQ. FT.

EXTERIOR WALLS DIMENSIONED
TO OUTSIDE OF SHEATHING
VECTOR ENVISION DOUBLE HUNG WINDOWS
LOW-E/ARGON GLASS
U-VALUE = 0.27
SHGC = 0.32

GENERAL NOTES:

1. HEADERS ABOVE WINDOWS AND DOORS SHALL BE (2) 2X10 SS HEM. FIR UNLESS OTHERWISE NOTED.
2. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED & INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE AND NOT MORE THAN 10 FEET FROM EACH SLEEPING AREA OR BEDROOM. ALARMS SHALL BE INSTALLED ON EACH LEVEL CONTAINING SLEEPING AREAS OR BEDROOMS.
4. ALL EXHAUST FANS SHALL BE VENTED DIRECTLY OUTSIDE.
5. PROVIDE BATH TUB ACCESS PANELS.
6. STAIRS:
-HANDRAILS @ 36" ABOVE NOSING
-LESS THAN 4" OPENING AT ALL RAILINGS
-(4) LVL STRINGERS PROPERLY SUPPORTED
-MINIMUM 6'-8" HEADROOM
-ILLUMINATE STAIRS AND LANDINGS
7. EXTERIOR RAILING SHALL BE 36" HIGH (MINIMUM) W/ A MAXIMUM OPENING OF LESS THAN 4".
8. ALL WINDOWS WITHIN 18" OF FINISHED FLOOR, OVER 9 S/F AND WITHIN 24" OF DOOR OPENINGS SHALL HAVE SAFETY GLAZING.
9. ALL WINDOWS WITH OPENINGS 72" ABOVE FINISHED GRADE AND LESS THAN 36" FROM FINISHED FLOOR NEED TO HAVE A FALL PROTECTION/LOCK DEVICE INSTALLED
10. FIREBLOCK ALL SOFFITS, STUD SPACES OVER 10' HIGH, AND AT THE CEILING LINE.
11. EXTERIOR DIMENSIONS SHOWN ON FLOOR PLANS ARE FROM FRAMING TO FRAMING, ALL INTERIOR DIMENSIONS ARE DRAWN TO THE CENTER OF WALL, ANGLED WALLS ARE DIMENSIONED FROM THE LONG POINT OF WALL TO THE LONG POINT OF WALL (UNLESS OTHERWISE NOTED).
12. SEE PLAN FOR WINDOW MANUFACTURER.
13. DOOR FROM THE HOUSE TO GARAGE SHALL BE 20 MINUTE FIRE-RATED SLAB AND FRAME, PROVIDE STEPS TO GARAGE AS REQUIRED.
14. INSTALL 1/2" TYPE "X" GYPSUM WALL SHEATHING BETWEEN THE HOUSE AND GARAGE, ALL THE WAY FROM THE FLOOR TO ROOF SHEATHING (UNLESS GARAGE IS COMPLETELY FINISHED).
15. INSTALL CORROSION RESISTANT FLASHING BEHIND ALL CONCRETE STOOPS.
16. PROVIDE FLASHING ABOVE AND BELOW ALL WINDOWS/ DOORS AND ABOVE AND BELOW ALL EXTERIOR PENETRATIONS.
-ALL FLASHING SHALL BE NOT LESS THAN 26 GA. CORROSION-RESISTANT MATERIAL.
17. PROVIDE A MINIMUM 3' LANDING ON BOTH SIDES OF THE STAIRS MEASURED IN THE DIRECTION OF TRAVEL.
18. ANCHOR BOLTS SHALL BE AT LEAST 1/2" IN DIAMETER, EMBEDDED A MINIMUM OF 7" AND SPACED A MINIMUM OF 72" O.C. AND 12" FROM THE CORNERS. ALL ANCHOR BOLTS SHALL HAVE VERTICAL REINFORCEMENT IN ALIGNMENT.
19. IF USING (2) BOTTOM PLATES, ANCHOR BOLT MUST GO THROUGH BOTH PLATES.
20. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. AND SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.
21. EGRESS WINDOWS BELOW GRADE SHALL HAVE A WINDOW WELL. THE CLEAR HORIZONTAL DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCESSIBLE NET CLEAR OPENING OF 9 SQ. FT. WITH A MINIMUM DIMENSION OF 36"
22. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STAIRS THAT ARE ACCESSIBLE WITH THE WINDOW IN THE FULLY OPEN POSITION. (R310.2.1)
23. INSTALL 1/2" GYPSUM WALL SHEATHING UNDER THE STAIRS (IF ENCLOSED).
24. FOLLOW POINT LOADS FROM BEAMS, GIRDER TRUSSES, ETC. THROUGH THE FLOOR SYSTEM DOWN TO BEARING WITH SOLID BLOCKING.
25. PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS.
26. A DRIP CAP SHALL BE PLACED ON DECK LEDGERS (MUST MEET CHEMICAL COMPANY TREATMENT LISTING)
27. SLOPE CONCRETE SLAB DOWN 2.5" FROM BACK TO FRONT OF ENTIRE GARAGE OR TO FLOOR DRAIN.
28. OPEN FLOOR TRUSS BASEMENT CEILINGS MUST BE DRYWALLED (EXCEPT FOR 80 S/F IN MECHANICAL ROOM) PRIOR TO CO.
29. A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHT FIXTURES AND LIGHT BULBS SHALL BE HIGH EFFICIENCY FIXTURES AND BULBS.

2026 Spec Home 2

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EMAIL:

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SCALE: 1/4" = 1'-0"
DRAWN BY: JOSH KRUEGER
DATE: Tuesday, November 4, 2025

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 #92884 through #93000 in the amount of $3,557,909.00 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, R. Olson, K. Van Beek, Anderson, and Mayor Murray;

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

Introduced and passed this 10th day of November, 2025

____
Mayor Rich Murray

Filed and attested this 12th day of November, 2025

____
Secretary Pro Tem

Claims Over $25,000

City of Albert Lea Council Meeting 11/10/2025

- **$57,907.90 – Platinum Plumbing Solutions LLC**
  Pay Estimate 15 – Lead Service Line Replacement Project

- **$65,159.79 – Municipal Pipe Tool**
  Pay Estimate 2 – Sliplining Project

- **$123,781.09 – inBYLT LLC (Apex)**
  City Arena, Marion Ross Theater

- **$125,820.00 – inBYLT LLC (Apex)**
  Arena Lobby, Aquatic Center

- **$215,119.32 – Southeast Service Coop**
  Health Insurance – Approximately 87% Employer and 13% Employee

- **$837,925.50 – inBYLT LLC (Apex)**
  WWTP Facility Solar Field

- **$1,627,574.47 – inBYLT LLC (Apex)**
  Recreational Facilities Project
  - Arena Refrigeration System

Albert Lea

Accounts Payable

Checks for Approval

User: nthoms
Printed: 11/6/2025 - 7:39 AM

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	10/31/2025	101 General	Accrued Medicare Payable	Internal Revenue Service		6,437.15
0	10/31/2025	101 General	Other Payroll Deduct Payable	Minnesota Department of Human Services		1,263.00
0	10/31/2025	101 General	State Withholding Payable	Minnesota Department of Revenue		19,388.63
0	10/31/2025	101 General	Deferred Compensation Payable	MN State Retirement - Empower		50.00
0	10/31/2025	101 General	Deferred Compensation Payable	MN State Retirement - Empower		1,205.56
0	10/31/2025	101 General	Accrued PERA Payable	PERA		38,579.51
0	10/31/2025	101 General	Accrued PERA Payable	PERA		51,841.61
0	10/31/2025	101 General	Other Payroll Deduct Payable	WEX Health Inc		11,271.48
0	10/31/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		2,664.00
0	10/31/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		931.01
0	10/31/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		991.23
0	10/31/2025	101 General	Deferred Compensation Payable	Mission Square Plan Services		4,243.60
0	10/31/2025	101 General	Accrued FICA Payable	Internal Revenue Service		16,553.36
0	10/31/2025	101 General	Accrued FICA Payable	Internal Revenue Service		16,553.36
0	10/31/2025	101 General	Federal Withholding Payable	Internal Revenue Service		41,260.24
0	10/31/2025	101 General	Accrued Medicare Payable	Internal Revenue Service		6,437.15
0	10/31/2025	101 General	Vision Care Payable	Fidelity Security Life		304.20
0	10/31/2025	101 General	Vision Care Payable	Fidelity Security Life		300.49
0	10/31/2025	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		437.31
0	10/31/2025	101 General	Deferred Compensation Payable	Nationwide Retirement Solutions		1,490.38
0	10/31/2025	101 General	Vision Care Payable	Fidelity Security Life		3.71
0	10/31/2025	101 General	Meeting	US Bank		22.00
0	10/31/2025	101 General	Dues & Subscriptions	US Bank		311.00
0	10/31/2025	412 Recreation Facilities Project	Building & Improvements	US Bank		381.00
0	10/31/2025	101 General	Training & Education	US Bank		345.00
0	10/31/2025	101 General	Supplies	US Bank		339.12
0	10/31/2025	101 General	Training & Education	US Bank		155.00
0	10/31/2025	101 General	Travel Expense	US Bank		326.97
0	10/31/2025	101 General	Training & Education	US Bank		220.00
0	10/31/2025	101 General	Software/Software Subscription	US Bank		60.00
0	10/31/2025	101 General	Supplies	US Bank		220.01
0	10/31/2025	101 General	Training & Education	US Bank		399.00
0	10/31/2025	101 General	Dues & Subscriptions	US Bank		590.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	10/31/2025	101 General	Dues & Subscriptions	US Bank		165.00
0	10/31/2025	412 Recreation Facilities Project	Building & Improvements	US Bank		1,031.50
0	10/31/2025	101 General	Postage	US Bank		20.20
0	10/31/2025	101 General	Supplies	US Bank		108.85
0	10/31/2025	101 General	Vehicle/Equipment Parts	US Bank		817.08
0	10/31/2025	101 General	Training & Education	US Bank		97.04
0	10/31/2025	101 General	Postage	US Bank		52.80
0	10/31/2025	234 Blight/Hazardous Mitigation	Hazard Prop Removal-Assessed	US Bank		105.00
0	10/31/2025	101 General	Postage	US Bank		12.10
0	10/31/2025	101 General	Tires	US Bank		559.57
0	10/31/2025	601 Water	Postage	US Bank		11.70
0	10/31/2025	101 General	Uniforms	US Bank		140.00
0	10/31/2025	101 General	Training & Education	US Bank		30.00
0	10/31/2025	101 General	Training & Education	US Bank		30.00
0	10/31/2025	603 Solid Waste	Supplies	US Bank		1,010.98
0	10/31/2025	101 General	Travel Expense	US Bank		781.64
0	10/31/2025	101 General	Software/Software Subscription	US Bank		44.94
0	10/31/2025	101 General	Vehicle/Equipment Parts	US Bank		97.34
0	10/31/2025	101 General	Supplies	US Bank		64.26
0	10/31/2025	101 General	Travel Expense	US Bank		36.71
0	10/31/2025	101 General	Supplies	US Bank		37.22
0	10/31/2025	101 General	Supplies	US Bank		6.00
0	10/31/2025	101 General	Supplies	US Bank		82.89
0	10/31/2025	101 General	Supplies	US Bank		33.40
0	10/31/2025	101 General	Community Policing Initiatives	US Bank		34.55
0	10/31/2025	101 General	Supplies	US Bank		42.59
0	10/31/2025	101 General	Travel Expense	US Bank		228.53
0	10/31/2025	101 General	Training & Education	US Bank		125.00
0	10/31/2025	101 General	Supplies	US Bank		33.18
0	10/31/2025	101 General	Training & Education	US Bank		1,096.00
0	10/31/2025	101 General	Refuse Disposal	US Bank		230.63
0	10/31/2025	101 General	Travel Expense	US Bank		207.59
0	10/31/2025	101 General	Tires	US Bank		68.00
0	10/31/2025	101 General	Dues & Subscriptions	US Bank		95.00
0	10/31/2025	101 General	Dues & Subscriptions	US Bank		-95.00
0	10/31/2025	101 General	Supplies	US Bank		-108.85
0	10/31/2025	101 General	Postage	US Bank		9.95
0	10/31/2025	412 Recreation Facilities Project	Building & Improvements	US Bank		22.00
0	10/31/2025	101 General	Software/Software Subscription	US Bank		131.40
0	10/31/2025	101 General	Training/ Instruction Supplies	US Bank		75.00
0	10/31/2025	101 General	Training/ Instruction Supplies	US Bank		90.00
0	10/31/2025	101 General	Safety Equipment	US Bank		131.00
0	10/31/2025	101 General	Dues & Subscriptions	US Bank		85.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	10/31/2025	101 General	Training & Education	US Bank		50.00
0	10/31/2025	602 Sewer	Taxes, License & Permit Fees	US Bank		17.20
0	10/31/2025	602 Sewer	Taxes, License & Permit Fees	US Bank		800.00
0	10/31/2025	101 General	Credit Card & Bank Fees	US Bank		36.70
0	10/31/2025	101 General	Training & Education	US Bank		25.00
0	10/31/2025	101 General	Furniture, Equipment & Tools	US Bank		817.34
0	10/31/2025	101 General	Credit Card & Bank Fees	US Bank		630.95
0	10/31/2025	101 General	Credit Card & Bank Fees	US Bank		29.21
0	10/31/2025	101 General	Credit Card & Bank Fees	US Bank		12.62
0	10/31/2025	601 Water	Credit Card & Bank Fees	US Bank		32.45
0	10/31/2025	602 Sewer	Credit Card & Bank Fees	US Bank		32.45
0	10/31/2025	603 Solid Waste	Credit Card & Bank Fees	US Bank		205.17
0	10/31/2025	101 General	Training & Education	US Bank		28.52
0	11/10/2025	101 General	Rents & Leases	Loffler		13.78
0	11/10/2025	101 General	Taxes, License & Permit Fees	Minnesota Department of Revenue		25.00
0	11/10/2025	101 General	Credit Card & Bank Fees	Global Payments, Inc		658.87
0	11/10/2025	101 General	Credit Card & Bank Fees	Global Payments, Inc		784.63
0	11/10/2025	101 General	Health Insurance	Southeast Service Coop		3,752.46
0	11/10/2025	101 General	Medical Insurance Payable	Southeast Service Coop		211,366.86
0	11/10/2025	101 General	Supplies	Kristi Brutlag		34.87
0	11/10/2025	101 General	Supplies	Kristi Brutlag		6.92
0	11/10/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		347.50
0	11/10/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		259.50
0	11/10/2025	602 Sewer	Expert & Professional Services	Minnesota Valley Testing Laboratories		73.00
0	11/10/2025	703 HealthIns/Workers Comp Reserve	Claims & Damages	Matthew Loeffler		484.04
0	11/10/2025	101 General	Safety Equipment	Joshua Lair		310.00
0	11/10/2025	101 General	Legal Fees - Contracted	Lakes National Law LLP		2,500.00
0	11/10/2025	101 General	Legal Fees - Contracted	Lakes National Law LLP		7,500.00
0	11/10/2025	703 HealthIns/Workers Comp Reserve	Claims & Damages	Matthew Loeffler		224.02
0	11/10/2025	101 General	Safety Equipment	Nathan Johnson		399.98
0	11/10/2025	602 Sewer	Safety Equipment	Parker Hanna		108.74
0	11/10/2025	101 General	Safety Equipment	Steven Barrett Sr		142.49
0	11/10/2025	101 General	Safety Equipment	Steven Barrett Sr		184.99
0	11/10/2025	602 Sewer	Safety Equipment	Daniel Adams		109.99
0	11/10/2025	101 General	Travel Expense	Mary Gaul		48.44
0	11/10/2025	101 General	Travel Expense	Mary Gaul		370.00
0	11/10/2025	101 General	Travel Expense	Keith Grzybowski		370.00
0	11/10/2025	602 Sewer	Dues & Subscriptions	Matthew Wahlers		20.00
0	11/10/2025	601 Water	Statement Printing/Postage	Publiq, LLC		3,184.65
0	11/10/2025	602 Sewer	Statement Printing/Postage	Publiq, LLC		3,184.65
0	11/10/2025	101 General	Travel Expense	Mary Gaul		260.08
0	11/10/2025	101 General	Travel Expense	Keith Grzybowski		169.59
0	11/10/2025	101 General	Travel Expense	Andrew Nelson		58.98

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	11/10/2025	101 General	Travel Expense	Andrew Nelson		336.00
0	11/10/2025	101 General	Travel Expense	Teresa Kauffmann		148.40
0	11/10/2025	101 General	Supplies	Fastenal Company		29.43
0	11/10/2025	101 General	Supplies	Fastenal Company		120.35
0	11/10/2025	101 General	Supplies	Fastenal Company		58.63
0	11/10/2025	101 General	Vehicle/Equipment Parts	Fastenal Company		167.25
0	11/10/2025	602 Sewer	Safety Equipment	Fastenal Company		12.48
0	11/10/2025	101 General	Supplies	Fastenal Company		63.31
0	11/10/2025	601 Water	Supplies	Fastenal Company		17.64
0	11/10/2025	101 General	Supplies	Fastenal Company		21.12
0	11/10/2025	101 General	Building Repair Supplies	Fastenal Company		15.32
0	11/10/2025	101 General	Supplies	Fastenal Company		107.80
0	11/10/2025	101 General	Supplies	Fastenal Company		20.44
0	11/10/2025	101 General	Supplies	Fastenal Company		58.00
0	11/10/2025	101 General	Supplies	Fastenal Company		5.26
0	11/10/2025	101 General	Supplies	Fastenal Company		25.49
0	11/10/2025	601 Water	Expert & Professional Services	Platinum Plumbing Solutions LLC		57,907.90
0	11/10/2025	601 Water	Expert & Professional Services	BCM Construction, Inc		10,012.29
92884	10/28/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		3,506.43
92884	10/28/2025	601 Water	Electric Utilities	Freeborn Mower Electric Cooperative		11,666.17
92884	10/28/2025	602 Sewer	Electric Utilities	Freeborn Mower Electric Cooperative		6,593.11
92885	10/28/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		1,099.24
92885	10/28/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		368.87
92886	10/28/2025	101 General	Electric Utilities	Freeborn Mower Electric Cooperative		3,998.89
92887	10/28/2025	601 Water	Due To Other Governments	Minnesota Department of Health		17,287.00
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92888	10/28/2025	601 Water	Gas Utilities	Minnesota Energy Resources		99.20
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92888	10/28/2025	601 Water	Gas Utilities	Minnesota Energy Resources		86.81
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		41.71
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		32.68
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		19.72
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		26.75
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		69.08
92888	10/28/2025	601 Water	Gas Utilities	Minnesota Energy Resources		186.42
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92888	10/28/2025	602 Sewer	Gas Utilities	Minnesota Energy Resources		51.00
92888	10/28/2025	230 Economic Development	Gas Utilities	Minnesota Energy Resources		47.03

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		18.81
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		47.03
92888	10/28/2025	101 General	Gas Utilities	Minnesota Energy Resources		47.03
92888	10/28/2025	601 Water	Gas Utilities	Minnesota Energy Resources		18.81
92889	11/10/2025	101 General	Periodicals & Magazines	Advantage Archives, LLC		1,565.00
92890	11/10/2025	602 Sewer	Expert & Professional Services	Albert Lea Electric		343.31
92890	11/10/2025	601 Water	Expert & Professional Services	Albert Lea Electric		610.69
92890	11/10/2025	101 General	Expert & Professional Services	Albert Lea Electric		102.75
92890	11/10/2025	602 Sewer	Expert & Professional Services	Albert Lea Electric		376.24
92891	11/10/2025	101 General	Advertising - Employment	Albert Lea Newspapers Inc		216.84
92892	11/10/2025	230 Economic Development	Legal Notices & Recording	Albert Lea Newspapers, Inc		589.96
92892	11/10/2025	601 Water	Legal Notices & Recording	Albert Lea Newspapers, Inc		119.33
92892	11/10/2025	602 Sewer	Legal Notices & Recording	Albert Lea Newspapers, Inc		119.32
92892	11/10/2025	495 2025 Projects	Cash and Investments	Albert Lea Newspapers, Inc		308.31
92892	11/10/2025	495 2025 Projects	Legal Notices & Recording	Albert Lea Newspapers, Inc		308.31
92892	11/10/2025	495 2025 Projects	Cash and Investments	Albert Lea Newspapers, Inc		-308.31
92892	11/10/2025	495 2025 Projects	Legal Notices & Recording	Albert Lea Newspapers, Inc		288.96
92892	11/10/2025	495 2025 Projects	Cash and Investments	Albert Lea Newspapers, Inc		-288.96
92892	11/10/2025	495 2025 Projects	Cash and Investments	Albert Lea Newspapers, Inc		288.96
92892	11/10/2025	495 2025 Projects	Legal Notices & Recording	Albert Lea Newspapers, Inc		282.94
92892	11/10/2025	495 2025 Projects	Cash and Investments	Albert Lea Newspapers, Inc		-282.94
92892	11/10/2025	495 2025 Projects	Cash and Investments	Albert Lea Newspapers, Inc		282.94
92892	11/10/2025	101 General	Legal Notices & Recording	Albert Lea Newspapers, Inc		114.81
92893	11/10/2025	101 General	Furniture, Equipment & Tools	Albert Lea Seed House		85.18
92893	11/10/2025	101 General	Furniture, Equipment & Tools	Albert Lea Seed House		45.00
92893	11/10/2025	101 General	Chemicals & Chemical Products	Albert Lea Seed House		937.80
92893	11/10/2025	101 General	Furniture, Equipment & Tools	Albert Lea Seed House		55.00
92893	11/10/2025	101 General	Safety Equipment	Albert Lea Seed House		28.00
92894	11/10/2025	101 General	Expert & Professional Services	Alliant Engineering Inc		65.00
92895	11/10/2025	101 General	Supplies	Amazon Capital Services Inc		94.41
92895	11/10/2025	101 General	Supplies	Amazon Capital Services Inc		83.54
92895	11/10/2025	101 General	Supplies	Amazon Capital Services Inc		24.46
92895	11/10/2025	101 General	Audio Visual	Amazon Capital Services Inc		17.95
92895	11/10/2025	101 General	Uniforms	Amazon Capital Services Inc		199.98
92895	11/10/2025	101 General	Special Programs	Amazon Capital Services Inc		129.77
92895	11/10/2025	101 General	Books	Amazon Capital Services Inc		14.99
92895	11/10/2025	101 General	Books	Amazon Capital Services Inc		24.00
92895	11/10/2025	101 General	Books	Amazon Capital Services Inc		329.77
92895	11/10/2025	101 General	Audio Visual	Amazon Capital Services Inc		41.38
92895	11/10/2025	101 General	Supplies	Amazon Capital Services Inc		181.90
92895	11/10/2025	101 General	Books	Amazon Capital Services Inc		19.64
92895	11/10/2025	101 General	Supplies	Amazon Capital Services Inc		41.98
92895	11/10/2025	601 Water	Vehicle/Equipment Parts	Amazon Capital Services Inc		296.36

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
92895	11/10/2025	101 General	Supplies	Amazon Capital Services Inc		29.75
92895	11/10/2025	101 General	Building Repair Supplies	Amazon Capital Services Inc		46.98
92896	11/10/2025	101 General	Periodicals & Magazines	American Patchwork & Quilting		39.97
92897	11/10/2025	101 General	Taxes, License & Permit Fees	ASCAP		454.17
92898	11/10/2025	101 General	Software/Software Subscription	B&H Petroleum Equipment		301.72
92899	11/10/2025	101 General	Furniture, Equipment & Tools	Baycom Inc		3,921.00
92899	11/10/2025	702 Computer Equip Capital Purchas	Minor Computer Equip/Software	Baycom Inc		3,524.00
92900	11/10/2025	101 General	Expert & Professional Services	Claire Bliese		400.00
92901	11/10/2025	101 General	Building Maintenance	BLK Flooring Co, LLC		223.00
92902	11/10/2025	101 General	Safety Equipment	Bomgaars Supply Inc		12.99
92902	11/10/2025	602 Sewer	Vehicle/Equipment Parts	Bomgaars Supply Inc		69.99
92902	11/10/2025	602 Sewer	Vehicle/Equipment Parts	Bomgaars Supply Inc		11.99
92902	11/10/2025	602 Sewer	Vehicle/Equipment Parts	Bomgaars Supply Inc		-11.99
92902	11/10/2025	101 General	Furniture, Equipment & Tools	Bomgaars Supply Inc		94.99
92902	11/10/2025	101 General	Furniture, Equipment & Tools	Bomgaars Supply Inc		21.99
92902	11/10/2025	101 General	Supplies	Bomgaars Supply Inc		35.88
92902	11/10/2025	601 Water	Building Maintenance	Bomgaars Supply Inc		299.99
92902	11/10/2025	602 Sewer	Supplies	Bomgaars Supply Inc		65.94
92902	11/10/2025	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		34.31
92902	11/10/2025	101 General	Supplies	Bomgaars Supply Inc		14.98
92902	11/10/2025	602 Sewer	Supplies	Bomgaars Supply Inc		16.99
92902	11/10/2025	101 General	Supplies	Bomgaars Supply Inc		57.76
92902	11/10/2025	601 Water	Safety Equipment	Bomgaars Supply Inc		97.99
92902	11/10/2025	101 General	Motor Fuels	Bomgaars Supply Inc		7.99
92902	11/10/2025	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		34.99
92902	11/10/2025	101 General	Supplies	Bomgaars Supply Inc		26.97
92902	11/10/2025	101 General	Supplies	Bomgaars Supply Inc		290.36
92902	11/10/2025	101 General	Furniture, Equipment & Tools	Bomgaars Supply Inc		22.38
92902	11/10/2025	101 General	Safety Equipment	Bomgaars Supply Inc		16.99
92902	11/10/2025	101 General	Furniture, Equipment & Tools	Bomgaars Supply Inc		26.98
92902	11/10/2025	101 General	Supplies	Bomgaars Supply Inc		32.96
92902	11/10/2025	601 Water	Safety Equipment	Bomgaars Supply Inc		129.99
92902	11/10/2025	101 General	Supplies	Bomgaars Supply Inc		12.99
92902	11/10/2025	602 Sewer	Supplies	Bomgaars Supply Inc		67.90
92902	11/10/2025	101 General	Supplies	Bomgaars Supply Inc		83.88
92902	11/10/2025	101 General	Safety Equipment	Bomgaars Supply Inc		159.99
92902	11/10/2025	602 Sewer	Building Maintenance	Bomgaars Supply Inc		164.98
92902	11/10/2025	101 General	Motor Fuels	Bomgaars Supply Inc		65.20
92902	11/10/2025	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		39.96
92902	11/10/2025	101 General	Vehicle/Equipment Parts	Bomgaars Supply Inc		3.95
92903	11/10/2025	495 2025 Projects	Expert & Professional Services	Braun Intertec Corporation		2,504.25
92903	11/10/2025	495 2025 Projects	Cash and Investments	Braun Intertec Corporation		-2,504.25
92903	11/10/2025	495 2025 Projects	Cash and Investments	Braun Intertec Corporation		2,504.25

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92903	11/10/2025	234 Blight/Hazardous Mitigation	Expert & Professional Services	Braun Intertec Corporation		222.75
92904	11/10/2025	101 General	Rents & Leases	John R. Butler		65.00
92904	11/10/2025	101 General	Rents & Leases	John R. Butler		442.50
92904	11/10/2025	101 General	Rents & Leases	John R. Butler		952.50
92905	11/10/2025	101 General	Books	Cengage Learning, Inc		87.97
92905	11/10/2025	101 General	Books	Cengage Learning, Inc		114.36
92905	11/10/2025	101 General	Books	Cengage Learning, Inc		58.39
92906	11/10/2025	496 2026 Projects	Cash and Investments	Chosen Valley Testing Inc		2,300.00
92906	11/10/2025	496 2026 Projects	Engineering Services	Chosen Valley Testing Inc		2,300.00
92906	11/10/2025	496 2026 Projects	Cash and Investments	Chosen Valley Testing Inc		-2,300.00
92907	11/10/2025	101 General	Supplies	Church Offset Printing, Inc		1,535.00
92907	11/10/2025	101 General	Supplies	Church Offset Printing, Inc		60.00
92908	11/10/2025	602 Sewer	Laundry Services	Cintas Corporation		112.94
92908	11/10/2025	602 Sewer	Laundry Services	Cintas Corporation		112.94
92908	11/10/2025	101 General	Laundry Services	Cintas Corporation		24.44
92908	11/10/2025	101 General	Laundry Services	Cintas Corporation		28.18
92908	11/10/2025	101 General	Laundry Services	Cintas Corporation		24.44
92908	11/10/2025	101 General	Laundry Services	Cintas Corporation		28.18
92909	11/10/2025	101 General	Rents & Leases	Coordinated Business Systems LTD		46.04
92909	11/10/2025	101 General	Rents & Leases	Coordinated Business Systems LTD		16.39
92909	11/10/2025	494 2024 CIP - Bonded Projects	Cash and Investments	Coordinated Business Systems LTD		2.63
92909	11/10/2025	101 General	Rents & Leases	Coordinated Business Systems LTD		49.08
92910	11/10/2025	602 Sewer	Veh/Equipment Supplies/Parts	Core & Main LP		868.68
92910	11/10/2025	602 Sewer	Veh/Equipment Supplies/Parts	Core & Main LP		61.25
92910	11/10/2025	602 Sewer	Veh/Equipment Supplies/Parts	Core & Main LP		2,022.00
92910	11/10/2025	602 Sewer	Veh/Equipment Supplies/Parts	Core & Main LP		84.75
92910	11/10/2025	601 Water	Supplies	Core & Main LP		438.79
92911	11/10/2025	101 General	Periodicals & Magazines	Country Living		60.00
92912	11/10/2025	101 General	Supplies	Creative Forms & Concepts Inc.		480.50
92913	11/10/2025	101 General	Supplies	Crescent Landscape Supply Inc		2,760.00
92914	11/10/2025	101 General	Street Maintenance Materials	Croell, Inc.		1,497.00
92914	11/10/2025	101 General	Street Maintenance Materials	Croell, Inc.		2,043.50
92915	11/10/2025	601 Water	Deposits	Dalo Construction Inc		150.00
92916	11/10/2025	101 General	Vehicle/Equipment Parts	Dave Syverson, Inc.		328.04
92917	11/10/2025	101 General	Rents & Leases	Driessen Water Inc		57.57
92918	11/10/2025	101 General	Training & Education	Eckberg Lammers, P.C.		1,398.00
92919	11/10/2025	437 District 5-28 Vortex Cold Stor	Expert & Professional Services	Ehlers & Associates, Inc		6,000.00
92919	11/10/2025	437 District 5-28 Vortex Cold Stor	Expert & Professional Services	Ehlers & Associates, Inc		5,250.00
92919	11/10/2025	440 District 5-31 300 Block	Expert & Professional Services	Ehlers & Associates, Inc		740.00
92919	11/10/2025	230 Economic Development	Expert & Professional Services	Ehlers & Associates, Inc		295.00
92919	11/10/2025	422 District 5-13 - Larson Mfg	Expert & Professional Services	Ehlers & Associates, Inc		84.00
92919	11/10/2025	423 District 5-15 - Broadway Ridge	Expert & Professional Services	Ehlers & Associates, Inc		84.00
92919	11/10/2025	431 District 5-24 St John's Housin	Expert & Professional Services	Ehlers & Associates, Inc		84.00

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92919	11/10/2025	435 District 5-26 Unique Opport	Expert & Professional Services	Ehlers & Associates, Inc		84.00
92919	11/10/2025	436 District 5-27 Marketplace	Expert & Professional Services	Ehlers & Associates, Inc		84.00
92919	11/10/2025	437 District 5-28 Vortex Cold Stor	Expert & Professional Services	Ehlers & Associates, Inc		84.00
92919	11/10/2025	439 District 5-30 - 201 211 Bdwy	Expert & Professional Services	Ehlers & Associates, Inc		84.00
92919	11/10/2025	440 District 5-31 300 Block	Expert & Professional Services	Ehlers & Associates, Inc		84.00
92919	11/10/2025	441 5-33 Blzg Star Soil District	Expert & Professional Services	Ehlers & Associates, Inc		84.00
92919	11/10/2025	442 District 5-32 Oat Mill	Expert & Professional Services	Ehlers & Associates, Inc		84.00
92920	11/10/2025	602 Sewer	Veh/Equipment Supplies/Parts	Electric Motor/Bearing Service, Inc		282.72
92921	11/10/2025	101 General	Books	Emery-Pratt		16.99
92922	11/10/2025	603 Solid Waste	Expert & Professional Services	Express Employment Professionals		120.05
92922	11/10/2025	603 Solid Waste	Expert & Professional Services	Express Employment Professionals		168.07
92923	11/10/2025	601 Water	Supplies	Ferguson Enterprises, Inc.		33.60
92924	11/10/2025	101 General	Vehicle/Equipment Parts	Fire Safety USA Inc		564.65
92924	11/10/2025	101 General	Vehicle and Equipment Repairs	Fire Safety USA Inc		1,894.50
92925	11/10/2025	101 General	Expert & Professional Services	Keith Flatness		160.00
92926	11/10/2025	602 Sewer	Motor Fuels	Freeborn County Co-op Oil Co. Inc.		2,243.88
92926	11/10/2025	602 Sewer	Motor Fuels	Freeborn County Co-op Oil Co. Inc.		658.75
92926	11/10/2025	101 General	Vehicle/Equipment Parts	Freeborn County Co-op Oil Co. Inc.		57.17
92926	11/10/2025	101 General	Supplies	Freeborn County Co-op Oil Co. Inc.		21.58
92927	11/10/2025	101 General	Legal Notices & Recording	Freeborn County Recorder		500.00
92928	11/10/2025	101 General	Advertising - Employment	Freeborn County Shopper		312.00
92929	11/10/2025	412 Recreation Facilities Project	Building & Improvements	Granicrete Minnesota		250.00
92930	11/10/2025	601 Water	Expert & Professional Services	H & M Underground Solutions		20,236.66
92931	11/10/2025	601 Water	Chemicals & Chemical Products	Hach Chemical Company		548.50
92932	11/10/2025	602 Sewer	Veh/Equipment Supplies/Parts	Hanson Tire Service of Albert Lea, Inc		70.00
92932	11/10/2025	101 General	Refuse Disposal	Hanson Tire Service of Albert Lea, Inc		34.00
92932	11/10/2025	101 General	Refuse Disposal	Hanson Tire Service of Albert Lea, Inc		81.38
92932	11/10/2025	101 General	Vehicle and Equipment Repairs	Hanson Tire Service of Albert Lea, Inc		209.90
92932	11/10/2025	101 General	Vehicle and Equipment Repairs	Hanson Tire Service of Albert Lea, Inc		31.50
92933	11/10/2025	601 Water	Chemicals & Chemical Products	Hawkins, Inc.		7,870.28
92933	11/10/2025	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		2,173.38
92933	11/10/2025	602 Sewer	Chemicals & Chemical Products	Hawkins, Inc.		4,956.84
92934	11/10/2025	101 General	Supplies	Hillyard Inc.-Hutchinson		389.75
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		40.32
92935	11/10/2025	412 Recreation Facilities Project	Building & Improvements	Home Depot Credit Services		112.07
92935	11/10/2025	101 General	Furniture, Equipment & Tools	Home Depot Credit Services		42.78
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		101.14
92935	11/10/2025	101 General	Vehicle/Equipment Parts	Home Depot Credit Services		52.41
92935	11/10/2025	101 General	Vehicle/Equipment Parts	Home Depot Credit Services		-11.70
92935	11/10/2025	101 General	Vehicle/Equipment Parts	Home Depot Credit Services		5.90
92935	11/10/2025	412 Recreation Facilities Project	Building & Improvements	Home Depot Credit Services		289.98
92935	11/10/2025	101 General	Building Repair Supplies	Home Depot Credit Services		37.40
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		64.96

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92935	11/10/2025	101 General	Vehicle/Equipment Parts	Home Depot Credit Services		90.35
92935	11/10/2025	412 Recreation Facilities Project	Building & Improvements	Home Depot Credit Services		138.54
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		168.80
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		124.94
92935	11/10/2025	412 Recreation Facilities Project	Building & Improvements	Home Depot Credit Services		74.65
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		68.20
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		101.88
92935	11/10/2025	101 General	Building Repair Supplies	Home Depot Credit Services		79.92
92935	11/10/2025	101 General	Vehicle/Equipment Parts	Home Depot Credit Services		22.02
92935	11/10/2025	412 Recreation Facilities Project	Building & Improvements	Home Depot Credit Services		51.92
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		88.11
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		93.92
92935	11/10/2025	101 General	Building Repair Supplies	Home Depot Credit Services		737.70
92935	11/10/2025	101 General	Supplies	Home Depot Credit Services		238.00
92936	11/10/2025	101 General	Furniture, Equipment & Tools	Howmedica Osteonics Corp		556.40
92936	11/10/2025	101 General	Furniture, Equipment & Tools	Howmedica Osteonics Corp		857.11
92937	11/10/2025	101 General	Supplies	Hy-Vee, Inc.		2.49
92938	11/10/2025	603 Solid Waste	Refuse Disposal	I-35 Auto Recycling		200.00
92939	11/10/2025	412 Recreation Facilities Project	Building & Improvements	inBYLT, LLC		1,713,236.28
92939	11/10/2025	412 Recreation Facilities Project	Building & Improvements	inBYLT, LLC		-85,661.81
92940	11/10/2025	412 Recreation Facilities Project	Building & Improvements	inBYLT, LLC		92,482.10
92940	11/10/2025	412 Recreation Facilities Project	Building & Improvements	inBYLT, LLC		37,813.78
92940	11/10/2025	412 Recreation Facilities Project	Building & Improvements	inBYLT, LLC		-1,890.69
92940	11/10/2025	412 Recreation Facilities Project	Building & Improvements	inBYLT, LLC		-4,624.10
92941	11/10/2025	412 Recreation Facilities Project	Building & Improvements	inBYLT, LLC		125,820.00
92942	11/10/2025	602 Sewer	Improvements Other Than Bldgs	inBYLT, LLC		837,925.50
92943	11/10/2025	101 General	Books	Ingram Library Services		37.27
92943	11/10/2025	101 General	Books	Ingram Library Services		13.02
92943	11/10/2025	101 General	Books	Ingram Library Services		22.84
92943	11/10/2025	101 General	Books	Ingram Library Services		65.13
92943	11/10/2025	101 General	Books	Ingram Library Services		65.36
92943	11/10/2025	101 General	Books	Ingram Library Services		49.63
92943	11/10/2025	101 General	Audio Visual	Ingram Library Services		21.99
92943	11/10/2025	101 General	Books	Ingram Library Services		35.01
92943	11/10/2025	101 General	Books	Ingram Library Services		10.71
92943	11/10/2025	101 General	Books	Ingram Library Services		404.96
92943	11/10/2025	101 General	Audio Visual	Ingram Library Services		43.98
92943	11/10/2025	101 General	Books	Ingram Library Services		10.71
92943	11/10/2025	101 General	Books	Ingram Library Services		16.93
92943	11/10/2025	101 General	Books	Ingram Library Services		16.90
92943	11/10/2025	101 General	Books	Ingram Library Services		328.87
92943	11/10/2025	101 General	Books	Ingram Library Services		17.95
92943	11/10/2025	101 General	Books	Ingram Library Services		93.01

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92943	11/10/2025	101 General	Books	Ingram Library Services		43.55
92943	11/10/2025	101 General	Books	Ingram Library Services		50.86
92943	11/10/2025	101 General	Books	Ingram Library Services		12.42
92943	11/10/2025	101 General	Books	Ingram Library Services		12.40
92944	11/10/2025	602 Sewer	Building Repair Supplies	Jasper Engineering & Equipment Co LLC		3,660.80
92945	11/10/2025	101 General	Building Maintenance	Jim & Dudes Plumbing & Heating, Inc.		895.54
92945	11/10/2025	602 Sewer	Supplies	Jim & Dudes Plumbing & Heating, Inc.		26.35
92946	11/10/2025	101 General	Vehicle/Equipment Parts	John Deere Financial		277.49
92946	11/10/2025	602 Sewer	Veh/Equipment Supplies/Parts	John Deere Financial		19.64
92946	11/10/2025	101 General	Vehicle/Equipment Parts	John Deere Financial		23.52
92946	11/10/2025	101 General	Vehicle/Equipment Parts	John Deere Financial		225.55
92946	11/10/2025	101 General	Vehicle/Equipment Parts	John Deere Financial		85.46
92946	11/10/2025	101 General	Vehicle/Equipment Parts	John Deere Financial		108.24
92946	11/10/2025	101 General	Vehicle/Equipment Parts	John Deere Financial		61.40
92946	11/10/2025	101 General	Vehicle/Equipment Parts	John Deere Financial		339.54
92947	11/10/2025	234 Blight/Hazardous Mitigation	Expert & Professional Services	Jones, Haugh & Smith Inc		807.50
92948	11/10/2025	602 Sewer	Supplies	Kriss Premium Products, Inc.		1,617.44
92949	11/10/2025	101 General	Supplies	Landscaping Solutions LLC		13,790.00
92950	11/10/2025	101 General	Training & Education	Law Enforcement Seminars		445.00
92951	11/10/2025	101 General	Furniture, Equipment & Tools	Lawson Products Inc		142.76
92951	11/10/2025	101 General	Vehicle/Equipment Parts	Lawson Products Inc		106.54
92952	11/10/2025	101 General	Rents & Leases	Marco, Inc		61.68
92953	11/10/2025	601 Water	Vehicle/Equipment Parts	Markquart Chevrolet of Albert Lea LLC		52.30
92954	11/10/2025	101 General	Furniture, Equipment & Tools	Joseph Mason Jr		195.43
92955	11/10/2025	495 2025 Projects	Improvements Other Than Bldgs	Millerbernd Manufacturing Company		7,752.00
92955	11/10/2025	495 2025 Projects	Cash and Investments	Millerbernd Manufacturing Company		-7,752.00
92955	11/10/2025	495 2025 Projects	Cash and Investments	Millerbernd Manufacturing Company		7,752.00
92956	11/10/2025	601 Water	Dues & Subscriptions	Minnesota Department of Health		23.00
92957	11/10/2025	101 General	Building Maintenance	Minnesota Elevator Inc		105.44
92957	11/10/2025	101 General	Building Maintenance	Minnesota Elevator Inc		75.34
92957	11/10/2025	230 Economic Development	Building Maintenance	Minnesota Elevator Inc		60.28
92958	11/10/2025	225 Airport	Gas Utilities	Minnesota Energy Resources		37.89
92958	11/10/2025	225 Airport	Gas Utilities	Minnesota Energy Resources		149.17
92958	11/10/2025	101 General	Gas Utilities	Minnesota Energy Resources		1,118.33
92959	11/10/2025	101 General	Vehicle and Equipment Repairs	MN Department of Labor and Industry		46.07
92960	11/10/2025	101 General	Periodicals & Magazines	Motor Trend		30.00
92961	11/10/2025	101 General	Supplies	M-R Sign Co., Inc.		73.26
92962	11/10/2025	101 General	Refuse Disposal	Mark Muilenburg		1,001.68
92962	11/10/2025	101 General	Refuse Disposal	Mark Muilenburg		893.53
92962	11/10/2025	101 General	Refuse Disposal	Mark Muilenburg		1,622.25
92962	11/10/2025	101 General	Refuse Disposal	Mark Muilenburg		1,009.40
92963	11/10/2025	602 Sewer	Improvements Other Than Bldgs	Municipal Pipe Tool Co. LLC		7,267.41
92963	11/10/2025	602 Sewer	Improvements Other Than Bldgs	Municipal Pipe Tool Co. LLC		57,892.38

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92964	11/10/2025	101 General	Periodicals & Magazines	National Geographic		79.00
92965	11/10/2025	101 General	Building Maintenance	Nelson Sound LLC		1,575.00
92966	11/10/2025	101 General	Vehicle/Equipment Parts	North Central International		63.85
92966	11/10/2025	101 General	Vehicle/Equipment Parts	North Central International		26.60
92967	11/10/2025	101 General	Vehicle/Equipment Parts	Northstar Powersports & Marine		16.19
92968	11/10/2025	234 Blight/Hazardous Mitigation	Hazard Prop Removal-Assessed	Anthony O'Connell		1,000.00
92969	11/10/2025	101 General	Periodicals & Magazines	Ogden Publications		46.95
92970	11/10/2025	234 Blight/Hazardous Mitigation	Hazard Prop Removal-Assessed	Joshua Parks		8,151.00
92971	11/10/2025	101 General	Expert & Professional Services	Performance Plus LLC		3,990.00
92971	11/10/2025	101 General	Expert & Professional Services	Performance Plus LLC		2,808.00
92972	11/10/2025	210 Senior Center	Building Maintenance	Plunkett's Pest Control Inc		39.12
92973	11/10/2025	602 Sewer	Tires	Pomp's Tire Service Inc		189.68
92974	11/10/2025	101 General	Periodicals & Magazines	Popular Mechanics		23.97
92975	11/10/2025	101 General	Expert & Professional Services	Protect Youth Sports		43.80
92976	11/10/2025	101 General	Telephone & Internet	Qwest Corporation		118.10
92977	11/10/2025	101 General	Supplies	Regents of the University of Minnesota		1,108.50
92978	11/10/2025	602 Sewer	Expert & Professional Services	RMB Environmental Laboratories Inc		2,140.00
92979	11/10/2025	101 General	Vehicle/Equipment Parts	Ronco Engineering Sales		248.94
92979	11/10/2025	101 General	Vehicle/Equipment Parts	Ronco Engineering Sales		137.76
92980	11/10/2025	101 General	Supplies	Sawtooth Holdings		697.00
92981	11/10/2025	101 General	Supplies	Schilling Supply Company		800.23
92982	11/10/2025	602 Sewer	Expert & Professional Services	Southern Minnesota Inspection Company		1,654.00
92983	11/10/2025	201 Police Forfeitures	Supplies	Streicher's		260.00
92984	11/10/2025	602 Sewer	Supplies	Tech Sales Co.		3,691.00
92985	11/10/2025	101 General	Vehicle and Equipment Repairs	The Display Company		2,100.00
92986	11/10/2025	603 Solid Waste	Refuse Disposal	The Retrofit Companies, Inc		1,045.60
92987	11/10/2025	602 Sewer	Building Maintenance	Thompson Electric		146.04
92988	11/10/2025	101 General	Vehicle and Equipment Repairs	Traffic Control Corporation		900.00
92988	11/10/2025	101 General	Vehicle and Equipment Repairs	Traffic Control Corporation		1,100.00
92989	11/10/2025	101 General	Software/Software Subscription	TransUnion Risk		165.00
92990	11/10/2025	412 Recreation Facilities Project	Building & Improvements	US LBM Operating Co 3009 LLC		-23.40
92990	11/10/2025	412 Recreation Facilities Project	Building & Improvements	US LBM Operating Co 3009 LLC		1,558.40
92990	11/10/2025	101 General	Supplies	US LBM Operating Co 3009 LLC		15.24
92990	11/10/2025	412 Recreation Facilities Project	Building & Improvements	US LBM Operating Co 3009 LLC		55.84
92990	11/10/2025	101 General	Supplies	US LBM Operating Co 3009 LLC		39.22
92990	11/10/2025	101 General	Supplies	US LBM Operating Co 3009 LLC		110.69
92990	11/10/2025	101 General	Supplies	US LBM Operating Co 3009 LLC		13.86
92990	11/10/2025	101 General	Supplies	US LBM Operating Co 3009 LLC		107.77
92991	11/10/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
92991	11/10/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
92991	11/10/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		51.79
92991	11/10/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01
92991	11/10/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		40.01

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
92991	11/10/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		51.79
92991	11/10/2025	101 General	Telephone & Internet	Verizon Wireless Services LLC		35.01
92991	11/10/2025	601 Water	Telephone & Internet	Verizon Wireless Services LLC		35.01
92991	11/10/2025	601 Water	Telephone & Internet	Verizon Wireless Services LLC		35.01
92991	11/10/2025	601 Water	Telephone & Internet	Verizon Wireless Services LLC		40.01
92991	11/10/2025	601 Water	Telephone & Internet	Verizon Wireless Services LLC		35.01
92991	11/10/2025	601 Water	Telephone & Internet	Verizon Wireless Services LLC		35.01
92991	11/10/2025	601 Water	Telephone & Internet	Verizon Wireless Services LLC		40.01
92991	11/10/2025	601 Water	Telephone & Internet	Verizon Wireless Services LLC		35.01
92991	11/10/2025	601 Water	Telephone & Internet	Verizon Wireless Services LLC		35.01
92991	11/10/2025	601 Water	Telephone & Internet	Verizon Wireless Services LLC		35.01
92991	11/10/2025	602 Sewer	Telephone & Internet	Verizon Wireless Services LLC		35.01
92991	11/10/2025	602 Sewer	Telephone & Internet	Verizon Wireless Services LLC		35.01
92992	11/10/2025	101 General	Expert & Professional Services	Viking Automatic Sprinkler Company		1,157.00
92993	11/10/2025	101 General	Supplies	Walmart Inc		12.44
92993	11/10/2025	101 General	Supplies	Walmart Inc		54.10
92994	11/10/2025	101 General	Supplies	Walmart Inc		115.71
92995	11/10/2025	225 Airport	Expert & Professional Services	Kelly Wangsness		80.91
92995	11/10/2025	101 General	Uniforms	Kelly Wangsness		20.00
92996	11/10/2025	101 General	Expert & Professional Services	Waste Management of WI-MN		4,988.34
92997	11/10/2025	101 General	Building Maintenance	Weatherproofing Technologies Inc		4,884.33
92998	11/10/2025	101 General	Supplies	White Cap LP		538.00
92999	11/10/2025	602 Sewer	Supplies	Winsupply Albert Lea MN Co		301.80
92999	11/10/2025	602 Sewer	Supplies	Winsupply Albert Lea MN Co		33.75
92999	11/10/2025	602 Sewer	Supplies	Winsupply Albert Lea MN Co		140.75
92999	11/10/2025	602 Sewer	Supplies	Winsupply Albert Lea MN Co		23.99
93000	11/10/2025	101 General	Vehicle/Equipment Parts	Ziegler Inc		533.85
93000	11/10/2025	101 General	Lubricants & Additives	Ziegler Inc		611.44
					Report Total:	3,557,909.00