



ALBERTVILLE CITY COUNCIL

REGULAR MEETING MINUTES

January 16, 2024 – 7 pm
Council Chambers
Albertville City Hall

1. Call to Order

Acting Mayor Cocking called the meeting to order at 7 pm.

2. Pledge of Allegiance – Roll Call

Present: Acting Mayor Cocking, Councilmembers Hayden and Zagorski.

Absent: Mayor Hendrickson and Councilmember Olson

Staff Present: City Administrator Nafstad, City Attorney Couri, Finance Director Lannes, and City Clerk Luedke.

3. Recognitions – Presentations – Introductions – None

4. Public Forum

There was no one present for the public forum.

5. Amendments to the Agenda

City Administrator Nafstad added an item under 9I2. Administration entitled “ Approve Agreement for TIF Evaluation” and an item under H1. Legal entitled “Joint Powers Agreement with Wright County for Enforcement of Cannabis.”

MOTION made by Councilmember Hayden, seconded by Councilmember Zagorski to approve the January 16, 2024, agenda as amended. Ayes: Cocking, Hayden and Zagorski. Nays: None. Absent: Hendrickson and Olson. The motion carried.

6. Consent Agenda

All items under the Consent Agenda are considered to be routine by the City staff and will be enacted by one motion. In the event an item is pulled, it will be discussed in the order listed on the Consent Agenda following the approval of the remaining Consent items. Items pulled will be approved by a separate motion.

- A. Approve the January 16, 2024, regular City Council Meeting minutes as amended.
- B. Authorize the Tuesday, January 3, 2023, payment of claims as presented, except bills specifically pulled which are passed by separate motion. The claims listing has been provided to City Council as a separate document and is available for public view at City Hall upon request.
- C. Approve One-Day Temporary Consumption and Display Permit application for the Albertville Fire Relief Association and an exemption from prohibition of liquor consumption at the Albertville Fire Hall, located at 11350 57th Street NE for Saturday, February 17, 2024.

6. Consent Agenda - continued

- D.** Adopt **Resolution No. 2024-03** approving appointment of the Election Judges and Absentee Ballot Board for the Presidential Nominating Primary Election to be held on March 5, 2024.
- E.** Approve the renewal of THC retail establishment license for One Stop Smoke Shop for January 16, 2024, through December 31, 2024.
- F.** Approve the annual permit renewal for Consumption and Display of liquor for the Albertville City Hall building, located at 5959 Main Avenue NE, for the period of April 1, 2024, through March 31, 2025.
- G.** Adopt **Resolution No. 2024-04** calling for a Public Hearing on the proposed Establishment of Tax Increment Financing District No. 21 within Municipal Development District No. 1; The proposed adoption of a Tax Increment Financing Plan relating thereto; and the proposed granting of a Business Subsidy.
- H.** Reduce Letter of Credit No. 750127757, held as security for Kingston Crossings to no less than \$87,700, conditioned on any outstanding balances owed to the City being paid in full.
- I.** Approve Payment Application No. 9 to Gridor Construction in the amount of \$402,763 for Wastewater System Improvements.

The Council thanked City staff for the list of claims updated format.

MOTION made by Councilmember Zagorski, seconded by Councilmember Hayden to approve the January 16, 2024, Consent as submitted. Ayes: Cocking, Hayden and Zagorski. Nays: None. Absent: Hendrickson and Olson. The motion carried.

7. Public Hearing – None

8. Wright County Sheriff's Office – Updates, reports, etc.

There were no updates from the Wright County Sheriff's Office.

9. Department Business

A. City Council

1. Committee Updates (*STMA Ice Arena, Planning, JPWB, Parks, Fire Board, FYCC, etc.*)

Acting Mayor Cocking provided an update from the STMA Arena Board meeting which included a discussion on the 2024 budget, possible rate increases and ceiling repairs. He answered questions from the other Councilmembers.

B. Building – None

C. City Clerk

1. Local Board of Appeals and Equalization Meeting Date

City Clerk Luedke reported Wright County tentatively set the Albertville Local Board of Appeals and Equalization meeting for Monday, April 15 at 6:15 pm and said City staff recommended setting the meeting for this time.

MOTION made by Councilmember Hayden, seconded by Councilmember Zagorski to set the meeting date for the Albertville Local Board of Appeals and Equalization for April 15, 2024, at 6:15 pm. Ayes: Cocking, Hayden and Zagorski. Nays: None. Absent: Hendrickson and Olson. The motion carried.

D. Finance – None

E. Fire – None

F. Planning and Zoning – None

G. Public Works/Engineering

1. Generator Installation Contract

City Administrator Nafstad presented the staff report which included background information on which generators would be installed and added this contract would be only for the installation of the generators. He reported the actual generators would be purchased under a separate contract which staff would submit to the Council for review at a later date. Administrator Nafstad answered questions from Council.

MOTION made by Councilmember Zagorski, seconded by Councilmember Hayden to approve low bid in the Amount of \$61,977 from Design Electric, Inc. to install back-up generators at the fire hall and Albert Villas lift station. Ayes: Cocking, Hayden and Zagorski. Nays: None. Absent: Hendrickson and Olson. The motion carried.

H. Legal

1. Joint Powers Agreement with Wright County for Enforcement of Cannabis

City Attorney Couri presented the staff report and reported with this agreement, Wright County would have the ability to enforcement and regulate cannabis similar to the tobacco licenses within Albertville. He said the County would issue the cannabis licenses and perform the required compliance checks, but the City would continue to maintain control over local zoning regulations which could include limiting the number of licenses issued within the City. Attorney Couri answered questions from Council regarding the Joint Powers Agreement and the current Sheriff's contract.

City Clerk Luedke answered questions from Council regarding the licensing process for tobacco and THC establishments.

There was Council discussion regarding the Joint Powers Agreement with Wright County and the current Wright County Enforcement Agreement.

MOTION made by Councilmember Zagorski, seconded by Councilmember Hayden to adopt **Resolution No. 2024-05** approving the Joint Powers Agreement between the County of Wright and the City of Albertville for the enforcement and regulation of Cannabis. Ayes: Cocking, Hayden and Zagorski. Nays: None. Absent: Hendrickson and Olson. The motion carried.

I. Administration

1. City Administrator's Update

City Administrator Nafstad reviewed the City Administrator's Update which included two upcoming events: the I-94 West Chamber's State of the Cities luncheon on January 30 and the I-94 Corridor Coalition Legislative preview event on February 9. He provided an update on the I-94 Gap Project Municipal Consent Agreement discussions that were conducted with the District Engineer and the Assistant Commissioner. He reported the City should receive additional information on the Consent agreement on January 19th and answered questions from Council.

2. Approve Agreement for TIF Evaluation

City Administrator Nafstad said the Albertville Outlet Mall was pursuing options for the sale of the east side of the mall. He reported the developer inquired if there were any economic development items available for the development of site. Administrator Nafstad said the only option the City would have for economic funds would be through TIF and with this agreement, the buildings would be analyzed to see if they were considered blighted. He answered questions from Council regarding the agreement.

Finance Director Lannes answered questions from Council regarding funding sources for the cost of the TIF evaluation agreement.

City Attorney Couri answered questions from Council regarding how the property would be valued and TIF process.

MOTION made by Councilmember Hayden, seconded by Councilmember Zagorski to approve the Agreement for Investigative Services Albertville Outlet Mall TIF Analysis not to exceed \$9,800. Ayes: Cocking, Hayden and Zagorski. Nays: None. Absent: Hendrickson and Olson. The motion carried.

Announcements and/or Upcoming Meetings

January 22	Joint Powers Water Board, 6 pm Parks Committee, 7 pm
February 5	City Council, 7 pm
February 12	STMA Arena Board, 6 pm
February 13	Planning Commission, 7 pm
February 19	City Hall closed in observance of President's Day
February 20	City Council, 7 pm (Tuesday)

10. Adjournment

MOTION made by Councilmember Hayden, second by Councilmember Zagorski to adjourn the meeting at 7:47 pm. Ayes: Cocking, Hayden and Zagorski. Nays: None. Absent: Hendrickson and Olson. The motion carried.

Respectfully submitted,



Kristine A. Luedke, City Clerk