



ALBERTVILLE CITY COUNCIL

REGULAR MEETING MINUTES

August 5, 2024 – 7 pm
Council Chambers
Albertville City Hall

1. Call to Order

Mayor Hendrickson called the meeting to order at 7 pm.

2. Pledge of Allegiance – Roll Call

Present: Mayor Hendrickson, Councilmembers Cocking, Hayden and Olson.

Absent: Councilmember Zagorski

Staff Present: City Administrator Nafstad, Fire Chief Bullen, City Attorney Couri, City Planner Brixius, Finance Director Lannes, and City Clerk Luedke.

3. Recognitions – Presentations – Introductions – None

4. Public Forum – None

5. Amendments to the Agenda

City Administrator Nafstad requested to add an item 9I2 under Administration entitled “Parcel on 60th Street”.

MOTION made by Councilmember Olson, seconded by Councilmember Cocking to approve the August 5, 2024, agenda as amended. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. 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 July 15, 2024 Budget Workshop Meeting minutes as presented.
- B. Approve the July 15, 2024, regular City Council Meeting minutes as presented.
- C. Authorize the Monday, August 5, 2024, 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.
- D. Approve Payment Application No. 16 to Gridor Construction in the amount of \$333,912 for the Wastewater System Improvements.
- E. Approve Final Payment Application to Fehn Companies in the amount of \$11,926.49 for the 2024 Concrete Improvements.

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden to approve the August 5, 2024, consent agenda as submitted Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

7. Public Hearing – None

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

The Wright County Sheriff Deputy who was present asked if parking of semi-trucks was allowed on Kyler Avenue because he was not able to find an ordinance prohibiting it. He reported the Sheriff's Department has been receiving complaints on the issue lately.

City Administrator Nafstad reported as long as the trailers were attached to a vehicle, parking would be allowed. He said the City was not aware of the complaints but added the City would monitor it.

9. Department Business

A. City Council

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

There were no Council updates.

B. Building – None

C. City Clerk – None

D. Finance

1. Tort Liability Insurance Renewal

Finance Director Lannes provided background information on the insurance renewal and answered questions from Council.

MOTION made by Councilmember Olson, seconded by Councilmember Cocking to not waive the City's monetary limits on tort liability established by Minnesota Statutes, Section 466.04. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

E. Fire

1. PERA SVF Report Discussion

Fire Chief Bullen provided a short update which included that he recently accepted a position with the League of Minnesota Cities Insurance Trust on their Advisory Board and former Fire Chief Tate Mills had been appointed as the State Fire Marshall Chief Deputy.

Chief Bullen said last year, the Fire Relief Association moved to the Public Employees Retirement Association of MN Statewide Volunteer Firefighter Plan. He reviewed the Summary of Results report and the current Albertville Volunteer Fire Department's benefit level. Chief Bullen said at this time, no action was required that he was looking for Council's direction on what contribution level he should bring back for their consideration by the end of the year. He answered questions from Council regarding the funding and Relief Association.

Finance Director Lannes answered questions from Council regarding the funding.

There was Council discussion regarding the Summary of Results report, the current benefit level for the Albertville Fire Department and the cost impact of the different increase in benefit levels.

F. Planning and Zoning

1. Albertville Plaza 3rd Addition/KinderCare Daycare Zoning Amendment

City Planner Brixius presented the staff report which included background information on the proposed subdivision application to create three lots which would be accessed by the private road extended from Albertville Plaza. He explained the requirements of a Business Association to maintain and repair the private road in which he reported the applicant would be required to join. Planner Brixius said the Planning Commission held a public hearing on July 9, 2024, and recommended approval of the application with the conditions outlined in the resolution. He answered questions from Council.

City Administrator Nafstad provided further explanation on the concept of the subdivision and reported that the applicant was proposing to purchase a portion of the property from the current property owner which would be divided into three lots. He said the current owner would retain the other two lots for future development. Administrator Nafstad recommended adding a requirement to the resolution regarding wetland conservation act approvals.

There was Council discussion regarding the future daycare, the subdivision for the property, and the private street and Business Association. The Council directed City staff to amend the Resolution to include a condition requiring wetland approval and to provide the City with documentation.

Mr. Sean Graham, applicant with Insite Real Estate, answered questions from Council regarding the proposed daycare, capacity levels, and locations of other facilities.

MOTION made by Councilmember Hayden, seconded by Councilmember Cocking to adopt **Resolution No. 2024-20** and **Ordinance No. 2024-04** addressing the development applications from InSite Development Services LLC for a three lot subdivision, a zoning map and text amendment to change the zoning on the site from B-2A to PUD/ B-2A and a PUD development stage site and building plan for the construction of a 10,000 square foot KinderCare daycare facility, at 5953 Labeaux Avenue NE as amended. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

G. Public Works/Engineering – None

H. Legal – None

I. Administration

1. City Administrator’s Update

City administrator Nafstad presented the City Administrator’s Update and provided information on upcoming events within the City.

2. Parcel on 60th Street Discussion

City Administrator Nafstad provided information on the property located at 11308 60th Street which was for sale. He reported the property had a metal building on it that could be used for the Public Works Department to store equipment used on this side of the freeway, especially items for Central Park such as mowers, snow blowers, etc. He answered questions from Council regarding the building structure and equipment that could be stored there.

There was Council discussion regarding the property and the building structure.

City Attorney Couri reported under Chapter 13D, the Council could close the meeting to discuss a purchase price for the property.

MOTION made by Councilmember Hayden, seconded by Councilmember Olson to close the meeting. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

The Council discussed a purchase price for the property.

MOTION made by Councilmember Hayden, seconded by Councilmember Olson to re-open the Council meeting. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden to authorize the City Attorney to prepare a purchase agreement in the amount of \$130,000 with the cost of phase I and phase II if recommended. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

3. Closed Meeting – Update on City of Albertville vs Potter Litigation

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden to close the meeting for the purposes of litigation to discuss Wright County Court file 86-CV-23-5596. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

City Attorney Couri provided an update to the Council regarding the on-going litigation.

MOTION made by Councilmember Cocking, seconded by Councilmember Olson to re-open the Council meeting. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden to approve the settlement agreement presented by the City Attorney. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

City Attorney Couri presented an update on the on-going nuisance complaint with the Maeyaert property. He said another cleanup had happened today and answered questions from Council regarding the cleanup process. City Attorney Couri said there would be another special assessment from this cleanup.

Finance Director Lannes answered questions from Council regarding the assessment process.

10. Announcements and/or Upcoming Meetings

August 12	STMA Arena Board, 6 pm
August 13	Primary Election
August 14	Planning Commission, 7 pm
August 19	Council Budget Workshop, 6:15 pm
August 19	City Council, 7 pm
August 26	Joint Power Water Board, 6 pm
	Parks Committee, 7 pm

11. Adjournment

MOTION made by Councilmember Cocking, second by Councilmember Hayden to adjourn the meeting at 8:30 pm. Ayes: Cocking, Hayden, Hendrickson, and Olson. Nays: None. Absent: Zagorski. The motion carried.

Respectfully submitted,



Kristine A. Luedke, City Clerk