



ALBERTVILLE CITY COUNCIL

REGULAR MEETING MINUTES

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

1. Call to Order

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

2. Pledge of Allegiance – Roll Call

Present: Acting Mayor Olson, Councilmembers Cocking, Hayden, and Zagorski.

Absent: Mayor Hendrickson

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

3. Recognitions – Presentations – Introductions

A. Wright County Commissioner Holland

Wright County Commissioner Holland provided background information on the Wright County's Interim County Administrator and the budget process the County used in determining the potential levy increase and the 2025 draft budget. She answered questions from the Council regarding traffic in the area and the future plan for the County Administrator's position.

The Council thanked Commissioner Holland for attending the Council meeting.

4. Public Forum – None

5. Amendments to the Agenda

City Administrator Nafstad requested to add an item 9H. under Legal entitled "Loewen Property Purchase Agreement."

MOTION made by Councilmember Zagorski, seconded by Councilmember Hayden to approve the September 16, 2024, agenda as amended. Ayes: Cocking, Hayden, Olson and Zagorski. Nays: None. Absent: Hendrickson. 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 August 19, 2024, regular City Council Meeting minutes as presented.
- B. Authorize the Monday, September 16, 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.

- C. Adopt Resolution No. 2024-31 approving appointment of the Election Judges and Absentee Ballot Board for the General Election to be held on November 5, 2024.
- D. Approve an On-Sale Temporary Liquor License application for the Albertville Lions Club for the Chad Smith Kickball event on October 12, 2024, from 11 am to 5 pm.
- E. Approve a Major Temporary Outdoor Music Permit for the 152 Club, Inc. located at 5794 Main Avenue NE for their Annual Oktoberfest event on September 28, 2024.
- F. Approve Payment Estimate No. 2 to Omann Contract in the amount of \$535,328 for the 2024 Street Improvements project

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

7. Public Hearing – None

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

The Wright County Deputy who was presented answered questions from the Council regarding a residential home that has had numerous late night parties off of Kassel Avenue and said he would check in to it.

9. Department Business

A. City Council

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

Councilmember Cocking provided an update from the STMA Arena Board meeting which included a discussion on whether the Arena should be closed on certain Holidays and the advertising within the Arena. He answered questions from the other Councilmembers and stated these items would be discussed again at the next Arena Board meeting.

B. Building – None

C. City Clerk – None

D. Finance – None

E. Fire – None

F. Planning and Zoning – None

G. Public Works/Engineering

1. Wastewater Treatment Facility Return Pump Replacement Plan

City Administrator Nafstad presented the staff report which included background information on the return pumps, the cost of the pumps and the replacement plan that the City's Wastewater department has implemented to replace the current pumps as the pumps stop working. He answered questions from the Council regarding the pump replacement plan.

MOTION made by Councilmember Hayden, seconded by Councilmember Cocking to approve the purchase of three replacement pumps at the Wastewater Treatment Facility for an amount not to exceed \$45,000 plus any tax that may apply. Ayes: Cocking, Hayden, Olson and Zagorski. Nays: None. Absent: Hendrickson. The motion carried.

2. Linwood Park Sports Court Quotes

City Administrator Nafstad reported the City had requested three quotes for the milling and paving for the sport court but added the City only received one back. He said the quote received was from Omann Brothers in the amount of \$24,900 therefore he was requesting authorization to move forward with the quote. Nafstad said he was also requesting the authorization to move forward with the purchase of the basketball hoops and foundations in the amount not to exceed \$11,000. He answered questions from Council.

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden to approve the quote from Omann Brothers in the amount of \$24,900 and the authorization to purchase the basketball hoops and foundations in an amount not to exceed \$11,000. Ayes: Cocking, Hayden, Olson and Zagorski. Nays: None. Absent: Hendrickson. The motion carried.

H. Legal

1. Loewen Property Purchase Agreement

City Attorney Couri presented a draft purchase agreement and said it was similar to the one recently approved for the O'Donnell property but added this property does not have existing building on it. He reviewed the proposed agreement and said that it included a few references to the existing building in which he would need to amend. Couri reported the purchase price for the two lots was \$375,000 and added that this was the property being acquired by the City to preserve the access into the Zachman property for possible future development. He answered questions from Council regarding the draft purchase agreement and said the purchase price on the second page under 11.2 should be \$373,000 not \$270,000 after the \$2,000 earnest money. Couri asked if the Council would approve the purchase agreement between the City of Albertville and Louann Loewen allowing for minor amendments after the agreement was received back from the owner's attorney and with the City Administrator review and approval.

City Administrator Nafstad reported the City has received a clean environmental report on the site and added that the property owner desired to accelerate the closing date. He answered questions from the Council regarding the purchase price and where the funding for the purchase would come from in which he reported the funds would come from the Capital Reserves fund.

There was Council discussion regarding the Loewen Property purchase agreement, the purchase prices and the funding source. The Council also discussed that the property would be an appreciable asset in which the unused portion of the property could be resold at a future date. The Council's consensus was to approve the purchase agreement with the City Attorney's ability to make minor amendments with the City Administrator review and approval.

MOTION made by Councilmember Cocking, seconded by Councilmember Zagorski to approve the real estate purchase agreement and give the City Attorney the ability to make the necessary amendments to align with the buyer within reason, contingent upon City Administrator approval. Ayes: Cocking, Hayden, Olson and Zagorski. Nays: None. Absent: Hendrickson. The motion carried.

I. Administration

1. City Administrator's Update

City Administrator Nafstad presented the City Administrator's Update which included an update on the Main Avenue project. He said that Xcel Energy was planning to upgrade the Main Ave lines to a feeder system, which would require a great deal of coordination to underground the system. Nafstad reported that this would be the only opportunity for the City's to request that the power lines be placed underground. He reviewed the proposed project process and schedule and said he would have a better understanding of the City's cost soon and would bring back further information for Council's review.

There was Council discussion regarding the proposed Main Ave project and the project process.

He also answered questions from the Council regarding the amendments to the Otsego Fire Contract and the process to be used.

10. Announcements and/or Upcoming Meetings

September 23	Joint Powers Water Board, 6 pm Parks Committee, 7 pm
October 7	City Council, 7 pm
October 8	Planning Commission, 7 pm
October 14	STMA Arena Board, 6 pm
October 21	City Council, 7 pm

11. Adjournment

MOTION made by Councilmember Cocking, second by Councilmember Hayden to adjourn the meeting at 7:35 pm. Ayes: Cocking, Hayden, Olson and Zagorski. Nays: None. Absent: Hendrickson. The motion carried.

Respectfully submitted,



Kristine A. Luedke, City Clerk