

NOTICE OF ALBANY CITY COUNCIL MEETING

There will be a meeting of the City Council in and for the City of Albany, Stearns County, Minnesota at 6:30 o'clock in the evening on Wednesday, June 18, 2014, in the Council Room at 400 Railroad Avenue for the said City.

AGENDA

1. Convene meeting
2. Audit Bills
3. Act on regular Council meeting minutes held on June 4th
4. Open Forum/Public comment
5. Dave Waletzko, Community Technology Center – discuss Android Tablet system operations for Council members
6. Marcia Hellermann, Marcia's All-Aboard Bar and Grill Liquor License renewal
7. Public Hearing – Church Avenue Improvements (5th to 8th Street)
-Jeremy Mathiasen, City Engineer
-Consider the adoption of Resolution 2014-12 Ordering Improvement and directing preparation of final plans and specifications.
8. Jeremy Mathiasen, City Engineer- present proposed Resolution 2014-13 calling for a preliminary engineering report for the sanitary sewer main improvements through the Albany Golf Course
9. Jeremy Mathiasen, City Engineer – update on 2013 Railroad Avenue (T.H. #238) Reconstruction Improvements
10. Public Hearing on proposed assessment for costs of Hazardous Building Action, 820 Railroad Avenue.
11. John Greer, Planning Commission Liaison – variance request by Stearns Bank, Equipment Finance Division
-JT Properties of Albany, LLC – conditional use permit request to conduct a day-care center
12. Joseph Mergen, Public Works Supervisor
13. Laurie Dingmann, Park Board and Community Education Liaison
14. John R. Harlander, Street Department and Albany Township Liaison
15. Tom Kasner, Fire Department, EDA Board, and Equipment
16. Ozzie Carbajal, Police Chief
17. John Greer, Police Department and Planning Commission Liaison
18. Daron Gersch, Utility Department and Golf Club
19. Tom Schneider, Clerk/Adm. – request by Albany Chrysler Center to consider approval of a Large Gathering Permit for their annual car show to be held on August 1st.
-request by the Albany American Legion Club for a 3.2% Malt Liquor (beer) license and an off-site MN Lawful Exempt Gambling application for annual car show at the Albany Chrysler Center
-Albany Lions Temporary On-Sale Liquor License and Resolution for Heritage Day (August 2nd)
20. Mayor's announcements and letters
21. Announce next meeting date and adjourn

Tom Schneider
Clerk/Adm.

NOTICE OF PUBLIC HEARING ON IMPROVEMENTS

TO WHOM IT MAY CONCERN:

TIME AND PLACE: Notice is hereby given that the City Council of the City of Albany, Minnesota, will meet in the council chambers of the City Hall at 6:30 PM on Wednesday, June 18th, 2014, to consider the construction of the following improvements, to-wit: Church Avenue from 5th Street to 8th Street.

NATURE OF IMPROVEMENT: The construction of street, and water main improvements.

ESTIMATED COST: The total estimated cost of said improvements is \$400,000.

AREA PROPOSED TO BE ASSESSED: Church Avenue from 5th Street to 8th Street.

AUTHORITY: The Council proposes to proceed under the authority granted by Chapter 429 M.S.A.

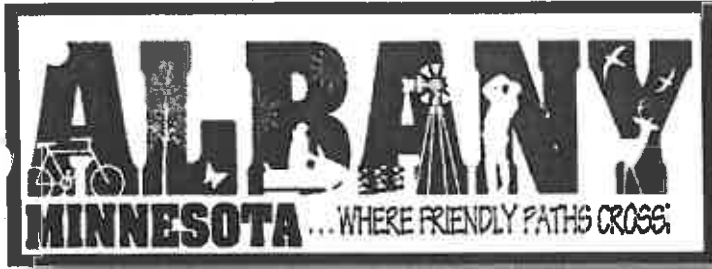
Such persons as desire to be heard with reference to the proposed improvements will be heard at this meeting. Written or oral objections will be considered. A reasonable estimate of the impact of the assessments will be available at this meeting.

DATED: June 4, 2014.

BY ORDER OF THE CITY COUNCIL

/s/ Tom Schneider
City Clerk/Adm.

Published in the Albany Enterprise this 4th day of June, 2014.



2014 CHURCH AVENUE IMPROVEMENTS

Feasibility Report



Prepared for:
City of Albany

June 4, 2014

Sign-off Sheet

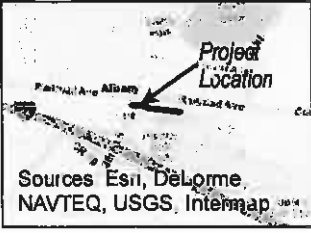
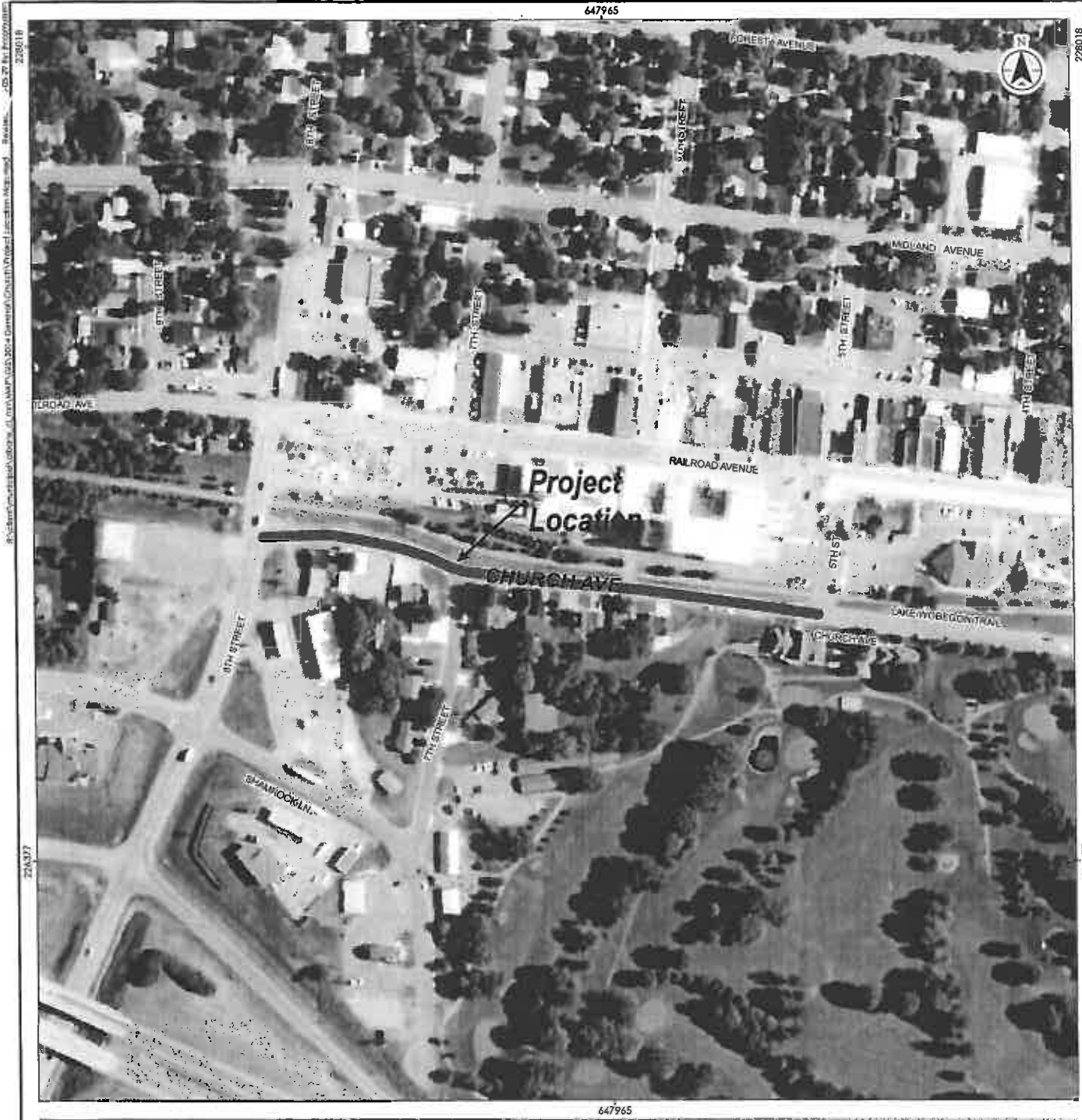
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Prepared by Jeremy B. Mathiasen
(signature)

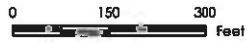
Jeremy B. Mathiasen, P.E.

Reviewed by Keith R. Yapp
(signature)

Keith R. Yapp, P.E.



Legend
 Project Location



Stantec **ALBANY**

Project Location 193802840
 City of Albany, MN Prepared by JHR on 2014-05-29

Client/Project
 City of Albany, MN
 2014 Church Ave Improvements
 Project Number 193802840

Figure No.
1

Project Location Map

- Notes**
1. Coordinate System: NAD 1983 HARN Adj MN Stearns Feet
 2. Base map: Stantec, ESRI
 3. Orthorectified FSA 2013

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2014 CHURCH AVENUE IMPROVEMENTS

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PROJECT COST ESTIMATES FOR 5TH STREET TO 7TH STREET ONLY

2014 CHURCH AVENUE IMPROVEMENTS

Introduction
June 4, 2014

1.0 Introduction

The City Council has directed our firm, Stantec Consulting Services Inc., to conduct a feasibility study and prepare a feasibility report for Church Avenue in Albany. This Feasibility Report is being prepared pursuant to Minnesota Statute 429, as some of the costs of these improvements are anticipated to be specially assessed against benefiting properties.

2.0 Scope

The project site is located near the center of Albany, one block south of Railroad Avenue (TH 238). The scope of this report includes the reconstruction of Church Avenue from 5th Street to 8th Street. The proposed project includes the installation of new water main, water services, and street reconstruction. Construction will occur within public right-of-way (ROW) and necessary easements will be obtained by the Owner if needed.

Church Avenue is currently shown in Albany's Capital Improvement Plan for the year 2020. However, due to water main issues between 5th Street and 7th Street this portion of Church Avenue is being considered for improvements in 2014. The existing four inch water main froze during the past winter and efforts to spot repair the pipe have been unsuccessful. The existing roadway varies in width from 32 feet to 38 feet in width and does not currently have curb and gutter. In order to replace the damaged water main approximately half of the existing roadway will need to be removed. The City Council has debated whether or not now is the time to reconstruct the roadway to the long term design which includes widening and curb and gutter, or if the road should be patched for now and reconstructed with the rest of Church Avenue at a later date.

3.0 Design Considerations

3.1 ROADWAYS

Church Avenue is an east west collector street that carries significant traffic. The existing right of way (ROW) is 66 feet wide and the existing bituminous roadway varies in width from 30 feet to approximately 38 feet. Due to right of way restraints, it is proposed to maintain the existing roadway widths. With the proximity of the existing homes on the south side of the roadway it is not advised to widen the roadway to the south. The northern right of way line is within feet of the existing roadway so widening to the north would require property acquisition or easements.

The proposed roadway pavement will consist of five inches of bituminous pavement and twelve inches of aggregate base. If the existing soils below the roadway are found to be unstable they would be excavated and replaced with a combination of geotextile fabric and eighteen inches of granular material. The



2014 CHURCH AVENUE IMPROVEMENTS

Design Considerations
June 4, 2014

estimated construction costs included in this report include quantities for this work should they be needed.

No sidewalk is being proposed along Church Avenue due to the proximity of the Wobegon Trail.

With the installation of the new curb and gutter, new concrete driveway aprons would be constructed for the existing driveways on the south side of Church Avenue. Disturbed areas outside of the roadway will be restored to their current condition.

A detour will be required while Church Avenue is undergoing reconstruction. The proposed detour route would be Railroad Avenue (TH 238). It is anticipated that all corrective work along the Railroad Avenue project will be completed before the detour is needed.

3.2 WATER MAIN

The existing four inch water main below Church Avenue froze during the past winter. Efforts to spot repair the existing four inch line were unsuccessful. To help minimize the risk of future water main freeze-ups it is proposed to replace the existing line with an eight inch PVC water main, with a nine foot burial depth versus the standard eight foot bury. An existing ten inch water main extends from 5th Street to a point approximately 100 feet west of the golf course club house where it angles SW and heads through the course. In order to avoid parallel water mains in Church Avenue it is recommended that the new eight inch line connect and extend from the west side of the existing ten inch main. The proposed water main is illustrated in Figure 1 at the end of this report. An additional fire hydrant and valve will be added between 5th Street and 7th Street to assist the City in their maintenance of the facility.

3.3 SERVICES

New water service lines are proposed for the adjacent property owners. One inch water services and new curb boxes will be installed for each property and a connection made to the existing service line. One of the existing homes is currently connected to the neighbor's water line and their existing water service in the right of way remains unconnected. A new service line will be added for this property, in a new location, outside of their concrete driveway to minimize the disturbance to their property.

3.4 OTHER UTILITIES

The properties along the south side of Church Avenue are currently served with sanitary sewer from the rear yards. Therefore there is no sanitary sewer work included with this project.

There is also not any existing storm sewer in this section of Church Avenue. The existing profile of the roadway conveys water west to the intersection with 8th Street and to the east towards the existing storm sewer.

3.5 STREET LIGHTING

New street lighting is not planned with this project.



2014 CHURCH AVENUE IMPROVEMENTS

Cost Estimate
June 4, 2014

4.0 Cost Estimate

The following pages provide our best estimate of costs associated with the project. These estimates are the results of our experience and previous exposure to these types of projects. However, these estimates should not be considered as the final cost of the project as some of the costs may change over the course of the final design and construction of the project.

No.	Item	Units	Qty	EE Unit Price	EE Total Price
2014 Church Avenue Improvements (5th Street to 8th Street)					
1	REMOVE WATER MAIN	LIN FT	730	\$6.00	\$4,380.00
2	REMOVE GATE VALVE & BOX	EACH	2	\$50.00	\$100.00
3	REMOVE CURB AND GUTTER	LIN FT	30	\$10.00	\$300.00
4	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	84	\$8.00	\$672.00
5	REMOVE BITUMINOUS PAVEMENT	SQ YD	4410	\$3.00	\$13,230.00
6	SAWING BITUMINOUS PAVEMENT	LIN FT	160	\$3.50	\$560.00
7	SAWING CONCRETE PAVEMENT	LIN FT	140	\$4.50	\$630.00
8	SALVAGE SIGN	EACH	5	\$30.00	\$150.00
9	INSTALL SIGN	EACH	5	\$125.00	\$625.00
10	ADJUST VALVE BOX	EACH	5	\$200.00	\$1,000.00
11	ADJUST FRAME & RING CASTING	EACH	1	\$150.00	\$150.00
12	VAVLE BOX ADJUSTMENT RING	EACH	5	\$150.00	\$750.00
13	MANHOLE ADJUSTMENT RING	EA	1	\$200.00	\$200.00
14	COMMON EXCAVATION (P)	CY	1080	\$8.00	\$8,640.00
15	SUBGRADE EXCAVATION	CU YD	1211	\$6.00	\$7,266.00
16	SELECT GRANULAR BORROW (LV)	CU YD	1695.4	\$14.00	\$23,735.60
17	SELECT TOPSOIL BORROW (LV)	CU YD	400	\$13.00	\$5,200.00
18	GEOTEXTILE FABRIC TYPE V	SQ YD	2550	\$3.00	\$7,650.00
19	AGGREGATE BASE (LV) CLASS 5	CU YD	2490	\$15.00	\$37,350.00
20	BITUMINOUS WEARING COURSE MIXTURE	TN	775	\$75.00	\$58,125.00
21	BITUMINOUS NON WEARING COURSE MIXTURE	TN	515	\$73.00	\$37,595.00
22	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	2435	\$10.50	\$25,567.50

No.	Item	Units	Qty	EE Unit Price	EE Total Price
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2014 Church Avenue Improvements (5th Street to 8th Street)

23	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	84	\$40.00	\$3,360.00
24	6" PVC WATERMAIN	LIN FT	35	\$20.00	\$700.00
25	8" PVC WATERMAIN	LIN FT	895	\$22.00	\$19,690.00
26	6" GATE VALVE AND BOX	EACH	1	\$1,550.00	\$1,550.00
27	8" GATE VALVE AND BOX	EACH	2	\$1,900.00	\$3,800.00
28	5" HYDRANT	EACH	1	\$3,800.00	\$3,800.00
29	FITTINGS	POUND	870	\$6.00	\$5,220.00
30	1" CORPORATION STOP	EACH	9	\$215.00	\$1,935.00
31	1" CURB STOP & BOX	EACH	9	\$230.00	\$2,070.00
32	1" TYPE K COPPER PIPE	LIN FT	270	\$14.00	\$3,780.00
33	CONNECT TO EXISTING WATER MAIN	EACH	3	\$800.00	\$2,400.00
34	CONNECT TO EXISTING WATER SERVICE	EACH	9	\$115.00	\$1,035.00
35	SEEDING	ACRE	1.15	\$2,500.00	\$2,875.00
36	SEED MIXTURE 25-151	POUND	138	\$6.00	\$828.00
37	HYDRAULIC SOIL STABILIZER TYPE 5	POUND	1150	\$1.00	\$1,150.00
38	FERTILIZER TYPE 3	POUND	230	\$2.00	\$460.00
39	SILT FENCE, TYPE MACHINE SLICED	LIN FT	1180	\$2.50	\$2,950.00
40	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	3	\$450.00	\$1,350.00
41	CONCRETE WASHOUT AREA	EA	1	\$350.00	\$350.00
42	STORM DRAIN INLET PROTECTION	EACH	5	\$200.00	\$1,000.00
43	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	6	\$125.00	\$750.00
44	TRAFFIC CONTROL	LUMP SUM	1	\$5,000.00	\$5,000.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
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2014 Church Avenue Improvements (5th Street to 8th Street)

45	DETOUR SIGNING	LUMP SUM	1	\$5,000.00	\$5,000.00
46	4" SOLID LINE YELLOW-EPOXY	LIN FT	500	\$1.50	\$750.00
47	4" BROKEN LINE YELLOW-EPOXY	LIN FT	930	\$0.75	\$697.50
48	4" SOLID LINE WHITE-EPOXY	LIN FT	1180	\$1.25	\$1,475.00
49	24" SOLID LINE WHITE-EPOXY	LIN FT	40	\$8.00	\$320.00
50	PAVEMENT MESSAGE (LT ARROW) EPOXY	EACH	1	\$250.00	\$250.00
51	PAVEMENT MESSAGE (RT ARROW) EPOXY	EACH	1	\$250.00	\$250.00

ESTIMATED CONSTRUCTION COST \$308,671.60

INDIRECT PROJECT COSTS **\$69,182.57**
 (Planning, Design, Construction Administration)

CITY COSTS (Administration, fiscal, legal) (3.5%) **\$10,803.51**

CONTINGENCIES (5%) **\$15,433.58**

TOTAL ESTIMATED PROJECT COST **\$404,091.25**

5. PROJECT FINANCING (PRELIMINARY ASSESSMENTS)

In project areas where assessments will be levied against benefiting property, previously established City of Sartell assessment policies will be used.

2014 Church Avenue Improvements (5th Street to 8th Street)

Assessment Groups	Project Costs	Units	Actual Rate Per Unit	Assessable Percentage	Proposed Rate Per Unit
Street	335,741.57	1,957.44 ft.	\$171.5207 /ft.	20%	\$34.3041 /ft.
Lat. Water Main	56,803.15	877.48 ft.	\$64.7348 /ft.	35%	\$22.6572 /ft.
Water Service	11,546.53	9 ea.	\$1,282.95 /ea.	100%	\$1,282.95 /ea.

Estimated Revenues Generated by Assessments:

	RATE	FOOTAGE	REVENUES
Street	\$34.3041 /ft.	1,957.44	\$67,148.30
Lat. Water Main	\$22.6572 /ft.	877.48	\$19,881.11
Water Service	\$1,282.95 /ea.	9.00	\$11,546.55
Total			\$98,576.38

Estimated Fund Impacts Due To Project:

	Construction Cost	Assessed Amount	Net Fund Change
TRUNK WATER MAIN FUND	404,091.25	\$98,576.38	(\$305,514.87)
TOTAL FUND BALANCE CHANGE			(\$305,514.50)

Estimated City Revenues:

Total Construction Cost	\$404,091.25
Total Assessment Proceeds	\$98,576.38
Percentage Assessed	24%

2014 CHURCH AVENUE IMPROVEMENTS

Permits/Easements/Acquisitions
June 4, 2014

6.0 Permits/Easements/Acquisitions

All permanent facilities will be constructed within the existing right of way so no permanent easement will be needed prior to construction. Temporary construction easements will likely be needed for the water service connections near the property line.

The permits needed for this project will include:

1. Minnesota Pollution Control Agency - NPDES Construction Stormwater Permit
2. Minnesota Department of Health – Water Main Permit

7.0 Funding/Assessments

The project is proposed to follow the current City assessment policy. Benefiting property owners will be assessed at the rates set forth in the policy. The remainder of the project will be paid through the use of the City's utility funds.

8.0 Conclusion

For environmental and health reasons, the City has a water system that provides potable water to residential, industrial, commercial, and governmental users; this project provides that service. The street provides for a safe and integrated transportation system.

The costs associated with these improvements are identified previously in this Engineering Report. It is my professional opinion that the benefits derived from this project exceed the costs associated with the project. This project is feasible and cost effective as proposed. Construction costs are based on estimates consistent with the construction industry standards. Costs may vary significantly depending on circumstances prevalent at the time of bidding and construction.

2014 CHURCH AVENUE IMPROVEMENTS

June 4, 2014

APPENDIX

No.	Item	Units	Qty	EE Unit Price	EE Total Price
2014 Church Avenue Improvements (5th Street to 7th Street)					
1	REMOVE WATER MAIN	LIN FT	730	\$6.00	\$4,380.00
2	REMOVE GATE VALVE & BOX	EACH	2	\$50.00	\$100.00
3	REMOVE CURB AND GUTTER	LIN FT	30	\$10.00	\$300.00
4	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	60	\$8.00	\$480.00
5	REMOVE BITUMINOUS PAVEMENT	SQ YD	2915	\$3.00	\$8,745.00
6	SAWING BITUMINOUS PAVEMENT	LIN FT	120	\$3.50	\$420.00
7	SAWING CONCRETE PAVEMENT	LIN FT	100	\$4.50	\$450.00
8	SALVAGE SIGN	EACH	5	\$30.00	\$150.00
9	INSTALL SIGN	EACH	5	\$125.00	\$625.00
10	ADJUST VALVE BOX	EACH	4	\$200.00	\$800.00
11	ADJUST FRAME & RING CASTING	EACH	1	\$150.00	\$150.00
12	VALVE BOX ADJUSTMENT RING	EACH	4	\$150.00	\$600.00
13	MANHOLE ADJUSTMENT RING	EA	1	\$200.00	\$200.00
14	COMMON EXCAVATION (P)	CY	715	\$8.00	\$5,720.00
15	SUBGRADE EXCAVATION	CU YD	800	\$6.00	\$4,800.00
16	SELECT GRANULAR BORROW (LV)	CU YD	1120	\$14.00	\$15,680.00
17	SELECT TOPSOIL BORROW (LV)	CU YD	300	\$13.00	\$3,900.00
18	GEOTEXTILE FABRIC TYPE V	SQ YD	1685	\$3.00	\$5,055.00
19	AGGREGATE BASE (LV) CLASS 5	CU YD	1645	\$15.00	\$24,675.00
20	BITUMINOUS WEARING COURSE MIXTURE	TN	510	\$75.00	\$38,250.00
21	BITUMINOUS NON WEARING COURSE MIXTURE	TN	340	\$73.00	\$24,820.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
2014 Church Avenue Improvements (5th Street to 7th Street)					
22	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	1610	\$10.50	\$16,905.00
23	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	60	\$40.00	\$2,400.00
24	6" PVC WATERMAIN	LIN FT	35	\$20.00	\$700.00
25	8" PVC WATERMAIN	LIN FT	515	\$22.00	\$11,330.00
26	6" GATE VALVE AND BOX	EACH	1	\$1,550.00	\$1,550.00
27	8" GATE VALVE AND BOX	EACH	2	\$1,900.00	\$3,800.00
28	5" HYDRANT	EACH	1	\$3,800.00	\$3,800.00
29	FITTINGS	POUND	570	\$6.00	\$3,420.00
30	1" CORPORATION STOP	EACH	6	\$215.00	\$1,290.00
31	1" CURB STOP & BOX	EACH	6	\$230.00	\$1,380.00
32	1" TYPE K COPPER PIPE	LIN FT	180	\$14.00	\$2,520.00
33	CONNECT TO EXISTING WATER MAIN	EACH	2	\$800.00	\$1,600.00
34	CONNECT TO EXISTING WATER SERVICE	EACH	6	\$115.00	\$690.00
35	SEEDING	ACRE	0.4	\$2,500.00	\$2,875.00
36	SEED MIXTURE 25-151	POUND	48	\$6.00	\$828.00
37	HYDRAULIC SOIL STABILIZER TYPE 5	POUND	400	\$1.00	\$1,150.00
38	FERTILIZER TYPE 3	POUND	80	\$2.00	\$460.00
39	SILT FENCE, TYPE MACHINE SLICED	LIN FT	780	\$2.50	\$1,950.00
40	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	3	\$450.00	\$1,350.00
41	CONCRETE WASHOUT AREA	EA	1	\$350.00	\$350.00
42	STORM DRAIN INLET PROTECTION	EACH	5	\$200.00	\$1,000.00
43	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	4	\$125.00	\$500.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
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2014 Church Avenue Improvements (5th Street to 7th Street)

44	TRAFFIC CONTROL	LUMP SUM	1	\$5,000.00	\$5,000.00
45	DETOUR SIGNING	LUMP SUM	1	\$5,000.00	\$5,000.00
47	4" BROKEN LINE YELLOW-EPOXY	LIN FT	780	\$0.75	\$585.00
48	4" SOLID LINE WHITE-EPOXY	LIN FT	780	\$1.25	\$975.00
49	24" SOLID LINE WHITE-EPOXY	LIN FT	40	\$8.00	\$320.00

ESTIMATED CONSTRUCTION COST \$214,028.00

INDIRECT PROJECT COSTS **\$50,968.63**
 (Planning, Design, Construction
 Administration)

**CITY COSTS (Administration, fiscal,
 legal) (3.5%)** **\$7,490.98**

CONTINGENCIES (5%) \$ 10,701.40

TOTAL ESTIMATED PROJECT COST **\$283,189.01**

**RESOLUTION NO. 2014-12
ORDERING IMPROVEMENTS
AND DIRECTING PREPARATION OF
PLANS AND SPECIFICATIONS
2014 CHURCH AVENUE IMPROVEMENTS
(5th Street to 8th Street)**

WHEREAS, after due Notice of Public Hearing on the construction of improvements for the City of Albany, Minnesota, hearing on said improvements was duly held and the Council heard all persons desiring to be heard on the matter and fully considered the same; and

WHEREAS, at said hearing there was available a reasonable estimate of the amount to be assessed and a description of the methodology:

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Albany, Minnesota as follows:

1. Said improvements are necessary, cost-effective, and feasible as detailed in the feasibility report.
2. It is advisable, expedient and necessary that said improvements as described in the Notice of Hearing thereon be constructed, and the same are hereby ordered made.
3. The improvements described in said Notice of Hearing are hereby designated and shall be known as the 2014 Church Avenue Improvements.
4. The City engineers are hereby directed to prepare final plans and specifications for said improvements.
5. The City Council shall let the contract for all or part of the work for said improvements or order all or part of the work done by day labor or otherwise as authorized by Minnesota Statutes, Section 429.041, Subdivision 2 within one year of the date of this resolution ordering said improvements.

ADOPTED BY THE ALBANY CITY COUNCIL THIS 18TH DAY OF JUNE, 2014.

Daron Gersch, Mayor

Tom Schneider, Clerk/Adm.

SEAL

RESOLUTION NO. 2014-13
RESOLUTION ORDERING PREPARATION OF
PRELIMINARY ENGINEERING REPORT ON IMPROVEMENT

WHEREAS, it is proposed to improve the sanitary sewer main through the Albany Golf Course and to assess the benefited property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Albany, Minnesota:

That the proposed Improvement, is referred to Stantec, Inc., St. Cloud, MN, the consulting engineer for the City for study with instructions to report to the City Council with all convenient speed advising the City Council in a preliminary way as to whether the proposed Improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other Improvement; the estimated cost of the Improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

ADOPTED BY THE ALBANY CITY COUNCIL THIS 18TH DAY OF JUNE, 2014.

Daron Gersch, Mayor

Tom Schneider, Clerk/Adm.

S E A L

NOTICE OF PUBLIC HEARING
ON PROPOSED ASSESSMENT FOR
COSTS OF HAZARDOUS BUILDING ACTION

NOTICE IS HEREBY GIVEN that the Albany City Council will hold a public hearing on Wednesday, June 18, 2014 at 6:30 PM or as soon as thereafter in the Council Room at 400 Railroad Avenue, Albany, MN to consider and possibly adopt the proposed assessment for unpaid legal costs incurred in relation to a hazardous building action. Adoption by the City Council of the proposed assessment may occur at the hearing.

The proposed assessment is as follows:

<u>Property:</u>	<u>Amount:</u>
820 Railroad Avenue, Albany, MN	\$4,507

Written or oral objections will be considered at the hearing, but the Council may consider any objections to the amount of the proposed individual assessments at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

Such assessment is proposed to be payable in one (1) installments payable on or before the first Monday in January, 2015. You may pay the entire assessment on such property to the City of Albany on or before November 15, 2014. You may at any time thereafter pay to the Stearns County Auditor-Treasurer the entire amount of the assessment.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes Sections 429.081 by serving notice of the appeal upon the Mayor or City Administrator of the City within 30 days after the adoption of the assessment and filing such notice with the District Court within ten days after service upon the Mayor or City Administrator.

No such appeal as to the amount of an assessment as to a specific parcel of land may be made unless the owner has either filed a signed written objection to the assessment with the City Administrator prior to hearing or has presented the written objection to the presiding officer at the hearing.



Tom Schneider, City Administrator

*published Albany Enterprise
5-28-14*

NOTICE OF PUBLIC HEARING
CITY OF ALBANY
PLANNING COMMISSION

There will be a Planning Commission meeting in and for the City of Albany, Stearns County, Minnesota, at 6:30 o'clock in the evening on **Monday, June 16, 2014**, in the Council room at 400 Railroad Avenue for the said City for the following:

- The public hearing will be held on a request by Stearns Bank, NA, Albany dba Stearns Financial, 500 13th Street, for a variance to relax the off-street parking space requirement of nine feet (9') in width by at least twenty feet (20') in length to nine feet (9') in width to nineteen feet (19') in length to allow for an expanded parking lot to match to an existing parking lot.
- The public hearing will be held on a request by JT Properties of Albany, LLC, 103 Co. Rd. 10, for a conditional use permit to conduct a Day Care Center within a C3, Highway I94 Commercial District.

Anyone wishing to comment will be heard at the public hearing and written comments may be forwarded to the office of the City Clerk/Administrator before the time of the public hearing.

Tom Schneider
Clerk/Adm.

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