

Pursuant to due call and notice thereof a regular meeting of the Council in and for the City of Albany, Stearns County, Minnesota, was called to order by Mayor Tom Kasner at 6:30 o'clock in the evening on Wednesday, August 15, 2018, in the Council Room at 400 Railroad Avenue for the said City.

Other Council members present were: Councilors Jack Evens, John R. Harlander, and Keith Heitzman. Councilor Al Amdahl was absent.

Also present were: Tom Schneider, Clerk/Adm., Jeremy Mathiasen, City Engineer, with Stantec, Inc., Joe Mergen, Public Works Supervisor, and Ozzie Carbajal, Police Chief.

The Council recited the Pledge of Allegiance.

After due discussion, a motion was made by Keith Heitzman and seconded by John R. Harlander to authorize electronic payments, transfers, and the payment of the following bills: Check Numbers 68425 to 68463. All voted for the motion and it carried.

Mayor Tom Kasner called for any corrections or additions to the minutes of the regular meeting of the Council held on August 1st and hearing none declared them approved.

Open forum/public comments: none.

Pursuant to due notice, at 6:33 PM, Mayor Tom Kasner called the public hearing into session to consider and possibly adopt the proposed assessment for unpaid water usage incurred in relation to Ordinance 30 for property at 140 2nd Street. No members from the public were present for the meeting. Mr. Schneider informed the Council that a property notice was published in the Albany Enterprise on July 25th and the property owner was given a mailed notice of the public hearing. Mayor Tom Kasner closed the public hearing at 6:35 PM. After due discussion, a motion was made by John R. Harlander and seconded by Jack Evens to authorize the City Clerk/Administrator to certify to the Stearns County Auditor-Treasurer the unpaid utility bill at 140 2nd Street in the amount of \$18.15 to be collected in the year 2019. All voted for the motion and it carried.

Mr. Mathiasen appeared before the Council to update the Council on the construction progress for the 2018 1st Street Reconstruction Improvements. Mr. Mathiasen noted that the sidewalks and driveway aprons should be poured this week; whereby shouldering, mailboxes reinstalled, and boulevard restoration completed the following week. Mr. Mathiasen noted that the final bituminous wear course to be completed prior to school beginning weather permitting.

Greg Ramler, G & S Ramler Holdings, LLC, Albany, MN, was present for the meeting.

Councilor Jack Evens informed the Council that there was a Planning Commission meeting held on August 9th on a request by G and S Ramler Holdings, LLC, 601 Railroad Avenue, Albany, MN for a Conditional Use Permit (Section 80.21, Exterior Material Requirements) to consider an exterior building design alternative in a C1-Core Commercial District. Mr. Evens noted that the proposal is to install Hardy Plank on the west side of the 2-story building covering up the existing yellow brick made of limestone that is of poor condition, discolored, and deteriorated. Mr. Ramler appeared before the Council to inform the Council that the improvements will also include the addition of insulation to the west wall, five new windows, three new garage doors, and Hardy Plank installed on the rear garage. Mr. Schneider noted that the Planning Commission did not feel that the proposed Hardy Plank siding conflicts with the historical front façade and would enhance the appearance of the building. After due discussion, and upon the recommendation from the Planning Commission, a motion was made by Jack Evens and seconded by John R. Harlander that the request by G and S Ramler Holdings, LLC, for a Conditional Use Permit (Section 80.21, Exterior Material Requirements) to consider an exterior building design alternative at 601 Railroad Avenue in a C1-Core Commercial District be approved as follows:

- Install on west wall of building Hardy Plank exterior siding and trim to match as close as possible the red brick and grey granite corner features on the south side of the building.
- The proposed Hardy Plank exterior material does not conflict with the historical features on the front façade and would enhance the appearance of the building.
- Add four new window openings to the 1st floor.
- Add one new window opening to the 2nd floor.
- Hardy Plank exterior siding to cover painted plywood in window openings on east side of building (2nd floor).
- Install three new garage doors.
- Hardy Plank exterior siding on garage attached to rear of building.
- New roof.

All voted for the motion and it carried.

Mayor Tom Kasner, Chairman of the Albany Economic Development Authority (EDA) informed the Council that the EDA held a meeting on August 9th to review a Commercial Rehabilitation Program application for exterior building improvements to the commercial building at 601 Railroad Avenue owned by G & S Ramler Holdings, LLC, Albany, MN. Mayor Tom Kasner noted that five new windows will be installed, exterior Hardy Plank installed on west wall, three new garage doors, a new roof and insulation added to west wall to improve building efficiency at an estimated cost of \$72,275+/- . After due discussion and upon the recommendation from the EDA, a motion was made by Keith Heitzman and seconded by Jack Evens to approve the aforesaid application for the proposed exterior improvements at 601 Railroad Avenue with the maximum EDA contribution to be \$10,000.00. All voted for the motion and it carried.

Mayor Tom Kasner, Chairman of the Albany Economic Development Authority (EDA) informed the Council that the EDA held a meeting on August 9th on a request by Shanberly Acres, LLC dba BB Wheels, 420 Huskie Drive, to increase the Tax Increment Finance (TIF) subsidy from \$60,000 to \$70,000 for the duration of the TIF Economic Development District. Mr. Kasner noted that the building footprint was enlarged (6,800+/-) and the original market value estimate when the project is complete was far lower than current bids received and recent building comparable which would increase the amount of TIF collected. Mr. Schneider also noted that the request has been discussed with Jason Murray, the City's TIF Consultant, who had no objection to increase the amount of TIF assistance up to \$70,000. After due discussion and upon the recommendation from the EDA, a motion was made by John R. Harlander and seconded by Keith Heitzman to approve the request by Shanberly Acres, LLC dba BB Wheels, 420 Huskie Drive, to amend the proposed Development Agreement to include TIF assistance up to \$70,000. All voted for the motion and it carried.

Councilor Keith Heitzman, Albany Golf Club Liaison, presented to the Council the said Club's checkbook register for review and consideration. After due discussion, a motion was made by Keith Heitzman and seconded by Jack Evens to approve of the check register as presented (38864-38955). Voting for the motion was Councilors Keith Heitzman, Al Amdahl, Jack Evens, and John R. Harlander, and none voted against. Mayor Tom Kasner abstained and the motion carried.

Mr. Schneider informed the Council that no bids were received for the overhead pedestrian crosswalk signal device (1998) which was being advertised as surplus property. Mr. Schneider noted that a public notice was published in the Albany Enterprise on August 1st. Mayor Tom Kasner, with the consensus of the Council, directed Mr. Mergen to deliver the said signal device to Albany Recycling for scrap or sell to anyone from the public who would pay the same scrap value.

The Council took notice of an application for an Optional Liquor 2AM License renewal from Shady's Hometown Tavern & Events Center, 451 Railroad Avenue. Mr. Schneider noted that the license period is for one-year which begins September 1, 2018. After due discussion, a motion was made by Jack Evens and seconded by John R. Harlander to approve the said license renewal. All voted for the motion and it carried.

Mr. Schneider presented to the Council a proposed LED lighting bid submitted by JT Electric, Albany, to replace the fixtures, lamps, and disposal for the City Administration Building, 400 Railroad Avenue, in an amount after the rebate from Xcel Energy of \$9,743. Mr. Schneider noted that the building was constructed in 1998 and the annual energy savings is estimated to be \$1,517. After due discussion, a motion was made by John R. Harlander and seconded by Keith Heitzman to approve the said bid. All voted for the motion and it carried.

Mr. Schneider informed the Council that the State Primary Election held at City Hall on Tuesday, August 8th resulted in the following: two-hundred fifty-seven (257) votes were cast, 1,531 individuals were registered to vote at 7:00 AM, and twenty-five (25) new registrants on Election Day. Mr. Schneider noted that Stearns County is canvassing the election results on Friday, August 17th and will mail the City an official abstract that includes both polling place and absentee voting results.

Mr. Schneider also informed the Council the Statewide Health Improvement Partnership (SHIP) may provide a grant to the City in the amount of \$10,000 to go towards the purchase of a Rapid Flash Beacon Crosswalk LED Warning System, a pedestrian safety crosswalk device, for the intersection at Forest Avenue and 1st Street, the west driveway entrance for Albany Area School. Mr. Schneider noted the estimated cost is \$13,000+/-; whereby the school district would approve a cost share arrangement with the City for the additional expenses exceeding the grant. Mayor Tom Kasner, with the consensus of the Council, directed Mr. Schneider to verify grant approval with SHIP and if successful, proceed to coordinate the purchase and installation of a Rapid Flash Beacon Crosswalk LED Warning System at the aforesaid intersection and approve a cost share arrangement with the school. All voted for the motion and it carried.

Mayor Tom Kasner announced the next regular Council meeting for 6:30 o'clock in the evening on Wednesday, September 5, 2018 and adjourned the meeting at 7:08 PM.

Tom Schneider, Clerk/Adm.