

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 Daron Gersch at 6:30 o'clock in the evening on Thursday, January 2, 2014, in the Council Room at 400 Railroad Avenue for the said City.

Other Council members present were: Councilors Laurie Dingmann, Tom Kasner, John Greer and John R. Harlander. None were absent.

Also present were: Tom Schneider, Clerk/Adm., Joe Mergen, Public Works Supervisor, Jeremy Mathiasen, City Engineer, Stantec, Inc., Ozzie Carbajal, Police Chief, and Mike Kosik, Staff Writer, Albany Enterprise.

After due discussion, a motion was made by Tom Kasner and seconded by John Greer to authorize the payment of the following bills: Check Numbers 63983 to 64011 and 15102 to 15114. All voted for the motion and it carried. The complete check register is on file at the office of the City Clerk/Adm. for public inspection during regular office hours.

Mayor Daron Gersch called for any corrections or additions to the minutes of the regular Council meeting held on December 18th and hearing none declared them approved.

Mayor Daron Gersch presented the following proposed 2014 appointments:

Acting Mayor	John Greer
Animal Warden	Police Dept.
Weed Inspector	Daron Gersch
Assistant Weed Inspector	Joseph Mergen
Auditor	Schlenner Wenner Co.
Emergency Management Director	Steven Blenker
Assistant Emergency Management Director	Gary Winkels
Community Education Liaison	Laurie Dingmann
EDA Board members	John R. Harlander, Tom Kasner
Equipment Commissioner	Tom Kasner
Fire Department Liaison	Tom Kasner
Golf Board Liaison	Daron Gersch
Health Officer	Daron Gersch, MD
Labor Commissioners	Laurie Dingmann, Daron Gersch
Official Depositors	Stearns Bank, Albany Credit Union
Official Publication	Albany Enterprise
Park Board Liaison	Laurie Dingmann
Planning Commission Liaison	John Greer
Police Commissioner	John Greer
Street Commissioner	John R. Harlander
Utility Commissioner	Daron Gersch
Albany Township Liaison	John R. Harlander
Fire Department Relief Association	Tom Kasner, Tom Schneider Ex-Officio

After due discussion, a motion was made by John R. Harlander and seconded by Laurie Dingmann approve the aforementioned 2014 Mayor's appointments. All voted for the motion and it carried.

Mr. Mathiasen appeared before the Council to update the Council on the 2013 Railroad Avenue (State HWY #238) Improvements. Mr. Mathiasen noted that the final four (4) ornamental street lights on 8th Street, south of Railroad Avenue, will be installed in a week or two if the temperatures become a bit more seasonal. Mr. Mathiasen also noted that problems remain with the Christmas Lights not working properly and it may be that the outlet on each pole will need to be replaced.

Mr. Mergen presented to the Council a proposed cost estimate submitted by Stantec, Inc., the City's Engineering firm, to provide services for the completion of Part Two (2) Wellhead Protection Plan. Mr. Mergen noted that the Minnesota Department of Health (MDH) completed Part One (1) in August, 2012 and that the said Plan must be completed on or before August 15, 2014. Mr. Mathiasen explained to the Council the scope of services to be provided on an hourly basis at a cost not to exceed \$6,500. After due discussion, a motion was made by John Greer and seconded by Mayor Daron Gersch to authorize Stantec to complete Part Two (2) Wellhead Protection Plan at a cost not to exceed \$6,500. All voted for the motion and it carried.

Mr. Mergen presented to the Council a proposal submitted by JT Electric, Inc., Albany, MN, to re-ground seven (7) electrical systems within buildings on Railroad Avenue following the installation and connection of the new water service lines. After due discussion, a motion was made by John R. Harlander and seconded by John Greer to approve Change Order Number Four (4) for the 2012 Railroad Avenue Electrical Services in the amount of \$2,305. All voted for the motion and it carried.

Mr. Mergen informed the Council that the City received a complaint from a business owner that snow piles remained on the side streets north of Railroad Avenue for a period of three days after Christmas which reduced the number of off-street parking spaces for his customers. Mr. Mergen informed the Council that he was told by the City's snow removal contractor the snow piles were to be moved the following day after Christmas, but for some reason, that did not happen. Mayor Daron Gersch, with the consensus of the Council, directed Mr. Mergen to inform the snow removal contractor that the snow piles are to be removed in a timely manner after a snow event.

Mr. Schneider presented to the Council the 2014-2020 Capital Improvement Plan, a list of future street and utility improvement projects. Mr. Schneider noted that these project improvements are financed by the City issuing bonds which are paid off over a period of several years from the following revenues: assessments, general tax levy, utility funds, or tax increments. Mr. Schneider noted that there are significant improvement projects proposed in the next couple of years, but not comfortable in proceeding until further discussions are held with the City Auditor and Financial Consultant to determine how these projects will be financed. Councilor John Greer informed the Council that the City's financial consultant had recommended that the City not consider any improvements for a year or two having recently bonded for the 2013 Railroad Avenue Improvements. Mr. Schneider also noted that several streets were scheduled to be seal coated in 2014 at an estimated cost of \$150,000, but having not designated any funding for this project, recommended that it be postponed until 2015 or 2016. Mr. Mergen informed the Council that regularly planned street seal coating is very important to protect the longevity of the street which should be done every seven to eight years. Mr. Mathiasen noted that streets are seal coated to extend the life of the street pavement (bituminous) and if not done, the integrity of the bituminous will be compromised causing the surface of the street to deteriorate. Mayor Daron Gersch questioned if enterprise funds may be considered to fund the seal coat project in 2014. Mr. Schneider informed the Council that years ago funds were budgeted over a three-year period for seal coat improvements, but with the State cutting the City's share of local government aid (LGA), funds were no longer budgeted. Mr. Schneider also presented to the Council for review a bond payment schedule that depicts principal and interest payments due in 2014. Mayor Daron Gersch, with the consensus of the Council, directed Mr. Mergen to develop a future seal coating plan to be presented to the Council at a future meeting.

Mr. Schneider informed the Council that the City approved a Business Assistance/Development Agreement between the City and 8th Street Rentals, LLC, (Joseph Peternell), for pay-as-you-go tax increment financing to construct a new mixed use commercial building at 131 8th Street. Mr. Schneider noted that the agreement required the building to be substantially completed on or before December 31, 2013, but due to unavoidable delays, the owner did not meet this requirement. Mr. Schneider informed the Council that the City did not provide up front financial assistance, but rather pay-as-you-go so that when property taxes are paid, a percentage of tax increment received will be paid the 8th Street Rentals, LLC for eligible project improvements. Mr. Schneider also noted that the said Agreement has not yet been signed and an amendment can be prepared for the Council to review at a future Council meeting. Mayor Daron Gersch, with the consensus of the Council, directed Mr. Schneider to prepare an amendment to the said Agreement to reflect a new substantial completion date.

Mayor Daron Gersch announced the next regular Council meeting for 6:30 o'clock in the evening on Wednesday, January 15, 2014 and adjourned the meeting at 7:20 PM.

Tom Schneider, Clerk/Adm.