

# RECEIVED

By: OAH on 7/21/2025 11:57 AM

**From:** [Gary Winkels](#)  
**To:** [MN\\_OAH\\_MBAUAdministrator](#)  
**Subject:** RE: Joint resolution for Orderly Annexation  
**Date:** Friday, July 11, 2025 8:13:47 AM  
**Attachments:** [image002.png](#)  
[Centra-Sota petition signed.pdf](#)  
[2025-05-21 Minutes.pdf](#)  
[Centra-Sota Legal Description Exhibit A.pdf](#)  
[2025-109LegalDescription.docx](#)  
[Centra Sota property image Exhibit B.pdf](#)  
[2025-12 Resolution Centra-Sota signed.pdf](#)  
[2025-06-04 Minutes.pdf](#)

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You don't often get email from gwinkels@ci.albany.mn.us. [Learn why this is important](#)

Good morning,

Attached is the following information on an orderly annexation between the City of Albany and Town of Albany.

1. Signed petition to annex
2. City council minutes approving petition
3. Exhibit A legal description PDF and in word document
4. Exhibit B image/map of property
5. 2025-12 signed resolution
6. City council minutes approving resolution

A check for \$50 will follow by U.S. Mail in the next two weeks.

If you need any further information from me, please let me know.

Thank you

**Gary Winkels** | *City Administrator*

**City of Albany**

400 Railroad Ave, PO Box 370

Albany, MN 56307

(320) 845-4244



[www.ci.albany.mn.us](http://www.ci.albany.mn.us)

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**From:** MN\_OAH\_MBAUAdministrator <mbauadministrator.oah@state.mn.us>

**Sent:** Wednesday, July 2, 2025 10:19 AM

**To:** Gary Winkels <gwinkels@ci.albany.mn.us>

**Subject:** RE: Joint resolution for Orderly Annexation

Hello –

You can mail everything in a packet; however, we will still need the legal description in Word

format via email (this is so we can copy the description into the final order to ensure accuracy). Our mail address is as follows:

Minnesota Boundary Adjustments Unit  
PO Box 64620  
St. Paul, MN 55164-0620

Information on filing fees, map requirements, etc., can be found on the MBAU website by clicking, [here](#).

You can send everything in a .pdf via email as long as they are clear, legible, and in color. You will also need to email in Word format the legal description. The referenced documents can also be a .pdf only. As a reminder, the check will need to be sent via U.S. mail.

Thank you.

**Kim Pogue**

Assistant Court Administrator - Operations

**Office of Administrative Hearings**

600 Robert St N  
PO Box 64620  
St. Paul, MN 55164-0620  
P: 651-361-7891  
[mn.gov/oah](http://mn.gov/oah)



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**From:** Gary Winkels <[gwinkels@ci.albany.mn.us](mailto:gwinkels@ci.albany.mn.us)>  
**Sent:** Tuesday, July 1, 2025 8:10 AM  
**To:** MN\_OAH\_MBAUAdministrator <[mbauadministrator.oah@state.mn.us](mailto:mbauadministrator.oah@state.mn.us)>  
**Subject:** Joint resolution for Orderly Annexation

You don't often get email from [gwinkels@ci.albany.mn.us](mailto:gwinkels@ci.albany.mn.us). [Learn why this is important](#)

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Good morning,

I have a property owner that requested their property approximately 3 acres be annexed into the City of Albany. A joint resolution has been approved by the City of Albany and Albany Township. Can you tell me who I need to send the resolution to for your approval?

Thank you

**Gary Winkels** | *City Administrator*

**City of Albany**

400 Railroad Ave, PO Box 370

Albany, MN 56307

(320) 845-4244



[www.ci.albany.mn.us](http://www.ci.albany.mn.us)

**RESOLUTION 2025-12**  
**JOINT RESOLUTION FOR ORDERLY ANNEXATION**  
**AGREEMENT BETWEEN THE TOWN OF ALBANY**  
**AND THE CITY OF ALBANY**

WHEREAS, the Board of Supervisors of the Town of Albany (hereinafter referred to as the "Town") passed a resolution on June 23, 2025, approving the annexation to the City of Albany of certain land owned by Centra Sota Cooperative of designated as legally described in the attached Exhibit A.

WHEREAS, the City Council of the City of Albany (hereinafter referred to as the "City"), agreed to the annexation of the above-described parcel of land at its June 4, 2025, meeting; and

WHEREAS, a request from all of the property owners of the area proposed for designation and immediate annexation was received; and

WHEREAS, the Town and the City have determined that the annexation of a portion of the Township with the City is of mutual benefit to both parties and the residents thereof;

NOW, THEREFORE, BE IT RESOLVED, in consideration of the mutual terms and conditions, the City and Town enter into this Joint Resolution of Orderly Annexation (the "joint resolution")


1. Designation of Orderly Annexation Area. The Town and City designate the area set forth on the map attached as Exhibit B and legally described in the attached Exhibit A both of which are incorporated herein by reference for immediate orderly annexation under and pursuant to Minnesota Statutes Section 414.0325. For purposes of this Joint Resolution, this area shall be referred to as the "OAA Property".
2. Office of Administrative Hearing, Municipal Boundary Adjustments Unit. Upon approval by the Town Board and the City Council, this Joint Resolution shall confer jurisdiction upon the Office of Administrative Hearings, Municipal Boundary Adjustments Unit (hereinafter referred to as "OAH") to accomplish said orderly annexations in accordance with the terms of this Joint Resolution. In the event that the OAH is abolished, the authority will be transferred to the department or person(s) assigned that duty.
3. No Alterations of Boundaries. The Town and City mutually agree and state that no alterations the stated boundaries OAA Property is appropriate.
4. No Hearing Required. Pursuant to Minnesota Statute Section 414.0325, the Town and City mutually agree that this Joint Resolution and Agreement sets forth all the conditions for annexation of the areas designated, and that no consideration by the chief administration law judge is necessary. Upon the execution and filing of this Joint Resolution and Agreement, the chief administrative law judge may review and comment thereon, but shall, within thirty (30) days, order annexation(s) of the OAA Property in accordance with the terms of this Joint Resolution.
5. Reimbursement to Town In Lieu of Taxes. The City agrees to pay the Town the following as full payment for 2025 as a result of this annexation:

2025:	\$266.00
2026:	\$531.00
2027:	\$531.00
2028:	\$531.00
2029:	\$531.00

6. Planning and Land Use Control Authority. The Town and City mutually agree that upon annexation, the property shall be zoned C-1, Highway Commercial District.
7. Character of the Property. The OAA Property abuts the City and is presently urban or suburban in nature or is about to become so. Furthermore, the OAA property is served by municipal water and sanitary sewer.
8. Acreage. The designated property consists of 3 +/- acres.
9. Population. The Town and City state that the population of the annexed area is zero (0) person. Therefore, following the annexation, the estimated population of the City will not increase.
10. Authorization. The Town and City have authorized the appropriate officers to carry this Joint Resolution's terms into effect.
11. Roads. The OAA property does not border a Township Road.
12. Severability and Repealer. A determination that a provision of this Joint Resolution is unlawful or unenforceable shall not affect the validity or enforceability of the other provisions herein.
13. Effective Date. This Joint Resolution shall be effective upon adoption by the governing bodies of the City and Town and approval by the Office of Administrative Hearings, Municipal Boundary Adjustments Unit.
14. Governing Law. Minnesota law will govern this Agreement.

Approved the 23<sup>rd</sup> day of June 2025, by the Town Board of the Town of Albany.

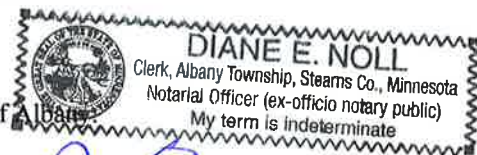
  
Brian Schneider, Chairman

  
Diane Noll, Clerk

Approved the 4<sup>th</sup> day of June 2025, by the City Council of the City of Albany.

  
Tom Kasner, Mayor

  
Gary Winkels, Clerk/Adm.



# PETITION FOR ANNEXATION

## Centra Sota Cooperative

### IN THE MATTER OF THE PETITION BY CERTAIN PARTIES FOR ANNEXATION PURSUANT TO MINNESOTA STATUTES 414.0325

TO: City of Albany  
P.O. Box 370  
Albany, MN 56307

Office of Administrative Hearings  
600 North Robert Street  
P.O. Box 64620  
St. Paul, MN 55164-0620

#### PETITIONER STATES:

1. **Petitioner intent.** Centra Sota Cooperative, Jeff Johnson, CEO, 21825 County Road 54, Albany, MN 56307, (the "Petitioner"), are commencing a proceeding under Minn. Stat. Section 414.0325.
2. **Annexation request.** It is hereby requested by the Petitioner to annex certain property described herein lying in the Town of Albany to the City of Albany, County of Stearns, Minnesota.
3. **Property described.** The area proposed for annexation (the "Property") is as illustrated and legally described in the Certificate of Survey attached hereto and made a part hereof as "**Exhibit A**".
4. **Authority to petition.** All of the property owners having an interest in the Property have signed this Petition.
5. **Status of Property.** The Property is unincorporated, abuts the City's boundary to the south, west, and east, and is not included within any other municipality, as shown on the map of the Property and boundaries of the City of Albany attached hereto as "**Exhibit B**". Municipal utilities (water/sewer) are adjacent to the property. Any new building will be connected to municipal utilities.
6. **Area.** The area of land to be annexed is unplatted property totaling three (3) acres +/- in size.
7. **Purpose.** Annexation would be in the best interests of the area proposed for annexation.
8. **Not previously petitioned.** The area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to Minn. Stat. Section 414.0325.

#### PETITIONER'S REQUEST:

That pursuant to Minn. Stat. Section 414.0325, the property described herein be annexed to and included within the City of Albany, County of Stearns, Minnesota.

  
Jeff Johnson, CEO

5/13/25

Date

Approved by Albany City Council 2025/05/21

## Exhibit A

(Per Doc. No. 395999)

All that part of the North One-half of the Northeast Quarter (N1/2 of NE1/4) of Section Twenty-two (22), Township One Hundred Twenty-five (125), Range Thirty-one (31), which lies and is situated westerly and southerly of the right of way of Trunk Highway numbered 3 (now Minnesota-United States Highway Numbered 52) and northerly of a line drawn parallel with the centerline of the railway of said Great Northern Railway Company as the same is now located and established and distant 75 feet northerly therefrom; excepting that portion of the above described land conveyed to the Great Northern Railway Company described as follows, to-wit: A strip or piece of land 75 feet wide in the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Twenty-two (22), Township One Hundred Twenty-five (125), Range Thirty-one (31), lying parallel with and immediately adjoining the Northeasterly boundary of the present right of way of the railway of said Railway Company, and extending from the north line of said Section Twenty-two (22), Southeasterly to a line drawn at right angles to the centerline of the main track of the railway of said Railway Company as the same is now located and constructed at a point therein 918.4 feet distant Southeasterly as measured along said center line from its intersection with the west line of said Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Twenty-two (22), the Northeasterly boundary of said strip or piece of land being a line parallel with and 150 feet distant Northerly from the said centerline of the railway, Stearns County, Minnesota, according to the plat and survey thereof on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota.

LESS AND EXCEPT

(Per Doc. No. 951716)

The West 10 feet of the North One-half of the Northeast Quarter (N1/2 of NE1/4) of Section Twenty-two (22), Township One Hundred Twenty-five (125), Range Thirty-one (31), which lies and is situated westerly and southerly of the right of way of Trunk Highway numbered 3 (now Minnesota-United States Highway Numbered 52) and northerly of a line drawn parallel with the centerline of the railway of said Great Northern Railway Company as the same is now located and established and distant 75 feet northerly therefrom; excepting that portion of the above described land conveyed to the Great Northern Railway Company described as follows, to-wit: A strip or piece of land 75 feet wide in the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Twenty-two (22), Township One Hundred Twenty-five (125), Range Thirty-one (31), lying parallel with and immediately adjoining the Northeasterly boundary of the present right of way of the railway of said Railway Company, and extending from the north line of said Section Twenty-two (22), Southeasterly to a line drawn at right angles to the centerline of the main track of the railway of said Railway Company as the same is now located and constructed at a point therein 918.4 feet distant Southeasterly as measured along said center line from its intersection with the west line of said Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Twenty-two (22), the Northeasterly boundary of said strip or piece of land being a line parallel with and 150 feet distant Northerly from the said centerline of the

railway, Stearns County, Minnesota, according to the plat and survey thereof on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota.



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, June 4, 2025, in the Council Room at 400 Railroad Avenue for the said City.

Other members present were councilors John R. Harlander, Al Amdahl, Bruce Winter, and Charlene Ohmann. None were absent. Others present were Police Chief, Matt Gannon, Joe Mergen, Public Works Supervisor, Jeremy Mathiasen, city engineer with the firm Stantec Inc. MN, Gary Winkels, City Administrator, Berleen Hollenkamp and Tony Burns.

The council recited the Pledge of Allegiance.

The council took notice of approval of payment of bills. After due discussion, a motion was made by Al Amdahl, and seconded by Charlene Ohmann to approve/authorize payroll (4737-4755), electronic payment transfers, and the payment of the following bills: Check Numbers 74282-74301. 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 May 21<sup>st</sup>, and hearing none declared them approved.

Open forum/public comments: None

Mr. Mathiasen informed the City Council that no official bid date has been set for the County Road 157 improvement project. Mr. Mathiasen noted Stearns County is currently awaiting the results of a historic review concerning the old railroad bridge, and noted Stearns County is considering reconstructing the portion of County Road 157 within city limits during this current construction season, to avoid potential conflicts with the city's future improvement plans.

Police Chief Matt Gannon informed the council the police department's body camera audit was completed May 29<sup>th</sup> and noted it will be approximately one month before he receives the final report.

Mr. Mergen informed the Council that Reed Moulzolf and Blake Iverson were the two applicants for the Public Works seasonal/temporary labor position. Mr. Mergen noted he interviewed both candidates and recommended the city offer the position to Blake Iverson. After due discussion, and upon Mr. Mergen's recommendation, a motion was made by John R. Harlander and seconded by Al Amdahl to hire Blake Iverson for the Public Works seasonal labor position. All voted for the motion, and it carried.

Councilor Bruce Winter, Albany Golf Board Liaison, informed the Council that there has been another delay in receiving the correct monthly financial information from the Albany Golf Club for City approval. Mr. Winkels noted he was informed earlier in the week that the Board is possibly hiring an accountant to perform the necessary accounting

duties. Mayor Tom Kasner noted he would speak with Albany Golf Club Board President Tom Blattner to reiterate the importance of providing the required financial documents.

The Council took notice of Resolution 2025-12, a joint resolution for Orderly Annexation Agreement between the Town of Albany and the City of Albany, approving the annexation of property (3 +/- acres) (21825 County Road 54, Albany MN) owned by Centra Sota Cooperative. Mr. Winkels informed the Council if approved, the City agrees to pay the Town the following as full payment in lieu of taxes: 2025 (\$266), 2026-2029 (\$531 each year) and noted the property to be annexed shall be Core Commercial (C1). Mr. Winkels also noted if approved the same resolution will be presented to Albany Township at their June 23<sup>rd</sup> regular meeting and final approval is to be considered by the State Board of Adjustments. After due discussion, a motion was made by John R. Harlander who introduced the following resolution and moved its adoption:

RESOLUTION 2025-12  
JOINT RESOLUTION FOR ORDERLY ANNEXATION  
AGREEMENT BETWEEN THE TOWN OF ALBANY  
AND THE CITY OF ALBANY

The motion for the foregoing Resolution was seconded by Charlene Ohmann and after full discussion thereon and upon a vote being taken thereon, the following voted in favor thereof: Mayor Tom Kasner, Councilors John R. Harlander, Al Amdahl, Bruce Winter, and Charlene Ohmann and none voted against the same; whereupon the said Resolution was declared duly passed and adopted. The full text of the said resolution is on file at the office of the City Clerk/Administrator for public inspection during regular office hours.

The Council took notice of 1–4-day temporary liquor license and LG220 Minnesota Lawful Gambling exempt permit application submitted by Holy Family School, 160 2<sup>nd</sup> Street, for the purpose of conducting a raffle on Saturday, October 4, 2025. After due discussion, a motion was made by Al Amdahl to approve the aforementioned 1–4-day temporary liquor license and introduced the following resolution and moved its adaption:

RESOLUTION NO. 2025-13  
APPROVING MINNESOTA  
LG220 LAWFUL GAMBLING EXEMPT PERMIT APPLICATION

The motion for the foregoing resolution and 1-4 day liquor license was seconded by Bruce Winter and after full discussion thereon and upon a vote being taken thereon, the following voted in favor thereof: Mayor Tom Kasner, Councilors John R. Harlander, Al Amdahl, Bruce Winter and Charlene Ohmann, and none voted against the same; whereupon the said Resolution was declared duly passed and adopted. The full text of the said Resolution is on file at the office of the City Clerk/Administrator for public inspection during regular office hours.

The Council took notice of 1–4-day temporary liquor license application submitted by the Albany Lions Club, to dispense alcoholic beverages on Heritage Day, August 2<sup>nd</sup>.

After due discussion, a motion was made by Mayor Tom Kasner and seconded by Bruce Winter to approve the said license. All voted for the motion, and it carried.

The Council took notice of Minnesota Lawful Gambling application LG230 submitted by the Albany Lions, for the purpose of conducting a raffle at Albany American Legion Park, 400 Railroad Avenue on August 2, 2025. After due discussion, a motion was made by Bruce Winter who introduced the following resolution and moved its adaption:

**RESOLUTION NO. 2025-14  
APPROVING MINNESOTA  
OFF-SITE LAWFUL GAMBLING APPLICATION**

The motion for the foregoing resolution was seconded by Al Amdahl and after full discussion thereon and upon a vote being taken thereon, the following voted in favor thereof: Mayor Tom Kasner, Councilors John R. Harlander, Al Amdahl, Bruce Winter and Charlene Ohmann, and none voted against the same; whereupon the said Resolution was declared duly passed and adopted. The full text of the said Resolution is on file at the office of the City Clerk/Administrator for public inspection during regular office hours.

Mr. Winkels informed the council the Minnesota Department of Health (MDH) has reviewed the splash pad plans submitted by Bryan Schiffler (Friends of North Park. Mr. Winkels noted the MDH review was received on May 30<sup>th</sup> indicating the following requirements are needed before plan approval:

1. Provide project address on plan set.
2. Provide perimeter and surface area of the interactive water play area.
3. Provide total surface area, including interactive water play area and dry perimeter.
4. Provide make and model number, including spec sheets, for all recirculation and feature pumps, filters, and disinfection system components.
5. SP2.3 lists an image of a 3 hp IntelliFlo VSF (recirculation), and a pump curve for a 1 hp (features) pump. Refer to above listed Requirement #3, to submit pertinent information.
6. Provide an approved disinfection system for the recirculating spray deck. The ChlorKing UV can only be used as a secondary disinfection system. A RainDeck controller and Stenner 45MP1 peristaltic pump, max output 3 gallons/day, with two chambers is provided on the plan, with no indication for use. Identify primary disinfection system on plan (i.e., sodium hypochlorite).
7. In accordance with MN Rules, part 4717.3650 Subpart 1. C., each toilet facility must include showers which permit nude showering within each toilet facility. in accordance with MN Rules, part 4717.3650 Subpart 1.C each toilet facility must include showers which permit nude showering within each toilet facility.
8. Provide a drinking fountain within the interactive water play area.
9. SP1.3: Provide specifications for Feature Schedule: L 1 Client-Supplied Water Tower.
10. Update Feature Schedules to reflect accurate quantity of P: BOX DRAIN (1 vs. 6).
11. Provide a minimum 4" recirculation suction piping and a minimum 3" recirculation pressure piping.
12. SP2.4 Filter Diagram: Provide a minimum of 2.5" backwash line.

Mr. Winkels noted item number seven (7) related to showers will be the largest obstacle. Mr. Winkels noted he and Mr. Schiffler have been in contact with MDH to find the best solution. Mr. Mathiasen noted some splash pads have an exception for showers if the owner requests no showers. Mr. Winkels noted he would follow up with MDH.

Mr. Winkels noted the Minnesota State Demographic Center estimates the city's 2024 population is 2,840 and the 2024 household estimate is 1,124. Mr. Winkels noted if the city chooses to challenge the estimates it must provide the appropriate data by June 24, 2025. After due discussion, and with the consensus of the council Mayor Tom Kasner noted no concerns with the estimates.

Mayor Tom Kasner announced the next regular council meeting for 6:30 PM or as soon as thereafter on Wednesday, June 18<sup>th</sup>, and adjourned the meeting at 7:04 PM.

Gary Winkels  
City Administrator

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, May 21, 2025, in the Council Room at 400 Railroad Avenue for the said City.

Other members present were councilors John R. Harlander, Al Amdahl, Bruce Winter, and Charlene Ohmann. None were absent. Others present were Police Chief, Matt Gannon, Joe Mergen, Public Works Supervisor, Jeremy Mathiasen, city engineer with the firm Stantec Inc. MN, Gary Winkels, City Administrator, Don and Taylor Williamson, West Central Sanitation Inc.

The council recited the Pledge of Allegiance.

The council took notice of approval of payment of bills. After due discussion, a motion was made by Al Amdahl, and seconded by Bruce Winter to approve/authorize payroll (4720-4736), electronic payment transfers, and the payment of the following bills: Check Numbers 74252-74281. 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 May 7<sup>th</sup>, and hearing none declared them approved.

Open forum/public comments: None

Don and Taylor Williamson appeared before the council to express appreciation for the city's continued partnership with West Central Sanitation Inc. Don Williamson emphasized the company's commitment to customer service, including regular follow-ups to address any concerns. Mayor Tom Kasner and Councilor Bruce Winter mentioned noticing oil trails on city roads, believed to be from leaking refuse trucks. Don Williamson assured the council that his team would investigate and resolve the issue promptly. Mr. Winkels noted West Central Sanitation staff have been very responsive to the city when a complaint is received. Don Williamson noted West Central Sanitation will be hosting a citywide clean up in the city hall parking lot on Saturday June 7<sup>th</sup> from 8-11AM. Mayor Tom Kasner, with the consensus of the council, thanked Don and Taylor Williamson for their attendance and ongoing service.

Mr. Mathiasen informed the City Council that no official bid date has been set for the County Road 157 improvement project. Stearns County is currently awaiting the results of a historic review concerning the old railroad bridge, as well as a Wilson's Phalarope bird survey. Both assessments are expected to be completed in early May. Council John R. Harlander questioned whether Stearns County would consider, at a minimum, reconstructing the portion of County Road 157 within city limits during the current construction season, in order to avoid potential conflicts with the city's future improvement plans. Mr. Winkels noted Stearns County engineers had previously indicated this option could be considered, and he would follow up with the county for further clarification.

Police Chief Matt Gannon informed the council the body camera audit originally scheduled for May 8<sup>th</sup> has been rescheduled to May 29<sup>th</sup> due to a family emergency involving the auditor. Chief Gannon also noted the department is working with Albany Area School on a traffic plan to help eliminate traffic congestion on the last day of school.

Mr. Mergen informed the council the city has been selected for a Per-and Polyfluoroalkyl Substances (PFAS) Source Identification and Reduction grant in the amount of \$31,500 from the Minnesota Pollution Control Agency (MPCA). Mr. Mergen noted the grant will help offset the cost associated with the Pollutant Management Plan (PMP) and PFAS sampling efforts.

Mr. Mergen informed the City Council the Public Works Department discovered a damaged fire hydrant near 911 Shamrock Lane during the spring hydrant flushing process. Mr. Mergen noted the hydrant has been broken off and will need to be excavated and replaced. Mr. Mergen also noted he believes the hydrant was likely struck by a vehicle, and the incident was not reported.

Councilor Al Amdahl, Community Education Liaison, informed the council the Albany Area Community Education BEAT series at the Blattner Energy Arts Theater (BEAT) for the 25-26 season is nearly sold out. Mr. Amdahl also noted the Blattner Energy Community Center (BECC) has seen it highest usage this past year.

Councilor Bruce Winter, Albany Golf Board Liaison, informed council the Albany Golf Course held their annual Stockholders meeting on May 12<sup>th</sup>. Mr. Winter noted Tim Buerman, Chris Kotzer, and Cameron Lemke were elected to the board. Mr. Winter also noted club membership has increased approximately ten (10) percent.

Councilor John R. Harlander, Albany Township Liaison, informed the council the city received public notice from Stearns County regarding the request for a conditional use permit submitted by Jeffrey and Lisa Schwinghammer Trust at 32998 County Road 41 to expand their feedlot. Mayor Tom Kasner, with the consensus of the council noted no comment from the city.

Mr. Winkels presented a Petition for Annexation submitted by Jeff Johnson (CEO) on behalf of Centra Sota Cooperative to annex Parcel Id 01.00208.0000 (21825 County Road 54) into the city, legally described as follows:

(PerDoc.No.395999)

All that part of the North One-half of the Northeast Quarter (N1/2 of NE1/4) of Section Twenty-two (22), Township One Hundred Twenty-five (125), Range Thirty-one (31), which lies and is situated westerly and southerly of the right of way of Trunk Highway numbered 3 (now Minnesota-United States Highway Numbered 52) and northerly of a line drawn parallel with the centerline of the railway of said Great Northern Railway Company as the same is now located and established and distant 75 feet northerly therefrom; excepting that portion of the above described land conveyed to the Great Northern Railway Company described as follows, to-wit: A strip or piece of land 75 feet wide in the

Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Twenty-two (22), Township One Hundred Twenty-five (125), Range Thirty-one (31), lying parallel with and immediately adjoining the Northeasterly boundary of the present right of way of the railway of said Railway Company, and extending from the north line of said Section Twenty-two (22), Southeasterly to a line drawn at right angles to the centerline of the main track of the railway of said Railway Company as the same is now located and constructed at a point therein 918.4 feet distant Southeasterly as measured along said center line from its intersection with the west line of said Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Twenty-two (22), the Northeasterly boundary of said strip or piece of land being a line parallel with and 150 feet distant Northerly from the said centerline of the railway, Stearns County, Minnesota, according to the plat and survey thereof on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota.

LESS AND EXCEPT  
(Per Doc. No. 951716)

The West 10 feet of the North One-half of the Northeast Quarter (N1/2 of NE1/4) of Section Twenty-two (22), Township One Hundred Twenty-five (125), Range Thirty-one (31), which lies and is situated westerly and southerly of the right of way of Trunk Highway numbered 3 (now Minnesota-United States Highway Numbered 52) and northerly of a line drawn parallel with the centerline of the railway of said Great Northern Railway Company as the same is now located and established and distant 75 feet northerly therefrom; excepting that portion of the above described land conveyed to the Great Northern Railway Company described as follows, to-wit: A strip or piece of land 75 feet wide in the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Twenty-two (22), Township One Hundred Twenty-five (125), Range Thirty-one (31), lying parallel with and immediately adjoining the Northeasterly boundary of the present right of way of the railway of said Railway Company, and extending from the north line of said Section Twenty-two (22), Southeasterly to a line drawn at right angles to the centerline of the main track of the railway of said Railway Company as the same is now located and constructed at a point therein 918.4 feet distant Southeasterly as measured along said center line from its intersection with the west line of said Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Twenty-two (22), the Northeasterly boundary of said strip or piece of land being a line parallel with and 150 feet distant Northerly from the said centerline of the railway, Stearns County, Minnesota, according to the plat and survey thereof on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota.

Mr. Winkels noted the purpose of the annexation is to redevelop the property in the future and connect a building to municipal water and sewer services on Sunset Court. Mr. Winkels recommended to the Council approval of the request for annexation and noted an Orderly Annexation Agreement between the City and Albany Township will be drafted and presented to the Council for approval at the June 4<sup>th</sup> Council meeting and June 26<sup>th</sup> Township meeting. Mr. Winkels also noted thereafter the Minnesota State Board of Adjustments will review the said Agreement and consider final approval of the annexation in July. After due discussion, a motion was made by John R. Harlander and seconded by

Charlene Ohmann to approve the petition for the annexation of aforesaid property as requested by Centra Sota Cooperative. All voted for the motion, and it carried.

Mr. Winkels informed the council he was notified by North Risk Partners, the city's employee benefit provider, the city will see an increase of \$10 +/- per month to the Delta Dental plan and an increase of \$7 +/- per month to the US Able Group Life and Short-term Disability renewal starting July 1<sup>st</sup>.

Mr. Winkels informed the City Council the air conditioning unit serving the library continues to trip the breaker. A service technician inspected the unit and recommended replacement due to the unit's age and the high cost of repairs. Mr. Winkels noted he has requested replacement quotes from several local contractors and will proceed with the lowest estimate.

Mayor Tom Kasner announced the next regular council meeting for 6:30 PM or as soon as thereafter on Wednesday, June 4<sup>th</sup>, and adjourned the meeting at 7:30 PM.

Gary Winkels  
City Administrator



Centra Sota Property  
Potential Annexation

Exhibit B

