



## ALBERTVILLE CITY COUNCIL

### REGULAR MEETING MINUTES

February 2, 2026 – 7 pm  
Council Chambers  
Albertville City Hall

#### 1. Call to Order

Mayor Hendrickson called the meeting to order at 7 pm.

#### 2. Pledge of Allegiance – Roll Call

**Present:** Mayor Hendrickson, Councilmembers Cocking, Hayden, Olson, and Zagorski.

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

#### 3. Recognitions – Presentations – Introductions

##### A. Albertville Fire Department Presentation – 2025 Year in Review

Fire Chief Bullen presented the 2025 call data and said the fire department had received a total of 674 in 2025. He also provided details on the incident statistics by City along with the date and time frame of the incidents. Chief Bullen reported on the department's 2025 accomplishments and reviewed the grants received. He answered questions from Council regarding the review.

##### B. Albertville Fire Department – 2025 Service Awards

Fire Chief Bullen recognized the following Albertville Firefighters for their years of service: Firefighter Asfeld (10 years) and Fire Chief Bullen (20 years).

Chief Bullen said the department averaged 62 training hours per member with Firefighter Follett completing the most at 103 hours. The top volunteer hours were performed by Firefighter Aguirre with 56.5 hours. The 2025 Top Caller was Firefighter Follett with 374 calls and Firefighter Aguirre received the 2025 Paul Heinen Above and Beyond Award.

The City Council thanked the Albertville Fire Department for their service to the Community

#### 4. Public Forum

Wright County Commissioner Holland provided an overview of the upcoming 2026 Wright County Road projects, highlighting those scheduled to occur within the City of Albertville and responded to questions from Council.

#### 5. Amendments to the Agenda

City Administrator Nafstad requested that the items listed under 9F. Planning and Zoning, and 9H. Legal be moved to follow the Consent Agenda.

**MOTION** made by Councilmember Olson, seconded by Councilmember Hayden to approve the February 2, 2026, agenda as amended. Ayes: Cocking, Hayden, Hendrickson, Olson, and Zagorski. Nays: None. 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 it is 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 January 20, 2026, regular City Council Meeting minutes as presented.
- B. Authorize the Monday, February 2, 2026, 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 the following Resolutions imposing civil penalties for liquor license violations according to Albertville City Code section 4-1-15.
  - **Resolution No. 2026-03** imposing civil penalty for a liquor license violation occurring on December 26, 2025 at D. Michael B's located 6550 Lamplight Drive.
  - **Resolution No. 2026-04** imposing civil penalty for liquor license violations occurring on December 26, 2025, at Cedar Creek Bar & Grill located 5700 Jason Avenue NE.
- D. Approve renewal of Consumption and Display Permit for the Church of St. Albert's for the Parish Center located at 11400 57<sup>th</sup> Street NE and further subject to receipt of licensing approval from the State of Minnesota.

**MOTION** made by Councilmember Cocking, seconded by Councilmember Olson to approve the February 2, 2026, consent agenda as submitted. Ayes: Cocking, Hayden, Hendrickson, Olson, and Zagorski. Nays: None. The motion carried.

## 7. Public Hearing – None

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

There were no updates from Wright County Sheriff's Office.

## 9. Department Business

### A. City Council

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

Councilmember Olson reported that the Parks Committee met and set the date Park's Night and the grand opening of Central Park for Thursday, May 14, 2026.

### B. Building

#### 1. 2025 Year-End Building Permit Review

City Administrator Nafstad presented the staff report and summarized the 2025 Building Permit Activity report. He also reviewed the rental license information and the number of inspections conducted in 2025 and responded to questions from Council.

### C. City Clerk – None

### D. Finance

**1. Central Park Warming House – Security Cameras, Burglary and Fire Alarm System**

Finance Director Lannes presented the staff and explained the warming house has a burglary and fire system that was no longer working and a quote was obtained to repair it. She also reported that the possibility of adding exterior cameras was considered. Director Lannes noted that the Fire Chief indicated a commercial fire system was required, which the building does not currently have, and responded to question from Council.

**MOTION** made by Councilmember Cocking, seconded by Councilmember Olson to authorize the purchase of security cameras, burglary and fire system plus related equipment for Central Park warming house in the amount of \$14,194.95. Ayes: Cocking, Hayden, Hendrickson, Olson, and Zagorski. Nays: None. The motion carried.

**2. Central Park Light Pole - Security Cameras**

**MOTION** made by Councilmember Cocking, seconded by Councilmember Zagorski to authorize the purchase of security cameras and related equipment for security cameras at Central Park roundabout in the amount of \$4,490.00. Ayes: Cocking, Hayden, Hendrickson, Olson, and Zagorski. Nays: None. The motion carried.

**E. Fire – None**

**F. Planning and Zoning**

**1. Due Pointe Commons Concept Review**

Planning Consultant Faulkner presented the staff report on the potential redevelopment of the Outlet Mall East and explained the proposal would remove four vacant existing buildings and redevelop the site into ten commercial lots. She reported that Phase One, anticipated in 2026, would include construction of a car wash, which was the primary driver of the development. Consultant Faulkner noted the property was subject to significant deed restrictions on allowable businesses uses and stated the developer was seeking Council feedback on proposed building materials for the carwash. She reported the site was considered blighted and would require Tax Increment Financing (TIF) assistance and responded to questions from Council.

The developer, Corey Kampschroer, reported the project would be called Due Point Commons and stated he was seeking Council’s feedback on the proposal. He explained the carwash would be a premium product featuring a new concept of building materials and outlined the planned amenities. Mr. Kampschroer provided additional information on the property’s deed restrictions, stated he would be open to another building location within the City if available and responded to questions from Council.

City Attorney Couri answered questions from Council regarding the property’s deed restrictions.

City Administrator Nafstad provided additional information regarding the deed restrictions and the challenges associated with demolition. He reported the site would not be suitable for housing due to zoning ordinance requirements as well as DNR and shoreland regulations.

The Council discussed the development concept, the existing deed restrictions, potential options for the remaining buildings due to the restrictions, and possible alternative locations within the City for a carwash

## 2. Federated Co-op Zoning Map Amendment, Preliminary Plat and Final Plat

Planning Consultant Faulkner presented the staff report, provided background information on the project, and stated that Federated had closed on the properties, and was now requesting to rezone them from Right-A-Way to B3 Highway Commercial and Federated PUD.

**MOTION** made by Councilmember Cocking, seconded by Councilmember Hayden to adopt **Ordinance No. 2026-01** for Rezoning PID 101-500-012133 from Right-of-Way to Federated Co-ops PUD/B-3 district, **Resolution No. 2026-05** allowing for summary publication for Ordinance No. 2026-01, and **Resolution No. 2026-06** approving the preliminary plat and final plat entitled Federated Co-ops Albertville, with conditions. Ayes: Cocking, Hayden, Hendrickson, Olson, and Zagorski. Nays: None. The motion carried.

### G. Public Works/Engineering – None

### H. Legal

#### 1. Federated Co-op Albertville PUD Developer’s Agreement

City Attorney Couri presented the staff report and explained that the developer's agreement was mostly a formality since there are no municipal improvements or site improvements, and the park dedication fees have already been paid. He added that the main purpose of the agreement was to ensure the developer comes back to work out another easement if access across the railroad tracks, covered by a 25-year agreement, was no longer available.

**MOTION** made by Councilmember Hayden, seconded by Councilmember Cocking to approve the Developer’s Agreement for Federated Co-ops Albertville PUD. Ayes: Cocking, Hayden, Hendrickson, Olson, and Zagorski. Nays: None. The motion carried.

### I. Administration

Mayor Hendrickson reported that the State of the Cities was scheduled for tomorrow, February 3.

### Announcements and/or Upcoming Meetings

February 9	STMA Arena Board, 6 pm
February 10	Planning Commission, 7 pm
February 16	City Hall closed in observance of President’s Day
February 17	City Council, 7 pm (Tuesday)
February 23	Joint Power Water Board, 6 pm Parks Committee, 7 pm
March 2	City Council, 7 pm

## 10. Adjournment

**MOTION** made by Councilmember Cocking, second by Councilmember Olson to adjourn the meeting at 8:33 pm. Ayes: Cocking, Hayden, Hendrickson, Olson, and Zagorski. Nays: None. The motion carried.

Respectfully submitted,



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Kristine A. Luedke, City Clerk