



## ALBERTVILLE CITY COUNCIL

### REGULAR MEETING MINUTES

April 6, 2026 – 7pm  
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, and Zagorski.

**Absent:** Councilmember Olson.

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

#### 3. Recognitions – Presentations – Introductions

#### 4. Public Forum

Mr. Rick Anderson, 5292 Lake Avenue NE, addressed the Council regarding e-bikes and motorized bikes. He expressed concerns about safety, noting many of the riders are young and not wearing helmets, and are riding throughout the park, including on sidewalks, in the playground area and in the park pavilion.

City Administrator Nafstad reported that the City does have an ordinance prohibiting the operation of motorized vehicles in the park but noted that enforcement could be difficult.

The Council discussed the use of e-bikes in the park and noted the State was working on legislation related to e-bike safety. They discussed adding additional signage in the park and continuing to publish articles in the City's newsletter to raise awareness.

#### 5. Amendments to the Agenda

There were no amendments to the agenda.

**MOTION** made by Councilmember Hayden, seconded by Councilmember Zagorski to approve the April 6, 2026 Agenda as submitted. Ayes: Cocking, Hayden, Hendrickson, and Zagorski. Nays: None. Absent: Olson. 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 March 2, 2026, regular City Council Meeting minutes as presented.
- B. Approve the March 16, 2026, regular City Council Meeting minutes as presented.

- C. Authorize the Monday, April 6, 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.
- D. Approve new annual Waste Haul License True North Sanitation.
- E. Approve a Field Scheduling Agreement to centralize the scheduling of the outdoor athletic field with the STMA School District and adopt **Ordinance No. 2026-05** amending Title 3, Chapter 1, Section 3 City Fees, Fines and Rates for Rentals - Park fee.

**MOTION** made by Councilmember Cocking, seconded by Councilmember Hayden to approve the April 6, 2026, Consent Agenda as submitted. Ayes: Cocking, Hayden, Hendrickson, and Zagorski. Nays: None. Absent: Olson. The motion carried.

## 7. Planning and Zoning

- A. **Ventura Addition Zoning Map Amendment, Preliminary Plat and Final Plat and**
- B. **Public Hearing – Drainage and Utility Easement Vacation, Lot 6, Block 1, Prairie Run to be platted as Ventura Addition**

Planning Consultant Faulkner presented the staff report, including the background information on the location of the parcels and stated that the information regarding the easement vacation would be incorporated into her presentation. She reported on the requested rezoning of the parcels, noting that the properties would need to be platted prior to any development, and indicated the applicant intends to establish a business to one of the parcels. Ms. Faulkner stated the Planning Commission recommended approval with conditions, which she outlined, and added the applicant's last name needed to be corrected on the official documents. She also responded to questions from Council.

City Administrator Nafstad responded to Council questions and provided additional information regarding the process for granting the easements to the properties.

Mayor Hendrickson opened the public hearing for the and called for public comments; no one came forward to speak.

**MOTION** made by Councilmember Cocking, seconded by Councilmember Hayden to close the public hearing. Ayes: Cocking, Hayden, Hendrickson, and Zagorski. Nays: None. Absent: Olson. The motion carried.

**MOTION** made by Councilmember Cocking, seconded by Councilmember Zagorski to adopt **Ordinance No. 2026-02** for Rezoning Lot 1, Block 1, Ventura Addition, from Prairie Run PUD/R-1A to R-1A, adopt **Ordinance No. 2026-03** for Outlot A, Ventura Addition, from Albertville Clinic PUD/B-2 to B-2, and **Resolution No. 2026-08** approving the preliminary and final plat for Ventura Addition with conditions and to also to approve Developers Agreement for Ventura addition. Ayes: Cocking, Hayden, Hendrickson, and Zagorski. Nays: None. Absent: Olson. The motion carried.

**MOTION** made by Councilmember Cocking, seconded by Councilmember Zagorski to adopt **Resolution No. 2026-09** Vacating all Drainage and Utility Easements within Lot 16, Block 1 of the Plat of Prairie Run within the City of Albertville. Ayes: Cocking, Hayden, Hendrickson, and Zagorski. Nays: None. Absent: Olson. The motion carried.

### **C. Zoning Text Amendment and PUD Amendment for a Community Center**

Planning Consultant Faulkner presented the staff report, noting that the space was previously used as a dance studio. She reviewed the requested amendments, including the addition of a definition of community centers and an amendment to the Planned Unit Development (PUD) agreement to allow a community center with prayer as an interim use. She explained that the request would allow a community center only within a commercial district as a specific PUD in a designated location and that the fence maintenance would be required. Consultant Faulkner responded to questions from Council and added that the applicant would need to still apply for an interim use permit.

Mr. Kirby Dorothy, Excelsior Property LLC, property owner, responded to questions from Council regarding the size of the space being proposed for the community center and the existing tenants within the retail space, including a toy store and taekwondo studio. He noted he had spoken to the other tenants regarding the community center.

City Attorney Couri answered questions from Council regarding the zoning text amendment and noted that a size limit could be included in the ordinance amendment.

City Administrator Nafstad reported the current PUD agreement does not include language for the recreational use, which would relate to the taekwondo studio and former dance studio. He also responded to questions from Council.

There was Council discussion regarding the zoning text and PUD agreement amendment for a community center and requested that language be added to limit the size for the community center to the current open space of 2700 square feet and include recreation use as an allowable use within the PUD.

**MOTION** made by Councilmember Cocking, seconded by Councilmember Zagorski to adopt **Ordinance No. 2026-04** amending the City Code and Zoning Ordinance relating to the regulations of Community Centers within the City as amended. Ayes: Cocking, Hayden, Hendrickson, and Zagorski. Nays: None. Absent: Olson. The motion carried.

**MOTION** made by Councilmember Cocking, seconded by Councilmember Zagorski to approve amendment to Albertville Plaza PUD Agreement, allowing community centers with accessory prayer services in Lot 1, Block 1 as an interim use and addressing maintenance of the screening fence as amended. Ayes: Cocking, Hayden, Hendrickson, and Zagorski. Nays: None. Absent: Olson. The motion carried.

### **D. LaBeaux Commercial Center – Concept Review**

Planning Consultant Faulkner reported that the Council had previously reviewed the original project concept in August 2025, which at the time it was proposed as seven commercial lots with residential components. She noted that the Developer has since revised the concept to accommodate additional commercial businesses requesting to be added. Consultant Faulkner reviewed the key issues associated with the revised proposal, including the need to rezone entire site, provide a buffer to the adjacent residential neighborhood, re-evaluate roadway connections, and consider the Developer's request off-premise signage for lots not directly located on LaBeaux.

Mr. Mark Krogh, Java Companies, responded to questions from Council regarding the revised proposed concept plan and the potential new tenants. He noted that they were prepared to move forward with the development.

City Administrator Nafstad reported the developer was continuing to work on the traffic study for the area which may determine the future roadway connections.

The Council discussed the revised concept plan, and the consensus was in favor of the revised development.

**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 Zagorski provided an update from the Joint Power Water Board meeting, noting a discussion on the water usage by City for the past five years.

**B. Building – None**

**C. City Clerk – None**

**D. Finance – None**

**E. Fire – None**

**F. Planning and Zoning – None**

**G. Public Works/Engineering – None**

**H. Legal – None**

**I. Administration**

**1. City administrator's Update**

City Administrator Nafstad presented the City Administrator's Update, highlighting upcoming City events, noting that the Local Board of Appeals and Equalization will be held at 6:15 pm prior to the next Council meeting.

**Announcements and/or Upcoming Meetings**

April 13	STMA Arena Board, 6 pm
April 14	Planning Commission, 7 pm
April 20	City Council, 7 pm
April 27	Joint Power Water Board, 6 pm Parks Committee, 7 pm
May 4	City Council, 7 pm

**10. Adjournment**

**MOTION** made by Councilmember Cocking, second by Councilmember Hayden to adjourn the meeting at 8:10 pm. Ayes: Cocking, Hayden, Hendrickson, and Zagorski. Nays: None. Absent: Olson. The motion carried.

Respectfully submitted,



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Kristine A. Luedke, City Clerk