

CITY OF ALEXANDRIA, MINNESOTA

City Council - Regular Meeting

MINUTES • FEBRUARY 23, 2026

COUNCIL CHAMBERS

7:00 PM

**704 BROADWAY
ALEXANDRIA, MN 56308**

*****The Mayor and City Council Members may participate in the meeting by interactive technology*****

1. 7:00PM - Call to Order

Attendee Name	Title	Status
Bobbie Osterberg	Mayor	Present
Bill Franzen	Council Member - Ward 1	Present
Roger Thalman	Council Member - Ward 2	Present
Scott Allen	Council Member - Ward 3	Present
Nicole Mace	Council Member - Ward 4	Present
Carl Kvale	Council Member - Ward 5	Present

2. Pledge of Allegiance

3. Moment of Silence

4. Public Comment

Alan Roebke, 605 30th Ave. W, Unit 1, Alexandria; addressed the City Council regarding the PrimeWest Health RCC and the airport.

5. Approve Agenda

A motion was made by Council Member Mace to approve the agenda as presented. The motion was seconded by Council Member Kvale.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Nicole Mace, Council Member - Ward 4
SECONDER:	Carl Kvale, Council Member - Ward 5
AYES:	Franzen, Thalman, Allen, Mace and Kvale

6. Consent Agenda

Financial Impact

Not to exceed \$5,000 to gather documentation to perform the additional 'alternate' bid to be paid for out of the Airport Development Fund.

Recommendation

Provide TKDA authorization to prepare documentation to bid both asphalt and concrete pavements for the upcoming Runway 13/31 project with preparation costs not to exceed \$5,000.

A motion was made by Council Member Kvale to authorize TKDA to prepare documentation to bid both asphalt and concrete pavements for the upcoming Runway 13/31 project with preparation costs not to exceed \$5,000. Following discussion, the motion was seconded by Council Member Franzen.

RESULT: ADOPTED (UNANIMOUS)
MOVER: Carl Kvale, Council Member - Ward 5
SECONDER: Bill Franzen, Council Member - Ward 1
AYES: Franzen, Thalman, Allen, Mace and Kvale

10. Finance Director Heather Koskiniemi

1. Purchasing Policy Update

Background

On March 24, 2025, the City Council adopted a resolution authorizing the City of Alexandria to participate in the GreenSteps program. As part of this program a GreenStep Task Force has outlined objectives and action steps that can be taken by participating Cities. The City of Alexandria is just one Best Practice away from reaching Step 3 in the GreenStep Cities program. The City can achieve Step 3 by adopting a purchasing policy that encourages the purchase of recycled paper, recycled printer and copier cartridges and EnergyStar appliances.

The City currently has an adopted Purchasing Policy and staff recommend adding the below the policy under the General Purchasing Guidelines section:

- The purchaser shall attempt to purchase EnergyStar certified equipment and appliances.
- The purchaser shall purchase paper using a minimum of 10% post-consumer recycled content whenever practicable.

Financial Impact

None

Recommendation

Approval and adoption of the updated Purchasing Policy.

A motion was made by Council Member Mace to approve and adopt the updated Purchasing Policy as presented. The motion was seconded by Council Member Thalman.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Nicole Mace, Council Member - Ward 4
SECONDER:	Roger Thalman, Council Member - Ward 2
AYES:	Franzen, Thalman, Allen, Mace and Kvale

11. Commissioning: PrimeWest Health RCC Phase 1 and 2

1. Commissioning: PrimeWest Health RCC Phase 1 and 2

Background

Staff and Council have recently discussed a recommendation to perform commissioning of Phase 1 and 2 of the PrimeWest Health RCC project. Owner's Representative ORB Management gathered proposals from three commissioning firms. ORB reviewed the proposals, gathered followed-up information as needed and has prepared the attached recommendation.

The recommended motion includes two parts 1) authorizing an agreement with Questions and Solutions Engineering (QSE) and 2) authorizing and amendment to the existing Owner's Representative Agreement with ORB Management.

As noted in the QSE proposal, the purpose of commissioning is to systematically verify that building systems have designed, installed, properly set-up and tested to meet the owner's performance requirements.

It is worth noting that the commissioning will now be a requirement for Phase 3 due to changes in the Minnesota Energy Code.

Please note the firms all submitted proposals for Phase 3 in addition to Phase 1 and 2. The only work currently being contemplated, however, is for Phase 1 and 2.