



CITY COUNCIL - REGULAR MEETING

TUESDAY, DECEMBER 10, 2024 at 7:30 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

MINUTES

A Regular Meeting of the Albion City Council of the City of Albion, Nebraska was convened in open and public session at 7:30 p.m. on December 10, 2024 at Albion City Hall, 420 West Market St., Albion, NE. Notice of this meeting along with the agenda was simultaneously given in advance to all members of the Board. Notice of this meeting was given in advance by publication, a designated method for giving notice; a copy of proof of publication is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The meeting was recorded using an audio recording device and such recording is available for inspection at the office of the City Clerk.

CALL TO ORDER

A copy of the open meetings act is posted and is provided for the public on the billboard of the Council Chambers.

ROLL CALL

Present were Mayor James Jarecki and Council Members Jason Tisthammer, Jon Porter, Marcus Johnson, and Jack Dailey.

City staff present were City Administrator Andrew Devine, Deputy Clerk Sharon Ketteler, City Attorney Darren Wright, Water Commissioner/Building Inspector Warren Myers, and Economic Development and Housing Director Shelby Kelley.

MAYOR'S COMMENTS

Mayor Jarecki announced that he and Administrator Devine will be reviewing city assets in January, followed by his semi-annual department head meeting.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE NOVEMBER 12, 2024 CITY COUNCIL MEETING

Councilman Dailey made a motion to approve the minutes of the November 12, 2024 City Council meeting; seconded by Porter. Voting Yea: Johnson, Porter, Dailey, Tisthammer. Voting Nay: None. Motion carried.

OLD BUSINESS

9. CONSIDER PROPOSAL OF ALBION BASEBALL AND ALBION SOFTBALL FOR CONSTRUCTION OF BATTING AND STORAGE FACILITY AT THE ALBION SPORTS COMPLEX

Ed Knott, representative for Albion Baseball and Softball programs, explained the request and plan for construction of a batting and storage facility at the Albion Sports Complex. Mr. Knott stated that \$80,000 was donated for this project through the recent "Big Give". They now have \$216,000 committed toward the project's goal of \$250,000. They are looking into a few Foundations for further donations, and applying for grants. They plan to sell memberships to use the facility to help with future maintenance costs. The location of the facility would be west of the parking lot. Multiple sketches and plans of the proposed building were provided for council review. The building would be 60' X 100' with 20' side walls. They have been in touch with multiple companies that have agreed to provide In-Kind services toward the construction of the facility, which will greatly reduce their expenses. They are hoping to eventually have a Phase 2 of the project, which would extend the building 100' to the west. Knott stated they are looking for permission from the city to proceed with the project and would like to have a draft of an agreement ready by the January City Council Meeting. Clerk Devine suggested that he, City Attorney Wright, and a representative of the Baseball and Softball Program get together as soon as possible to draft an agreement. Knott would like the city to have an RFP (Request for Proposal) in process by February so they could begin construction this spring.

Councilman Porter made a motion to approve the proposal of Albion Baseball and Softball for Planning Construction of a Batting and Storage Facility at the Albion Sports Complex, seconded by Johnson. Voting Yea: Dailey, Johnson, Tisthammer, Porter. Voting Nay: None. Motion carried.

NEW BUSINESS

3. CITY CLERK TO PRESENT ELECTION RESULTS CERTIFICATION FROM COUNTY ELECTION COMMISSIONER

Clerk Devine provided the council with the election results from the November 5, 2024 election. There were two seats open for Albion City Council. Marcus Johnson received 717 votes; and Jack Dailey received 622 votes. Clerk Devine thanked all the council members for their dedication and service to the community. No action taken.

4. ELECT COUNCIL PRESIDENT FOR ANNUAL TERM

Councilman Porter made a motion to nominate and elect Marcus Johnson as the City Council President for calendar year 2025, seconded by Tisthammer. Voting Yea: Porter, Johnson, Dailey, Tisthammer. Voting Nay: None. Motion carried.

5. CONSIDER MAYORAL APPOINTMENTS TO BE EFFECTIVE JANUARY 1, 2025

Clerk Devine added Nuisance Officer, Warren Myers, to the other appointments that were previously provided to the council.

ADMINISTRATOR/CLERK/TREASURER	ANDREW DEVINE
DEPUTY CLERK	SHARON KETTELER
UTILITY CLERK	AMBER WYNN
WATER COMMISSIONER	WARREN MYERS
SEWER COMMISSIONER	COREY ZOUBEK
STREET SUPERVISOR	RON MOREARTY
PUBLIC WORKS MAINTENANCE OPERATOR	JOSEPH LANDAUER
PUBLIC WORKS OPERATIONS LIAISON	WARREN MYERS
BUILDING INSPECTOR	WARREN MYERS
CITY NUISANCE OFFICER	WARREN MYERS
CITY ATTORNEY	DARREN WRIGHT
POLICE CHIEF	BRENT LIPKER
POLICE OFFICER	VACANT
POLICE OFFICER	VACANT
ECONOMIC DEVELOPMENT AND HOUSING PROGRAM DIRECTOR	SHELBY KELLEY
STREET SUPERINTENDENT	ANDREW WILSHUSEN, JEO CONSULTING GROUP, INC.
FIRE CHIEF	BRUCE BENNE
POOL MANAGER	VACANT
CITY GROUNDSKEEPER	JOE LANDAUER
CITY PHYSICIAN/MEDICAL OFFICER	DR. ANTHONY KUSEK
CITY ENGINEER	RESERVE RIGHT TO USE SPECIAL PROJECTS ENGINEER AS NEEDED

Councilman Johnson made a motion to confirm 2025 Mayoral appointments effective January 1, 2025; seconded by Tisthammer. Voting Yea: Tisthammer, Porter, Johnson, Dailey. Voting Nay: None. Motion carried.

6. CONSIDER APPROVAL OF MAINTENANCE AGREEMENT #84 BETWEEN NEBRASKA DEPARTMENT OF TRANSPORTATION AND THE CITY OF ALBION FOR RENEWAL

Clerk Devine noted the only change to the current agreement is that each year after the 2025 agreement there will be a 3% increase for the next four years for System Preservation.

Councilman Johnson made a motion to approve renewal of the Maintenance Agreement #84 between Nebraska Department of Transportation and the City of Albion, seconded by Dailey. Voting Yea: Tisthammer, Porter, Johnson, Dailey. Voting Nay: None. Motion carried.

7. CONSIDER REQUEST OF CHUCK ROLF TO COMP CAMPSITE RESERVATIONS AND WAIVE FEES FOR THE EVENTS FROM MAY 14, 2025 THROUGH MAY 21, 2025

Mayor Jarecki noted that the city waived south campsite fees for participants last year for these similar events.

Councilman Porter made a motion to approve request for waiver of fees for south campsites for participants in events at the Niewohner Arena from May 14, 2025 through May 21, 2025; seconded by Johnson. Voting Yea: Dailey, Porter, Johnson, Tisthammer. Voting Nay: None. Motion carried.

8. CONSIDER FINAL PLAT APPLICATION OF ALBION DEVELOPMENT COMPANY, INC. FOR THE SOUTH PARK SUBDIVISION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA

Clerk Devine stated that originally the preliminary plat was approved in 2017. Since then the south portion of the property has been purchased by the Albion Development Company, Inc. This plan formalizes the pin setting to divide out the Lots. The city entered into an agreement with ADC for development of water and sewer services, electrical, and paving. The deadline for the city to get the water and sewer mains in is June 1, 2025. ADC then has 1 year to put in all the water and sewer service connections. Devine noted that the Planning Commission reviewed the application at their November 4, 2024 meeting and recommended approval.

Councilman Johnson made a motion to approve the final plat of South Park Subdivision, City of Albion, Boone County, Nebraska as submitted by Albion Development Company, Inc.; seconded by Dailey. Voting Yea: Tisthammer, Johnson, Dailey, Porter. Voting Nay: None. Motion carried.

RESOLUTIONS

10. NONE

ORDINANCES

11. CONSIDER FIRST READING OF ORDINANCE 339(24) AN ORDINANCE RELATING TO A LEVY OF SPECIAL ASSESSMENT FOR THE UNPAID NUISANCE ABATEMENT COSTS AND FEES OF SUSAN NELSON BOSCHEN, 426 WEST MAIN STREET, ALBION, NEBRASKA

Councilman Porter introduced Ordinance 339(24) An ordinance relating to a levy of special assessment for the unpaid nuisance abatement costs and fees of Susan Nelson Boschen, 426 West Main Street, Albion, Nebraska. Mayor Jarecki instructed Clerk Devine to read the ordinance for the first time.

Councilman Porter made a motion to approve the first reading of Ordinance 339(24), seconded by Johnson. Voting Yea: Dailey, Tisthammer, Johnson, Porter. Voting Nay: None. Motion carried.

REPORTS

12. City Administrator Report

City Administrator report to the City Council regarding the status of various city departments, city activities, and city financial reports.

Administrator Devine had previously provided a report for council review. Devine added that the city has begun construction to put in bunks on the north side of the shop to hold sand, gravel, and ice melt mix. C & J Concrete will pour the concrete pad for it. No action taken.

13. CONSIDER BILLS FOR APPROVAL

***REVIEW MONTHLY BILLS REPORT AND CONSIDER FOR APPROVAL AND PAYMENT**

Councilman Porter made a motion to approve bills report for payment and affirm all paid claims as presented, except for bills submitted by Speed Services; seconded by Dailey. Voting Yea: Dailey, Porter, Johnson, Tisthammer. Voting Nay: None. Motion carried.

Councilman Dailey made a motion to approve bills submitted by Speed Services for payment, seconded by Johnson. Voting Yea: Dailey, Tisthammer, Johnson. Voting Nay: None. Abstaining: Porter. Motion carried.

***CONSIDER PAY APPLICATION #1 OF OBRIST CONSTRUCTION FOR 2023 WATER AND WASTEWATER IMPROVEMENT PROJECT CONTRACT.**

Councilman Johnson made a motion to approve Pay Application # 1 of Obrist Construction in the amount of \$107,087.32 for 2023 Water and Wastewater Improvement Project Contract, seconded by Porter. Voting Yea: Johnson, Tisthammer, Dailey, Porter. Voting Nay: None. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

14. Next Regular Meeting: January 14, 2025 7:30 p.m.

- Ordinance 339(24)

15. Public Comment for Future Consideration

None.

ADJOURN

At 8:03 p.m. Council Member Dailey made a motion to adjourn the meeting, seconded by Johnson. Voting Yea: Porter, Johnson, Dailey, Tisthammer. Voting Nay: None. Motion carried.

I the undersigned Clerk hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council; that all subjects included in the foregoing proceedings were contained in the Agenda for the meeting, kept continually current and available for inspection at the office of the Clerk; that such subjects were contained in said Agenda for at least 24 hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for the examination and copying of the public; that said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification of meetings of said body were provided advance notification of the time and place of said meeting and subjects to be discussed at said meeting.

James Jarecki, Mayor

ATTEST:

Sharon Ketteler, Deputy Clerk