



CITY COUNCIL - SPECIAL MEETING

TUESDAY, AUGUST 26, 2025 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 August 26, 2025 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 Jon Porter, Jack Dailey, Marcus Johnson, and Jason Tisthammer.

City staff present were City Administrator Andrew Devine and Deputy Clerk Sharon Ketteler.

MAYOR'S COMMENTS

None.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE AUGUST 12, 2025 CITY COUNCIL MEETING

Councilman Porter made a motion to approve the minutes of the August 12, 2025 City Council meeting; seconded by Johnson. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

OLD BUSINESS

2. CONSIDER REQUEST OF DUSTIN FREY AND JENNIFER FREY FOR A GRANT OF RIGHT OF WAY TO PLACE FREEZER UNITS

This grant of right-of-way was previously approved to the Albion Locker at the June 10, 2025 City Council meeting. However, the ROW Grant needs to be amended to be granted to the property owners Dustin and Jennifer Frey. Councilman Johnson made a motion to approve the request for a grant of right-of-way as requested and to authorize the Mayor to execute such instrument, seconded by Tisthammer. Voting Yea: Johnson, Dailey, Porter, Tisthammer. Voting Nay: None. Motion carried.

3. BUDGET WORKSHOP – 2024-25 BUDGET PERFORMANCE AND DRAFT OF 2025-26 BUDGET

Treasurer Andrew Devine had previously reviewed a draft of the preliminary budget with council members at the July 29, 2025 meeting. The draft had also been under review by accountant, Michael Hoback, of AMGL. Devine reported the Certified Valuation was received from the County Assessor on August 15, 2025 in the amount of \$229,261,692; which was less than his estimated valuation of \$231,953,100. This decrease had very little impact on the tax levy because the allowable growth percentage was also less than what was estimated. The valuation was a 3.78% increase from last year. The preliminary budget for 2025-2026 includes a levy of \$0.3924 per \$100, which is 0.4 cents lower than last year. The preliminary total Property Tax Request is \$900,352.38; which is 2.83% more than last year. The City of Albion will not be required to participate in the Joint Public Hearing with the County. Devine stated some minor line item adjustments were made in the Fire and Library budgets but did not affect overall budget or property tax amounts. Devine remarked that since the issuance of the General Obligation Sewer Bonds will close in September, 2025, it helped to reduce our 2025-2026 property tax need for the Debt Service Fund. Michael Hoback stated that the city will need to amend the 2024-2025 budget since we were over budget by \$400,000. This was due to the Water and Sewer Project, the Eli Porter Memorial Playground, and Cardinal Cage Park Project. Although some of the funding came from donations and grants, an amendment is required since it was unplanned expenses spent that weren't included in the budget. Mr. Hoback reviewed the cash history balances with the Mayor and Council, stating there is a decent amount of cash reserves in the General Fund. He noted that the Enterprise Funds and Equipment Sinking Funds were spent down the last several years. The Utility Fund reserves are borderline for what they recommend. Hoback advised that the city try to maintain the reserves we have. Mr. Hoback explained how the City of Albion's Tax Request Authority was computed, giving us a total of \$75,043.95 of unused authority that carries over to next year. The first year there is no limit to the carry-over. The next year would be a 5% limit of our tax request that could be carried over. Porter mentioned that our Capital Outlay/Capital Improvements and Maintenance budgets are lower than previous years. Devine stated that the city has been aggressive the past few years at spending cash reserves down. There isn't as much cash carried over now so this will need to be a year of conservative operation. Devine also noted that 18 months ago the city put it out to the voters to reallocate sales tax to Economic Development so they would have more resources for developers. This would help to increase the city's valuation. However, by reallocating sales tax, it reduced our capital improvement funds by approximately \$120,000 per year. Hoback commented that Mr. Devine does a good job of preparing the budget. Mayor Jarecki asked the council if they agreed to move forward with the Budget as presented. Council members agreed. Treasurer Devine explained that Mr. Hoback will put the budget in State form and create the notices to be published in the newspaper for the hearing, which will be held September 9, 2025 at 7:30 p.m. The regular monthly City Council meeting and Budget Adoption will follow the public hearing. No action taken.

NEW BUSINESS

4. CONSIDER RIGHT OF WAY PERMIT APPLICATION OF MIDSTATES DATA TRANSPORT DBA STEALTH BROADBAND FOR APPROVAL

Council members reviewed the ROW Permit Application and multiple prints of the proposed areas for trenching a utility line to install duct/fiber for telecommunication purposes. The work will be done north of State Street/Hwy 91 and east of 11th Street. The next phase would be south of State Street/Hwy 91 and residential areas. A new ROW permit application will be submitted for that phase of the project.

Councilman Dailey made a motion to approve the Right-of-Way Permit Application of Midstates Data Transport dba Stealth Broadband, seconded by Tisthammer. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

REPORTS

5. City Administrator Report

Administrator Devine reported that Warren Myers submitted his resignation effective September 12, 2025. He has accepted the City Administrator position for the City of Sutton, Nebraska. Devine will begin looking for candidates to hire to fill his position. In the interim Devine will assume building code duties and nuisance enforcement as time allows. Ron Morearty has agreed to cover the Water Department as he is a certified water operator and knows our system well. Ron has also agreed to coordinate the day-to-day activities as Public Works Liaison. Porter expressed that the nuisance enforcement should go back to the Police Department; and that one police officer should be designated as the Nuisance Officer. No action taken.

6. CONSIDER EMPLOYEE EVALUATION FOR APPROVAL

Councilman Johnson made a motion to approve the employee evaluation and step raise of Amber Wynn, seconded by Porter. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

7. Next Regular Meeting: September 9, 2025 (following the Budget Hearing).

* Budget Hearing: September 9, 2025 7:30 p.m.

* Budget Adoption: September 9, 2025 (following the Budget Hearing).

8. Public Comment for Future Consideration

None.

ADJOURN

At 8:14 p.m. Councilman Johnson made a motion to adjourn, seconded by Tisthammer. Voting Yea: Johnson, Porter, 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