



CITY COUNCIL - REGULAR MEETING

TUESDAY, JULY 21, 2026 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 July 21, 2026 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, Jack Dailey, and Marcus Johnson. City staff present were City Administrator Andrew Devine, City Attorney Darren Wright, Deputy Clerk Sharon Ketteler, and Police Chief Brent Lipker.

MAYOR'S COMMENTS

Mayor Jarecki reminded everyone that school will be in session soon so to be careful of children walking and riding bikes to and from school.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF JUNE 9, 2026 CITY COUNCIL MEETING

Councilman Johnson made a motion to approve the minutes of the June 9, 2026 City Council Meeting, seconded by Porter. Voting Yea: Porter, Tisthammer, Dailey, Johnson. Voting Nay: None. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. CONSIDER STREET CLOSURE REQUEST OF DOWNTOWN STREETS FOR COMMUNITY EVENT

RAY BARNES, THE NEST, TO CLOSE MAIN STREET FROM 4TH STREET WEST TO ALLEY ON SATURDAY, AUGUST 8, 2026 FROM 10AM TO 10PM FOR AN ARTS-FEST EVENT

Councilman Porter made a motion to approve request of Ray Barnes, The Nest, to close Main Street from 4th Street west to the alley on Saturday, August 8, 2026 from 10:00 a.m. to 10:00 p.m. for an Arts-Fest event, seconded by Johnson. Voting Yea: Tisthammer, Dailey, Johnson, Porter. Voting Nay: None. Motion carried.

4. CONSIDER RECOMMENDATION TO THE NEBRASKA LIQUOR CONTROL COMMISSION REGARDING APPLICATION AMENDMENT FOR MANAGER CHANGE FOR VETERANS CLUB UNDER LICENSE NUMBER C-001179

Council members reviewed the application amendment to the Veteran's Club liquor license for new manager, Jerry Leifeld. Councilman Porter made a motion to recommend approval of the manager change by Veteran's Club under liquor license number C-001179, seconded by Dailey. Voting Yea: Tisthammer, Dailey, Johnson, Porter. Voting Nay: None. Motion carried.

5. BUDGET WORKSHOP – PRELIMINARY REVIEW OF 2025-26 BUDGET PERFORMANCE AND DRAFT OF 2026-27 BUDGET

Treasurer Devine provided a review of the Preliminary 2025-2026 Budget Performance and draft of the 2026-2027 Budget, which were previously given to the Mayor and Council in their agenda packets. Devine reviewed the Key Provisions report, noting that the preliminary total property tax asking for the next year is \$949,649.00; which is approximately 5% more than last year. The estimated levy is \$0.3832 per \$100. Devine estimated the city's valuation to be approximately \$237,285,851; which is about a 3.5% increase from last year. Our cash reserves continue to decrease, and we no longer have that to supplement our Governmental and Non-Governmental Funds; which is why our Property Tax Request and Levy are starting to drift upwards. There will be some debt retirements in 2030, 2032, and 2033 so we may see the overall levy come back down if there is no new debt acquired. The preliminary budget shows a significant increase in Water and Sewer rates, which has been recommended by both our auditor and the Nebraska Rural Water Association. We will also be supplementing the Water and Sewer budgets with Sales Tax Funds to try to keep the rates down. The 2025-2026 Governmental and Non-Governmental operations are estimated to perform \$376,693 better than budgeted. The 2025-2026 Business-Type Funds are estimated to perform with a deficit of \$59,530. The proposed budget includes about a 3.5% increase in Payroll and Benefits. Software upgrades are estimated to be approximately \$35,000 due to ending of several currently used products. Treasurer Devine provided Preliminary Budget Performance and Proposed Budget reports for each department and reviewed them with the council. The actual summary by department showed the total department revenue and total expenditures; and the net budget of surplus or deficit. Devine stated that any surplus of funds is the first source of budgeted revenue for each department. Devine explained the main reason it is so important to have good cash reserves is that most of our yearly revenue comes from Franchise Fees, which only come quarterly; and also from Property Taxes. Although we receive Property Tax payments monthly, there are only two months out of the year (when residents pay their semi-annual taxes) that the payments are large. The city needs to rely on cash reserves in between those payments to pay the bills. The next budget workshop will be on August 11, 2026. No action taken.

6. CONSIDER APPROVAL OF APPLICATIONS OF MEMBERSHIP TO THE ALBION VOLUNTEER FIRE DEPARTMENT OF CARSON MARICLE, ALAN WILSON, AND TY BORER

Council members reviewed the three membership applications submitted by Fire Chief Benne, who recommended approval. Councilman Porter made a motion to approve applications of membership to the Albion Volunteer Fire Department of Carson Maricle, Alan Wilson, and Ty Borer; seconded by Johnson. Voting Yea: Johnson, Dailey, Tisthammer, Porter. Voting Nay: None. Motion carried.

RESOLUTIONS

7. CONSIDER RESOLUTION 107(26) REGARDING PLACEMENT OF TRAFFIC CONTROL SIGNS IN ORDER TO REGULATE TRAFFIC AND/OR PARKING

Administrator Devine stated he had an onsite review with Superintendent Chris Look and the School Safety Committee to improve the safety of school children by creating a drop-off lane near the main high school entrance. It was decided to designate the east side of 5th Street between Walnut Street and Prairie Street as no parking from 7:30 a.m. - 4:00 p.m. Councilman Porter made a motion to introduce and approve Resolution 107(26) Regarding placement of traffic control signs in order to regulate traffic and/or parking, seconded by Johnson. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

8. CONSIDER RESOLUTION 108(26) REGARDING PLACEMENT OF TRAFFIC CONTROL SIGNS IN ORDER TO REGULATE TRAFFIC AND/OR PARKING

Administrator Devine stated that Hospital Administrator Caleb Poore requested the city to formally designate restrictive parking on the east side of Fuller Park and the Albion Aquatic Center. The hospital has had complaints that hospital staff consume most of the parking spaces so that patrons wanting to use the park or swimming pool have no place to park. The signs would read, "Fuller Park and Aquatic Center Patron Parking Only - April 1st through October 31st". Councilman Johnson made a motion to introduce and approve Resolution 108(26) Regarding placement of traffic control signs in order to regulate traffic and/or parking, seconded by Porter. Voting Yea: Tisthammer, Johnson, Porter, Dailey. Voting Nay: None. Motion carried.

ORDINANCES

9. CONSIDER INTRODUCTION AND PASSAGE OF ORDINANCE 349 (26) AN ORDINANCE OF THE CITY OF ALBION, NEBRASKA, SETTING UTILITY RATES EFFECTIVE OCTOBER 1, 2026

Treasurer Devine provided multiple data worksheets including Nebraska Rural Water's Rate Study and Rate Comparison for Water and Sewer for the City of Albion. NRWA looked at several years history to see where our trend is and gave us suggested rates. Devine stated that since at least 2012, the city has either gone with a zero rate increase or what that year's Consumer Price Index was. This was possible because the city had a great amount of available cash reserves to supplement the water and sewer rates. However, our cash reserves are no longer sufficient and based on our auditor's report and recommendation, and the Nebraska Rural Water's rate study and recommendation, it is necessary to increase our utility rates significantly. Devine reported that \$35,000 of sales tax will be transferred to Water for Well maintenance and Water Tower maintenance. And \$25,000 of sales tax will be transferred to Sewer for maintenance. These projected amounts are necessary to fill in the gaps even after the rate increases are applied. Porter stated he would like to have had the Water rate increase a little more and the monthly minimum Sewer flat rate a little less. Porter asked if Devine could give an average percent increase it would take to build the utility fund for capital outlay? Devine stated he would present an estimated rate at the next meeting. Following lengthy discussion by the Mayor, Council and Treasurer,

Councilman Dailey made a motion to introduce Ordinance 349(26) An ordinance of the City of Albion, Nebraska, setting Utility rates effective October 1, 2026. Mayor Jarecki instructed Clerk Devine to read the ordinance by title for the first time. Councilman Dailey made a motion to approve the first reading of Ordinance 349(26) and to suspend the statutory rules requiring reading at three separate meetings, seconded by Tisthammer. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried. Mayor Jarecki instructed Clerk Devine to read the ordinance by title for the second and third time. Councilman Dailey made a motion to approve the second and third readings of Ordinance 349(26) and to move for final passage and adoption, seconded by Johnson. Councilman Johnson called the question. Mayor Jarecki sought further comment. With no further comment Mayor Jarecki declared Ordinance 349(26) having been read by title three different times, the rules have been suspended, the question is, "Shall Ordinance 349(26) finally pass?" Voting Yea: Dailey, Tisthammer, Johnson. Voting Nay: Porter. Motion carried.

REPORTS

10. 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 written report for council review. Devine added that he will be ordering street lights for along the new trail and Clark Park. The city ordered two picnic tables for the park from Tisthammer Fabrication. Economic Development Director, Shelby Kelley, is working on grants and landscaping plans for Clark Park. Councilman Porter pointed out that the soffit material listed on the specs for the Clark Park restroom building was supposed to be changed from aluminum to steel. However, aluminum soffits are on the building. Mayor Jarecki instructed Clerk Devine to add that to the punch list. No action taken.

11. 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 from Speed Services, seconded by Johnson. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried. Councilman Johnson made a motion to approve bills from Speed Services for payment, seconded by Dailey. Voting Yea: Tisthammer, Dailey, Johnson. Voting Nay: None. Abstain: Porter. Motion carried. Councilman Porter made a motion to approve Pay Application #5 of Gehring Construction for the Clark Park and Trail Project in the amount of \$37,920.68; seconded by Johnson. Voting Yea: Dailey, Johnson, Porter, Tisthammer. Voting Nay: None. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

12. Next Regular Meeting: August 11, 2026 - 7:30 p.m.

*Budget Workshop

*COLA Review

*Employee Evaluations

13. Public Comment for Future Consideration

None.

ADJOURN

At 9:05 p.m. Councilman Dailey made a motion to adjourn the meeting, seconded by Tisthammer. Voting Yea: Johnson, Dailey, Tisthammer, Porter. 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