



CITY COUNCIL - REGULAR MEETING

TUESDAY, AUGUST 11, 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 August 11, 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 Jon Porter, Jack Dailey, Marcus Johnson, and Jason Tisthammer. City staff present were City Administrator Andrew Devine, City Attorney Darren Wright, Deputy Clerk Sharon Ketteler, and Police Lieutenant Dustin Martin.

MAYOR'S COMMENTS

Mayor Jarecki made a comment regarding next year's budget, stating that hopefully our growth will absorb our increased tax asking of around \$45,000.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF JULY 21, 2026 CITY COUNCIL MEETING

Councilman Porter made a motion to approve the minutes of the July 21, 2026 City Council Meeting, seconded by Johnson. Voting Yea: Tisthammer, Dailey, Johnson, Porter. Voting Nay: None. Motion carried.

OLD BUSINESS

2. BUDGET WORKSHOP – 2025-26 BUDGET PERFORMANCE AND DRAFT OF 2026-27 BUDGET

Treasurer Andrew Devine had previously reviewed a draft of the preliminary budget with council members at the July 21, 2026 meeting. The draft had also been under review by accountant, Michael Hoback, of AMGL. Devine stated he made some minor line item adjustments in the Pool, Water, and Sewer budgets, but it did not affect overall budget or property tax amounts. Devine reported the Certified Valuation has not yet been received from the County Assessor. Mr. Hoback stated that if the growth is higher than 2%, Devine and the Mayor will need to attend the Joint Public Hearing with the County. Mr. Hoback reviewed the cash history balances with the Mayor and Council. The General Fund

balance has gone down by about \$124,000. Mr. Hoback stated we usually don't spend all that is budgeted for the General Fund though. Hoback stated the Enterprise Funds look good, showing a surplus of about \$63,000. He added that it is good to see we use the sales tax that is collected and get it back out into the community for improvements. Mr. Hoback stated that the proposed budget looks good. He added that we have a lower property tax levy than most other cities our size. Devine asked the council if they were comfortable with the proposed levy, the property tax asking amounts, and the amounts each department is getting? Councilman Johnson stated he likes the way Treasurer Devine prepares the budget. Mayor Jarecki asked the council if they agreed to move forward with the Budget as presented? Council members agreed. No action taken.

NEW BUSINESS

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

ALBION CHAMBER OF COMMERCE TO CLOSE MAIN STREET FROM THE NORTH/SOUTH ALLEY BETWEEN 4TH AND 3RD STREETS THEN EAST TO RAILROAD TRACKS; AND, 3RD STREET FROM MAIN STREET TO THE EAST/WEST ALLEY BETWEEN MAIN AND CHURCH STREETS ON MONDAY, SEPTEMBER 14, 2026 FROM 8AM – 2PM FOR A BOONE COUNTY BIG WHEELS DAY.

Clerk Devine provided a diagram of the requested street closure area. A flyer of the event was also included, which explained that students in Pre-K through 4th grades will have the opportunity to learn about equipment used in our community. Councilman Johnson made a motion to approve request of Albion Chamber of Commerce to close Main Street from the north/south alley between 4th and 3rd Streets then east to the Railroad Tracks; and, 3rd Street from Main Street to the east/west alley between Main and Church Streets on Monday, September 14, 2026 from 8:00 a.m. - 2:00 p.m. for a Boone County Big Wheels Day; seconded by Porter. Voting Yea: Tisthammer, Dailey, Johnson, Porter. Voting Nay: None. Motion carried.

RESOLUTIONS

4. CONSIDER RESOLUTION 109(26) REGARDING PLACEMENT OF TRAFFIC CONTROL SIGNS IN ORDER TO REGULATE TRAFFIC AND/OR PARKING

Clerk Devine explained that after last month's request by the Boone County Health Center's Administrator to restrict parking on the east side of Fuller Park and the Albion Aquatic Center, and the approval of the city council, the hospital is now requesting to reduce the restrictive parking area. Geoff McGill, Maintenance Supervisor for BCHC, reported that there isn't enough staff parking to restrict that large of an area. Clerk Devine stated that the council could either keep the original Resolution 108(26) that was passed last month or pass this resolution to cut the restrictive parking in half. Council members discussed other parking areas that are available for hospital staff. Most agreed that the east lot that is designated for staff parking isn't used as full as it could be. Councilman Porter made a motion to postpone Resolution 109(26) until the next meeting in case the requesters change their mind again, seconded by Dailey. Voting Yea: Tisthammer, Johnson, Porter, Dailey. Voting Nay: None. Motion carried.

5. CONSIDER INTRODUCTION AND APPROVAL OF RESOLUTION 110(26), APPROVING THE 2026-2027 COST OF LIVING ADJUSTMENT FOR ALL NON-TEMPORARY CITY EMPLOYEES EFFECTIVE OCTOBER 1, 2026.

Clerk Devine stated the CPI is a method the City of Albion has previously recognized for considering the Cost of Living Adjustment. This year's CPI is 3.5 percent. Devine provided charts showing what different percentage increases would equate to in total wage bases and per hour. Devine recommended a 3.5 % COLA increase, equalized to \$1.13 per hour for all non-temporary employees. This amount has been

incorporated into the preliminary budget. Councilman Porter made a motion to introduce and approve Resolution 110(26), Approving the 2026-2027 Cost of Living Adjustment for all non-temporary city employees equalized to \$1.13/hour effective October 1, 2026; seconded by Dailey. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

6. CONSIDER RESOLUTION SERIES 111(26) 1-7 DECLARING NUISANCES

Council members reviewed the nuisance violation reports and photos on seven properties provided by Chief Lipker and Lieutenant Martin. Councilman Porter made a motion to introduce and approve Resolution 111(26) 1-7 Declaring Nuisances, seconded by Johnson. Voting Yea: Johnson, Tisthammer, Dailey, Porter. Voting Nay: None. Motion carried.

ORDINANCES

7. NONE

REPORTS

8. 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 the last day for the pool to be open was August 9th and was followed by a large attended "Doggy Dip". Per Councilman Porter's request last month, Devine provided charts to show different rate minimums and several variables it would take to support all operation and maintenance for Water and Sewer without using sales tax; and charts to support all operation and maintenance without using sales tax and which would also provide future capital outlay. No action taken.

9. CONSIDER BILLS FOR APPROVAL

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

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

***CONSIDER CHANGE ORDER #3 (FINAL) OF GEHRING CONSTRUCTION FOR THE CLARK PARK AND TRAIL PROJECT**

Clerk Devine reported the Change Order for final quantities resulted in a deduction of \$19,872.50, which is a total contract deduction of \$8,412.50. Councilman Johnson made a motion to approve Change Order #3 of Gehring Construction for the Clark Park and Trail Project for a deduction in the amount of \$19,872.50; seconded by Porter. Voting Yea: Porter, Tisthammer, Dailey, Johnson. Voting Nay: None. Motion carried.

***CONSIDER CERTIFICATE OF SUBSTANTIAL COMPLETION OF GEHRING CONSTRUCTION FOR THE CLARK PARK AND TRAIL PROJECT**

Clerk Devine reviewed items remaining on the punch list with the council. Councilman Dailey made a motion to approve Certificate of Substantial Completion for the Clark Park and Trail Project and authorize the Mayor to sign the same, seconded by Johnson, Voting Yea: Johnson, Dailey, Porter, Tisthammer. Voting Nay: None. Motion carried.

*CONSIDER PAY APPLICATION #6 OF GEHRING CONSTRUCTION FOR THE CLARK PARK AND TRAIL PROJECT

Councilman Porter made a motion to approve Pay Application #6 of Gehring Construction for the Clark Park and Trail Project in the amount of \$61,271.05; seconded by Dailey. Voting Yea: Dailey, Johnson, Porter, Tisthammer. Voting Nay: None. Motion carried.

10. CONSIDER APPROVAL EMPLOYEE EVALUATIONS AND STEP-RAISES FOR APPROVAL

Councilman Porter made a motion to approve the employee evaluation of Andrew Devine, seconded by Tisthammer. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

11. Next Regular Meeting: September 8, 2026 7:30 p.m.

12. Special Meeting: September 22, 2026 7:30 a.m.

13. Public Comment for Future Consideration

None.

ADJOURN

At 8:38 p.m., Councilman Johnson made a motion to adjourn the meeting, seconded by Tisthammer. Voting Yea: Johnson, Dailey, Porter, 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