



# 10/2/2023 - ALBION PLANNING COMMISSION MEETING

MONDAY, OCTOBER 02, 2023 at 7:00 PM

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

## MINUTES

### CALL TO ORDER

A Regular Meeting of the Albion Planning Commission of the City of Albion, Nebraska was convened in open and public session at 7:00 p.m. on October 2, 2023 at the Albion City Hall, 420 West Market Street, Albion, NE. The meeting was called to order by Chairman Fick at 7:00 p.m. Chairman Fick informed the public about the location of the current copy of the Open Meetings Act posted in the Council Chambers. Notice of this meeting along with the agenda was simultaneously given in advance to all members of the Commission. 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.

### ROLL CALL

Commission Members present were Don Thorberg, Brian Nathan, Bev Dailey, Gale Schafer, and Tom Fick. Absent were Steve Gragert, Todd Wynn, and Steven Ruzek. City staff present was Secretary Andrew Devine.

### APPROVAL OF MINUTES

#### 1. APPROVE THE MINUTES OF THE NOVEMBER 7, 2022 PLANNING COMMISSION MEETING

Commission Member Schafer made a motion to approve the minutes of the November 7, 2022 meeting; seconded by Nathan. Voting Yea: Fick, Schafer, Nathan, Thorberg, Dailey. Voting Nay: None. Motion carried.

### OLD BUSINESS

#### 2. NONE

## **NEW BUSINESS**

### **3. REVIEW 2023-2024 ALBION CAPITAL IMPROVEMENT PLAN FOR RECOMMENDATION TO CITY COUNCIL**

Secretary Devine reviewed the Capital Improvement Plan with commissioners. Devine explained that approving the Capital Improvement Plan doesn't mean we have to have funds available to do all the projects. It is listing the priority projects to complete as resources become available. Devine stated the Safe Drinking Water project was completed in 2020 with a new well; however, Mayor Jarecki recommends planning for another new well in deeper water formation further south. Discussion ensued on a possible site for a new well. Commissioners discussed an irrigation system for sludge application. Devine stated that Sewer Commissioner, Corey Zoubek, suggested a traveling gun. Commissioner Schafer stated his experience with that type of irrigation proved to have extreme run-off. Devine noted the City does have ARPA funds to help with this project. There are no major street improvements on the 1-Year Plan. The 6-Year Plan projects include: Road improvement on South 11th Street and connecting back over to South Street (east of the pool); and South Parkview Subdivision. There is also an older project to bring Fuller Street back to gravel. This can probably be removed from the plan as it is almost all back to gravel from weather and travel. There are also drainage improvements on the plan at 5th Street and Salebarn Road; and storm drains at 5th and Main Streets, 4th and Main Streets, and 5th and Church Streets. Commissioners discussed possible placements for these storm drains. The City had microsurfacing scheduled for this fall but was recently notified it has gotten pushed back to next spring. They will start with residential streets, then do commercial streets in 2025. Devine has been working with Joann Porter for the Eli Porter Memorial Project in Fuller Park. They are working on fundraising and grants for the project, and it will be on the Big Give list as well. A large project that has been on the Capital Improvement Plan for several years is to replace lighting at the Sports Complex. The Aquatic Center is 10 years old and it's becoming necessary to replace equipment. The Library is still trying to make the old basement accessible. They have funding available through a large donation and also through the sales tax fund that was added back in 2016 for their building improvement and maintenance. The Fire Department shouldn't need any new equipment this year. They have some areas they would like to pave. The City will need to provide infrastructure to the recent annexed properties. City Council has approved JEO Consulting Group to begin specifications to construct water and sewer on all the existing developed properties that were annexed. Discussion ensued for possible placement of sewer lines. No action taken.

## **REPORTS**

### **4. Update on Albion Housing Initiative including Rural Workforce Housing Fund Grant**

Economic Development and Housing Director, Maggie Smith, was not available to update on Albion Housing Initiative.

## **ITEMS TO BE PUT ON NEXT MEETING AGENDA**

The next regular meeting is currently scheduled for Monday, November 6, 2023 at 7:00 p.m.

## 5. PUBLIC COMMENT FOR FUTURE CONSIDERATION

None.

## ADJOURNMENT

At 7:53 p.m. Commission Member Thorberg made a motion to adjourn, seconded by Schafer. Voting Yea: Dailey, Schafer, Fick, Thorberg, and Nathan. Voting Nay: None. Motion carried.

**Respectfully submitted,**

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Andrew L. Devine, Secretary