



CITY COUNCIL REGULAR MEETING

TUESDAY, DECEMBER 09, 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 December 9, 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, City Attorney Darren Wright, and Deputy Clerk Sharon Ketteler.

MAYOR'S COMMENTS

None.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE NOVEMBER 18, 2025 CITY COUNCIL MEETING

Councilman Johnson made a motion to approve the minutes of the November 18, 2025 City Council Meeting, seconded by Porter. Voting Yea: Tisthammer, Dailey, Johnson, Porter. Voting Nay: None. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. 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 2026, seconded by Tisthammer. Voting Yea: Porter, Johnson, Dailey, Tisthammer. Voting Nay: None. Motion carried.

4. CONSIDER MAYORAL APPOINTMENTS TO BE EFFECTIVE JANUARY 1, 2026

Appointments

ADMINISTRATOR/CLERK/TREASURER	ANDREW DEVINE
DEPUTY CLERK	SHARON KETTELER
UTILITY CLERK	AMBER WYNN
WATER COMMISSIONER - INTERIM	RON MOREARTY
SEWER COMMISSIONER	COREY ZOUBEK
STREET SUPERVISOR	RON MOREARTY
PUBLIC WORKS MAINTENANCE OPERATOR	JOSEPH LANDAUER
PUBLIC WORKS MAINTENANCE OPERATOR	DAVID REDLER
PUBLIC WORKS OPERATIONS LIAISON	RON MOREARTY
BUILDING INSPECTOR - INTERIM	ANDREW DEVINE
CITY ATTORNEY	DARREN WRIGHT
POLICE CHIEF	BRENT LIPKER
POLICE OFFICER	MICHAEL LIPKER
POLICE OFFICER	DUSTIN MARTIN
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 approve and confirm Mayoral appointments effective January 1, 2026; seconded by Porter. Voting Yea: Tisthammer, Porter, Johnson, Dailey. Voting Nay: None. Motion carried.

5. CONSIDER A MOTION TO RATIFY ALL ACTIONS, INCLUDING THE ELECTION OF THE NOMINEES TO THE LIGHT BOARD OF DIRECTORS, OF ANDREW DEVINE, OUR LIGHT REPRESENTATIVE, IDENTIFIED IN THE MINUTES OF THE ANNUAL MEMBERS' MEETING OF THE LEAGUE INSURANCE GOVERNMENT HEALTH TEAM (LIGHT) ON SEPTEMBER 26, 2025.

Clerk Devine provided the minutes from the Annual Members Meeting of the League Insurance Government Health Team (LIGHT) that he attended on September 26, 2025. Devine noted that voting action on this by the council is to ratify his votes at that meeting.

Councilman Johnson made a motion to ratify all actions, including the election of the nominees to the LIGHT Board of Directors, of Andrew Devine, our LIGHT Representative, identified in the minutes of the Annual Members' Meeting of the League Insurance Government Health Team (LIGHT) on September 26,

2025; seconded by Porter. Voting Yea: Johnson, Porter, Tisthammer, 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 provided a copy of the Maintenance Agreement and noted that the only change to the current agreement is the annual 3% increase in fee per lane mile. The total annual fee for 2026 will be \$2,361.70.

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

7. CONSIDER PLAYGROUND EQUIPMENT PROPOSAL OF CREATIVE SITES, LLC. FOR THE “PARK ON CLARK” PROJECT FOR APPROVAL

Clerk Devine explained that the city did a Request for Proposals (RFP) on playground equipment for the “Park on Clark” project. All proposals were within the project budget of \$350,000. Devine recommended the proposal of Creative Sites, LLC based on several factors, including our recent positive experience with them on the Eli Porter Memorial Project. Devine asked Creative Sites if they would revise their proposal by removing a couple of features to bring the price down to \$300,000 or less. Maggie Smith, from the Nebraska Community Foundation, contacted Devine about a grant that could help fund the playground equipment. This grant requires youth engagement. Clerk Devine recommended that the council table this agenda item to inquire more about this grant, and to give Creative Sites the opportunity to submit a revised proposal.

Councilman Porter made a motion to table consideration of the proposal for playground equipment contract until the next meeting, seconded by Johnson. Voting Yea: Porter, Johnson, Dailey, Tisthammer. Voting Nay: None. Motion carried.

8. REVIEW BID TABULATION OF THE TRAIL EXPANSION AND “PARK ON CLARK” PAVILION/RESTROOM FACILITY AND CONSIDER FOR AWARD

Clerk Devine provided an updated budget sheet for the Clark Park and Trail Expansion Project and reviewed it with the council. The total project costs are currently \$1,311,586.21. The total funding on hand or committed is \$1,174,785.00. This leaves a shortfall of \$136,801.21. The city’s goal is for Creative Sites’ revised proposal to be reduced to \$250,000.00. This would bring our shortfall down to \$86,801.21. Devine stated that the Basketball Court, Pedal Park, and Infinity Trail, which total an estimated \$67,000; can either be done at a future date as a Change Order, or by another company. We will complete them this budget year if we have sufficient funding, otherwise they will roll into the next budget year. If we wait to do these three items, it will reduce our shortfall to \$19,801.21. Devine explained there are three pending grants which are estimated to be about \$165,000 total; but we cannot count them as committed funds at this time. There are also two pending donations from the Big Give that are expected from retirement funds, but we do not know the amounts. Devine asked the council if they want him to try to renegotiate the Creative Sites amount down to \$230,000 to eliminate a shortfall in funds. Dailey suggested waiting to see if we receive the additional money needed. Ryan Kvan, representative for JEO Consulting Group, was present to review the bid tabulation for the three separate groups. Group A is for the Trail from Clark Park to the Sports Complex. Group B is for the Trail from Clark Park to 11th and State Streets to Fairview Street. Group C is for the Pavilion/Restroom Facility. There were three bids received. Gehring Construction & Ready Mix Co., Inc. of Columbus, Nebraska had the lowest bid overall, as well as the lowest bid in each of the individual bid groups. The council has the authority to not award any bids;

award Group A; award Group A & B; award Group A & C; or award Groups A, B, & C. If all three groups are awarded to Gehring Construction & Ready Mix the total amount would be \$763,089.50. Mr. Kvan noted that Gehring Construction & Ready Mix will honor their prices until May 1, 2026. Kvan explained that a Change Order is available from the contractor to revise the Picnic Shelter/Restroom Facility that would reduce the price by \$46,000.00. Following lengthy discussion, Councilman Johnson made a motion to approve and award bid groups A, B, and C to Gehring Construction and Ready Mix for a total of \$763,089.50, and to authorize the Mayor to execute all contract documents, seconded by Tisthammer. Voting Yea: Johnson, Dailey, Tisthammer. Voting Nay: Porter. Motion carried.

9. CONSIDER CHANGE ORDER #1 FOR "PARK ON CLARK" AND TRAIL EXPANSION PROJECT CONTRACT

The Change Order to the picnic shelter/restrooms includes changing roofing materials; having a 9' tall, poured concrete wall instead of a 10' block wall; and minor changes to the electrical. It would lower the price of the building by \$46,000.

Councilman Johnson made a motion to approve Change Order #1 for the "Park on Clark" and Trail Expansion Project Contract, seconded by Dailey. Voting Yea: Dailey, Tisthammer, Johnson. Voting Nay: Porter. Motion carried.

RESOLUTIONS

10. CONSIDER RESOLUTION 117 (25) REGARDING CERTIFICATION OF THE CITY STREET SUPERINTENDENT FOR 2025

Clerk Devine provided a copy of the resolution and noted that this certification is required annually by the State of Nebraska Department of Transportation.

Councilman Johnson made a motion to introduce and approve Resolution 117(25), seconded by Porter. Voting Yea: Dailey, Johnson, Tisthammer, Porter. Voting Nay: None. Motion carried.

ORDINANCES

11. NONE

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 Phase II of the Cardinal Cage Building is nearing completion and is anticipated to be done by the end of next week. No action taken.

13. CONSIDER BILLS FOR APPROVAL

*REVIEW MONTHLY BILLS REPORT AND CONSIDER FOR APPROVAL AND PAYMENT

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

Councilman Johnson made a motion to approve the bill from Choyeski Steel Buildings for payment once Administrator Devine certifies the building is complete, seconded by Tisthammer. Voting Yea: Tisthammer, Dailey, Johnson, Porter. Voting Nay: None. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

14. Next Regular Meeting: January 13, 2026 7:30pm

* Potential Plat Applications

15. Public Comment for Future Consideration

None.

ADJOURN

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Councilman Dailey made a motion to adjourn the meeting at 8:22 p.m., seconded by Johnson. Voting Yea: Tisthammer, Porter, Johnson, Dailey. 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