



# ALBION CITY COUNCIL - REGULAR MEETING

TUESDAY, JUNE 13, 2023 at 7:30 PM

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

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## MINUTES

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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 June 13, 2023 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:

Mayor James Jarecki  
Councilmember Jack Dailey  
Councilmember Marcus Johnson  
Councilmember Jon Porter

#### ABSENT:

Councilmember Jason Tisthammer

Councilmember Johnson made a motion to excuse the absence of Councilmember Tisthammer, Seconded by Councilmember Porter. Voting Yea: Councilmember Johnson, Councilmember Dailey, Councilmember Porter. Nay: None. Motion carried.

City staff present were: City Administrator Andrew Devine, City Attorney Darren Wright, Deputy Clerk Sharon Ketteler, Utility Clerk Amber Wynn, Economic Development and Housing Director Maggie Smith, Police Chief Brent Lipker, and Street Superintendent Andrew Wilshusen.

### MAYOR'S COMMENTS

None.

### APPROVAL OF MINUTES

#### 1. APPROVAL OF MINUTES OF THE MAY 9, 2023 CITY COUNCIL MEETING

The Minutes of the May 9, 2023 meeting were distributed to the Mayor and Council in the agenda packets.

Motion: To approve the minutes of the May 9, 2023 City Council Meeting.

Motion made by Councilmember Porter, Seconded by Councilmember Johnson.

Voting Yea: Councilmember Dailey, Councilmember Johnson, Councilmember Porter. Nay: None. Motion carried.

## **OLD BUSINESS**

### **2. NONE**

## **NEW BUSINESS**

### **3. REVIEW THE 2022-2023 CITY OF ALBION 1 AND 6 YEAR STREET IMPROVEMENT PLAN**

Street Superintendent, Andrew Wilshusen of JEO Consulting Group, was available to review the draft of 1 and 6 Year Street Improvement Plan with the council. Currently there are six projects on the 6 Year Plan, and no projects on the 1 Year Plan. A cost opinion sheet was provided which showed each of the projects, a description of the improvement, and cost estimates. Mr. Wilshusen noted these were last year's costs, so each of the projects would be approximately 5% higher than the cost shown. Clerk Devine questioned if they wanted to keep Project # M-104(101) - (Storm Sewer Improvements with Concrete Paving Patching on Fairview Street from 8th Street to 6th Street) on the plan since a portion of that project was taken care of during the hospital addition a few years ago. Following discussion among the council, it was decided to remove Project #M-104(101) from the Six Year Plan. Project # M-104(108) - (11th Street from Fairview Street to the Boone County Fairgrounds Shooting Range) was significantly higher than expected. The council divided that section into two separate projects at South Street; making the north section top priority over the south section. The south section will become Project M-104(109). Mr. Wilshusen stated the newly divided Project M-104(108) would cost approximately \$350,000. The council decided to keep it on the 6 Year Plan for now; however, once the 2023-2024 Preliminary Budget is completed they will determine if it can be moved to the 1 Year Plan. No action taken.

### **4. CONSIDER REQUEST OF AEDC FOR THE CITY TO FUND A PORTION OF THE LEVANDER FUNERAL HOME WATER AND SEWER MAIN INFRASTRUCTURE DEVELOPMENT WITH \$39,050.00 IN CAPITAL IMPROVEMENT SALES TAX FUNDS**

Mayor Jarecki explained it is necessary for the City to be cautious about using Capital Improvement Funds to help fund projects such as this in order to ensure sufficient funds are available to support our own improvement projects. Clerk Devine added if the City is going to provide funds for infrastructure developments with the use of Capital Improvement Sales Tax Funds, then the projects should be included in the Capital Improvement Plan along with other planned projects. Mayor Jarecki suggested that going forward, the City might consider putting aside a certain percent of Capital Improvement Sales Tax Funds to be used towards other future infrastructure developments. State Statue doesn't allow for the City to make a direct payment to the developer. The City would have to take over the project to help fund it with Capital Improvement Sales Tax Funds. The City would be required to hire an engineer, which would add significant cost to the project. And would also need to bid the project out. Discussion ensued by the council.

Motion: To establish a utility improvement district and contribute \$39,050 to the project.

Motion made by Councilmember Dailey, Seconded by Councilmember Johnson.

Voting Yea: Councilmember Dailey, Councilmember Johnson, Councilmember Porter. Nay: None. Motion carried.

**5. CONSIDER APPROVAL OF THE INTERLOCAL AGREEMENT WITH BOONE CENTRAL SCHOOLS FOR USE OF THE ALBION SPORTS COMPLEX FOR SOFTBALL**

Clerk Devine stated this annual agreement is the same as in the past.

Motion to approve the interlocal agreement with Boone Central Schools for use of the Albion Sports Complex for Softball, and approve the Mayor to sign the same.

Motion made by Councilmember Porter, Seconded by Councilmember Dailey.

Voting Yea: Councilmember Dailey, Councilmember Johnson, Councilmember Porter. Nay: None. Motion carried.

**6. CONSIDER MEMBERSHIP APPLICATION OF JEFF YOUNG TO THE ALBION VOLUNTEER FIRE DEPARTMENT FOR APPROVAL**

It was noted that Fire Chief, Bruce Benne, submitted the application and recommended approval.

Motion: To approve the membership application of Jeff Young to the Albion Volunteer Fire Department.

Motion made by Councilmember Porter, Seconded by Councilmember Johnson.

Voting Yea: Councilmember Dailey, Councilmember Johnson, Councilmember Porter. Nay: None. Motion carried.

**7. CONFIRM THE APPROVED ALBION VOLUNTEER FIRE DEPARTMENT ROSTER FOR INSURANCE BENEFITS**

Motion: To confirm the approved Albion Volunteer Fire Department roster with the addition of Jeff Young.

Motion made by Councilmember Dailey, Seconded by Councilmember Johnson.

Voting Yea: Councilmember Dailey, Councilmember Johnson, Councilmember Porter. Nay: None. Motion carried.

**REPORTS**

**8. ACKNOWLEDGEMENT OF RECEIPT OF THE ANNUAL DELINQUENT UTILITY ACCOUNT REPORT**

Utility Billing Clerk, Amber Wynn, provided a report for council members to review. No action taken.

**9. NUISANCE REPORT**

Council members received testimony from concerned citizens regarding a nuisance at 934 West Ruby Street. The home on the property was condemned by the Board of Health and is to be demolished. Property owners are working on getting property out of the house before the demolition. The citizens questioned what is going to happen to the rest of the property such as old cars, etc. which are harboring vermin. There is currently fence blocking most of the property, so once the house is removed there will be a better opportunity to view and assess the rest of the property so a nuisance report can be written up and submitted to the council. No action taken.

**10. ACKNOWLEDGEMENT OF RECEIPT OF THE 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 he was notified by Bud's Sanitation that they will be discontinuing paper recycling in the near future. Also, paving of the alley by Wells/AEDC will begin tomorrow, June 14, 2023. No action taken.

**11. CONSIDER BILLS FOR APPROVAL**

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

Motion: To approve bills report for payment and affirm all paid claims as presented, except for bills submitted by Speed Services.

Motion made by Councilmember Johnson, Seconded by Councilmember Dailey. Voting Yea: Councilmember Dailey, Councilmember Johnson, Councilmember Porter. Nay: None. Motion carried.

Motion: To approve bills submitted by Speed Services for payment.

Motion made by Councilmember Johnson, Seconded by Councilmember Dailey.  
Voting Yea: Councilmember Dailey, Councilmember Johnson. Nay: None. Abstain: Councilmember Porter. Motion carried.

**12. CONSIDER EMPLOYEE EVALUATION FOR APPROVAL**

Motion: To approve the employee evaluation of Brent Lipker, including a step raise according to the City of Albion pay plan.

Motion made by Councilmember Johnson, Seconded by Councilmember Porter.  
Voting Yea: Councilmember Dailey, Councilmember Johnson, Councilmember Porter. Nay: None. Motion carried.

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

**13. Next Regular Meeting:**

**7:30pm - July 18, 2023 - City Hall**

**14. Public Comment for Future Consideration**

## ADJOURN

Motion: To adjourn the meeting.

Time meeting adjourned: 9:03 p.m.

Motion made by Councilmember Johnson, Seconded by Councilmember Porter.

Voting Yea: Councilmember Dailey, Councilmember Johnson, Councilmember Porter. 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.

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James Jarecki, Mayor

ATTEST:

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Sharon Ketteler, Deputy Clerk