



CITY COUNCIL - SPECIAL MEETING

TUESDAY, JULY 29, 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 July 29, 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 Marcus Johnson, Jason Tisthammer, and Jon Porter. Absent was Jack Dailey.

City staff present were City Administrator Andrew Devine, Deputy Clerk Sharon Ketteler, City Attorney Darren Wright, and Utility Clerk Amber Wynn.

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

MAYOR'S COMMENTS

Mayor Jarecki noted several projects the city needs to consider in the future including a new well, finishing the street by the pool, and new lights at the ball fields.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE JULY 8, 2025 CITY COUNCIL MEETING

Councilman Johnson made a motion to approve the minutes of the July 8, 2025 City Council Meeting; seconded by Tisthammer. Voting Yea: Tisthammer, Johnson, Porter. Voting Nay: None. Absent: Dailey. Motion carried.

OLD BUSINESS

2. CONSIDER REVISED PROPOSAL OF THE FRIENDS OF THE TRAIL COMMITTEE TO PURSUE A "GENERATION" TRAIL LINK FROM THE EXISTING TRAIL TO THE GOOD SAMARITAN SOCIETY CAMPUSES AND BOONE BEGINNINGS

At the February 11, 2025 City Council meeting, the council approved a request by Larry Bird, on behalf of the Trail Committee, to link the existing recreational trail by the southwest corner of the hospital to the Good Samaritan Society Campuses and Boone Beginnings. The Trail Committee is requesting to also add a section along the west side of 6th Street from South to Fuller Streets since there is no sidewalk there. A map of the proposed additional section was provided for council review. Councilman Porter made a motion to approve revised proposal of the Friends of the Trail Committee to pursue a "Generation" Trail link from the existing trail to the Good Samaritan Society Campuses and Boone Beginnings, seconded by Johnson. Voting Yea: Porter, Johnson, Tisthammer. Voting Nay: None. Absent: Dailey. Motion carried.

NEW BUSINESS

3. BUDGET WORKSHOP – PRELIMINARY REVIEW OF 2024-25 BUDGET PERFORMANCE AND DRAFT OF 2025-26 BUDGET

Administrator Devine provided a review of the preliminary budget draft as presented in the Mayor and Council's agenda packets. Devine reviewed the Key Provisions report, noting that the estimated property tax asking for 2025-2026 is just under 4% more than last year. The preliminary total levy is projected to be \$0.3924 per \$100, which is 0.4 cents lower than last year. Devine estimates the city's valuation to be approximately \$231,953,100. Our cash reserves are lower than they have been in the past 16-17 years, but not below the recommended level. Devine explained the charts showing the preliminary budget summary of each department. Devine stated that we usually have carry-over funds each year; and any surplus of funds is the first source of budgeted revenue for each department if our cash reserves are sufficient. Devine also reviewed the City's Capital Improvement Plan with the council. This preliminary draft of the budget has been presented to our accountant who will meet with the council at next month's Budget Workshop. Devine doesn't expect much to change from the preliminary draft to the official budget that the accountant will submit to the State, other than the levy amount once valuation is certified. Devine noted some minor line item adjustments will be made in the Fire and Library budgets but will not affect overall budget or property tax amounts. Any material changes necessary will be communicated at the next budget workshop on August 26, 2025. No action taken.

ORDINANCES

4. CONSIDER INTRODUCTION AND PASSAGE OF ORDINANCE 343(25) AN ORDINANCE OF THE CITY OF ALBION, NEBRASKA, SETTING UTILITY RATES EFFECTIVE OCTOBER 1, 2025

Clerk Devine stated that the annual CPI (Consumer Price Index) for June for the Midwest Region is 3.0%. Devine is recommending an approximate increase of 3% for both water and sewer rates based on known costs, recommendations from the auditor, and lower water revenues this past year. Although we are anticipating a structured increase of .50 cents to our contract with Bud's Sanitary Service in December, Devine did not recommend increasing Solid Waste rates since the city is saving a significant amount by the new arrangement for the hauling of the grass pile. A consumer is removing it free of charge for use in his compost pile. The 2024 Water rate comparison provided by Nebraska Rural Water

Association was available for council review. City Attorney Wright pointed out that it might be more beneficial and fairer for our consumers if the city would minimize the fixed rate and increase the variable rate. Devine stated there isn't a significantly less cost to our systems if we pump less water or treat less waste, so this could affect our revenues. There was lengthy discussion by the council on which would be the better way to structure our rate system. The council agreed to leave it as is for this year. Devine suggested that next year in June before he starts working on the budget, the council review and discuss a strategy for Water and Sewer rates. Councilman Johnson made a motion to introduce Ordinance 343(25). Mayor Jarecki instructed Clerk Devine to read the ordinance for the first time. Councilman Johnson made a motion to approve the first reading of Ordinance 343(25) and to suspend the statutory rules requiring reading at three separate meetings, seconded by Porter. Voting Yea: Porter, Tisthammer, Johnson. Voting Nay: None. Absent: Dailey. Motion carried. Mayor Jarecki instructed Clerk Devine to read the ordinance for the second and third time. Councilman Porter made a motion to approve the second and third readings and for final passage and adoption of Ordinance 343(25), seconded by Johnson. Councilman Johnson called the question. Mayor Jarecki sought further comment. With no further comment Mayor Jarecki declared Ordinance 343(25) having been read by title three different times, the rules have been suspended, the question is, "Shall Ordinance 343(25) finally pass?" Voting Yea: Porter, Tisthammer, Johnson. Voting Nay: None. Absent: Dailey. Motion carried.

RESOLUTIONS

5. CONSIDER INTRODUCTION AND APPROVAL OF RESOLUTION 108(25), APPROVING THE 2025-2026 COST OF LIVING ADJUSTMENT FOR ALL NON-TEMPORARY CITY EMPLOYEES EFFECTIVE OCTOBER 1, 2025.

Clerk Devine stated the CPI for June for the Midwest Region is 3.0 percent. He provided charts showing what different percentage increases would equate to in total wage bases and per hour. Devine recommended a 3% COLA increase, equalizing to \$0.90 per hour for all non-temporary employees. Councilman Johnson made a motion to introduce and approve Resolution 108(25), Approving the 2025-2026 Cost of Living Adjustment for all non-temporary city employees in the amount of \$0.90/hour for hourly employees; and, \$1,872/year for salaried employees effective October 1, 2025; seconded by Tisthammer. Voting Yea: Porter, Tisthammer, Johnson. Voting Nay: None. Absent: Dailey. Motion carried.

REPORTS

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

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

ITEMS TO BE PUT ON NEXT MEETING AGENDA

7. **Next Regular Meeting:**
August 12, 2025 - 7:30 p.m.
8. **Public Comment for Future Consideration**
None.

ADJOURN

Councilman Johnson made a motion to adjourn the meeting at 8:44 p.m., seconded by Tisthammer. Voting Yea: Johnson, Tisthammer, Porter. Voting Nay: None. Absent: Dailey. 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