



# CITY COUNCIL REGULAR MEETING

TUESDAY, NOVEMBER 18, 2025 at 7:30 PM

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

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## AGENDA

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### 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

### MAYOR'S COMMENTS

### APPROVAL OF MINUTES

1. [APPROVAL OF MINUTES OF THE OCTOBER 14, 2025 CITY COUNCIL MEETING](#)

### OLD BUSINESS

2. [CONSIDER APPROVAL OF LEASE AGREEMENT WITH UNION PACIFIC RAILROAD COMPANY FOR 26,338 SQUARE FEET OF PROPERTY ADJACENT TO THE CITY HALL AND CITY SHOP PROPERTY.](#)

### NEW BUSINESS

3. [DISCUSS POTENTIAL LAND LEASE AGREEMENT WITH 23TAILS FOR USE OF PROPERTY NORTH OF COMMUNITY BURN SITE AS A DOG PARK.](#)
4. [CONSIDER EMPLOYEE PAY STIPEND FOR RON MOREARTY WHILE ACTING AS INTERIM WATER OPERATOR AND STREET SUPERVISOR](#)

### RESOLUTIONS

5. NONE

### ORDINANCES

6. NONE

### REPORTS

7. [City Administrator Report](#)  
[City Administrator report to the City Council regarding the status of various city departments, city activities, and city financial reports](#)

8. [CONSIDER BILLS FOR APPROVAL](#)

[\\*REVIEW MONTHLY BILLS REPORT AND CONSIDER FOR APPROVAL AND PAYMENT](#)

9. [CONSIDER EMPLOYEE EVALUATION FOR APPROVAL](#)

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

10. **Next Regular Meeting: December 11, 2025 - 7:30pm**

**\*Consider Trail and Shelter Bids for Award**

**\*Consider Proposals for Playground Equipment for Award**

**\*Annual Appointments and Organization Meeting**

**\*Certify Street Superintendent for 2025**

**\*Nebraska DOT Highway Maintenance Agreement Renewal**

11. **Public Comment for Future Consideration**

**ADJOURN**

[\\*\\*\\*THE COUNCIL RESERVES THE RIGHT TO ENTER INTO EXECUTIVE SESSION ONLY AS PROVIDED IN R.S.N. 84-1410\\*\\*\\*](#)



# AGENDA MEMO

**MEETING NAME:** Albion City Council

**DATE:** November 18, 2025

**ITEM NAME:** APPROVAL OF MINUTES OF THE OCTOBER 14, 2025 CITY COUNCIL MEETING

**PRESENTER(S):**

**BACKGROUND INFORMATION:**

Minutes are enclosed for Mayor and Council review.

**DISCUSSION:**

**MOTION:** To approve the minutes of the October 14, 2025 City Council Meeting

**BY:**

**2ND:**

**ROLL CALL:** Porter \_\_\_\_\_ Tisthammer \_\_\_\_\_ Dailey \_\_\_\_\_ Johnson \_\_\_\_\_

**SUMMARY OF DECISION:**



## CITY COUNCIL REGULAR MEETING

TUESDAY, OCTOBER 14, 2025 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 October 14, 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.

Mayor Jarecki called the meeting to order at 7:30 p.m.

### ROLL CALL

Present were Mayor James Jarecki and Council Members Jon Porter, Jack Dailey, and Marcus Johnson. Absent was Jason Tisthammer.

City staff present were City Administrator Andrew Devine, City Attorney Darren Wright, Deputy Clerk Sharon Ketteler, Police Officers Dustin Martin and Michael Lipker.

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

### MAYOR'S COMMENTS

Mayor Jarecki thanked everyone for their thoughts and prayers since his wife's accident. He reported she is getting better.

### APPROVAL OF MINUTES

#### 1. APPROVAL OF MINUTES OF THE SEPTEMBER 30, 2025 SPECIAL CITY COUNCIL MEETING

Councilman Johnson made a motion to approve the minutes of the September 30, 2025 Special City Council Meeting, seconded by Porter. Voting Yea: Johnson, Porter, Dailey. Voting Nay: None. Absent: Tisthammer. Motion carried.

### OLD BUSINESS

#### 2. NONE

**NEW BUSINESS****3. CONSIDER REQUEST TO CLOSE 4<sup>TH</sup> STREET NORTH OF MAIN STREET FROM 9PM ON OCTOBER 18, 2025 TO 10AM ON OCTOBER 19, 2025**

Ray Barnes was present to explain his request to close a portion of the street to facilitate the Post-Color Day party. Barnes reported there would be no alcohol, and there would be 20-plus chaperones. There will be a bounce house, axe throwing, and other games available for entertainment.

Councilman Porter made a motion to approve request to close 4th Street north of Main Street to the alley from 9:00 p.m. on October 18, 2025 to 10:00 a.m. October 19, 2025; seconded by Johnson. Voting Yea: Porter, Dailey, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

**4. CONSIDER APPROVAL OF PROPOSAL FROM CHOYESKI CONCRETE AND CONSTRUCTION FOR THE DESIGN AND ERECTION OF A PRE-ENGINEERED STEEL BUILDING AS SPECIFIED FOR PHASE TWO OF THE CARDINAL CAGE PROJECT**

Clerk Devine stated that this is a pre-engineered building and almost a carbon copy of the Phase 1 building except it will only have three walls. The city only received one bid and it was from Choyeski Concrete and Construction; the same contractor used for the Phase 1 building.

Councilman Johnson made a motion to approve proposal from Choyeski Concrete and Construction for the design and erection of a pre-engineered steel building as specified for Phase 2 of the Cardinal Cage Project, seconded by Dailey. Voting Yea: Dailey, Johnson, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried.

**5. CONSIDER PLANS AND SPECIFICATIONS FOR THE PARK ON CLARK AND TRAIL EXPANSION PROJECT FOR APPROVAL AND AUTHORIZE THE ADVERTISEMENT AND SOLICITATION OF BIDS**

Andrew Wilshusen of JEO Consulting Group, presented plans and specs for the Expansion of the Trail and Shelter/Restrooms at Clark Park; and reviewed them with the Mayor and Council. Mr. Wilshusen explained that originally they had created plans for the trail expansion to begin at Fuller Park. But after the cost opinions came in much higher than anticipated, they decided to begin the trail north of the highway and construct the trail expansion south of the highway at a later date. JEO split the project into three different groups. Group A is the Trail Expansion from Clark Park to the Sports Complex. Group B is the Trail Expansion from Clark Park to 10th and State Streets. And Group C is the Shelter and Restrooms at Clark Park. The city can award just one group, or a combination of groups. Mr. Wilshusen reviewed the Cost Opinion information, which was also broken into three groups, with the Mayor and Council. The plan is to solicit bids beginning October 22, 2025; with a bid opening on November 13, 2025 at 2:00 p.m. The contract would then be awarded at either the November 18th or December 9th City Council Meeting. Clerk Devine stated that the city has plans in the future to include a full-court basketball court on the east side of Clark Park, and an infinity trail around the perimeter of the park. Following discussion of the plans, Councilman Johnson made a motion to approve plans and specifications for the Park on Clark and Trail Expansion Project and authorize the advertisement and solicitation of bids, seconded by Dailey. Voting Yea: Johnson, Porter, Dailey, Voting Nay: None. Absent: Tisthammer. Motion carried.

**6. CONSIDER APPROVAL OF LEASE AGREEMENT WITH NCL GOVERNMENT CAPITAL FOR LEASE OF NEW ELGIN PELICAN STREET SWEEPER**

Clerk Devine noted that this lease agreement for a new Pelican Street Sweeper is an 8-Year term with an option to purchase at the end of years 2-8. Discussion ensued. Councilman Dailey made a motion to approve lease agreement with NCL Government Capital for the lease of a new Elgin Pelican Street Sweeper and to authorize the Mayor to sign the same, seconded by Johnson. Voting Yea: Porter, Johnson, Dailey. Voting Nay: None. Absent: Tisthammer. Motion carried.

**7. CONSIDER APPROVAL OF LEASE AGREEMENT WITH UNION PACIFIC RAILROAD COMPANY FOR 26,338 SQUARE FEET OF PROPERTY ADJACENT TO THE CITY HALL AND CITY SHOP PROPERTY**

Clerk Devine explained that following a survey the city had done a couple of years ago, we discovered that a parcel of the property we thought we had purchased from the UP Railroad in the 1980's was actually not a part of the purchase agreement. The city offered to buy the portion of property that we constructed a public works building on in 2019. The railroad didn't accept the offer for us to purchase the property but instead offered us a lease agreement for premises use. The lease is \$5,000 per year with an automatic increase of 2.0% per year. Mayor Jarecki questioned if we could try to negotiate a cheaper price. Clerk Devine stated he would contact UPRR. Councilman Porter made a motion to postpone action on this item until the next regular meeting, seconded by Johnson. Voting Yea: Dailey, Porter, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

**RESOLUTIONS**

**8. CONSIDER INTRODUCTION AND APPROVAL OF RESOLUTION 116(25) REGARDING APPOINTMENT OF CITY OF ALBION NUISANCE OFFICER**

Mayor Jarecki stated that we are considering moving the appointment of nuisance officer back to the Police Department since we are fully staffed again. The council discussed this with the agreement that the whole Police Department could be responsible for nuisances; however, Chief Lipker should be the one held accountable. Councilman Johnson made a motion to introduce and approve Resolution 116(25) regarding the appointment of the City of Albion Nuisance Officer, seconded by Porter. Voting Yea: Porter, Johnson, Dailey. Voting Nay: None. Absent: Tisthammer. Motion carried.

**ORDINANCES**

**9. NONE**

**REPORTS**

**10. 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 the Walter Scott \$200,000 grant for the Cardinal Cage Project should be issued by the end of this month. Devine stated that he attended the annual League Conference in September and learned some things on TIF financing. He would like to have the Planning Commission work on a Blight and Substandard Study of the community and open up an opportunity for TIF in the future. No action taken.

**11. CONSIDER BILLS FOR APPROVAL**

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

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

Councilman Johnson made a motion to approve bills from Speed Services for payment, seconded by Dailey. Voting Yea: Johnson, Dailey. Voting Nay: None. Abstaining: Porter. Absent: Tisthammer. Motion carried.

\*CONSIDER PAY APPLICATION #5(FINAL) OF OBRIST & COMPANY IN THE AMOUNT OF \$46,360.33

Councilman Johnson made a motion to approve Pay Application #5 of Obrist & Company in the amount of \$46,360.33 for payment, seconded by Dailey. Voting Yea: Dailey, Johnson, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried.

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

**12. Next Regular Meeting: November 18, 2025, 7:30 PM**

\* Union Pacific Railroad Lease Agreement

\* Bids for Clark Park and Trail Expansion Project

**13. Public Comment for Future Consideration**

None.

**ADJOURNMENT**

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



# AGENDA MEMO

**MEETING NAME:** Albion City Council Meeting

**DATE:** November 18, 2025

**ITEM NAME:** **CONSIDER APPROVAL OF LEASE AGREEMENT WITH UNION PACIFIC RAILROAD COMPANY FOR 26,338 SQUARE FEET OF PROPERTY ADJACENT TO THE CITY HALL AND CITY SHOP PROPERTY.**

**PRESENTER(S):**

Administrator Devine

**BACKGROUND INFORMATION:**

Tabled from last meeting. Enclosed is a reply from UPRR representative Casey Moore in regard to the lease amount and how it was calculated.

It was discovered in 2023-24 that a parcel of property that was believed to have been previously purchased by the City from the UP Railroad in the 1980's is actually still UPRR property and was not part of the purchase agreement executed in the 1980's.

The City constructed a public works building on a portion of this property in 2019.

UPRR is not currently considering sales of property at this time, but has offered the City the attached lease agreement.

**DISCUSSION:**

**MOTION:** To approve lease agreement with Union Pacific Railroad Company for property adjacent to the City Hall and City Shop and to authorize the Mayor to sign the same.

**BY:**

**2ND:**

**ROLL CALL:** Tisthammer \_\_\_\_\_ Dailey \_\_\_\_\_ Porter \_\_\_\_\_ Johnson \_\_\_\_\_

**MOTION:**

**BY:**

**2ND:**

**ROLL CALL:**

**From:** Casey Moore <cjmoore@up.com>  
**Sent:** Thursday, October 16, 2025 3:12 PM  
**To:** Andrew Devine <Administrator@cityofalbion-ne.com>  
**Subject:** RE: City Council Question

Hi Mr. Devine,

Totally understand. When we started our discussion and I notified you that we could not sell the property at this time, I indicated our minimum lease rate was \$5,000. At the beginning of this year, our minimum lease rate went up to \$10K. I requested approval from my Director to honor the \$5,000 annual lease rate to which he agreed. Additionally, I run comps on all our new leases to determine value. One of the comps that I ran for this lease valuation is shown below and was pulled from the Boone County Assessor's site.

Parcel ID is assessed at \$35,400 and the parcel size is 20,590 sq. ft.

$\$35,400 / 20,590 = \$1.72 \text{ sq. ft.} = \text{Assessed Value.}$  Keep in mind, assessed value is generally lower than actual market value.

The lease area that accompanies the lease with the City of Albion is 26,338 sq. ft. and we erred on the low side and used \$1.50 sq. ft. We then apply a 13% standard rate of return/annual rental rate. The math is as follows:

$\$1.50 \text{ sq. ft.} \times 26,338 = \$39,507 = \text{Market Value}$

$\$39,507 \times 13\% (0.13) = \$5,135.91 = \text{Annual Lease Rate}$

Again, we erred on the low side and honored the \$5,000 minimum lease rate.

I cannot negotiate any lower than I already have and feel like we've been pretty reasonable all things considered. The rate essentially has been discounted already from \$10,000 (current minimum) to \$5,135.91 (LOW end of the market rate) to \$5,000 previously agreed upon rate.

Hopefully this makes sense and you can understand the logic and empathy we used in valuing this lease rate.

When will the next city council meeting be held?

2/25/2025

Boone County Assessor



Parcel Information	
<b>Parcel ID:</b>	0004831.00
<b>Card File:</b>	4831.00
<b>State Geo Code</b>	2055-00-0-40110-001-0000
<b>Cadastral #</b>	1-1-28
<b>Images</b>	<a href="#">Photo #1</a>
<b>Current Owner:</b>	KLUG, MATTHEW D 640 W MAIN ST ALBION, NE 68620-1144
<b>Situs Address:</b>	346 N 7TH ST ALBION
<b>Tax District:</b>	3
<b>School District:</b>	BOONE CENTRAL 1, 06-0001
<b>Account Type:</b>	Residential
<b>Legal Description:</b>	ALBION FR OF LOTS 3 & 4 BLOCK 1 20590SF SACKETT'S ADDITION
<b>Lot Width:</b>	N/A
<b>Lot Depth:</b>	N/A
<b>Total Lot Size:</b>	20590.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2024	\$35,400	\$35,400	\$0	\$0
2023	\$24,425	\$24,425	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2024	\$296.86	1.056714

2024 Tax Levy	
Description	Rate
BOONE COUNTY	0.15000000
BOONE CENTRAL 1	0.37744500
BOONE CENTRAL 1 BOND 2015	0.04305800
ESU #7	0.01500000
CN COMM COLLEGE	0.02000000
LOWER LOUP NRD	0.03275900
ALBION	0.33798800
ALBION SWIMMING POOL 2013	0.07269100
AG SOCIETY	0.00598400
HISTORICAL SOCIETY	0.00178900

Industrial Lease (Year To Year) 09-01-06  
(Unimproved Property)  
Form Approved, Law

Project No. 0806084

**LEASE OF PROPERTY**  
**(INDUSTRIAL LEASE - UNIMPROVED - YEAR TO YEAR)**

**THIS LEASE** (“Lease”) is entered into on September 23rd, 2025, between **UNION PACIFIC RAILROAD COMPANY** (“Lessor”) and **CITY OF ALBION, NEBRASKA**, Nebraska Political Subdivision, whose address is 420 W. Market St., Albion, Nebraska 68620 (“Lessee”).

**IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:**

**Article 1.     PREMISES; USE.**

Lessor leases to Lessee and Lessee leases from Lessor the premises (“Premises”) at Albion, Nebraska, shown on the print dated September 23, 2025, marked **Exhibit A**, hereto attached and made a part hereof, subject to the provisions of this Lease and of **Exhibit B** attached hereto and made a part hereof. The Premises may be used for City Storage and other storage as needed (no haz mat), and purposes incidental thereto, only, and for no other purpose.

**Article 2.     TERM.**

The term of this Lease shall commence September 23, 2025, and, unless sooner terminated as provided in this Lease, shall extend for one year and thereafter shall automatically be extended from year to year.

**Article 3.     FIXED RENT.**

- A. Lessee shall pay to Lessor, in advance, fixed rent of five thousand Dollars (\$5,000.00) per annum.. The rent shall be automatically increased by 2.0 percent (2.0%) per annum, cumulative and compounded.
- B. Not more than once every three (3) years Lessor may redetermine the rent. In the event that Lessor does redetermine the rent, Lessor shall notify Lessee of such change.

**Article 4.     WARRANTY OF IMPROVEMENTS**

- A. Lessee hereby warrants that Lessee is the lawful owner of all the right, title and interest in and to any and all improvements located upon the Premises.
- B. Lessee assumes all obligations under this Lease with respect to the improvements, including the removal of the improvements upon the expiration or termination of this Lease at Lessee's sole cost and expense.

**Article 5.     INSURANCE.**

- A. Throughout the entire term of this Lease, Lessee shall maintain the insurance coverage required under **Exhibit C** hereto attached and made a part hereof.

- B. Not more frequently than once every two years, Lessor may reasonably modify the required insurance coverage to reflect then-current risk management practices in the railroad industry and underwriting practices in the insurance industry.
- C. Upon request of Lessor, Lessee shall provide to Lessor a certificate issued by its insurance carrier evidencing the insurance coverage required under **Exhibit C**.
- D. All insurance correspondence shall be directed to: Real Estate Department, 1400 Douglas Street STOP 1690, Omaha, Nebraska 68179-1690, Project No. 0806084.

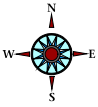
IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first herein written.

Lessor: **UNION PACIFIC RAILROAD COMPANY**      Lessee: **CITY OF ALBION, NEBRASKA**

By: \_\_\_\_\_  
 Senior Manager - Real Estate

By: \_\_\_\_\_  
 Title: Administrator/Clerk/Treasurer

# EXHIBIT A



### WARNING

*Prior to any work occurring on UPRR property, the Lessee or its Contractor must visit [www.up.com/CBUD](http://www.up.com/CBUD) to complete and submit the required form to determine if fiber optic cable is buried anywhere on the Lessor's property that may be in conflict.*

### LEGEND

PREMISES.....

### EXHIBIT "A" UNION PACIFIC RAILROAD COMPANY

**PROJECT NUMBER:**  
**LESSEE:** City of Albion  
**SUBDIVISION:** Albion (Leased NCRC)  
**MILE POST:** 33.90 – 33.95

**Albion, Boone County, Nebraska**

Date: 9/23/2025

Industrial Lease (Year To Year) 09-01-06  
(Unimproved Property)  
Form Approved, Law

**EXHIBIT B**  
**TO**  
**INDUSTRIAL LEASE (UNIMPROVED YEAR TO YEAR)**

**Section 1. IMPROVEMENTS.**

No improvements placed upon the Premises by Lessee shall become a part of the realty.

**Section 2. RESERVATIONS, TITLE AND PRIOR RIGHTS.**

A. Lessor reserves to itself, its agents and contractors, the right to enter the Premises at such times as will not unreasonably interfere with Lessee's use of the Premises.

B. Lessor reserves (i) the exclusive right to permit third party placement of advertising signs on the Premises, and (ii) the right to construct, maintain and operate new and existing facilities (including, without limitation, trackage, fences, communication facilities, roadways and utilities) upon, over, across or under the Premises, and to grant to others such rights, provided that Lessee's use of the Premises is not interfered with unreasonably.

C. Lessee acknowledges that Lessor makes no representations or warranties, express or implied, concerning the title to the Premises, and that the rights granted to Lessee under this Lease do not extend beyond such right, title or interest as Lessor may have in and to the Premises. Without limitation of the foregoing, this Lease is made subject to all outstanding rights, whether or not of record. Lessor reserves the right to renew any such outstanding rights granted by Lessor or Lessor's predecessors.

D. Without limitation of Subparagraphs B. and C. above, Lessee shall not interfere in any manner with the use or operation of any signboards now or hereafter placed on the Premises or with any property uses in connection with such signboards (such as, by way of example and not in limitation, roadways providing access to such signboards). In no event may Lessee construct on the Premises any improvements that interfere in any manner with the visibility or operation of any signboards now or hereafter on the Premises or on property in proximity to the Premises.

**Section 3. PAYMENT OF RENT.**

Rent (which includes the fixed advance rent and all other amounts to be paid by Lessee under this Lease) shall be paid in lawful money of the United States of America, at such place as shall be designated by the Lessor, and without offset or deduction.

**Section 4. TAXES AND ASSESSMENTS.**

A. Lessee shall pay, prior to delinquency, all taxes levied during the life of this Lease on all personal property and improvements on the Premises not belonging to Lessor. If such taxes are paid by Lessor, either separately or as a part of the levy on Lessor's real property, Lessee shall reimburse Lessor in full within thirty (30) days after rendition of Lessor's bill.

B. If the Premises are specially assessed for public improvements, the annual rent will be automatically increased by 12% of the full assessment amount.

**Section 5. WATER RIGHTS.**

This Lease does not include any right to the use of water under any water right of Lessor, or to establish any water rights except in the name of Lessor.

**Section 6. CARE AND USE OF PREMISES.**

A. Lessee shall use reasonable care and caution against damage or destruction to the Premises. Lessee shall not use or permit the use of the Premises for any unlawful purpose, maintain any nuisance, permit any waste, or use the Premises in any way that creates a hazard to persons or property. Lessee shall keep the sidewalks and public ways on the Premises, and the walkways appurtenant to any railroad spur track(s) on or serving the Premises, free and clear from any substance which might create a hazard.

B. Lessee shall not permit any sign on the Premises, except signs relating to Lessee's business.

C. If any improvement on the Premises other than the Lessor Improvements is damaged or destroyed by fire or other casualty, Lessee shall, within thirty (30) days after such casualty, remove all debris resulting therefrom. If Lessee fails to do so, Lessor may remove such debris, and Lessee agrees to reimburse Lessor for all expenses incurred within thirty (30) days after rendition of Lessor's bill.

D. Lessee shall comply with all governmental laws, ordinances, rules, regulations and orders relating to Lessee's use of the Premises and this Lease, including, without limitation, any requirements for subdividing or platting the Premises.

**Section 7. HAZARDOUS MATERIALS, SUBSTANCES AND WASTES.**

A. Without the prior written consent of Lessor, Lessee shall not use or permit the use of the Premises for the generation, use, treatment, manufacture, production, storage or recycling of any Hazardous Substances, except that Lessee may use, if lawful, small quantities of common chemicals such as adhesives, lubricants and cleaning fluids in order to conduct business at the Premises. The consent of Lessor may be withheld by Lessor for any reason whatsoever, and may be subject to conditions in addition to those set forth below. It shall be the sole responsibility of Lessee to determine whether or not a contemplated use of the Premises is a Hazardous Substance use.

B. In no event shall Lessee (i) release, discharge or dispose of any Hazardous Substances, (ii) bring any hazardous wastes as defined in RCRA onto the Premises, (iii) install or use on the Premises any underground storage tanks, or (iv) store any Hazardous Substances within one hundred feet (100') of the center line of any main track.

C. If Lessee uses or permits the use of the Premises for a Hazardous Substance use, with or without Lessor's consent, Lessee shall furnish to Lessor copies of all permits, identification numbers and notices issued by governmental agencies in connection with such Hazardous Substance use, together with such other information on the Hazardous Substance use as may be requested by Lessor. If requested by Lessor, Lessee shall cause to be performed an environmental assessment of the Premises upon termination of the Lease and shall furnish Lessor a copy of such report, at Lessee's sole cost and expense.

D. Without limitation of the provisions of Section 12 of this Exhibit B, Lessee shall be responsible for all damages, losses, costs, expenses, claims, fines and penalties related in any manner to any Hazardous Substance use of the Premises (or any property in proximity to the Premises) during the term of this Lease or, if longer, during Lessee's occupancy of the Premises, regardless of Lessor's consent to such use or any negligence, misconduct or strict liability of any Indemnified Party (as defined

in Section 12), and including, without limitation, (i) any diminution in the value of the Premises and/or any adjacent property of any of the Indemnified Parties, and (ii) the cost and expense of clean-up, restoration, containment, remediation, decontamination, removal, investigation, monitoring, closure or post-closure. Notwithstanding the foregoing, Lessee shall not be responsible for Hazardous Substances (i) existing on, in or under the Premises prior to the earlier to occur of the commencement of the term of the Lease or Lessee's taking occupancy of the Premises, or (ii) migrating from adjacent property not controlled by Lessee, or (iii) placed on, in or under the Premises by any of the Indemnified Parties; except where the Hazardous Substance is discovered by, or the contamination is exacerbated by, any excavation or investigation undertaken by or at the behest of Lessee. Lessee shall have the burden of proving by a preponderance of the evidence that any of the foregoing exceptions to Lessee's responsibility for Hazardous Substances applies.

E. In addition to the other rights and remedies of Lessor under this Lease or as may be provided by law, if Lessor reasonably determines that the Premises may have been used during the term of this Lease or any prior lease with Lessee for all or any portion of the Premises, or are being used for any Hazardous Substance use, with or without Lessor's consent thereto, and that a release or other contamination may have occurred, Lessor may, at its election and at any time during the life of this Lease or thereafter (i) cause the Premises and/or any adjacent premises of Lessor to be tested, investigated, or monitored for the presence of any Hazardous Substance, (ii) cause any Hazardous Substance to be removed from the Premises and any adjacent lands of Lessor, (iii) cause to be performed any restoration of the Premises and any adjacent lands of Lessor, and (iv) cause to be performed any remediation of, or response to, the environmental condition of the Premises and the adjacent lands of Lessor, as Lessor reasonably may deem necessary or desirable, and the cost and expense thereof shall be reimbursed by Lessee to Lessor within thirty (30) days after rendition of Lessor's bill. In addition, Lessor may, at its election, require Lessee, at Lessee's sole cost and expense, to perform such work, in which event, Lessee shall promptly commence to perform and thereafter diligently prosecute to completion such work, using one or more contractors and a supervising consulting engineer approved in advance by Lessor.

F. For purposes of this Section 7, the term "Hazardous Substance" shall mean (i) those substances included within the definitions of "hazardous substance", "pollutant", "contaminant", or "hazardous waste", in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601, et seq., as amended or in RCRA, the regulations promulgated pursuant to either such Act, or state laws and regulations similar to or promulgated pursuant to either such Act, (ii) any material, waste or substance which is (A) petroleum, (B) asbestos, (C) flammable or explosive, or (D) radioactive; and (iii) such other substances, materials and wastes which are or become regulated or classified as hazardous or toxic under any existing or future federal, state or local law.

#### **Section 8. UTILITIES.**

A. Lessee will arrange and pay for all utilities and services supplied to the Premises or to Lessee.

B. All utilities and services will be separately metered to Lessee. If not separately metered, Lessee shall pay its proportionate share as reasonably determined by Lessor.

#### **Section 9. LIENS.**

Lessee shall not allow any liens to attach to the Premises for any services, labor or materials furnished to the Premises or otherwise arising from Lessee's use of the Premises. Lessor shall have the right to discharge any such liens at Lessee's expense.

**Section 10. ALTERATIONS AND IMPROVEMENTS; CLEARANCES.**

A. No alterations, improvements or installations may be made on the Premises without the prior consent of Lessor. Such consent, if given, shall be subject to the needs and requirements of the Lessor in the operation of its Railroad and to such other conditions as Lessor determines to impose. In all events such consent shall be conditioned upon strict conformance with all applicable governmental requirements and Lessor's then-current clearance standards.

B. All alterations, improvements or installations shall be at Lessee's sole cost and expense.

C. Lessee shall comply with Lessor's then-current clearance standards, except (i) where to do so would cause Lessee to violate an applicable governmental requirement, or (ii) for any improvement or device in place prior to Lessee taking possession of the Premises if such improvement or device complied with Lessor's clearance standards at the time of its installation.

D. Any actual or implied knowledge of Lessor of a violation of the clearance requirements of this Lease or of any governmental requirements shall not relieve Lessee of the obligation to comply with such requirements, nor shall any consent of Lessor be deemed to be a representation of such compliance.

**Section 11. AS-IS.**

Lessee accepts the Premises in its present condition with all faults, whether patent or latent, and without warranties or covenants, express or implied. Lessee acknowledges that Lessor shall have no duty to maintain, repair or improve the Premises.

**Section 12. RELEASE AND INDEMNITY.**

A. As a material part of the consideration for this Lease, Lessee, to the extent it may lawfully do so, waives and releases any and all claims against Lessor for, and agrees to indemnify, defend and hold harmless Lessor, its affiliates, and its and their officers, agents and employees ("Indemnified Parties") from and against, any loss, damage (including, without limitation, punitive or consequential damages), injury, liability, claim, demand, cost or expense (including, without limitation, attorneys' fees and court costs), fine or penalty (collectively, "Loss") incurred by any person (including, without limitation, Lessor, Lessee, or any employee of Lessor or Lessee) (i) for personal injury or property damage caused to any person while on or about the Premises, or (ii) arising from or related to any use of the Premises by Lessee or any invitee or licensee of Lessee, any act or omission of Lessee, its officers, agents, employees, licensees or invitees, or any breach of this Lease by Lessee.

B. The foregoing release and indemnity shall apply regardless of any negligence, misconduct or strict liability of any Indemnified Party, except that the indemnity, only, shall not apply to any Loss determined by final order of a court of competent jurisdiction to have been caused by the sole active direct negligence of any Indemnified Party.

C. Where applicable to the Loss, the liability provisions of any contract between Lessor and Lessee covering the carriage of shipments or trackage serving the Premises shall govern the Loss and shall supersede the provisions of this Section 12.

D. No provision of this Lease with respect to insurance shall limit the extent of the release and indemnity provisions of this Section 12.

**Section 13. TERMINATION.**

A. Lessor may terminate this Lease for Lessee's default by giving Lessee notice of termination, if Lessee (i) defaults under any obligation of Lessee under this Lease and, after written

notice is given by Lessor to Lessee specifying the default, Lessee fails either to immediately commence to cure the default, or to complete the cure expeditiously but in all events within thirty (30) days after the default notice is given, or (ii) Lessee abandons the Premises for a period of one hundred twenty (120) consecutive days.

**B.** Notwithstanding the terms of this Lease set forth in Article II, Lessor or Lessee may terminate this Lease without cause upon thirty (30) day's written notice to the other party; provided, however, that at Lessor's election, no such termination by Lessee shall be effective unless and until Lessee has vacated and restored the Premises as required in Section 15A, at which time Lessor shall refund to Lessee, on a pro rata basis, any unearned rental paid in advance. **Notwithstanding anything to the contrary in this Lease, if Lessee has not complied with the requirements of Section 15 A, this Lease, together with all terms contained herein (including payment of rent) will remain in effect until the requirements of Section 15A are met, unless Lessor, in its sole discretion, elects to terminate this Lease.**

**Section 14. LESSOR'S REMEDIES.**

Lessor's remedies for Lessee's default are to (a) enter and take possession of the Premises, without terminating this Lease, and relet the Premises on behalf of Lessee, collect and receive the rent from reletting, and charge Lessee for the cost of reletting, and/or (b) terminate this Lease as provided in Section 13 above and sue Lessee for damages, and/or (c) exercise such other remedies as Lessor may have at law or in equity. Lessor may enter and take possession of the Premises by self-help, by changing locks, if necessary, and may lock out Lessee, all without being liable for damages.

**Section 15. VACATION OF PREMISES; REMOVAL OF LESSEE'S PROPERTY.**

**A.** Upon termination howsoever of this Lease, Lessee (i) shall have peaceably and quietly vacated and surrendered possession of the Premises to Lessor, without Lessor giving any notice to quit or demand for possession, and (ii) shall have removed from the Premises all structures, property and other materials not belonging to Lessor, including all personal property and restored the surface to as good a condition as the same was in before such structures were erected, including, without limitation, the removal of foundations, the filling in of excavations and pits, and the removal of debris and rubbish.

**B.** If Lessee has not completed such removal and restoration prior to termination of this Lease, Lessor may, at its election, and at any time or times, (i) perform the work and Lessee shall reimburse Lessor for the cost thereof within thirty (30) days after bill is rendered, (ii) take title to all or any portion of such structures or property by giving notice of such election to Lessee, and/or (iii) treat Lessee as a holdover tenant at will until such removal and restoration is completed.

**Section 16. FIBER OPTICS.**

Lessee shall visit [www.up.com/CBUD](http://www.up.com/CBUD) to complete and submit the required form to determine if fiber optic cable is buried on the Premises. If cable is buried on the Premises, Lessee will telephone the telecommunications company(ies), arrange for a cable locator, and make arrangements for relocation or other protection of the cable. Notwithstanding compliance by Lessee with this Section 16, the release and indemnity provisions of Section 12 above shall apply fully to any damage or destruction of any telecommunications system.

**Section 17. NOTICES.**

Any notice, consent or approval to be given under this Lease shall be in writing, and personally served, by email or by reputable courier service, or sent by certified mail, postage prepaid, return receipt requested, to Lessor at: Union Pacific Railroad Company, Attn: AVP - Real Estate, Real Estate Department, 1400 Douglas Street, Stop 1690, Omaha, Nebraska 68179; and to Lessee at the above address, or such other address as a party may designate in notice given to the other party. Mailed

notices shall be deemed served five (5) days after deposit in the U.S. Mail. Notices which are faxed, emailed, are personally served or sent by courier service shall be deemed served upon receipt.

**Section 18. ASSIGNMENT.**

A. Lessee shall not sublease the Premises, in whole or in part, or assign, encumber or transfer (by operation of law or otherwise) this Lease, without the prior consent of Lessor, which consent may be denied at Lessor's sole and absolute discretion. Any purported transfer or assignment without Lessor's consent shall be void and shall be a default by Lessee.

B. Subject to this Section 18, this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

**Section 19. CONDEMNATION.**

If, as reasonably determined by Lessor, the Premises cannot be used by Lessee because of a condemnation or sale in lieu of condemnation, then this Lease shall automatically terminate. Lessor shall be entitled to the entire award or proceeds for any total or partial condemnation or sale in lieu thereof, including, without limitation, any award or proceeds for the value of the leasehold estate created by this Lease. Notwithstanding the foregoing, Lessee shall have the right to pursue recovery from the condemning authority of such compensation as may be separately awarded to Lessee for Lessee's relocation expenses, the taking of Lessee's personal property and fixtures, and the interruption of or damage to Lessee's business.

**Section 20. ATTORNEY'S FEES.**

If either party retains an attorney to enforce this Lease (including, without limitation, the indemnity provisions of this Lease), the prevailing party is entitled to recover reasonable attorney's fees.

**Section 21. RIGHTS AND OBLIGATIONS OF LESSOR.**

If any of the rights and obligations of Lessor under this Lease are substantially and negatively affected by any changes in the laws applicable to this Lease, whether statutory, regulatory or under federal or state judicial precedent, then Lessor may require Lessee to enter into an amendment to this Lease to eliminate the negative effect on Lessor's rights and obligations to the extent reasonably possible.

**Section 22. MODIFICATION, WAIVER OF DEFAULT, ENTIRE AGREEMENT.**

No waiver, modification or amendment to this Lease, including specifically but not limited to, any indemnity and/or insurance requirement herein, shall be of any force or effect unless made in writing, signed by Lessor and Lessee and specifying with particularity the nature and extent of such waiver, modification or amendment. This Lease is the entire agreement between the parties, and supersedes all other oral or written agreements between the parties pertaining to this transaction, and any other lease under which all or any portion of the Premises was leased to Lessee. Notwithstanding the prior sentence, Lessee shall retain any and all obligations and liabilities which may have accrued under any other such agreements prior to the commencement of the term of this Lease.

**Section 23. WATER WELL(S).**

The installation of new water well(s) or use of existing water well(s) or other equipment or facilities designed to secure potable or non-potable water from sources on the leased premises, or from any adjoining property owned or operated by Lessor, is prohibited.

**EXHIBIT C**  
**Union Pacific Railroad**  
**Contract Insurance Requirements**

Lease of Land

Lessee shall, at its sole cost and expense, procure and maintain during the life of this Lease (except as otherwise provided in this Lease) the following insurance coverage:

**A. Commercial General Liability insurance.** Commercial general liability (CGL) with a limit of not less than \$2,000,000 each occurrence and an aggregate limit of not less than \$4,000,000. CGL insurance must be written on ISO occurrence form CG 00 01 12 04 (or a substitute form providing equivalent coverage). The policy must also contain the following endorsement, which must be stated on the certificate of insurance: Contractual Liability Railroads ISO form CG 24 17 10 01 (or a substitute form providing equivalent coverage) showing "Premises" as the Designated Job Site.

**B. Business Automobile Coverage insurance.** Business auto coverage written on ISO form CA 00 01 10 01 (or a substitute form providing equivalent liability coverage) with a combined single limit of not less \$2,000,000 for each accident, and coverage must include liability arising out of any auto (including owned, hired, and non-owned autos).

The policy must contain the following endorsements, which must be stated on the certificate of insurance:

- Coverage For Certain Operations In Connection With Railroads ISO form CA 20 70 10 01 (or a substitute form providing equivalent coverage) showing "Premises" as the Designated Job Site.
- Motor Carrier Act Endorsement - Hazardous materials clean up (MCS-90) if required by law.

**C. Workers Compensation and Employers Liability insurance.** Coverage must include but not be limited to:

Contractor's statutory liability under the workers' compensation laws of the state(s) affected by this Agreement.

Employers' Liability (Part B) with limits of at least \$500,000 each accident, \$500,000 disease policy limit \$500,000 each employee.

If Lessee is self-insured, evidence of state approval and excess workers compensation coverage must be provided. Coverage must include liability arising out of the U. S. Longshoremen's and Harbor Workers' Act, the Jones Act, and the Outer Continental Shelf Land Act, if applicable.

In any and all Claims against Lessor by any employee of Lessee, Lessee's indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under any workers compensation acts, disability benefits acts or other **employee benefits acts**.

**D. Pollution Liability insurance.** If permitted use as defined in this Lease includes any generation, handling, enrichment, storage, manufacture, or production of hazardous materials pollution liability insurance is required. Pollution liability coverage must be written on ISO form Pollution Liability Coverage Form Designated Sites CG 00 39 12 04 (or a substitute form providing equivalent liability coverage), with limits of at least \$5,000,000 per occurrence and an aggregate limit of \$10,000,000.

If hazardous materials are disposed of from the Premises, Lessee must furnish to Lessor evidence of pollution legal liability insurance maintained by the disposal site operator for losses arising from the insured facility accepting the materials, with coverage in minimum amounts of \$1,000,000 per loss, and an annual aggregate of \$2,000,000.

- E. **Umbrella or Excess** insurance. If Lessee utilizes umbrella or excess policies, these policies must “follow form” and afford no less coverage than the primary policy.

**Other Requirements**

F. All policy(ies) required above must include Lessor as “Additional Insured” using ISO Additional Insured Endorsement CG 20 11 (or a substitute form providing equivalent coverage). The coverage provided to Lessor as additional insured shall, to the extent provided under ISO Additional Insured Endorsement CG 20 11, provide coverage for Lessor’s negligence whether sole or partial, active or passive, and shall not be limited by Lessee’s liability under the indemnity provisions of this Lease.

G. Lessee waives all rights against Lessor and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the workers compensation and employers’ liability or commercial umbrella or excess liability insurance obtained by Lessee required by this agreement.

H. Punitive damages exclusion, if any, must be deleted (and the deletion indicated on the certificate of insurance), unless (a) insurance coverage may not lawfully be obtained for any punitive damages that may arise under this Lease, or (b) all punitive damages are prohibited by all states in which the Premises are located.

I. All insurance policies must be written by a reputable insurance company acceptable to Lessor or with a current Best’s Insurance Guide Rating of A- and Class VII or better, and authorized to do business in the state where the Premises are located.

J. The fact that insurance is obtained by Lessee, or by Lessor on behalf of Lessee, will not be deemed to release or diminish the liability of Lessee, including, without limitation, liability under the indemnity provisions of this Lease. Damages recoverable by Lessor from Lessee or any third party will not be limited by the amount of the required insurance coverage.

### Certificate Of Completion

Envelope Id: 207B46D3-9567-4DB7-8207-D16A0C4B317E  
 Subject: Complete with DocuSign: 0806084 - City of Albion - Lease - 9.23.2025.pdf  
 Source Envelope:  
 Document Pages: 11  
 Certificate Pages: 3  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Sent  
  
 Envelope Originator:  
 Casey Moore  
 1400 Douglas St MS910  
 Omaha, NE 68179  
 cjmoore@up.com  
 IP Address: 198.47.158.196

### Record Tracking

Status: Original  
 9/23/2025 5:00:21 PM  
 Holder: Casey Moore  
 cjmoore@up.com  
 Location: DocuSign

### Signer Events

Andrew Devine  
 Administrator@cityofalbion-ne.com  
 Administrator/Clerk/Treasurer  
 Security Level: Email, Account Authentication  
 (None)

### Signature

### Timestamp

Sent: 9/23/2025 5:02:07 PM  
 Viewed: 9/24/2025 9:30:55 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 9/24/2025 9:30:55 AM  
 ID: 065c1507-2855-430b-b285-494f3d343d80

Casey Moore  
 cjmoore@up.com  
 Security Level: Email, Account Authentication  
 (None)

**Electronic Record and Signature Disclosure:**  
 Accepted: 6/9/2025 3:35:39 PM  
 ID: 58c5cf89-a169-453d-8145-8d05ac1a6fba

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/23/2025 5:02:07 PM
Payment Events	Status	Timestamps
<b>Electronic Record and Signature Disclosure</b>		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, Union Pacific Corporation (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact Union Pacific Corporation:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by phone call: (916) 517-2864

To contact us by email send messages to: [vondasimmons@upcontractor.up.com](mailto:vondasimmons@upcontractor.up.com)

### **To advise Union Pacific Corporation of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [vondasimmons@upcontractor.up.com](mailto:vondasimmons@upcontractor.up.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from Union Pacific Corporation**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [vondasimmons@upcontractor.up.com](mailto:vondasimmons@upcontractor.up.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with Union Pacific Corporation**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [vondasimmons@upcontractor.up.com](mailto:vondasimmons@upcontractor.up.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Union Pacific Corporation as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Union Pacific Corporation during the course of your relationship with Union Pacific Corporation.



# AGENDA MEMO

**MEETING NAME:** Albion City Council Meeting

**DATE:** November 18, 2025

**ITEM NAME:** **DISCUSS POTENTIAL LAND LEASE AGREEMENT WITH 23TAILS FOR USE OF PROPERTY NORTH OF COMMUNITY BURN SITE AS A DOG PARK.**

**PRESENTER(S):**

Rori Erickson

**BACKGROUND INFORMATION:**

Rori Erickson has established the not for profit 23 Tails to raise money to build and operate a dog park for the community.

She has previously approached the County to place the park near the trail at the old radio tower site southwest of the fairgrounds, but that request has been denied.

She wishes to pursue the alfalfa field north of the community burn site as a potential site and wants to discuss this option with the City Council.

**DISCUSSION:**

**MOTION:**

**BY:**

**2ND:**

**ROLL CALL:** Tisthammer \_\_\_\_\_ Dailey \_\_\_\_\_ Porter \_\_\_\_\_ Johnson \_\_\_\_\_

**MOTION:**

**BY:**

**2ND:**

**ROLL CALL:**



# AGENDA MEMO

**MEETING NAME:** Albion City Council

**DATE:** November 18, 2025

**ITEM NAME:** **CONSIDER EMPLOYEE PAY STIPEND FOR RON MOREARTY WHILE ACTING AS INTERIM WATER OPERATOR AND STREET SUPERVISOR**

**PRESENTER(S):**

**Mayor Jarecki and Administrator Devine**

**BACKGROUND INFORMATION:**

During the past several months Ron Morearty has been training David Redler in public works areas and has been assisting Administrator Devine with plumbing inspections as well as being in charge of both the Street and Water Departments. He has requested a pay increase while he’s essentially the department head for two separate departments. David Redler is actively pursuing his water certification in early February.

The Mayor and Administrator have discussed this and recommend a \$210 monthly pay stipend until David Redler has his operator’s certification for 6 months. The rationale for this is that even after obtaining certification, David will still likely need guidance from Ron.

**DISCUSSION:**

**MOTION:** To approve the employee pay stipend of \$210 for Ron Morearty until 6 months after David Redler obtains his water operator certification.

**BY:**

**2ND:**

**ROLL CALL:** Porter \_\_\_\_\_ Johnson \_\_\_\_\_ Tisthammer \_\_\_\_\_ Dailey \_\_\_\_\_

**MOTION:**

**BY:**

**2ND:**

**ROLL CALL:** Dailey \_\_\_\_\_ Tisthammer \_\_\_\_\_ Johnson \_\_\_\_\_ Porter \_\_\_\_\_

**SUMMARY OF DECISION:**

### Water & Sewer

**Rutjen's replaced three old Fire Hydrants – two of which were leaking after the Fire Department exercised/flushed them.**

**The City may need to repair sewer main in the area of 11<sup>th</sup> and State Streets due to a belly. This issue is currently being investigated in connection to a service line backup.**

Amber Wynn and Warren Myers have reviewed Chapter 6 of the Albion City Code – concerning public utilities – and are recommending some updates. Darren and I are currently reviewing these recommendations and will present to the Mayor and Council for consideration at a future meeting.

### Park

An RFP for the “Park on Clark” playground equipment was published mid-September. Proposals are due in November, and the Council will consider award at the December meeting.

**Bids were received for the Trail and Restroom/Shelter building at Clark Park. The trail portions came in as expected. The Restroom/Shelter building was high. JEO will double check bid forms for accuracy and make a recommendation for consideration at the next City Council meeting. Once proposals are also received for the playground equipment I can work at prioritizing the project within our budget and will present at next meeting as well.**

**We need to develop a lease/operation agreement with the Baseball/Softball group for the new facility.**

I will be meeting with Legion leadership to discuss formalizing an agreement with the city regarding the “Leon Nelson Memorial/Legion Field” facilities and maintenance. Any formal agreement will be provided to the Mayor and Council for formal approval.

### Street

I am transitioning responsibility of supervising the grass/tree site to Corey in the Sewer Department so that Ron has more time to focus on street sweeping and the water department. Our new sweeper is planned to be delivered this fall – I want it utilized and our streets looking much, much better in the future.

### Police Department

**Met briefly with Officers Martin and Lipker to discuss nuisance abatement process.**

General Administration / Other:

**Stealth is working on their Fiber to Home project and expects this phase to be completed on or around Decemeber 15<sup>th</sup>.**

**I met with IT team at Applied Connective Technologies to prepare the transition from wireless ethernet network to VPN connections through the fiber optic service to city facilities.**

I attended the League of Nebraska Municipalities Annual Fall Conference in September. This was one of the better annual conferences as far as content goes. The City may want to consider initiating redevelopment plan procedures including a new Blight and Substandard Study of the community so that we're better positioned for redevelopment projects that could be eligible for TIF financing. Also, learned some new information regarding the impact of new legislation in relation to property tax authority and budgeting for next year.

**The Annual Audit was held on October 17<sup>th</sup> and went well. Will have a full report from AMGL at a future meeting.**

I have been handling Building Permit duties. It's been a bit of an adjustment – contractors seem to be used to giving short notice for inspection requests which doesn't always work well with my schedule. Permit processing time will likely be a bit longer but I intend to process new applications within 7-10 business days.

Planning Commission

**The Planning Commission approved a conditional use permit for a communication tower less than 125' in height for the Patzel property south of the Sewer Plant. Verizon is expected to be the first leasee at the tower site and expects significant improvement to coverage in town. The project will likely be started in Spring of 2026.**

The planning commission has held a pre-application conference on June 7<sup>th</sup> regarding a subdivision application for property located outside of city limits but inside the city's zoning jurisdiction. **I have reviewed a draft of the preliminary plat and provided feedback.** I expect to receive a full application for preliminary and/or final plats within the next 30 days.

**Another EJT subdivision pre-application conference is schedule for the December planning commission meeting.**

There is still one (1) vacancy on the planning commission.

**\*Please direct any interested parties to City Hall or to the Mayor.**

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Attached is the previous month Sales Tax Report – showing the monthly trend of sales tax receipts.

Also attached is an unaudited Treasurer's Report/Budget Performance Report and an unaudited Balance Sheet Comparison Report.

**City Administrator's Report  
November 13, 2025**

Item 7.

The tire collection went well.

All tires appeared to be from within the county. We requested and received a grant for 130 ton; collected 127.33. Prior years are listed below for comparison.

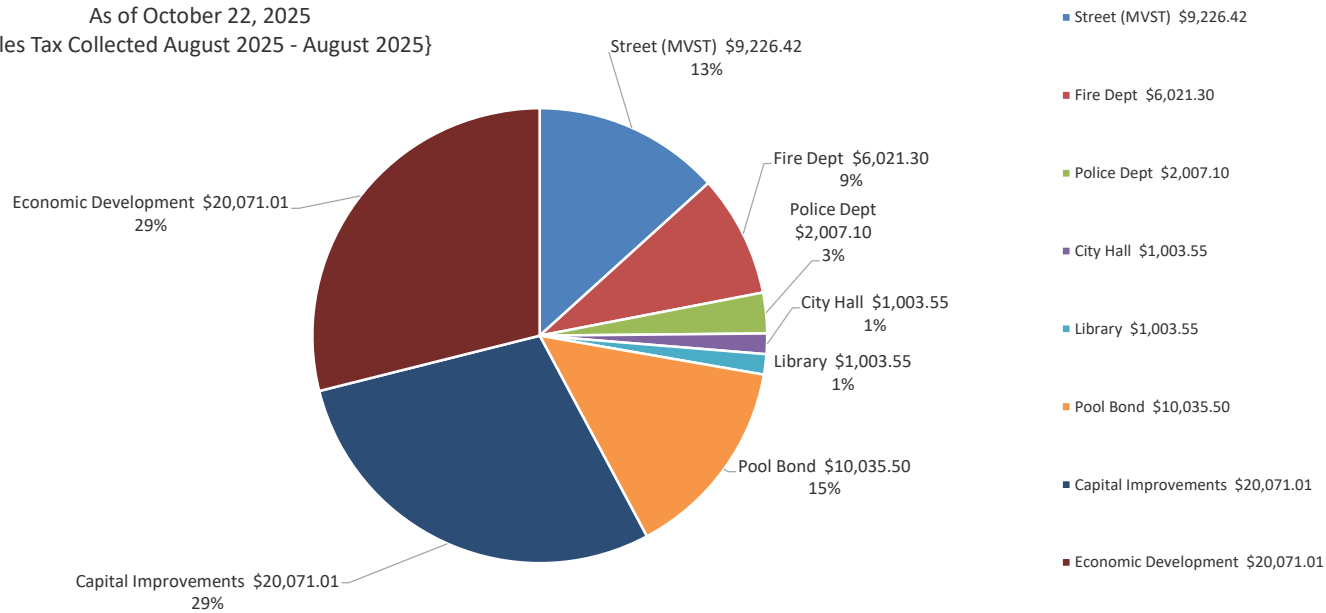
2022-grant for 100 ton, collected 122.15 ton

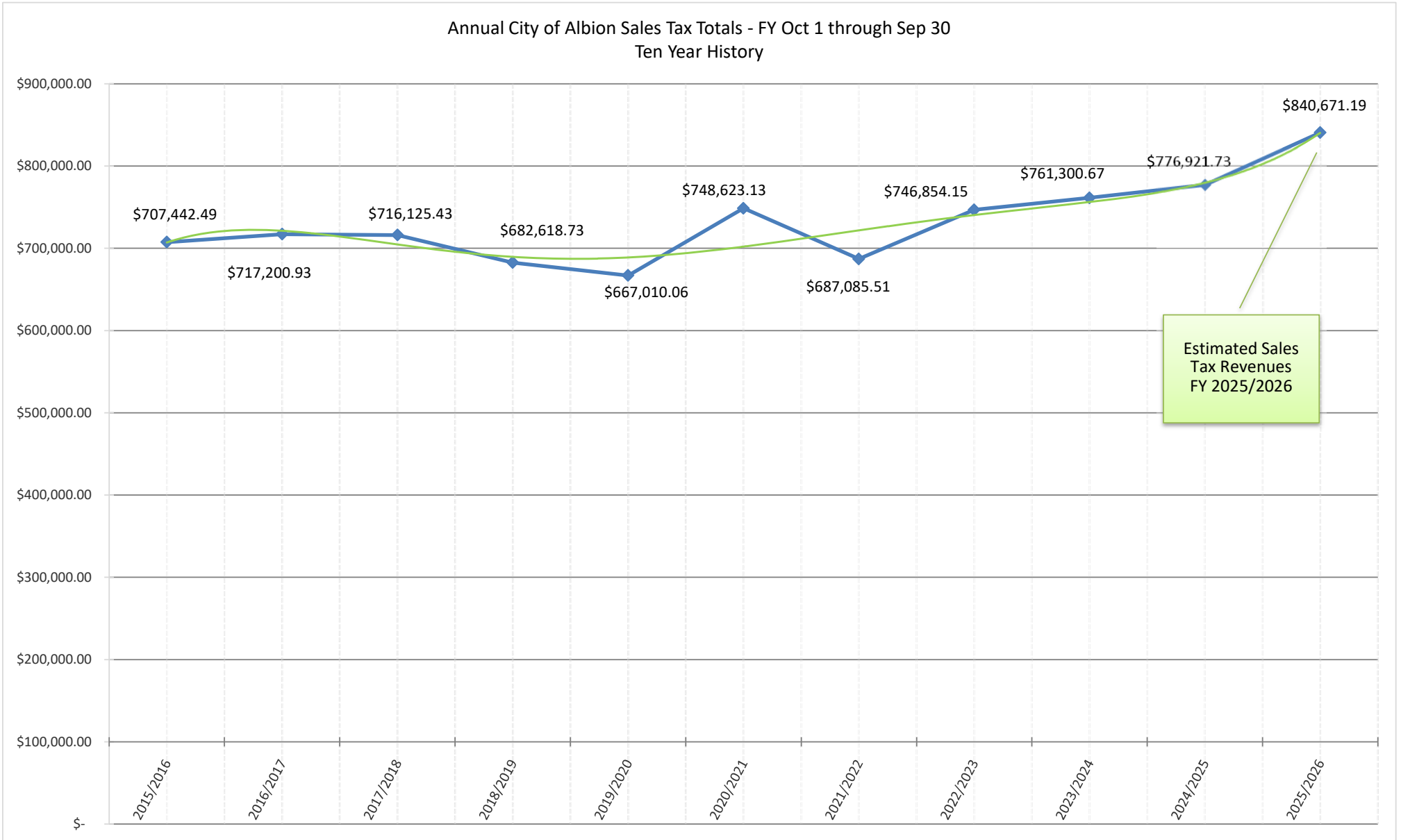
2020-grant for 140 ton, collected 124.50 ton

Amber L. Wynn  
Utility Billing Clerk

	Total Sales Tax	Motor Vehicle Sales Tax to Streets (LB904)	Refunds to Taxpayers (State Incentives)	MVST	1/2 Cent Allocation Breakdown - per 2016 Election					1 Cent Allocation Breakdown - per 2024 Election		Month Received	
				Street	Fire Dept	Police Dept	City Hall	Library	Pool Bond	Capital Improvements	Economic Development		Total Settlement
2025/2026				ALL MVST	\$0.0015	\$0.0005	\$0.00025	\$0.00025	\$0.0025	\$0.0050	\$0.0050	\$0.015	
AUG	\$ 69,439.44	\$ 9,226.42	\$ -	\$ 9,226.42	\$ 6,021.30	\$ 2,007.10	\$ 1,003.55	\$ 1,003.55	\$ 10,035.50	\$ 20,071.01	\$ 20,071.01	\$ 69,439.44	OCT
SEPT			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NOV
OCT			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	DEC
NOV			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	JAN
DEC			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FEB
JAN			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	MAR
FEB			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	APR
MAR			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	MAY
APR			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	JUNE
MAY			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	JULY
JUNE			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	AUG
JULY			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	SEPT
				Street (MVST)	Fire Dept	Police Dept	City Hall	Library	Pool Bond	Capital Improvements	Economic Development	Total	
YTD Total	\$ 69,439.44	\$ 9,226.42	\$ -	\$ 9,226.42	\$ 6,021.30	\$ 2,007.10	\$ 1,003.55	\$ 1,003.55	\$ 10,035.50	\$ 20,071.01	\$ 20,071.01	\$ 69,439.44	

2025-26 Sales Tax Allocation Breakdown  
As of October 22, 2025  
{Sales Tax Collected August 2025 - August 2025}





**CITY SALES TAX**

Month / Fiscal Year	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	%
JULY												
AUG	\$ 56,241.45	\$ 65,760.21	\$ 61,293.39	\$ 60,373.59	\$ 59,591.99	\$ 54,509.48	\$ 64,702.83	\$ 68,870.76	\$ 67,269.10	\$ 63,443.40	\$ 69,439.44	9.5%
SEPT	\$ 64,983.21	\$ 58,829.71	\$ 59,484.22	\$ 55,027.57	\$ 53,009.40	\$ 59,304.68	\$ 70,310.80	\$ 68,023.77	\$ 63,931.62	\$ 61,225.85		
OCT	\$ 55,658.43	\$ 56,993.16	\$ 59,818.82	\$ 55,217.47	\$ 57,187.61	\$ 65,327.80	\$ 53,435.62	\$ 58,669.07	\$ 65,171.73	\$ 59,050.13		
NOV	\$ 55,813.91	\$ 53,103.45	\$ 61,092.99	\$ 59,300.13	\$ 53,575.54	\$ 50,353.10	\$ 48,497.47	\$ 62,512.20	\$ 67,355.30	\$ 64,832.86		
DEC	\$ 69,719.04	\$ 67,127.66	\$ 69,916.58	\$ 57,809.78	\$ 73,290.60	\$ 61,861.46	\$ 66,767.87	\$ 64,307.39	\$ 70,337.54	\$ 67,263.67		
JAN	\$ 57,975.74	\$ 54,429.72	\$ 52,455.18	\$ 53,255.88	\$ 47,695.44	\$ 71,577.64	\$ 46,098.54	\$ 63,080.82	\$ 57,387.59	\$ 67,843.48		
FEB	\$ 48,361.67	\$ 56,369.21	\$ 50,601.83	\$ 47,821.03	\$ 53,323.80	\$ 39,087.45	\$ 49,087.97	\$ 52,279.12	\$ 47,575.64	\$ 50,922.85		
MAR	\$ 62,135.89	\$ 49,997.58	\$ 55,072.94	\$ 54,812.16	\$ 52,103.29	\$ 75,201.52	\$ 49,633.73	\$ 60,331.14	\$ 67,941.95	\$ 61,995.62		
APR	\$ 56,556.84	\$ 69,303.54	\$ 58,107.12	\$ 53,143.56	\$ 45,694.24	\$ 68,904.35	\$ 59,807.16	\$ 54,930.88	\$ 58,927.10	\$ 75,024.12		
MAY	\$ 60,737.07	\$ 63,185.20	\$ 58,413.87	\$ 70,876.04	\$ 43,510.01	\$ 64,020.41	\$ 55,474.16	\$ 64,210.18	\$ 69,961.90	\$ 77,733.85		
JUNE	\$ 60,652.92	\$ 62,079.12	\$ 70,459.67	\$ 56,297.29	\$ 66,266.55	\$ 73,269.83	\$ 57,061.36	\$ 65,252.11	\$ 59,750.01	\$ 63,356.15		
JULY	\$ 58,606.32	\$ 60,022.37	\$ 59,408.82	\$ 58,684.23	\$ 61,761.59	\$ 65,205.41	\$ 66,208.00	\$ 64,386.71	\$ 65,691.19	\$ 64,229.75		
Annual Totals	\$707,442.49	\$717,200.93	\$716,125.43	\$682,618.73	\$667,010.06	\$ 748,623.13	\$687,085.51	\$746,854.15	\$ 761,300.67	\$ 776,921.73	\$ 69,439.44	
											2025/2026 YTD	9.5%

**City of Albion**  
**Profit & Loss Budget Performance**  
October 2025

Item 7.

	Oct 24	Annual Budget	Difference to Annual Budget	Notes
<b>Enterprise Funds</b>				
Sewer	40,543.43	0.00	40,543.43	*Debt Payment on WWTF due in December *Capital projects completed n 2024-25
Solid Waste	28,669.30	-23,365.00	52,034.30	
Water	11,917.36	-41,520.00	53,437.36	*Capital projects completed in 2024-25
<b>Total Enterprise Funds</b>	<b>81,130.09</b>	<b>-64,885.00</b>	<b>146,015.09</b>	
<b>Governmental Funds</b>				
Municipal Lottery	218.94	-460.00	678.94	
Economic Development	9,630.87	400.00	9,230.87	
General	-25,510.70	6,294.00	-31,804.70	
Park	102,792.96	-91,692.00	194,484.96	*Capital projects to be completed this year.
Pool	2,684.14	440.00	2,244.14	
Police	-17,499.73	-49,775.00	32,275.27	
Fire	2,810.57	-58,228.00	61,038.57	
Library	-7,302.47	-17,461.00	10,158.53	
Debt Service	-184,308.22	6,109.00	-190,417.22	*Pool and Street Debt Payments in October *Property Tax and Sales Tax Revenues throughout year will bring this back into balance
Street	-75,768.45	43,776.00	-119,544.45	*Large transfer to Debt Service for Street Bond Payment in October
Sales Tax	20,840.89	-15,000.00	35,840.89	
<b>Total Governmental Funds</b>	<b>-171,411.20</b>	<b>-175,597.00</b>	<b>4,185.80</b>	
<b>TOTAL</b>	<b>-90,281.11</b>	<b>-240,482.00</b>	<b>150,200.89</b>	

**City of Albion**  
**Balance Sheet Prev Month / Year Comparison**  
As of September 30, 2025

	Current		Previous Month		Previous Year		
	Oct 31, 25	Sep 30, 25	\$ Change	% Change	Oct 31, 24	\$ Change	% Change
<b>ASSETS</b>							
<b>Current Assets</b>							
<b>Checking/Savings</b>							
<b>Cash Transaction Accounts</b>							
10000 · NOW Acct - Boone Co	168,838.55	363,404.08	-194,565.53	-53.54%	342,401.26	-173,562.71	-50.69%
10005 · NOW Acct - Cornerstone	100,114.87	155,373.55	-55,258.68	-35.57%	196,534.02	-96,419.15	-49.06%
<b>Cash/CD Reserve Accounts</b>							
10007 · T-Bill General Fund Reserve	253,043.47	102,751.42	150,292.05	146.27%	505,116.90	-252,073.43	-49.9%
10038 · CD - General - BCB - 4/18/21	0.00	0.00	0.00	0.0%	120,832.88	-120,832.88	-100.0%
10040 · CD - General - BCB - 7/26/20 f	0.00	0.00	0.00	0.0%	111,070.68	-111,070.68	-100.0%
10041 · CD - General - BCB - 7/26/20 g	0.00	0.00	0.00	0.0%	111,070.68	-111,070.68	-100.0%
10042 · CD - General - BCB - 7/26/20 h	0.00	0.00	0.00	0.0%	111,070.68	-111,070.68	-100.0%
10043 · CD - General - BCB - 7/26/21 a	0.00	0.00	0.00	0.0%	111,319.42	-111,319.42	-100.0%
10044 · CD - General - BCB - 7/26/21 b	0.00	0.00	0.00	0.0%	111,319.42	-111,319.42	-100.0%
10045 · CD - General - BCB - 7/26/20 a	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10046 · CD - General - BCB - 7/26/20 b	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10047 · CD - General - BCB - 7/26/20 c	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10048 · CD - General - BCB - 7/26/20 d	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10049 · CD - General - BCB - 7/26/20 e	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10050 · CD - CURRB DSR - BCB - 4/10/24	243,564.83	238,823.18	4,741.65	1.99%	234,198.75	9,366.08	4.0%
10051 · CD - 409758 - BCB - 10/20/2025	122,344.09	122,344.09	0.00	0.0%	0.00	122,344.09	100.0%
10052 · CD - General - CSB - 10/18/2025	114,841.24	114,222.25	618.99	0.54%	112,404.98	2,436.26	2.17%
10053 · CD - General - CSB - 12/18/2025	115,851.89	115,187.02	664.87	0.58%	113,236.41	2,615.48	2.31%
<b>Restricted Use Accounts</b>							
10008 · Pool Project Fund - CSB	0.00	0.00	0.00	0.0%	124,908.23	-124,908.23	-100.0%
10030 · T-Bill Mmkt - Econ. Dev.	35,105.71	35,004.63	101.08	0.29%	54,541.29	-19,435.58	-35.64%
10035 · Premier Cornerstone - Ec Dev	25,062.66	4,987.37	20,075.29	402.52%	50,780.95	-25,718.29	-50.65%
10036 · Housing Program Fund	217,483.88	234,538.53	-17,054.65	-7.27%	175,615.86	41,868.02	23.84%
10105 · Fire Department Sales Tax Fund	230,787.29	230,122.77	664.52	0.29%	222,795.41	7,991.88	3.59%
10130 · SuperNOW - Library Mem Fund	1,762.87	3,456.27	-1,693.40	-49.0%	1,772.57	-9.70	-0.55%
10132 · Library - TBill Memorial Account	186,547.24	186,010.10	537.14	0.29%	165,576.65	20,970.59	12.67%
<b>Cash on Hand</b>							
10200 · Cash on Hand - General	160.00	160.00	0.00	0.0%	100.00	60.00	60.0%
10210 · Cash on Hand - Pool	0.00	0.00	0.00	0.0%	0.00	0.00	0.0%
10250 · Cash on Hand - Water	135.00	135.00	0.00	0.0%	135.00	0.00	0.0%
<b>Custodial Cash Accounts</b>							
10300 · County Treas Cash - Street	20,231.18	20,231.18	0.00	0.0%	20,231.18	0.00	0.0%
10400 · County Treas Cash - Debt Svc	560.94	560.94	0.00	0.0%	560.94	0.00	0.0%
<b>Total Checking/Savings</b>	<b>2,407,155.91</b>	<b>2,498,032.58</b>	<b>-90,876.67</b>	<b>-3.64%</b>	<b>3,553,321.11</b>	<b>-1,146,165.20</b>	<b>-32.26%</b>

\*Balances Unaudited

**City of Albion**  
**Balance Sheet Prev Month / Year Comparison**  
As of September 30, 2025

	Current		Previous Month		Previous Year		
	Oct 31, 25	Sep 30, 25	\$ Change	% Change	Oct 31, 24	\$ Change	% Change
<b>Accounts Receivable</b>							
1110 · Accounts receivable	28,312.61	25,211.13	3,101.48	12.3%	15,503.01	12,809.60	82.63%
<b>Total Accounts Receivable</b>	28,312.61	25,211.13	3,101.48	12.3%	15,503.01	12,809.60	82.63%
<b>Other Current Assets</b>							
12000 · Accounts Receivable - Water	68,685.92	68,685.92	0.00	0.0%	68,685.92	0.00	0.0%
12010 · Accounts Receivable - Sewer	78,352.27	78,352.27	0.00	0.0%	78,352.27	0.00	0.0%
12020 · Accounts Receivable - Solid Was	-223.83	-223.83	0.00	0.0%	-223.83	0.00	0.0%
12040 · A/R Offset - General	-15,080.68	-15,080.68	0.00	0.0%	-15,080.68	0.00	0.0%
12042 · A/R Offset - Street	-60.00	-60.00	0.00	0.0%	-60.00	0.00	0.0%
12100 · Unbilled Revenue - Water	17,317.00	17,317.00	0.00	0.0%	17,317.00	0.00	0.0%
12110 · Unbilled Revenue - Sewer	19,693.00	19,693.00	0.00	0.0%	19,693.00	0.00	0.0%
12150 · Accrued Interest Recv. - Water	2,155.32	2,155.32	0.00	0.0%	2,155.32	0.00	0.0%
12160 · Accrued Interest Recv. - Sewer	4,864.52	4,864.52	0.00	0.0%	4,864.52	0.00	0.0%
12170 · Accrued Interest Recv. - Solid	298.28	298.28	0.00	0.0%	298.28	0.00	0.0%
12200 · Inventory - Water	85,885.56	85,885.56	0.00	0.0%	85,885.56	0.00	0.0%
12300 · Prepaid Insurance - Water	2,720.12	2,720.12	0.00	0.0%	2,720.12	0.00	0.0%
12310 · PREPAID INSURANCE - SEWER	4,231.30	4,231.30	0.00	0.0%	4,231.30	0.00	0.0%
12320 · PREPAID INSURANCE - SOLID WASTE	906.71	906.71	0.00	0.0%	906.71	0.00	0.0%
1299 · Undeposited Funds	210.00	300.00	-90.00	-30.0%	615.00	-405.00	-65.85%
<b>Total Other Current Assets</b>	269,955.49	270,045.49	-90.00	-0.03%	270,360.49	-405.00	-0.15%
<b>Total Current Assets</b>	2,705,424.01	2,793,289.20	-87,865.19	-3.15%	3,839,184.61	-1,133,760.60	-29.53%
<b>Fixed Assets</b>							
15000 · Land - Water	34,020.00	34,020.00	0.00	0.0%	34,020.00	0.00	0.0%
15010 · Constr. in Progress - Water	705,033.13	705,033.13	0.00	100.0%	90,085.00	614,948.13	682.63%
15020 · Distribution System - Water	2,044,451.16	2,044,451.16	0.00	0.0%	2,025,726.16	18,725.00	0.92%
15030 · Buildings - Water	24,966.61	24,966.61	0.00	0.0%	24,966.61	0.00	0.0%
15040 · Equipment - Water	494,204.35	494,204.35	0.00	0.0%	416,623.18	77,581.17	18.62%
15050 · Accum Depr - Water	-1,220,619.29	-1,220,619.29	0.00	0.0%	-1,220,619.29	0.00	0.0%
15100 · Land - Sewer	369,435.25	369,435.25	0.00	0.0%	369,435.25	0.00	0.0%
15110 · Constr in Progress - Sewer	396,489.09	396,489.09	0.00	100.0%	85,591.25	310,897.84	363.24%
15120 · Distribution System - Sewer	334,618.10	334,618.10	0.00	0.0%	258,253.10	76,365.00	29.57%
15130 · Buildings - Sewer	4,150,169.53	4,150,169.53	0.00	0.0%	4,150,169.53	0.00	0.0%
15140 · Equipment - Sewer	159,236.29	159,236.29	0.00	0.0%	128,564.29	30,672.00	23.86%
15150 · Accum Depr - Sewer	-2,241,693.58	-2,241,693.58	0.00	0.0%	-2,241,693.58	0.00	0.0%
15230 · Buildings - Solid Waste	1,011.06	1,011.06	0.00	0.0%	1,011.06	0.00	0.0%
15240 · Equipment - Solid Waste	3,950.67	3,950.67	0.00	0.0%	3,950.67	0.00	0.0%
15250 · Accum Depr - Solid Waste	-3,447.29	-3,447.29	0.00	0.0%	-3,447.29	0.00	0.0%
15300 · Fixed Assets - General	123,461.95	123,461.95	0.00	0.0%	123,461.95	0.00	0.0%
15310 · Fixed Assets - Park	592,074.94	592,074.94	0.00	0.0%	592,074.94	0.00	0.0%
15320 · Fixed Assets - Police	60,264.08	60,264.08	0.00	0.0%	60,264.08	0.00	0.0%
15330 · Fixed Assets - Fire	973,777.30	973,777.30	0.00	0.0%	973,777.30	0.00	0.0%
15340 · Fixed Assets - Library	104,382.65	104,382.65	0.00	0.0%	104,382.65	0.00	0.0%
15350 · Fixed Assets - Pool	2,435,780.85	2,435,780.85	0.00	0.0%	2,435,780.85	0.00	0.0%
15360 · Fixed Assets - Streets	3,051,461.38	3,051,461.38	0.00	0.0%	3,051,461.38	0.00	0.0%
<b>Total Fixed Assets</b>	12,593,028.23	12,593,028.23	0.00	0.0%	11,463,839.09	1,129,189.14	9.85%
<b>TOTAL ASSETS</b>	<b>15,298,452.24</b>	<b>15,386,317.43</b>	<b>-87,865.19</b>	<b>-0.57%</b>	<b>15,303,023.70</b>	<b>-4,571.46</b>	<b>-0.03%</b>

\*Balances Unaudited

**City of Albion**  
**Balance Sheet Prev Month / Year Comparison**  
**As of September 30, 2025**

	Current		Previous Month		Previous Year		
	Oct 31, 25	Sep 30, 25	\$ Change	% Change	Oct 31, 24	\$ Change	% Change
<b>LIABILITIES &amp; EQUITY</b>							
<b>Liabilities</b>							
<b>Current Liabilities</b>							
<b>Accounts Payable</b>							
2010 · Accounts payable	-256.73	-256.73	0.00	0.0%	-166.73	-90.00	-53.98%
<b>Total Accounts Payable</b>	<b>-256.73</b>	<b>-256.73</b>	<b>0.00</b>	<b>0.0%</b>	<b>-166.73</b>	<b>-90.00</b>	<b>-53.98%</b>
<b>Other Current Liabilities</b>							
<b>A/P OFFSET</b>							
20000 · Accounts Payable - Water	14,494.60	14,494.60	0.00	0.0%	14,494.60	0.00	0.0%
20010 · Accounts Payable - Sewer	6,174.19	6,174.19	0.00	0.0%	6,174.19	0.00	0.0%
20020 · Accounts Payable - Solid Waste	15,986.34	15,986.34	0.00	0.0%	15,986.34	0.00	0.0%
20100 · Accrued Payroll - Water	2,049.30	2,049.30	0.00	0.0%	2,049.30	0.00	0.0%
20110 · Accrued Payroll - Sewer	1,880.83	1,880.83	0.00	0.0%	1,880.83	0.00	0.0%
20120 · Accrued Payroll - Solid Waste	410.36	410.36	0.00	0.0%	410.36	0.00	0.0%
20200 · Accrued Vacation - Water	5,822.48	5,822.48	0.00	0.0%	5,822.48	0.00	0.0%
20210 · Accrued Vacation - Sewer	4,821.06	4,821.06	0.00	0.0%	4,821.06	0.00	0.0%
20220 · Accrued Vacation - Solid Waste	1,640.90	1,640.90	0.00	0.0%	1,640.90	0.00	0.0%
20400 · Payroll Tax W/H - Water	181.58	181.58	0.00	0.0%	181.58	0.00	0.0%
20410 · Payroll Tax W/H - Sewer	169.17	169.17	0.00	0.0%	169.17	0.00	0.0%
20420 · Payroll Tax W/H - Solid Waste	28.40	28.40	0.00	0.0%	28.40	0.00	0.0%
20600 · Customer Deposits - Water	40,708.00	40,836.00	-128.00	-0.31%	44,615.00	-3,907.00	-8.76%
20700 · Accrued Interest Payable	4,155.48	4,155.48	0.00	0.0%	4,155.48	0.00	0.0%
20710 · Accrued Interest Payable -Sewer	10,546.67	10,546.67	0.00	0.0%	10,546.67	0.00	0.0%
20800 · HEALTH INSURANCE LIABILITY	-371.39	1,371.99	-1,743.38	-127.07%	-1,734.95	1,363.56	78.59%
20801 · HSA Liabilities	-6,807.68	-6,000.00	-807.68	-13.46%	-807.68	-6,000.00	-742.87%
2100 · Payroll Liabilities	1,129.14	2,430.00	-1,300.86	-53.53%	2,031.83	-902.69	-44.43%
<b>2140 · Accrued sales taxes</b>							
20500 · Sales Tax Payable - Water	670.06	141.36	528.70	374.01%	574.52	95.54	16.63%
20510 · Sales Tax Payable - Sewer	5,485.48	1,115.64	4,369.84	391.69%	4,568.21	917.27	20.08%
54007 · Sales Tax Collected	-855.69	-444.26	-411.43	-92.61%	-62.54	-793.15	-1,268.23%
2140 · Accrued sales taxes - Other	564.51	513.67	50.84	9.9%	29.66	534.85	1,803.27%
<b>Total 2140 · Accrued sales taxes</b>	<b>5,864.36</b>	<b>1,326.41</b>	<b>4,537.95</b>	<b>342.12%</b>	<b>5,109.85</b>	<b>754.51</b>	<b>14.77%</b>
2141 · Lodging Tax	-19.20	-32.25	13.05	40.47%	267.56	-286.76	-107.18%
53005-1 · Dog License - State Fee	2.44	287.92	-285.48	-99.15%	2.44	0.00	0.0%
53005-2 · Dog License - City Fee	7.14	7.08	0.06	0.85%	0.06	7.08	11,800.0%
53050 · KENO PROCEEDS - STATE SHARE	-0.15	286.98	-287.13	-100.05%	-0.15	0.00	0.0%
55555 · RETURNED CHECKS	-20.00	0.00	-20.00	-100.0%	-346.48	326.48	94.23%
<b>Total Other Current Liabilities</b>	<b>109,020.75</b>	<b>109,042.22</b>	<b>-21.47</b>	<b>-0.02%</b>	<b>117,665.57</b>	<b>-8,644.82</b>	<b>-7.35%</b>
<b>Total Current Liabilities</b>	<b>108,764.02</b>	<b>108,785.49</b>	<b>-21.47</b>	<b>-0.02%</b>	<b>117,498.84</b>	<b>-8,734.82</b>	<b>-7.43%</b>
<b>Long Term Liabilities</b>							
25030 · N/P - DEQ - Well 4 Project	141,416.37	141,416.37	0.00	0.0%	153,311.51	-11,895.14	-7.76%
25033 · Bonds - Water Well 2019	350,243.27	350,243.27	0.00	0.0%	371,121.97	-20,878.70	-5.63%
25042 · BONDS - Swimming Pool	1,265,000.00	1,445,000.00	-180,000.00	-12.46%	1,445,000.00	-180,000.00	-12.46%
25044 · Bonds - 2018 GO VP - Fairview Street	810,000.00	900,000.00	-90,000.00	-10.0%	900,000.00	-90,000.00	-10.0%
25045 · Bonds - 2019 CURRB, WWTF Project	1,240,000.00	1,240,000.00	0.00	0.0%	1,425,000.00	-185,000.00	-10.9%
25046 · Bonds - 2024 GO Water	285,000.00	285,000.00	0.00	0.0%	300,000.00	-15,000.00	-5.0%
25047 · Bonds - 2025 Sewer BANS	0.00	0.00	0.00	0.0%	0.00	0.00	0.0%
25048 · 2025 SEWER GO BONDS	260,000.00	260,000.00	0.00	0.0%	0.00	260,000.00	100.0%
<b>Total Long Term Liabilities</b>	<b>4,351,659.64</b>	<b>4,621,659.64</b>	<b>-270,000.00</b>	<b>-5.84%</b>	<b>4,594,433.48</b>	<b>-242,773.84</b>	<b>-5.28%</b>
<b>Total Liabilities</b>	<b>4,460,423.66</b>	<b>4,730,445.13</b>	<b>-270,021.47</b>	<b>-5.71%</b>	<b>4,711,932.32</b>	<b>-251,508.66</b>	<b>-5.34%</b>

\*Balances Unaudited

**City of Albion**  
**Balance Sheet Prev Month / Year Comparison**  
As of September 30, 2025

	Current		Previous Month		Previous Year		
	Oct 31, 25	Sep 30, 25	\$ Change	% Change	Oct 31, 24	\$ Change	% Change
<b>Equity</b>							
Fund Balance	4,946,839.07	4,946,839.07	0.00	0.0%	4,726,203.15	220,635.92	4.67%
Fund Balance - Airport	5,565.58	5,565.58	0.00	0.0%	5,565.58	0.00	0.0%
Fund Balance - CDBG	-1,231.53	-1,231.53	0.00	0.0%	-1,231.53	0.00	0.0%
Fund Balance - Debt Service	208,797.54	208,797.54	0.00	0.0%	208,797.54	0.00	0.0%
Fund Balance - Economic Development	126,304.08	126,304.08	0.00	0.0%	126,304.08	0.00	0.0%
Fund Balance - Fire	144,739.01	144,739.01	0.00	0.0%	144,739.01	0.00	0.0%
Fund Balance - General	170,381.05	170,381.05	0.00	0.0%	450,906.63	-280,525.58	-62.21%
Fund Balance - Housing Rehab	-1,128.60	-1,128.60	0.00	0.0%	-1,128.60	0.00	0.0%
Fund Balance - Keno	2,876.40	2,876.40	0.00	0.0%	2,876.40	0.00	0.0%
Fund Balance - Library	-20,290.12	-20,290.12	0.00	0.0%	-20,290.12	0.00	0.0%
Fund Balance - Park	247,332.99	247,332.99	0.00	0.0%	247,332.99	0.00	0.0%
Fund Balance - Police	-85,140.52	-85,140.52	0.00	0.0%	-85,140.52	0.00	0.0%
Fund Balance - Pool	501,625.31	321,625.31	180,000.00	55.97%	321,625.31	180,000.00	55.97%
Fund Balance - Sales Tax	141,541.34	141,541.34	0.00	0.0%	141,541.34	0.00	0.0%
Fund Balance - Sewer	2,148,268.48	2,148,268.48	0.00	0.0%	1,656,370.85	491,897.63	29.7%
Fund Balance - Solid Waste	67,821.64	67,821.64	0.00	0.0%	67,821.64	0.00	0.0%
Fund Balance - Street	963,683.26	873,683.26	90,000.00	10.3%	873,683.26	90,000.00	10.3%
Fund Balance - Water	1,860,182.79	1,860,182.79	0.00	0.0%	1,181,527.78	678,655.01	57.44%
<b>Department and General Fund Equity Balances</b>	<b>11,428,167.77</b>	<b>11,158,167.77</b>	<b>270,000.00</b>	<b>2.42%</b>	<b>10,047,504.79</b>	<b>1,380,662.98</b>	<b>13.74%</b>
<b>Sinking Fund Balances</b>							
13005 · Fire Dept Sinking Fund	10,136.98	10,136.98	0.00	0.0%	10,136.98	0.00	0.0%
13010 · Street Equipment Sinking Fund	26,236.62	26,236.62	0.00	0.0%	26,236.62	0.00	0.0%
13017 · Sewer Dept Equip Sinking	10,000.00	10,000.00	0.00	0.0%	10,000.00	0.00	0.0%
13018 · Sewer and Waste Water Improvmt	115,695.97	115,695.97	0.00	0.0%	183,030.97	-67,335.00	-36.79%
13019 · Water Tower Maintenance Sinking	61,932.00	61,932.00	0.00	0.0%	53,057.00	8,875.00	16.73%
13020 · New Pool Sinking Fund	2,974.16	2,974.16	0.00	0.0%	2,974.16	0.00	0.0%
13021 · Police Dept - Equipment Sinking	29,591.00	29,591.00	0.00	0.0%	20,591.00	9,000.00	43.71%
13022 · Library Equipment Sinking	117,227.45	117,227.45	0.00	0.0%	117,227.45	0.00	0.0%
13023 · City Hall Sinking Fund	11,583.65	11,583.65	0.00	0.0%	11,583.65	0.00	0.0%
3010 · Unrestrict (retained earnings)	-885,235.91	282,875.80	-1,168,111.71	-412.94%	282,875.80	-1,168,111.71	-412.94%
Net Income	-90,281.11	-1,170,549.10	1,080,267.99	92.29%	-174,127.04	83,845.93	48.15%
<b>Total Equity</b>	<b>10,838,028.58</b>	<b>10,655,872.30</b>	<b>182,156.28</b>	<b>1.71%</b>	<b>10,591,091.38</b>	<b>246,937.20</b>	<b>2.33%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>15,298,452.24</b>	<b>15,386,317.43</b>	<b>-87,865.19</b>	<b>-0.57%</b>	<b>15,303,023.70</b>	<b>-4,571.46</b>	<b>-0.03%</b>

\*Balances Unaudited



# AGENDA MEMO

**MEETING NAME:** Albion City Council Meeting

**DATE:** November 18, 2025

**ITEM NAME:** **CONSIDER BILLS FOR APPROVAL**  
 \*REVIEW MONTHLY BILLS REPORT AND CONSIDER FOR APPROVAL AND PAYMENT

**PRESENTER(S):**

Administrator Devine/Deputy Clerk Ketteler

**BACKGROUND INFORMATION:**

1) The Bills Report is enclosed for affirmation and approval.

**DISCUSSION:**

**MOTION:** To approve bills report for payment and affirm all paid claims as presented, except for bills from Speed Services

**BY:**

**2ND:**

**ROLL CALL:** Dailey \_\_\_\_\_ Porter \_\_\_\_\_ Tisthammer \_\_\_\_\_ Johnson \_\_\_\_\_

**MOTION:** To approve bills from Speed Services for payment.

**BY:**

**2ND:**

**ROLL CALL:** Tisthammer \_\_\_\_\_ Dailey \_\_\_\_\_ Johnson \_\_\_\_\_ Porter \_\_\_\_\_

**MOTION:**

**BY:**

**2ND:**

**ROLL CALL:** Dailey \_\_\_\_\_ Johnson \_\_\_\_\_ Porter \_\_\_\_\_ Tisthammer \_\_\_\_\_

11:11 AM

11/14/25

Accrual Basis

City of Albion  
Bills Report  
November 18, 2025

Item 8.

Date	Num	Name	Memo	Account	Amount
<b>Enterprise Funds</b>					
<b>Sewer</b>					
11/18/2025		Albion Thriftyway	Coffee	60002 · Shop Supplies	-4.94
11/18/2025	Inv.# 229459	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-35.70
11/18/2025	Inv.# 229206	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-160.18
11/18/2025	Inv.# 79NV062625	Arnold Motor Sply	Oil Filter, 5W30 Syn Blend for '05 Silverado	61003 · Equipment Maintenance	-27.43
11/18/2025		Bomgaars Supply Inc.	Inv.# 29041947 - Gloves, Sprayer	60002 · Shop Supplies	-29.98
11/18/2025		Bomgaars Supply Inc.	Inv.# 29046282 - Wire Ties, Extension Cords, Triple Tap...	60001 · Office supplies	-68.93
11/18/2025		Bomgaars Supply Inc.	Inv.# 29046567 - Disposable Gloves	60002 · Shop Supplies	-19.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29047241 - Brake Fluid, Battery	61003 · Equipment Maintenance	-32.98
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-4,773.64
11/18/2025		Cedar Valley Lumber	Inv.# 2510-195749 - WRENCH, 14IN1 RATCH MLTBIT ...	60002 · Shop Supplies	-54.98
11/18/2025	Inv.# 5286837509	Cintas	Stock Medicine Cabinet	65000 · Miscellaneous	-14.07
11/18/2025	Inv.# 343624	CivicPlus	Social Media Archiving Subscription - Annual Renewal	61001 · Computer Maint	-549.67
11/18/2025	Inv.# 7853	Cox Tire Service LLC	Tire, Tube, & Flap for Spreader	61003 · Equipment Maintenance	-1,004.00
11/18/2025		Frontier	private data line - Acc't 402-196-0497-040804-2	62001 · Telephone/Internet	-10.64
11/18/2025		Frontier	ACCT#402-395-9910-022513-2	62001 · Telephone/Internet	-118.09
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.18
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.95
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.89
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.18
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.95
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.89
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.84
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.16
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.69
11/18/2025	Inv.# 5685944	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.89
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.84
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.16
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.69
11/18/2025	Inv.# AR06196	Kayton International Inc.	Lease Case IH Max 125 Tractor 11/1-11/30/25	60015 · Equipment Rent	-375.00
11/18/2025	Inv.# 76859	Loup Power District		62000 · Utilities	-2,389.25
11/18/2025	Inv.# 1258977	Midwest Laboratories	wastewater analysis	66016 · Lab Costs	-171.35
11/18/2025	Inv.# 265296	Stealth Broadband	High Speed Business Internet - 11/1/25-11/30/25	62001 · Telephone/Internet	-20.89
11/18/2025		White Star Oil Co. LLC	Fuel	60011 · Fuel	-222.99
11/18/2025		White Star Oil Co. LLC	Ice	65000 · Miscellaneous	-7.49
Total Sewer					-10,140.78

**City of Albion  
Bills Report  
November 18, 2025**

Date	Num	Name	Memo	Account	Amount
<b>Solid Waste</b>					
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Local Ad - Tire Collection	66002 · Printing/Legal	-115.50
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Local Ad - Tire Collection	66002 · Printing/Legal	-49.50
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Local Ad - Tire Collection	60001 · Office supplies	-49.50
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Local Ad - Tire Collection	66002 · Printing/Legal	-115.50
11/18/2025	Inv.# 229459	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-9.52
11/18/2025	Inv.# 229206	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-32.03
11/18/2025		Bud's Sanitary Service	Oct. 2025	66009 · Landfill	-16,732.50
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-1,022.92
11/18/2025	Inv.# 171776	Champlin Tire Recycling, Inc.	Tire Collection Disposal - 9/29 & 9/30/25	66010 · Community Clean-up	-21,009.45
11/18/2025	Inv.# 343624	CivicPlus	Social Media Archiving Subscription - Annual Renewal	61001 · Computer Maint	-549.68
11/18/2025	Inv.# 265296	Stealth Broadband	High Speed Business Internet - 11/1/25-11/30/25	62001 · Telephone/Internet	-4.63
Total Solid Waste					-39,690.73
<b>Water</b>					
11/18/2025		Albion Thriftyway	Coffee	60002 · Shop Supplies	-4.95
11/18/2025	Inv.# 229459	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-35.70
11/18/2025	Inv.# 229206	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-160.18
11/18/2025		Black Hills Energy-4228220486	acc't #4228220486	62000 · Utilities	-51.59
11/18/2025		Black Hills Energy 5933884563	acc't #5933884563	62000 · Utilities	-106.64
11/18/2025		Bomgaars Supply Inc.	Inv.# 29043849 - 5 Gal. Bucket	60002 · Shop Supplies	-5.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29044505 - Pipe Nipples	60004 · Parts	-21.98
11/18/2025		Bomgaars Supply Inc.	Inv.# 29044505 - Gloves	60002 · Shop Supplies	-8.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29044512 - Remnant Hose, Transfer Pump	60003 · Equipment	-261.48
11/18/2025		Bomgaars Supply Inc.	Inv.# 29044678 - Antifreeze	61003 · Equipment Maintenance	-71.76
11/18/2025		Bomgaars Supply Inc.	Inv.# 29044678 - Mud Boots	60002 · Shop Supplies	-49.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29044761 - Vinyl Tubing, Hose Adapter, Straight H...	60004 · Parts	-19.08
11/18/2025		Bomgaars Supply Inc.	Inv.# 29045449 - Bushings, Straight Hose Barb, Vinyl T...	60004 · Parts	-11.06
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048260 - Battery	61003 · Equipment Maintenance	-7.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048630 - Anti-Seize Lubricant	61003 · Equipment Maintenance	-12.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048848 - (2) Dial Thermometers, PTO Pin, Battery	61003 · Equipment Maintenance	-49.46
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048975 - Level	60021 · Tools and Equipment	-17.99
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-3,068.77
11/18/2025	Inv.# 5286837509	Cintas	Stock Medicine Cabinet	65000 · Miscellaneous	-14.07
11/18/2025	Inv.# 343624	CivicPlus	Social Media Archiving Subscription - Annual Renewal	61001 · Computer Maint	-549.67
11/18/2025		Frontier	395.1215	62001 · Telephone/Internet	-9.33
11/18/2025		Frontier	Acc't # 4023952446 022712 2	62001 · Telephone/Internet	-131.07
11/18/2025		Frontier	private data line - Acc't 402-196-0496-040804-2	62001 · Telephone/Internet	-10.64
11/18/2025	Inv.# 13057	HOA Solutions, Inc.	Service to Alarm System	61003 · Equipment Maintenance	-1,140.57
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.18
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.95
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.95
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.18
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.95
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.95
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.69
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.22
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.84

**City of Albion**  
**Bills Report**  
**November 18, 2025**

11:11 AM

11/14/25

Accrual Basis

Date	Num	Name	Memo	Account	Amount
11/18/2025	Inv.# 5685944	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.89
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.69
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.22
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.84
11/18/2025	Inv.# 76859	Loup Power District		62000 · Utilities	-2,038.07
11/18/2025	Inv. # 596103	NE Public Health Environmental Lab	Lab Samples	66016 · Lab Costs	-669.25
11/18/2025	Inv.# 5100123	One Call Concepts, Inc.	Locate Fee - Oct.. 2025	66014 · Locates	-76.65
11/18/2025	Inv.# 4994	Speed Services, LLC	Repair leak on 2" main by 210 E Market St.	61004 · Maintenance - Distrib. ...	-350.00
11/18/2025	Inv.# 4995	Speed Services, LLC	60' roll of 3/4" Type K copper tubing for repairs in alley b...	61004 · Maintenance - Distrib. ...	-974.40
11/18/2025	Inv.# 265296	Stealth Broadband	High Speed Business Internet - 11/1/25-11/30/25	62001 · Telephone/Internet	-20.89
11/18/2025		U. S. Bank	Public Water Operator - Redler Grade IV Course	64001 · Travel/Training	-80.00
11/18/2025	Inv# 6127067400	Verizon-Fire	ACC'T#983740330-00002 - Phone	62001 · Telephone/Internet	-65.32
11/18/2025		Verizon-Wynn	Acc't # 283742819-00001 - Wynn	62001 · Telephone/Internet	-40.00
11/18/2025		Viaero-Redler	acc't # 575770-Redler - Oct.& Nov.	62001 · Telephone/Internet	-80.00
11/18/2025		White Star Oil Co. LLC	Ice	65000 · Miscellaneous	-7.49
Total Water					-10,266.84
Total Enterprise Funds					-60,098.35
<b>Governmental Funds</b>					
<b>Economic Development</b>					
11/18/2025		Verizon-Wetovick	acc't # 989945521-00001-Wetovick	62001 · Telephone/Internet	-40.00
Total Economic Development					-40.00
<b>General</b>					
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal - Notice of Budget Hearing/Summary	66002 · Printing/Legal	-255.75
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal - Notice of Hearing to Amend Budget	66002 · Printing/Legal	-240.00
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal - Notice of 1 & 6 Year Road Plan Hearing	66002 · Printing/Legal	-9.60
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal - 8/26/25 Proceedings	66002 · Printing/Legal	-29.67
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal - Notice of 9/30/25 CC Meeting	66002 · Printing/Legal	-6.98
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal - 9/9/25 Special Budget Hearing Proceedings	66002 · Printing/Legal	-30.98
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal - 9/9/25 Regular Meeting Proceedings	66002 · Printing/Legal	-72.43
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal -Notice of PC Meeting	66002 · Printing/Legal	-6.11
11/18/2025		Albion Thriftyway	Coffee, Creamer, Tea	60001 · Office supplies	-37.79
11/18/2025	Inv.# 36058	AMGL	Audit fieldwork for the year ended 9/30/25, billed at 40% ...	70508 · Accounting Fees	-5,940.00
11/18/2025	Inv.# 229459	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-26.18
11/18/2025	Inv.# 229206	Applied Connective Technologies	M49ANAGED IT SERVICES	62001 · Telephone/Internet	-117.46
11/18/2025		ASCAP	Lic Fee Adj 01.01.25-10.31.25	64000 · Dues	-9.17
11/18/2025		ASCAP	Lic Fee 11.01.25-12.31.25	64000 · Dues	-74.17
11/18/2025		ASCAP	Lic Fee 01.01.26-10.31.26	64000 · Dues	-370.83
11/18/2025	Inv.#	Bird & Wright, P.C.		70507 · Attorney Fees	-1,300.00
11/18/2025		Black Hills Energy 5139270397	acc't 5139270397	62000 · Utilities	-163.25
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-4,091.69
11/18/2025	Inv.# 5286837509	Cintas	Stock Medicine Cabinet	60001 · Office supplies	-44.89
11/18/2025	Inv.# 5291946705	Cintas	Stock Medicine Cabinet	60001 · Office supplies	-11.49
11/18/2025	Inv.# 5297210210	Cintas	Stock Medicine Cabinet	60001 · Office supplies	-25.82
11/18/2025	Inv.# 343624	CivicPlus	Social Media Archiving Subscription - Annual Renewal	61001 · Computer Maint	-549.67

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Date	Num	Name	Memo	Account	Amount
11/18/2025	Inv.# 9224568-0	Eakes	pens, receipt books	60001 · Office supplies	-46.06
11/18/2025		IIMC	Deputy Clerk Ketteler 2025-2026 Annual Dues	64000 · Dues	-135.00
11/18/2025	Inv.# 5673589	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-16.52
11/18/2025	Inv.# 5673589	Jackson Services	Mats	60010 · Janitor Supply	-27.45
11/18/2025	Inv.# 5679623	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-15.35
11/18/2025	Inv.# 5685944	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-19.63
11/18/2025	Inv.# 5685944	Jackson Services	Mats	60010 · Janitor Supply	-27.45
11/18/2025	Inv.# 5689595	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-15.37
11/18/2025	Inv.# 76859	Loup Power District		62000 · Utilities	-370.62
11/18/2025	Inv.# 265296	Stealth Broadband	High Speed Business Internet - 11/1/25-11/30/25	62001 · Telephone/Internet	-14.24
11/18/2025		U.S. Cellular - Devine	Account # 854681732 - Devine	62001 · Telephone/Internet	-40.00
11/18/2025		Verizon-Ketteler	Acc't # 883728637-00001 - Ketteler	62001 · Telephone/Internet	-40.00
Total General					-14,181.62
<b>Park</b>					
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal -Invitation to bid Cardinal Cage Project	66002 · Printing/Legal	-67.99
11/18/2025	Inv.# 83386	Albion News/Boone County Tribune	Legal-Request for Proposals "Park on Clark"	66002 · Printing/Legal	-23.86
11/18/2025		Albion Thriftyway	Coffee	60002 · Shop Supplies	-4.95
11/18/2025	Inv.# 229459	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-40.46
11/18/2025	Inv.# 229206	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-192.21
11/18/2025	Inv.# 230011	Applied Connective Technologies	Mini Park Sonos	61006 · Maintenance Mini Park	-300.00
11/18/2025	Inv.# 79NV062263	Arnold Motor Sply	12V 775 Series Auto Line for Hustler Mower	61003 · Equipment Maintenance	-117.62
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048161 - Parts for Hustler Mower	61003 · Equipment Maintenance	-5.05
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-3,068.77
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196183 - CHROME SHOWERHEAD	61005 · Maintainance Fuller Park	-6.49
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196223 - ORANGE MARKING PAINT, SCRE...	80000 · Capital Outlay	-119.87
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196263 - SPRAY BOTTLE	60002 · Shop Supplies	-3.49
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196721 - 6X6 WHT VNL FENCE, 2 PK FNC ...	61006 · Maintenance Mini Park	-127.97
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196745 - PVC TRIM BOARD, WHT TRIM, RI...	61006 · Maintenance Mini Park	-71.89
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196884 - FOAM CAULK	60002 · Shop Supplies	-6.19
11/18/2025	Inv.# 5286837509	Cintas	Stock Medicine Cabinet	65000 · Miscellaneous	-14.08
11/18/2025	Inv.# 343624	CivicPlus	Social Media Archiving Subscription - Annual Renewal	61001 · Computer Maint	-549.67
11/18/2025	Inv.# 7811	Cox Tire Service LLC	Tire Repair	61003 · Equipment Maintenance	-25.00
11/18/2025	Inv.# 2133	Creekside Redi Mix	Sports Complex Batting Cage - Phase II Project	80000 · Capital Outlay	-19,272.00
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.90
11/18/2025	Inv.# 5673589	Jackson Services	Toilet Tissue	60010 · Janitor Supply	-55.62
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.90
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.69
11/18/2025	Inv.# 5685944	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.89
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.69
11/18/2025	2991	Jeff L Bolin	Batting Cage - Phase II - Form 60X100 w/ Materials & L...	80000 · Capital Outlay	-12,000.00
11/18/2025	2992	Jeff L Bolin	Batting Cage - Phase II -Trench Footings & Dig Columns	80000 · Capital Outlay	-3,120.00
11/18/2025	Inv.# 165567	JEO - TRAIL	Albion City Trail	80000 · Capital Outlay	-23,815.00
11/18/2025	Inv.# 76859	Loup Power District		62000 · Utilities	-730.86
11/18/2025	Inv.# 4983	Speed Services, LLC	End of season pump out of south campground vault toilet	61005 · Maintainance Fuller Park	-185.00
11/18/2025	Inv.# 4984	Speed Services, LLC	Broken wall hung toilet at Sports Complex	61002 · Maint Sports Complex	-1,085.51
11/18/2025	Inv.# 265296	Stealth Broadband	High Speed Business Internet - 11/1/25-11/30/25	62001 · Telephone/Internet	-23.84
11/18/2025		Verizon-Landauer	Acc't # 483729214-00001 - Landauer	62001 · Telephone/Internet	-40.00

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Date	Num	Name	Memo	Account	Amount
11/18/2025	127135	Wallin Tree Service	2 Trees cut down, ground out, & cleaned up at Sports C...	61010 · Tree Removal	-2,800.00
11/18/2025		White Star Oil Co. LLC	Fuel	60011 · Fuel	-251.70
Total Park					-68,153.16
<b>Pool</b>					
11/18/2025	Inv.# 229459	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-11.90
11/18/2025	Inv.# 229206	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-53.39
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048260 - PVC Coupling & Adapter	61008 · Pool Maintenance	-2.38
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-4,432.68
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196353 - BASIN WRENCH	61008 · Pool Maintenance	-15.99
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196410 - 2" SQUARE POWER BIT	60002 · Shop Supplies	-6.79
11/18/2025	Inv.# 343624	CivicPlus	Social Media Archiving Subscription - Annual Renewal	61001 · Computer Maint	-549.68
11/18/2025		Loup Power District	Aquatic Center - Final Bill	62000 · Utilities	-270.92
11/18/2025	Inv.# 0959444-IN	Municipal Supply, Inc.	(12) 1.25" Kwik N Sure Plugs	61008 · Pool Maintenance	-93.48
11/18/2025	Inv.# 0959444-IN	Municipal Supply, Inc.	(64) 0.5" Kwik N Sure Plugs	61008 · Pool Maintenance	-325.76
11/18/2025	Inv.# 0959444-IN	Municipal Supply, Inc.	Shipping of Plugs	60007 · Freight	-17.95
11/18/2025	Inv.# 265296	Stealth Broadband	High Speed Business Internet - 11/1/25-11/30/25	62001 · Telephone/Internet	-7.03
Total Pool					-5,787.95
<b>Police</b>					
11/18/2025	Inv.# 60684	911 Custom	Survival Armor	70506 · Uniforms	-1,528.00
11/18/2025	Inv.# 60684	911 Custom	(2) Blackinton Badges	70506 · Uniforms	-332.00
11/18/2025	Inv.# 57414	911 Custom	Prisoner Transport Partition	60003 · Equipment	-1,345.02
11/18/2025	Inv.# 888	Albion Car Wash	9/1/25 - 9/30/25	60012 · Car Wash	-13.00
11/18/2025		Albion Thriftyway	Toilet Tissue	60001 · Office supplies	-29.64
11/18/2025	Inv.#1R37-Q713-FM...	Amazon Capital Services	Winter Hat, (4) Polo Shirts	70506 · Uniforms	-197.85
11/18/2025	Inv.#1R37-Q713-FM...	Amazon Capital Services	Educational Drug Free Awareness	65000 · Miscellaneous	-98.58
11/18/2025	Inv.#1R37-Q713-FM...	Amazon Capital Services	First Aid Trauma Kit, Handcuffs	60003 · Equipment	-397.02
11/18/2025	Inv.#1R37-Q713-FM...	Amazon Capital Services	File Storage Boxes, Computer Tower Stand	60001 · Office supplies	-88.83
11/18/2025	Inv.# 229459	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-26.18
11/18/2025	Inv.# 229206	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-117.46
11/18/2025		AT&T Mobility - Martin	Acc't # 199086079676 - Martin	62001 · Telephone/Internet	-40.00
11/18/2025	Inv.# 5882	B & G Body Shop, Inc.	Decals on Doors & Rear Bumper on 2017 Dodge Ram	61003 · Equipment Maintenance	-600.00
11/18/2025		Bo. Co. Health Center	B. Christensen - Vaccines on 8/24/24	65000 · Miscellaneous	-216.25
11/18/2025		Bomgaars Supply Inc.	Inv.# 29037642 - 12V USB	60001 · Office supplies	-9.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29041037 - Light Bulbs, Air Freshener	61000 · Building Maintenance	-53.48
11/18/2025		Bomgaars Supply Inc.	Inv.# 29044624 - Packing Tape	60001 · Office supplies	-7.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29046299 - Quick Splice	61003 · Equipment Maintenance	-5.39
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-5,455.59
11/18/2025	Inv.# 343624	CivicPlus	Social Media Archiving Subscription - Annual Renewal	61001 · Computer Maint	-549.68
11/18/2025	Inv.# 13630	Crown Plaza Kearney	B. Lipker - Lodging 10/5, 10/6, 10/7/25 POAN Conf.	64001 · Travel/Training	-449.85
11/18/2025	Inv.#	DAS State ACCTG	Oct. 2025 User Fee- Radios on the State Radio System	61003 · Equipment Maintenance	-66.00
11/18/2025	Inv.# 3630	Dianne Young	(8) Patches on Shirts	70506 · Uniforms	-40.00
11/18/2025	Inv.# 95348	Jonny Dodge Chrysler Jeep, Inc.	Replace Fob Battery	61003 · Equipment Maintenance	-3.35
11/18/2025	Inv.# 127956	Kav Tire & Lube. Inc.	Dodge Ram- Leveling Kit, Thrust Alignment, EPS Calibr...	61003 · Equipment Maintenance	-577.32
11/18/2025	Inv.# 76859	Loup Power District		62000 · Utilities	-86.88
11/18/2025	Inv.# 265296	Stealth Broadband	High Speed Business Internet - 11/1/25-11/30/25	62001 · Telephone/Internet	-14.24
11/18/2025		U. S. Bank	Martin meals at POAN Conference	64001 · Travel/Training	-57.91

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11/18/2025		Verizon-Lipker	ACCT#523868262-00001- LIPKER	62001 · Telephone/Internet	-40.00
11/18/2025		Verizon-M.Lipker	ACCT#523868262-00001 - M. LIPKER	62001 · Telephone/Internet	-40.00
11/18/2025		White Star Oil Co. LLC	Fuel	60011 · Fuel	-459.98
11/18/2025		White Star Oil Co. LLC	Car Wash	60012 · Car Wash	-17.00
Total Police					-12,964.48
<b>Fire</b>					
11/18/2025	Inv.# 229459	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-26.18
11/18/2025	Inv.# 229206	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-117.46
11/18/2025		Black Hills Energy 9341400717	acc't 9341400717	62000 · Utilities	-113.53
11/18/2025	Inv.# 278	Boone County Epoxy LLC		80000 · Capital Outlay	-25,200.38
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Fire Dept. WC Policy Installment	63000 · Insurance	-358.00
11/18/2025	Inv.# 144028	Danko Emergency Equipment Co.	Compressor Maintenance	61003 · Equipment Maintenance	-905.00
11/18/2025		Frontier	Acc't 402-196-0503-040804-2	62001 · Telephone/Internet	-12.71
11/18/2025		Frontier	Acc't 402-196-0501-040804-2	62001 · Telephone/Internet	-27.48
11/18/2025		Great Plains Communications	High Speed Business Internet - 11/16/25-12/15/25	62001 · Telephone/Internet	-105.00
11/18/2025	Inv. #119415	Heartland Fire Protection Co.	Annual Fire Extinguisher Inspection - (16) @ 8.25	61003 · Equipment Maintenance	-132.00
11/18/2025	Inv. #119415	Heartland Fire Protection Co.	(2)10 lb Dry Chemical Hydro	61003 · Equipment Maintenance	-172.00
11/18/2025	Inv. #119415	Heartland Fire Protection Co.	Recharge 10 lb ABC Dry Chemical Fire Extinguisher	61003 · Equipment Maintenance	-54.00
11/18/2025	Inv. #119415	Heartland Fire Protection Co.	(2) Hose Strap & Clips	61003 · Equipment Maintenance	-15.76
11/18/2025	Inv. #119415	Heartland Fire Protection Co.	Pull Pin	61003 · Equipment Maintenance	-2.00
11/18/2025	Inv. #119415	Heartland Fire Protection Co.	Service Fee-Out of Town for Fire Extinguisher Inspection	61003 · Equipment Maintenance	-99.75
11/18/2025	0947843-IN	Heiman, Inc.	Low Level Strainer, 5" Storz	60003 · Equipment	-1,120.00
11/18/2025	0947843-IN	Heiman, Inc.	Shipping of Low Level Strainer	60007 · Freight	-55.34
11/18/2025	#3389	Kyncl Repair	Check engine, replace coil & spark plug- Unit 61	61003 · Equipment Maintenance	-368.02
11/18/2025	#3390	Kyncl Repair	Replace Battery- Unit 11	61003 · Equipment Maintenance	-235.55
11/18/2025	#3396	Kyncl Repair	Service Unit 99 B	61003 · Equipment Maintenance	-296.99
11/18/2025	#3397	Kyncl Repair	Service Unit 99 A	61003 · Equipment Maintenance	-276.99
11/18/2025	#3395	Kyncl Repair	Service Unit 20	61003 · Equipment Maintenance	-192.72
11/18/2025	Inv.# 76859	Loup Power District		62000 · Utilities	-334.40
11/18/2025		NE State Volunteer Firefighters Assoc.	Fairfield Inn & Suites	64001 · Travel/Training	-596.43
11/18/2025		NE State Volunteer Firefighters Assoc.	Fairfield Inn & Suites	64001 · Travel/Training	-413.00
11/18/2025		NE State Volunteer Firefighters Assoc.	2025 Fall NE	64001 · Travel/Training	-259.79
11/18/2025		NE State Volunteer Firefighters Assoc.	AIRBNB	64001 · Travel/Training	-430.73
11/18/2025	Inv. # 4000	Sharp Plumbing and Repair, LLC	Installed new toilet in women's restroom	61000 · Building Maintenance	-601.40
11/18/2025		United States Postal Service	PO Box 227 for AVFD	64000 · Dues	-126.00
11/18/2025	Inv# 6127067400	Verizon-Fire	ACC'T#983740330-00002 - Phone	62001 · Telephone/Internet	-65.32
11/18/2025		White Star Oil Co. LLC	Fuel	60011 · Fuel	-191.12
11/18/2025		Young, Cathie	Cleaning Firehall 10/25/25	61000 · Building Maintenance	-100.00
11/18/2025		Young, Cathie	Cleaning Firehall 11/5/25	61000 · Building Maintenance	-100.00
Total Fire					-33,105.05

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Date	Num	Name	Memo	Account	Amount
<b>Library</b>					
11/18/2025	Inv.# 84450	Albion News/Boone County Tribune	Legal - Notice of 10/7/25 Meeting	66002 · Printing/Legal	-1.75
11/18/2025	Inv.#1R37-Q713-FM...	Amazon Capital Services	Books	66017-1 · Books & Magazines	-1,431.15
11/18/2025	Inv.#1R37-Q713-FM...	Amazon Capital Services	Motion Sensor Lights	61000 · Building Maintenance	-55.99
11/18/2025	Inv.#1R37-Q713-FM...	Amazon Capital Services	Bar Code Scanner, Headphones, Rubber Finger Tips, R...	60001 · Office supplies	-91.93
11/18/2025	Inv.# 229112	Applied Connective Technologies	Upstairs Camera Service	61003 · Equipment Maintenance	-1,184.50
11/18/2025	Inv.# 229459	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-26.18
11/18/2025	Inv.# 229206	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-117.46
11/18/2025	Inv.# 229438	Applied Connective Technologies	Annual Faronics Deep Freeze Cloud Basic Subscription ...	61001 · Computer Maint	-544.00
11/18/2025	Inv.# 229437	Applied Connective Technologies	Security Managed Services	61001 · Computer Maint	-73.00
11/18/2025	Inv.# 227810	Applied Connective Technologies	Replacement Public PC	61001 · Computer Maint	-1,328.48
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-2,045.85
11/18/2025		Cedar Valley Lumber	Inv.# 2510-195684 - COMMAND WHT REFILL STRIP	61000 · Building Maintenance	-5.29
11/18/2025	Inv.# 1001400896	Dollar General MSG-410526	Cleaning Supplies	60010 · Janitor Supply	-184.55
11/18/2025	Inv.# 1795605	EBSCO	Magazines	66017-1 · Books & Magazines	-671.32
11/18/2025	Inv.# 4280143811325	Hometown Leasing	Lease # 42801438	66004 · Copier Service Contract	-112.56
11/18/2025	Inv.# 76859	Loup Power District		62000 · Utilities	-176.00
11/18/2025	Inv.# 265296	Stealth Broadband	High Speed Business Internet - 11/1/25-11/30/25	62001 · Telephone/Internet	-14.24
11/18/2025	Inv.# 3008886153	TK Elevator Corporation	Elevator Maintenance as Per Agreement	61000 · Building Maintenance	-817.92
11/18/2025		USA Today	Magazine - 12/1/25-11/30/26	66017-1 · Books & Magazines	-400.34
11/18/2025		Vyve Broadband	Phone/Internet	62001 · Telephone/Internet	-150.58
Total Library					-9,433.09
<b>Street</b>					
11/18/2025		Albion Thriftyway	Coffee	60002 · Shop Supplies	-4.95
11/18/2025	Inv.# 79NV62333	Arnold Motor Sply	Nylon Bug Sponge	60002 · Shop Supplies	-1.79
11/18/2025		Black Hills Energy 5139270397	acc't 5139270397	62000 · Utilities	-163.24
11/18/2025		Bomgaars Supply Inc.	Inv.# 29043135 - PVC Plugs, Security Toughcase	60002 · Shop Supplies	-29.76
11/18/2025		Bomgaars Supply Inc.	Inv.# 29043324 - 12PT Deep Socket	60002 · Shop Supplies	-7.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29043730 - Screwdriver	60002 · Shop Supplies	-5.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29043737 - Digital Multimeter	60002 · Shop Supplies	-25.48
11/18/2025		Bomgaars Supply Inc.	Inv.# 29045293 - Gloves, Pressure Gauge	60002 · Shop Supplies	-45.98
11/18/2025		Bomgaars Supply Inc.	Inv.# 29046823 - Battery	61003 · Equipment Maintenance	-12.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048153 - Seafoam Motor Tune-Up	61003 · Equipment Maintenance	-29.92
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048804 - Fasteners, Brush	60002 · Shop Supplies	-4.17
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048809 - Fasteners	60002 · Shop Supplies	-2.59
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048812 - Gas Can	60002 · Shop Supplies	-38.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29048848 - Spotlight	60002 · Shop Supplies	-59.99
11/18/2025		Bomgaars Supply Inc.	Inv.# 29049079 - Sealant	61003 · Equipment Maintenance	-25.98
11/18/2025		Bomgaars Supply Inc.	Inv.# 29049804 - Adapter, Tee Strainer	60002 · Shop Supplies	-36.88
11/18/2025		Bomgaars Supply Inc.	Inv.# 29049863 - Pipe Couplings, Nipples, & Elbow	60002 · Shop Supplies	-19.54
11/18/2025	Inv.# 9974	Bygland Dirt Contracting, Inc.	Spread 1" White Rock from Old Mill Road to Nolan Conc...	60013-3 · Crushed Rock	-697.40
11/18/2025	Inv# 84463	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-6,137.54
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196020 - PVC TRIM BOARD, KEY	60002 · Shop Supplies	-26.42
11/18/2025		Cedar Valley Lumber	Inv.# 2510-196308 - AAA BATTERIES	60002 · Shop Supplies	-6.29
11/18/2025		Cedar Valley Lumber	Inv.# 2510-197060 - (4) OXIDE BITS	60002 · Shop Supplies	-22.16
11/18/2025		Cedar Valley Lumber	Inv.# 2510-197260 - CL ENGINEER HAMMER, 2-1/2LB ...	60002 · Shop Supplies	-45.98
11/18/2025	Inv.# 5286837509	Cintas	Stock Medicine Cabinet	65000 · Miscellaneous	-14.08
11/18/2025	Inv.# 343624	CivicPlus	Social Media Archiving Subscription - Annual Renewal	61001 · Computer Maint	-549.68

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Accrual Basis

City of Albion  
Bills Report  
November 18, 2025

Item 8.

Date	Num	Name	Memo	Account	Amount
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.53
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.89
11/18/2025	Inv.# 5673589	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.95
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.53
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.89
11/18/2025	Inv.# 5679623	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.95
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.40
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.84
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.16
11/18/2025	Inv.# 5685944	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.84
11/18/2025	Inv.# 5685944	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.90
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.40
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.84
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.16
11/18/2025	Inv.# 5689595	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.84
11/18/2025	Inv.# AR06196	Kayton International Inc.	Lease Case IH Max 125 Tractor 11/1-11/30/25	60015 · Equipment Rent	-375.00
11/18/2025	Inv.# 76859	Loup Power District		62000 · Utilities	-2,598.61
11/18/2025	Inv.# 0958682-IN	Municipal Supply, Inc.	30" Manhole Hook Tool	60002 · Shop Supplies	-57.00
11/18/2025	Inv.# 0958682-IN	Municipal Supply, Inc.	6' Flexible Slinky Curb Key Tool	60002 · Shop Supplies	-475.00
11/18/2025	Inv.# 0958682-IN	Municipal Supply, Inc.	42" Hex Mighty Probe INS 3/8"	60002 · Shop Supplies	-105.00
11/18/2025	Inv.# 0958682-IN	Municipal Supply, Inc.	Shipping of tools	60007 · Freight	-75.00
11/18/2025	Inv.# 220003699	Two Rivers Auto Parts - City	1/2 DR. x 5 Extension	61003 · Equipment Maintenance	-6.99
11/18/2025	Inv.# 220003961	Two Rivers Auto Parts - City	T-6 1/2 Wedge 12V 21	61003 · Equipment Maintenance	-5.99
11/18/2025		Verizon-Morearty	Acc't # 588802976-00001 - Morearty	62001 · Telephone/Internet	-40.00
11/18/2025		White Star Oil Co. LLC	Fuel	60011 · Fuel	-683.30
Total Street					-12,489.79
Total Governmental Funds					-156,155.14
<b>TOTAL</b>					<b>-216,253.49</b>

## City of Albion Authorized Checks Report October 15 through November 18, 2025

Date	Num	Name	Memo	Account	Amount
<b>Enterprise Funds</b>					
<b>Sewer</b>					
10/20/2025	eft	Boone County Bank	ACH Processing Fee	80008 · Bank Charge	-25.87
11/03/2025	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-17.25
10/20/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-7.50
Total Sewer					-50.62
<b>Solid Waste</b>					
10/20/2025	eft	Boone County Bank	ACH Processing Fee	80008 · Bank Charge	-15.41
11/03/2025	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-7.96
10/20/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-1.50
Total Solid Waste					-24.87
<b>Water</b>					
10/20/2025	eft	Boone County Bank	ACH Processing Fee	80008 · Bank Charge	-20.32
11/03/2025	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-17.25
10/20/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-7.50
10/21/2025	14158	Petty Cash	water/Nelson curbstop	66013 · Postage	-8.90
10/15/2025	ACH	UPS	Water Testing	60007 · Freight	-73.69
10/30/2025	ACH	UPS	Water Testing	60007 · Freight	-82.32
11/14/2025	ACH	UPS	Water Testing	60007 · Freight	-108.01
11/14/2025	ACH	UPS	Water Testing	60007 · Freight	-13.61
Total Water					-331.60
Total Enterprise Funds					-407.09
<b>Governmental Funds</b>					
<b>General</b>					
11/06/2025	14178	Andy Devine	252 miles @ .70 to Lincoln-JOC & Board Mtg	64001 · Travel/Training	-176.40
11/03/2025	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-17.25
10/20/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-17.00
Total General					-210.65
<b>Park</b>					
10/22/2025	20889	Choyeski Steel Buildings	Downpayment - Cardinal Cage Phase 1	80000 · Capital Outlay	-24,784.32
11/03/2025	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-10.62
10/20/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-4.50
Total Park					-24,799.44
<b>Pool</b>					
11/03/2025	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-10.62
Total Pool					-10.62

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11/14/25

Accrual Basis

**City of Albion**  
**Authorized Checks Report**  
**October 15 through November 18, 2025**

Item 8.

Date	Num	Name	Memo	Account	Amount
<b>Police</b>					
11/03/2025	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-20.58
10/30/2025	14160	Dustin Martin	Meals - POAN Conference 10/5 - 10/8/25	64001 · Travel/Training	-75.84
10/30/2025	14160	Dustin Martin	212 miles @ .70 to Kearney	64001 · Travel/Training	-148.40
10/20/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-13.50
Total Police					-258.32
<b>Fire</b>					
11/03/2025	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-20.58
11/12/2025	14181	Paul Rasmussen	NSVFA Annual Conference - 242 miles to Kearney @ .70/mile	64001 · Travel/Training	-169.40
11/12/2025	14181	Paul Rasmussen	Meals at NSVFA Conference	64001 · Travel/Training	-105.00
11/07/2025	14179	Whitney Paulson	NSVFA Annual Conf. 226 miles @ .70 to Kearney	64001 · Travel/Training	-186.20
11/07/2025	14179	Whitney Paulson	Meals at NSVFA Conference	64001 · Travel/Training	-51.00
Total Fire					-532.18
<b>Library</b>					
10/20/2025		Amazon		66117 · After School Program Sup...	-79.90
11/03/2025	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-10.62
10/22/2025		Dollar General		66117 · After School Program Sup...	-16.00
10/20/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-28.00
10/15/2025		NE Library Commission		64001 · Travel/Training	-80.00
10/15/2025		NE Library Commission		64001 · Travel/Training	-80.00
10/24/2025		USPS		66013 · Postage	-13.46
10/27/2025		Wal-Mart		66117 · After School Program Sup...	-99.85
Total Library					-407.83
<b>Street</b>					
10/20/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-13.50
10/15/2025	14141	Lease Servicing Center	Documentation and Processing Fee - Street Sweeper Lease	80006 · LOAN FEES	-500.00
Total Street					-513.50
Total Governmental Funds					-26,732.54
<b>TOTAL</b>					<b>-27,139.63</b>



# AGENDA MEMO

**MEETING NAME:** Albion City Council

**DATE:** November 18, 2025

**ITEM NAME:** **CONSIDER EMPLOYEE EVALUATION FOR APPROVAL**

**PRESENTER(S):**

**BACKGROUND INFORMATION:**

ENCLOSED in Mayor and Council Packets only

**DISCUSSION:**

**MOTION:** To approve the employee evaluation and Six Month Raise of Michael Lipker

**BY:**

**2ND:**

**ROLL CALL:** Johnson \_\_\_\_\_ Porter \_\_\_\_\_ Tisthammer \_\_\_\_\_ Dailey \_\_\_\_\_

**MOTION:**

**BY:**

**2ND:**

**ROLL CALL:** Dailey \_\_\_\_\_ Tisthammer \_\_\_\_\_ Johnson \_\_\_\_\_ Porter \_\_\_\_\_

**SUMMARY OF DECISION:**



## AGENDA MEMO

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**MEETING NAME:** Albion City Council

**DATE:** November 18, 2025

**ITEM NAME:**

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### ADJOURNMENT

**MOTION:** To adjourn the meeting.

**BY:** \_\_\_\_\_ **At** \_\_\_\_\_ **p.m.**

**2ND:**

**ROLL CALL:** Dailey \_\_\_\_\_ Tisthammer \_\_\_\_\_ Porter \_\_\_\_\_ Johnson \_\_\_\_\_