



CITY COUNCIL - REGULAR MEETING

TUESDAY, APRIL 14, 2026 at 7:30 PM

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

AGENDA

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 MARCH 10, 2026 CITY COUNCIL MEETING](#)

NEW BUSINESS

2. [CONSIDER REQUEST OF ALBION VOLUNTEER FIRE DEPARTMENT TO CLOSE COLUMBIA STREET FROM 4TH TO 5TH STREETS FOR A MOCK CAR CRASH DRILL ON APRIL 22, 2026](#)
3. [CONSIDER CARDINAL CAGE LICENSE AND MANAGEMENT AGREEMENT FOR USE OF MUNICIPAL PROPERTY FOR APPROVAL](#)
4. [CONSIDER RECOMMENDATION TO THE NEBRASKA LIQUOR CONTROL COMMISSION REGARDING APPLICATION AMENDMENT FOR MANGER CHANGE FOR GIPH RESTAURANTS, LLC / PIZZA HUT UNDER LICENSE NUMBER A-096887](#)
5. [CONSIDER APPROVAL OF APPLICATIONS OF MEMBERSHIP TO THE ALBION VOLUNTEER FIRE DEPARTMENT OF TRISTAN SHIVELY AND AARON HAMLING](#)
6. [CONSIDER MAYORAL APPOINTMENTS OF DYLAN MARTIN TO THE ALBION PLANNING COMMISSION; DUSTIN MARTIN TO LIEUTENANT; AND, DAVID REDLER TO WATER COMMISSIONER](#)

ORDINANCES

7. [CONSIDER SECOND READING OF ORDINANCE 346 \(26\) AN ORDINANCE RELATING TO THE ANNEXATION OF THE MARILEE 1ST ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA.](#)
8. [CONSIDER INTRODUCTION AND PASSAGE OF ORDINANCE 347 \(26\) AN ORDINANCE PERTAINING TO MUNICIPAL PLANNING; AMENDING ALBION MUNICIPAL CODE CHAPTER 9, SECTION 9-514 FF/FW FLOOD PLAIN DISTRICTS \(OVERLAY DISTRICT\) ORIGINALLY ADOPTED AS ORDINANCE NO. 303 \(20\); PROVIDING FOR THE REPEAL OF ANY ORDINANCE OR PART OF ORDINANCE IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.](#)

REPORTS

9. **City Administrator Report**
City Administrator report to the City Council regarding the status of various city departments, city activities, and city financial reports

10. **CONSIDER BILLS FOR APPROVAL**
*REVIEW MONTHLY BILLS REPORT AND CONSIDER FOR APPROVAL AND PAYMENT
*CONSIDER CHANGE ORDER #2 OF GEHRING CONSTRUCTION FOR THE CLARK PARK AND TRAIL PROJECT
*CONSIDER PAY APPLICATION #2 OF GEHRING CONSTRUCTION FOR THE CLARK PARK AND TRAIL PROJECT

11. **CONSIDER EMPLOYEE EVALUATIONS FOR APPROVAL**

ITEMS TO BE PUT ON NEXT MEETING AGENDA

12. **Next Regular Meeting: May 12, 2026 - 7:30pm**
 - *Third Reading and Final Passage of Ordinance 346(26)
 - *Review Annual Audit Report
 - *Potential Building Inspection Agreement

13. **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: April 14, 2026

ITEM NAME: APPROVAL OF MINUTES OF THE MARCH 10, 2026 CITY COUNCIL MEETING

PRESENTER(S):

BACKGROUND INFORMATION:

Minutes are enclosed for Mayor and Council review.

DISCUSSION:

MOTION: To approve the minutes of the March 10, 2026 City Council Meeting

BY:

2ND:

ROLL CALL: Tisthammer _____ Dailey _____ Johnson _____ Porter _____

SUMMARY OF DECISION:



CITY COUNCIL - REGULAR MEETING

TUESDAY, MARCH 10, 2026 at 7:30 PM

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

MINUTES

A Regular Meeting of the Albion City Council of the City of Albion, Nebraska was convened in open and public session at 7:30 p.m. on March 10, 2026 at Albion City Hall, 420 West Market St., Albion, NE. Notice of this meeting along with the agenda was simultaneously given in advance to all members of the Board. Notice of this meeting was given in advance by publication, a designated method for giving notice; a copy of proof of publication is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The meeting was recorded using an audio recording device and such recording is available for inspection at the office of the City Clerk.

CALL TO ORDER

A copy of the open meetings act is posted and is provided for the public on the billboard of the Council Chambers.

ROLL CALL

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

City staff present were City Administrator Andrew Devine, City Attorney Darren Wright, Deputy Clerk Sharon Ketteler, Utility Clerk Amber Wynn, Street Supervisor/Interim Water Commissioner Ron Morearty, and Police Officer Michael Lipker.

MAYOR'S COMMENTS

Mayor's Annual Facility and Asset Review

Mayor Jarecki reported that on February 12, 2026 he and Administrator Devine had their annual review of city property and assets. A written report was provided for the council members and the Mayor gave a brief review. The Mayor reported that all facilities look great. Mayor Jarecki noted that copies of the report are available to the public upon request.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE FEBRUARY 10, 2026 CITY COUNCIL MEETING

Councilman Porter made a motion to approve the minutes of the February 10, 2026 City Council Meeting; seconded by Johnson. Voting Yea: Porter, Tisthammer, Dailey, Johnson. Voting Nay: None. Motion carried.

OLD BUSINESS

2. NONE

PUBLIC HEARINGS

3. PUBLIC HEARING: FINAL PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA

Mayor Jarecki opened the public hearing at 7:34 p.m. and sought public testimony. None at this time. The Mayor again sought public comment. Hearing none, Mayor Jarecki closed the public hearing at 7:35 p.m.

NEW BUSINESS

4. CONSIDER FINAL PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA FOR APPROVAL

Clerk Devine provided a full-size survey of the final plat for council to review. Devine noted that a pre-application conference was held with the city council in July 2025; and the preliminary plat application and survey were approved by the council in January 2026. The planning commission reviewed the final plat application last week and recommended approval. Mayor Jarecki asked if the council had any questions or concerns regarding the final plat application. There were none. Councilman Johnson made a motion to approve the final plat application for Blessings Subdivision, seconded by Porter. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

5. CONSIDER CHANGE ORDER #2 FOR "PARK ON CLARK" AND TRAIL EXPANSION PROJECT CONTRACT

Clerk Devine stated that the city is at a funding level where we can now add additional items to the Clark Street Park including the basketball court, pedal park, and perimeter trail. Devine provided the council with a diagram of the proposed layout of all additions to the Clark Park. Devine reviewed the change order, which included a unit price sheet showing quantities for the city's requested additions. The unit price reflects the same price as the existing contract for working they are currently doing. Porter asked to compare Chris Borer's price of concrete flatwork to Gehring Construction's price. Discussion ensued. The council agreed they would like to keep the work local if there would be savings in cost. Councilman Johnson made a motion to table this item until the next meeting, seconded by Dailey. Voting Yea: Dailey, Tisthammer, Porter, Johnson. Voting Nay: None. Motion carried.

6. OPEN 2026 LAWN CARE BIDS AND CONSIDER FOR AWARD AND AUTHORIZE THE MAYOR OR HIS REPRESENTATIVE TO SIGN ANY AND ALL CONTRACT DOCUMENTS

At 7:50 p.m. Mayor Jarecki excused himself, reporting his potential interest in the contract. The Mayor verified a Conflict of Interest Disclosure form had been provided to the city office, and turned presiding authority over to Council President Marcus Johnson, then left the room. City Attorney Wright stated only 1 bid was received. Wright opened the bid from Jarecki Lawncare and Greenhouse. The bid was for \$21,874.25 and met all bid specifications. Clerk Devine noted that the bid did not increase from Jarecki's bid last year. Councilman Porter made a motion to approve the bid of Jarecki Lawncare and Greenhouse, LLC in the amount of \$21,874.25 and award contract to the same; seconded by Tisthammer. Voting Yea: Dailey, Johnson, Porter, Tisthammer. Voting Nay: None. Motion carried. At 7:55 p.m. Mayor Jarecki returned and resumed presiding over the meeting.

RESOLUTIONS

7. CONSIDER INTRODUCTION AND APPROVAL OF RESOLUTION 102(26) RENEWING INTERLOCAL AGREEMENT WITH BOONE COUNTY REGARDING JOINT LAW ENFORCEMENT JURISDICTION

Clerk Devine noted this agreement is the same as last year. There are no changes to the agreement except for the dates. Councilman Johnson made a motion to introduce and approve Resolution 102(26) Renewing Interlocal Agreement with Boone County regarding joint law enforcement jurisdiction, seconded by Porter. Voting Yea: Porter, Tisthammer, Johnson, Dailey. Voting Nay: None. Motion carried.

8. CONSIDER INTRODUCTION AND APPROVAL OF RESOLUTION 103(26) DECLARING SURPLUS PROPERTY

The list of surplus property was provided in the resolution for council review. Councilman Johnson made a motion to introduce and approve Resolution 103(26) Declaring surplus property, seconded by Porter. Voting Yea: Tisthammer, Dailey, Porter, Johnson. Voting Nay: None. Motion carried.

ORDINANCES

9. CONSIDER INTRODUCTION OF ORDINANCE 345(26) AN ORDINANCE RELATING TO A LEVY OF SPECIAL ASSESSMENT FOR THE UNPAID UTILITY BILL OF LEETCH PROPERTIES, LLC, 805 WEST MARKET STREET, ALBION, NEBRASKA.

The first reading of Ordinance 345(26) was approved at the February 10, 2026 City Council meeting. Mayor Jarecki instructed Clerk Devine to read the ordinance for the second time. Councilman Porter made a motion to approve the second reading of Ordinance 345(26), and to suspend the statutory rules; seconded by Johnson. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried. Mayor Jarecki instructed Clerk Devine to read the ordinance for the third time. Councilman Porter made a motion to approve the third reading of Ordinance 345(26) and move for final passage and adoption, seconded by Johnson. Councilman Johnson called the question. Mayor Jarecki sought further comment. With no further comment Mayor Jarecki declared Ordinance 345(26) having been read by title three different times, the rules have been suspended, the question is, "Shall Ordinance 345(26) finally pass?" Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

10. CONSIDER INTRODUCTION OF ORDINANCE 346(26) AN ORDINANCE RELATING TO THE ANNEXATION OF THE MARILEE 1ST ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA.

Clerk Devine noted that the planning commission recommended approval of the annexation at their March 2, 2026 meeting. Annexation of this property is needed to meet the city's subdivision regulations and the development agreement. Councilman Johnson introduced Ordinance 346(26) An ordinance relating to the annexation of the Marilee 1st Addition to the City of Albion, Nebraska. Mayor Jarecki instructed Clerk Devine to read the ordinance for the first time. Councilman Porter made a motion to approve the first reading, seconded by Johnson. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

REPORTS

11. Annual Utility Report - 2025

The Annual Water and Sewer Report provided by Amber Wynn, Corey Zoubek, and Ron Morearty, was previously made available to the council for review. No action taken.

12. City Administrator Report

City Administrator report to the City Council regarding the status of various city departments, city activities, and city financial reports. Administrator Devine had previously provided a written report for council review. No action taken.

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

*Consider Pay Application #1 of Gehring Construction for the Clark Park and Trail Project

A copy of the change order was provided for council review. Clerk Devine stated the change order is for the progress on the picnic shelter/restrooms building. Councilman Porter made a motion to approve Pay Application #1 of Gehring Construction for the Clark Park and Trail Project in the amount of \$83,505.00; seconded by Johnson. Voting Yea: Dailey, Johnson, Porter, Tisthammer. Voting Nay: None. Motion carried.

14. CONSIDER EMPLOYEE EVALUATION FOR APPROVAL

Councilman Johnson made a motion to approve the 6-month employee evaluation and step raise of Dustin Martin, seconded by Tisthammer. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA**15. Next Regular Meeting: April 14, 2026 - 7:30 p.m.**

* Change Order #2 of Gehring Construction

* Lease Agreement with Cardinal Cage

* 2nd reading of Ordinance 346(26)

16. Public Comment for Future Consideration

None.

ADJOURN

At 8:11 p.m. Councilman Dailey made a motion to adjourn the meeting, seconded by Johnson. Voting Yea: Dailey, Porter, Johnson, Tisthammer. Voting Nay: None. Motion carried.

I the undersigned Clerk hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council; that all subjects included in the foregoing proceedings were contained in the Agenda for the meeting, kept continually current and available for inspection at the office of the Clerk; that such subjects were contained in said Agenda for at least 24 hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for the examination and copying of the public; that said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification of meetings of said body were provided advance notification of the time and place of said meeting and subjects to be discussed at said meeting.

James Jarecki, Mayor

ATTEST:

Sharon Ketteler, Deputy Clerk



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: April 14, 2026

ITEM NAME: **CONSIDER REQUEST OF ALBION VOLUNTEER FIRE DEPARTMENT TO CLOSE COLUMBIA STREET FROM 4TH TO 5TH STREETS FOR A MOCK CAR CRASH DRILL ON APRIL 22, 2026**

PRESENTER(S):

BACKGROUND INFORMATION:

The Albion Volunteer Fire Department is organizing a car crash response drill for April 22nd. They held a similar drill at the same location 4 years ago. Approval recommended.

DISCUSSION:

MOTION: To approve the request of the Albion Volunteer Fire Department to close Columbia Street from 4th to 5th Streets for a mock car crash drill on April 22, 2026.

BY:

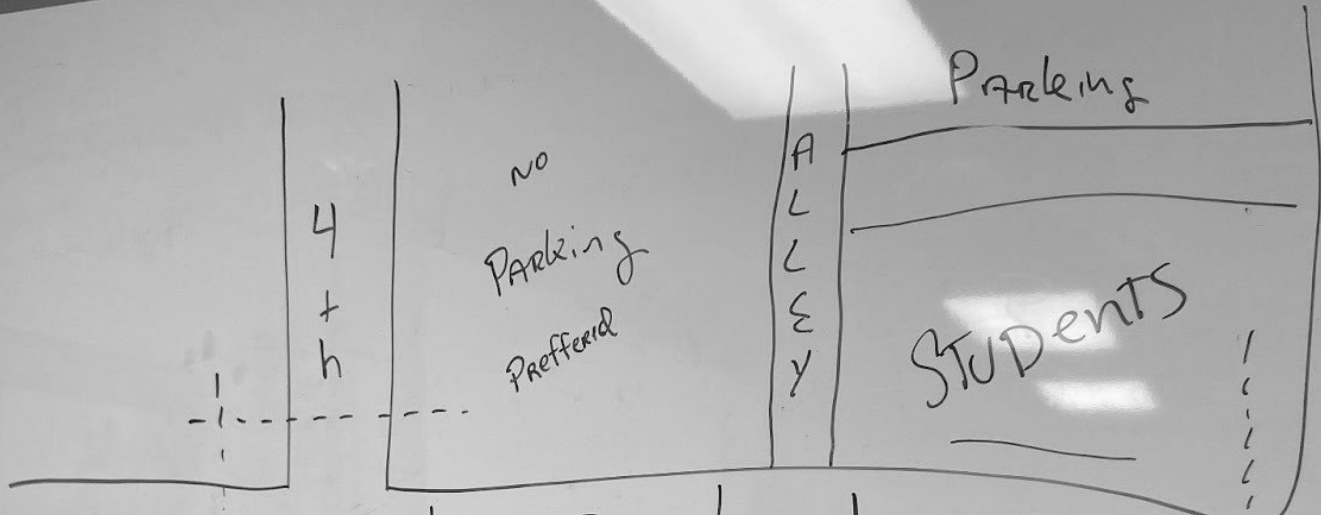
2ND:

ROLL CALL: Dailey _____ Porter _____ Tisthammer _____ Johnson _____

SUMMARY OF DECISION:

Quartet

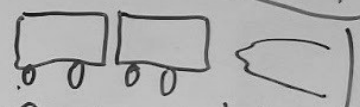
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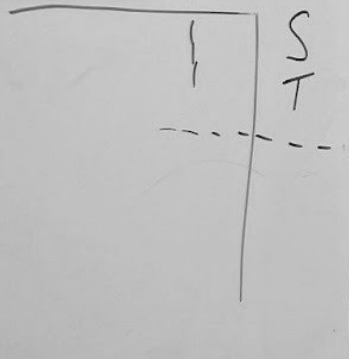
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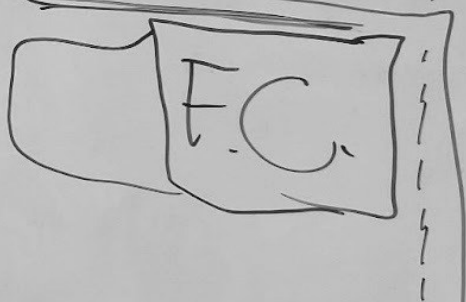
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AGENDA MEMO

MEETING NAME: Albion City Council

DATE: April 14, 2026

ITEM NAME: **CONSIDER CARDINAL CAGE LICENSE AND MANAGEMENT AGREEMENT FOR USE OF MUNICIPAL PROPERTY FOR APPROVAL**

PRESENTER(S):

BACKGROUND INFORMATION:

DRAFT ENCLOSED.

The entity/person(s) to be the Licensee is yet to be formally determined; however, will be members of the Albion Baseball and Softball Organizations.

DISCUSSION:

MOTION: To approve the Cardinal Cage License and Management Agreement for Use of Municipal Property and to authorize the Mayor to execute the same.

BY:

2ND:

ROLL CALL: Dailey _____ Johnson _____ Tisthammer _____ Porter _____

SUMMARY OF DECISION:

License and Management Agreement for Use of Municipal Property

This License and Management Agreement (the “License”), dated for reference purposes only as of the ___ day of _____, 2026, is entered into by and between the City of Albion (“Licensor”) and _____ (“Licensee”).

RECITALS

- A. Licensor owns the real estate commonly referred to as the Albion Sports Complex and specifically the Cardinal Cage. The Licensee desires to license the selected property which shall be referred to as the Premises.
- B. Licensee desires to utilize the Premises and is willing to enter into this License in order to manage the Premises in accordance with the applicable rules for operation and subject to the following terms.

NOW THEREFORE, Licensor and Licensee agree as follows:

1. Licensed Premises. Licensor desires to exclusively license to Licensee the Premises. Such area includes the facility itself including all non-locked rooms within the facility and the grounds immediately surrounding the facility. Licensor licenses the Premises to Licensee, and Licensee licenses the Premises from Licensor, for the License Term, and Licensee agrees to perform all of Licensee’s obligations described herein. The parties agree that Licensee shall have the exclusive right to use the Premises and such other portions of the Real Property as is necessary for Licensee to access and use the Premises. Licensee shall be responsible for preserving the condition of said property during the term of said license including cleaning and any repair necessitated by Licensee’s use of the Premises.

2. Management. The parties acknowledge and agree that Licensee shall be solely responsible for the operation and management of the Premises during the License Term. Licensee shall be responsible for operating and managing the Premises in accordance with all applicable laws, rules and regulations of any governmental entity with jurisdiction over the Premises, including, but not limited to any applicable directed health measure, and all resolutions and ordinances of Licensor. Licensee represents and covenants to Licensor that Licensee is familiar with the laws, rules and regulations currently in place and that Licensee shall operate and manage the Premises in accordance with said laws, rules and regulations. Licensee shall ensure that all parties utilizing the Premises shall conduct themselves in accordance with said laws, rules and regulations. Licensee agrees to provide training and education as appropriate to all staff and agents of Licensee to ensure that the laws, rules and regulations are followed.

3. Term. The License Term shall commence on March 1, 2026 and end on March 1, 2027. Either party shall have the right to terminate this License at any

time by providing the other party with no less than thirty days' prior written notice. Such notice shall specify the date that the License shall terminate. Notwithstanding the foregoing or any other provision herein, the parties acknowledge and agree that Licensor retains the right, at any time, to terminate this License by written notice to Licensee if such termination is required under the applicable laws, rules and regulations or any amendment, replacement, or supplement thereto, or in the event Licensor determines, in Licensor's discretion, that Licensee has failed to manage and operate the Premises in accordance with the Rules. Any such termination shall not relieve the Licensee of the obligations of Licensee hereunder that have occurred or accrued hereunder prior to the termination.

4. License Fee. Licensee agrees to pay Licensor a license fee of \$5,000.00. The license fee shall be paid in equal quarterly installments of \$1,250.00 with the first payment being due within thirty days of commencement of the license term or upon signing of this agreement, whichever date shall come first. Licensee shall make all payments of the license fee and other expenses to Licensor at the Licensor's then current address or at such other address as Licensor may from time-to-time request in writing.

5. Acceptance of Premises. By taking possession of the Premises, Licensee accepts the Premises in its current condition. Licensee further agrees that Licensor has not provided Licensee with any warranty or representation as to the condition of the Premises and that Licensee has investigated the Premises and has determined to Licensee's satisfaction that the Premises is satisfactory for Licensee's proposed use. Licensee shall secure Licensor's permission prior to making any improvements or alterations of any nature to the Premises. Licensor reserves the right to withhold its consent in Licensor's sole discretion.

6. Quiet Enjoyment. Upon Licensee's paying the license fee and observing and performing all the terms, covenants and conditions to be observed and performed by Licensee hereunder, Licensee shall have possession of the Premises for the entire term hereof, subject to all of the provisions of this License.

7. Utilities. Licensee acknowledges that the utilities necessary for the operation of the Premises are provided by Licensor and Licensee shall use such utilities in the manner required for the proper operation of the Premises and shall not unreasonably use the same or cause any damage thereto. The cost of the utilities applicable to the Premises shall be paid by Licensor.

8. Maintenance. Licensee shall, during the term of this License, and at its sole expense, keep the Premises in good order and repair, reasonable wear and tear excepted. Licensee shall be responsible to maintain the Premises in accordance with the rules and regulations. Licensee agrees to promptly notify Licensor of any maintenance or repair that is the responsibility of Licensor hereunder.

9. Insurance. During the License Term, Licensor shall maintain insurance coverage on the real estate and fixtures. Said coverage will not cover any personal property belonging to Licensee. It is recommended but not required that Licensee, at its own cost and expense, procure and continue in force such insurance policies as are necessary to protect the Licensee against loss due to casualty to the personal property of Licensee as well as liability coverage for any injuries that may be sustained on the Premises.

10. Licensee's Indemnification. Licensee agrees to indemnify and hold Licensor harmless from and against any and all claims, damages, or causes of action and all liability, cost or expense specifically including court costs and all reasonable attorney fees to the extent the same arise out of or in any way connected with Licensee's or Licensee's agents' use of the Premises during the term hereof. Whether the same are raised during the term hereof or after. Without limiting the foregoing, the parties acknowledge and agree that the foregoing indemnification specifically includes any claims, damages, or causes of action and all liability, cost or expense specifically including court costs and all reasonable attorney fees.

11. Assignment. Licensee shall not assign, sub-license, or otherwise transfer, by operation of law or otherwise, this License or any interest herein without the prior written consent of Licensor, which consent may be withheld in Licensor's sole discretion.

12. No Re-license. Licensor's consent to any assignment, encumbrance, sub-license, occupation, or other transfer shall not release Licensee from any of Licensee's obligations hereunder or be deemed to be a consent to any subsequent assignment, sub-license, or occupation unless Licensor agrees in writing. The collection or acceptance of the license fee or other payment by Licensor from any person other than Licensee shall not be deemed the acceptance of any assignee or sub-licensee as the Licensee hereunder or a release of Licensee from any obligation under this License.

13. Events of Default. The occurrence of any one or more of the following events shall constitute an Event of Default: (i) the failure by Licensee to make any payment of the license fee or any other payments required to be made by Licensee under this License when due; and (ii) the failure by Licensee to observe or perform any of the provisions of this License to be observed or performed by the Licensee.

14. Remedies. On the occurrence of an Event of Default, Licensor may at any time thereafter, with or without notice or demand and without limiting Licensor in the exercise of a right or remedy which Licensor may have by reason of such default or breach, exercise any rights or remedies Licensor may have at law or in equity, including, but not limited to, one or more of the following:

- A. declare the License at an end and terminated;

B. sue for any damages sustained by Licensor;

C. cure any breaches of Licensee’s obligations.

15. Non-Exclusive Remedies. The remedies of Licensor set forth in Section 14 shall not be exclusive, but shall be cumulative and in addition to all rights and remedies now or hereafter provided or allowed by law or equity, including, but not limited to, the right of Licensor to seek and obtain an injunction and the right of Licensor to damages in addition to those specified herein.

16. Default by Licensor. Licensor shall not be liable to Licensee if Licensor is unable to fulfill any of its obligations under this License, if Licensor is prevented, delayed, or curtailed from so doing by reason of any cause beyond Licensor’s reasonable control. Licensor shall not be in default unless Licensor fails to perform obligations required of Licensor within a reasonable time, but in no event later than thirty (30) days after written notice by Licensee to Licensor, specifying Licensor’s failure to perform such obligation; provided, however, that if the nature of Licensor’s obligation is such that more than thirty (30) days are required for performance, then Licensor shall not be in default if Licensor commences performance within such thirty (30) day period and thereafter diligently prosecutes its efforts to satisfy such obligation.

17. Entry by Licensor. Licensor and its agents and employees shall have the right to enter the Premises at all reasonable times and during normal business hours, to examine the same, to make such maintenance and repairs of the Premises and such maintenance, repairs, alterations, decorations, additions, and improvements to other portions of the Premises as Licensor requires.

18. Notices. Any notices required or permitted to be given under this License shall be in writing and may be delivered personally or by certified mail to the other party at the address set forth below. Any notice given by mail shall be deemed received three (3) business days following the date such notice is mailed as provided in this Section. Any notice given by electronic mail or personally delivered shall be effective upon receipt. Either party may change its address for purposes of this Section by giving the other party written notice of the new address in the manner set forth above.

a. Licensor’s Address: City of Albion
420 West Market Street
Albion, NE 68620

b. Licensee’s Address: _____

19. Applicable Laws. This License shall be governed by and construed in accordance with the laws of the State of Nebraska.

20. Modification. This License contains all the terms and conditions agreed upon by the Licensor and Licensee with respect to the Premises. All prior negotiations, correspondence, and agreements are superseded by this License and any other contemporaneous documents. This License may not be modified or changed except by written instrument signed by Licensor and Licensee.

21. Relationship of Parties. No acts of the parties shall be deemed or construed by the parties or by any third person to create the relationship of principal and agent or of partnership or of joint venture or of any association between Licensor and Licensee, other than the relationship of Licensor and Licensee.

22. Waiver. Failure to insist on compliance with any of the terms, covenants, or conditions hereof shall not be deemed a waiver of such terms, covenants, or conditions, nor shall any waiver or relinquishment of any right or power hereunder, at any one time or more times, be deemed a waiver or relinquishment of such rights and powers at any other time or times or under any other circumstance(s).

23. Partial Invalidity. If any term or provision of this License or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this License or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this License shall be valid and enforced to the fullest extent permitted by law.

24. Interpretations. Any uncertainty or ambiguity existing herein shall not be interpreted against either party because such party prepared any portion of this License but shall be interpreted according to the application of rules of interpretation of contracts generally.

25. Memorandum of License. Licensee shall not be permitted to file a memorandum of the License or other documents in the real estate records of the County including the Premises.

26. Binding Effect. This License shall be binding upon and shall inure to the benefit of Licensor, Licensee, and their respective successors and assignees.

27. Counterparts. This License may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto hereby execute this License as of the day and year first above written.

“LICENSEE”

By: _____
Its: _____

“LICENSOR”
City of Albion, Nebraska

By: James Jarecki
Its: Mayor



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: April 14, 2026

ITEM NAME: **CONSIDER RECOMMENDATION TO THE NEBRASKA LIQUOR CONTROL COMMISSION REGARDING APPLICATION AMENDMENT FOR MANGER CHANGE FOR GIPH RESTAURANTS, LLC / PIZZA HUT UNDER LICENSE NUMBER A-096887**

PRESENTER(S):

BACKGROUND INFORMATION:

GIPH Restaurants, LLC / Pizza Hut has applied for an amendment to their current liquor license for a manager change. The NLCC requires a recommendation from the City of Albion’s Governing Body.

Amendment application enclosed.

DISCUSSION:

MOTION: To recommend approval of application amendment for manager change by GIPH Restaurants, LLC / Pizza Hut under license number A-096887

BY:

2ND:

ROLL CALL: Tisthammer _____ Dailey _____ Johnson _____ Porter _____

SUMMARY OF DECISION:



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 155038

AMENDMENT TYPE Manager Change Amendment	APPLICATION DATE RECEIVED 2026-03-02
CURRENT MANAGER NAME	CURRENT MANAGER EMAIL
NEW MANAGER NAME	NEW MANAGER EMAIL

QUESTIONS

Class A Beer On Sale Only

1. Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

David Staab

2. What is the manager's address?

3103 Brentwood Blvd, Grand Island

3. What is the manager's phone number?

308-390-3874

4. What is the manager's email address? An email will be sent to them to obtain their personal information.

dstaab@staabmgt.com

5. What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Hall

6. Is the manager married?

Yes

Jill Staab

7. Do you have prior experience or training in selling, serving or managing alcohol sales?

8. Do you qualify under Nebraska Liquor Control Act (53-131.01) and do you intend to supervise, in person, the management of the business?

Yes

9. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY

Has the new manager, or their spouse, EVER been convicted of or plead guilty to any charge?

*The Commission must be notified of any arrests and/or convictions that may occur after the date of this application.

Yes

(document uploaded)

APPLICANT

DECLARATION

I (We) the applicant(s) agree and consent

I declare under penalty of perjury that I have read the contents of this amendment application and, to the best of my knowledge, believe all statements made in this amendment application are true, correct, and complete.

MANAGER AMENDMENT

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.frontdesk@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

MANAGER INFORMATION

Last Name: David First Name: Staab MI: W
Home Address: 3103 Brentwood Blvd
City: Grand Island County: Hall Zip Code: 68801
Home Phone Number: 308-390-3874
Email address: dstaab@staabmgt.com

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

YES NO

Spouse's information

Spouses Last Name: Staab First Name: Jill MI: K

*If the manager is married; their spouse must also meet the same requirements
*The spouse of the manager may submit the Affidavit of non-participation if they have no involvement in the business whatsoever. Affidavit of Non-Participation means your spouse will not have anything to do with the business holding the liquor license. They will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent themselves as the owner or in any way participate in the day-to-day operations of this business in any capacity.

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Has any officer, member, owner, or manager named in this application; or their spouse, EVER been convicted of or plead guilty to any charge?

Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION.

YES NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
David Staab	1986	Aurora, NE	DUI	Guilty
David Staab	1987	Siuox Falls, SD	DUI	Guilty
David Staab	1982	Lincoln, NE	Reckless Dr 1st	Guilty
David Staab	2010	ST Paul, NE	Speeding	Guilty
David Staab	2011	Valentine, NE	Speeding	Guilty

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

YES NO

IF YES, list the name of the premise(s):

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

YES NO

**SPOUSAL AFFIDAVIT OF
NON PARTICIPATION INSERT**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov

Office Use

I acknowledge that I am the spouse of a liquor license holder. My signature below confirms that I will not have any interest, directly or indirectly in the operation of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent myself as the owner or **in any way participate in the day to day operations of this business in any capacity.** The penalty guideline for violation of this affidavit is cancellation of the liquor license.

I acknowledge that I am the applicant of the non-participating spouse of the individual signing below. I understand that my spouse and I are responsible for compliance with the conditions set out above. If, it is determined that my spouse has violated (§53-125(13)) the commission may cancel or revoke the liquor license.

Jill K. Staab
Signature of **NON-PARTICIPATING SPOUSE**
Jill K Staab
Print Name

David W. Staab
Signature of **APPLICANT**
David W. Staab
Print Name

State of Nebraska, County of Hall

State of Nebraska, County of Hall

The foregoing instrument was acknowledged before me
this 2-25-2026 (date)

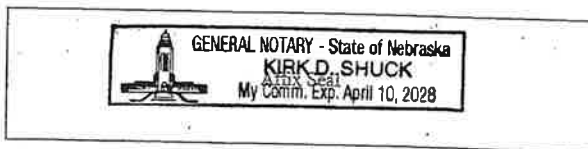
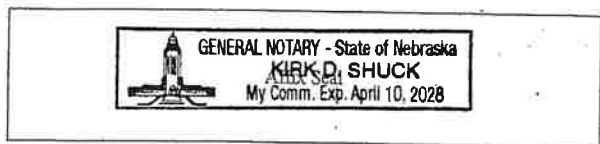
The foregoing instrument was acknowledged before me
this 2-25-2026 (date)

by Jill K Staab
Name of person acknowledged
(Individual signing document)

by David W. Staab
Name of person acknowledged
(Individual signing document)

Kirk D. Shuck
Notary Public Signature

Kirk D. Shuck
Notary Public Signature



In compliance with the ADA, this spousal affidavit of non participation is available in other formats for persons with disabilities. A ten day advance period is requested in writing to produce the alternate format.



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: April 14, 2026

ITEM NAME: **CONSIDER APPROVAL OF APPLICATIONS OF MEMBERSHIP TO THE ALBION VOLUNTEER FIRE DEPARTMENT OF TRISTAN SHIVELY AND AARON HAMLING**

PRESENTER(S):

BACKGROUND INFORMATION:

Fire Chief Benne has forwarded the applications of Tristan Shively and Aaron Hamling and recommends City Council approval.

DISCUSSION:

MOTION: To approve applications of membership to the Albion Volunteer Fire Department of Tristan Shively and Aaron Hamling.

BY:

2ND:

ROLL CALL: Johnson _____ Dailey _____ Tisthammer _____ Porter _____

SUMMARY OF DECISION:

Albion Volunteer Fire and Rescue Department
Application for Membership

PERSONAL INFORMATION

Last Name: Shively First Name: Tristan Middle Initial: N

Address: 924 W Ruby St / Sex: Male Female

City: Albion State: Nebraska Zip: 68620

Email: tristanshively8@gmail.com Valid Nebraska Driver's License #: _____

Cell Phone: 402-741-9700 Home Phone: _____ Work Phone: 402-741-9191

Age: 22 DOB: 11/01/2003 U.S. Citizen: Yes No

MILITARY SERVICE

Branch: _____ Years in Service: _____ Are You Still Actively Serving: Yes No

EMPLOYMENT HISTORY

Present Employer: GE Vernova Position Held: Wind technician

Work Address: _____ Telephone Number: 402-741-9191

City: Petersburg State: Nebraska Zip: _____

Work Schedule

Shift Length

Straight Days Straight Nights

8 hour 10 hour 12 hour Other: _____

Straight Evening Shift Work

Will your employer allow you to leave work, or be late for work, due to a fire or rescue call? Yes No

May we contact your employer? Yes No

Albion Volunteer Fire and Rescue Department
Application for Membership

BACKGROUND INFORMATION

Have you ever been convicted of a felony? Yes No

Have you ever been convicted of a crime (Except Traffic Violation): Yes No

Comments: _____

TRAFFIC RECORD

Has your driver's license ever been suspended or revoked? Yes No

If Yes, give date, location & reason:

Offense Charged: Exhibition driving City/County: Boone State: Nebraska Date: _____

Comments: _____

List all traffic citations you have received in the last five years: (Excluding Parking Tickets)

Offense Charged: Exhibition driving City/County: Boone State: Nebraska Date: 4/3/22

Comments: _____

List any accidents within the last (3) years: (Excluding Parking Tickets)

Location: _____ Date: _____ At Fault: Yes No

EDUCATION

High School: Boone Central State: Nebraska Dates of Attendance: _____

Did you graduate: Yes No

If you did not graduate high school, did you attain a GED? Yes No

College: _____ State: _____ Dates of Attendance: _____

Degree: _____

**Albion Volunteer Fire and Rescue Department
Application for Membership**

FIREFIGHTING EXPERIENCE & TRAINING

Have you previously been a member of a fire department? Yes No Dates Served: _____

If Yes, List Department: _____

Address: _____ Last Ranking Position Held: _____

Are you a certified Firefighter? Yes No Level: _____ Date Received: _____

Are you a certified EMT? Yes No Level: _____ Date Received: _____

Have you attended any fire training: Yes No Attach copies of certificates you have received

Have you had any first aid training: Yes No Attach copies of certificates you have received

Please circle one below

I will be able to respond to: All Calls Day Calls Only Night Calls Only

REFERENCES

Have you ever applied for membership with Albion Volunteer Fire and Rescue Department? Yes No

Are you a member of another Fire Department? Yes No

List members of Albion Volunteer Fire and Rescue Department with whom you are acquainted:

Casey Slaymaker, Taylor Nelson, David Lucken

Do you have any physical, mental or medical impairment or disability that would impair or limit your duties as a Firefighter or EMT? Yes No

AGREEMENT

I, Tristan Shively, do hereby make application for membership in the Albion Volunteer Fire and Rescue Department. I have read and understand the constitution and by-laws of the department and agree to perform all duties and accept the responsibilities as outlined above. I certify that all answers given herein are true and complete to the best of my knowledge. I authorize investigation of all statements contained in this application as may be necessary in arriving at a decision. In the event of acceptance, I understand that false or misleading information given in my application or interview may result in suspension or termination.

Signature: Tristan Shively Date: 3/4/26

This Application is co-signed by the following two active members of the Albion Volunteer Fire and Rescue Department.

(1) Ben Ben (2) _____



Release of Information

I understand that if I am chosen as a top candidate my background information will be checked and considered as a result of my application for employment or promotion. This information may include but is not limited to the following:

- Employment Verification
- Reference Checks
- Motor Vehicle Driving Record
- Criminal History
- Sexual Offender Registry
- Social Media Sites
- Verification of educational credentials through original transcripts which you may be asked to provide

I understand that any false information on my application will be sufficient reason for rejection of my application or termination of my employment. I herewith authorize and request each and every former employer, person, firm, corporation and educational institution to answer any and all questions that may be asked and herewith hold such persons harmless for giving any and all information within their knowledge or records.

My signature on this document will serve as authorization to release any and all information to the Albion Volunteer Fire and Rescue Department and/or the City of Albion. A photocopy or facsimile of this document is as valid as the original.

Applicants Name (Please Print) Tristan Shively

Applicants Signature Tristan Shively Date 3/4/26

Albion Volunteer Fire and Rescue Department
Application for Membership

PERSONAL INFORMATION

Last Name: Hamling First Name: Aaron Middle Initial: 0

Address: 326 S 7th St Sex: Male Female

City: Albion State: NE Zip: 68620

Email: aaron1393.ah@gmail.com Valid Nebraska Driver's License #: H13314823

Cell Phone: 402-741-0486 Home Phone: _____ Work Phone: 402-395-5051

Date of Birth: 8-13-1993 U.S. Citizen: Yes No

MILITARY SERVICE

Branch: _____ Years in Service: _____ Are You Still Actively Serving: Yes No

EMPLOYMENT HISTORY

Present Employer: Helena Position Held: Applicator

Work Address: 2493 State Hwy 14 Telephone Number: 402-395-5051

City: Albion State: NE Zip: 68620

Work Schedule

Shift Length

Straight Days Straight Nights

8 hour 10 hour 12 hour Other: _____

Straight Evening Shift Work

Will your employer allow you to leave work, or be late for work, due to a fire or rescue call? Yes No

May we contact your employer? Yes No

Albion Volunteer Fire and Rescue Department
Application for Membership

BACKGROUND INFORMATION

Have you ever been convicted of a felony? Yes No

Have you ever been convicted of a crime (Except Traffic Violation): Yes No

Comments: _____

TRAFFIC RECORD

Has your driver's license ever been suspended or revoked? Yes No

If Yes, give date, location & reason:

Offense Charged: _____ City/County: _____ State: _____ Date: _____

Comments: _____

List all traffic citations you have received in the last five years: (Excluding Parking Tickets)

Offense Charged: _____ City/County: _____ State: _____ Date: _____

Comments: _____

List any accidents within the last (3) years: (Excluding Parking Tickets)

Location: _____ Date: _____ At Fault: Yes No

EDUCATION

High School: Boone Central State: NE Dates of Attendance: 4 years

Did you graduate: Yes No

If you did not graduate high school, did you attain a GED? Yes No

College: SCC - Milford State: NE Dates of Attendance: 21 months

Degree: John Deere Tech

Albion Volunteer Fire and Rescue Department
Application for Membership

FIREFIGHTING EXPERIENCE & TRAINING

Have you previously been a member of a fire department? Yes No Dates Served: _____

If Yes, List Department: _____

Address: _____ Last Ranking Position Held: _____

Are you a certified Firefighter? Yes No Level: _____ Date Received: _____

Are you a certified EMT? Yes No Level: _____ Date Received: _____

Have you attended any fire training: Yes No Attach copies of certificates you have received

Have you had any first aid training: Yes No Attach copies of certificates you have received

Please circle one below

I will be able to respond to: All Calls Day Calls Only Night Calls Only

REFERENCES

Have you ever applied for membership with Albion Volunteer Fire and Rescue Department? Yes No

Are you a member of another Fire Department? Yes No

List members of Albion Volunteer Fire and Rescue Department with whom you are acquainted:

Taylor Nelson, Mark Tisthammer, Whitney Paulson

Do you have any physical, mental or medical impairment or disability that would impair or limit your duties as a Firefighter or EMT? Yes No

AGREEMENT

I, Aaron Hamling, do hereby make application for membership in the Albion Volunteer Fire and Rescue Department. I have read and understand the constitution and by-laws of the department and agree to perform all duties and accept the responsibilities as outlined above. I certify that all answers given herein are true and complete to the best of my knowledge. I authorize investigation of all statements contained in this application as may be necessary in arriving at a decision. In the event of acceptance, I understand that false or misleading information given in my application or interview may result in suspension or termination.

Signature: Aaron J Hamling Date: 3-1-26

This Application is co-signed by the following two active members of the Albion Volunteer Fire and Rescue Department.

(1) [Signature] (2) [Signature]



Release of Information

I understand that if I am chosen as a top candidate my background information will be checked and considered as a result of my application for employment or promotion. This information may include but is not limited to the following:

- Employment Verification
- Reference Checks
- Motor Vehicle Driving Record
- Criminal History
- Sexual Offender Registry
- Social Media Sites
- Verification of educational credentials through original transcripts which you may be asked to provide

I understand that any false information on my application will be sufficient reason for rejection of my application or termination of my employment. I herewith authorize and request each and every former employer, person, firm, corporation and educational institution to answer any and all questions that may be asked and herewith hold such persons harmless for giving any and all information within their knowledge or records.

My signature on this document will serve as authorization to release any and all information to the Albion Volunteer Fire and Rescue Department and/or the City of Albion. A photocopy or facsimile of this document is as valid as the original.

Applicants Name (Please Print) Aaron D Hamling

Applicants Signature Aaron D Hamling

Date 3-1-26



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: April 14, 2026

ITEM NAME: **CONSIDER MAYORAL APPOINTMENTS OF DYLAN MARTIN TO THE ALBION PLANNING COMMISSION; DUSTIN MARTIN TO LIEUTENANT; AND, DAVID REDLER TO WATER COMMISSIONER**

PRESENTER(S):

BACKGROUND INFORMATION:

Dylan Martin, currently of 918 S 1st Street, has expressed written interest in being considered for appointment to the Albion Planning Commission. The commission currently has a vacancy for one member within Albion City Limits.

Dustin Martin has successfully completed his 6-month probationary period and his evaluation for such was reviewed and approved by the Mayor and Council last month. The promotion to Police Lieutenant provides more authority when the Police Chief is not available or is out of town; however, does not change the rate of pay.

David Redler has successfully completed water operator certification and has successfully completed his 6-month probationary period. His 6-month evaluation has been submitted to the Mayor and Council as a separate action item on this agenda; however, your review of such evaluation may inform your decision on this item of business. Mr. Redler will also receive a \$0.30/hour wage increase for the water certification as outlined by the City Pay Plan. Ron Morearty would maintain his role as Street Foreman and Public Works Liaison.

DISCUSSION:

MOTION: To approve the Mayoral Appointments of Dylan Martin to the Albion Planning Commission; Dustin Martin to Police Lieutenant; and, David Redler to Water Commissioner.

BY:

2ND:

ROLL CALL: Dailey _____ Porter _____ Tisthammer _____ Johnson _____

SUMMARY OF DECISION:



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: April 14, 2026

ITEM NAME: **CONSIDER SECOND READING OF ORDINANCE 346 (26) AN ORDINANCE RELATING TO THE ANNEXATION OF THE MARILEE 1ST ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA.**

PRESENTER(S):

BACKGROUND INFORMATION:

Ordinance 346 (26) was introduced and the first reading was approved at the March meeting.

Pursuant to Albion City Code Chapter 10, Article 7:

Section 3 Subdivision; Annexation of Adjoining or Contiguous Properties.

All subdivisions or additions laid out adjoining or contiguous to the corporate limits shall be included within the same and become a part of the municipality for all purposes whatsoever, upon approval of and acceptance by the City Council.

Annexation Ordinance 346(26) is enclosed.

Annexation Ordinances should not be approved utilizing the suspension of rules; therefore, will only be considered for approval of the second reading.

DISCUSSION:

MAYOR INSTRUCTS CLERK TO READ ORDINANCE 346(26) FOR THE SECOND TIME

MOTION: To approve the second reading of Ordinance 346(26).

BY: _____ **2ND:** _____

ROLL CALL: Tisthammer _____ Dailey _____ Johnson _____ Porter _____

MOTION:

BY: _____ **2ND:** _____

QUESTION CALLED BY: _____

MAYOR DECLARES:

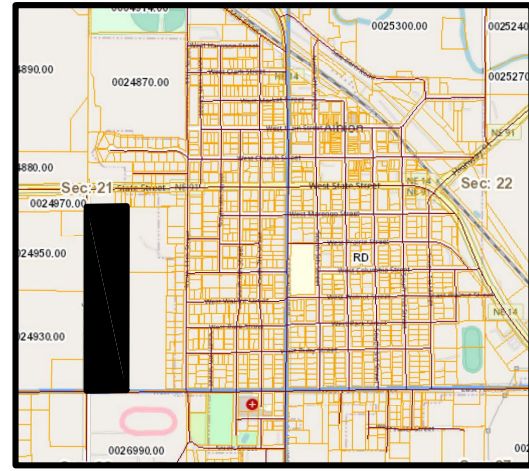
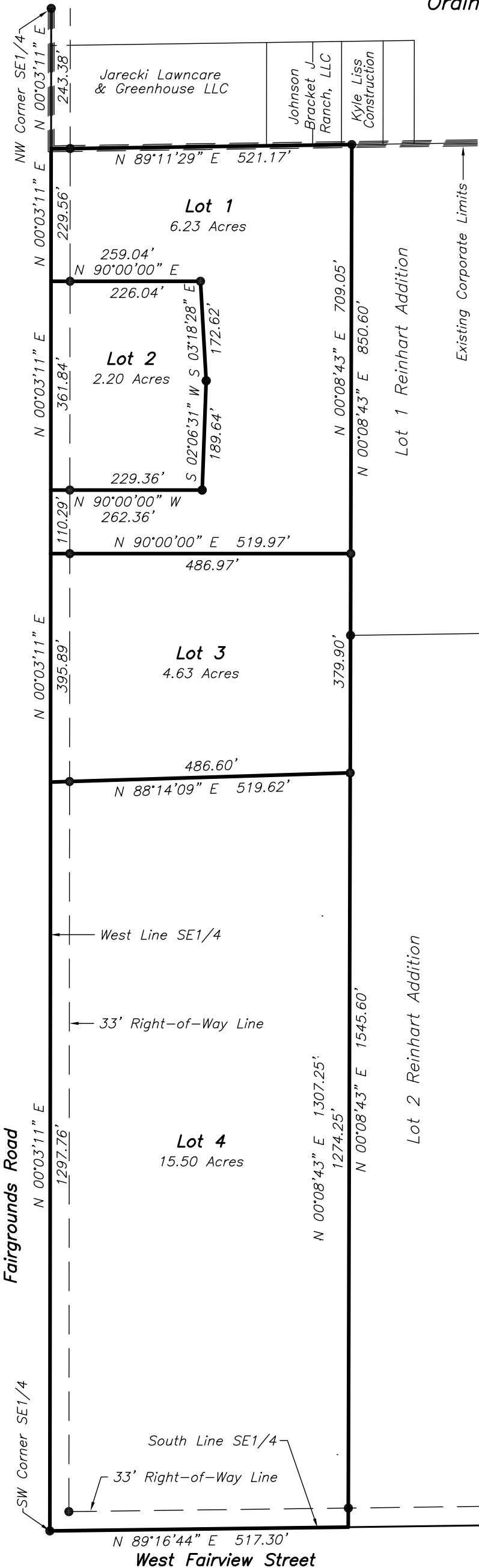
ROLL CALL: Dailey _____ Porter _____ Tisthammer _____ Johnson _____

SUMMARY OF DECISION:

Annexation Plat of Marilee 1st Addition to the City of Albion, Boone County, Nebraska.

Ordinance No, 346 (26)

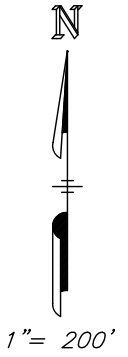
Note: All Bearings are referenced
to the Boone County Projection.



Vicinity Sketch

-Legend-

● Property Corners



Annexation Description:

All of Lots 1 thru 4, Marilee 1st Addition to the City of Albion, Boone County, Nebraska, originally described as follows: beginning at a point 14-1/4 rods South of the Northwest corner of the SE1/4 of Section 21, Township 20 North, Range 6 West of the 6th P.M., Boone County, Nebraska, thence running East 32 rods on a line parallel with the North line of said quarter section; thence South 145-1/4 rods to a point on the South line of said quarter section 32 rods East of the Southwest corner of said quarter section; thence West along the South line of said quarter section to the Southwest corner of said quarter section, thence North along the West line of said quarter section to the place of beginning, containing 28.55 acres more or less, which includes 2.18 acres used for county road purposes.

Surveyor's Statement:

I, Thomas A. Tremel, a Professional Land Surveyor in the State of Nebraska, hereby state that this Annexation Plat survey was prepared under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel
Thomas A. Tremel, P.L.S. #455
February 19, 2026



City Council Approval: This Annexation Plat was approved and accepted by the City Council of Albion, Boone County, Nebraska,

this ____ day of _____, 2026

Attest: _____
Mayor

Attest: _____
City Clerk

ANNEXATION PLAT MARILEE 1ST ADDITION ALBION, BOONE COUNTY, NEBRASKA			 INCORPORATED
TA TREMEL	08/19/2026	No. 1 Driftwood Drive - Columbus, NE 68601 Phone (402) 563-4589 - Fax (402) 563-3922	
DRAWN	SURVEYED	DATE	

ORDINANCE NO. 346 (26)

AN ORDINANCE OF THE CITY OF ALBION, NEBRASKA TO EXTEND THE BOUNDARIES AND INCLUDE WITHIN THE CORPORATE LIMITS OF, AND TO ANNEX TO, THE CITY OF ALBION, NEBRASKA THE MARILEE 1ST ADDITION CONSISTING OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 6 WEST OF THE 6TH P.M., BOONE COUNTY, NEBRASKA; AND TO PROVIDE FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ALBION, NEBRASKA:

SECTION 1: It is hereby found and determined by the Mayor and City Council that:

- (a) The Marilee 1st Addition consisting of the west half of the Southeast Quarter of Section 21, Township 20 North, Range 6 West of the Sixth P.M., Boone County, Nebraska hereinafter more particularly described is urban and suburban in character of said city;
- (b) Police, fire and snow removal benefits will be immediately available thereto, and city water service will be available as provided by law;
- (c) The zoning classification of such tract of land as shown on the official zoning map of the City of Albion, Nebraska, is hereby confirmed;
- (d) There is a unity of interest in the use of such tract of land and streets with the use of lots, lands, streets, in the city, and the community convenience and welfare and the interest of the city will be enhanced through incorporating such tracts of land and streets and highways within the corporate limits of said city.

SECTION 2: That the boundaries of the City of Albion, Nebraska, be and hereby are, extended to include within the corporate limits of said city the west half of the Southeast Quarter of Section 21, Township 20 North, Range 6 West of the Sixth P.M., Boone County, Nebraska, more particularly described as:

A tract of land comprising the west half of the Southeast Quarter of Section 21, Township 20 North, Range 6 West of the Sixth P.M., Boone County, Nebraska, described as follows: Beginning at a point 14-1/4 rods South of the Northwest corner of the Southeast 1/4 of Section 21, Township 20 North, Range 6 West of the 6th P.M., Boone County, Nebraska, thence running East 32 rods on a line parallel with the North line of said quarter section; thence South 145-1/4 rods to a point on the South line of said quarter section 32 rods East of the Southwest corner of said quarter section; thence West along the South line of said quarter section to the Southwest corner of said quarter section, thence North along the West line of said quarter section to the place of beginning, containing 28.55 acres more or less, which includes 2.18 acres used for county road purposes.

Said tract of land shall hereinafter be known as the Marilee 1st Addition to the City of Albion, Boone County, Nebraska as identified and more particularly described upon the accompanying approved annexation plat.

SECTION 3: That a certified copy of this ordinance, together with a final plat of such tract of land, be filed on record in the office of the County Clerk in Boone County, Nebraska.

SECTION 4: That said tract of land is hereby annexed to the City of Albion, Boone County, Nebraska.

SECTION 5: Upon taking effect of this ordinance, the police, fire, and snow removal services of the City shall be furnished to the tract of land herein annexed, and water service will be available as provided by law.

SECTION 6: If any section, subsection, sentence, clause or phrase of this ordinance or the annexation of any tract of land, streets, or highways by this ordinance, is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the annexation of other tract of land by this ordinance, since it is the express intent of the Mayor and City Council to enact section, subsection, clause or phrase separately and to annex each tract of land separately.

SECTION 7: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8: The ordinance shall be in full force and effect on the 1ST day of JUNE, 2026 and after its passage, approval, and publication according to law.

INTRODUCED BY _____.

PASSED AND ADOPTED BY A VOTE OF ___ TO ___ ON THIS ___ DAY OF _____, 2026.

PUBLISHED _____, 2026.



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: April 14, 2026

ITEM NAME: **CONSIDER INTRODUCTION AND PASSAGE OF ORDINANCE 347 (26) AN ORDINANCE PERTAINING TO MUNICIPAL PLANNING; AMENDING ALBION MUNICIPAL CODE CHAPTER 9, SECTION 9-514 FF/FW FLOOD PLAIN DISTRICTS (OVERLAY DISTRICT) ORIGINALLY ADOPTED AS ORDINANCE NO. 303 (20); PROVIDING FOR THE REPEAL OF ANY ORDINANCE OR PART OF ORDINANCE IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.**

PRESENTER(S):

BACKGROUND INFORMATION:

The Nebraska Department of Water, Energy and Environment and FEMA have completed a new Flood Map for the City of Albion. This Code Amendment updates those maps and other required definitions and provisions.

DISCUSSION:

COUNCIL MEMBER _____ INTRODUCES ORDINANCE 347 (26)

MAYOR INSTRUCTS CLERK TO READ ORDINANCE 347(26) FOR THE FIRST TIME

MOTION: To approve the first reading of Ordinance 347(26) and to suspend the statutory rules requiring reading of the ordinance at three separate meetings.

BY: _____ **2ND:** _____

ROLL CALL: Johnson _____ Tisthammer _____ Dailey _____ Porter _____

MAYOR INSTRUCTS CLERK TO READ ORDINANCE 347(26) FOR THE SECOND AND THIRD TIME

MOTION: To approve the second and third readings of ordinance 347 (26) and move for final passage and adoption.

BY: _____ **2ND:** _____

QUESTION CALLED BY: _____

MAYOR DECLARES:

ROLL CALL: Dailey _____ Porter _____ Tisthammer _____ Johnson _____

SUMMARY OF DECISION:

ORDINANCE NO. 347 (26)

AN ORDINANCE PERTAINING TO MUNICIPAL PLANNING; AMENDING ALBION MUNICIPAL CODE CHAPTER 9, SECTION 9-514 FF/FW FLOOD PLAIN DISTRICTS (OVERLAY DISTRICT) ORIGINALLY ADOPTED AS ORDINANCE NO. 303 (20); PROVIDING FOR THE REPEAL OF ANY ORDINANCE OR PART OF ORDINANCE IN CONFLICT HERewith; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALBION, NEBRASKA THAT ALBION MUNICIPAL CODE CHAPTER 9, SECTION 9-514 FF/FW FLOOD PLAIN DISTRICTS (OVERLY DISTRICT) ORIGINALLY ADOPTED BY ORDINANCE NO. 303 (20) AND ENACTED BY THE MAYOR AND CITY COUNCIL ON JANUARY 12, 2021, BE AMENDED AND ENACTED AS FOLLOWS:

That Subsection 2.1 of Albion Municipal Code Chapter 9, Section 9-514 FF/FW Flood Plain Districts (Overly District) be amended as follows:

2.1 LANDS TO WHICH ORDINANCE APPLIES

This ordinance shall apply to all lands within the jurisdiction of the City of Albion identified on the Flood Insurance Rate Map(FIRM) panels 31011C0325D, 31011C0328D, 31011C0336D, and 31011C0309D dated June 10, 2026, and shown as Zone A and within the Zoning District established in Section 3.0 of this ordinance. In all areas covered by this ordinance, no development shall be allowed except upon the issuance of a floodplain development permit to develop, granted by the floodplain administrator or the governing body under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 4.0 and 5.0.

That Section 3.0 of Albion Municipal Code Chapter 9, Section 9-514 FF/FW Flood Plain Districts (Overly District) be amended as follows:

3.0 ESTABLISHMENT OF ZONING DISTRICTS

The mapped floodplain areas within the jurisdiction of this ordinance are hereby established as the floodplain overlay district, as identified in the flood insurance study 31011CV000A dated 06/10/2026 and on accompanying FIRM panels as established in Section 2.1. The floodplain overlay district shall correspond to flood zone A. Within this district, all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

That Subsection 4.3 of Albion Municipal Code Chapter 9, Section 9-514 FF/FW Flood Plain Districts (Overly District) be amended as follows:

4.3 DUTIES OF THE FLOODPLAIN ADMINISTRATOR

A. Duties of the floodplain administrator shall include, but not be limited to the following:

- i. Review, approve, or deny all applications for floodplain development permits.
- ii. Review all development permit applications to assure that sites are reasonably safe from flooding and that the permit requirements of this ordinance have been satisfied.
- iii. Review applications for proposed development to assure that all necessary permits have been obtained from those federal, state, or local government agencies from which prior approval is required.
- iv. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding.
- v. Coordinate with the Nebraska Department of Water, Energy and Environment to obtain base flood elevation information when applicable and required.
- vi. Notify adjacent communities and the Nebraska Department of Water, Energy and Environment prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.
- vii. Assure that maintenance is provided within the altered or relocated portion of the watercourse so that the flood carrying capacity is not diminished.
- viii. Verify, record, and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures in the floodplain.
- ix. Verify, record, and maintain record of the actual elevation (in relation to mean sea level) to which all new or substantially improved structures have been floodproofed.
- x. Verify, record, and maintain record of all improved or damaged structures to ensure compliance with standards in applicable sections. Track value of improvements and market value with permits. Also, ensure consistent market value estimations to evaluate against damaged or improved values.

That Subsection 5.1 of Albion Municipal Code Chapter 9, Section 9-514 FF/FW Flood Plain Districts (Overly District) be amended as follows:

5.1 GENERAL PROVISIONS

A. Alteration or Relocation of a Watercourse

- i. A watercourse or drainway shall not be altered or relocated in any way that in the event of a base

flood or more frequent flood will alter the flood carrying characteristics of the watercourse or drainway to the detriment of upstream, downstream, or adjacent locations.

ii. No alteration or relocation shall be made until all adjacent communities that may be affected by such action, and the Nebraska Department of Water, Energy and Environment have been notified and all applicable permits obtained. Evidence of such notification shall be submitted to the Federal Emergency Management Agency (FEMA).

B. Encroachments

i. When proposing to permit any of the following encroachments, the standards in Section 5.1 (B) (ii) shall apply:

a. Any development in Zone A without a designated floodway that will cause a rise of more than one foot in the base flood elevation; or

b. Alteration or relocation of a stream; then

ii. The applicant shall:

a. Apply to FEMA for conditional approval of such action via the Conditional Letter of Map Revision process (as per Title 44 of the Code of Federal Regulations, Chapter 1, Part 65.12) prior to the permit for the encroachments; and

b. Supply full package to the floodplain administrator including any required notifications to potentially affected property owners. That Subsection 5.2.F of Albion Municipal Code Chapter 9, Section 9-514 FF/FW Flood Plain Districts (Overly District) be amended as follows:

i. New or substantially improved manufactured or mobile homes shall be prohibited within any floodplain.

ii. The repair or replacement of substantially damaged manufactured or mobile homes shall be prohibited within any floodplain

That Subsection 7.0 of Albion Municipal Code Chapter 9, Section 9-514 FF/FW Flood Plain Districts (Overly District) be amended as follows:

7.0 AMENDMENTS

A. The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in federal, state, or local regulations provided, however, that no such action may be take until after a public hearing in relation thereto, at which citizens and parties in interest shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Albion. At least 10 days shall elapse between the date of this publication and the public

hearing.

B. A copy of such amendments will be provided to the Nebraska Department of Water, Energy and Environment and the Federal Emergency Management Agency for review and approval.

That Subsection 8.0 of Albion Municipal Code Chapter 9, Section 9-514 FF/FW Flood Plain Districts (Overly District) be amended as follows:

8.0 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application:

1% Annual Chance Flood Hazard. See “Base Flood”.

Addition. An extension or increase in floor area, number of stories, or height of an existing building or structure.

(Nebraska Existing Building Code 2018, Chapter 202)

Alteration. Any construction or renovation to an existing structure other than a repair or addition.

(Nebraska Existing Building Code 2018, Chapter 202)

Appeal means a request for a review of the local enforcement officer’s interpretation of any provision of this ordinance or a request for

Appurtenant Structure shall mean a structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure. Also shall be known as “accessory structure.”

Area of Shallow Flooding means a designated AO or AH zone on a community’s Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Base Flood means the flood having one (1) percent chance of being equaled or exceeded in any given year.

Base Flood Elevation means the elevation to which floodwater is expected to rise during the base flood.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Building means “structure.” See definition for “structure.”

Community. Any State or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or Alaska Native village or authorized native organization, which has authority to adopt and enforce flood plain management regulations for the areas within its jurisdiction.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

Drainway. Any depression two feet or more below the land which serves to give direction to a current of water less than nine (9) months of the year, and which has a bed and well-defined banks.

Existing Construction. Any structure for which the “start of construction” commenced before the effective date of the floodplain management regulations adopted by the community as a basis for that community’s participation in the NFIP. “Existing construction” may also be referred to as “existing structures.”

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management regulations adopted by a community.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land areas.

Flood Fringe is that area of the floodplain, outside of the floodway, that has a one percent chance of flood occurrence in any one year.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Flood Insurance Study has delineated the special flood hazard area boundaries and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Insurance Rate Map and the water surface elevation of the base flood.

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding"). Floodplain includes flood fringe and floodway. Floodplain and special flood hazard area are the same for use by this ordinance.

Floodplain Management. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain Management Regulations. Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a flood plain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such regulations which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, and structures and their contents.

Flood damage resistant material. Any building product capable of withstanding direct and prolonged contact with floodwaters, without sustaining significant damage. Prolonged contact is defined as at least 72 hours. (FEMA Technical Bulletin 2)

Floodway or Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

Highest Adjacent Grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.

Letter of Map Revision (LOMR). Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and

thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.
(FEMA MT-2 Form Instructions)

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for the parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Letter of Map Change (LOMC). An official FEMA determination, by letter, that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

- A. **Letter of Map Amendment (LOMA).** An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property or structure is not located in a special flood hazard area.
(FEMA MT-1 Form Instructions)
- B. **Conditional Letter of Map Revision Based on Fill (CLOMR-F).** A determination that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.
(FEMA MT-1 Form Instructions)
- C. **Letter of Map Revision Based on Fill (LOMR-F).** A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer exposed to flooding associated with the base flood. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
(FEMA MT-1 Form Instructions)
- D. **Conditional Letter of Map Revision (CLOMR).** A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA, to revise the effective FIRM.
(FEMA MT-2 Form Instructions)
- E. **Letter of Map Revision (LOMR).** Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.

(FEMA MT-2 Form Instructions)

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mobile Home. See definition for "Manufactured Home"

New Construction for floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Nonresidential Structure. A commercial or mixed-use building where the primary use is commercial or non-habitational.

Obstruction. Any wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation (including the alteration or relocation of a watercourse or drainway), channel rectification, bridge, conduit, culvert, building, stored equipment or material, wire, fence, rock, gravel, refuse, fill or other analogous structure or matter which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the natural flow of the water would carry such structure or matter downstream to the damage or detriment of either life or property. Dams designed to store or divert water are not obstructions if permission for the construction thereof is obtained by the DWEE pursuant of the Safety of Dams and Reservoirs Act (Neb. Rev. Stat. §§46-1601 to 46-1670, as amended).

Overlay District is a district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.

Post-FIRM Structure means a building that was constructed or substantially improved after December 31, 1974 or on or after the community's initial Flood Insurance Rate Map dated April 2, 1986, whichever is later.

Pre-FIRM Structure means a building that was constructed or substantially improved on or before December 31, 1974 or before the community's initial Flood Insurance Rate Map dated April 2, 1986, whichever is later.

Principally Above Ground means that at least 51 percent of the actual cash value of the structure is above ground.

Recreational Vehicle means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Flood Elevation means the base flood elevation (BFE) plus a freeboard factor as specified in this ordinance.

Residential Structure. A non-commercial structure designed for habitation by one or more families or a mixed-use structure that qualifies as a single-family, two-to-four family, or other residential structure.

Special Flood Hazard Area (SFHA) is the land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.

Start of Construction means the date the floodplain development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. "Start of construction" also includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

Structure means a walled and roofed building that is principally above ground, as well as a manufactured home and a gas or liquid storage tank that is principally above ground.

Subdivision means the division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership, or building or lot development.

Substantial Damage means damage of any origin sustained by a structure whereby the cumulative

cost of restoring the structure to its before-damage condition would equal or exceed 50 percent. Cumulative costs shall include all costs for reconstruction, rehabilitation, or other improvement of the structure to repair damage incurred within 10 years preceding the date of the floodplain development permit]

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance is a grant of relief to an applicant from the requirements of this ordinance that allows construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

Violation means a failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the Elevation Certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Watercourse means any depression two feet or more below the surrounding land that serves to give direction to a current of water at least nine months of the year and that has a bed and well defined banks.

Any ordinance or part of ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with the provisions of this ordinance, is hereby repealed.

This ordinance amending Albion Municipal Code Chapter 9, Section 9-514 FF/FW Flood Plain Districts (Overly District) shall be in full force and effect on the 1ST day of MAY, 2026 and after its passage, approval, and publication according to law.

INTRODUCED BY _____

PASSED AND ADOPTED BY A VOTE OF _____ TO _____ ON THIS 14TH DAY OF APRIL, 2026.

PUBLISHED _____, 2026.

Mayor

ATTEST:

{seal}

Clerk

Water & Sewer

David Redler has successfully passed his Water Certification in February and completed his 6 month probationary period. His 6 month evaluation and potential appointment as Water Commissioner are being addressed elsewhere on the Agenda.

Corey Zoubek has successfully completed his Waste Water Certification in March.

Park

The Park and Trail projects are progressing very well. We held a monthly progress meeting and reviewed the project on site on April 1st. The existing park equipment that was authorized for sale will be listed on Big Iron April 15th with the auction concluding on April 29th. *A change order is on this agenda for consideration for additional items such as the basketball court, perimeter sidewalk, and pedal park paving. Basketball hoops and removable pickleball court equipment have been ordered through Main Street Sports in conjunction with items for the Cardinal Cage project and will be shipped together to save on shipping costs.

The portions of the project already awarded continue to move forward pretty quickly.

As previously noted, Maggie Smith and Shelby Kelley met with a group of young people and discussed many ideas for the current project activities as well as potential future amenities and activities that could be hosted at the park. This group had many great and thoughtful ideas and are VERY interested in taking a vested interest in this park by creating a formal group to shepherd it's development and use. **They are very interested in giving this park a specific name and may be submitting ideas to the City Council in the future.**

The State Fire Marshal forwarded their plan review to the Nebraska Board of Engineers and Architects. We've received notice from this Board that they will be reviewing the project on April 17th against state statutes because we did not hire an architect/engineer to design and plan the entire scope of work including Structural, Foundation, Electrical, and Mechanical items. Pending the results we may be required to hire an architect/engineer to review the project as built and then comply with any recommendations they find in their review.

Street

Ron is prioritizing patching and potholes.

Ron also ordered a significant repair project near Dollar General.

Police Department

Nothing new to report.

**City Administrator's Report
April 10, 2026**

Item 9.

General Administration / Other:

March has been an extremely busy month.

Some of this is also due to a few days of additional absence for District and State Speech. The team did well and we had District and State Champions in multiple events this year. **I want to express my gratitude and appreciation that the Mayor and Council allows me to assistant coach on the Speech team. It is extremely important and rewarding to be a positive influence on our local youth – in ways that will benefit them far, far into the future.**

Building permit applications are increasing and I have entered some preliminary discussions with Travis Weber or Weber Home Inspection in regards to contract work for building inspection. I would likely maintain all records and handle minor projects such as fences and signs; however, we are still discussing scope and will need to draw up an agreement. I expect we could have something for the Council to consider at the May meeting.

The Auditor provided me with the annual audit report this week. I have reviewed, made all necessary adjusting entries, and forwarded a copy of the final audit report to the State Auditors office. We will have a review of the audit report at the next regular meeting.

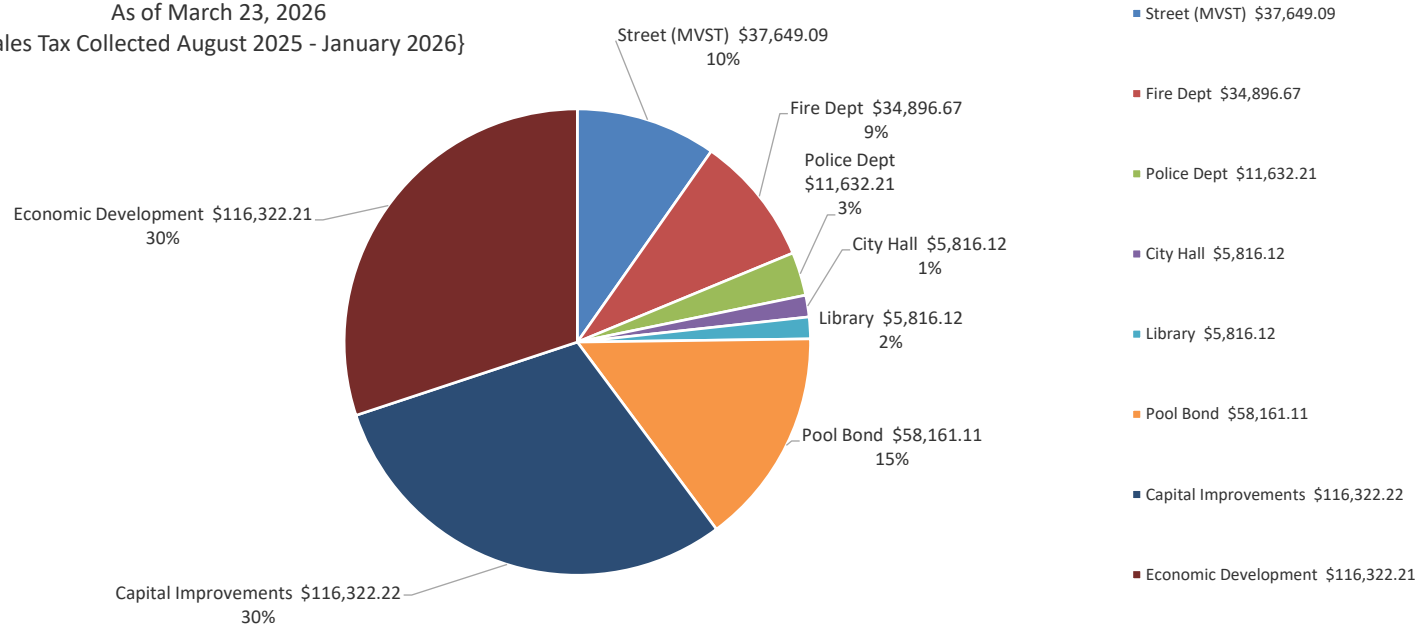
Planning Commission

Pending approval of the Mayoral Appointments on this meeting agenda, the long-time Planning Commission vacancy may be filled.

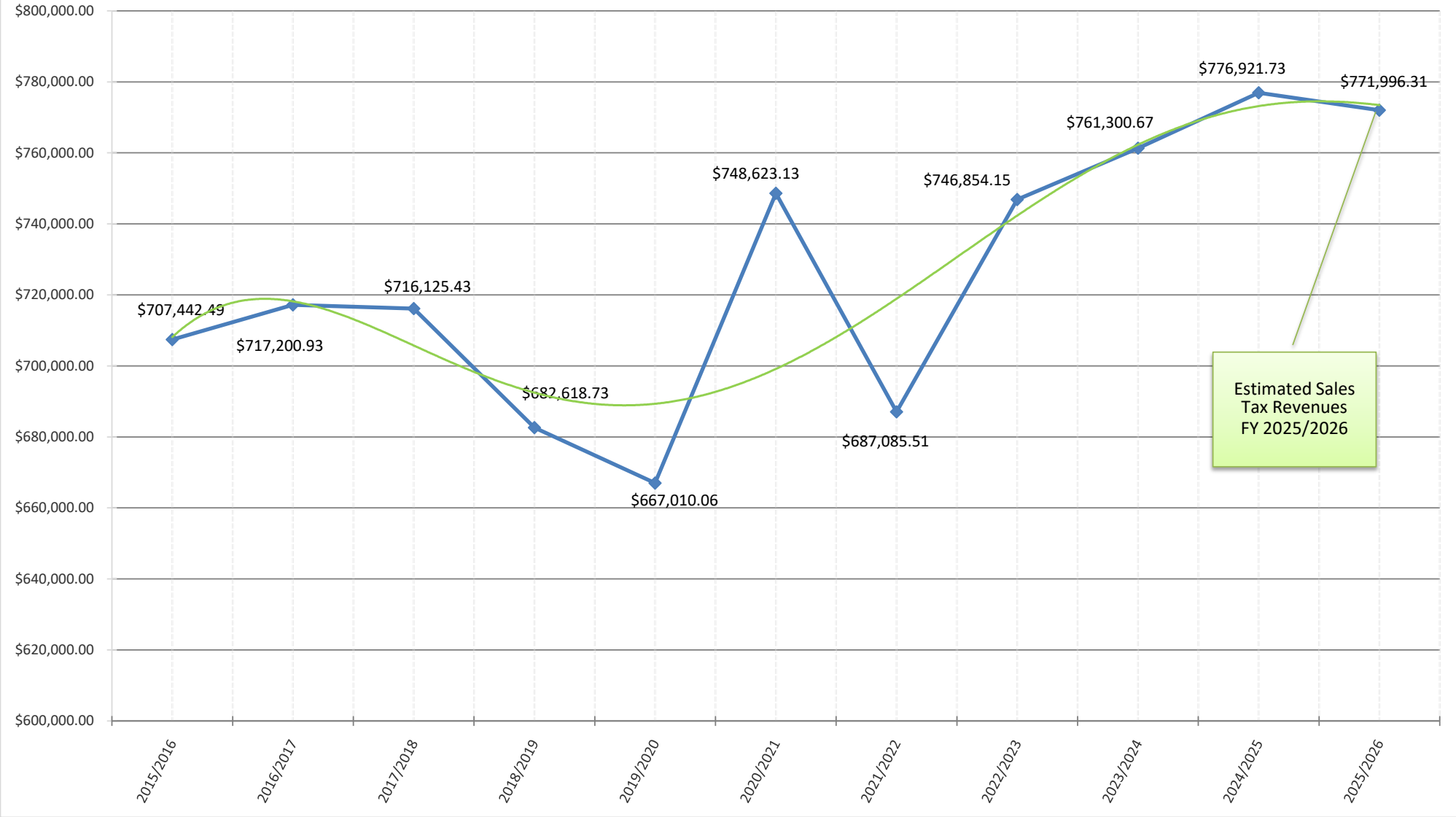
Attached is the previous month Sales Tax Report – showing the monthly trend of sales tax receipts.
Also attached is an unaudited Treasurer's Report/Budget Performance Report and an unaudited Balance Sheet Comparison Report.

	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	\$ 62,485.76	\$ 6,276.50	\$ -	\$ 6,276.50	\$ 5,620.93	\$ 1,873.64	\$ 936.82	\$ 936.82	\$ 9,368.21	\$ 18,736.42	\$ 18,736.42	\$ 62,485.76	NOV
OCT	\$ 60,682.79	\$ 6,152.92	\$ -	\$ 6,152.92	\$ 5,452.99	\$ 1,817.66	\$ 908.83	\$ 908.83	\$ 9,088.31	\$ 18,176.63	\$ 18,176.62	\$ 60,682.79	DEC
NOV	\$ 67,506.04	\$ 5,481.21	\$ -	\$ 5,481.21	\$ 6,202.48	\$ 2,067.49	\$ 1,033.75	\$ 1,033.75	\$ 10,337.47	\$ 20,674.94	\$ 20,674.95	\$ 67,506.04	JAN
DEC	\$ 68,999.39	\$ 4,689.24	\$ -	\$ 4,689.24	\$ 6,431.02	\$ 2,143.67	\$ 1,071.84	\$ 1,071.84	\$ 10,718.36	\$ 21,436.71	\$ 21,436.71	\$ 68,999.39	FEB
JAN	\$ 57,502.33	\$ 5,822.80	\$ -	\$ 5,822.80	\$ 5,167.95	\$ 1,722.65	\$ 861.33	\$ 861.33	\$ 8,613.26	\$ 17,226.51	\$ 17,226.50	\$ 57,502.33	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	\$ 386,615.75	\$ 37,649.09	\$ -	\$ 37,649.09	\$ 34,896.67	\$ 11,632.21	\$ 5,816.12	\$ 5,816.12	\$ 58,161.11	\$ 116,322.22	\$ 116,322.21	\$386,615.75	

2025-26 Sales Tax Allocation Breakdown
As of March 23, 2026
{Sales Tax Collected August 2025 - January 2026}



Annual City of Albion Sales Tax Totals - FY Oct 1 through Sep 30
Ten Year History



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	\$ 62,485.76	2.0%
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	\$ 60,682.79	3%
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	\$ 67,506.04	4%
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	\$ 68,999.39	2%
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	\$ 57,502.33	-18%
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	\$ 386,615.75	
											2025/2026 YTD	4.2%

City of Albion
Profit & Loss Budget Performance
October 2025 through September 2026

Item 9.

	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26
Enterprise Funds						
Sewer	40,210.18	-16,974.52	-152,744.32	-14,733.64	58,911.52	-18,603.19
Solid Waste	28,669.30	-37,963.10	45,049.63	-18,102.71	25,810.12	-16,238.96
Water	11,917.36	-41,023.12	-17,457.49	-20,255.70	23,218.47	-14,380.88
Total Enterprise Funds	80,796.84	-95,960.74	-125,152.18	-53,092.05	107,940.11	-49,223.03
Governmental Funds						
Municipal Lottery	218.94	273.57	74.94	353.92	416.04	505.26
Economic Development	-5,369.13	-5,513.34	-9,189.84	-2,475.47	-5,484.63	-5,664.41
General	-23,015.62	38,038.69	-29,740.37	-13,211.52	34,971.47	61,147.03
Park	117,792.96	-25,914.30	17,672.26	-53,694.37	14,591.24	-12,960.47
Pool	2,684.14	-2,803.72	2,968.30	5,876.77	6,797.88	3,171.89
Police	-17,499.73	-35,569.78	-41,072.42	-8,525.23	-16,792.09	-20,155.71
Fire	2,810.57	-28,169.92	3,757.00	2,851.86	11,579.38	-2,731.87
Library	-7,302.47	-16,041.55	-12,967.39	-2,981.47	-1,055.41	-7,120.12
Debt Service	-184,308.22	10,132.64	9,719.03	19,655.49	20,338.58	24,149.15
Street	-75,768.45	13,729.30	15,533.47	-17,891.20	28,693.78	21,197.81
Sales Tax	20,840.89	19,498.42	18,571.01	20,895.64	-59,901.86	17,367.76
Total Governmental Funds	-168,916.12	-32,339.99	-24,674.01	-49,145.58	34,154.38	78,906.32
TOTAL	-88,119.28	-128,300.73	-149,826.19	-102,237.63	142,094.49	29,683.29

City of Albion
Profit & Loss Budget Performance
October 2025 through September 2026

Item 9.

	Oct '25 - Mar 26	Annual Budget	Difference to Annual Budget	Notes
Enterprise Funds				
Sewer	-103,933.97	0.00	-103,933.97	*Debt Payment on WWTF paid in December *Capital projects completed n 2024-25
Solid Waste	27,224.28	-23,365.00	50,589.28	
Water	-57,981.36	-41,520.00	-16,461.36	*Capital projects completed in 2024-25
Total Enterprise Funds	-134,691.05	-64,885.00	-69,806.05	
Governmental Funds				
Municipal Lottery	1,842.67	-460.00	2,302.67	
Economic Development	-33,696.82	400.00	-34,096.82	
General	68,189.68	6,294.00	61,895.68	
Park	57,487.32	-91,692.00	149,179.32	*Capital projects underway and to be completed this year.
Pool	18,695.26	440.00	18,255.26	
Police	-139,614.96	-49,775.00	-89,839.96	
Fire	-9,902.98	-58,228.00	48,325.02	
Library	-47,468.41	-17,461.00	-30,007.41	
Debt Service	-100,313.33	6,109.00	-106,422.33	*Pool and Street Debt Payments in October *Property Tax and Sales Tax Revenues throughout year will bring this back into balance
Street	-14,505.29	43,776.00	-58,281.29	*Large transfer to Debt Service for Street Bond Payment in October
Sales Tax	37,271.86	-15,000.00	52,271.86	
Total Governmental Funds	-162,015.00	-175,597.00	13,582.00	
TOTAL	-296,706.05	-240,482.00	-56,224.05	

City of Albion Balance Sheet Prev Month / Year Comparison As of March 31, 2026

	Current		Previous Month		Previous Year		
	Mar 31, 26	Feb 28, 26	\$ Change	% Change	Mar 31, 25	\$ Change	% Change
ASSETS							
Current Assets							
Checking/Savings							
Cash Transaction Accounts							
10000 · NOW Acct - Boone Co	355,876.05	352,088.29	3,787.76	1.08%	301,940.74	53,935.31	17.86%
10005 · NOW Acct - Cornerstone	348,667.18	348,179.95	487.23	0.14%	217,093.12	131,574.06	60.61%
Cash/CD Reserve Accounts							
10007 · T-Bill General Fund Reserve	54,525.36	54,372.97	152.39	0.28%	383,701.74	-329,176.38	-85.79%
10038 · CD - General - BCB - 4/18/21	0.00	0.00	0.00	0.0%	120,832.88	-120,832.88	-100.0%
10043 · CD - General - BCB - 7/26/21 a	0.00	0.00	0.00	0.0%	112,711.13	-112,711.13	-100.0%
10044 · CD - General - BCB - 7/26/21 b	0.00	0.00	0.00	0.0%	112,711.13	-112,711.13	-100.0%
10045 · CD - General - BCB - 7/26/20 a	115,686.14	115,686.14	0.00	0.0%	112,646.98	3,039.16	2.7%
10046 · CD - General - BCB - 7/26/20 b	115,686.14	115,686.14	0.00	0.0%	112,646.98	3,039.16	2.7%
10047 · CD - General - BCB - 7/26/20 c	115,686.14	115,686.14	0.00	0.0%	112,646.98	3,039.16	2.7%
10048 · CD - General - BCB - 7/26/20 d	115,686.14	115,686.14	0.00	0.0%	112,646.98	3,039.16	2.7%
10049 · CD - General - BCB - 7/26/20 e	115,686.14	115,686.14	0.00	0.0%	112,646.98	3,039.16	2.7%
10050 · CD - CURRB DSR - BCB - 4/10/24	243,564.83	243,564.83	0.00	0.0%	234,198.75	9,366.08	4.0%
10051 · CD - 409758 - BCB - 10/20/2025	124,839.17	124,839.17	0.00	0.0%	0.00	124,839.17	100.0%
10052 · CD - General - CSB - 12/18/2025	0.00	0.00	0.00	0.0%	113,014.12	-113,014.12	-100.0%
10053 · CD - General - CSB - 12/18/2025	0.00	0.00	0.00	0.0%	113,890.02	-113,890.02	-100.0%
Restricted Use Accounts							
10030 · T-Bill Mmkt - Econ. Dev.	57,255.25	39,916.86	17,338.39	43.44%	55,347.17	1,908.08	3.45%
10035 · Premier Cornerstone - Ec Dev	18,388.63	18,388.63	0.00	0.0%	102,144.36	-83,755.73	-82.0%
10036 · Housing Program Fund	202,191.97	201,626.86	565.11	0.28%	163,341.48	38,850.49	23.79%
10105 · Fire Department Sales Tax Fund	10,438.77	10,409.59	29.18	0.28%	226,087.30	-215,648.53	-95.38%
10130 · SuperNOW - Library Mem Fund	1,953.62	2,299.76	-346.14	-15.05%	5,151.70	-3,198.08	-62.08%
10132 · Library - TBill Memorial Account	189,142.04	188,613.41	528.63	0.28%	168,108.24	21,033.80	12.51%
Cash on Hand							
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	0.0%		0.00	0.0%
10250 · Cash on Hand - Water	135.00	135.00	0.00	0.0%	135.00	0.00	0.0%
Custodial Cash Accounts							
10300 · County Treas Cash - Street	25,018.79	25,018.79	0.00	0.0%	20,231.18	4,787.61	23.67%
10400 · County Treas Cash - Debt Svc	4,916.28	4,916.28	0.00	0.0%	560.94	4,355.34	776.44%
Total Checking/Savings	2,215,503.64	2,192,961.09	22,542.55	1.03%	3,014,535.90	-799,032.26	-26.51%

*Balances Unaudited

City of Albion
Balance Sheet Prev Month / Year Comparison
As of March 31, 2026

	Current		Previous Month		Previous Year		
	Mar 31, 26	Feb 28, 26	\$ Change	% Change	Mar 31, 25	\$ Change	% Change
Accounts Receivable							
1110 · Accounts receivable	15,931.70	16,400.70	-469.00	-2.86%	15,153.16	778.54	5.14%
Total Accounts Receivable	15,931.70	16,400.70	-469.00	-2.86%	15,153.16	778.54	5.14%
Other Current Assets							
12000 · Accounts Receivable - Water	61,705.49	61,705.49	0.00	0.0%	68,685.92	-6,980.43	-10.16%
12010 · Accounts Receivable - Sewer	81,328.97	81,328.97	0.00	0.0%	78,352.27	2,976.70	3.8%
12020 · Accounts Receivable - Solid Was	-64.95	-64.95	0.00	0.0%	-223.83	158.88	70.98%
12040 · A/R Offset - General	-26,093.00	-26,093.00	0.00	0.0%	-15,080.68	-11,012.32	-73.02%
12042 · A/R Offset - Street	0.00	0.00	0.00	0.0%	-60.00	60.00	
12100 · Unbilled Revenue - Water	15,510.00	15,510.00	0.00	0.0%	17,317.00	-1,807.00	-10.44%
12110 · Unbilled Revenue - Sewer	20,315.00	20,315.00	0.00	0.0%	19,693.00	622.00	3.16%
12150 · Accrued Interest Recv. - Water	1,049.76	1,049.76	0.00	0.0%	2,155.32	-1,105.56	-51.29%
12160 · Accrued Interest Recv. - Sewer	4,792.58	4,792.58	0.00	0.0%	4,864.52	-71.94	-1.48%
12170 · Accrued Interest Recv. - Solid	330.55	330.55	0.00	0.0%	298.28	32.27	10.82%
12200 · Inventory - Water	84,870.48	84,870.48	0.00	0.0%	85,885.56	-1,015.08	-1.18%
12300 · Prepaid Insurance - Water	2,452.12	2,452.12	0.00	0.0%	2,720.12	-268.00	-9.85%
12310 · PREPAID INSURANCE - SEWER	3,846.10	3,846.10	0.00	0.0%	4,231.30	-385.20	-9.1%
12320 · PREPAID INSURANCE - SOLID WASTE	722.32	722.32	0.00	0.0%	906.71	-184.39	-20.34%
1299 · Undeposited Funds	150.00	365.00	-215.00	-58.9%	455.00	-305.00	-67.03%
Total Other Current Assets	250,915.42	251,130.42	-215.00	-0.09%	270,200.49	-19,285.07	-7.14%
Total Current Assets	2,482,350.76	2,460,492.21	21,858.55	0.89%	3,299,889.55	-817,538.79	-24.78%
Fixed Assets							
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	0.00	0.00	0.00	100.0%	90,085.00	-90,085.00	-100.0%
15020 · Distribution System - Water	2,754,313.84	2,754,313.84	0.00	0.0%	2,025,726.16	728,587.68	35.97%
15030 · Buildings - Water	24,966.61	24,966.61	0.00	0.0%	24,966.61	0.00	0.0%
15040 · Equipment - Water	497,210.87	497,210.87	0.00	0.0%	494,204.35	3,006.52	0.61%
15050 · Accum Depr - Water	-1,323,055.51	-1,323,055.51	0.00	0.0%	-1,220,619.29	-102,436.22	-8.39%
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	0.00	0.00	0.00	100.0%	85,591.25	-85,591.25	-100.0%
15120 · Distribution System - Sewer	743,121.72	743,121.72	0.00	0.0%	334,618.10	408,503.62	122.08%
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	130,874.95	130,874.95	0.00	0.0%	159,236.29	-28,361.34	-17.81%
15150 · Accum Depr - Sewer	-2,409,277.57	-2,409,277.57	0.00	0.0%	-2,241,693.58	-167,583.99	-7.48%
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	7,244.04	7,244.04	0.00	0.0%	3,950.67	3,293.37	83.36%
15250 · Accum Depr - Solid Waste	-4,472.13	-4,472.13	0.00	0.0%	-3,447.29	-1,024.84	-29.73%
15300 · Fixed Assets - General	139,405.17	139,405.17	0.00	0.0%	123,461.95	15,943.22	12.91%
15310 · Fixed Assets - Park	1,333,102.80	1,333,102.80	0.00	0.0%	592,074.94	741,027.86	125.16%
15320 · Fixed Assets - Police	45,165.85	45,165.85	0.00	0.0%	60,264.08	-15,098.23	-25.05%
15330 · Fixed Assets - Fire	887,480.85	887,480.85	0.00	0.0%	973,777.30	-86,296.45	-8.86%
15340 · Fixed Assets - Library	98,953.28	98,953.28	0.00	0.0%	104,382.65	-5,429.37	-5.2%
15350 · Fixed Assets - Pool	2,280,413.36	2,280,413.36	0.00	0.0%	2,435,780.85	-155,367.49	-6.38%
15360 · Fixed Assets - Streets	3,040,367.61	3,040,367.61	0.00	0.0%	3,051,461.38	-11,093.77	-0.36%
Total Fixed Assets	12,800,451.58	12,800,451.58	0.00	0.0%	11,648,457.26	1,151,994.32	9.89%
TOTAL ASSETS	15,282,802.34	15,260,943.79	21,858.55	0.14%	14,948,346.81	334,455.53	2.24%

*Balances Unaudited

City of Albion
Balance Sheet Prev Month / Year Comparison
As of March 31, 2026

	Current		Previous Month		Previous Year		
	Mar 31, 26	Feb 28, 26	\$ Change	% Change	Mar 31, 25	\$ Change	% Change
LIABILITIES & EQUITY							
Liabilities							
Current Liabilities							
Accounts Payable							
2010 · Accounts payable	-149.06	-149.06	0.00	0.0%	-930.68	781.62	83.98%
Total Accounts Payable	-149.06	-149.06	0.00	0.0%	-930.68	781.62	83.98%
Other Current Liabilities							
A/P OFFSET							
20000 · Accounts Payable - Water	37,235.16	37,235.16	0.00	0.0%	14,494.60	22,740.56	156.89%
20010 · Accounts Payable - Sewer	27,607.00	27,607.00	0.00	0.0%	6,174.19	21,432.81	347.14%
20020 · Accounts Payable - Solid Waste	17,245.55	17,245.55	0.00	0.0%	15,986.34	1,259.21	7.88%
20100 · Accrued Payroll - Water	1,921.36	1,921.36	0.00	0.0%	2,049.30	-127.94	-6.24%
20110 · Accrued Payroll - Sewer	2,343.80	2,343.80	0.00	0.0%	1,880.83	462.97	24.62%
20120 · Accrued Payroll - Solid Waste	812.48	812.48	0.00	0.0%	410.36	402.12	97.99%
20200 · Accrued Vacation - Water	9,912.68	9,912.68	0.00	0.0%	5,822.48	4,090.20	70.25%
20210 · Accrued Vacation - Sewer	12,737.75	12,737.75	0.00	0.0%	4,821.06	7,916.69	164.21%
20220 · Accrued Vacation - Solid Waste	4,564.09	4,564.09	0.00	0.0%	1,640.90	2,923.19	178.15%
20400 · Payroll Tax W/H - Water	346.21	346.21	0.00	0.0%	181.58	164.63	90.67%
20410 · Payroll Tax W/H - Sewer	239.75	239.75	0.00	0.0%	169.17	70.58	41.72%
20420 · Payroll Tax W/H - Solid Waste	34.61	34.61	0.00	0.0%	28.40	6.21	21.87%
20600 · Customer Deposits - Water	46,185.00	46,600.00	-415.00	-0.89%	43,314.00	2,871.00	6.63%
20700 · Accrued Interest Payable	5,977.55	5,977.55	0.00	0.0%	4,155.48	1,822.07	43.85%
20710 · Accrued Interest Payable -Sewer	9,890.31	9,890.31	0.00	0.0%	10,546.67	-656.36	-6.22%
20800 · HEALTH INSURANCE LIABILITY	3,130.19	5,097.77	-1,967.58	-38.6%	623.16	2,507.03	402.31%
20801 · HSA Liabilities	-5,480.83	-4,384.69	-1,096.14	-25.0%	-3,000.08	-2,480.75	-82.69%
2100 · Payroll Liabilities	2,051.91	1,940.21	111.70	5.76%	1,526.29	525.62	34.44%
2140 · Accrued sales taxes							
20500 · Sales Tax Payable - Water	212.20	659.70	-447.50	-67.83%	49.39	162.81	329.64%
20510 · Sales Tax Payable - Sewer	849.69	5,226.07	-4,376.38	-83.74%	699.96	149.73	21.39%
54007 · Sales Tax Collected	-559.44	-547.04	-12.40	-2.27%	-319.52	-239.92	-75.09%
2140 · Accrued sales taxes - Other	141.80	98.39	43.41	44.12%	157.01	-15.21	-9.69%
Total 2140 · Accrued sales taxes	644.25	5,437.12	-4,792.87	-88.15%	586.84	57.41	9.78%
2141 · Lodging Tax	66.01	43.57	22.44	51.5%	-331.10	397.11	119.94%
53005-1 · Dog License - State Fee	131.76	13.42	118.34	881.82%	135.42	-3.66	-2.7%
53005-2 · Dog License - City Fee	3.24	0.33	2.91	881.82%	3.33	-0.09	-2.7%
53050 · KENO PROCEEDS - STATE SHARE	348.27	156.81	191.46	122.1%	461.50	-113.23	-24.54%
55555 · RETURNED CHECKS	-20.00	-20.00	0.00	0.0%	0.00	-20.00	-100.0%
Total Other Current Liabilities	178,184.83	186,009.57	-7,824.74	-4.21%	111,847.45	66,337.38	59.31%
Total Current Liabilities	178,035.77	185,860.51	-7,824.74	-4.21%	110,916.77	67,119.00	60.51%
Long Term Liabilities							
25030 · N/P - DEQ - Well 4 Project	135,379.43	135,379.43	0.00	0.0%	147,393.53	-12,014.10	-8.15%
25033 · Bonds - Water Well 2019	339,686.33	339,686.33	0.00	0.0%	360,721.62	-21,035.29	-5.83%
25042 · BONDS - Swimming Pool	1,270,000.00	1,270,000.00	0.00	0.0%	1,445,000.00	-175,000.00	-12.11%
25044 · Bonds - 2018 GO VP - Fairview Street	810,000.00	810,000.00	0.00	0.0%	900,000.00	-90,000.00	-10.0%
25045 · Bonds - 2019 CURRRB, WWTF Project	1,050,000.00	1,050,000.00	0.00	0.0%	1,240,000.00	-190,000.00	-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 · 2025 Sewer BANS	0.00	0.00	0.00	0.0%	200,000.00	-200,000.00	-100.0%
25048 · 2025 SEWER GO BONDS	260,000.00	260,000.00	0.00	0.0%	0.00	260,000.00	100.0%
Total Long Term Liabilities	4,150,065.76	4,150,065.76	0.00	0.0%	4,593,115.15	-443,049.39	-9.65%
Total Liabilities	4,328,101.53	4,335,926.27	-7,824.74	-0.18%	4,704,031.92	-375,930.39	-7.99%

*Balances Unaudited

City of Albion Balance Sheet Prev Month / Year Comparison As of March 31, 2026

	Current		Previous Month		Previous Year		
	Mar 31, 26	Feb 28, 26	\$ Change	% Change	Mar 31, 25	\$ Change	% Change
Equity							
Fund Balance	5,474,888.92	5,474,888.92	0.00	0.0%	4,726,203.15	748,685.77	15.84%
Fund Balance - Airport	5,565.58	5,565.58	0.00	0.0%	5,565.58	0.00	0.0%
Fund Balance - CDBG	0.00	0.00	0.00	0.0%	-1,231.53	1,231.53	100.0%
Fund Balance - Debt Service	132,208.31	132,208.31	0.00	0.0%	208,797.54	-76,589.23	-36.68%
Fund Balance - Economic Development	182,653.83	182,653.83	0.00	0.0%	126,304.08	56,349.75	44.61%
Fund Balance - Fire	176,238.66	176,238.66	0.00	0.0%	144,739.01	31,499.65	21.76%
Fund Balance - General	438,288.06	438,288.06	0.00	0.0%	450,906.63	-12,618.57	-2.8%
Fund Balance - Housing Rehab	0.00	0.00	0.00	0.0%	-1,128.60	1,128.60	100.0%
Fund Balance - Keno	1,963.88	1,963.88	0.00	0.0%	2,876.40	-912.52	-31.72%
Fund Balance - Library	-18,371.47	-18,371.47	0.00	0.0%	-20,290.12	1,918.65	9.46%
Fund Balance - Park	542,813.95	542,813.95	0.00	0.0%	247,332.99	295,480.96	119.47%
Fund Balance - Police	-125,473.58	-125,473.58	0.00	0.0%	-85,140.52	-40,333.06	-47.37%
Fund Balance - Pool	316,598.99	316,598.99	0.00	0.0%	321,625.31	-5,026.32	-1.56%
Fund Balance - Sales Tax	130,300.84	130,300.84	0.00	0.0%	141,541.34	-11,240.50	-7.94%
Fund Balance - Sewer	1,923,316.94	1,923,316.94	0.00	0.0%	1,748,407.85	174,909.09	10.0%
Fund Balance - Solid Waste	96,469.25	96,469.25	0.00	0.0%	67,821.64	28,647.61	42.24%
Fund Balance - Street	696,937.65	696,937.65	0.00	0.0%	873,683.26	-176,745.61	-20.23%
Fund Balance - Water	2,059,660.93	2,059,660.93	0.00	0.0%	1,275,427.28	784,233.65	61.49%
Department and General Fund Equity Balances	12,034,060.74	12,034,060.74	0.00	0.0%	10,233,441.29	1,800,619.45	17.6%
Sinking Fund Balances							
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)	-1,168,031.71	-1,168,031.71	0.00	0.0%	282,875.80	-1,450,907.51	-512.91%
Net Income	-296,706.05	-326,389.34	29,683.29	9.09%	-706,840.03	410,133.98	58.02%
Total Equity	10,954,700.81	10,925,017.52	29,683.29	0.27%	10,244,314.89	710,385.92	6.93%
TOTAL LIABILITIES & EQUITY	15,282,802.34	15,260,943.79	21,858.55	0.14%	14,948,346.81	334,455.53	2.24%

*Balances Unaudited



AGENDA MEMO

MEETING NAME: Albion City Council Meeting

DATE: April 14, 2026

ITEM NAME: **CONSIDER BILLS FOR APPROVAL**
 *REVIEW MONTHLY BILLS REPORT AND CONSIDER FOR APPROVAL AND PAYMENT
 *CONSIDER CHANGE ORDER #2 OF GEHRING CONSTRUCTION FOR THE CLARK PARK AND TRAIL PROJECT
 *CONSIDER PAY APPLICATION #2 OF GEHRING CONSTRUCTION FOR THE CLARK PARK AND TRAIL PROJECT

PRESENTER(S):
 Administrator Devine/Deputy Clerk Ketteler

BACKGROUND INFORMATION:

- 1) The Bills Report is enclosed for affirmation and approval.
- 2) Change order #2 was tabled from the March meeting.
- 3) Pay Application #2 has been reviewed and recommended for approval by Ryan Kavan of JEO. After the April progress meeting and review of the project sites, administration also recommends approval. The project continues to progress well, with good communication between the City, Contractors, and JEO project reps.

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: To approve Change Order #2 of Gehring Construction for the Clark Park and Trail Project.

BY:

2ND:

ROLL CALL: Dailey _____ Johnson _____ Porter _____ Tisthammer _____

MOTION: To approve Pay Application #2 of Gehring Construction for the Clark Park and Trail Project in the amount of \$263,696.72.

BY:

2ND:

ROLL CALL: Dailey _____ Johnson _____ Porter _____ Tisthammer _____

City of Albion
Bills Report
 April 14, 2026

Date	Num	Name	Memo	Account	Amount
Enterprise Funds					
Sewer					
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Ink Cartridge	60001 · Office supplies	-39.49
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Ink Cartridge	60001 · Office supplies	-41.79
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Laminate Waste Water License Card	60001 · Office supplies	-0.75
04/14/2026		Albion Thriftyway	Ticket # 1685 -Toilet Tissue for Break Room	60002 · Shop Supplies	-4.58
04/14/2026	Inv.# 234857	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-37.48
04/14/2026	Inv.# 234626	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-182.23
04/14/2026		Bomgaars Supply Inc.	Inv.# 29081341 - Flat Iron	60002 · Shop Supplies	-22.99
04/14/2026		Bomgaars Supply Inc.	Inv.# 29081627 - Rotary Nozzle, Replacement Hose	61003 · Equipment Maintenance	-79.98
04/14/2026		Bomgaars Supply Inc.	Inv.# 29081627 - Cleaning Supplies	60010 · Janitor Supply	-31.94
04/14/2026		Bomgaars Supply Inc.	Inv.# 29084949 - Battery for Sewer Pickup	61003 · Equipment Maintenance	-160.99
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	WC Policy Installment	63000 · Insurance	-762.76
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-3,573.44
04/14/2026		Cedar Valley Lumber	Inv.# 2603-206232 - Gloves, V-Jaw & Long Nose Pliers	60002 · Shop Supplies	-59.96
04/14/2026	Inv.# 5323797219	Cintas	Stock Medicine Cabinet	60002 · Shop Supplies	-8.69
04/14/2026	Inv.# 5326543305	Cintas	Stock Medicine Cabinet	60002 · Shop Supplies	-11.57
04/14/2026	Inv.# 8736	Cox Tire Service LLC	Tire Repair Sewer Pickup	61003 · Equipment Maintenance	-25.00
04/14/2026		Frontier	private data line - Acc't 402-196-0497-040804-2	62001 · Telephone/Internet	-10.64
04/14/2026		Frontier	ACCT#402-395-9910-022513-2	62001 · Telephone/Internet	-149.27
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
04/14/2026	Inv.# 5778006	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.89
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
04/14/2026		Jarecki Greenhouse	Lawn care	66026 · Mosquito/Fertilizer/La...	-911.43
04/14/2026	Inv.# AR06385	Kayton International Inc.	Lease Case IH Max 125 Tractor 4/1-4/30/26	60015 · Equipment Rent	-375.00
04/14/2026	Inv.# 77865	Loup Power District		62000 · Utilities	-2,464.93
04/14/2026	Inv.# 1280223	Midwest Laboratories	wastewater analysis	66016 · Lab Costs	-340.42
04/14/2026	Inv.# 5300	Speed Services, LLC	Lift Pump #2 by Haber's - pulled & serviced	61110 · SEWER SYSTEM MAI...	-385.00
04/14/2026	Inv.# 294138	Stealth Broadband	Business Fiber - Sewer Plant, 4/1/26-4/30/26	62001 · Telephone/Internet	-99.00
04/14/2026		U. S. Bank	Zoubek - Holiday Inn, Hastings - Training & Testing for ...	64001 · Travel/Training	-377.28

10:40 AM

04/10/26

Accrual Basis

City of Albion
Bills Report
April 14, 2026

Item 10.

Date	Num	Name	Memo	Account	Amount
04/14/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-193.05
04/14/2026		White Star Oil Co. LLC	Ice	65000 · Miscellaneous	-5.98
Total Sewer					-10,421.08
Solid Waste					
04/14/2026	Inv.# 234857	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-10.00
04/14/2026	Inv.# 234626	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-36.44
04/14/2026		Bud's Sanitary Service	March 2026	66009 · Landfill	-17,193.00
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	WC Policy Installment	63000 · Insurance	-163.45
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-649.72
Total Solid Waste					-18,052.61
Water					
04/14/2026		Albion Thriftyway	Ticket # 1685 -Toilet Tissue for Break Room	60002 · Shop Supplies	-4.58
04/14/2026	Inv.# 234857	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-37.48
04/14/2026	Inv.# 234626	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-182.23
04/14/2026		Black Hills Energy-4228220486	acc't #4228220486	62000 · Utilities	-50.63
04/14/2026		Black Hills Energy 5933884563	acc't #5933884563	62000 · Utilities	-110.15
04/14/2026		Bomgaars Supply Inc.	Inv.# 29085555 - Pipe Nipples, Reducing Couplings	60004 · Parts	-57.94
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	WC Policy Installment	63000 · Insurance	-490.34
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-2,274.01
04/14/2026	Inv.# 5323797219	Cintas	Stock Medicine Cabinet	60002 · Shop Supplies	-8.70
04/14/2026	Inv.# 5326543305	Cintas	Stock Medicine Cabinet	60002 · Shop Supplies	-11.58
04/14/2026		Frontier	395.1215	62001 · Telephone/Internet	-9.33
04/14/2026		Frontier	Acc't # 4023952446 022712 2	62001 · Telephone/Internet	-155.70
04/14/2026		Frontier	private data line - Acc't 402-196-0496-040804-2	62001 · Telephone/Internet	-10.64
04/14/2026	Inv.# 112699	Holiday Inn Kearney	Morearty - Backflow Conference 3/4/26	64001 · Travel/Training	-139.95
04/14/2026	Inv.# 112707	Holiday Inn Kearney	Redler - Backflow Conference 3/4/26	64001 · Travel/Training	-139.95
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5778006	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.89
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46

City of Albion
Bills Report
April 14, 2026

Date	Num	Name	Memo	Account	Amount
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026		Jarecki Greenhouse	Lawncare	66026 · Mosquito/Fertilizer/La...	-911.43
04/14/2026	Inv.# 77865	Loup Power District		62000 · Utilities	-1,175.32
04/14/2026	Inv.# 0969172-IN	Municipal Supply, Inc.	(6) Curb Stop Box Lids	60004 · Parts	-101.82
04/14/2026	Inv.# 0969172-IN	Municipal Supply, Inc.	Shipping of Curb Stop Box Lids	60007 · Freight	-16.93
04/14/2026	Inv.# 0970248-IN	Municipal Supply, Inc.	(25) 3/4" MTR Coup 2 1/2" Long	60004 · Parts	-491.00
04/14/2026	Inv.# 0970248-IN	Municipal Supply, Inc.	(15) 1" NL Meter Coup 2 5/8" Long	60004 · Parts	-453.45
04/14/2026	Inv.# 0970248-IN	Municipal Supply, Inc.	Shipping of parts	60007 · Freight	-28.21
04/14/2026	Inv.# 0971673-IN	Municipal Supply, Inc.	Ball Nose Tips	60004 · Parts	-23.00
04/14/2026	Inv.# 0971673-IN	Municipal Supply, Inc.	Shipping of Ball Nose Tips	60007 · Freight	-16.73
04/14/2026	Inv.# 601214	NE Public Health Environmental Lab	Lab Samples	66016 · Lab Costs	-1,418.00
04/14/2026	Inv.# 6030122	One Call Concepts, Inc.	Locate Fee - March 2026	66014 · Locates	-51.62
04/14/2026	Inv# 6139631464	Verizon-Fire	ACC'T#983740330-00002 - Phone	62001 · Telephone/Internet	-65.31
04/14/2026		Verizon-Wynn	Acc't # 283742819-00001 - Wynn	62001 · Telephone/Internet	-40.00
04/14/2026		Viaero-Redler	acc't # 575770-Redler	62001 · Telephone/Internet	-40.00
04/14/2026		White Star Oil Co. LLC	Ice	65000 · Miscellaneous	-7.49
04/14/2026		White Star Oil Co. LLC	water	60011 · Fuel	-64.76
Total Water					-8,654.02
Total Enterprise Funds					-37,127.71
Governmental Funds					
Economic Development					
04/14/2026		Verizon-Wetovick	acc't # 989945521-00001-Wetovick	62001 · Telephone/Internet	-40.00
Total Economic Development					-40.00
General					
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal- Notice of PC Meeting	66002 · Printing/Legal	-6.11
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal- Proceedings	66002 · Printing/Legal	-81.59
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal- Notice of CC Meeting	66002 · Printing/Legal	-6.54
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal - Liq. Lic. Renewal - The Nest	66002 · Printing/Legal	-10.47
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal - Liq. Lic. Renewal - Hwy 14 Brewing	66002 · Printing/Legal	-10.47
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal - Liq. Lic. Renewal - Cardinal Inn & Event Center	66002 · Printing/Legal	-10.47
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal - Liq. Lic. Renewal - White Star Oil	66002 · Printing/Legal	-10.47
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal - Liq. Lic. Renewal - Thriftyway	66002 · Printing/Legal	-10.47
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal - Liq. Lic. Renewal - Pump & Pantry	66002 · Printing/Legal	-10.47
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal - Liq. Lic. Renewal - Pizza Hut	66002 · Printing/Legal	-10.47
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal - Liq. Lic. Renewal - Casey's General Store	66002 · Printing/Legal	-10.47
04/14/2026	Inv.# 87104	Albion News/Boone County Tribune	Legal - Notice of Public Hearing -The Manchester Drink...	66002 · Printing/Legal	-7.42
04/14/2026		Albion Thriftyway	Ticket # 4268 - Cleaning Supplies, Coffee Creamer, Ha...	60001 · Office supplies	-39.73
04/14/2026	Inv.# 38274	AMGL	Audit of Financial Statements for the year ended 9/30/25	70508 · Accounting Fees	-8,910.00
04/14/2026	Inv.# 234857	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-27.49
04/14/2026	Inv.# 234626	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-133.63
04/14/2026	Inv.# 235475	Applied Connective Technologies	Reposition Radios for City Cameras	61001 · Computer Maint	-50.99
04/14/2026	Inv.#	Bird & Wright, P.C.		70507 · Attorney Fees	-1,200.00
04/14/2026		Black Hills Energy 5139270397	acc't 5139270397	62000 · Utilities	-381.89
04/14/2026		Boone County Development Agency	2nd Half of 2025-2026 BCDA Inc. Membership Fees	80001 · Boone County Ec	-10,402.50
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	WC Policy Installment	63000 · Insurance	-653.79

**City of Albion
Bills Report
April 14, 2026**

Date	Num	Name	Memo	Account	Amount
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-2,923.72
04/14/2026	Inv.# 5768789	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-16.87
04/14/2026	Inv.# 5768789	Jackson Services	Mats	60010 · Janitor Supply	-27.45
04/14/2026	Inv.# 5773408	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-15.58
04/14/2026	Inv.# 5778006	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-20.44
04/14/2026	Inv.# 5778006	Jackson Services	Mats	60010 · Janitor Supply	-27.45
04/14/2026	Inv.# 5782582	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-16.50
04/14/2026	Inv.# 5787924	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-17.94
04/14/2026	Inv.# 5787924	Jackson Services	Mats	60010 · Janitor Supply	-27.45
04/14/2026		Jarecki Greenhouse	Lawncare	66026 · Mosquito/Fertilizer/La...	-2,734.28
04/14/2026	Inv.# 5304290	Loffler	Contract # C5860i-37S01351-01	66004 · Copier Service Contract	-311.03
04/14/2026	Inv.# 77865	Loup Power District		62000 · Utilities	-344.74
04/14/2026	Inv.# 294138	Stealth Broadband	Fiber X Business GIG - City Hall, 4/1/26-4/30/26	62001 · Telephone/Internet	-99.00
04/14/2026	Inv.# 294138	Stealth Broadband	Static IP - City Hall, 4/1/26-4/30/26	62001 · Telephone/Internet	-10.00
04/14/2026		U. S. Bank	Hampton Inn - Devine NMPP/Ace Mtgs.	64001 · Travel/Training	-130.59
04/14/2026		U.S. Cellular - Devine	Account # 854681732 - Devine	62001 · Telephone/Internet	-40.00
04/14/2026		Verizon-Ketteler	Acc't # 883728637-00001 - Ketteler	62001 · Telephone/Internet	-40.00
Total General					-28,788.48
Park					
04/14/2026	Inv.# 4424271	AKRS Equipment	Oil & Oil Filter for Gator	61003 · Equipment Maintenance	-15.14
04/14/2026		Albion Thriftyway	Ticket # 1685 -Toilet Tissue for Break Room	60002 · Shop Supplies	-4.58
04/14/2026	Inv.# 234857	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-42.48
04/14/2026	Inv.# 234626	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-218.67
04/14/2026	Inv.# 234561	Applied Connective Technologies	Replace Cable for Camera Radio Link	61002 · Maint Sports Complex	-702.86
04/14/2026		Black Hills Energy-1246149692	Cardinal Cage	62000 · Utilities	-336.02
04/14/2026		Bomgaars Supply Inc.	Inv.# 29081558 - Gloves	60002 · Shop Supplies	-12.99
04/14/2026		Bomgaars Supply Inc.	Inv.# 29082334 - Leaf Rake	60002 · Shop Supplies	-14.99
04/14/2026		Bomgaars Supply Inc.	Inv.# 29083104 - Trash Can Liners	60010 · Janitor Supply	-21.98
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	WC Policy Installment	63000 · Insurance	-490.34
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-2,274.01
04/14/2026		Cedar Valley Lumber	Inv.# 2603-205201 - Faucet for Women's Restroom	61005 · Maintainance Fuller Park	-72.99
04/14/2026		Cedar Valley Lumber	Inv.# 2603-206516 - 4" PVC Slip Cap & Coupling	60002 · Shop Supplies	-21.98
04/14/2026	Inv.# 2603-352697	Cedar Valley Lumber	OSB, Paint, Green Treat & supplies to line the walls of ...	80000 · Capital Outlay	-1,732.55
04/14/2026	Inv.# 5323797219	Cintas	Stock Medicine Cabinet	60002 · Shop Supplies	-8.69
04/14/2026	Inv.# 5326543305	Cintas	Stock Medicine Cabinet	60002 · Shop Supplies	-11.57
04/14/2026	Inv.# 1029	Grounded Turf Solutions LLC	Synthetic Turf Installation, Batting Cage Turf for Phase 1	80000 · Capital Outlay	-26,800.00
04/14/2026	Inv.# 1030	Grounded Turf Solutions LLC	Synthetic Turf Installation, Batting Cage Turf for Phase 2	80000 · Capital Outlay	-26,800.00
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
04/14/2026	Inv.# 5778006	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.89
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
04/14/2026	Inv.# 5787924	Jackson Services	Toilet Tissue	60010 · Janitor Supply	-111.24
04/14/2026		Jarecki Greenhouse	Lawncare	66026 · Mosquito/Fertilizer/La...	-5,468.56
04/14/2026		Kelly's Heating & Air Conditioning	Phase 2 - Installation of (2) Lennox furnances & spiral d...	80000 · Capital Outlay	-26,000.00
04/14/2026	Inv.# 77865	Loup Power District		62000 · Utilities	-573.15

**City of Albion
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April 14, 2026**

Date	Num	Name	Memo	Account	Amount
04/14/2026	Inv.# 31026	Main Street Sports, LLC	Vinyl Wall Padding for Cardinal Cage	80000 · Capital Outlay	-28,480.95
04/14/2026	Inv.# 31226	Main Street Sports, LLC	Panels Custom for Garage Doors & Walk-in Doors	80000 · Capital Outlay	-1,806.43
04/14/2026	Inv.# 04032026	Main Street Sports, LLC	Ultimate Jr. Fan Aluminum Playground System - For Cla...	80000 · Capital Outlay	-5,832.00
04/14/2026	Inv.# 04032026	Main Street Sports, LLC	Pickleball Plated Aluminum Floor Socket & Cover - For ...	80000 · Capital Outlay	-1,276.00
04/14/2026	Inv.# 04032026	Main Street Sports, LLC	Pickleball System - For Clark Park	80000 · Capital Outlay	-1,878.00
04/14/2026	Inv.# 538894	Midwest Alarm Services	Fire Alarms - Cardinal Cage	80000 · Capital Outlay	-3,290.00
04/14/2026	Inv.# 10001682	Midwest Alarm Services	Fire Extinguishers - Cardinal Cage	80000 · Capital Outlay	-165.00
04/14/2026	Inv.# 0969858-IN	Municipal Supply, Inc.	Water Tap Saddle for New Bathrooms at Clark Park	80000 · Capital Outlay	-281.22
04/14/2026	Inv.# 2692	Neidhardt Sandblasting	Painting of iron for batting cage structures	80000 · Capital Outlay	-650.00
04/14/2026	Inv.# 2670	Seier's On-site Service	Cardinal Cage Project	80000 · Capital Outlay	-1,572.24
04/14/2026	Inv.# 294138	Stealth Broadband	Fiber X Business GIG - Mini Park, 4/1/26-4/30/26	62001 · Telephone/Internet	-99.00
04/14/2026	Inv.# 294138	Stealth Broadband	Static IP - Mini Park, 4/1/26-4/30/26	62001 · Telephone/Internet	-10.00
04/14/2026	Inv.# 294138	Stealth Broadband	Business Fiber - Sports Complex, 4/1/26-4/30/26	62001 · Telephone/Internet	-99.00
04/14/2026	Inv.# 294138	Stealth Broadband	Business Fiber - Cardinal Cage, 4/1/26-4/30/26	62001 · Telephone/Internet	-99.00
04/14/2026		Verizon-Landauer	Acc't # 483729214-00001 - Landauer	62001 · Telephone/Internet	-40.00
04/14/2026	117178	Wallin Tree Service	3 Trees cut down, ground out, & cleaned up at Sports C...	61010 · Tree Removal	-3,200.00
Total Park					-140,547.12
Pool					
04/14/2026	Inv.# 234857	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-12.50
04/14/2026	Inv.# 234626	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-60.74
04/14/2026	Inv.# 87745	Cedar Valley Ins. Agency, Inc.	WC Policy Installment	63000 · Insurance	-708.27
04/14/2026	Inv.# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-3,248.59
04/14/2026		U. S. Bank	Waterloo Tent & Tarp - 50% deposit down on new Umbr...	61008 · Pool Maintenance	-1,642.50
Total Pool					-5,672.60
Police					
04/14/2026	Inv.# 64456	AED Authority	(3) Battery Kits for AED's	61003 · Equipment Maintenance	-1,048.00
04/14/2026	Inv.# 920	Albion Car Wash	2/1/26 - 2/28/26	60012 · Car Wash	-13.00
04/14/2026		Albion Thriftyway	Ticket # 1685 -Toilet Tissue for Break Room	60001 · Office supplies	-4.58
04/14/2026	Inv.#1HQW-4WN1-Y...	Amazon Capital Services	(2) Deadbolt Door Locks, Wirless Security Camera	60003 · Equipment	-539.93
04/14/2026	Inv.# 234857	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-27.49
04/14/2026	Inv.# 234626	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-133.63
04/14/2026	Inv.# 235384	Applied Connective Technologies	10' HDMI Cable	61001 · Computer Maint	-20.69
04/14/2026		AT&T Mobility	Internet for Tablets & MIFI Device	62001 · Telephone/Internet	-101.22
04/14/2026		AT&T Mobility - Martin	Acc't # 199086079676 - Martin	62001 · Telephone/Internet	-40.00
04/14/2026		Bomgaars Supply Inc.	Inv.# 29083865 - Wiper Blade, Gorilla Wood Glue, Deck...	61003 · Equipment Maintenance	-34.57
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	WC Policy Installment	63000 · Insurance	-871.72
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-4,223.16
04/14/2026	Inv.# 1520613	DAS State ACCTG	March 2026 User Fee- Radios on the State Radio System	61003 · Equipment Maintenance	-66.00
04/14/2026	Inv.# 266158	Heartland Radar	(3) MPH - Python III	61003 · Equipment Maintenance	-135.00
04/14/2026	Inv. # 20009	J's Auto Repair	20 & 40 AMP Fuses for Charger	61003 · Equipment Maintenance	-82.32
04/14/2026	Inv.# 77865	Loup Power District		62000 · Utilities	-143.69
04/14/2026	Inv.# 29143	Main Street Auto Sales & Service`	Oil Change - Durango	61003 · Equipment Maintenance	-71.74
04/14/2026	Inv.# 29143	Main Street Auto Sales & Service`	Install Lighter Sockets in Charger	61003 · Equipment Maintenance	-89.35
04/14/2026	Inv.# 20260130A	StuntCams LLC	(6) Patrol Eyes IRIS Replacement Batteries	60003 · Equipment	-135.00
04/14/2026	Inv.# 0012893-IN	Sunset Law Enforcement	Horn 9mm Luger, Fiocchi 9mm Luger	66030 · Ammunition	-636.65
04/14/2026		Verizon-Lipker	ACCT#523868262-00001- LIPKER	62001 · Telephone/Internet	-40.00

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Date	Num	Name	Memo	Account	Amount
04/14/2026		Verizon-M.Lipker	ACCT#523868262-00001 - M. LIPKER	62001 · Telephone/Internet	-40.00
04/14/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-476.67
Total Police					-8,974.41
Fire					
04/14/2026	Inv.# 234857	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-27.49
04/14/2026	Inv.# 234626	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-133.63
04/14/2026		Black Hills Energy 9341400717	acc't 9341400717	62000 · Utilities	-368.64
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Fire Dept. WC Policy Installment	63000 · Insurance	-288.25
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-6,822.03
04/14/2026	Inv.# 2122446	Central Community College	BLS Renewal - A Holka, A. Levander, A. Schriver, K. Ti...	64001 · Travel/Training	-275.00
04/14/2026	Inv. # 68007	Complete Pest Elimination, Inc.	Pest Control	61000 · Building Maintenance	-75.00
04/14/2026	Inv.# 146001	Danko Emergency Equipment Co.	Service to Units # 31, 40, & 61	61003 · Equipment Maintenance	-565.00
04/14/2026	Inv.# 434C400014516	Fairfield Inn & Suites	Lodging -EMS Conf.; Thompson, Tisthammer, Childress...	64001 · Travel/Training	-2,833.95
04/14/2026		Frontier	Acc't 402-196-0503-040804-2	62001 · Telephone/Internet	-12.71
04/14/2026		Frontier	Acc't 402-196-0501-040804-2	62001 · Telephone/Internet	-27.48
04/14/2026		Great Plains Communications	High Speed Business Internet - 4/16/26-5/15/26	62001 · Telephone/Internet	-105.00
04/14/2026	Inv.# 77865	Loup Power District		62000 · Utilities	-327.44
04/14/2026	Inv.# P07715	MacQueen Equipment, LLC	Battery for Extrication Tools	61003 · Equipment Maintenance	-830.00
04/14/2026	Inv.# P07715	MacQueen Equipment, LLC	Shipping of Battery	60007 · Freight	-16.85
04/14/2026	Inv.# XA101180747:01	Truck Center Companies	HZ9877	61003 · Equipment Maintenance	-8.74
04/14/2026	Inv.# 220008066	Two Rivers Auto Parts of Albion-Fire	Washer Fluid for all Units	61003 · Equipment Maintenance	-26.94
04/14/2026	Inv# 6139631464	Verizon-Fire	ACC'T#983740330-00002 - Phone	62001 · Telephone/Internet	-65.32
04/14/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-321.23
Total Fire					-13,130.70
Library					
04/14/2026	Inv.# 88063	Albion News/Boone County Tribune	Legal - Notice of 2/3/26 Meeting	66002 · Printing/Legal	-1.75
04/14/2026	Inv.#1HQW-4WN1-Y...	Amazon Capital Services	Books	66017-1 · Books & Magazines	-1,163.55
04/14/2026	Inv.#1HQW-4WN1-Y...	Amazon Capital Services	Gel & Felt Tip Pens, Magnets	60001 · Office supplies	-33.28
04/14/2026	Inv.# 234432	Applied Connective Technologies	Backup Battery Order Request	61001 · Computer Maint	-397.20
04/14/2026	Inv.# 234840	Applied Connective Technologies	Security Managed Services	61001 · Computer Maint	-73.00
04/14/2026	Inv.# 234857	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-27.49
04/14/2026	Inv.# 234626	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-133.63
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	WC Policy Installment	63000 · Insurance	-326.90
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-1,624.28
04/14/2026	Inv.# 4626	Hometown Leasing	Lease # 42801438	66004 · Copier Service Contract	-112.56
04/14/2026	Inv.# 77865	Loup Power District		62000 · Utilities	-683.92
04/14/2026		Vyve Broadband	Phone/Internet	62001 · Telephone/Internet	-150.58
Total Library					-4,728.14

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Date	Num	Name	Memo	Account	Amount
Street					
04/14/2026		Albion Thriftyway	Ticket # 1685 -Toilet Tissue for Break Room	60002 · Shop Supplies	-4.58
04/14/2026	Inv.#1HQW-4WN1-Y...	Amazon Capital Services	Air Filter Element	61003 · Equipment Maintenance	-25.31
04/14/2026		Black Hills Energy 5139270397	acc't 5139270397	62000 · Utilities	-381.90
04/14/2026		Bomgaars Supply Inc.	Inv.# 29076695 - Bolts, Lags, Lock Washers	60002 · Shop Supplies	-5.34
04/14/2026		Bomgaars Supply Inc.	Inv.# 29078759 - Bolt Cutter, Saw Blade	60021 · Tools and Equipment	-48.78
04/14/2026		Bomgaars Supply Inc.	Inv.# 29078808 - Spray Grease	60002 · Shop Supplies	-7.59
04/14/2026		Bomgaars Supply Inc.	Inv.# 29079407 - Wiper Blades	61003 · Equipment Maintenance	-33.98
04/14/2026		Bomgaars Supply Inc.	Inv.# 29079506 - Retractable Knife	60002 · Shop Supplies	-11.99
04/14/2026		Bomgaars Supply Inc.	Inv.# 29080206 - Asst. Letter/Number	60002 · Shop Supplies	-3.29
04/14/2026		Bomgaars Supply Inc.	Inv.# 29080263 - Bulk Bolts	60002 · Shop Supplies	-11.65
04/14/2026		Bomgaars Supply Inc.	Inv.# 29080288 - Bulk Bolts	60002 · Shop Supplies	-44.81
04/14/2026		Bomgaars Supply Inc.	Inv.# 29081790 - Cable Ties	60002 · Shop Supplies	-24.99
04/14/2026		Bomgaars Supply Inc.	Inv.# 29082295 - Stealthcam Battery Pack	61003 · Equipment Maintenance	-59.99
04/14/2026		Bomgaars Supply Inc.	Inv.# 29083091 - Memory Card, Battery	61003 · Equipment Maintenance	-63.98
04/14/2026		Bomgaars Supply Inc.	Inv.# 29083225 - Retractable Air Hose Reel	60021 · Tools and Equipment	-159.99
04/14/2026		Bomgaars Supply Inc.	Inv.# 29082086 - (2) Battery Cables, (2) Non-Lead Term...	60002 · Shop Supplies	-24.96
04/14/2026		Bomgaars Supply Inc.	Inv.# 29083998 - Hose Nozzle	60002 · Shop Supplies	-9.99
04/14/2026		Bomgaars Supply Inc.	Inv.# 29084101 - USB Charger	60001 · Office supplies	-21.99
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	WC Policy Installment	63000 · Insurance	-980.69
04/14/2026	Inv# 87745	Cedar Valley Ins. Agency, Inc.	Installment	63000 · Insurance	-4,872.88
04/14/2026		Cedar Valley Lumber	Inv.# 2603-205767 - 3/4X10 Dual Chisel Bit	60002 · Shop Supplies	-24.99
04/14/2026		Cedar Valley Lumber	Inv.# 2603-205768 - 5" & 7" Diamond Masonry Discs	60002 · Shop Supplies	-82.98
04/14/2026	Inv.# 5323797219	Cintas	Stock Medicine Cabinet	60002 · Shop Supplies	-8.69
04/14/2026	Inv.# 5326543305	Cintas	Stock Medicine Cabinet	60002 · Shop Supplies	-11.57
04/14/2026	Inv.# 8681	Cox Tire Service LLC	Tire - Dump Trailer	61003 · Equipment Maintenance	-438.57
04/14/2026	Inv.# 20026	J's Auto Repair	Oil Pressure Switch for 2005 Chevy 2500	61003 · Equipment Maintenance	-291.88
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5768789	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5773408	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5778006	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5778006	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.90
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5782582	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
04/14/2026	Inv.# 5787924	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
04/14/2026		Jarecki Greenhouse	Lawncare	66026 · Mosquito/Fertilizer/La...	-911.42

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City of Albion
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Date	Num	Name	Memo	Account	Amount
04/14/2026	Inv.# AR06385	Kayton International Inc.	Lease Case IH Max 125 Tractor 4/1-4/30/26	60015 · Equipment Rent	-375.00
04/14/2026	Inv.# 77865	Loup Power District		62000 · Utilities	-2,605.72
04/14/2026	Inv.# IN0001348	National Sign Company, LLC	(28) Post Reflectors	60008 · Traffic Control	-582.00
04/14/2026	Inv.# IN0001348	National Sign Company, LLC	Shipping of Post Reflectors	60007 · Freight	-78.21
04/14/2026	Inv.# IN0001311	National Sign Company, LLC	Custom Sign, 24"X18" Blue/White	60008 · Traffic Control	-98.00
04/14/2026	Inv.# IN0001311	National Sign Company, LLC	Shipping of Sign	60007 · Freight	-36.38
04/14/2026	Inv# 50971	Team Lab	Fine Road Patch (50 bags)	60013 · Materials	-900.00
04/14/2026	Inv# 50971	Team Lab	Shipping of Road Patch	60007 · Freight	-201.00
04/14/2026		Verizon-Morearty	Acc't # 588802976-00001 - Morearty	62001 · Telephone/Internet	-40.00
04/14/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-605.26
Total Street					-14,153.00
Total Governmental Funds					-216,034.45
TOTAL					-253,162.16

City of Albion Authorized Checks Report March 11 through April 14, 2026

Date	Num	Name	Memo	Account	Amount
Enterprise Funds					
Sewer					
03/11/2026	20988	Boone County Bank	Series 2025 Sewer Bonds	80005 · INTEREST PAYMENT	-6,045.00
04/01/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-17.25
03/13/2026	14645	Corey Zoubek	Wastewater Grade I & II Training & Testing in Hastings	64001 · Travel/Training	-208.08
03/20/2026	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-7.50
Total Sewer					-6,277.83
Solid Waste					
04/01/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-7.97
03/20/2026	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-1.50
Total Solid Waste					-9.47
Water					
04/01/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-17.25
03/20/2026	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-7.50
03/23/2026	ACH	UPS	Water Testing	60007 · Freight	-30.49
04/06/2026	ACH	UPS	Water Testing	60007 · Freight	-35.16
04/09/2026	21017	Void	balance of service deposit for 951 S 1st St	66021 · Meter Deposit Return	0.00
Total Water					-90.40
Total Enterprise Funds					-6,377.70
Governmental Funds					
General					
04/10/2026	21018	Andy Devine	March 2026 per employment contract	64002 · Automobile Expense	-500.00
04/10/2026	21019	Andy Devine	April 2026 per employment contract	64002 · Automobile Expense	-500.00
04/01/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-17.25
03/20/2026	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-17.00
03/23/2026	14650	Sharon Ketteler	256 miles @ .72.5 to La Vista, NE for Clerk School	64001 · Travel/Training	-185.60
03/23/2026	14650	Sharon Ketteler	Motel @ Clerk School	64001 · Travel/Training	-328.42
03/23/2026	14650	Sharon Ketteler	Meals @ Clerk School	64001 · Travel/Training	-24.46
Total General					-1,572.73
Park					
04/01/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-10.62
03/20/2026	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-4.50
Total Park					-15.12
Pool					
04/01/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-10.62
Total Pool					-10.62

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City of Albion Authorized Checks Report March 11 through April 14, 2026

Item 10.

Date	Num	Name	Memo	Account	Amount
Police					
04/01/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-20.58
03/20/2026	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-13.50
03/20/2026	ACH	Vantage Financial	Cameras	80000 · Capital Outlay	-6,650.00
Total Police					-6,684.08
Fire					
04/01/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-20.58
04/07/2026	21014	Grape, Sheila	230 miles @ .72.5 to Kearney for EMS Classes	64001 · Travel/Training	-166.75
04/07/2026	21014	Grape, Sheila	Meals at EMS Classes	64001 · Travel/Training	-101.51
03/17/2026	14649	Kyle Larson	224 miles to Kearney @ .72.5 EMS Training	64001 · Travel/Training	-162.40
03/17/2026	14649	Kyle Larson	Meals at EMS Training 3/13 - 3/15/26	64001 · Travel/Training	-90.76
03/17/2026	14648	Matthew Childress	Meals at EMS Training - Kearney 3/12 - 3/15/26	64001 · Travel/Training	-74.35
04/07/2026	21015	Matthew Childress	Reimburse for Air Filters for Unit # 12	61003 · Equipment Maintenance	-63.90
03/17/2026	14646	Paul Rasmussen	245 miles @ .72.5 -Kearney EMS Training	64001 · Travel/Training	-177.63
03/17/2026	14646	Paul Rasmussen	Meals 3/12 -3/15/26 - EMS Training	64001 · Travel/Training	-129.48
03/17/2026	14647	Schaefer, Drew	Meals at EMS Training 3/13 - 3/16/26	64001 · Travel/Training	-105.00
Total Fire					-1,092.36
Library					
03/23/2026		Albion Thriftyway		65000 · Miscellaneous	-44.98
03/12/2026		Amazon		66017-1 · Books & Magazines	-96.29
03/12/2026		Amazon		66017-1 · Books & Magazines	-97.26
03/19/2026		Amazon		66017-1 · Books & Magazines	-497.16
03/30/2026		AVG Technologies		61001 · Computer Maint	-69.62
03/26/2026		CCleaner		61001 · Computer Maint	-48.10
04/01/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-10.62
03/23/2026		Dollar General		66117 · After School Program Sup...	-77.04
03/26/2026		Dollar General		66117 · After School Program Sup...	-34.65
03/20/2026	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-28.00
03/20/2026		USPS		66013 · Postage	-14.88
Total Library					-1,018.60
Street					
03/20/2026	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-13.50
03/30/2026	14667	Ron Morearty	Reimbursement for purchase of 7" Grinder	60021 · Tools and Equipment	-224.68
Total Street					-238.18
Total Governmental Funds					-10,631.69
TOTAL					-17,009.39

CHANGE ORDER NO.: 2

Owner: **City of Albion, Nebraska** Owner's Project No.:
 Engineer: **JEO Consulting Group, Inc.** Engineer's Project No.: **242074.00**
 Contractor: **Gehring Construction & Ready Mix Co., Inc.** Contractor's Project No.:
 Project: **Albion City Trail**
 Contract Name: **Albion City Trail**
 Date Issued: **3/3/2026** Effective Date of Change Order: **3/11/2026**

The Contract is modified as follows upon execution of this Change Order:

Description:

Addition of basketball court with reinforcement, infinity trail and Pedal Park in Park on Clark Street

Attachments:

Unit Price Sheet and Park Exhibit

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>763,089.50</u>	Original Contract Times: Substantial Completion: <u>August 15, 2026</u> Ready for final payment: <u>August 15, 2026</u>
Net change from previously approved Change Orders No. 1 to No. : \$ <u>(46,000.00)</u>	Net change from previously approved Change Orders 1 to No. : Substantial Completion: <u>N/A</u> Ready for final payment: <u>N/A</u>
Contract Price prior to this Change Order: \$ <u>717,089.50</u>	Contract Times prior to this Change Order: Substantial Completion: <u>August 15, 2026</u> Ready for final payment: <u>August 15, 2026</u>
Net change for this Change Order: \$ <u>57,460.00</u>	Net change for this Change Order: Substantial Completion: <u>N/A</u> Ready for final payment: <u>N/A</u>
Contract Price incorporating this Change Order: \$ <u>774,549.50</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>August 15, 2026</u> Ready for final payment: <u>August 15, 2026</u>

Recommended by Engineer (if required)

Authorized by Owner

By: *Thomas P. Noon*
 Title: *Project Manager*
 Date: *3/3/26*

Accepted by Contractor

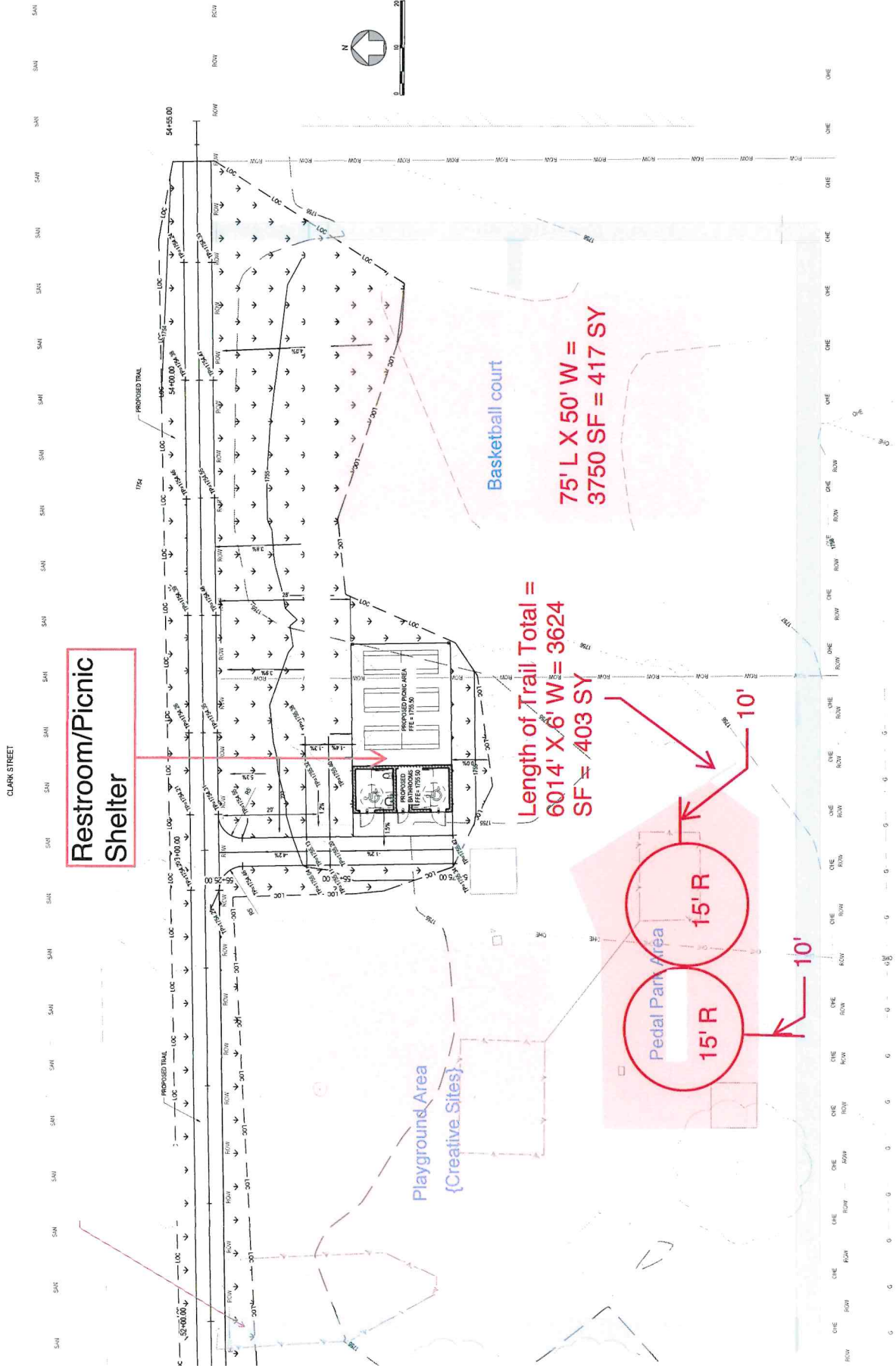
Approved by Funding Agency (if applicable)

By: *Ken Schupp*
 Title: *UP*
 Date: *3/3/26*

Change Order Estimate - Unit Price Work

JEO Project Name: Albion City Trail **JEO Project Number:** 242074.00
Owner: City of Albion, Nebraska **Change Order Number:** 2
Contractor: Gehring Construction & Ready Mix Co., Inc. **Effective Date:** March 11, 2026

Bid Item No.	Item Description	Change Order Information			Total Value of Item (\$)
		Item Quantity	Units	Unit Price	
Group D #1	5" Concrete Trail (Trail)	410	SY	\$52.00	\$21,320.00
Group D #2	5" Concrete Trail w/ Reinforcement (Basketball Court)	417	SY	\$61.00	\$25,437.00
Group D #3	5" Concrete Trail (Pedal Park)	139	SY	\$52.00	\$7,228.00
Group D #4	Excavation, Established Quantity	139	CY	\$25.00	\$3,475.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
Total:					\$57,460.00



Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Albion, Nebraska	Owner's Project No.:	
Engineer:	JEO Consulting Group, Inc.	Engineer's Project No.:	242074.00
Contractor:	Gehring Construction & Ready Mix Co., Inc.	Contractor's Project No.:	
Project:	Albion City Trail		
Contract:	Albion City Trail		

Application No.: 2 Application Period: From 03/02/26 to 03/30/26 Application Date: 03/30/26

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				

Original Contract											
GROUP A - W. CLARK ST. TO BASKETBALL/TENNIS COURT 49+28.75 - 72+78.94											
1	Mobilization	1	LS	10,000.00	10,000.00	0.15	1,500.00		1,500.00	15%	8,500.00
2	Bonding and Insurance	1	LS	1,700.00	1,700.00					0%	1,700.00
3	Temporary Traffic Control Measures	1	EA	5,000.00	5,000.00					0%	5,000.00
4	Clearing and Grubbing	1	LS	15,000.00	15,000.00	1.00	15,000.00		15,000.00	100%	-
5	Adjust Curb Stop to Grade	1	EA	500.00	500.00	1.00	500.00		500.00	100%	-
6	Adjust Water Valve Box to Grade	1	EA	500.00	500.00	1.00	500.00		500.00	100%	-
7	Adjust Fire Hydrant to Grade	2	EA	750.00	1,500.00					0%	1,500.00
8	Adjust Fiber Optic Box to Grade	1	EA	1,000.00	1,000.00					0%	1,000.00
9	Remove and Reset Sign	3	EA	500.00	1,500.00					0%	1,500.00
10	Remove Concrete Sidewalk	85	SF	1.50	127.50	85.00	127.50		127.50	100%	-
11	Remove and Replace Existing Concrete Curb and Gutter	61	LF	30.00	1,830.00					0%	1,830.00
12	Remove Tree	1	EA	2,800.00	2,800.00	1.00	2,800.00		2,800.00	100%	-
13	Remove CMP Storm Pipe	18	LF	21.00	378.00	18.00	378.00		378.00	100%	-
14	Repair Lawn Sprinkler Systems	5	EA	900.00	4,500.00					0%	4,500.00
15	5" Concrete Trail	1,024	SY	52.00	53,248.00	677.00	35,204.00		35,204.00	66%	18,044.00
16	8" Concrete Trail	377	SY	62.00	23,374.00	377.00	23,374.00		23,374.00	100%	-
17	Detectable Warning Panels	120	SF	40.00	4,800.00	72.00	2,880.00		2,880.00	60%	1,920.00
18	6" Concrete Driveway	20	SY	55.00	1,100.00	20.00	1,100.00		1,100.00	100%	-
19	4" Aggregate Course	35	TON	75.00	2,625.00	35.00	2,625.00		2,625.00	100%	-
20	Remove and Reset Fence	34	LF	15.00	510.00					0%	510.00
21	Install Traffic Sign and Post	12	EA	250.00	3,000.00					0%	3,000.00
22	18" Round Equivalent (RE) RCP, Class III	25	LF	68.00	1,700.00	25.00	1,700.00		1,700.00	100%	-
23	30" Round Equivalent (RE) RCP, Class III	19	LF	115.00	2,185.00	19.00	2,185.00		2,185.00	100%	-
24	18" Round Equivalent (RE) RCP Flared End Section	2	EA	1,275.00	2,550.00	2.00	2,550.00		2,550.00	100%	-
25	30" Round Equivalent (RE) RCP Flared End Section	2	EA	1,500.00	3,000.00	2.00	3,000.00		3,000.00	100%	-
26	6" PVC Pipe	14	LF	60.00	840.00	14.00	840.00		840.00	100%	-
27	24" White Preformed Pavement Marking, Type 4, Grooved	30	LS	2,400.00	2,400.00					0%	2,400.00
28	Flexible Traffic Delineator Posts	45	EA	52.00	2,340.00					0%	2,340.00
29	Seeding, Fertilizer and Mulch	0.6	ACRE	10,000.00	6,000.00					0%	6,000.00
30	Excavation, Established Quantity	367	CY	25.00	9,175.00	280.00	7,000.00		7,000.00	76%	2,175.00
GROUP B - SOUFH OF W. STATE STREET TO CLARK ST. 28+88 - 49+28.75											
1	Mobilization	1	LS	10,000.00	10,000.00					0%	10,000.00
2	Bonding and Insurance	1	LS	2,000.00	2,000.00					0%	2,000.00
3	Temporary Traffic Control Measures	1	EA	5,000.00	5,000.00					0%	5,000.00
4	Clearing and Grubbing	1	LS	15,000.00	15,000.00					0%	15,000.00
5	Adjust Curb Stop to Grade	2	EA	500.00	1,000.00					0%	1,000.00
6	Adjust Clean Out to Grade	1	EA	500.00	500.00					0%	500.00
7	Remove and Reset Sign	5	EA	500.00	2,500.00					0%	2,500.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Albion, Nebraska
 Engineer: JEO Consulting Group, Inc.
 Contractor: Gehring Construction & Ready Mix Co., Inc.
 Project: Albion City Trail
 Contract: Albion City Trail

Owner's Project No.:
 Engineer's Project No.: 242074.00
 Contractor's Project No.:

Application No.: 2 Application Period: From 03/02/26 to 03/30/26 Application Date: 03/30/26

A Bid Item No.	B Description	C Item Quantity	D Units	E Unit Price (\$)	F Value of Bid Item (C X E) (\$)	G H Work Completed		I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (I / F) (%)	L Balance to Finish (F - J) (\$)	
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)					
8	Remove and Reset Mailbox	1	EA	500.00	500.00		-		-	0%	500.00	
9	Remove Concrete Sidewalk	2,025	SF	1.50	3,037.50		-		-	0%	3,037.50	
10	Remove and Replace Existing Concrete Curb and Gutter	255	LF	30.00	7,650.00		-		-	0%	7,650.00	
11	Remove Tree	6	EA	2,800.00	16,800.00	6.00	16,800.00		16,800.00	100%	-	
12	Remove Stump	2	EA	500.00	1,000.00	1.00	500.00		500.00	50%	500.00	
13	Remove driveway	222	SY	12.00	2,664.00		-		-	0%	2,664.00	
14	Repair Lawn Sprinkler Systems	15	EA	900.00	13,500.00		-		-	0%	13,500.00	
15	5" Concrete Trail	1,073	SY	52.00	55,796.00		-		-	0%	55,796.00	
16	Detectable Warning Panels	172	SF	40.00	6,880.00		-		-	0%	6,880.00	
17	6" Concrete Driveway	285	SY	55.00	15,675.00		-		-	0%	15,675.00	
18	4" Aggregate Course	6	TON	75.00	450.00		-		-	0%	450.00	
19	Concrete Curb and Gutter	19	LF	125.00	2,375.00		-		-	0%	2,375.00	
20	6" Riser	12	LF	50.00	600.00		-		-	0%	600.00	
21	Remove and Reset Fence	81	LF	25.00	2,025.00		-		-	0%	2,025.00	
22	Install Traffic Sign and Post	5	EA	250.00	1,250.00		-		-	0%	1,250.00	
23	24" White Preformed Pavement Marking (Type 4, Grooved)	48	LF	80.00	3,840.00		-		-	0%	3,840.00	
24	Pedestal Pole, Type PP-12 (Foundation Subsidiary to Pole)	2	EA	1,650.00	3,300.00		-		-	0%	3,300.00	
25	Pedestrian Push Button, Type PPB	2	EA	540.50	1,081.00		-		-	0%	1,081.00	
26	Solar-Powered Rectangular Rapid Flashing Beacon (Includes	1	LS	10,627.50	10,627.50		-		-	0%	10,627.50	
27	Seeding, Fertilizer and Mulch	0.3	ACRE	10,000.00	3,000.00		-		-	0%	3,000.00	
28	Excavation, Established Quantity	284	CY	25.00	7,100.00		-		-	0%	7,100.00	
GROUP C - PARK												
1	Mobilization	1	LS	5,000.00	5,000.00	1.00	5,000.00		5,000.00	100%	-	
2	Bonding and Insurance	1	LS	4,028.00	4,028.00		-		-	0%	4,028.00	
3	Clearing and Grubbing	1	LS	5,000.00	5,000.00	1.00	5,000.00		5,000.00	100%	-	
4	Remove Tree	1	EA	800.00	800.00	1.00	800.00		800.00	100%	-	
5	Remove Pavement	33	SY	12.00	396.00	33.00	396.00		396.00	100%	-	
6	Repair Lawn Sprinkler Systems	1	EA	5,000.00	5,000.00		-		-	0%	5,000.00	
7	5" Concrete Trail	61	SY	52.00	3,172.00		-		-	0%	3,172.00	
8	8" Concrete Pavement	33	SY	62.00	2,046.00	33.00	2,046.00		2,046.00	100%	-	
9	4" PVC Sanitary Sewer Service, SDR 26	65	LF	58.00	3,770.00	65.00	3,770.00		3,770.00	100%	-	
10	1" PE Water Service (SDR 7)	104	LF	37.00	3,848.00	60.00	2,220.00		2,220.00	58%	1,628.00	
11	2-1/2" PVC-80	88	LF	42.00	3,696.00		-		-	0%	3,696.00	
12	Picnic Shelter/Bathroom Building	1	LS	364,000.00	364,000.00	0.62	225,680.00		225,680.00	62%	138,320.00	
13	Seeding, Fertilizer and Mulch	0.2	ACRE	10,000.00	2,000.00		-		-	0%	2,000.00	
					Original Contract Totals	\$ 763,089.50		\$ 365,475.50	\$ -	\$ 365,475.50	48%	\$ 397,614.00



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: April 14, 2026

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

PRESENTER(S):

BACKGROUND INFORMATION:

ENCLOSED in Mayor and Council Packets only

DISCUSSION:

MOTION: To approve the employee evaluations and step raises of David Redler and Michael Lipker

BY:

2ND:

ROLL CALL: Johnson _____ Porter _____ Tisthammer _____ Dailey _____

MOTION:

BY:

2ND:

ROLL CALL: Dailey _____ Tisthammer _____ Johnson _____ Porter _____

SUMMARY OF DECISION:



AGENDA MEMO

MEETING NAME: Albion City Council Meeting

DATE: April 14, 2026

ITEM NAME:

MOTION: At _____ pm, Council Member _____ made a motion to adjourn the meeting.

2ND:

ROLL CALL: Dailey _____ Porter _____ Johnson _____ Tisthammer _____

SUMMARY OF DECISION: