



# CITY COUNCIL REGULAR MEETING

TUESDAY, JANUARY 13, 2026 at 7:30 PM

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

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## AGENDA

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### CALL TO ORDER

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

### ROLL CALL

### MAYOR'S COMMENTS

### APPROVAL OF MINUTES

1. [APPROVAL OF MINUTES OF THE DECEMBER 9, 2025 CITY COUNCIL MEETING](#)

### OLD BUSINESS

2. [CONSIDER PLAYGROUND EQUIPMENT PROPOSAL OF CREATIVE SITES, LLC. FOR THE "PARK ON CLARK" PROJECT FOR APPROVAL](#)

### PUBLIC HEARINGS

3. PUBLIC HEARING:

PRELIMINARY 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 6<sup>TH</sup> PM, BOONE COUNTY, NEBRASKA

4. PUBLIC HEARING

PRELIMINARY PLAT APPLICATION, DEVELOPMENT AGREEMENT, AND FINAL PLAT APPLICATION FOR MARILEE 1ST ADDITION, LEGALLY DESCRIBED AS A FRACTION OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 21-T20N-R6W OF THE 6<sup>TH</sup> PM, BOONE COUNTY, NEBRASKA

### NEW BUSINESS

5. [CONSIDER PRELIMINARY 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](#)
6. [CONSIDER PRELIMINARY PLAT APPLICATION, DEVELOPMENT AGREEMENT, AND FINAL PLAT APPLICATION FOR MARILEE 1ST ADDITION, LEGALLY DESCRIBED AS A FRACTION OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 21-T20N-R6W OF THE 6TH PM, BOONE COUNTY, NEBRASKA](#)

### RESOLUTIONS

7. [CONSIDER RESOLUTION SERIES 101\(26\) DECLARING NUISANCES](#)

#### **ORDINANCES**

8. **NONE**

#### **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](#)
11. [CONSIDER EMPLOYEE EVALUATION FOR APPROVAL](#)

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

12. **Next Regular Meeting: February 10, 2026 7:30pm**
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:** January 13, 2026

**ITEM NAME:** APPROVAL OF MINUTES OF THE DECEMBER 9, 2025 CITY COUNCIL MEETING

**PRESENTER(S):**

**BACKGROUND INFORMATION:**

Minutes are enclosed for Mayor and Council review.

**DISCUSSION:**

**MOTION:** To approve the minutes of the December 9, 2025 City Council Meeting

**BY:**

**2ND:**

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

**SUMMARY OF DECISION:**



## CITY COUNCIL REGULAR MEETING

TUESDAY, DECEMBER 09, 2025 at 7:30 PM

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

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# MINUTES

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A Regular Meeting of the Albion City Council of the City of Albion, Nebraska was convened in open and public session at 7:30 p.m. on December 9, 2025 at Albion City Hall, 420 West Market St., Albion, NE. Notice of this meeting along with the agenda was simultaneously given in advance to all members of the Board. Notice of this meeting was given in advance by publication, a designated method for giving notice; a copy of proof of publication is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The meeting was recorded using an audio recording device and such recording is available for inspection at the office of the City Clerk.

### CALL TO ORDER

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

### ROLL CALL

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

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

### MAYOR'S COMMENTS

None.

### APPROVAL OF MINUTES

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

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

### OLD BUSINESS

#### 2. NONE

**NEW BUSINESS**

**3. ELECT COUNCIL PRESIDENT FOR ANNUAL TERM**

Councilman Porter made a motion to nominate and elect Marcus Johnson as the City Council President for calendar year 2026, seconded by Tisthammer. Voting Yea: Porter, Johnson, Dailey, Tisthammer. Voting Nay: None. Motion carried.

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

**Appointments**

ADMINISTRATOR/CLERK/TREASURER	ANDREW DEVINE
DEPUTY CLERK	SHARON KETTELER
UTILITY CLERK	AMBER WYNN
WATER COMMISSIONER - INTERIM	RON MOREARTY
SEWER COMMISSIONER	COREY ZOUBEK
STREET SUPERVISOR	RON MOREARTY
PUBLIC WORKS MAINTENANCE OPERATOR	JOSEPH LANDAUER
PUBLIC WORKS MAINTENANCE OPERATOR	DAVID REDLER
PUBLIC WORKS OPERATIONS LIAISON	RON MOREARTY
BUILDING INSPECTOR - INTERIM	ANDREW DEVINE
CITY ATTORNEY	DARREN WRIGHT
POLICE CHIEF	BRENT LIPKER
POLICE OFFICER	MICHAEL LIPKER
POLICE OFFICER	DUSTIN MARTIN
ECONOMIC DEVELOPMENT AND HOUSING PROGRAM DIRECTOR	SHELBY KELLEY
STREET SUPERINTENDENT	ANDREW WILSHUSEN, JEO CONSULTING GROUP, INC.
FIRE CHIEF	BRUCE BENNE
POOL MANAGER	VACANT
CITY GROUNDSKEEPER	JOE LANDAUER
CITY PHYSICIAN/MEDICAL OFFICER	DR. ANTHONY KUSEK
CITY ENGINEER	RESERVE RIGHT TO USE SPECIAL PROJECTS ENGINEER AS NEEDED

Councilman Johnson made a motion to approve and confirm Mayoral appointments effective January 1, 2026; seconded by Porter. Voting Yea: Tisthammer, Porter, Johnson, Dailey. Voting Nay: None. Motion carried.

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

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

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

2025; seconded by Porter. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

**6. CONSIDER APPROVAL OF MAINTENANCE AGREEMENT #84 BETWEEN NEBRASKA DEPARTMENT OF TRANSPORTATION AND THE CITY OF ALBION FOR RENEWAL**

Clerk Devine provided a copy of the Maintenance Agreement and noted that the only change to the current agreement is the annual 3% increase in fee per lane mile. The total annual fee for 2026 will be \$2,361.70.

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

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

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

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

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

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

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

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

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

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

**RESOLUTIONS**

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

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

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

**ORDINANCES**

**11. NONE**

**REPORTS**

**12. City Administrator Report**

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

Administrator Devine had previously provided a report for council review. Devine added that Phase II of the Cardinal Cage Building is nearing completion and is anticipated to be done by the end of next week. No action taken.

### 13. CONSIDER BILLS FOR APPROVAL

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

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

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

### ITEMS TO BE PUT ON NEXT MEETING AGENDA

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

\* Potential Plat Applications

#### 15. Public Comment for Future Consideration

None.

### ADJOURN

#### ADJOURNMENT

Councilman Dailey made a motion to adjourn the meeting at 8:22 p.m., seconded by Johnson. Voting Yea: Tisthammer, Porter, Johnson, Dailey. Voting Nay: None. Motion carried.

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

\_\_\_\_\_  
James Jarecki, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Ketteler, Deputy Clerk



# AGENDA MEMO

**MEETING NAME:** Albion City Council

**DATE:** January 13, 2026

**ITEM NAME:** CONSIDER PLAYGROUND EQUIPMENT PROPOSAL OF CREATIVE SITES, LLC. FOR THE "PARK ON CLARK" PROJECT FOR APPROVAL

**PRESENTER(S):**

**BACKGROUND INFORMATION:**

Last month I presented a recommendation to accept a revised proposal from Creative Sites/Burke. The revisions were requested due to budget revisions following bid opening of the Trail and Restroom/Pavillion.

With the trail and restroom/pavilion bid awarded also in hand, I contacted Creative Sites representative about revising the proposal to a reduced budgeted amount of \$250,000 or less.

**The revised proposal is expected to be available for review on Monday and will be available at the City Council meeting.**

**DISCUSSION:**

**MOTION:** To approve the revised proposal and award the playground equipment contract for the "Park on Clark" project to Creative Sites, LLC

**BY:**

**2ND:**

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

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# AGENDA MEMO

**MEETING NAME:** Albion City Council

**DATE:** January 13, 2026

**ITEM NAME:** **CONSIDER PRELIMINARY 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 6<sup>TH</sup> PM, BOONE COUNTY, NEBRASKA**

**PRESENTER(S):**

**RICH RILEY**

**BACKGROUND INFORMATION:**

The Albion Planning Commission has recommended approval of the preliminary plat as presented.

Rich and Kami Riley held a pre-application conference with the planning commission in July to discuss the proposed subdivision and obtain feedback from the planning commission.

The enclosed preliminary plat application and survey has been prepared in accordance with the pre-application conference. The survey is difficult to read as enclosed due to size. A full size survey is available for review at City Hall.

A draft of the development agreement is also enclosed for review. This will be considered at a future meeting along with the final plat is approved

The proposed subdivision is located outside City Limits, but inside the City’s EJT.

The planning commission reviewed on January 5, 2026 and recommend approval.

**DISCUSSION:**

**MOTION:** To approve the preliminary plat application of Blessings Subdivision as presented.

**BY:**

**2ND:**

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

**SUMMARY OF DECISION:**

APPLICATION FOR PRELIMINARY PLAT

Albion, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

Northwest 1/4, Northeast 1/4, Section 20, T20N, R6W

CITY USE ONLY

RECEIPT NO: \_\_\_\_\_

DATE: \_\_\_\_\_

PRELIMINARY PLAT #: \_\_\_\_\_

FEE PAID \$ \_\_\_\_\_

SUBDIVIDER

Name: Rich Riley

Address: 2815 Pinnacle Drive, Norfolk, NE 68701

Telephone: ( ) 402-841-4358

AGENT (Authorized to act on Subdivider's behalf):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( \_\_\_\_\_

OWNER

Name: Rich & Kamala Riley

Address: 2815 Pinnacle Drive, Norfolk, NE 68701

Telephone: ( 402-841-4358

ANY OTHER ASSOCIATES:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( \_\_\_\_\_

NAME OF PRELIMINARY PLAT: BLESSED ACRES SUBDIVISION NUMBER OF LOTS: 5

- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes\_\_ NoX.  
If yes, please describe the nature of such interest: \_\_\_\_\_
- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Development, conditional use or vacations) to complete the development? Yes \_\_ NoX. If yes please describe the nature of the action: \_\_\_\_\_
- c. Does Preliminary Plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?  
\_\_\_\_\_
- d. Have all governmental entities in the vicinity of the Preliminary Plat been notified? Yes\_\_ No X.  
If Yes, has the City received any comments from these entities?, if yes please attach to application for Planning Commission and City Council review. Project engineer has been in communication with the county's engineer regarding the drainage study and road access design. This is work is currently on-going. County and/or City approval will be acquired prior to construction.
- e. For City use:  
Preliminary Plat was: Approved as presented \_\_\_\_, Approved contingent upon specified changes \_\_\_\_, Denied \_\_\_\_  
Identify the specific changes either in the space provided or on an attached sheet \_\_\_\_\_

Applicant's Signature: Leanne R. Ritter  
e: 9/24/2025

# PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Item 5.

## City Jurisdiction of Albion, Nebraska

NAME OF PRELIMINARY PLAT: BLESSED ACRES SUBDIVISION

LOCATION OF SUCH PLAT: Northwest 1/4, Northeast 1/4, Section 20, T20N, R6W

### REQUIREMENTS OF PRELIMINARY PLAT

- Drawn to a scale of one (1") inch to one hundred (100') feet
- Marked "Preliminary Plat"
- A location map showing the general location of the proposed subdivision in relation to surrounding developments
- North arrow
- Scale
- Legend.
- The proposed name of the subdivision (not similar to that of an existing subdivision as to cause confusion)
- The proposed names and addresses of the owner and subdivider
- Engineer, surveyor, or landscape architect responsible for the subdivision layout
- Names of all landowners abutting the proposed subdivision.
- The legal description of the area being platted. The boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development.
- Width and location of platted streets and alleys within or adjacent to the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision
- Contours with intervals of five (5') feet or less
- Location of all existing utilities and their sizes indicated, including: flow lines, elevations of existing sanitary and storm sewer
- The outline of wooded areas (the location of important individual trees may be required)
- Proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use.
- Location and width of proposed streets, easements, building setback lines, Rights of Way, pavement width and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers (including proposed flow lines), water mains, storm water drainage and other features and improvements required by these regulations.
- The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- Draft copy of the subdivision agreement
- The subdivider or subdivider's representative shall be in attendance at City Planning Commission Meeting when Preliminary Plat is discussed.
- When required, two (2) prints to be delivered to the City Engineer for review.
  1. A sanitary sewer plan.
  2. A surface storm drainage plan, if necessary, within the subdivision.
  3. A street profile plan with a statement of proposed street improvements.
- Planning Commission approval block
- All plans and other information conform to the City's General Requirements and Minimum Standards of Design

**ADDITIONAL INFORMATION** (to be shown on Preliminary Plat or on accompanying sheets)

Item 5.

- Four (4) copies of Preliminary Plat and required supplementary material filed with City Clerk
- Submit plat thirty (30) days prior to the meeting of the Planning commission
- Copy of application, site plan, preliminary plat, etc to proper agencies and authorities for review
  - ◇ City Engineer office                      ◇ Health Department                      ◇ Law Enforcement office
  - ◇ Traffic engineering                      ◇ Building and safety                      ◇ Parks and Recreation
  - ◇ Utility Companies                      ◇ School District                      ◇ Other
- Any required landscape screens, etc.
- Copies of proposed Deed Restrictions, if any
- Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

**IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN**

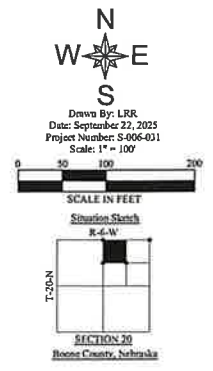
- Hydrological and grade information to determine frequency and extent of inundation of flood waters
- Location of proposed use and type of use
- Areas of habitation and employment to include:
  - ◇ Location size and floor elevation of any structures
  - ◇ Location and elevation of parking areas
  - ◇ Use, location and elevation of open space
  - ◇ Limits of the flood plain
  - ◇ Amount of fill material brought into the flood plain
  - ◇ A certificate that grading will not result in any increase in the flood plain

Applicant's Signature(s): Leanne R. Ritter

Date: 9/24/2025

Location of flood plain is shown on the preliminary plat.  
Minimum finished floor elevations are shown on the North 2 lots, adjacent to the flood plain.  
Since the existing grade of the majority of the subdivision is considerably higher than the Base Flood Elevations, attention will need to be paid to Lot 1 and Lot 2 when building permits are applied for. Depending on the locations of the proposed building on these 2 lots, the flood plain won't effect the majority area.

PRELIMINARY PLAT  
BLESSED ACRES SUBDIVISION  
of the Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska.



**LEGEND**

- Section Corner Found
- Section Corner Set (5/8" x 3/4" I.B. w/ Cap)
- Property Corner Found
- Property Corner Set (5/8" x 3/4" I.B. w/ Cap)
- Calculated Point
- Measured Distance
- Recorded Distance (L&M) Eric M. Brown, LS#386, dated September 17, 2017; (B&G) Bruce L. Gilmore, LS#904, dated April 24, 1979; (J&M) James A. McMeekin, LS#164, dated May 12, 1981.
- Calculated Distance

**ZONING**  
Subject Property is within City of Albion ETJ Boundary.  
Current Zone: Transitional Ag  
Proposed Use of Land: Single Family Dwelling

**PERMITTED USES**

- Farming/Sale of Products raised on premises (no more than 12 animals)
- Farm dwellings
- Single Family Dwelling
- Public parks and recreation areas
- Stables and riding academies

**HEIGHT & LOT REQUIREMENTS**  
Lot Area: 5 Acres  
Lot Width: 150 feet  
Front Yard: 25 feet; 100 feet for accessory buildings  
Side Yard: 50 feet; 15 feet for accessory buildings  
Rear Yard: 65 feet; 15 feet for accessory buildings  
Max. Height: 35 feet; 22 feet for accessory buildings  
Lot Coverage: 10%; 5% for accessory buildings

**DEVELOPER/OWNER:**  
Rick Raley  
2815 Pinacle Drive  
Norfolk, NE 68701  
402-841-4358

**ENGINEER:**  
John A. Zwangman, PE  
Advanced Consulting Engineering Services  
133 West Washington Street  
West Point, NE 68788  
Phone: 402-372-1923

**SURVEYOR:**  
Terry L. Schulz, RLS  
Advanced Consulting Engineering Services  
133 West Washington Street  
West Point, NE 68788  
Phone: 402-372-1923

**FIRM**  
Boone County, Nebraska & Incorporated Areas  
Parcel 309 of 575  
Boone County, Unincorporated Areas  
Number: 310008  
Zone: 0399  
SubEt: C  
Effective Date: December 6, 1999

This survey was prepared at the request of Name, Town, Nebraska.

- FIELD NOTES**
- A) North 1/4 Corner, Section 20, T20N, R6W: Found Axle Shaft, 1.8-foot deep, 10.77' SSE to nail and Disc in Fence Post.  
11.00' SSE to Nail and Disc in Corner Fence Post.  
14.95' SE to Nail and Disc in Fence Post.  
21.75' ESE to Mag-Nail and Disc in Fence Post.  
10' North of Fence Line, East  
4.5' East of Fence Line, South  
5.5' North to Edge of Gravel Road.
- B) Northeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found 5/8" Iron Bar, LS#96, Bruce L. Gilmore, 0.3 feet deep.  
1.14' SSE to Nail in Corner Fence Post.  
7.12' SSE to nail in Fence Post.  
21.92' SE to 3/4" Iron Pipe.  
16.50' ESE to Nail in Gate Post.
- C) Northeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found Axle Shaft.  
58.88' NNW to Mag-Nail in Power Pole.  
67.75' NE to Mag-Nail in Power Pole.  
62.09' SSW to Top-Center of Well Head.  
1.90' North to Edge of Road.
- D) Southeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found 1" Iron Pipe, LS#165, James A. McMeekin, 0.3 feet deep.  
23.90' NNE to 5/8" Iron Bar.  
16.74' East to 5/8" Iron Bar.  
4.28' SSE to Nail in Fence Post.  
10' South of Fence Line, East.  
3.5' East to Fence Line, North.
- E) Southeast Corner, Northeast 1/4, Section 20, T20N, R6W: Set 1"x10" Iron Pipe with Cap, LS#550.  
6.97' NW to Gas Warning Post, West Post.  
18.85' NE to 5/8" Iron Bar.  
23.41' ENE to Gas Warning Post, East Post.  
18.31' SE to 5/8" Iron Bar.
- F) Southeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found 1" Iron Pipe of Cap, LS#165, James A. McMeekin, flush with ground.  
21.36' WNW to "X"-Nails on Top of Fence Post.  
5.16' NE to Nail in Fence Post.  
11.01' ENE to Nail in Corner Fence Post.  
17.36' SSW to 5/8" Iron Bar.
- G) Southwest Corner, Northeast 1/4, Section 20, T20N, R6W: Found Mag Spike with Washer, LS#673, Christopher C. Hayes.  
54.90' North to Chiseled "X" on Top of Right-of-Way Marker.  
64.27' NE to Mag-Nail and Disc in Telephone Pedestal Post.  
69.84' SSE to Nail on Top of Fence Post.  
92.75' SW to Nail in Power Pole.  
3.3' South to Centerline of Asphalt Highway, East-West.
- H) Southeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found Mag Spike with Washer, LS#673, Christopher C. Hayes.  
98.11' WNW to 3/4" Iron Bar.  
103.35' NNW to Nail in Power Pole.  
94.09' North to 1" Iron Pipe with Cap, LS#165.  
83.17' SSW to Mag-Nail on Top of Fence Post.  
92.32' SW to 3/4" Bar.

**LEGAL DESCRIPTION**  
The Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska, containing 34.44 acres, more or less.

**ROADWAY EASEMENT**  
A 66-foot roadway easement located in the Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska; thence N 87°53'33" E on the North line of the Northwest 1/4 of said Northeast 1/4, 33.00 feet to the Point of Beginning; thence S 01°37'46" E and parallel to the West line of the Northwest 1/4 of said Northeast 1/4, 77.85 feet to point of curvature; thence Southeast on a 50.00 foot radius curve to the left, 69.55 feet of which said curve has a chord bearing of S 41°2'84" E, 64.08 feet; thence S 84°13'26" E, 146.72 feet to a point of curvature; thence Northeast on a 100.00 foot radius curve to the left, 71.08 feet of which said curve has a chord bearing of N 75°29'43" E, 69.60 feet; thence N 55°02'52" E, 44.17 feet to a point of curvature; thence Northeast on a 200.00 foot radius curve to the right, 116.32 feet of which said curve has a chord bearing of N 71°42'33" E, 114.69 feet; thence N 88°22'14" E, 72.84 feet to a point of curvature; thence Southeast on a 250.00 foot radius curve to the right, 77.13 feet of which said curve has a chord bearing of S 82°47'08" E, 75.82 feet to a point on the East line of Lot 1, Blessed Acres Subdivision; thence continuing Southeast on a 250.00 foot radius curve to the right, 315.57 feet of which said curve has a chord bearing of S 37°47'28" E, 295.03 feet; thence S 01°37'46" E on the common property line of Lots 1-5, Blessed Acres Subdivision, 983.29 feet to the Point of Termination.

New Access Structure to Be Built.  
Collaboration with the County Engineer on the design and size will take place so the County and City can review and approve that it will be in accordance to the Drainage Study to be completed by the County Engineer.



**SURVEYOR'S CERTIFICATE**  
I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

Terry L. Schulz, State of Nebraska, LS #550      Date \_\_\_\_\_

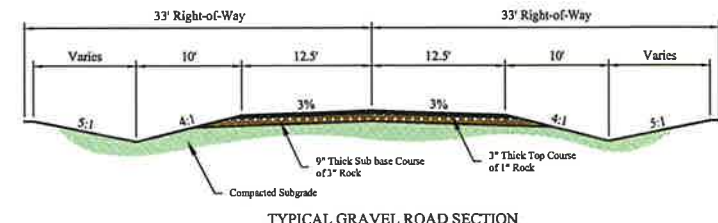
**PLANNING COMMISSION APPROVAL**  
This plat is hereby approved by the City of Albion Planning Commission duly on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairperson \_\_\_\_\_  
Attest: \_\_\_\_\_  
Planning Commission Secretary

**CITY COUNCIL APPROVAL**  
This plat has been submitted to and approved by the City of Albion by Ordinance Number \_\_\_\_\_, duly on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

City Code Official \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk/Deputy Clerk



Please return to:  
Buettner Law, LLC  
Tracey L. Buettner  
1306 N. 13<sup>th</sup> St, Ste 101  
Norfolk, NE 68701  
[tracey@buettner.law](mailto:tracey@buettner.law)

**BLESSED ACRES SUBDIVISION  
DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made and entered on \_\_\_\_ day of \_\_\_\_\_, 2025, by and between Richard W. Riley and Kamala K. Riley, husband and wife (hereinafter referred to as "Subdivider" whether one or more) and the CITY OF ALBION, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City")

**WITNESSETH**

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as Blessed Acres Subdivision to the ETJ Boundary of the City of Albion, Boone County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; legally described as follows:

Northwest Quarter of the Northeast Quarter (NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>), Section  
Twenty (20), Township Twenty (20) North, Range Six (6) West of the  
6<sup>th</sup> P.M., Boone County, Nebraska,

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

**GENERAL CONDITIONS:**

1. Sanitary Sewer: City sewer infrastructure has not been extended to or across the lots in this subdivision and there are no plans to extend city sewer service to this general area in the near future. The city, therefore, approves the use of private septic systems for each lot with the subdivision according to and in compliance with Nebraska Rules and Regulations and Boone County Regulations.
2. Water: City water service has not been extended to or across the lots in the subdivision and there are no plans to extend city water services to this general area in the near future. The city, therefore, approves the use of private water wells for each lot within the subdivision according to and in compliance with Nebraska Rules and Regulations and Boone County Regulations.
3. Street Improvements: No public street or easement of access will be dedicated through the subdivision. All costs associated with maintenance of the subdivision road shall not be the responsibility of the City of Albion.
4. Grading and Drainage: Grading for the Area to be Developed shall be completed by Subdivider at Subdivider's expense pursuant to the drainage and grading plan elevations to be provided by John A. Zwingman, PE, Advanced Consulting Engineering Services, Inc. and submitted with the Final Plat. Subdivider agrees to obtain a Nebraska Department of Environmental Quality, National

Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre.

5. Subdivider shall arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Loup Power District at no cost to the City.
6. Subdivider and City covenant and agree that Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.
7. All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Albion Building Requirements at the time of application for the building permits, to the extent possible.

#### MISCELLANEOUS

1. No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.
2. The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.
3. This Development Agreement shall be binding upon parties, their respective successors, and assigns.
4. This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed
5. This Development Agreement shall be recorded at the Boone County Register of Deeds office, at Subdivider's expense, within 30 days of final plat approval.
6. This Agreement shall run with the land and shall be binding upon and insure to the benefit of all parties hereto, their successors and assigns, including all future lot owners of the Area to be Developed.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF ALBION

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR Date

APPROVED AS TO FORM

\_\_\_\_\_  
CITY ATTORNEY

SUBDIVIDER:

\_\_\_\_\_  
Richard W. Riley  
Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kamala K. Riley  
Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Richard W. Riley and Kamala K. Riley who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.

\_\_\_\_\_  
Notary Public

(My commission expires: \_\_\_\_\_)

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# AGENDA MEMO

**MEETING NAME:** Albion City Council

**DATE:** January 13, 2026

**ITEM NAME:** **CONSIDER PRELIMINARY PLAT APPLICATION, DEVELOPMENT AGREEMENT, AND FINAL PLAT APPLICATION FOR MARILEE 1ST ADDITION, LEGALLY DESCRIBED AS A FRACTION OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 21-T20N-R6W OF THE 6<sup>TH</sup> PM, BOONE COUNTY, NEBRASKA**

**PRESENTER(S):**

**DYLAN MARTIN, JERRY NIEWOHNER**

**BACKGROUND INFORMATION:**

Dylan Martin, as a representative of Jerry Niewohner, participated in a pre-application conference with the planning commission in December to discuss the proposed subdivision and obtain feedback from the planning commission. The enclosed preliminary plat application, final plat application, and surveys have been prepared in accordance with the pre-application conference. The survey is difficult to read as enclosed due to size. A full size survey is available for review at City Hall.

A draft of the development agreement is also enclosed for review and will need to be approved prior to approval of the final plat.

The proposed subdivision is located outside City Limits, but inside the City’s EJT.

The planning commission reviewed all on January 5, 2026 and recommend approval.

**DISCUSSION:**

**MOTION: To approve the preliminary plat application for Marilee 1<sup>st</sup> Addition as presented.**

**BY:**

**2ND:**

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

**MOTION: To approve the Development Agreement for Marilee 1<sup>st</sup> Addition as presented, and authorize the Mayor to execute the same.**

**BY:**

**2ND:**

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

**MOTION: To approve the final plat application for Marilee 1<sup>st</sup> Addition as presented.**

**BY:**

**2ND:**

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

APPLICATION FOR PRELIMINARY PLAT  
Albion, Nebraska  
LEGAL DESCRIPTION AND GENERAL LOCATION  
SE1/4 of SECTION 21, T20N, R16W  
Boone County, NE

CITY USE ONLY  
RECEIPT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PRELIMINARY PLAT #: \_\_\_\_\_

FEE PAID \$ pd \$350 total

SUBDIVIDER  
Name: Dylan Martin  
Address: 2609 190th St  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

AGENT (Authorized to act on Subdivider's behalf):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

OWNER  
Name: Marilee Niewohner  
Address: 2609 190th St  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

ANY OTHER ASSOCIATES:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

NAME OF PRELIMINARY PLAT: Marilee 1st Add. NUMBER OF LOTS: 4

- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes \_\_\_ No X.  
If yes, please describe the nature of such interest: \_\_\_\_\_
- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Development, conditional use or vacations) to complete the development? Yes \_\_\_ No X. If yes please describe the nature of the action: \_\_\_\_\_
- c. Does Preliminary Plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?  
Yes
- d. Have all governmental entities in the vicinity of the Preliminary Plat been notified? Yes X No \_\_\_.  
If Yes, has the City received any comments from these entities?, if yes please attach to application for Planning Commission and City Council review.
- e. For City use:  
Preliminary Plat was: Approved as presented \_\_\_ , Approved contingent upon specified changes \_\_\_ , Denied \_\_\_  
Identify the specific changes either in the space provided or on an attached sheet \_\_\_\_\_

Applicant's Signature: [Signature]  
Date: 12-11-25

APPLICATION FOR PRELIMINARY PLAT  
Albion, Nebraska  
LEGAL DESCRIPTION AND GENERAL LOCATION  
SE1/4 of SECTION 21, T20N, R16W  
Boone County, NE

CITY USE ONLY  
RECEIPT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PRELIMINARY PLAT #: \_\_\_\_\_  
FEE PAID \$ \_\_\_\_\_

SUBDIVIDER  
Name: Dylan Martin  
Address: 2609 190th St  
Albion, NE 68020  
Telephone: ( ) \_\_\_\_\_

AGENT (Authorized to act on Subdivider's behalf):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

OWNER  
Name: Manice Niezohner  
Address: 2609 190th St  
Albion, NE 68020  
Telephone: ( ) \_\_\_\_\_

ANY OTHER ASSOCIATES:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

NAME OF PRELIMINARY PLAT: Manice 1st Add. NUMBER OF LOTS: 4

- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes \_\_\_ No X.  
If yes, please describe the nature of such interest: \_\_\_\_\_
- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Development, conditional use or vacations) to complete the development? Yes \_\_\_ No X. If yes please describe the nature of the action: \_\_\_\_\_
- c. Does Preliminary Plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?  
Yes
- d. Have all governmental entities in the vicinity of the Preliminary Plat been notified? Yes X No \_\_\_.  
If Yes, has the City received any comments from these entities?, if yes please attach to application for Planning Commission and City Council review.
- e. For City use:  
Preliminary Plat was: Approved as presented \_\_\_ , Approved contingent upon specified changes \_\_\_ , Denied \_\_\_  
Identify the specific changes either in the space provided or on an attached sheet \_\_\_\_\_

Applicant's Signature:   
Date: 12-11-25

APPLICATION FOR PRELIMINARY PLAT  
Albion, Nebraska  
LEGAL DESCRIPTION AND GENERAL LOCATION  
SE1/4 of Section 21, T20N, R16W  
Boone County, NE

CITY USE ONLY  
RECEIPT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PRELIMINARY PLAT #: \_\_\_\_\_  
FEE PAID \$ \_\_\_\_\_

SUBDIVIDER  
Name: Dylan Martin  
Address: 2609 190th St  
Albion, NE 68020  
Telephone: ( ) \_\_\_\_\_

AGENT (Authorized to act on Subdivider's behalf):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

OWNER  
Name: Mailee Niewohner  
Address: 2609 190th St  
Albion, NE 68020  
Telephone: ( ) \_\_\_\_\_

ANY OTHER ASSOCIATES:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

NAME OF PRELIMINARY PLAT: Mailee 1st Add. NUMBER OF LOTS: 4

- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes \_\_\_ No X.  
If yes, please describe the nature of such interest: \_\_\_\_\_
- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Development, conditional use or vacations) to complete the development? Yes \_\_\_ No X. If yes please describe the nature of the action: \_\_\_\_\_
- c. Does Preliminary Plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?  
Yes
- d. Have all governmental entities in the vicinity of the Preliminary Plat been notified? Yes X No \_\_\_.  
If Yes, has the City received any comments from these entities?, if yes please attach to application for Planning Commission and City Council review.
- e. For City use:  
Preliminary Plat was: Approved as presented \_\_\_ , Approved contingent upon specified changes \_\_\_ , Denied \_\_\_  
Identify the specific changes either in the space provided or on an attached sheet \_\_\_\_\_

Applicant's Signature:   
Date: 12-11-25

APPLICATION FOR PRELIMINARY PLAT  
Albion, Nebraska  
LEGAL DESCRIPTION AND GENERAL LOCATION  
SE1/4 of SECTION 21, T20N, R16W  
Boone County, NE

CITY USE ONLY  
RECEIPT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PRELIMINARY PLAT #: \_\_\_\_\_

FEE PAID \$ \_\_\_\_\_

SUBDIVIDER  
Name: Dylan Martin  
Address: 2609 190th St  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

AGENT (Authorized to act on Subdivider's behalf):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

OWNER  
Name: Manlee Nicwoker  
Address: 2609 190th St  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

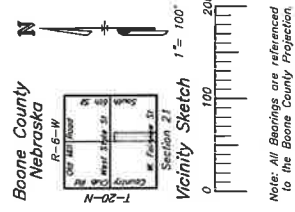
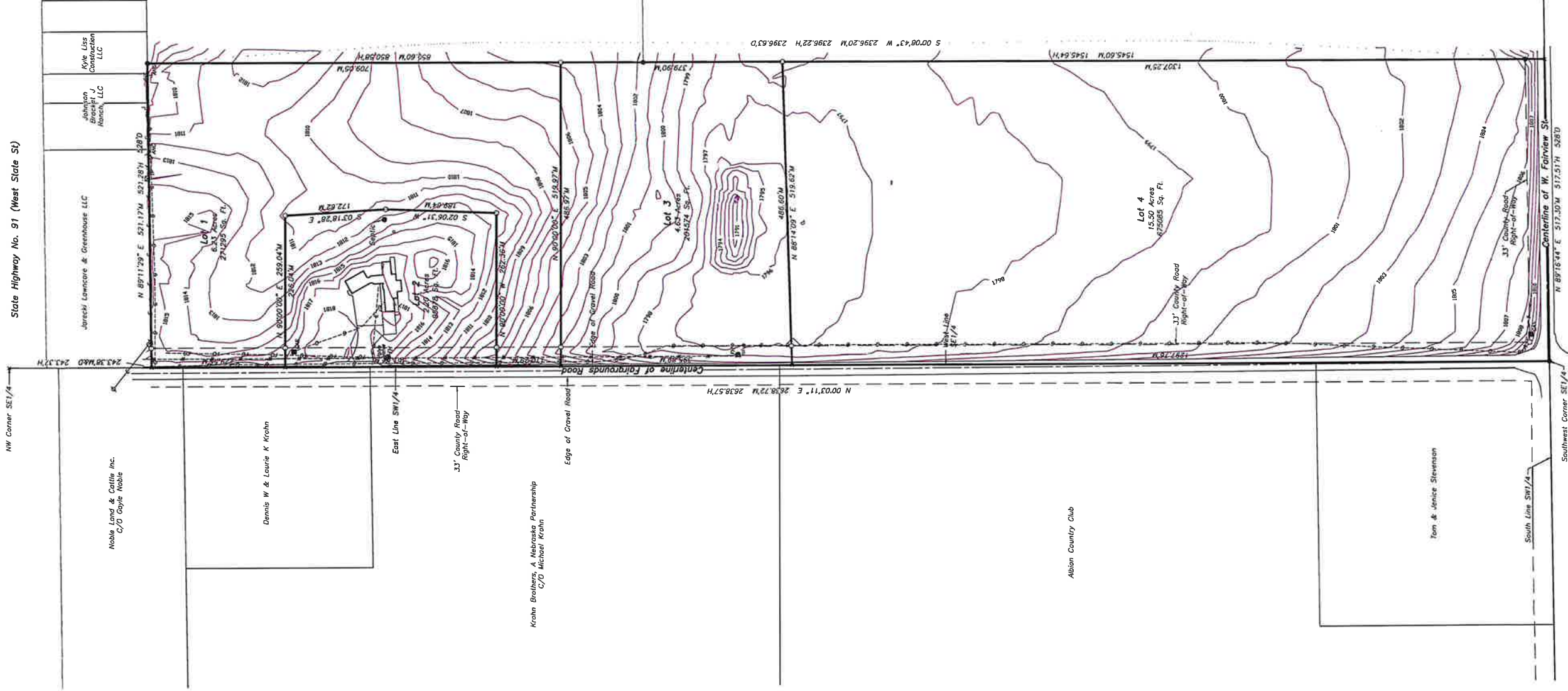
ANY OTHER ASSOCIATES:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

NAME OF PRELIMINARY PLAT: Manlee 1st Add. NUMBER OF LOTS: 4

- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes \_\_\_ No .  
If yes, please describe the nature of such interest: \_\_\_\_\_
- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Development, conditional use or vacations) to complete the development? Yes \_\_\_ No . If yes please describe the nature of the action: \_\_\_\_\_
- c. Does Preliminary Plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?  
Yes
- d. Have all governmental entities in the vicinity of the Preliminary Plat been notified? Yes  No \_\_\_.  
If Yes, has the City received any comments from these entities?, if yes please attach to application for Planning Commission and City Council review.
- e. For City use:  
Preliminary Plat was: Approved as presented \_\_\_ , Approved contingent upon specified changes \_\_\_ , Denied \_\_\_  
Identify the specific changes either in the space provided or on an attached sheet \_\_\_\_\_

Applicant's Signature:   
Date: 6-11-25

Preliminary Plat of Marilee 1st Addition  
of part of the SE1/4 of  
Section 21, T20N, R6W, Boone County, Nebraska



- LEGEND-**
- Found 5/8" Rebar
  - Plastic Survey Cap (Unless Otherwise Noted)
  - Set 5/8" x 24" Rebar
  - Plastic Survey Cap
  - Computed Location
  - M Measured This Survey
  - H Recorded Measurement
  - D C.C. Hgs., L.S. #673
  - D Dead End Distance
  - Water Valve
  - Power Pole
  - J-4WC Anchor
  - Fire Hydrant
  - Telephone Pedestal
  - Gas Meter
  - Water Spicket
  - Overhead Electric
  - Underground Electric
  - Underground Fiber Optic
  - Underground Gas
  - Underground Telephone
  - 6" Water Line

Note: All Bearings are referenced to the Boone County Projection

**OWNER:**  
Noble Land & Cattle Inc.  
2609 180th Street  
Albion, NE 68620

**DEVELOPER:**  
Dylan Martin  
1100 S. 17th Street  
Albion, NE 68620  
(724)574-4323

**SURVEYOR:**  
Thomas A. Tremel  
Tremel Surveying, Inc.  
Dirtwood Drive  
Columbus, NE 68601

**Notes:**  
Current Zoning: R2

**Flood Zone:** Zone X as per Flood Insurance Rate Maps 31011C0303C AND 31011C0325C, both with an effective date of December 5, 1999.

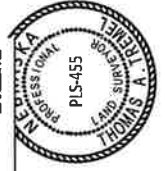
**Field Notes:**  
Northwest Corner SE1/4, Section 21, T20N, R6W - searched and dug for corner and set iron nail, calculated location based on this recorded by C.C. Hays, L.S. #673, on April 28, 2023.  
189.13' from NW corner of Section 21, T20N, R6W to NW corner of R.O.W. Marker.  
78.78' SSE to NW corner of R.O.W. Marker.  
61.16' SSE to NW corner of R.O.W. Marker.  
14' West to centerline of Fairgrounds Road N&S

**Southwest Corner SE1/4, Section 21, T20N, R6W - found MAG spike with iron nail on NW corner of Section 21, T20N, R6W on April 28, 2023.**  
189.13' SW to nail and set in power pole.  
189.13' NW to NW corner of Section 21, T20N, R6W.  
78.78' NE to face of gas warning sign past NW corner of Section 21, T20N, R6W.  
2.4' North to centerline of W. Fairview Street E&W

**On centerline of Fairgrounds Road N&S**

**Deed Description:**  
The W1/2 SE1/4 of Section 21, Township 20 North, Range 6 West of the 6th P.M., Boone County, Nebraska, 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 to the centerline of Fairgrounds Road N&S, thence North 88°14'09" East 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 88°14'09" East to the centerline of Fairgrounds Road N&S, thence East to the place of beginning, containing 28.35 acres more or less.

**Surveyor's Statement:**  
I, Thomas A. Tremel, a Professional Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief and is in accordance with the Minimum Standards for Surveys in Nebraska.



Thomas A. Tremel, P.L.S. #455  
December 9, 2025

**Owners Certificate:**  
The following owner of the described property have caused said real estate to be platted in accordance with this plat:  
Noble Land & Cattle Inc.  
C/O Gayle Noble

**Acknowledgement of Notary:**  
State of Nebraska  
County of Boone  
2025 by Marilee Newsham.  
My commission expires: 12-17-26  
Brea Kelley  
Notary Public

GENERAL NOTARY - State of Nebraska  
BREA KELLEY  
My Comm. Expires Dec. 17, 2026

Reinhart Addition  
Lot 2  
Noble Land & Cattle Inc.  
C/O Gayle Noble

Albion Country Club

Tom & Jenice Stevenson

**Utilities:**  
Call 800.642.8434 for the actual location of the utilities before digging.  
No Private Utilities were located unless otherwise shown.  
Sewer - City of Columbus (Clear/No Conflict)  
Gas - Black Hills Energy (As Shown) (As Shown)  
Telephone - Great Plains Communications (Clear/No Conflict)  
Fiber Optic - Mediacom - Spirit (As Shown) (Clear/No Conflict)  
Electric - Loup River Public Power District (As Shown)

Preliminary Plat

MARILEE 1ST ADDITION  
SE1/4 SECTION 21, T20N, R6W  
ALBION, BOONE COUNTY, NEBRASKA

TMB	TMB, WAS	DATE
		12/08/2025
	SUBMITTED	



No. 1 Driftwood Drive - Columbus  
Phone (402) 563-4589 - Fax (402)

DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered on 12 day of December, 2025, by and between Marilee Niewohner (hereinafter referred to as "Subdivider" whether one or more) and the CITY OF ALBION, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City")

WITNESSETH

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as Marilee 1st Add. Subdivision to the ETJ Boundary of the City of Albion, Boone County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; legally described as follows:

Insert Legal Description Here

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

GENERAL CONDITIONS:

1. Sanitary Sewer: City sewer infrastructure has not been extended to or across the lots in this subdivision and there are no plans to extend city sewer service to this general area in the near future. The city, therefore, approves the use of private septic systems for each lot with the subdivision according to and in compliance with Nebraska Rules and Regulations and Boone County Regulations until such time as the public sewer system is extended to or across the subdivision.
2. Water: City water service has been extended to or across the lots in the subdivision. The city, therefore, approves the use of the public water system upon annexation of the subdivision into the corporate limits of the City.
3. Street Improvements: No public street or easement of access will be dedicated through the subdivision.
4. Subdivider agrees to obtain a Nebraska Department of Environmental Quality, National Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre.
5. Subdivider shall arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Loup Power District at no cost to the City.
6. Subdivider and City covenant and agree that Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.
7. All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Albion Building Requirements at the time of application for the building permits, to the extent possible.

MISCELLANEOUS

1. No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.
2. The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.
3. This Development Agreement shall be binding upon parties, their respective successors, and assigns.
4. This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed
5. This Development Agreement shall be recorded at the Boone County Register of Deeds office, at Subdivider's expense, within 30 days of final plat approval.
6. This Agreement shall run with the land and shall be binding upon and insure to the benefit of all parties hereto, their successors and assigns, including all future lot owners of the Area to be Developed.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF ALBION

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR Date

APPROVED AS TO FORM

\_\_\_\_\_  
CITY ATTORNEY

*Margaret J. [Signature]*  
SUBDIVIDER

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025. Dated this 12 day of December, 2025.

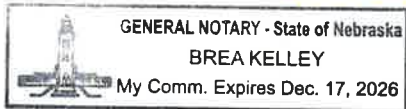
STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF Boone )

On this 12 day of December, 2025, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Marilee Newshner who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.

Brea Kelley  
Notary Public

(My commission expires: 12-17-26)



APPLICATION FOR FINAL PLAT  
Albion, Nebraska  
LEGAL DESCRIPTION AND GENERAL LOCATION  
SE 1/4 Section 21, T20N, R6W,  
Boone County, NE

CITY USE ONLY  
RECEIPT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PRELIMINARY PLAT #: \_\_\_\_\_

FEE PAID \$ pd \$350<sup>00</sup> total

SUBDIVIDER  
Name: Dylan Martin  
Address: 2609 190th Street  
Albion, NE 68620

AGENT (Authorized to act on Subdivider's behalf):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

OWNER  
Name: Marilee Niewohner  
Address: 2609 190th St  
Albion, NE 68620

ANY OTHER ASSOCIATES:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Marilee 1st Add. NUMBER OF LOTS: 4

- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes  No   
If yes, please describe the nature of such interest: \_\_\_\_\_  
\_\_\_\_\_
- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Unit Development, conditional use or vacations) to complete the development? Yes  No . If yes please describe the nature of the action: \_\_\_\_\_  
\_\_\_\_\_
- c. The final plat is based upon the preliminary plat for Marilee 1st Add., approved by the City Council on \_\_\_\_\_, 19\_\_\_\_, Resolution No. \_\_\_\_\_
- d. Is the final plat consistent with the approved preliminary plat? Yes  No . If not, please explain the proposed changes and the reasons therefor:  
\_\_\_\_\_  
\_\_\_\_\_
- e. Have all the improvements required by the preliminary plat been completed? Yes  No  (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed:  
N/A

licant's Signature:  Date: 12-11-25

APPLICATION FOR FINAL PLAT  
Albion, Nebraska  
LEGAL DESCRIPTION AND GENERAL LOCATION  
SE 1/4 Section 21, T20N, R6W,  
Boone County, NE

CITY USE ONLY  
RECEIPT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PRELIMINARY PLAT #: \_\_\_\_\_  
FEE PAID \$ \_\_\_\_\_

SUBDIVIDER  
Name: Dylan Martin  
Address: 2609 190th Street  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

AGENT (Authorized to act on Subdivider's behalf):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

OWNER  
Name: Manile Niewohner  
Address: 2609 190th St  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

ANY OTHER ASSOCIATES:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Manile 1st Add. NUMBER OF LOTS: 4

- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes \_\_\_ No    
If yes, please describe the nature of such interest: \_\_\_\_\_
- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Unit Development, conditional use or vacations) to complete the development? Yes \_\_\_ No . If yes please describe the nature of the action: \_\_\_\_\_
- c. The final plat is based upon the preliminary plat for Manile 1st Add., approved by the City Council on \_\_\_\_\_, 19\_\_\_\_, Resolution No. \_\_\_\_\_
- d. Is the final plat consistent with the approved preliminary plat? Yes  No \_\_\_ . If not, please explain the proposed changes and the reasons therefore: \_\_\_\_\_
- e. Have all the improvements required by the preliminary plat been completed? Yes \_\_\_ No \_\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: N/A

licant's Signature: [Signature] Date: 12-11-25

APPLICATION FOR FINAL PLAT  
Albion, Nebraska  
LEGAL DESCRIPTION AND GENERAL LOCATION  
SE 1/4 Section 21, T20N, R6W,  
Boone County, NE

CITY USE ONLY  
RECEIPT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PRELIMINARY PLAT #: \_\_\_\_\_  
FEE PAID \$ \_\_\_\_\_

SUBDIVIDER  
Name: Dylan Martin  
Address: 2609 190th Street  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

AGENT (Authorized to act on Subdivider's behalf):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

OWNER  
Name: Marilee Niewohner  
Address: 2609 190th St  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

ANY OTHER ASSOCIATES:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Marilee 1st Add. NUMBER OF LOTS: 4

- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes \_\_\_ No    
If yes, please describe the nature of such interest: \_\_\_\_\_
- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Unit Development, conditional use or vacations) to complete the development? Yes \_\_\_ No . If yes please describe the nature of the action: \_\_\_\_\_
- c. The final plat is based upon the preliminary plat for Marilee 1st Add., approved by the City Council on \_\_\_\_\_, 19\_\_\_\_, Resolution No. \_\_\_\_\_
- d. Is the final plat consistent with the approved preliminary plat? Yes  No \_\_\_ . If not, please explain the proposed changes and the reasons therefore: \_\_\_\_\_
- e. Have all the improvements required by the preliminary plat been completed? Yes \_\_\_ No \_\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: N/A

licant's Signature: [Signature] Date: 12-11-25

APPLICATION FOR FINAL PLAT  
Albion, Nebraska  
LEGAL DESCRIPTION AND GENERAL LOCATION  
SE 1/4 Section 21, T20N, R6W,  
Boone County, NE

CITY USE ONLY  
RECEIPT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PRELIMINARY PLAT #: \_\_\_\_\_  
FEE PAID \$ \_\_\_\_\_

SUBDIVIDER  
Name: Dylan Martin  
Address: 2609 190th Street  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

AGENT (Authorized to act on Subdivider's behalf):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

OWNER  
Name: Manike Niewohner  
Address: 2609 190th St  
Albion, NE 68620  
Telephone: ( ) \_\_\_\_\_

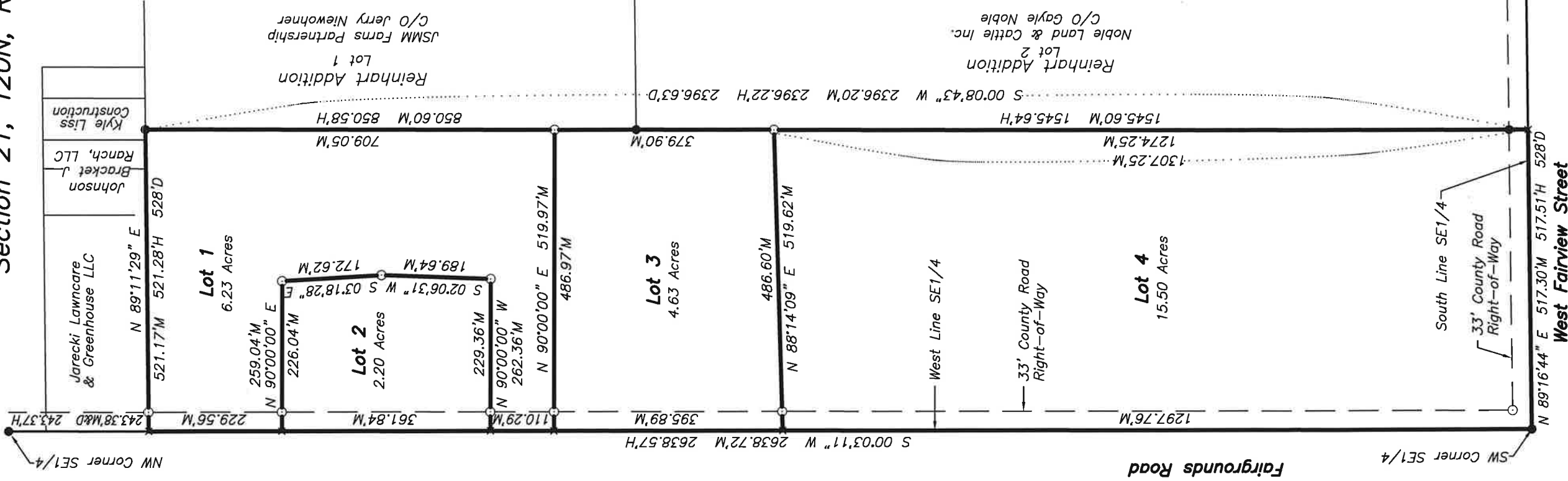
ANY OTHER ASSOCIATES:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Manike 1st Add. NUMBER OF LOTS: 4

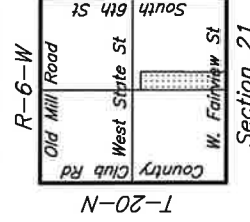
- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes \_\_\_ No    
If yes, please describe the nature of such interest: \_\_\_\_\_
- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Unit Development, conditional use or vacations) to complete the development? Yes \_\_\_ No . If yes please describe the nature of the action: \_\_\_\_\_
- c. The final plat is based upon the preliminary plat for Manike 1st Add., approved by the City Council on \_\_\_\_\_, 19\_\_\_\_, Resolution No. \_\_\_\_\_
- d. Is the final plat consistent with the approved preliminary plat? Yes  No \_\_\_ . If not, please explain the proposed changes and the reasons therefore: \_\_\_\_\_
- e. Have all the improvements required by the preliminary plat been completed? Yes \_\_\_ No \_\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: N/A

licant's Signature: [Signature] Date: 12-11-25

Marilee 1st Addition  
of part of the SE1/4 of  
Section 21, T20N, R6W, Boone County, Nebraska



Boone County  
Nebraska



Vicinity Sketch  
Section 21  
1" = 200'

-Legend-

- Found 5/8" Rebar w/ Plastic Survey Cap (Unless Otherwise Noted)
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- x Computed Location
- M Measured this Survey
- H Recorded Measurement C.C. Hays, L.S. #673
- D Deeded Measurement

Field Notes:

Northwest Corner SE1/4, Section 21, T20N, R6W - searched and dug for corner and did not find, calculated location based on ties recorded by C.C. Hays, L.S. #673 on April 28, 2023.  
Ties: 62.32' NE to PK nail in corner fence post  
78.78' SE to NW corner of R.O.W. Marker  
68.16' SSE to NW corner of R.O.W. Marker  
1.5' North to centerline of State Hwy No. 91 E&W  
14' West to centerline of Fairgrounds Road N&S

Southwest Corner SE1/4, Section 21, T20N, R6W - found MAG spike with washer as recorded by C.C. Hays, L.S. #673 on April 28, 2023.  
Ties: 39.83' SW to nail and disk in power pole  
61.22' NNW to RH nail in power pole  
45.99' NE to face of gas warning sign post  
48.67' SE to face of gas warning sign post  
2.4' North to centerline of W. Fairview Street E&W  
On centerline of Fairgrounds Road N&S

Deed Description:

The W1/2 SE1/4 of Section 21, Township 20 North, Range 6 West of the 6th P.M., Boone County, Nebraska, 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 survey was conducted under my direct supervision and is correct to the best of my knowledge and belief and is in accordance with the Minimum Standards for Surveys in Nebraska.

*Thomas A. Tremel*  
Thomas A. Tremel, P.L.S. #455  
December 10, 2025



**Owners Certificate:** The following owner of the described property have caused said real estate to be platted in accordance with this plat.

*Marilee Niewohner*  
Marilee Niewohner

Acknowledgement of Notary:

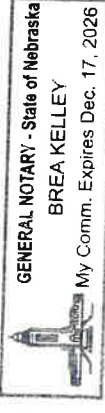
State of Nebraska  
County of Boone

The foregoing instrument was acknowledged before me this 12 day of

December, 2025 by Marilee Niewohner.

My commission expires: 12-17-26

*Brea Kelley*  
Notary Public



**Planning Commission Certification:** This plat has been submitted to and approved by the City of Albion, Boone County, Nebraska Planning Commission

day of \_\_\_\_\_, 2025

Planning Commission Chairperson

Secretary

**City Council Approval:** This plat was approved and accepted by the City Council of

Albion, Boone County, Nebraska \_\_\_\_\_ day of \_\_\_\_\_ 2024

Mayor

Attest: \_\_\_\_\_  
City Clerk

FINAL PLAT

MARILEE 1ST ADDITION  
SE1/4 SECTION 21, T20N, R6W  
ALBION, BOONE COUNTY, NEBRASKA



TMB DRAWN TMB, WAS SURVEYED DATE

12/9/2025

No. 1 Driftwood Drive - Columbus, NE 68  
Phone (402) 563-4589 - Fax (402) 563-9

**Register of Deeds Certification:**

This plat was filed for record in the office of the Register of

Deeds of Boone county at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_,

2025 in Book \_\_\_\_\_, Page \_\_\_\_\_.

Register of Deeds

By: \_\_\_\_\_ Deputy



# AGENDA MEMO

**MEETING NAME:** Albion City Council Meeting

**DATE:** JANUARY 13, 2026

**ITEM NAME:** **CONSIDER RESOLUTION SERIES 101(26) DECLARING NUISANCES**

**PRESENTER(S):**

MICHAEL LIPKER – ALBION PD

**BACKGROUND INFORMATION:**

Michael Lipker has presented the city clerk nuisance violation reports on two properties for presentation to the Mayor and Council for consideration of formal declaration of nuisance.

A final inspection will be made on January 12<sup>th</sup> and/or 13<sup>th</sup> – any nuisances that exist at that time will be presented to the Council for confirmation.

**DISCUSSION:**

**MOTION:** To introduce and approve Resolution Series 101(26) declaring nuisances.

**BY:**

**2ND:**

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

**MOTION:**

**BY:**

**2ND:**

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

**RESOLUTION NO. 101(26)-21**

**OF DECLARED NUISANCE**

The Mayor and City Council of the City of Albion, Nebraska assembled at a regular meeting of the Albion City Council at the City Hall Building, 420 W Market Street, in Albion, Nebraska on this 13th day of January, 2026 hereby resolve as follows:

WHEREAS, the City of Albion desires to declare Nuisances pursuant to Chapter 2, Article 6 of the Albion Municipal Code Book, as adopted by Ordinance 217(12);

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALBION, NEBRASKA, that the City Nuisance Officer has submitted an inspection report and other evidence as presented pertaining to the following property located within the nuisance jurisdiction of the City of Albion, Nebraska, to the City Council at its regular meeting on January 13, 2026, Albion, NE;

**Nuisance Case #AP25110050**

**Property Address: 631 W MAIN STREET, Albion, Nebraska**

**Legal Description of Property: E 60' OF LOT 18, 19, 20 BLOCK 10 CLARK, CONNELLY & STOUTS ADDITION**

**85.2' X 60', Albion, Boone County, Nebraska;** and,

BE IT FURTHER RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALBION, NEBRASKA that the City Council found at said meeting that the following property is declared to have nuisances upon it contrary to the City Ordinances of the City of Albion and that that said nuisance declaration is ratified by this resolution:

**Nuisance Case # AP25110050**

**Property Address: 631 W MAIN STREET, Albion, Nebraska**

**Legal Description of Property: E 60' OF LOT 18, 19, 20 BLOCK 10 CLARK, CONNELLY & STOUTS ADDITION**

**85.2' X 60', Albion, Boone County, Nebraska;** and,

BE IT FINALLY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALBION, NEBRASKA, that the City shall proceed as determined under the administrative and penal court procedures as outlined in Section 2-603 of Chapter 2, Article 6 of the Albion Municipal Code.

INTRODUCED AND PASSED THIS 13TH DAY OF January, 2026

{SEAL}

CITY OF ALBION, NEBRASKA

\_\_\_\_\_  
James C. Jarecki, Mayor

Attest:

\_\_\_\_\_  
Andrew Devine, City Clerk

**RESOLUTION NO. 101(26)-22**

**OF DECLARED NUISANCE**

The Mayor and City Council of the City of Albion, Nebraska assembled at a regular meeting of the Albion City Council at the City Hall Building, 420 W Market Street, in Albion, Nebraska on this 13th day of January, 2026 hereby resolve as follows:

WHEREAS, the City of Albion desires to declare Nuisances pursuant to Chapter 2, Article 6 of the Albion Municipal Code Book, as adopted by Ordinance 217(12);

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALBION, NEBRASKA, that the City Nuisance Officer has submitted an inspection report and other evidence as presented pertaining to the following property located within the nuisance jurisdiction of the City of Albion, Nebraska, to the City Council at its regular meeting on January 13, 2026, Albion, NE;

**Nuisance Case #AP25110049**

**Property Address: 436 S 4TH STREET, Albion, Nebraska**

**Legal Description of Property: LOT 1 BLOCK 4 MANSFIELD ADDITION 68.75' X 132', Albion, Boone County, Nebraska;** and,

BE IT FURTHER RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALBION, NEBRASKA that the City Council found at said meeting that the following property is declared to have nuisances upon it contrary to the City Ordinances of the City of Albion and that that said nuisance declaration is ratified by this resolution:

**Nuisance Case # AP25110049**

**Property Address: 436 S 4TH STREET, Albion, Nebraska**

**Legal Description of Property: LOT 1 BLOCK 4 MANSFIELD ADDITION 68.75' X 132', Albion, Boone County, Nebraska;** and,

BE IT FINALLY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALBION, NEBRASKA, that the City shall proceed as determined under the administrative and penal court procedures as outlined in Section 2-603 of Chapter 2, Article 6 of the Albion Municipal Code.

INTRODUCED AND PASSED THIS 13TH DAY OF January, 2026

{SEAL}

CITY OF ALBION, NEBRASKA

\_\_\_\_\_  
James C. Jarecki, Mayor

Attest:

\_\_\_\_\_  
Andrew Devine, City Clerk

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**Water & Sewer**

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

**Park**

**Phase II of the Cardinal Cage Building is complete. The interior work will be progressing with a target use date of March 1<sup>st</sup>.**

**Darren and I met with Ed Knott to discuss the lease/operation agreement with the Baseball/Softball group for the new facility. Darren is working on developing a draft agreement that will likely be presented to the Mayor and Council at the February meeting for consideration of approval.**

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

**Street**

**The new street sweeper has had some hydraulic and electric wiring issues early in it's operation. It's still much quicker and we should be able to cover more of the town. We still have some sweeping to get caught up on as weather allows as our old sweeper was inoperable for much of the fall.**

**Our winter has been mild thus far. The guys and equipment are ready if/when needed. De-icing has been deployed and is ready to go as well.**

**Police Department**

**Nuisance reports submitted this month – considered elsewhere on the Council Agenda.**

**City Administrator's Report  
January 9, 2025**

Item 9.

**General Administration / Other:**

**We've made it through the Holiday Season – I hope you all have enjoyed this time with friends and family. I know that I did!**

**The annual Keno Report was submitted on December 31<sup>st</sup> – thanks to AMGL for review and audit of our Keno program.**

**Stealth is working on their Fiber to Home project not all service connections are complete; however, City Hall has been connected.**

**I plan to attend the League Mid-Winter Conference February 23-24. I'm eager to attend the Legislative Update regarding bills that may potentially affect municipalities and to learn more about best practices and new ideas. There are sessions on Creative Districts, Water Contaminates, Healthcare Trends, and an update from the Department of Economic Development.**

**I have been handling Building Permit duties and it's working fine during this slower period. I may have an opportunity to seek a building inspector over the next month or two. Potentially part time once the spring rush hits. The biggest issue is the budgetary constraints in an already fairly tight cash flow year.**

**Planning Commission**

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

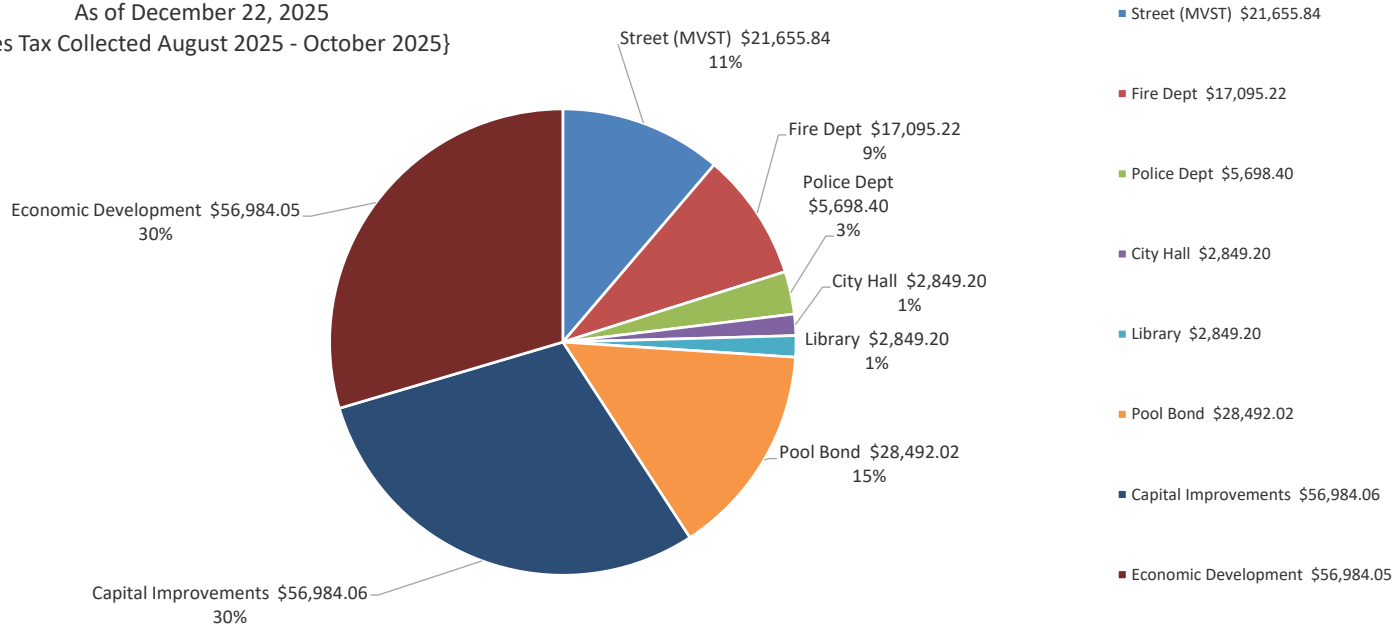
**\*Please direct any interested parties to City Hall or to the Mayor.**

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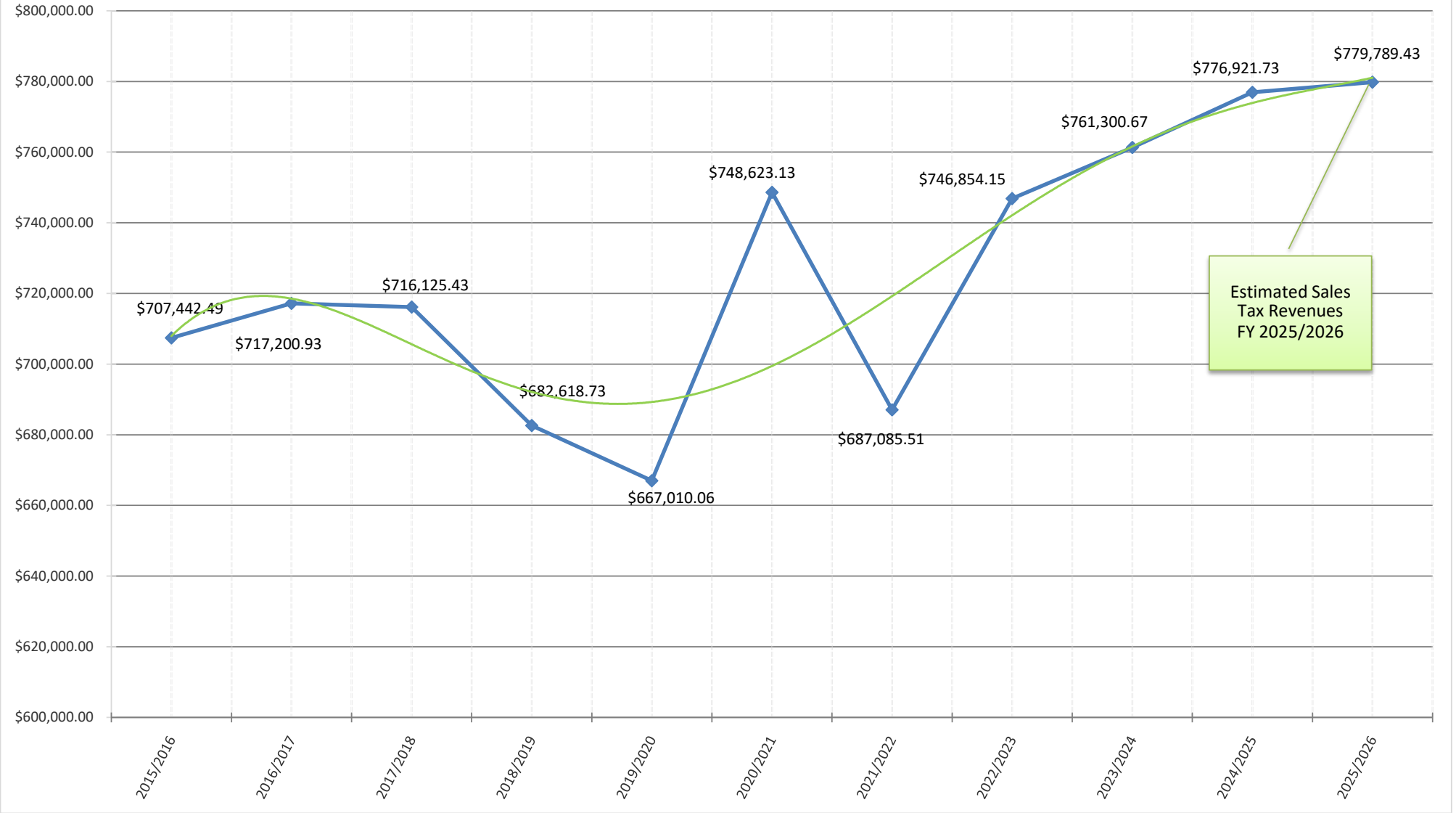
**Attached is the previous month Sales Tax Report – showing the monthly trend of sales tax receipts.  
Also attached is an unaudited Treasurer's Report/Budget Performance Report and an unaudited Balance Sheet Comparison Report.**

	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			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	JAN
DEC			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FEB
JAN			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	MAR
FEB			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	APR
MAR			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	MAY
APR			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	JUNE
MAY			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	JULY
JUNE			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	AUG
JULY			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	SEPT
				Street (MVST)	Fire Dept	Police Dept	City Hall	Library	Pool Bond	Capital Improvements	Economic Development	Total	
<b>YTD Total</b>	<b>\$ 192,607.99</b>	<b>\$ 21,655.84</b>	<b>\$ -</b>	<b>\$ 21,655.84</b>	<b>\$ 17,095.22</b>	<b>\$ 5,698.40</b>	<b>\$ 2,849.20</b>	<b>\$ 2,849.20</b>	<b>\$ 28,492.02</b>	<b>\$ 56,984.06</b>	<b>\$ 56,984.05</b>	<b>\$ 192,607.99</b>	

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



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	%
<b>JULY</b>												
<b>AUG</b>	\$ 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	\$ <b>69,439.44</b>	9.5%
<b>SEPT</b>	\$ 64,983.21	\$ 58,829.71	\$ 59,484.22	\$ 55,027.57	\$ 53,009.40	\$ 59,304.68	\$ <b>70,310.80</b>	\$ 68,023.77	\$ 63,931.62	\$ 61,225.85	\$ 62,485.76	2.0%
<b>OCT</b>	\$ 55,658.43	\$ 56,993.16	\$ 59,818.82	\$ 55,217.47	\$ 57,187.61	\$ <b>65,327.80</b>	\$ 53,435.62	\$ 58,669.07	\$ 65,171.73	\$ 59,050.13	\$ 60,682.79	3%
<b>NOV</b>	\$ 55,813.91	\$ 53,103.45	\$ 61,092.99	\$ 59,300.13	\$ 53,575.54	\$ 50,353.10	\$ 48,497.47	\$ 62,512.20	\$ <b>67,355.30</b>	\$ 64,832.86		
<b>DEC</b>	\$ 69,719.04	\$ 67,127.66	\$ 69,916.58	\$ 57,809.78	\$ <b>73,290.60</b>	\$ 61,861.46	\$ 66,767.87	\$ 64,307.39	\$ 70,337.54	\$ 67,263.67		
<b>JAN</b>	\$ 57,975.74	\$ 54,429.72	\$ 52,455.18	\$ 53,255.88	\$ 47,695.44	\$ <b>71,577.64</b>	\$ 46,098.54	\$ 63,080.82	\$ 57,387.59	\$ 67,843.48		
<b>FEB</b>	\$ 48,361.67	\$ <b>56,369.21</b>	\$ 50,601.83	\$ 47,821.03	\$ 53,323.80	\$ 39,087.45	\$ 49,087.97	\$ 52,279.12	\$ 47,575.64	\$ 50,922.85		
<b>MAR</b>	\$ 62,135.89	\$ 49,997.58	\$ 55,072.94	\$ 54,812.16	\$ 52,103.29	\$ <b>75,201.52</b>	\$ 49,633.73	\$ 60,331.14	\$ 67,941.95	\$ 61,995.62		
<b>APR</b>	\$ 56,556.84	\$ <b>69,303.54</b>	\$ 58,107.12	\$ 53,143.56	\$ 45,694.24	\$ 68,904.35	\$ 59,807.16	\$ 54,930.88	\$ 58,927.10	\$ <b>75,024.12</b>		
<b>MAY</b>	\$ 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	\$ <b>77,733.85</b>		
<b>JUNE</b>	\$ 60,652.92	\$ 62,079.12	\$ 70,459.67	\$ 56,297.29	\$ 66,266.55	\$ <b>73,269.83</b>	\$ 57,061.36	\$ 65,252.11	\$ 59,750.01	\$ 63,356.15		
<b>JULY</b>	\$ 58,606.32	\$ 60,022.37	\$ 59,408.82	\$ 58,684.23	\$ 61,761.59	\$ 65,205.41	\$ <b>66,208.00</b>	\$ 64,386.71	\$ 65,691.19	\$ 64,229.75		
<b>Annual Totals</b>	\$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	\$ 192,607.99	
											<b>2025/2026 YTD</b>	<b>5.8%</b>

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

Item 9.

	Oct 25	Nov 25	Dec 25	Oct - Dec 25	Annual Budget	Difference to Annual Budget	Notes
<b>Enterprise Funds</b>							
Sewer	40,210.18	-16,974.52	-152,033.82	-128,798.16	0.00	-128,798.16	*Debt Payment on WWTF paid in December *Capital projects completed n 2024-25
Solid Waste	28,669.30	-37,963.10	45,760.13	36,466.33	-23,365.00	59,831.33	
Water	11,917.36	-41,072.12	-18,878.49	-48,033.25	-41,520.00	-6,513.25	*Capital projects completed in 2024-25
<b>Total Enterprise Fur</b>	<b>80,796.84</b>	<b>-96,009.74</b>	<b>-125,152.18</b>	<b>-140,365.08</b>	<b>-64,885.00</b>	<b>-75,480.08</b>	
<b>Governmental Funds</b>							
Municipal Lotter	218.94	273.57	74.94	567.45	-460.00	1,027.45	
Economic Develc	9,630.87	-5,513.34	-9,189.84	-5,072.31	400.00	-5,472.31	
General	-23,015.62	38,038.69	-29,740.34	-14,717.27	6,294.00	-21,011.27	
Park	102,792.96	-25,914.30	17,672.26	94,550.92	-91,692.00	186,242.92	*Capital projects underway and to be completed this year.
Pool	2,684.14	-2,803.72	2,968.30	2,848.72	440.00	2,408.72	
Police	-17,499.73	-35,569.78	-41,072.42	-94,141.93	-49,775.00	-44,366.93	
Fire	2,810.57	-28,169.92	3,757.00	-21,602.35	-58,228.00	36,625.65	
Library	-7,302.47	-16,041.55	-12,967.39	-36,311.41	-17,461.00	-18,850.41	
Debt Service	-184,308.22	10,132.64	9,719.03	-164,456.55	6,109.00	-170,565.55	*Pool and Street Debt Payments in October *Property Tax and Sales Tax Revenues throughout year will bring this back into balance
Street	-75,768.45	13,729.30	15,533.47	-46,505.68	43,776.00	-90,281.68	*Large transfer to Debt Service for Street Bond Payment in October
Sales Tax	20,840.89	19,498.42	18,571.01	58,910.32	-15,000.00	73,910.32	
<b>Total Governmenta</b>	<b>-168,916.12</b>	<b>-32,339.99</b>	<b>-24,673.98</b>	<b>-225,930.09</b>	<b>-175,597.00</b>	<b>-50,333.09</b>	
<b>TOTAL</b>	<b>-88,119.28</b>	<b>-128,349.73</b>	<b>-149,826.16</b>	<b>-366,295.17</b>	<b>-240,482.00</b>	<b>-125,813.17</b>	

**City of Albion**  
**Balance Sheet Prev Month / Year Comparison**  
As of December 31, 2025

	Current		Previous Month		Previous Year		
	Dec 31, 25	Nov 30, 25	\$ Change	% Change	Dec 31, 24	\$ Change	% Change
<b>ASSETS</b>							
<b>Current Assets</b>							
<b>Checking/Savings</b>							
<b>Cash Transaction Accounts</b>							
10000 · NOW Acct - Boone Co	295,589.29	60,180.49	235,408.80	391.17%	187,959.59	107,629.70	57.26%
10005 · NOW Acct - Cornerstone	323,978.98	61,193.43	262,785.55	429.43%	173,549.32	150,429.66	86.68%
<b>Cash/CD Reserve Accounts</b>							
10007 · T-Bill General Fund Reserve	54,084.09	253,759.96	-199,675.87	-78.69%	192,960.79	-138,876.70	-71.97%
10038 · CD - General - BCB - 4/18/21	0.00	0.00	0.00	0.0%	120,832.88	-120,832.88	-100.0%
10040 · CD - General - BCB - 7/26/20 f	0.00	0.00	0.00	0.0%	111,070.68	-111,070.68	-100.0%
10041 · CD - General - BCB - 7/26/20 g	0.00	0.00	0.00	0.0%	111,070.68	-111,070.68	-100.0%
10042 · CD - General - BCB - 7/26/20 h	0.00	0.00	0.00	0.0%	111,070.68	-111,070.68	-100.0%
10043 · CD - General - BCB - 7/26/21 a	0.00	0.00	0.00	0.0%	111,319.42	-111,319.42	-100.0%
10044 · CD - General - BCB - 7/26/21 b	0.00	0.00	0.00	0.0%	111,319.42	-111,319.42	-100.0%
10045 · CD - General - BCB - 7/26/20 a	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10046 · CD - General - BCB - 7/26/20 b	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10047 · CD - General - BCB - 7/26/20 c	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10048 · CD - General - BCB - 7/26/20 d	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10049 · CD - General - BCB - 7/26/20 e	114,144.04	114,144.04	0.00	0.0%	111,145.39	2,998.65	2.7%
10050 · CD - CURRB DSR - BCB - 4/10/24	243,564.83	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	122,344.09	2,495.08	2.04%	0.00	124,839.17	100.0%
10052 · CD - General - CSB - 12/18/2025	0.00	114,841.24	-114,841.24	-100.0%	112,404.98	-112,404.98	-100.0%
10053 · CD - General - CSB - 12/18/2025	0.00	115,851.89	-115,851.89	-100.0%	113,236.41	-113,236.41	-100.0%
<b>Restricted Use Accounts</b>							
10008 · Pool Project Fund - CSB	0.00	0.00	0.00	0.0%	125,598.06	-125,598.06	-100.0%
10030 · T-Bill Mmkt - Econ. Dev.	53,499.00	35,205.11	18,293.89	51.96%	54,866.85	-1,367.85	-2.49%
10035 · Premier Cornerstone - Ec Dev	43,868.02	43,808.20	59.82	0.14%	88,016.30	-44,148.28	-50.16%
10036 · Housing Program Fund	218,724.41	218,099.69	624.72	0.29%	176,664.11	42,060.30	23.81%
10105 · Fire Department Sales Tax Fund	10,354.28	231,440.77	-221,086.49	-95.53%	224,125.27	-213,770.99	-95.38%
10130 · SuperNOW - Library Mem Fund	2,554.34	1,243.96	1,310.38	105.34%	3,655.85	-1,101.51	-30.13%
10132 · Library - TBill Memorial Account	187,611.31	187,075.45	535.86	0.29%	166,564.98	21,046.33	12.64%
<b>Cash on Hand</b>							
10200 · Cash on Hand - General	160.00	160.00	0.00	0.0%	100.00	60.00	60.0%
10210 · Cash on Hand - Pool	0.00	0.00	0.00	0.0%	0.00	0.00	0.0%
10250 · Cash on Hand - Water	135.00	135.00	0.00	0.0%	135.00	0.00	0.0%
<b>Custodial Cash Accounts</b>							
10300 · County Treas Cash - Street	20,231.18	20,231.18	0.00	0.0%	20,231.18	0.00	0.0%
10400 · County Treas Cash - Debt Svc	560.94	560.94	0.00	0.0%	560.94	0.00	0.0%
<b>Total Checking/Savings</b>	<b>2,150,475.04</b>	<b>2,280,416.43</b>	<b>-129,941.39</b>	<b>-5.7%</b>	<b>3,107,239.09</b>	<b>-956,764.05</b>	<b>-30.79%</b>

\*Balances Unaudited

**City of Albion**  
**Balance Sheet Prev Month / Year Comparison**  
**As of December 31, 2025**

	Current		Previous Month		Previous Year		
	Dec 31, 25	Nov 30, 25	\$ Change	% Change	Dec 31, 24	\$ Change	% Change
<b>Accounts Receivable</b>							
1110 · Accounts receivable	16,956.70	17,667.06	-710.36	-4.02%	17,231.08	-274.38	-1.59%
<b>Total Accounts Receivable</b>	16,956.70	17,667.06	-710.36	-4.02%	17,231.08	-274.38	-1.59%
<b>Other Current Assets</b>							
12000 · Accounts Receivable - Water	68,685.92	68,685.92	0.00	0.0%	68,685.92	0.00	0.0%
12010 · Accounts Receivable - Sewer	78,352.27	78,352.27	0.00	0.0%	78,352.27	0.00	0.0%
12020 · Accounts Receivable - Solid Was	-223.83	-223.83	0.00	0.0%	-223.83	0.00	0.0%
12040 · A/R Offset - General	-15,080.68	-15,080.68	0.00	0.0%	-15,080.68	0.00	0.0%
12042 · A/R Offset - Street	-60.00	-60.00	0.00	0.0%	-60.00	0.00	0.0%
12100 · Unbilled Revenue - Water	17,317.00	17,317.00	0.00	0.0%	17,317.00	0.00	0.0%
12110 · Unbilled Revenue - Sewer	19,693.00	19,693.00	0.00	0.0%	19,693.00	0.00	0.0%
12150 · Accrued Interest Recv. - Water	2,155.32	2,155.32	0.00	0.0%	2,155.32	0.00	0.0%
12160 · Accrued Interest Recv. - Sewer	4,864.52	4,864.52	0.00	0.0%	4,864.52	0.00	0.0%
12170 · Accrued Interest Recv. - Solid	298.28	298.28	0.00	0.0%	298.28	0.00	0.0%
12200 · Inventory - Water	85,885.56	85,885.56	0.00	0.0%	85,885.56	0.00	0.0%
12300 · Prepaid Insurance - Water	2,720.12	2,720.12	0.00	0.0%	2,720.12	0.00	0.0%
12310 · PREPAID INSURANCE - SEWER	4,231.30	4,231.30	0.00	0.0%	4,231.30	0.00	0.0%
12320 · PREPAID INSURANCE - SOLID WASTE	906.71	906.71	0.00	0.0%	906.71	0.00	0.0%
1299 · Undeposited Funds	50.00	0.00	50.00	100.0%	61,218.62	-61,168.62	-99.92%
<b>Total Other Current Assets</b>	269,795.49	269,745.49	50.00	0.02%	330,964.11	-61,168.62	-18.48%
<b>Total Current Assets</b>	2,437,227.23	2,567,828.98	-130,601.75	-5.09%	3,455,434.28	-1,018,207.05	-29.47%
<b>Fixed Assets</b>							
15000 · Land - Water	34,020.00	34,020.00	0.00	0.0%	34,020.00	0.00	0.0%
15010 · Constr. in Progress - Water	705,033.13	705,033.13	0.00	100.0%	90,085.00	614,948.13	682.63%
15020 · Distribution System - Water	2,044,451.16	2,044,451.16	0.00	0.0%	2,025,726.16	18,725.00	0.92%
15030 · Buildings - Water	24,966.61	24,966.61	0.00	0.0%	24,966.61	0.00	0.0%
15040 · Equipment - Water	494,204.35	494,204.35	0.00	0.0%	416,623.18	77,581.17	18.62%
15050 · Accum Depr - Water	-1,220,619.29	-1,220,619.29	0.00	0.0%	-1,220,619.29	0.00	0.0%
15100 · Land - Sewer	369,435.25	369,435.25	0.00	0.0%	369,435.25	0.00	0.0%
15110 · Constr in Progress - Sewer	396,489.09	396,489.09	0.00	100.0%	85,591.25	310,897.84	363.24%
15120 · Distribution System - Sewer	334,618.10	334,618.10	0.00	0.0%	334,618.10	0.00	0.0%
15130 · Buildings - Sewer	4,150,169.53	4,150,169.53	0.00	0.0%	4,150,169.53	0.00	0.0%
15140 · Equipment - Sewer	159,236.29	159,236.29	0.00	0.0%	159,236.29	0.00	0.0%
15150 · Accum Depr - Sewer	-2,241,693.58	-2,241,693.58	0.00	0.0%	-2,241,693.58	0.00	0.0%
15230 · Buildings - Solid Waste	1,011.06	1,011.06	0.00	0.0%	1,011.06	0.00	0.0%
15240 · Equipment - Solid Waste	3,950.67	3,950.67	0.00	0.0%	3,950.67	0.00	0.0%
15250 · Accum Depr - Solid Waste	-3,447.29	-3,447.29	0.00	0.0%	-3,447.29	0.00	0.0%
15300 · Fixed Assets - General	123,461.95	123,461.95	0.00	0.0%	123,461.95	0.00	0.0%
15310 · Fixed Assets - Park	592,074.94	592,074.94	0.00	0.0%	592,074.94	0.00	0.0%
15320 · Fixed Assets - Police	60,264.08	60,264.08	0.00	0.0%	60,264.08	0.00	0.0%
15330 · Fixed Assets - Fire	973,777.30	973,777.30	0.00	0.0%	973,777.30	0.00	0.0%
15340 · Fixed Assets - Library	104,382.65	104,382.65	0.00	0.0%	104,382.65	0.00	0.0%
15350 · Fixed Assets - Pool	2,435,780.85	2,435,780.85	0.00	0.0%	2,435,780.85	0.00	0.0%
15360 · Fixed Assets - Streets	3,051,461.38	3,051,461.38	0.00	0.0%	3,051,461.38	0.00	0.0%
<b>Total Fixed Assets</b>	12,593,028.23	12,593,028.23	0.00	0.0%	11,570,876.09	1,022,152.14	8.83%
<b>TOTAL ASSETS</b>	<b>15,030,255.46</b>	<b>15,160,857.21</b>	<b>-130,601.75</b>	<b>-0.86%</b>	<b>15,026,310.37</b>	<b>3,945.09</b>	<b>0.03%</b>

\*Balances Unaudited

**City of Albion**  
**Balance Sheet Prev Month / Year Comparison**  
**As of December 31, 2025**

	Current		Previous Month		Previous Year		
	Dec 31, 25	Nov 30, 25	\$ Change	% Change	Dec 31, 24	\$ Change	% Change
<b>LIABILITIES &amp; EQUITY</b>							
<b>Liabilities</b>							
<b>Current Liabilities</b>							
<b>Accounts Payable</b>							
2010 · Accounts payable	-166.73	-2,011.35	1,844.62	91.71%	-166.73	0.00	0.0%
<b>Total Accounts Payable</b>	<b>-166.73</b>	<b>-2,011.35</b>	<b>1,844.62</b>	<b>91.71%</b>	<b>-166.73</b>	<b>0.00</b>	<b>0.0%</b>
<b>Other Current Liabilities</b>							
A/P OFFSET	166.73	166.73	0.00	0.0%	166.73	0.00	0.0%
20000 · Accounts Payable - Water	14,494.60	14,494.60	0.00	0.0%	14,494.60	0.00	0.0%
20010 · Accounts Payable - Sewer	6,174.19	6,174.19	0.00	0.0%	6,174.19	0.00	0.0%
20020 · Accounts Payable - Solid Waste	15,986.34	15,986.34	0.00	0.0%	15,986.34	0.00	0.0%
20100 · Accrued Payroll - Water	2,049.30	2,049.30	0.00	0.0%	2,049.30	0.00	0.0%
20110 · Accrued Payroll - Sewer	1,880.83	1,880.83	0.00	0.0%	1,880.83	0.00	0.0%
20120 · Accrued Payroll - Solid Waste	410.36	410.36	0.00	0.0%	410.36	0.00	0.0%
20200 · Accrued Vacation - Water	5,822.48	5,822.48	0.00	0.0%	5,822.48	0.00	0.0%
20210 · Accrued Vacation - Sewer	4,821.06	4,821.06	0.00	0.0%	4,821.06	0.00	0.0%
20220 · Accrued Vacation - Solid Waste	1,640.90	1,640.90	0.00	0.0%	1,640.90	0.00	0.0%
20400 · Payroll Tax W/H - Water	181.58	181.58	0.00	0.0%	181.58	0.00	0.0%
20410 · Payroll Tax W/H - Sewer	169.17	169.17	0.00	0.0%	169.17	0.00	0.0%
20420 · Payroll Tax W/H - Solid Waste	28.40	28.40	0.00	0.0%	28.40	0.00	0.0%
20600 · Customer Deposits - Water	40,282.00	40,557.00	-275.00	-0.68%	44,042.00	-3,760.00	-8.54%
20700 · Accrued Interest Payable	4,155.48	4,155.48	0.00	0.0%	4,155.48	0.00	0.0%
20710 · Accrued Interest Payable -Sewer	10,546.67	10,546.67	0.00	0.0%	10,546.67	0.00	0.0%
20800 · HEALTH INSURANCE LIABILITY	7,723.00	-2,114.77	9,837.77	465.19%	-3,789.55	11,512.55	303.8%
20801 · HSA Liabilities	-8,192.41	-7,615.36	-577.05	-7.58%	-2,423.20	-5,769.21	-238.08%
2100 · Payroll Liabilities	2,113.52	1,603.56	509.96	31.8%	537.50	1,576.02	293.21%
2140 · Accrued sales taxes							
20500 · Sales Tax Payable - Water	617.20	102.55	514.65	501.85%	577.12	40.08	6.95%
20510 · Sales Tax Payable - Sewer	5,906.48	1,391.43	4,515.05	324.49%	4,745.97	1,160.51	24.45%
54007 · Sales Tax Collected	-989.83	-981.98	-7.85	-0.8%	-271.81	-718.02	-264.16%
2140 · Accrued sales taxes - Other	567.10	564.51	2.59	0.46%	87.12	479.98	550.94%
<b>Total 2140 · Accrued sales taxes</b>	<b>6,100.95</b>	<b>1,076.51</b>	<b>5,024.44</b>	<b>466.73%</b>	<b>5,138.40</b>	<b>962.55</b>	<b>18.73%</b>
2141 · Lodging Tax	-17.52	-17.52	0.00	0.0%	299.36	-316.88	-105.85%
53005-1 · Dog License - State Fee	4.88	2.44	2.44	100.0%	3.66	1.22	33.33%
53005-2 · Dog License - City Fee	7.20	7.14	0.06	0.84%	0.09	7.11	7,900.0%
53050 · KENO PROCEEDS - STATE SHARE	218.32	103.48	114.84	110.98%	760.63	-542.31	-71.3%
55555 · RETURNED CHECKS	-20.00	-20.00	0.00	0.0%	-136.63	116.63	85.36%
<b>Total Other Current Liabilities</b>	<b>116,748.03</b>	<b>102,110.57</b>	<b>14,637.46</b>	<b>14.34%</b>	<b>112,960.35</b>	<b>3,787.68</b>	<b>3.35%</b>
<b>Total Current Liabilities</b>	<b>116,581.30</b>	<b>100,099.22</b>	<b>16,482.08</b>	<b>16.47%</b>	<b>112,793.62</b>	<b>3,787.68</b>	<b>3.36%</b>
<b>Long Term Liabilities</b>							
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	1,265,000.00	1,265,000.00	0.00	0.0%	1,445,000.00	-180,000.00	-12.46%
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	1,240,000.00	-190,000.00	-15.32%	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%
25048 · 2025 SEWER GO BONDS	260,000.00	260,000.00	0.00	0.0%	0.00	260,000.00	100.0%
<b>Total Long Term Liabilities</b>	<b>4,145,065.76</b>	<b>4,335,065.76</b>	<b>-190,000.00</b>	<b>-4.38%</b>	<b>4,393,115.15</b>	<b>-248,049.39</b>	<b>-5.65%</b>
<b>Total Liabilities</b>	<b>4,261,647.06</b>	<b>4,435,164.98</b>	<b>-173,517.92</b>	<b>-3.91%</b>	<b>4,505,908.77</b>	<b>-244,261.71</b>	<b>-5.42%</b>

\*Balances Unaudited

**City of Albion**  
**Balance Sheet Prev Month / Year Comparison**  
As of December 31, 2025

	Current		Previous Month		Previous Year		
	Dec 31, 25	Nov 30, 25	\$ Change	% Change	Dec 31, 24	\$ Change	% Change
<b>Equity</b>							
Fund Balance	4,946,839.07	4,946,839.07	0.00	0.0%	4,726,203.15	220,635.92	4.67%
Fund Balance - Airport	5,565.58	5,565.58	0.00	0.0%	5,565.58	0.00	0.0%
Fund Balance - CDBG	-1,231.53	-1,231.53	0.00	0.0%	-1,231.53	0.00	0.0%
Fund Balance - Debt Service	208,797.54	208,797.54	0.00	0.0%	208,797.54	0.00	0.0%
Fund Balance - Economic Development	126,304.08	126,304.08	0.00	0.0%	126,304.08	0.00	0.0%
Fund Balance - Fire	144,739.01	144,739.01	0.00	0.0%	144,739.01	0.00	0.0%
Fund Balance - General	170,381.05	170,381.05	0.00	0.0%	450,906.63	-280,525.58	-62.21%
Fund Balance - Housing Rehab	-1,128.60	-1,128.60	0.00	0.0%	-1,128.60	0.00	0.0%
Fund Balance - Keno	2,876.40	2,876.40	0.00	0.0%	2,876.40	0.00	0.0%
Fund Balance - Library	-20,290.12	-20,290.12	0.00	0.0%	-20,290.12	0.00	0.0%
Fund Balance - Park	247,332.99	247,332.99	0.00	0.0%	247,332.99	0.00	0.0%
Fund Balance - Police	-85,140.52	-85,140.52	0.00	0.0%	-85,140.52	0.00	0.0%
Fund Balance - Pool	501,625.31	501,625.31	0.00	0.0%	321,625.31	180,000.00	55.97%
Fund Balance - Sales Tax	141,541.34	141,541.34	0.00	0.0%	141,541.34	0.00	0.0%
Fund Balance - Sewer	2,338,268.48	2,148,268.48	190,000.00	8.84%	1,948,407.85	389,860.63	20.01%
Fund Balance - Solid Waste	67,821.64	67,821.64	0.00	0.0%	67,821.64	0.00	0.0%
Fund Balance - Street	963,683.26	963,683.26	0.00	0.0%	873,683.26	90,000.00	10.3%
Fund Balance - Water	1,876,776.67	1,876,776.67	0.00	0.0%	1,197,846.11	678,930.56	56.68%
<b>Department and General Fund Equity Balances</b>	<b>11,634,761.65</b>	<b>11,444,761.65</b>	<b>190,000.00</b>	<b>1.66%</b>	<b>10,355,860.12</b>	<b>1,278,901.53</b>	<b>12.35%</b>
<b>Sinking Fund Balances</b>							
13005 · Fire Dept Sinking Fund	10,136.98	10,136.98	0.00	0.0%	10,136.98	0.00	0.0%
13010 · Street Equipment Sinking Fund	26,236.62	26,236.62	0.00	0.0%	26,236.62	0.00	0.0%
13017 · Sewer Dept Equip Sinking	10,000.00	10,000.00	0.00	0.0%	10,000.00	0.00	0.0%
13018 · Sewer and Waste Water Improvmt	115,695.97	115,695.97	0.00	0.0%	183,030.97	-67,335.00	-36.79%
13019 · Water Tower Maintenance Sinking	61,932.00	61,932.00	0.00	0.0%	53,057.00	8,875.00	16.73%
13020 · New Pool Sinking Fund	2,974.16	2,974.16	0.00	0.0%	2,974.16	0.00	0.0%
13021 · Police Dept - Equipment Sinking	29,591.00	29,591.00	0.00	0.0%	20,591.00	9,000.00	43.71%
13022 · Library Equipment Sinking	117,227.45	117,227.45	0.00	0.0%	117,227.45	0.00	0.0%
13023 · City Hall Sinking Fund	11,583.65	11,583.65	0.00	0.0%	11,583.65	0.00	0.0%
3010 · Unrestrict (retained earnings)	-885,235.91	-885,235.91	0.00	0.0%	282,875.80	-1,168,111.71	-412.94%
Net Income	-366,295.17	-219,211.34	-147,083.83	-67.1%	-553,172.15	186,876.98	33.78%
<b>Total Equity</b>	<b>10,768,608.40</b>	<b>10,725,692.23</b>	<b>42,916.17</b>	<b>0.4%</b>	<b>10,520,401.60</b>	<b>248,206.80</b>	<b>2.36%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>15,030,255.46</b>	<b>15,160,857.21</b>	<b>-130,601.75</b>	<b>-0.86%</b>	<b>15,026,310.37</b>	<b>3,945.09</b>	<b>0.03%</b>

\*Balances Unaudited



# AGENDA MEMO

**MEETING NAME:** Albion City Council Meeting

**DATE:** January 13, 2026

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

**PRESENTER(S):**

Administrator Devine/Deputy Clerk Ketteler

**BACKGROUND INFORMATION:**

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

**DISCUSSION:**

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

**BY:**

**2ND:**

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

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

**BY:**

**2ND:**

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

**MOTION:**

**BY:**

**2ND:**

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

**City of Albion  
Bills Report  
January 13, 2026**

Date	Num	Name	Memo	Account	Amount
<b>Enterprise Funds</b>					
<b>Sewer</b>					
01/13/2026	Inv.# 85253	Albion News/Boone County Tribune	Local Ad - Sewer Rates	66002 · Printing/Legal	-66.00
01/13/2026	Inv.# 231406	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-178.48
01/13/2026	Inv.# 231648	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-37.48
01/13/2026		Bomgaars Supply Inc.	Inv.# 29060340 - Materials to make a screen	61110 · SEWER SYSTEM MAI...	-175.91
01/13/2026		Bomgaars Supply Inc.	Inv.# 29065108 - Pocket Knife	60002 · Shop Supplies	-16.99
01/13/2026		Bomgaars Supply Inc.	Inv.# 29065108 - Brass Hose Shut-Offs	61003 · Equipment Maintenance	-17.98
01/13/2026	Inv.# 5311043215	Cintas	Stock Medicine Cabinet	60001 · Office supplies	-8.82
01/13/2026	Inv# 154607	Colonial Research	1 gal. Gritty Soap	60002 · Shop Supplies	-22.71
01/13/2026		Frontier	private data line - Acc't 402-196-0497-040804-2	62001 · Telephone/Internet	-10.64
01/13/2026		Frontier	ACCT#402-395-9910-022513-2	62001 · Telephone/Internet	-122.88
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
01/13/2026	Inv.# 5721780	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.89
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-5.71
01/13/2026	Inv.# AR06294	Kayton International Inc.	Lease Case IH Max 125 Tractor 1/1-1/31/26	60015 · Equipment Rent	-375.00
01/13/2026	Inv.# 77267	Loup Power District		62000 · Utilities	-2,116.03
01/13/2026	Inv.# 2436	Lucky Me Tee Factory	Shirts - Redler	70506 · Uniforms	-25.74
01/13/2026	Inv.# 1268344	Midwest Laboratories	wastewater analysis	66016 · Lab Costs	-817.49
01/13/2026	Inv.#PMGF0RM00090	PowerManager	Utility Bills	60001 · Office supplies	-118.34
01/13/2026	Inv.# 279687	Stealth Broadband	High Speed Business Internet - 1/1/26-1/31/26	62001 · Telephone/Internet	-37.94
01/13/2026	Inv.# 220005084	Two Rivers Auto Parts - City	Tubing Cutter	60002 · Shop Supplies	-8.49
01/13/2026	#344130955	Union Pacific Railroad Company	cust.# 62124	65001 · Land Rent	-1,250.00
01/13/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-54.01
01/13/2026		White Star Oil Co. LLC	Ice	65000 · Miscellaneous	-10.48
<b>Total Sewer</b>					<b>-5,536.85</b>

City of Albion  
Bills Report  
January 13, 2026

Date	Num	Name	Memo	Account	Amount
<b>Solid Waste</b>					
01/13/2026	Inv.# 231406	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-35.69
01/13/2026	Inv.# 231648	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-10.00
01/13/2026		Bomgaars Supply Inc.	Inv.# 29058278 - (2) Trail Camera Holders	66009 · Landfill	-23.98
01/13/2026		Bud's Sanitary Service	Dec. 2025	66009 · Landfill	-16,787.75
01/13/2026	Inv.#PMGFORM00090	PowerManager	Utility Bills	60001 · Office supplies	-121.94
01/13/2026	Inv.# 279687	Stealth Broadband	High Speed Business Internet - 1/1/26-1/31/26	62001 · Telephone/Internet	-8.41
Total Solid Waste					-16,987.77
<b>Water</b>					
01/13/2026	Inv# 0258329-IN	ACCO Unlimited Corporation	Kop Kit, Tubing, Foot Valve & Strainer for Chlorine Pump...	61003 · Equipment Maintenance	-819.32
01/13/2026	Inv# 0258329-IN	ACCO Unlimited Corporation	Shipping of parts for Chlorine Pumps	60007 · Freight	-28.42
01/13/2026	Inv.# 231406	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-178.48
01/13/2026	Inv.# 231648	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-37.48
01/13/2026		Black Hills Energy-4228220486	acc't #4228220486	62000 · Utilities	-49.66
01/13/2026		Black Hills Energy 5933884563	acc't #5933884563	62000 · Utilities	-126.01
01/13/2026		Bomgaars Supply Inc.	Inv.# 29051961 - Paste, Pipe Joint, Teflon 4oz Brushtop	60004 · Parts	-7.59
01/13/2026		Bomgaars Supply Inc.	Inv.# 29059991 - 6PT Deep Socket	60021 · Tools and Equipment	-5.29
01/13/2026		Bomgaars Supply Inc.	Inv.# 29064248 - Wiper Blades	61003 · Equipment Maintenance	-33.98
01/13/2026	Inv.# 53403	Central District Health Dept.	Coliform Tests	66016 · Lab Costs	-436.00
01/13/2026	Inv.# 5311043215	Cintas	Stock Medicine Cabinet	60001 · Office supplies	-8.83
01/13/2026	Inv# 154607	Colonial Research	1 gal. Gritty Soap	60002 · Shop Supplies	-22.71
01/13/2026	Inv. #J3-251283580	Cummins Sales and Service	Annual Service on Back-Up Generator	61007 · Well Maintenance	-981.20
01/13/2026		Frontier	395.1215	62001 · Telephone/Internet	-9.33
01/13/2026		Frontier	Acc't # 4023952446 022712 2	62001 · Telephone/Internet	-130.90
01/13/2026		Frontier	private data line - Acc't 402-196-0496-040804-2	62001 · Telephone/Internet	-10.64
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5721780	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.89
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-1.14
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-5.71
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.46
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# 77267	Loup Power District		62000 · Utilities	-1,191.83

**City of Albion  
Bills Report  
January 13, 2026**

Date	Num	Name	Memo	Account	Amount
01/13/2026	Inv.# 2436	Lucky Me Tee Factory	Shirts - Redler	70506 · Uniforms	-26.52
01/13/2026	Inv.# 0964775-IN	Municipal Supply, Inc.	Fire Hydrant Extension Parts	60004 · Parts	-387.60
01/13/2026	Inv.# 0964775-IN	Municipal Supply, Inc.	Shipping of parts	60007 · Freight	-22.09
01/13/2026	Inv. # 598197	NE Public Health Environmental Lab	Lab Samples	66016 · Lab Costs	-798.00
01/13/2026		NE Rural Water Assoc.	Dues - 2026 Membership Renewal	64000 · Dues	-400.00
01/13/2026	Inv.# 5120123	One Call Concepts, Inc.	Locate Fee - Dec.. 2025	66014 · Locates	-42.64
01/13/2026	Inv.#PMGFORM00090	PowerManager	Utility Bills	60001 · Office supplies	-118.34
01/13/2026	Inv.# 5075	Speed Services, LLC	Tap water main for apartment bldg 7th & State. Tappe...	61004 · Maintenance - Distrib. ...	-1,150.00
01/13/2026	Inv.# 279687	Stealth Broadband	High Speed Business Internet - 1/1/26-1/31/26	62001 · Telephone/Internet	-37.94
01/13/2026		Swiatek Collision Center	Replace windshield on Water pickup	61003 · Equipment Maintenance	-501.65
01/13/2026	Inv.# 220005521	Two Rivers Auto Parts - City	Thermostat, Gasket/Seal for Water Truck	61003 · Equipment Maintenance	-9.43
01/13/2026		U. S. Bank	NE Rural Water Assoc. - David Redler 5-Day BF Cert. ...	64001 · Travel/Training	-750.00
01/13/2026	#344130955	Union Pacific Railroad Company	cust.# 62124	65001 · Land Rent	-1,250.00
01/13/2026	Inv.# 912694	USA Bluebook	Safety Harness parts for climbing Water Tower	61013 · Water Tower Maintena...	-93.95
01/13/2026	Inv.# 912884	USA Bluebook	Safety Harness parts for climbing Water Tower	61013 · Water Tower Maintena...	-549.90
01/13/2026	Inv.# 912933	USA Bluebook	Safety Harness parts for climbing Water Tower	61013 · Water Tower Maintena...	-325.90
01/13/2026	Inv.# 912694	USA Bluebook	Shipping of Harness parts	60007 · Freight	-22.24
01/13/2026	Inv# 6132083796	Verizon-Fire	ACC'T#983740330-00002 - Phone	62001 · Telephone/Internet	-65.32
01/13/2026		Verizon-Wynn	acc't # 283742819-00001 - Wynn	62001 · Telephone/Internet	-40.00
01/13/2026		Viaero-Redler	acc't # 575770-Redler	62001 · Telephone/Internet	-40.00
01/13/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-162.04
Total Water					-10,936.97
Total Enterprise Funds					-33,461.59
<b>Governmental Funds</b>					
<b>Economic Development</b>					
01/13/2026		Verizon-Wetovick	acc't # 989945521-00001-Wetovick	62001 · Telephone/Internet	-40.00
Total Economic Development					-40.00
<b>General</b>					
01/13/2026	Inv.# 85253	Albion News/Boone County Tribune	Legal - Notice of 10/14/25 CC Meeting	66002 · Printing/Legal	-6.11
01/13/2026	Inv.# 85253	Albion News/Boone County Tribune	Legal - 9/30/25 Proceedings	66002 · Printing/Legal	-48.43
01/13/2026	Inv.# 85253	Albion News/Boone County Tribune	Legal - PC Public Hearing Conditional Use Permit- Verti...	66002 · Printing/Legal	-11.34
01/13/2026	Inv.# 85253	Albion News/Boone County Tribune	Legal - Notice of 11/3/25 PC Meeting	66002 · Printing/Legal	-6.54
01/13/2026	Inv.# 85253	Albion News/Boone County Tribune	Legal - 10/14/25 Proceedings	60001 · Office supplies	-68.94
01/13/2026	Inv.# 231406	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-130.88
01/13/2026	Inv.# 231648	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-27.49
01/13/2026	Inv.# 5059	Bird & Wright, P.C.		70507 · Attorney Fees	-1,200.00
01/13/2026		Black Hills Energy 5139270397	acc't 5139270397	62000 · Utilities	-787.67
01/13/2026	Inv.# 5301475710	Cintas	Stock Medicine Cabinet	60001 · Office supplies	-1.47
01/13/2026	Inv.# 5707982	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-15.44
01/13/2026	Inv.# 5712955	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-16.57
01/13/2026	Inv.# 5712955	Jackson Services	Mats	60010 · Janitor Supply	-27.45
01/13/2026	Inv.# 5717411	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-15.26
01/13/2026	Inv.# 5721780	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-19.52
01/13/2026	Inv.# 5721780	Jackson Services	Mats	60010 · Janitor Supply	-27.45
01/13/2026	Inv.# 5726139	Jackson Services	Inventory Maintenance, Service Charge & Market Based...	65000 · Miscellaneous	-15.31

**City of Albion  
Bills Report  
January 13, 2026**

Date	Num	Name	Memo	Account	Amount
01/13/2026	Inv.# 5221770	Loffler	Contract # C5860I-37S01351-01	66004 · Copier Service Contract	-738.85
01/13/2026	Inv.# 77267	Loup Power District		62000 · Utilities	-327.59
01/13/2026		Nebraska Municipal Clerk Institute	Ketteler - 2026 Clerk Academy; LaVista, NE	64001 · Travel/Training	-273.00
01/13/2026	Inv.#2026-1	Northeast Nebraska Clerks Association	Association Dues - Devine-Clerk	64000 · Dues	-20.00
01/13/2026	Inv.#2026-1	Northeast Nebraska Clerks Association	Association Dues - Ketteler-Deputy Clerk	64000 · Dues	-20.00
01/13/2026	Inv.# 46929750	Quill Corporation	Quickbooks Envelopes	60001 · Office supplies	-105.99
01/13/2026	Inv.# 279687	Stealth Broadband	High Speed Business Internet - 1/1/26-1/31/26	62001 · Telephone/Internet	-25.87
01/13/2026		U. S. Bank	League of NE Municipalities - Devine, Treasurer Continu...	64001 · Travel/Training	-410.00
01/13/2026		U.S. Cellular - Devine	Account # 854681732 - Devine	62001 · Telephone/Internet	-40.00
01/13/2026	#344130955	Union Pacific Railroad Company	cust.# 62124	65001 · Land Rent	-1,250.00
01/13/2026		Verizon-Ketteler	Acc't # 883728637-00001 - Ketteler	62001 · Telephone/Internet	-40.00
Total General					-5,677.17
<b>Park</b>					
01/13/2026	Inv.# 85253	Albion News/Boone County Tribune	Legal - Invitation to Bid Albion City Trail (3 wks)	66002 · Printing/Legal	-84.69
01/13/2026	Inv.# 231406	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-214.17
01/13/2026	Inv.# 231648	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-42.48
01/13/2026		Bomgaars Supply Inc.	Inv.# 29060250 - Gloves	60002 · Shop Supplies	-9.99
01/13/2026	Inv.# 5311043215	Cintas	Stock Medicine Cabinet	60002 · Shop Supplies	-8.82
01/13/2026	Inv# 154607	Colonial Research	1 gal. Gritty Soap	60002 · Shop Supplies	-22.71
01/13/2026	Inv.# 3616	Double D Portable Restrooms, LLC	1 month rental of portable restroom during construction ...	80000 · Capital Outlay	-100.00
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
01/13/2026	Inv.# 5721780	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.89
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-5.72
01/13/2026	Inv.# 170380	JEO - TRAIL	Albion City Trail	80000 · Capital Outlay	-4,125.00
01/13/2026		Kelly's Heating & Air Conditioning	Installation of (2) Lennox furnances& spiral duct 50' eac...	80000 · Capital Outlay	-26,000.00
01/13/2026	Inv.# 77267	Loup Power District		62000 · Utilities	-434.23
01/13/2026	Inv.# 250405-1	Love Signs, Inc.	Sign for Cardinal Cage	80000 · Capital Outlay	-15,349.12
01/13/2026	Inv.# 279687	Stealth Broadband	High Speed Business Internet - 1/1/26-1/31/26	62001 · Telephone/Internet	-43.32
01/13/2026	Inv.# 77367	The Glass Edge, Inc.	Door & Frame for Cardinal Cage Project	80000 · Capital Outlay	-8,528.00
01/13/2026	Inv.# 1211	True Blue Electric, LLC	Electrical work on Cardinal Cage	80000 · Capital Outlay	-26,040.58
01/13/2026		Verizon-Landauer	Acc't # 483729214-00001 - Landauer	62001 · Telephone/Internet	-40.00
01/13/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-148.20
Total Park					-81,224.80
<b>Pool</b>					
01/13/2026	Inv.# 231406	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-59.49
01/13/2026	Inv.# 231648	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-12.50
01/13/2026	Inv# 154608	Colonial Research	6 Gallon Pail Lemocide Plus	60014 · Chemicals	-296.80
01/13/2026	Inv# 154608	Colonial Research	Shipping of Chemicals	60007 · Freight	-57.40
01/13/2026	Inv.# 279687	Stealth Broadband	High Speed Business Internet - 1/1/26-1/31/26	62001 · Telephone/Internet	-12.77
Total Pool					-438.96

**City of Albion  
Bills Report  
January 13, 2026**

Date	Num	Name	Memo	Account	Amount
<b>Police</b>					
01/13/2026	Inv.# 901	Albion Car Wash	11/1/25 - 11/30/25	60012 · Car Wash	-13.00
01/13/2026	Inv.#14HM-73KV-3Q...	Amazon Capital Services	Headlight Bulb, Hub Cap	61003 · Equipment Maintenance	-105.49
01/13/2026	Inv.#14HM-73KV-3Q...	Amazon Capital Services	(2) Stylus Pens for Touch Screen	60001 · Office supplies	-15.18
01/13/2026	Inv.#14HM-73KV-3Q...	Amazon Capital Services	Stocking Hat, (3) Shirts	70506 · Uniforms	-142.22
01/13/2026	Inv.# 231406	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-130.88
01/13/2026	Inv.# 231648	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-27.49
01/13/2026	X12282025	AT&T Mobility	Internet for Tablets	62001 · Telephone/Internet	-29.64
01/13/2026		AT&T Mobility - Martin	Acc't # 199086079676 - Martin	62001 · Telephone/Internet	-40.00
01/13/2026		Bomgaars Supply Inc.	Inv.# 29055970 - Traction Sand Tube	65000 · Miscellaneous	-19.96
01/13/2026	Inv.#	DAS State ACCTG	Dec. 2025 User Fee- Radios on the State Radio System	61003 · Equipment Maintenance	-66.00
01/13/2026	Inv.# 77267	Loup Power District		62000 · Utilities	-125.86
01/13/2026	Inv.# 279687	Stealth Broadband	High Speed Business Internet - 1/1/26-1/31/26	62001 · Telephone/Internet	-25.87
01/13/2026		U. S. Bank	John E.Reid & Assoc. training for M.Lipker & Martin	64001 · Travel/Training	-1,310.00
01/13/2026		U. S. Bank	Allegiant Air - training for M.Lipker & Martin	64001 · Travel/Training	-610.00
01/13/2026		Verizon-Lipker	ACCT#523868262-00001- LIPKER	62001 · Telephone/Internet	-40.00
01/13/2026		Verizon-M.Lipker	ACCT#523868262-00001 - M. LIPKER	62001 · Telephone/Internet	-40.00
01/13/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-513.52
01/13/2026		White Star Oil Co. LLC	Car Wash	60012 · Car Wash	-19.00
Total Police					-3,274.11
<b>Fire</b>					
01/13/2026	Inv.# 85194	Albion News/Boone County Tribune	Notice of Oct. & Nov. meetings	66002 · Printing/Legal	-5.67
01/13/2026	Inv.# 85194	Albion News/Boone County Tribune	Advertising Pancake Feed	66002 · Printing/Legal	-165.00
01/13/2026	Inv.# 231406	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-130.88
01/13/2026	Inv.# 231648	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-27.49
01/13/2026		Black Hills Energy 9341400717	acc't 9341400717	62000 · Utilities	-592.56
01/13/2026	Inv.# 2095395	Central Community College	BLS Renewal - C. Thompson	64001 · Travel/Training	-55.00
01/13/2026		Frontier	Acc't 402-196-0503-040804-2	62001 · Telephone/Internet	-12.71
01/13/2026		Frontier	Acc't 402-196-0501-040804-2	62001 · Telephone/Internet	-27.48
01/13/2026		Great Plains Communications	High Speed Business Internet - 1/16/26-2/15/26	62001 · Telephone/Internet	-105.00
01/13/2026	Inv.# 77267	Loup Power District		62000 · Utilities	-265.25
01/13/2026	Inv# 6132083796	Verizon-Fire	ACC'T#983740330-00002 - Phone	62001 · Telephone/Internet	-65.32
01/13/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-167.37
Total Fire					-1,619.73
<b>Library</b>					
01/13/2026	Inv.# 85295	Albion News/Boone County Tribune	Legal - Notice of 11/4/25 Meeting	66002 · Printing/Legal	-1.75
01/13/2026	Inv.# 231250	Applied Connective Technologies	Install new computer	61001 · Computer Maint	-265.00
01/13/2026	Inv.# 231629	Applied Connective Technologies	Security Managed Services	61001 · Computer Maint	-73.00
01/13/2026	Inv.# 231406	Applied Connective Technologies	MANAGED IT SERVICES	62001 · Telephone/Internet	-130.88
01/13/2026	Inv.# 231648	Applied Connective Technologies	SECURITY MANAGED SERVICES	62001 · Telephone/Internet	-27.49
01/13/2026	Inv.# 67384	Complete Pest Elimination, Inc.	Pest Control	61000 · Building Maintenance	-75.00
01/13/2026	Inv.# 4280143812225	Hometown Leasing	Lease # 42801438	66004 · Copier Service Contract	-112.56
01/13/2026	Inv.# 428014381526	Hometown Leasing	Lease # 42801438	66004 · Copier Service Contract	-112.56
01/13/2026	Inv.# 77267	Loup Power District		62000 · Utilities	-806.40
01/13/2026	Inv.# 279687	Stealth Broadband	High Speed Business Internet - 1/1/26-1/31/26	62001 · Telephone/Internet	-25.88
01/13/2026	Inv.# 7000144187	TK Elevator Corporation	Elevator Maintenance	61000 · Building Maintenance	-2,180.50

City of Albion  
**Bills Report**  
 January 13, 2026

Date	Num	Name	Memo	Account	Amount
01/13/2026	Inv.# 7000144813	TK Elevator Corporation	Elevator Maintenance	61000 · Building Maintenance	-98.00
01/13/2026		Vyve Broadband	Phone/Internet	62001 · Telephone/Internet	-150.58
Total Library					-4,059.60
<b>Street</b>					
01/13/2026		Black Hills Energy 5139270397	acc't 5139270397	62000 · Utilities	-787.67
01/13/2026		Bomgaars Supply Inc.	Inv.# 29058460 - Weatherproof Cover	60002 · Shop Supplies	-5.99
01/13/2026		Bomgaars Supply Inc.	Inv.# 29059675 - (2) Sq. Point Shovels	60002 · Shop Supplies	-29.98
01/13/2026		Bomgaars Supply Inc.	Inv.# 29064819 - (2) Stealthcam Battery Pks, Battery	61003 · Equipment Maintenance	-143.97
01/13/2026		Bomgaars Supply Inc.	Inv.# 29065550 - Ice Melt for Streets	60026 · Street Maint. Program	-76.93
01/13/2026		Cedar Valley Lumber	Inv.# 2512-200144 - Black Mailbox (replace destroyed p...	65000 · Miscellaneous	-5.00
01/13/2026		Cedar Valley Lumber	Inv.# 2512-200004 - Key	60002 · Shop Supplies	-29.99
01/13/2026	Inv.# 5311043215	Cintas	Stock Medicine Cabinet	60001 · Office supplies	-8.83
01/13/2026	Inv# 154607	Colonial Research	1 gal. Gritty Soap	60002 · Shop Supplies	-22.72
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5707982	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5712955	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5717411	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5721780	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5721780	Jackson Services	Shop Towels	60002 · Shop Supplies	-4.90
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Landauer	70506 · Uniforms	-3.43
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Morearty	70506 · Uniforms	-2.86
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Redler	70506 · Uniforms	-2.40
01/13/2026	Inv.# 5726139	Jackson Services	Uniforms + Good Life Garment Plan-Zoubek	70506 · Uniforms	-2.86
01/13/2026	Inv.# AI32041	Kayton's	Wind Latch for Bobcat	61003 · Equipment Maintenance	-25.40
01/13/2026	Inv.# AI32056	Kayton's	Spring, Bolt, Bushing, Washers, Nuts, for Bobcat	61003 · Equipment Maintenance	-22.70
01/13/2026	Inv.# 077518	Kayton International Inc.	Bobcat Annual Lease	60020 · Bobcat Rent	-4,350.00
01/13/2026	Inv.# AR06294	Kayton International Inc.	Lease Case IH Max 125 Tractor 1/1-1/31/26	60015 · Equipment Rent	-375.00
01/13/2026	Inv.# 77267	Loup Power District		62000 · Utilities	-2,597.67
01/13/2026	Inv.# 2436	Lucky Me Tee Factory	Shirts - Redler	70506 · Uniforms	-25.74
01/13/2026	Inv.# P16786	MacQueen Equipment, LLC	Egnition Switch for Sweeper	61003 · Equipment Maintenance	-17.67
01/13/2026	Inv.# IN0000407	National Sign Company, LLC	(2) 18" Offset Pipe Wrenches	60002 · Shop Supplies	-250.00
01/13/2026	Inv.# IN0000407	National Sign Company, LLC	8th St. & Park View St.	60008 · Traffic Control	-112.00
01/13/2026	Inv.# IN0000407	National Sign Company, LLC	Shipping of Pipe Wrench & Street Signs	60007 · Freight	-37.96
01/13/2026	Inv.# 18656290	Santander Bank, N.A.	Elgin Street Sweeper Lease	60015 · Equipment Rent	-40,438.42
01/13/2026	Inv.# 220004800	Two Rivers Auto Parts - City	Rubber Vacuum Caps for Ford Dump Truck	61003 · Equipment Maintenance	-5.99
01/13/2026	Inv.# 220004823	Two Rivers Auto Parts - City	Air Door Actuator - '05 Chev 1500	61003 · Equipment Maintenance	-50.99

9:45 AM

01/09/26

Accrual Basis

City of Albion  
Bills Report  
January 13, 2026

Item 10.

Date	Num	Name	Memo	Account	Amount
01/13/2026	Inv.# 220004857	Two Rivers Auto Parts - City	Air Door Actuator - '05 Chev 1500	61003 · Equipment Maintenance	-50.99
01/13/2026	#344130955	Union Pacific Railroad Company	cust.# 62124	65001 · Land Rent	-1,250.00
01/13/2026		Verizon-Morearty	Acc't # 588802976-00001 - Morearty	62001 · Telephone/Internet	-40.00
01/13/2026		White Star Oil Co. LLC	Fuel	60011 · Fuel	-578.15
Total Street					-51,402.41
Total Governmental Funds					-147,736.78
<b>TOTAL</b>					<b>-181,198.37</b>

**City of Albion**  
**Authorized Checks Report**  
 December 10, 2025 through January 13, 2026

Date	Num	Name	Memo	Account	Amount
<b>Enterprise Funds</b>					
<b>Sewer</b>					
12/10/2025	20900	Boone County Bank	CURRB Series 2019 - Cusip 013415AG9 - principal	80003 · PRINCIPAL PAYMENT	-190,000.00
12/10/2025	20900	Boone County Bank	CURRB Series 2019 - Cusip 013415AG9 - interest	80005 · INTEREST PAYMENT	-16,091.25
12/22/2025	eft	Boone County Bank	ACH Processing Fee	80008 · Bank Charge	-29.72
01/02/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-17.26
12/19/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-7.50
Total Sewer					-206,145.73
<b>Solid Waste</b>					
12/22/2025	eft	Boone County Bank	ACH Processing Fee	80008 · Bank Charge	-14.85
01/02/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-7.97
12/19/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-1.50
Total Solid Waste					-24.32
<b>Water</b>					
12/10/2025	20901	Boone County Bank	GO Water Bonds - Series 2024 - Account Name: DTCC Interest Accou...	80005 · INTEREST PAYMENT	-6,206.25
12/22/2025	eft	Boone County Bank	ACH Processing Fee	80008 · Bank Charge	-17.33
01/02/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-17.26
12/22/2025	14307	Heesacker, S.	balance of service dep/900 S 3rd St	66021 · Meter Deposit Return	-50.84
12/19/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-7.50
12/10/2025	14290	Petty Cash	certified letter-Gilbert-curb stop	66013 · Postage	-8.90
12/16/2025	ACH	UPS	Water Testing	60007 · Freight	-69.16
12/26/2025	ACH	UPS	Water Testing	60007 · Freight	-28.18
12/31/2025	ACH	UPS	Water Testing	60007 · Freight	-19.72
Total Water					-6,425.14
Total Enterprise Funds					-212,595.19
<b>Governmental Funds</b>					
<b>General</b>					
12/10/2025			Service Charge	80008 · Bank Charge	-15.00
12/30/2025	14308	Andy Devine	January 2026 per employment contract	64002 · Automobile Expense	-500.00
01/02/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-17.26
12/19/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-17.00
Total General					-549.26
<b>Park</b>					
01/02/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-10.63
12/19/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-4.50
Total Park					-15.13

**City of Albion**  
**Authorized Checks Report**  
 December 10, 2025 through January 13, 2026

Date	Num	Name	Memo	Account	Amount
<b>Pool</b>					
01/02/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-10.63
Total Pool					-10.63
<b>Police</b>					
01/07/2026	20968	Boone County Bank	Dustin Martin HSA Contributions October through December 2025	63001 · Health/Life Insurance	-1,500.00
01/07/2026	20969	Boone County Bank	Michael Lipker HSA Contributions June through December 2025	63001 · Health/Life Insurance	-1,750.00
01/07/2026	20970	Boone County Bank	David Redler HSA Contributions November through December 2025	63001 · Health/Life Insurance	-1,000.00
01/02/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-20.60
12/19/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-13.50
Total Police					-4,284.10
<b>Fire</b>					
01/02/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-20.60
Total Fire					-20.60
<b>Library</b>					
01/02/2026	Debit	Clearly Communications	Acc't #SBN102508	62001 · Telephone/Internet	-10.63
12/19/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-28.00
12/24/2025		USPS		66013 · Postage	-13.46
Total Library					-52.09
<b>Street</b>					
12/19/2025	debit	iSolved HCM	Timekeeping Software - monthly invoice - pd ACH	61001 · Computer Maint	-13.50
Total Street					-13.50
Total Governmental Funds					-4,945.31
<b>TOTAL</b>					<b>-217,540.50</b>



# AGENDA MEMO

**MEETING NAME:** Albion City Council

**DATE:** January 13, 2026

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

**PRESENTER(S):**

**BACKGROUND INFORMATION:**

ENCLOSED in Mayor and Council Packets only

**DISCUSSION:**

**MOTION:** To approve the employee evaluation and step-raise of Sharon Ketteler

**BY:**

**2ND:**

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

**MOTION:**

**BY:**

**2ND:**

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

**SUMMARY OF DECISION:**



## AGENDA MEMO

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**MEETING NAME:** Albion City Council Meeting

**DATE:** January 13, 2026

**ITEM NAME:**

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**MOTION:** At \_\_\_\_\_ pm, Council Member \_\_\_\_\_ made a motion to adjourn the meeting.

**2ND:**

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

**SUMMARY OF DECISION:**