



CITY COUNCIL - SPECIAL MEETING

TUESDAY, AUGUST 26, 2025 at 7:30 PM

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

AGENDA

CALL TO ORDER

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

ROLL CALL

MAYOR'S COMMENTS

APPROVAL OF MINUTES

1. [APPROVAL OF MINUTES OF THE AUGUST 12, 2025 CITY COUNCIL MEETING](#)

OLD BUSINESS

2. [CONSIDER REQUEST OF THE DUSTIN FREY AND JENNIFER FREY FOR A GRANT OF RIGHT OF WAY TO PLACE FREEZER UNITS](#)
3. [BUDGET WORKSHOP – 2024-25 BUDGET PERFORMANCE AND DRAFT OF 2025-26 BUDGET](#)

NEW BUSINESS

4. [CONSIDER RIGHT OF WAY PERMIT APPLICATION OF MIDSTATES DATA TRANSPORT DBA STEALTH BROADBAND FOR APPROVAL](#)

REPORTS

5. **City Administrator Report**
City Administrator report to the City Council regarding the status of various city departments, city activities, and city financial reports
6. [CONSIDER EMPLOYEE EVALUATION FOR APPROVAL](#)

ITEMS TO BE PUT ON NEXT MEETING AGENDA

7. **Next Regular Meeting: September 9, 2025 7:30pm**
8. **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: August 26, 2025

ITEM NAME: APPROVAL OF MINUTES OF THE AUGUST 12, 2025 CITY COUNCIL MEETING

PRESENTER(S):

BACKGROUND INFORMATION:

Minutes are enclosed for Mayor and Council review.

DISCUSSION:

MOTION: To approve the minutes of the August 12, 2025 City Council Meeting

BY:

2ND:

ROLL CALL: Johnson _____ Porter _____ Tisthammer _____ Dailey _____

SUMMARY OF DECISION:



CITY COUNCIL REGULAR MEETING

TUESDAY, AUGUST 12, 2025 at 7:30 PM

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

MINUTES

A Regular Meeting of the Albion City Council of the City of Albion, Nebraska was convened in open and public session at 7:30 p.m. on August 12, 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 Jason Tisthammer, Jon Porter, Jack Dailey, and Marcus Johnson.

City staff present were City Administrator Andrew Devine, Deputy Clerk Sharon Ketteler, City Attorney Darren Wright, Water Commissioner/Building Inspector Warren Myers, Economic Development and Housing Director Shelby Kelley, Library Director Staci Wright, and Police Chief Brent Lipker.

MAYOR'S COMMENTS

None.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE JULY 29, 2025 CITY COUNCIL MEETING

Councilman Johnson made a motion to approve the minutes of the July 29, 2025 Special City Council meeting; seconded by Porter. Voting Yea: Dailey, Johnson, Porter, Tisthammer. Voting Nay: None. Motion carried.

OLD BUSINESS

2. CONSIDER REQUEST OF RAY BARNES TO ADD OUTDOOR SEATING AREA WITH ALCOHOL SERVICE ON PUBLIC RIGHT OF WAY/SIDEWALK ALONG NORTH 4TH STREET FOR THE NEST

This request was discussed at the July 8, 2025 city council meeting and action postponed since Ray Barnes was unable to attend that meeting. During that discussion, Councilman Porter had suggested moving the seating area approximately 15' further north in case a handicap parking spot would be

placed on the southeast corner in the future. Mr. Barnes was present and provided the council with an updated drawing, which angled the fencing by the front and back steps to allow at least 48" from fence to curb in all areas. Mr. Barnes stated that the fence would be approximately 3' high. Clerk Devine stated that the city would need to draft a Grant of Right-of-Way document for this type of use of the sidewalk.

Councilman Johnson made a motion to approve request of Ray Barnes to add outdoor seating area with alcohol service on public right-of-way/sidewalk along North 4th Street, and to authorize the Mayor to sign the Grant of Right-of-Way; seconded by Tisthammer. Voting Yea: Porter, Johnson, Dailey, Tisthammer. Voting Nay: None. Motion carried.

NEW BUSINESS

3. **CONSIDER ALBION AIRPORT AUTHORITY REQUEST FOR CITY TAX ALLOCATION FOR FISCAL YEAR 2025-2026**

The Albion Airport Authority is requesting \$32,753 for City Tax Allocation for the fiscal year 2025-2026. This is 3.5% higher than last year.

Councilman Johnson made a motion to approve the Albion Airport Authority request for City Tax Allocation of \$32,753 for fiscal year 2025-2026; seconded by Dailey. Voting Yea: Porter, Tisthammer, Johnson, Dailey. Voting Nay: None. Motion carried.

4. **CONSIDER APPROVAL OF NENEDD CONDUCTING A COMMUNITY ATTITUDE SURVEY FOR THE CITY OF ALBION AND AEDC**

Shelby Kelley explained that Northeast Nebraska Economic Development District (NENEDD) will be helping AEDC to conduct a community survey free of charge to help determine the needs and wants of the community. This will also be a good resource for investors and new businesses. Devine added that the survey also helps to support grant applications and prioritize capital improvement projects.

Councilman Johnson made a motion to approve NENEDD conducting a community attitude survey for the City of Albion and AEDC, seconded by Porter. Voting Yea: Johnson, Dailey, Porter, Tisthammer. Voting Nay: None. Motion carried.

5. **CONSIDER AEDC REQUEST TO RELEASE of \$94,000 IN ECONOMIC DEVELOPMENT SALES TAX FUNDS FOR ECONOMIC DEVELOPMENT PROGRAM ACTIVITIES:**

- **\$94,000 TO ASSIST WITH LAND PURCHASE AT 508 S 9TH STREET, ALBION, NE.**

AEDC Board Member Tony Levander explained they have the opportunity to purchase property that is currently run-down. This would work toward their goal of increasing the housing supply. Clerk Devine noted that the Citizens Advisory Committee reviewed this request on August 5, 2025 and recommended approval.

Councilman Johnson made a motion to approve economic development sales tax fund release to AEDC in the amount of \$94,000 in economic development sales tax funds for economic development program activities as presented; seconded by Porter. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

6. CONSIDER AGREEMENT RENEWAL WITH BOONE COUNTY MINISTERIAL ASSOCIATION IN REGARD TO UTILITY DISCONNECTION PREVENTION PROGRAM

Council members reviewed the renewal Agreement and funding report from Pastor Elizabeth Goehring of the Ministerial Association.

Councilman Tisthammer made a motion to approve the agreement with Boone County Ministerial Association in regard to establishment of Utility Disconnection Prevention Program, seconded by Johnson. Voting Yea: Dailey, Porter, Johnson, Tisthammer. Voting Nay: None. Motion carried.

7. CONSIDER CONFIRMATION OF MAYORAL APPOINTMENT AND HIRING OF DUSTIN MARTIN AS POLICE OFFICER FOR THE ALBION POLICE DEPARTMENT

Dustin Martin has years of experience in law enforcement and is fully certified. He has also received extra training in areas of supervision and technology. Mr. Martin has accepted an offer of employment as an Albion City Police Officer to begin on August 25, 2025.

Councilman Johnson made a motion to confirm the hiring and Mayoral Appointment of Dustin Martin as Police Officer for the Albion Police Department, seconded by Dailey. Voting Yea: Porter, Johnson, Tisthammer, Dailey. Voting Nay: None. Motion carried.

RESOLUTIONS

8. CONSIDER INTRODUCTION AND ACTION ON RESOLUTION 107 (25) – AMENDING AND ADOPTING THE CITY OF ALBION MASTER FEE SCHEDULE

A draft of the potential resolution regarding revised Master Fee Schedule was previously distributed to the Mayor and City Council in their agenda packets. Clerk Devine noted a few items that were added to the fee schedule including outside city limits grass dump and burn site fees.

Councilman Johnson made a motion to introduce and approve Resolution 107(25) Amending and adopting the City of Albion Master Fee Schedule, seconded by Porter. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

9. CONSIDER INTRODUCTION AND ACTION ON RESOLUTION 109 (25) – CALLING FOR REDEMPTION AT PAR PLUS ACCRUED INTEREST THE SEWER IMPROVEMENT BOND ANTICIPATION NOTE, SERIES 2025.

Jay Spearman – Public Finance, Northland Securities, was present to explain that the Bond Anticipation Note, Series 2025 that the city purchased in January, 2025 for \$200,000 for a sewer improvement project had a maturity date of December 15, 2025. It can be called in early for redemption since the sewer project is substantially complete. The city can then move forward with permanent financing. The call will not be initiated until they have actually sold the new bonds. Spearman anticipates the closing of the bonds to be sometime in September. The new bonds will be out for 15 years and will mature in 2041. They are predicting 4.9 percent interest rate; but the rate will be set when we go to market with the bonds. If after five years the interest rates are lower, we can refinance the bonds.

Councilman Johnson made a motion to introduce and approve Resolution 109(25) Calling for redemption at par plus accrued interest the Sewer Improvement Bond Anticipation Note, Series 2025; seconded by Dailey. Voting Yea: Porter, Johnson, Tisthammer, Dailey. Voting Nay: None. Motion carried.

ORDINANCES

10. CONSIDER 2ND AND/OR 3RD READING AND FINAL PASSAGE OF ORDINANCE 342 (25) AN ORDINANCE RELATING TO A LEVY OF SPECIAL ASSESSMENT FOR THE UNPAID UTILITY BILL OF JOANNE STAUB, 539 S 1st STREET and 539 ½ S 1st STREET, ALBION, NEBRASKA.

The first reading was approved at the July 8, 2025 City Council meeting. Mayor Jarecki instructed Clerk Devine to read the second reading of the ordinance. Councilman Johnson made a motion to approve the second reading of Ordinance 342(25) and to suspend the statutory rules requiring the readings to be held at three separate meetings, seconded by Tisthammer. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried. Mayor Jarecki instructed Clerk Devine to read the third reading of the ordinance. Councilman Porter made a motion to approve the third reading and for final passage and adoption, seconded by Johnson. Johnson called the question. Mayor Jarecki sought further comment. With no further comment Mayor Jarecki declared Ordinance 342(25) having been read by title three different times, the rules have been suspended, the question is, "Shall Ordinance 342(25) finally pass?" Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

11. CONSIDER INTRODUCTION, AND/OR 1ST, 2ND, 3RD READINGS, AND/OR FINAL PASSAGE OF ORDINANCE 344 (25) AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION SEWER BONDS, SERIES 2025, OF THE CITY OF ALBION, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED TWO HUNDRED SIXTY THOUSAND DOLLARS (\$260,000) TO PAY THE COSTS OF CONSTRUCTING ADDITIONS AND IMPROVEMENTS TO THE SEWER UTILITY IN SEWER IMPROVEMENT DISTRICT NOS. 2024-1, 2024-2, 2024-3, AND 2024-4 OF THE CITY.

Administrator Devine explained that as the sewer project was coming to an end, he anticipated the need for extra funds to complete the project. Brad Slaughter – Public Finance, Northland Securities recommended that if it was possible for the city to wait until it was time to call the bonds, then we could increase the final bond financing. Therefore, the issuance of General Obligation Sewer Bonds, Series 2025 of the City of Albion will be in the amount of \$260,000 instead of \$200,000.

Mayor Jarecki instructed Clerk Devine to read the ordinance for the first time. Councilman Porter made a motion to approve the first reading of Ordinance 344(25) and to suspend the statutory rules requiring the readings to be held at three separate meetings, seconded by Johnson. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried. Mayor Jarecki instructed Clerk Devine to read the ordinance for the second and third time. Councilman Porter made a motion to approve the second and third readings and final passage and adoption of Ordinance 344(25), seconded by Johnson. Johnson called the question. Mayor Jarecki sought further comment. With no further comment Mayor Jarecki declared Ordinance 344(25) having been read by title three different times, the rules have been suspended, the question is, "Shall Ordinance 344(25) finally pass?" Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

REPORTS

12. 2025 Clean-Up Days Report - Amber Wynn

Utility Clerk Amber Wynn had previously provided the Mayor and Council with a written report on the 2025 Clean-Up Days in May. No action taken.

13. Annual Library Director Report – Staci Wright

Library Director Staci Wright was available to give a report on activities at the Library this past year. Sixty kids participated in the Summer Reading Program. Seventy-three hundred patrons utilized the Library. There were 22,600 items that went out last year. Circulation of items includes books, cake pans, DVD's, and magazines. Also, electronic books can be checked out through the Libby App. Approximately 800 people (the majority were children) participated in various programs at the Library this past year. The Library will be introducing two new programs this fall. A grant was received that will allow for a couple of speaker events that will be of interest to adults. New windows were recently installed to replace the original windows of the building. The Library received \$22,000 from an estate that will go towards renovating the basement for use as a community room. They are looking into grants to further cover the cost of the project. No action taken.

14. City Administrator Report

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

Administrator Devine had previously provided a written report for council review. Devine also updated the council on the Park on Clark/Trail project, stating that the project will need to be completed in phases, with the first focus being on the north side of the highway. An estimate from JEO Consulting Group for the shelter with restrooms came in extremely high at \$350/square foot. The City of Albion and AEDC will be fundraising for approximately \$150,000 in addition to the \$1.0 Million grant the city was awarded from the Rural Community Recovery Program to complete the Park on Clark/Trail project. They will be seeking other grant sources and possibly participate in the Big Give later this year. Devine mentioned that Valero and Boone County Area Foundation have also indicated interest in participating in funding the project. No action taken.

15. CONSIDER BILLS FOR APPROVAL

*REVIEW MONTHLY BILLS REPORT AND CONSIDER FOR APPROVAL AND PAYMENT

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

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

*CONSIDER CHANGE ORDER NO. 3 OF OBRIST & COMPANY INCLUDING A DECREASE IN THE CONTRACT AMOUNT OF \$2,148.00

The Change Order decreased the net amount of the contract price by \$2,148.00 due to adjustment of quantities. Councilman Dailey made a motion to approve Change Order #3 of Obrist & Company including a net decrease of the contract by \$2,148.00; seconded by Johnson. Voting Yea: Dailey, Tisthammer, Johnson, Porter. Voting Nay: None. Motion carried.

*CONSIDER PAY APPLICATION #4 OF OBRIST & COMPANY IN THE AMOUNT OF \$166,747.80

This Pay Application includes everything except \$46,360.33 in retainage until the punch list items are satisfactorily completed. Councilman Johnson made a motion to approve Pay Application #4 of Obrist & Company in the amount of \$166,747.80 for payment; seconded by Porter. Voting Yea: Johnson, Porter, Dailey, Tisthammer. Voting Nay: None. Motion carried.

***CONSIDER APPROVAL OF CERTIFICATE OF SUBSTANTIAL COMPLETION OF OBRIST & COMPANY FOR 2023 WATER AND SANITARY SEWER IMPROVEMENTS**

Councilman Dailey made a motion to approve Certificate of Substantial Completion of Obrist & Company for the 2024 Water and Sanitary Sewer Improvements, seconded by Johnson. Voting Yea: Tisthammer, Porter, Johnson, Dailey. Voting Nay: None. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

16. Special Meeting: August 26, 2025 7:30pm - Budget Workshop

- *Review Certified Valuation & Final Draft of 2025-26 Budget
- *Resolution and Ordinance for Final Sewer Project Bonds
- *ROW Occupation Permit Application from Midstates Data Transport dba Stealth Broadband
- *Revised ROW Grant for Albion Locker

17. Next Regular Meeting: September 9, 2025 7:30pm

18. Public Comment for Future Consideration

None.

ADJOURN

At 8:39 p.m. Councilman Dailey made a motion to adjourn the meeting, seconded by Johnson. Voting Yea: Tisthammer, Johnson Porter, 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 Meeting

DATE: June 10, 2015

ITEM NAME: **CONSIDER REQUEST OF THE DUSTIN FREY AND JENNIFER FREY FOR A GRANT OF RIGHT OF WAY TO PLACE FREEZER UNITS**

PRESENTER(S):

LARRY SWERCZEK

BACKGROUND INFORMATION:

Previously approved; however, the ROW Grant needs to be amended to be formally amended to the property owners Dustin and Jennifer Frey

MOTION: To _____ the request for a grant of right of way as requested and to authorize the Mayor to execute such instrument.

BY:

2ND:

ROLL CALL: Johnson _____ Dailey _____ Porter _____ Tisthammer _____

MOTION:

BY:

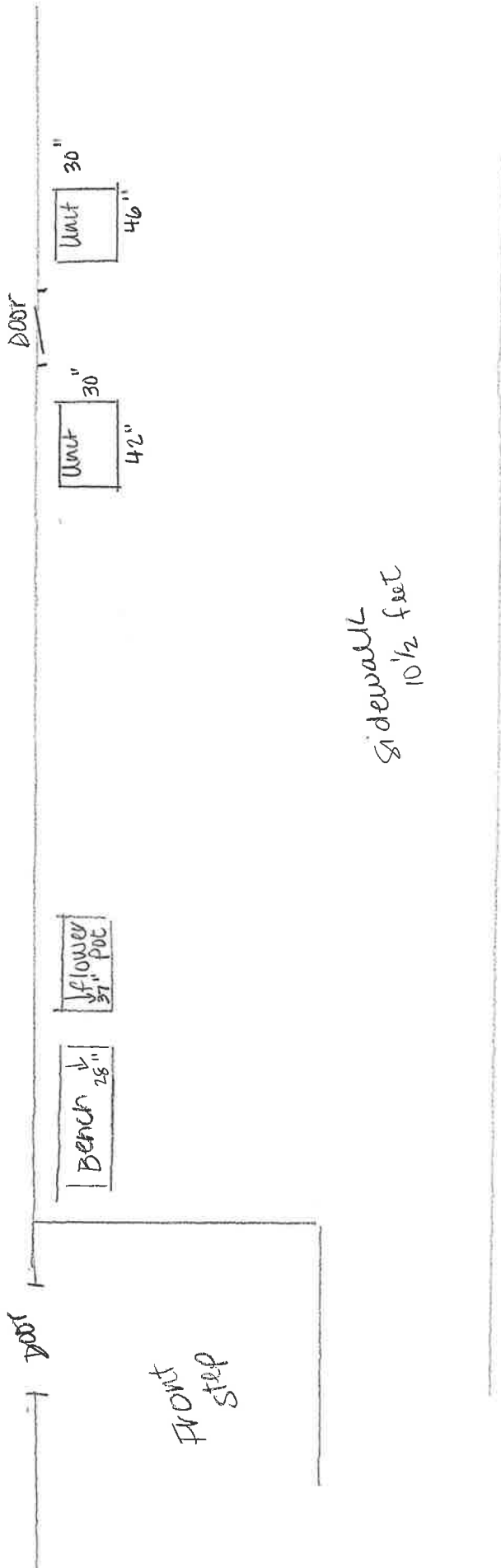
2ND:

ROLL CALL:

SUMMARY OF DECISION:

Locker

Building



from
Larry
Swerczek



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: August 26, 2025

ITEM NAME: **BUDGET WORKSHOP – 2024-25 BUDGET PERFORMANCE AND DRAFT OF 2025-26 BUDGET**

PRESENTER(S):

CITY ADMINISTRATOR DEVINE; MICHAEL HOBACK, AMGL CPA'S

BACKGROUND INFORMATION:

Albion valuation and allowable growth percentage were certified by the County assessor on August 15th.

The Allowable Growth Percentage was less than estimated in July; therefore, our property tax asking has been reduced and we will not be required to participate in the Joint Public Hearing with the County.

The enclosed draft incorporates that certified valuation and includes some adjustments to forecasted revenues and expenditures since the Preliminary review in July.

The next steps will be for AMGL to assist by putting our budget into the State Forms, then we'll start the public hearing notice and meeting process.

Budget Hearing – 9/16/2025 7:30am

Budget Adoption – 9/23/2025 7:30am

DISCUSSION:

MOTION: No Formal Action Necessary

BY:

2ND:

ROLL CALL: Dailey _____ Johnson _____ Porter _____ Tisthammer _____

SUMMARY OF DECISION:

The Municipal Fiscal year is October 1st through September 30th.

Three Reports of Key Provisions are included:

1) Property Tax Summary - Pages 3-4

* The total Property Tax Request proposed {preliminary} for 2025-26 is \$900,352.38, which is 45% of the 2025-26 budgeted Governmental Operating Expenditures.

*The total Governmental (non-Utility/non-Capital) Operating Expenditures proposed to operate the city at the existing level of service and maintenance is \$1,979,396 . {Utility expenditures are supported by utility revenues. Capital projects are supported by Sales Tax, Donations, Grants, and Bonded Debt}

*The preliminary 2025-26 Budget includes a levy of \$0.3927/\$100 - which is 0.4 cents lower than last year.

*The estimated operating levy (not including bonded debt service) of \$0.3375 remains well below the \$0.45 maximum.
>In past years we've tried to maintain an operating levy at or below the 40 cent mark.<

*We no longer have cash reserves available to supplement the budget, but I believe that our levy will stabilize in the next few years in the ranges of 35-40 cents for operating and 5-10 cents for bonded debt over the next several years, notwithstanding any unforeseen extreme circumstances. Once debt retirements begin, we may start to see a downward trend to the overall levy (if no new debt is required).

*The City will begin to retire bonded debt on the 2014 Pool project (Funded by property tax and sales tax) in 2032 and the 2018 Fairview Street project (currently funded by Street Dept, but may impact property tax asking for the Street department) in 2033. The 2013 Sewer Plant bonds (funded entirely by Sewer Revenues) retire in 2030.

>>It should also be noted that our consistently low operating levy, combined with our overall valuation, eliminates us from receiving Municipal Equalization Funding from the State. Other similar sized communities with similar valuations who have the max levy of 45 cents are estimated to receive aid in the \$10,000-\$20,000 range this fiscal year. It changes from year to year, so we've never chased this number, rather we have simply maintained the lowest levy possible to maintain our day-to-day operations.

*Property tax asking in this draft is \$24,775 (2.83%) more than last year and will **NOT** require participation in the joint public hearing with the County and School District.

****Certified Valuation (8/15/2025): \$229,261,692.**

>>>Budget Summary continued on Page 2

2) Proposed Budget Summary by Department - Pages 5-17

*Identifies Major Revenue and Expenditure Areas in each department / fund, and includes previous year budget comparison.

*Also identifies **ESTIMATED** current year budget performance by department and applies any available surplus to 2025-26 proposed budget.

*Combined, all operations are estimated to perform better than budget for current fiscal year - 2024-25 - by **\$299,617**.

*Governmental Funds as a whole are estimated to perform **\$239,238** better than budgeted.

*Business-Type Funds (Utilities) are estimated to perform with a budget surplus of **\$60,379**.

*Payroll and Benefits - budgeting about a 6.5% aggregate increase of this grouping. Benefit Premiums are increasing by 14%. The budget also includes a COLA increase pending approval by the City Council in August. The Health Insurance Premiums are still below the premium level we were at three years ago when we made the switch, but our new plan is not immune to inflationary conditions and premium rate creep.

*Many of our employees have primary functions in one department, but often cross-over and assist in other areas as needed so individual payroll and benefits is split up between Departments for such employees. So this year, included in each Department's Payroll & Benefits line item is the breakdown of the share of employee wages included for that department. This is not a new practice, but I thought it might be helpful for you to know this information.

For example, Our Water Commissioner/Building Inspector's Payroll and Benefits are allocated as follows:

- 50% Water Department;
- 20% General Administration;
- 15% Sewer Department;
- 15% Street Department.

*Considering lease of a new street sweeper in 2025-26. We've had our current sweeper for 11 years and are looking to go to a mechanical/conveyor style sweeper that would be more effective for our application. The make-up of the debris we sweep contains a lot of gravel and wears out the turbine/wheel that creates the suction of our current sweeper. The conveyor style will still require maintenance and parts, but at a lower cost.

3) Capital Project Plans by Department - Pages 19-24

*Lists Major Projects and Purchases that are either already planned or proposed for 2025-26 and beyond.

**Capital Improvement Sales Tax Funds proposed to be split between Parks (47% - Clark Street & Trail Project); Streets (25.5% - Street Improvements & Maintenance); Sewer (12.8% - Sewer System Improvements), Pool (5.5% - Repairs & Maintenance, and Economic Development/Housing Director Benefits (9.2%).

2023 Valuation	\$ 201,363,740	(Certified by assessor on 8/14/23)
2024 Valuation	\$ 220,907,700	(Certified by assessor on 8/16/24)
2025 Valuation	\$ 229,261,692	(Certified by assessor on 8/15/25)

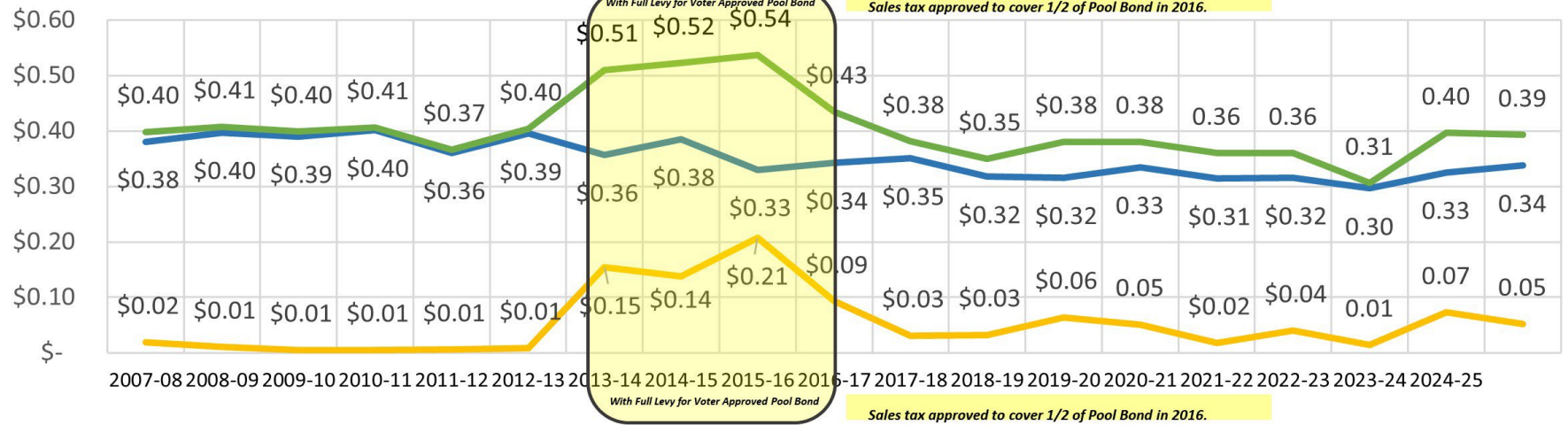
DEPT	Property Tax Required 2024-25	Proposed 2024-2025 Request (with 1% Fee)	2024-25 LEVY	Property Tax Required 2025-26	Proposed 2025-2026 Request (with 1% Fee)	Proposed 2025-26 LEVY	Property Tax Request Difference	
General Admin.	\$ 27,589	\$ 27,865	\$ 0.0126	\$ 27,389	\$ 27,662.89	\$ 0.0121	\$ (202)	
Street	\$ 35,490	\$ 35,845	\$ 0.0162	\$ 83,927	\$ 84,766.27	\$ 0.0370	\$ 48,921	
Park	\$ 115,385	\$ 116,539	\$ 0.0528	\$ 172,573	\$ 174,298.73	\$ 0.0760	\$ 57,760	
Pool	\$ 57,980	\$ 58,560	\$ 0.0265	\$ 50,560	\$ 51,065.60	\$ 0.0223	\$ (7,494)	
Police	\$ 360,260	\$ 363,863	\$ 0.1647	\$ 330,880	\$ 334,188.80	\$ 0.1458	\$ (29,674)	
Fire	\$ 2,695	\$ 2,722	\$ 0.0012	\$ 2,500	\$ 2,525.00	\$ 0.0011	\$ (197)	
Library	\$ 108,519	\$ 109,604	\$ 0.0496	\$ 98,349	\$ 99,332.49	\$ 0.0433	\$ (10,272)	
SUB TOTAL	\$ 707,918	\$ 714,997	\$ 0.3237	\$ 766,178	\$ 773,840	\$ 0.3375	\$ 58,843	24-25 Levy if use '23-24 Tax RQ
G.O. Bond Fund	\$ 50,000	\$ 50,500	\$ 0.0229	\$ 30,409	\$ 30,713	\$ 0.0134	\$ (19,787)	\$ 0.3819
Pool Bonds	\$ 108,990	\$ 110,080	\$ 0.0498	\$ 94,851	\$ 95,800	\$ 0.0418	\$ (14,280)	Percent Change in Tax Request
TOTAL	\$ 866,908	\$ 875,577	\$ 0.3964	\$ 891,438	\$ 900,352.38	\$ 0.3927	\$ 24,775	2.83%
<i>*Subject to change with modifications to budget and/or ACTUAL VALUATION</i>							\$ (0.0036) Levy Difference	
							-0.92%	CITY LEVY CHANGE

**Where does the Property Tax requested by the City of Albion go?
How is the Property Tax allocated?**

Proposed 2025-26 LEVY by Department		Below is an allocation chart of the 2025-26 City Property Tax based on property valuation.						
		\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000
General Admin.	\$ 0.0121	\$12.10	\$18.15	\$24.20	\$30.25	\$36.30	\$42.35	\$48.40
Street	\$ 0.0370	\$37.00	\$55.50	\$74.00	\$92.50	\$111.00	\$129.50	\$148.00
Park	\$ 0.0760	\$76.00	\$114.00	\$152.00	\$190.00	\$228.00	\$266.00	\$304.00
Pool	\$ 0.0223	\$22.30	\$33.45	\$44.60	\$55.75	\$66.90	\$78.05	\$89.20
Police	\$ 0.1458	\$145.80	\$218.70	\$291.60	\$364.50	\$437.40	\$510.30	\$583.20
Fire	\$ 0.0011	\$1.10	\$1.65	\$2.20	\$2.75	\$3.30	\$3.85	\$4.40
Library	\$ 0.0433	\$43.30	\$64.95	\$86.60	\$108.25	\$129.90	\$151.55	\$173.20
Operating Levy	\$ 0.3376	\$337.60	\$506.40	\$675.20	\$844.00	\$1,012.80	\$1,181.60	\$1,350.40
G.O. Bond Fund	\$ 0.0134	\$13.40	\$20.10	\$26.80	\$33.50	\$40.20	\$46.90	\$53.60
Pool Bonds	\$ 0.0418	\$41.80	\$62.70	\$83.60	\$104.50	\$125.40	\$146.30	\$167.20
Debt Levy	\$ 0.0552	\$55.20	\$82.80	\$110.40	\$138.00	\$165.60	\$193.20	\$220.80
Total Levy	\$ 0.3928	\$392.80	\$589.20	\$785.60	\$982.00	\$1,178.40	\$1,374.80	\$1,571.20

City of Albion Levy History - 2007-2026

Operating Levy Debt Levy Total Levy



Preliminary 2025-2026 Budget - By Department

Column Descriptions:	
*2024-25 BUDGET: Council Adopted Budget for Fiscal Year Oct 1, 2024 to Sep 30, 2025.	
** Estimated 2024-2025: Estimated Performance for FY 2024-2025 utilizing current performance, forecast of last quarter, and historical data.	
*** Difference: Illustrates difference in the budgeted v. estimated year end department Revenue, Expenditure, and overall performance.	
**** Proposed 2025-26: Proposed Department Budgets - utilizing any expected surplus/cash reserve from current/previous years.	
TOTAL EXPECTED 2024-25 BUDGET SURPLUS/CASH RESERVE FOR ALL CITY DEPARTMENTS TO CARRY FORWARD INTO 2025-26:	
	\$ 319,617.00

General Administration	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Property Tax Revenue	\$ 27,589.00	\$ 26,280.00		\$ 27,389.00
In Lieu of Tax & Pro Rate	\$ 73,000.00	\$ 99,940.00		\$ 96,000.00
Grant Income - Hazard Mitigation Grant (Sirens)	\$ 75,000.00	\$ -		\$ -
Municipal Equalization (State Aid)	\$ -	\$ -		\$ -
Building Permit Fees	\$ 12,000.00	\$ 11,520.00		\$ 12,000.00
Other Revenue	\$ 61,370.00	\$ 55,870.00		\$ 56,520.00
Franchise Fee Revenue	\$ 211,500.00	\$ 220,495.00		\$ 220,500.00
Nuisance Abatement Income (placeholder)	\$ 20,000.00	\$ 50.00		\$ 20,000.00
Transfer In - Sinking Fund for Capital Outlay/Maintenance	\$ 10,000.00	\$ -		\$ 10,000.00
Transfer In - Solid Waste	\$ 60,600.00	\$ 60,600.00		\$ 75,000.00
Transfer In - Sales Tax	\$ 11,310.00	\$ 11,730.00		\$ 11,730.00
Total Department Revenue	\$ 562,369.00	\$ 486,485.00	\$ (75,884.00)	\$ 529,139.00
Operation & Maintenance	\$ 145,925.00	\$ 161,371.00		\$ 153,830.00
Capital Outlay (New Civil Siren)	\$ 110,000.00	\$ 43,120.00		\$ 45,000.00
Nuisance Abatement Expense (placeholder)	\$ 20,000.00	\$ -		\$ 20,000.00
Payroll & Benefits (Administrator, Deputy Clerk, 20% Building Inspector/Water Operator, Mayor, Council) *14% increase in benefit premiums *3% Cost of Living Adjustment	\$ 296,640.00	\$ 283,895.00		\$ 304,015.00
Total Expenditures	\$ 572,565.00	\$ 488,386.00	\$ (84,179.00)	\$ 522,845.00
Applied Cash Reserves	\$ 10,196.00	\$ 10,196.00		\$ -
Net Department Budget / Performance	\$ -	\$ 8,295.00	\$ 8,295.00	\$ 6,294.00
			(FY Budget Surplus)	

Economic Development / Housing Initiative	2024-25 Budget		Estimated 2024-25	Difference	Proposed 2025-26
Donations	\$	-	\$ 80,000.00		\$ -
Misc Revenue	\$	1,500.00	\$ 1,100.00		\$ 1,500.00
Interest Income	\$	4,500.00	\$ 5,670.00		\$ 5,500.00
Transfer In - Sales Tax - for Housing Program Support	\$	40,225.00	\$ 39,650.00		\$ 21,640.00
Total Department Revenue	\$	46,225.00	\$ 126,420.00	\$ 80,195.00	\$ 28,640.00
Operation & Maintenance	\$	3,500.00	\$ 1,640.00		\$ 3,250.00
Transfers Out	\$	-	\$ -		\$ -
Payroll & Benefits (Economic Development and Housing Program Director) *14% increase in benefit premiums *3% Cost of Living Adjustment	\$	112,845.00	\$ 91,420.00		\$ 97,350.00
Total Expenditures	\$	116,345.00	\$ 93,060.00	\$ (23,285.00)	\$ 100,600.00
<i>Applied Cash Reserves (from Housing Fund)</i>	\$	70,820.00	\$ 70,030.00		\$ 72,360.00
Net Department Budget	\$	700.00	\$ 103,390.00	\$ 102,690.00 (FY Budget Surplus)	\$ 400.00
Special Revenue Fund - Use to be determined	2024-25 Budget		Estimated 2024-25	Difference	Proposed 2025-26
<i>ARPA Special Revenue Funds {Water/Sewer Projects}</i>	\$	(280,524.00)	\$ (280,524.00)	\$ -	\$ -

Street Department	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Property Tax Revenue	\$ 35,490.00	\$ 33,810.00		\$ 83,927.00
State Highway Allocation	\$ 288,171.00	\$ 277,850.00		\$ 277,995.00
Motor Vehicle Sales Tax	\$ 75,000.00	\$ 69,270.00		\$ 70,000.00
Motor Vehicle Tax	\$ 50,000.00	\$ 52,140.00		\$ 52,000.00
Motor Vehicle Fee	\$ 19,550.00	\$ 18,100.00		\$ 18,000.00
Transfer in - From Sales Tax Capital Improvements	\$ 61,365.00	\$ 60,070.00		\$ 60,070.00
Transfer in - from Equipment Sinking Fund	\$ 8,750.00	\$ -		\$ 8,750.00
Debt Issuance	\$ -	\$ -		\$ -
Other Revenue	\$ 13,400.00	\$ 15,590.00		\$ 16,000.00
Total Department Revenue	\$ 551,726.00	\$ 526,830.00	\$ (24,896.00)	\$ 586,742.00
Operation & Maintenance	\$ 132,361.00	\$ 158,596.00		\$ 138,261.00
Equipment Leases (Bobcat, Tractor, Sweeper)	\$ 13,000.00	\$ 15,500.00		\$ 56,000.00
Capital Outlay	\$ 28,750.00	\$ 38,970.00		\$ 23,250.00
Street Capital Improvements	\$ 105,875.00	\$ 145,015.00		\$ 30,070.00
Street Maintenance Program	\$ 30,000.00	\$ 33,085.00		\$ 35,000.00
Transfer to Sinking Fund	\$ -	\$ -		\$ -
Transfer to G.O. Bond Fund	\$ 117,158.00	\$ 117,158.00		\$ 119,665.00
Payroll & Benefits (50% Street Supervisor, 25% Sewer Operator, 15% Water Operator/Building Inspector, 25% Maintenance Workers) *14% increase in benefit premiums *3% Cost of Living Adjustment	\$ 197,220.00	\$ 134,920.00		\$ 140,720.00
Total Expenditures	\$ 624,364.00	\$ 643,244.00	\$ 18,880.00	\$ 542,966.00
Applied Cash Reserves	\$ 72,638.00	\$ 72,638.00		\$ (43,776.00)
Net Department Budget / Performance	\$ -	\$ (43,776.00)	\$ (43,776.00)	\$ -
			(FY Budget Deficit)	

Parks Department	2024-25 Budget		Estimated 2024-25	Difference	Proposed 2025-26
Property Tax Revenue	\$	115,385.00	\$	109,930.00	\$ 172,573.00
Camping Fees	\$	32,500.00	\$	22,660.00	\$ 25,000.00
Transfer in (from Sales Tax)	\$	15,005.00	\$	14,780.00	\$ 110,320.00
Donations (Eli Porter Memorial Park)	\$	31,900.00	\$	107,185.00	\$ -
Donations (Big Give - Albion Baseball)	\$	100,000.00	\$	297,815.00	\$ 278,185.00
Donations (Big Give - Trail and Clark Street Project)	\$	-	\$	-	\$ 125,000.00
Grant Income (2025-26 Trail and Clark Street Project)	\$	-	\$	169,295.00	\$ 830,705.00
Other Revenue	\$	6,500.00	\$	40,000.00	\$ 6,500.00
Total Department Revenue	\$	301,290.00	\$	761,665.00	\$ 460,375.00
					\$ 1,548,283.00
Operation & Maintenance	\$	102,600.00	\$	148,620.00	\$ 108,100.00
Capital Outlay (Eli Porter Memorial Park)	\$	435,000.00	\$	513,220.00	\$ -
Capital Outlay (Albion Baseball Batting Cage)	\$	100,000.00	\$	139,070.00	\$ 396,930.00
Capital Outlay (Clark Street & Trail Project)	\$	-	\$	169,295.00	\$ 1,060,845.00
Capital Outlay/Sprinkler System Upgrade	\$	10,000.00	\$	10,000.00	\$ 10,000.00
Payroll & Benefits (City Groundskeeper, Summer Labor)	\$	46,982.00	\$	63,060.00	\$ 64,100.00
Total Expenditures	\$	694,582.00	\$	1,043,265.00	\$ 348,683.00
					\$ 1,639,975.00
<i>Applied Cash Reserves</i>	\$	393,292.00	\$	393,292.00	\$ 91,692.00
Net Department Budget	\$	-	\$	111,692.00	\$ -
					111,692.00
					(FY Budget Surplus)

Pool Department	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Property Tax Revenue	\$ 57,980.00	\$ 55,940.00		\$ 50,560.00
Tranfer in from General Fund	\$ -	\$ -		\$ -
Admission Fees	\$ 30,000.00	\$ 28,280.00		\$ 29,000.00
Transfer In From Municipal Lottery	\$ 11,680.00	\$ 8,990.00		\$ 9,460.00
Transfer In From Sinking Fund - for Improvements/Maintenance	\$ -	\$ -		\$ -
Transfer in from Sales Tax - for Maintenance	\$ 50,000.00	\$ 30,700.00		\$ 38,600.00
Sale of Surplus Property	\$ -	\$ -		\$ -
Other Revenue	\$ 9,950.00	\$ 7,940.00		\$ 8,500.00
Total Department Revenue	\$ 159,610.00	\$ 131,850.00	\$ (27,760.00)	\$ 136,120.00
Day-to-Day Operation	\$ 40,950.00	\$ 45,350.00		\$ 35,220.00
Capital Outlay and Major Maintenance	\$ 50,000.00	\$ 30,700.00		\$ 48,600.00
Payroll	\$ 60,000.00	\$ 47,120.00		\$ 51,860.00
Total Expenditures	\$ 150,950.00	\$ 123,170.00	\$ (27,780.00)	\$ 135,680.00
Applied Cash Reserves	\$ (8,660.00)	\$ (8,660.00)		\$ 20.00
Net Department Budget	\$ -	\$ 20.00	\$ 20.00	\$ 460.00
			(FY Budget Surplus)	

Police Department	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Property Tax Revenue	\$ 360,260.00	\$ 343,230.00		\$ 330,880.00
Transfer in - From Sales Tax (Building/Equip/Maint)	\$ 22,620.00	\$ 23,460.00		\$ 23,460.00
Transfer In - from Sinking Fund (Building/Equip/Maint)	\$ -	\$ -		\$ -
Other Revenue	\$ 19,050.00	\$ 2,645.00		\$ 19,200.00
Total Department Revenue	\$ 401,930.00	\$ 369,335.00	\$ (32,595.00)	\$ 373,540.00
Operation & Maintenance	\$ 45,000.00	\$ 52,430.00		\$ 56,850.00
Capital Outlay - (Possible Vehicle Trade)	\$ -	\$ 2,000.00		\$ -
Transfer to Building/Equipment/Maintenance Sinking Fund	\$ 11,000.00	\$ 9,000.00		\$ 22,000.00
Payroll & Benefits (Preparing budget for a full 3-man department) *14% increase in benefit premiums *3% Cost of Living Adjustment	\$ 352,310.00	\$ 262,510.00		\$ 344,465.00
Total Expenditures	\$ 408,310.00	\$ 325,940.00	\$ (82,370.00)	\$ 423,315.00
<i>Applied Cash Reserves</i>	\$ 6,380.00	\$ 6,380.00		\$ 49,775.00
Net Department Budget	\$ -	\$ 49,775.00	\$ 49,775.00 (FY Budget Surplus)	\$ -

Fire Department	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Property Tax Revenue	\$ 2,695.00	\$ 2,570.00		\$ 2,500.00
MFO Funds	\$ 10,000.00	\$ 10,000.00		\$ 10,000.00
Sale of Surplus Property	\$ -	\$ -		\$ 15,000.00
* Transfer in - From Sales Tax	\$ 67,870.00	\$ 70,390.00		\$ 70,390.00
Transfer in - From Equipment Reserve	\$ -	\$ -		\$ 7,500.00
Rural Reimbursement	\$ 56,575.00	\$ 46,170.00		\$ 62,200.00
Possible Grant Revenue	\$ -	\$ -		\$ -
Other Revenue	\$ 1,010.00	\$ 505.00		\$ 1,010.00
Total Department Revenue	\$ 138,150.00	\$ 129,635.00	\$ (8,515.00)	\$ 168,600.00
Operation	\$ 75,750.00	\$ 80,180.00		\$ 87,000.00
Possible Grant Expenditure	\$ -	\$ -		\$ -
* Equipment Purchases, Maintenance, or Transfer to Equipment Reserve	\$ 110,993.00	\$ 40,070.00		\$ 136,928.00
Payroll	\$ 2,900.00	\$ 2,650.00		\$ 2,900.00
Total Expenditures	\$ 189,643.00	\$ 122,900.00	\$ (66,743.00)	\$ 226,828.00
<i>Applied Cash Reserves</i>	<i>\$ 51,493.00</i>	<i>\$ 51,493.00</i>		<i>\$ 58,228.00</i>
Net Department Budget	\$ -	\$ 58,228.00	\$ 58,228.00	\$ -
			(FY Budget Surplus)	

Library	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Property Tax Revenue	\$ 108,519.00	\$ 103,390.00		\$ 98,349.00
Transfer in - From Sales Tax	\$ 11,310.00	\$ 11,730.00		\$ 11,730.00
Transfer in - From Sinking Fund	\$ -	\$ -		
Donations	\$ 2,500.00	\$ 31,000.00		\$ 2,500.00
Other Revenue	\$ 7,750.00	\$ 10,000.00		\$ 8,770.00
Total Department Revenue	\$ 130,079.00	\$ 156,120.00	\$ 26,041.00	\$ 121,349.00
Operation & Maintenance	\$ 36,250.00	\$ 44,120.00		\$ 43,000.00
Collection Additions	\$ 13,000.00	\$ 14,820.00		\$ 14,000.00
Capital Outlay/Transfer to Sinking Fund	\$ -	\$ -		\$ -
Payroll	\$ 80,690.00	\$ 79,580.00		\$ 81,810.00
3% Cost of Living Adjustment				
Total Expenditures	\$ 129,940.00	\$ 138,520.00	\$ 8,580.00	\$ 138,810.00
Applied Cash Reserves	\$ (139.00)	\$ (139.00)		\$ 17,461.00
Net Department Budget	\$ -	\$ 17,461.00	\$ 17,461.00 (FY Budget Surplus)	\$ -

Water Department	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Water Revenues (*with recommended rate increase)	\$ 297,700.00	\$ 305,540.00		\$ 313,800.00
Transfer in - From Sinking Fund	\$ -	\$ -		\$ -
Transfer in - From Sales Tax	\$ 61,365.00	\$ 60,070.00		\$ -
DHHS Security Grant	\$ -	\$ -		\$ 10,000.00
SRF Funding/Bond Proceeds	\$ -	\$ -		\$ -
Transfer in from ARPA Special Revenue Account	\$ 140,262.00	\$ 140,262.00		\$ -
Other Revenue	\$ 22,750.00	\$ 15,940.00		\$ 21,450.00
Total Department Revenue	\$ 522,077.00	\$ 521,812.00	\$ (265.00)	\$ 345,250.00
Operation & Maintenance	\$ 152,550.00	\$ 141,130.00		\$ 170,735.00
Capital Projects - Water System Improvements/Extensions	\$ 601,000.00	\$ 642,600.00		\$ -
Capital Outlay (Equipment, etc. or Transfer to Sinking)	\$ 96,587.00	\$ 82,240.00		\$ 15,000.00
Future Development Capital Improvement	\$ -	\$ -		\$ -
Tower Maintenance (transfer unused to sinking fund)	\$ 10,000.00	\$ 1,460.00		\$ 10,000.00
Transfer to Tower Maintenance Sinking Fund	\$ -	\$ 8,540.00		\$ -
2013-14 Well Loan Payments	\$ 16,405.00	\$ 16,405.00		\$ 16,285.00
2018-19 Well Loan Payments	\$ 28,210.00	\$ 28,210.00		\$ 28,105.00
Payroll & Benefits (50% Water Operator/Building Inspector, 25% Sewer Operator, 25% Street Supervisor, 33% Utility Billing Clerk, 25% Maintenance Workers) *14% increase in benefit premiums *3% Cost of Living Adjustment	\$ 136,965.00	\$ 135,500.00		\$ 146,650.00
Total Expenditures	\$ 1,041,717.00	\$ 1,056,085.00	\$ 14,368.00	\$ 386,775.00
<i>Applied Cash Reserves</i>	<i>\$ 519,640.00</i>	<i>\$ 519,640.00</i>		<i>\$ 41,525.00</i>
Net Department Budget	\$ -	\$ (14,633.00)	\$ (14,633.00)	\$ -
			(FY Budget Surplus)	

Sewer Department	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Sale of Surplus Property / Material Sales	\$ 500.00	\$ -		\$ 500.00
Sewer Use Revenue (Recommend Rate Increase)	\$ 452,510.00	\$ 451,050.00		\$ 463,300.00
Transfer in - From Sales Tax	\$ 61,365.00	\$ 60,070.00		\$ 30,000.00
Transfer in - From Sewer Sinking Fund	\$ 160,000.00	\$ 160,000.00		\$ -
Transfer in from ARPA Special Revenue Account	\$ 140,262.00	\$ 140,262.00		\$ -
Bond Proceeds	\$ 250,000.00	\$ 254,800.00		
Other Revenue	\$ 17,500.00	\$ 15,455.00		\$ 16,900.00
Total Department Revenue	\$ 1,082,137.00	\$ 1,081,637.00	\$ (500.00)	\$ 510,700.00
Operation & Maintenance	\$ 81,425.00	\$ 88,310.00		\$ 91,550.00
Sewer System Improvements/Extensions/Sludge Application Project	\$ 443,000.00	\$ 400,400.00		\$ -
Sewer System Maintenance Projects (Manhole and Sewer Line Rehab)	\$ 176,000.00	\$ 176,000.00		\$ 35,535.00
Capital Outlay (Equipment, etc. or Transfer to Sinking)	\$ 73,555.00	\$ 50,000.00		\$ 20,000.00
Future Development Capital Improvement	\$ -			\$ -
WWTF Financing Payments	\$ 219,172.00	\$ 223,520.00		\$ 220,000.00
Payroll & Benefits (50% Sewer Operator, 15% Water Operator/Building Inspector, 25% Street Supervisor, 33% Utility Billing Clerk, 25% Maintenance Workers) *14% increase in benefit premiums *3% Cost of Living Adjustment	\$ 130,925.00	\$ 133,700.00		\$ 143,615.00
Total Expenditures	\$ 1,124,077.00	\$ 1,071,930.00	\$ (52,147.00)	\$ 510,700.00
Applied Cash Reserves	\$ 41,940.00	\$ 41,940.00		\$ -
Net Department Budget	\$ -	\$ 51,647.00	\$ 51,647.00 (FY Budget Surplus)	\$ -

Solid Waste Department	2024-25 Budget		Estimated 2024-25	Difference	Proposed 2025-26	
Garbage Use Revenue (NO rate changes)	\$	295,500.00	\$	295,505.00	\$	295,500.00
Grant Income (Tire Collection)	\$	-	\$	-	\$	22,790.00
Other Revenue	\$	2,000.00	\$	-	\$	2,500.00
Total Department Revenue	\$	297,500.00	\$	295,505.00	\$	320,790.00
Operation & Maintenance	\$	7,650.00	\$	9,530.00	\$	9,150.00
Contract Costs (Solid Waste, Grass Pile, Tree Pile, Clean up Days)	\$	230,000.00	\$	198,120.00	\$	225,000.00
Transfers Out (General)	\$	60,600.00	\$	60,600.00	\$	75,000.00
Capital Outlay (Or Transfer to Sinking)	\$	-	\$	7,500.00	\$	4,275.00
Payroll & Benefits (34% Utility Billing Clerk) *14% increase in benefit premiums *3% Cost of Living Adjustment	\$	31,480.00	\$	28,620.00	\$	30,730.00
Total Expenditures	\$	329,730.00	\$	304,370.00	\$	344,155.00
Applied Cash Reserves	\$	32,230.00	\$	32,230.00	\$	23,365.00
Net Department Budget	\$	-	\$	23,365.00	\$	-
				23,365.00		
				(FY Budget Surplus)		

G.O. Bond Fund	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Property Tax Revenue - Pool Bonds	\$ 108,990.00	\$ 99,760.00		\$ 94,851.00
Property Tax Revenue - Other GO Bonds	\$ 50,000.00	\$ 45,770.00		\$ 30,409.00
In Lieu of Tax and Pro Rate	\$ 4,100.00	\$ 24,210.00		\$ 23,295.00
Transfer in - Sales Tax (Pool Bond)	\$ 113,100.00	\$ 117,320.00		\$ 117,320.00
Transfers in (Street)	\$ 117,158.00	\$ 117,158.00		\$ 119,665.00
Bond Proceeds {Net} - (2025 Sewer)	\$ -	\$ 254,800.00		
Total Department Revenue	\$ 393,348.00	\$ 659,018.00	\$ 265,670.00	\$ 385,540.00
Transfer Bond Proceeds to Sewer	\$ -	\$ 254,800.00		\$ -
2025 Sewer Construction Bonds	\$ -	\$ -		\$ 21,922.00
2024 - Water Construction Bonds	\$ 50,000.00	\$ 24,727.00		\$ 27,413.00
2018 Street Construction Bonds	\$ 117,158.00	\$ 117,158.00		\$ 119,665.00
2017 Pool Bonds - Refunded	\$ 220,320.00	\$ 220,320.00		\$ 216,540.00
Total Expenditures	\$ 387,478.00	\$ 617,005.00	\$ 229,527.00	\$ 385,540.00
<i>Applied Cash Reserves</i>	\$ (5,870.00)	\$ (5,870.00)		\$ -
Net Department Budget	\$ -	\$ 36,143.00	\$ 36,143.00	\$ -
			(FY Budget Surplus)	
Municipal Lottery (Keno) Fund	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Keno Revenue	\$ 11,000.00	\$ 8,820.00		\$ 9,000.00
Total Department Revenue	\$ 11,000.00	\$ 8,820.00	\$ (2,180.00)	\$ 9,000.00
Operating Expenses	\$ -	\$ 50.00		\$ -
Transfers Out	\$ 11,680.00	\$ 8,990.00		\$ 9,460.00
Total Expenditures	\$ 11,680.00	\$ 9,040.00	\$ (2,640.00)	\$ 9,460.00
<i>Applied Cash Reserves</i>	\$ -	\$ -		\$ 460.00
Net Department Budget	\$ (680.00)	\$ (220.00)	\$ 460.00	\$ -
			(FY Budget Surplus)	

Sales Tax Fund	2024-25 Budget	Estimated 2024-25	Difference	Proposed 2025-26
Interest Income	\$ 10,500.00	\$ 11,350		\$ 11,000.00
Sales Tax Revenue - One Cent (Capital Projects)	\$ 228,825.00	\$ 234,630		\$ 234,630.00
Sales Tax Revenue - One Cent (ED)	\$ 228,825.00	\$ 234,630		\$ 234,630.00
Sales Tax Revenue - 1/2 Cent (Fire)	\$ 67,870.00	\$ 70,390		\$ 70,390.00
Sales Tax Revenue - 1/2 Cent (Police)	\$ 22,620.00	\$ 23,460		\$ 23,460.00
Sales Tax Revenue - 1/2 Cent (City Hall)	\$ 11,310.00	\$ 11,730		\$ 11,730.00
Sales Tax Revenue - 1/2 Cent (Library)	\$ 11,310.00	\$ 11,730		\$ 11,730.00
Sales Tax Revenue - 1/2 Cent (Pool Bond)	\$ 113,100.00	\$ 117,320		\$ 117,320.00
Motor Vehicle Sales Tax Revenue	\$ 75,000.00	\$ 69,270		\$ 70,000.00
Total Department Revenue	\$ 769,360.00	\$ 784,510.00	\$ 15,150.00	\$ 784,890.00
Transfer to Street Fund for Improvements	\$ 61,365.00	\$ 60,070		\$ 60,070.00
Transfer to Water - Infrastructure Fund	\$ 61,365.00	\$ 60,070		
Transfer to Sewer - Infrastructure Fund	\$ 61,365.00	\$ 60,070		\$ 30,000.00
Transfer to Park - Capital Projects	\$ 15,005.00	\$ 14,780		\$ 110,320.00
Transfer to General Adm - Housing Program Benefits	\$ 40,225.00	\$ 39,650		\$ 21,640.00
Transfer out to Albion Economic Development (from Fund Balance)	\$ 228,825.00	\$ 244,330		\$ 234,630.00
Transfer to Fire Dept - Equipment Reserve	\$ 67,870.00	\$ 70,390		\$ 70,390.00
Transfer to Police - Capital Projects, Equip, Maint.	\$ 22,620.00	\$ 23,460		\$ 23,460.00
Transfer to Library - Capital Projects, Equip, Maint.	\$ 11,310.00	\$ 11,730		\$ 11,730.00
Transfer to General (City Hall) - Capital Projects, Equip, Maint.	\$ 11,310.00	\$ 11,730		\$ 11,730.00
Transfer to GO Debt - Pool Bond	\$ 113,100.00	\$ 117,320		\$ 117,320.00
Motor Vehicle Sales Tax to Street Dept	\$ 75,000.00	\$ 69,270		\$ 70,000.00
Transfer to Pool - Improvements/Maintenance	\$ 50,000.00	\$ 30,700		\$ 38,600.00
Transfer to G.O. Bond Fund	\$ -	\$ -		
Total Expenditures	\$ 819,360.00	\$ 813,570	\$ (5,790)	\$ 799,890.00
<i>Applied Cash Reserves</i>	<i>\$ 50,000.00</i>	<i>\$ 50,000.00</i>		<i>\$ 15,000.00</i>
Net Department Budget	\$ -	\$ 20,940.00	\$ 20,940.00	\$ -
			(FY Budget Surplus)	

>>>Page Intentionally Blank

The City's Capital Improvement Plan is developed by the City based upon critical community needs as well as citizen concerns expressed in regular surveys.

Red Flag - High Need:

<u>Sewer Rehabilitation</u>	Following video camera survey of collection lines we're starting to prioritize rehabilitation including Manholes and Sewer Main lining and are dedicating funds for these activities **Funds are currently lacking for 2025-2026 Budget Year - will likely focus on Man Holes.
<u>Water and Sewer Extensions</u>	Extention of Services and Fire Protection to Developed Properties annexed in 2022 - contract awarded for 2024-25 - Complete
<u>Civil Defense Siren Improvements</u>	Creating a plan to replace two sirens with larger coverage area to cover all developed areas within the ETJ. One siren replaced in 2024-25. Another planned for 2025-26.
<u>Repair Pool Leak</u>	COMPLETE. Speed Services repaired this spring
* Playground Equipment Updates - including accessible features	Eli Porter Memorial Project - COMPLETE **Park on Clark Street Project - Awarded Rural Community Recovery Program Grant - 2025-2026
* Assurance of safe drinking water	New Well online in 2020; however, wells 2 and 3 collapsed and are decommissioned. Mayor recommends planning for new well in deeper water formation further south.

Orange Flag - Moderate to High Need:

* Recreational Walking/Running Trails	Added to the Capital Improvement Plan in 2016 - <u>Phase I completed in 2018.</u> <u>Phase 2, linking Fuller Park, Clark Park, and Sports Complex - 2025-26 - Awarded Grant.</u> <u>**Due to opnion of Cost, may need to break this project into sub-phases AND/OR raise more funds.</u>
* Campground Expansion	Added to Capital Improvement Plan in 2016. 20 sites with Water and Electricity added in FY '21-22. <u>*Sewer to be extended '25-27 following the sewer main project through South Park Subdivision</u>
* Irrigation System for Sludge Application	Qualifying use of ARPA funds. Project would be more efficient method of application, could rotate crops and also potentially apply compost from grass pile on crop ground ourselves, rather than pay to have it hauled away. *Target for FY '26-27
* Sports Complex Improvements	*Based on 2019 input from parents and coaches. Albion Baseball has prioritized a batting cage project (24-26). In future should consider replacing aged light poles, relocate transformers, additional fencing, drainage improvements, new concession stand. Target for '27-29

Yellow Flag - Moderate Need:

* General Street Conditions/Maintenance	Annual Maintenance Program included in O&M Budget (Crack sealing every year. Significant Microsurfacing occurred 2017 & 2024) ON GOING
Street Paving - 11th to Fuller and Park View Streets	Mayor Jarecki's "Bucket-List" Item
* C-2 - Commercial Alley Paving	Prioritizing several commercial alleys a year to be funded by sales tax funds. ON GOING
* Trees in Public Spaces	Added to Parks Operation & Maintenance Budget
* Storm Water Drainage Improvements	Phases I thru III Complete - 2016-2020 Necessity of future phases to be determined

City of Albion Capital Improvement Plan - by Department	
Street Department	
<i>Funds Available for Capital Projects</i>	
\$18,880	Cash Balance/Budget Suplus - 9/30/2025
\$0	Excess Highway Allocation and Motor Vehicle Taxes/Fees
\$60,070	Sales Tax for Street Improvements
\$0	2025-2026 Transfer in from Street Equipment Reserve
\$78,950 Total Estimated Resources Available for Street Department Capital Improvements and Additions 2025-26	
<i>Projects Estimated Cost</i>	
\$30,000	2026 Crack Sealing & Maintenance Program
\$5,000	2026 Storm Sewer Maintenance Program
\$30,700	2025-26 - Street Repairs and Alley Paving
\$65,700 Total 2024 Maintenance Items	
\$12,000 General Capital Outlay/Equipment 2025-26	
\$1,250 Remainder for Projects/Equipment - or carry forward to next fiscal year.	
\$300,000	Estimated - Project 108 - 11th Street South of Fairview - 6 year Plan
\$250,000	Estimated - Project 109 - 11th Street South of Fairview - 6 year Plan
\$20,000	Estimated - Project 87 - Fuller Street back to gravel - 6 Year Plan
\$450,000	Estimated - Project 106 - Main Street and Church Street - RCP Storm Sewer - 6 year plan
\$450,000	Estimate needs revised - Project 88 - Sale Barn Road - 5th Street to Hiway 14 - Drainage structures to existing storm drainage - 6 year plan
\$1,470,000 Total Estimated Cost of Known Planned Projects & Capital Expenditures	
\$250,000	2030 Asphalt Maintenance Program - Microsealing and/or Armorcoating Surfaces
General	
<i>Funds Available for Capital Projects</i>	
\$11,730	Sales Tax Revenue - For General/City Hall Improvements/Maintenance FY25-26
\$11,584	Sinking Fund for General/City Hall Improvements/Maintenance
\$8,295	Cash Balance/Surplus from FY24-25
\$13,391	Tax Revenues from FY25-26
\$0	Potential Grant Funding - FEMA Hazard Mitigation (75/25 Grant for Sirens)
\$45,000 Total Resources Available for General Fund Capital Improvements 2025-26	
<i>Projects Estimated Cost</i>	
\$10,000	General Capital Outlay
\$35,000	Tornado Siren Replacement - behind Applied Connective (24-25)
\$185,000	City Hall Parking Improvements 26-28

Parks Department	
<u>Funds Available for Capital Projects</u>	
\$158,745	Cash Reserved for Cardinal Cage Project / Park on Clark-Trail Project
\$258,185	Expected Donations for Albion Baseball Batting Cage Project
\$110,320	Sales Tax Transfer for Capital Projects (Park on Clark & Trail)
\$125,000	Expected Donations for Park on Clark Street Project
\$830,705	*Rural Community Recovery Program Grant
\$1,482,955	Total Resources Available for Parks Department Capital Outlay 2024-25
<u>Project Estimated Cost</u>	
\$396,930	Albion Baseball - Batting Cage Project
\$533,013	Estimated - Clark Street Park Accessible Improvements (2025-2026) - pending plan and funding *
\$533,012	Estimated - Boone County Trail System Future Phase (2025-26) - Pending plan and funding *

\$1,462,955	Total Estimated Cost of Capital Projects/Purchases - 25-26
\$20,000	Remainder for Projects - Allocate or Carry into 2025-26

\$300,000	Estimated - Sports Complex Improvements - Replace Light Systems (26-28)
\$35,000	Estimated - Sports Complex Improvements - Central Drain System Behind Fields (24-28)
\$0	Sports Complex Improvements - New concessions stand/RR Building (26-30) - no estimate of cost yet.

Pool Department	
<u>Funds Available for Capital Projects</u>	
\$0	City Sinking Funds reserved for Pool Project - Future Improvement and Maintenance
\$38,600	Sales Tax Transfer for Improvements/Maintenance
\$38,600	Total Resources Available for Pool Department Capital Improvments 2024-25
<u>Projects Estimated Cost</u>	
\$10,000	Pool Equipment, Parts, Repairs
\$28,000	Repaint Pool - 25-26
\$15,000	Additional Manhole for access to spray pad piping and valves & repair spray feature - 26-27
\$38,000	Total Estimated Cost of Known Projects through 2026

Library Department	
<u>Funds Available for Capital Projects</u>	
	\$183,365 Total Resources Available for Library Department Capital Improvments 2025-26
<u>Projects Estimated Cost</u>	
\$183,365	Make old basement accessible Project for 2025-27 - No cost estimate yet (Library board investigating)
	\$183,365 Total Estimated Cost of Known Projects
Fire Department	
<u>Funds Available for Capital Projects</u>	
\$230,000	Estimated Equipment Sales Tax Reserve Balance - 9/30/25
\$70,390	2025-26 Transfer in from Sales Tax for Equipment and Maintenance
	\$300,390 Total Resources Available for Fire Department Capital Improvements 2024-25
<u>Projects Estimated Cost</u>	
\$121,928	Uniforms, Equipment Maintenance, Equipment Purchases (funded by sales tax/sinking funds) - unused transferred to future equipment sinking fund
	\$121,928 Total Estimated Cost of Known Projects
	\$178,462 Remainder for Equipment & Maintenance in Fire Dept Fund - Allocate or Carry into 2025-26

Water Department	
<i>Budgeted Funds Available for Capital Projects</i>	
\$24,012	Cash Reserves for Capital Projects
\$24,012 Total Resources Available for Water Department Capital Improvements 2025-26	
<i>Future Projects Estimated Cost</i>	
\$24,012	Capital Outlay For Water Equipment/Improvements
\$24,012	Total Capital Expenditures for 2025-26
Priority 2 Annexation Water Projects - FUTURE YEARS	
\$266,300	Annexation Area 1-B Group 1B - Undeveloped Lots - N of State Street near Fairgrounds Road
\$66,000	Annexation Area 1-D -Group 3B - Undeveloped Lots on 4th South of Fairview - future 6" main
\$332,300	2026 & Beyond
\$0	Future Developments Reserve - 2025 & Beyond
\$1,500,000	New Well/Distribution/Transmission Expansion (2026-30)
\$1,832,300 Total Estimated of Current/Future Projects	

Sewer Department	
<i>Budgeted Funds Available for Capital Projects</i>	
\$26,702	Cash Reserves
\$30,000	Sales Tax for Future Developments
\$56,702	Total Resources Available for Sewer Department Capital Improvements 2025-26
 <i>Future Projects Estimated Cost</i>	
Priority System Upgrade and Rehab Projects - '25-26	
\$30,000	Manhole Projects/Sewer Inspection/Other Maintenance and Improvements
\$26,702	General Capital Outlay - Equipment, etc.
\$56,702	2025-26 Total
\$56,702 2025-2026 - Total Planned Capital Expenditures	
 Priority System Upgrade and Rehab Projects - '26-28	
\$125,000	Sludge Application / Irrigation ('26-28)
\$500,000	Sewer Main Lining Rehab
\$625,000	Total Priority System Upgrade and Rehab Projects 2025-2027
 Priority 2 Annexation Sanitary Projects - 2027 & Beyond	
\$334,000	Annexation Area 1-B Group 1B - Undeveloped Lots - State Street near Fairgrounds Road
\$495,000	Annexation Area 1-C Group 2B - Old Mill Road and Norco Road
\$110,000	Annexation Area 1-D Group 3B - Undeveloped Lots on 4th South of Fairview - future 8" main
\$151,700	Annexation Area 1-F Future Sanitary along Hwy 14 across front of Applied/FSA office lots
\$1,090,700	2026 & Beyond Total
\$0	<i>Future Developments Reserve</i>
\$1,715,700 Total Estimated Cost Current/Future Projects	



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: August 26, 2025

ITEM NAME: **CONSIDER RIGHT OF WAY PERMIT APPLICATION OF MIDSTATES DATA TRANSPORT DBA STEALTH BROADBAND FOR APPROVAL**

PRESENTER(S):

BACKGROUND INFORMATION:

Enclosed for Mayor and Council Review.

This is a plan to occupy City Right of Way with both underground and aerial cable, north of State Street/Hwy 91.

DISCUSSION:

MOTION: To approve the Right of Way permit application of Midstates Data Transport dba Stealth Broadband.

BY:

2ND:

ROLL CALL: Dailey _____ Porter _____ Tisthammer _____ Johnson _____

SUMMARY OF DECISION:



City of Albion, Nebraska
Public Right of Way Occupation Application Form
 (State Statute Sections 86-701 through 86-704, 18-2201 through 18-2206)

A. TO BE COMPLETED BY APPLICANT

Legal Name of Applicant: Midstates Data Transport	Phone Number: 402-317-1307
Street Address: 1458 Front St, Ste 102	Fax Number:
City, State, Zip Code: Blair, NE 68008	E-mail Address: laurie.smaus@turnkey-telecom.com
Signature:	Date of Application: 7/22/2025

Type and Nature of Telecommunication line and/or related facilities to be constructed, operated, and maintained: Check box if renewal with no changes.
 trench a utility line (duct/fiber for telecommunication purposes)

Legal Description of Public Right of Way to be occupied: Check box if renewal with no changes.
 S-21
 T-20N
 R-6W
 This application is for all the underground work inside the Albion limits.
 NDOT, aerial, NCRR and Boone County permit applications have been submitted for work in those ROWs.

Application AND RENEWALS to be Accompanied by:

Drawing/Diagram of entire route of telecommunication line and/or related facilities (new or existing);

Permit Fee of \$100.00, due Annually on May 1;

Insurance Certificate, naming City of Albion as additional insured:
 General Liability: \$1,000,000; Personal Injury \$500,000; Medical Expense: \$5,000
 Product & Completed Operations Aggregate: \$1,000,000; Each Occurrence: \$500,000;

Surety Bond or Certified Check payable to the City of Albion in the amount of 10% of total utility installation and construction (new construction only).

B. TO BE COMPLETED BY CITY

Date Considered by City Council:

Council Action: Approve Deny

Remarks or basis for denial:

Right of Way Permit Hereby Approved for Annual Period of May 1, _____, through April 30, _____.

 Mayor

{SEAL}

 Clerk

Revised: April 2015



CERTIFICATE OF LIABILITY INSURANCE

DATE (M)	Item 4.
10/3	

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Cottingham & Butler Drew Wagner 800 Main St. Dubuque IA 52001	CONTACT NAME: Drew Wagner PHONE (A/C, No, Ext): 563-587-5000 E-MAIL ADDRESS: dwagner@cottinghambutler.com		FAX (A/C, No): 563-583-7339													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Arch Insurance Company</td> <td>11150</td> </tr> <tr> <td>INSURER B : Travelers Property Casualty Company of America</td> <td>25674</td> </tr> <tr> <td>INSURER C : Pacific Insurance Company, Limited</td> <td>10046</td> </tr> <tr> <td>INSURER D : Valley Forge Insurance Company</td> <td>20508</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Arch Insurance Company	11150	INSURER B : Travelers Property Casualty Company of America	25674	INSURER C : Pacific Insurance Company, Limited	10046	INSURER D : Valley Forge Insurance Company	20508	INSURER E :		INSURER F :
INSURER(S) AFFORDING COVERAGE	NAIC #															
INSURER A : Arch Insurance Company	11150															
INSURER B : Travelers Property Casualty Company of America	25674															
INSURER C : Pacific Insurance Company, Limited	10046															
INSURER D : Valley Forge Insurance Company	20508															
INSURER E :																
INSURER F :																
INSURED Bauer Underground, Inc., Rowdy Investments, LLC, SBJ Construction Equipment Leasing Inc 1710 N. Airport Road Norfolk NE 68701	BAUUND1															

COVERAGES **CERTIFICATE NUMBER:** 521639600 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			ZAPKG6609907	11/1/2024	11/1/2025	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 Employee Benefits \$1M/\$2M occ/agg
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ZACAT6606807 ZAPKG6609907	11/1/2024 11/1/2024	11/1/2025 11/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			CUP-6S413910-24-NF	11/1/2024	11/1/2025	EACH OCCURRENCE \$9,000,000 AGGREGATE \$9,000,000 \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			ZAWCI6606707	11/1/2024	11/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D C	Property/Inland Marine Pollution			7094631511 13 CPI GD0275	11/1/2024 11/1/2024	11/1/2025 11/1/2025	SEE BELOW Each Incident 1,000,000 General Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 BLKT Property Bldg/BPP: \$23,060,727
 Inland Marine Contractors Equip: \$22,983,044
 Inland Marine Leased/Rented Equip: \$1,000,000
 Cyber: \$2,000,000

CERTIFICATE HOLDER City of Albion, Nebraska 420 W. Market Street Albion NE 68620	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

MERCHANTS
BONDING COMPANY™

Item 4.

MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

LICENSE AND PERMIT BOND

Bond No. 101574060

KNOW ALL PERSONS BY THESE PRESENTS:

That we, Bauer Underground, Inc.,
of Norfolk, State of Nebraska, as Principal,
and Merchants Bonding Company (Mutual), a corporation duly licensed to do business in the State of
Nebraska, as Surety, are held and firmly bound unto
City of Albion, NE, Obligee, in the penal
sum of Fourteen Thousand Two Hundred Dollars (\$14,200.00) DOLLARS.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas, the Principal has been licensed
Right of Way

by the Obligee.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply with the laws
and ordinances, including all Amendments, appertaining to the license or permit applied for, then this obligation
to be void, otherwise to remain in full force and effect for a period commencing on the 17th day of
July, 2025, and ending on the 17th day of July,
2026, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing to the Obligee and to the
Principal, in care of the Obligee or at such other address as the Surety deems reasonable, and at the expiration of
thirty-five (35) days from the mailing of notice or as soon thereafter as permitted by applicable law, whichever is later,
this bond shall ipso facto terminate and the surety shall thereupon be relieved from any liability for any subsequent
acts or omissions of the Principal.

No right of action shall accrue on this bond to or for the use of any person or corporation other than Obligee
named herein.

Dated this 17th day of July, 2025

Bauer Underground, Inc.
Principal

Countersigned (if required):
By: [Signature]
James M. King

[Signature], President
Principal

Merchants Bonding Company (Mutual)
By: [Signature]
James M King Attorney-in-Fact

MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Item 4.

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

James M King

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

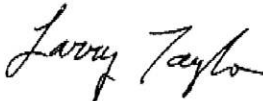
In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 17th day of July, 2025.



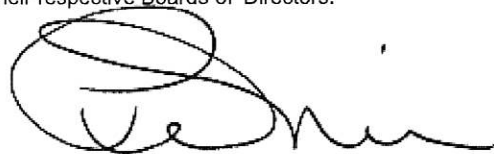
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By 
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 17th day of July, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.




Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 17th day of July, 2025.




Secretary

4

5

7

8

9

10

12

13

14

15

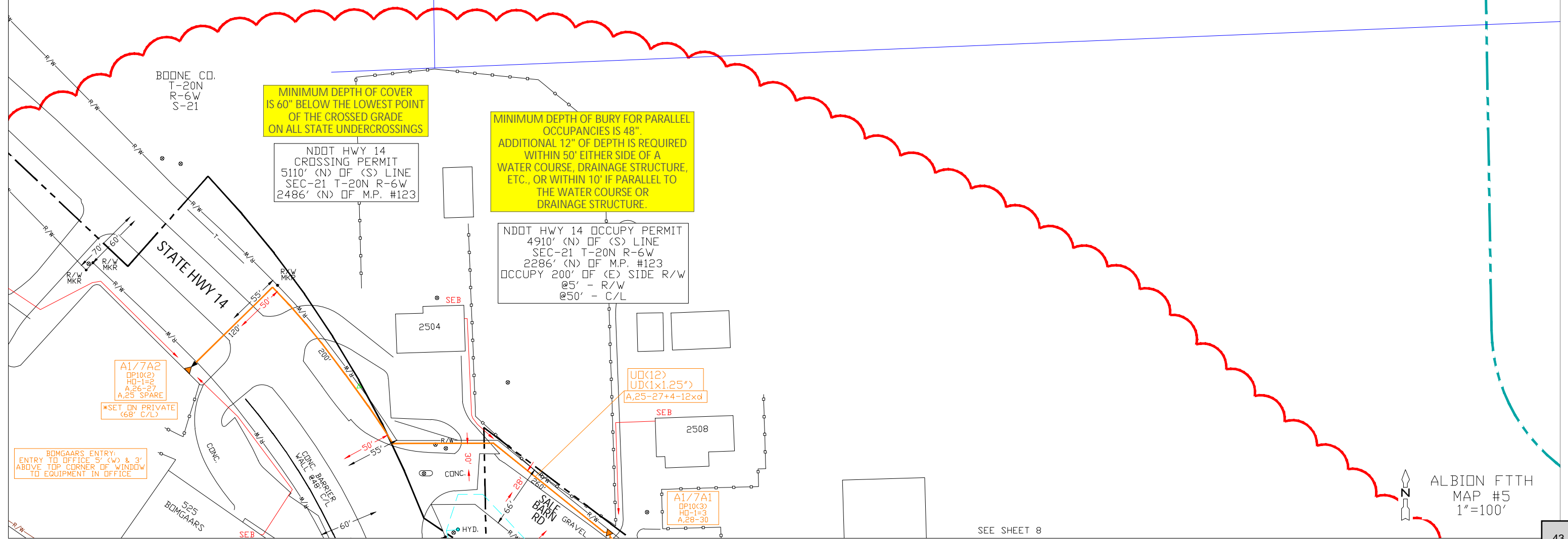
17

18

19

- UTILITY POLE
- EXISTING DOWN GUY
- PROPOSED DOWN GUY
- EXISTING SPLICE VAULT
- PROPOSED SPLICE VAULT
- EXISTING PULL VAULT
- PROPOSED PULL VAULT
- EXISTING PEDESTAL
- PROPOSED PEDESTAL
- PROPERTY LINE/EASEMENT
- RIGHT-OF-WAY
- EXISTING AERIAL CABLE
- PROPOSED AERIAL CABLE
- EXISTING BURIED CABLE
- PROPOSED BURIED CABLE
- PROPOSED BORE

SEE SHEET 4



MINIMUM DEPTH OF COVER IS 60" BELOW THE LOWEST POINT OF THE CROSSED GRADE ON ALL STATE UNDERCROSSINGS

MINIMUM DEPTH OF BURY FOR PARALLEL OCCUPANCIES IS 48". ADDITIONAL 12" OF DEPTH IS REQUIRED WITHIN 50' EITHER SIDE OF A WATER COURSE, DRAINAGE STRUCTURE, ETC., OR WITHIN 10' IF PARALLEL TO THE WATER COURSE OR DRAINAGE STRUCTURE.

NDOT HWY 14 CROSSING PERMIT
5110' (N) OF (S) LINE
SEC-21 T-20N R-6W
2486' (N) OF M.P. #123

NDOT HWY 14 OCCUPY PERMIT
4910' (N) OF (S) LINE
SEC-21 T-20N R-6W
2286' (N) OF M.P. #123
OCCUPY 200' OF (E) SIDE R/W
@5' - R/W
@50' - C/L

A1/7A2
DP10(3)
HQ-1=2
A,26-27
A,25 SPARE
*SET ON PRIVATE (68' C/L)

BOMGAARS ENTRY:
ENTRY TO OFFICE 5' (W) & 3'
ABOVE TOP CORNER OF WINDOW
TO EQUIPMENT IN OFFICE.

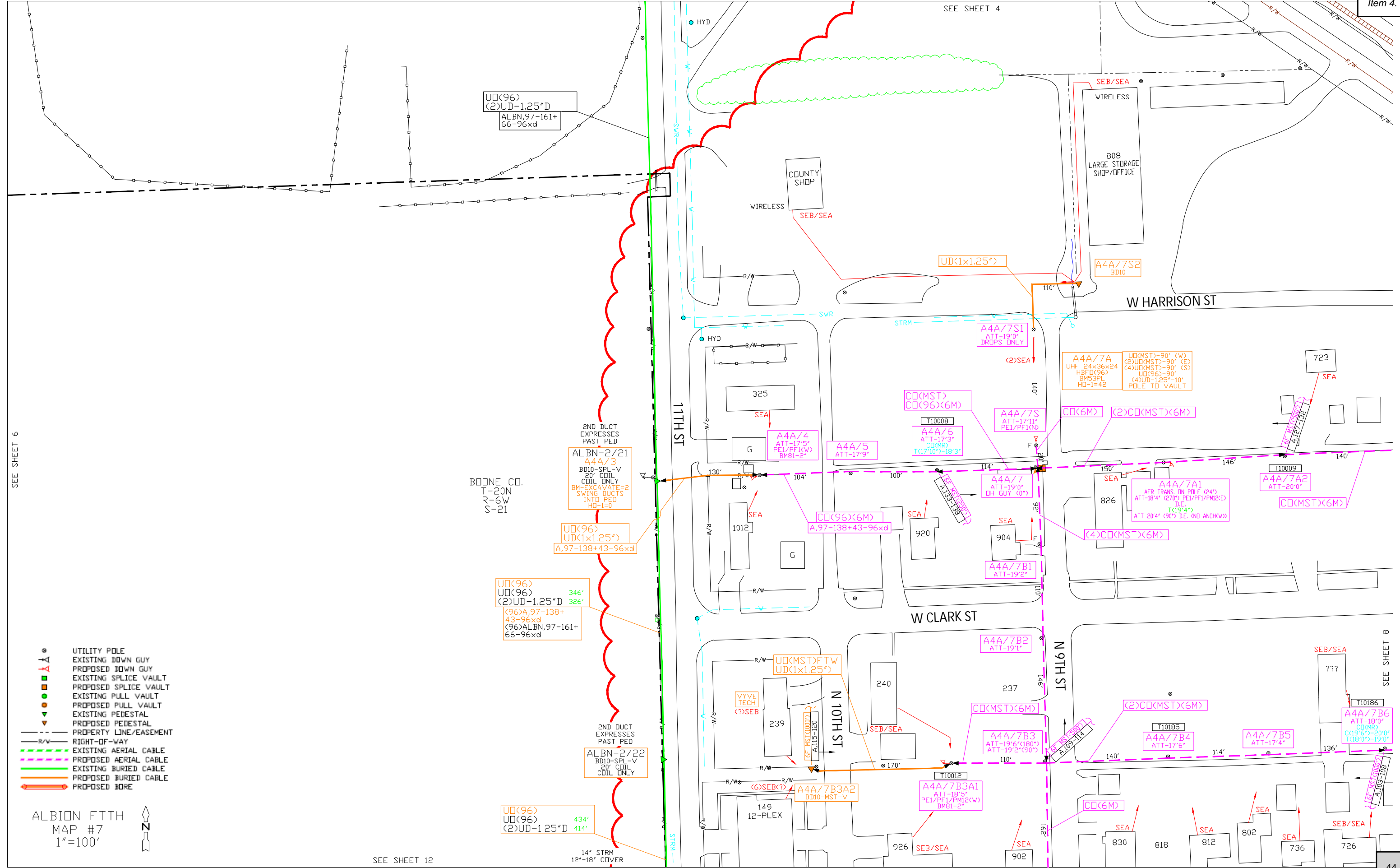
UB(12)
UD(1x1.25")
A,25-27+4-12xd

A1/7A1
DP10(3)
HQ-1=3
A,28-30

SEE SHEET 8

ALBION FTTH
MAP #5
1"=100'

SEE SHEET 4



SEE SHEET 6

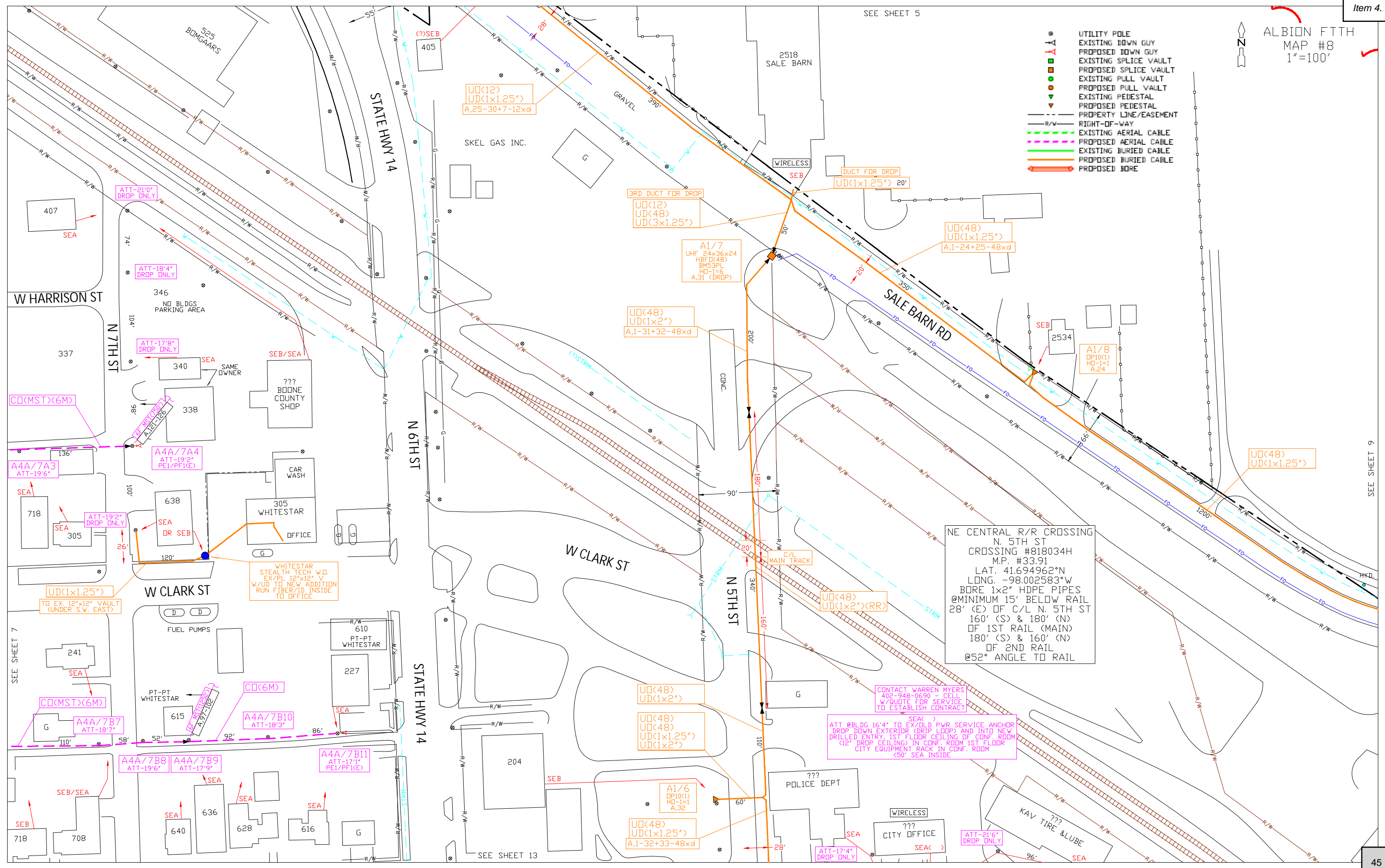
SEE SHEET 8

ALBION FTTH
 MAP #7
 1"=100'



SEE SHEET 12

- UTILITY POLE
- EXISTING DOWN GUY
- PROPOSED DOWN GUY
- EXISTING SPLICE VAULT
- PROPOSED SPLICE VAULT
- EXISTING PULL VAULT
- PROPOSED PULL VAULT
- EXISTING PEDESTAL
- PROPOSED PEDESTAL
- PROPERTY LINE/EASEMENT
- R/W RIGHT-OF-WAY
- EXISTING AERIAL CABLE
- PROPOSED AERIAL CABLE
- EXISTING BURIED CABLE
- PROPOSED BURIED CABLE
- PROPOSED BORE



NE CENTRAL R/R CROSSING
N. 5TH ST
CROSSING #818034H
M.P. #33.91
LAT. 41.694962°N
LONG. -98.002583°W
BORE 1x2" HDPE PIPES
@MINIMUM 15' BELOW RAIL
28' (E) OF C/L N. 5TH ST
160' (S) & 180' (N)
OF 1ST RAIL (MAIN)
180' (S) & 160' (N)
OF 2ND RAIL
@52° ANGLE TO RAIL

CONTACT WARREN MYERS
402-948-0690 - CELL
W/QUOTE FOR SERVICE
TO ESTABLISH CONTRACT

ATT @BLDG 16'4" TO EX/OLD PWR SERVICE ANCHOR
DROP DOWN EXTERIOR (DRIP LOOP) AND INTO NEW
DRILLED ENTRY, 1ST FLOOR CEILING OF CONF. ROOM
(12" DROP CEILING) IN CONF. ROOM 1ST FLOOR
CITY EQUIPMENT RACK IN CONF. ROOM
<50' SEA INSIDE

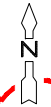
SEE SHEET 9

SEE SHEET 5

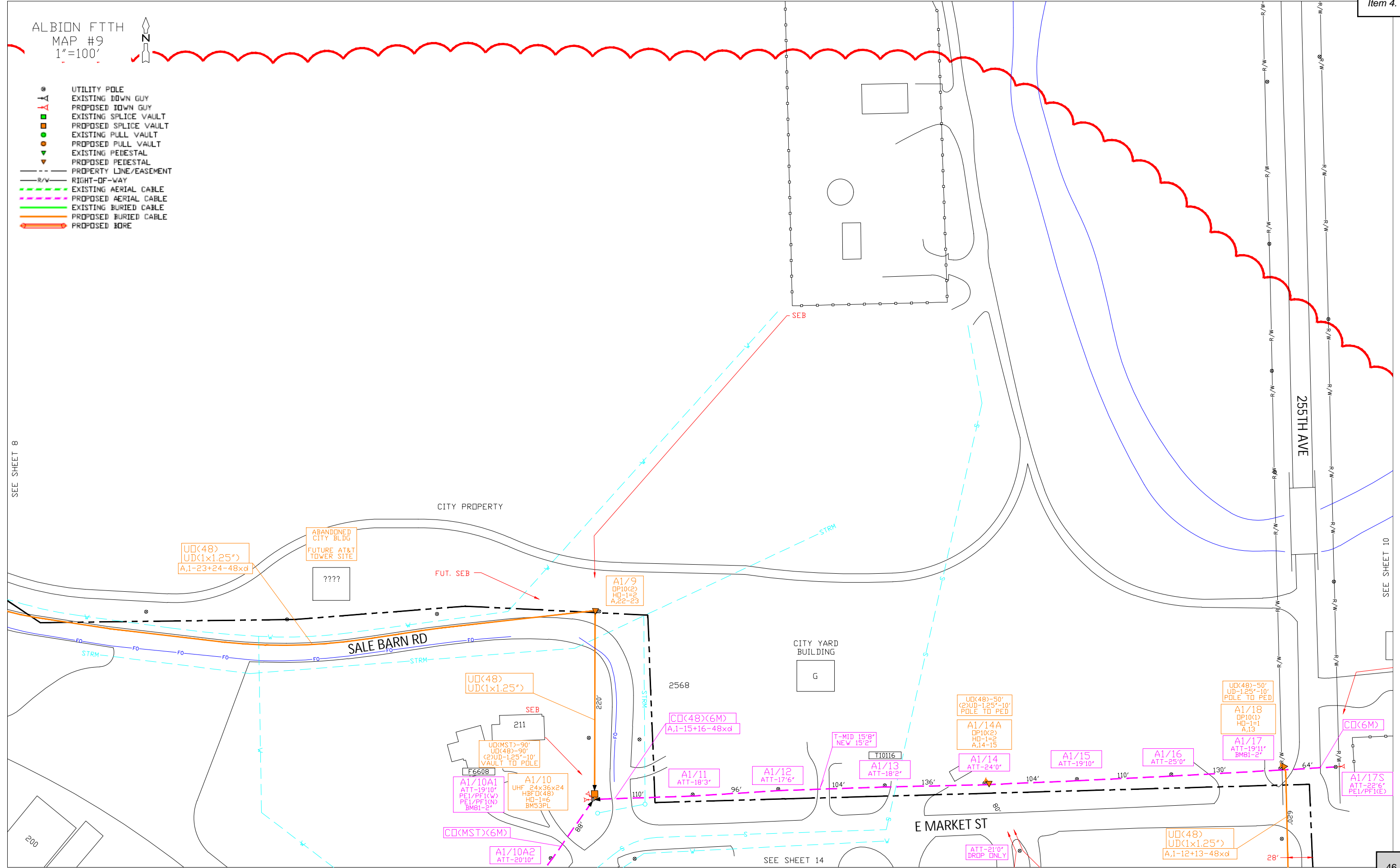
SEE SHEET 13

SEE SHEET 7

ALBION FTTH
MAP #9
1"=100'



- UTILITY POLE
- ▲ EXISTING DOWN GUY
- ▲ PROPOSED DOWN GUY
- EXISTING SPLICE VAULT
- PROPOSED SPLICE VAULT
- EXISTING PULL VAULT
- PROPOSED PULL VAULT
- ▲ EXISTING PEDESTAL
- ▲ PROPOSED PEDESTAL
- - - PROPERTY LINE/EASEMENT
- - - RIGHT-OF-WAY
- - - EXISTING AERIAL CABLE
- - - PROPOSED AERIAL CABLE
- - - EXISTING BURIED CABLE
- - - PROPOSED BURIED CABLE
- ▬ PROPOSED DORE



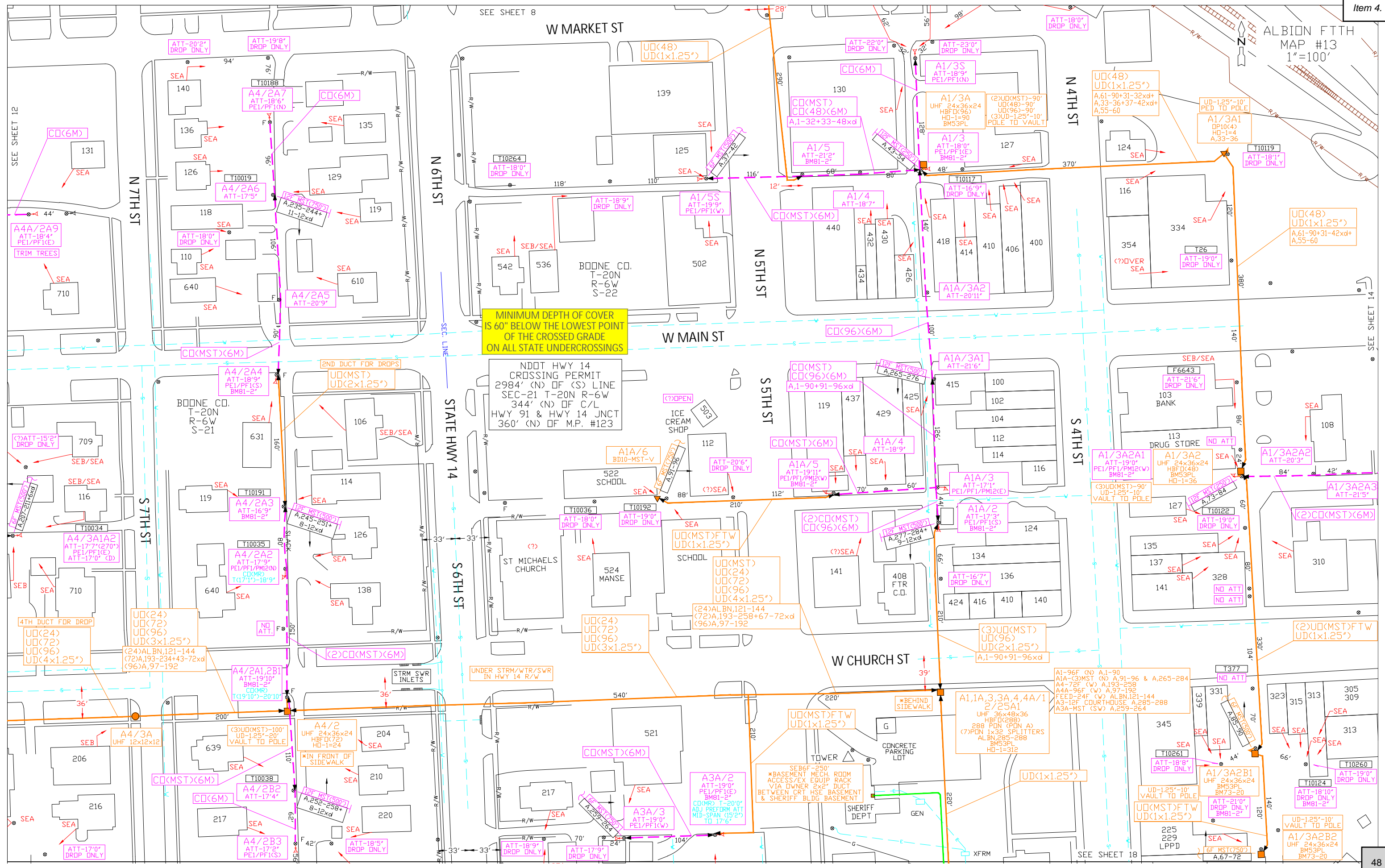
SEE SHEET 8

SEE SHEET 10

SEE SHEET 14

SEE SHEET 8

ALBION FTTH
MAP #13
1"=100'



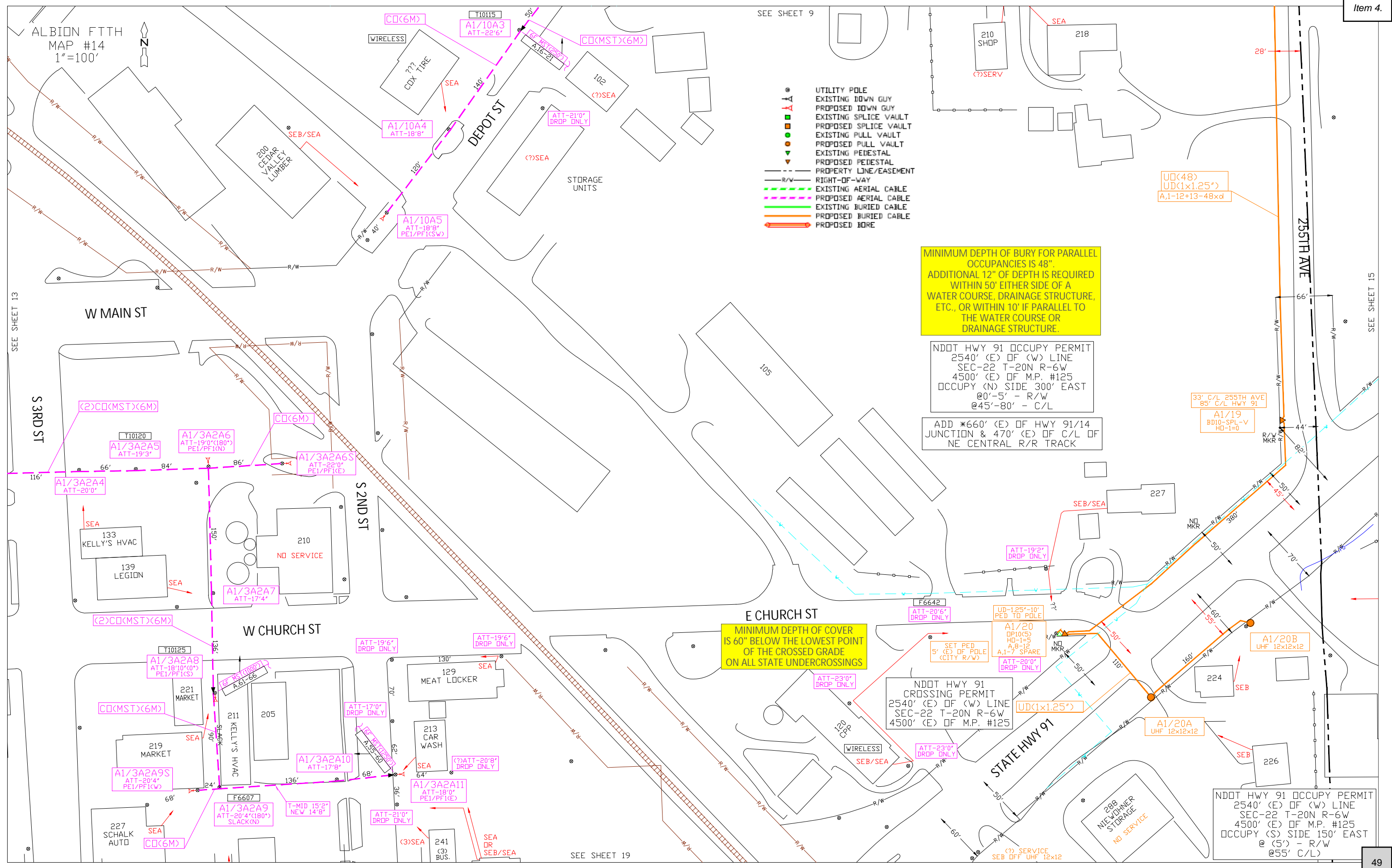
MINIMUM DEPTH OF COVER IS 60" BELOW THE LOWEST POINT OF THE CROSSED GRADE ON ALL STATE UNDERCROSSINGS

NDOT HWY 14 CROSSING PERMIT 2984' (N) OF (S) LINE SEC-21 T-20N R-6W 344' (N) OF C/L HWY 91 & HWY 14 JNCT 360' (N) OF M.P. #123

A1-96F (N) A1-90 A1A-C3MST (N) A,91-96 & A,265-284 A4-72F (W) A,193-258 A4A-96F (W) A,97-192 FEED-24F (W) ALBN121-144 A3-12F COURTHOUSE A,285-288 A3A-MST (SW) A,259-264

SEB6F-250' BASEMENT MECH. ROOM ACCESS/EX. EQUIP RACK VIA OWNER 2x2' DUCT BETWEEN CRT HSE BASEMENT & SHERIFF BLDG BASEMENT

(24)ALBN,121-144 (72)A,193-234+43-72xd (96)A,97-192



ALBION FTTH
MAP #14
1"=100'

SEE SHEET 9

- UTILITY POLE
- EXISTING DOWN GUY
- PROPOSED DOWN GUY
- EXISTING SPLICE VAULT
- PROPOSED SPLICE VAULT
- EXISTING PULL VAULT
- PROPOSED PULL VAULT
- EXISTING PEDESTAL
- PROPOSED PEDESTAL
- PROPERTY LINE/EASEMENT
- R/W RIGHT-OF-WAY
- EXISTING AERIAL CABLE
- PROPOSED AERIAL CABLE
- EXISTING BURIED CABLE
- PROPOSED BURIED CABLE
- PROPOSED BORE

MINIMUM DEPTH OF BURY FOR PARALLEL OCCUPANCIES IS 48". ADDITIONAL 12" OF DEPTH IS REQUIRED WITHIN 50' EITHER SIDE OF A WATER COURSE, DRAINAGE STRUCTURE, ETC., OR WITHIN 10' IF PARALLEL TO THE WATER COURSE OR DRAINAGE STRUCTURE.

NDDOT HWY 91 OCCUPY PERMIT
2540' (E) OF (W) LINE
SEC-22 T-20N R-6W
4500' (E) OF M.P. #125
OCCUPY (N) SIDE 300' EAST
@0'-5' - R/W
@45'-80' - C/L

ADD *660' (E) OF HWY 91/14 JUNCTION & 470' (E) OF C/L OF NE CENTRAL R/R TRACK

MINIMUM DEPTH OF COVER IS 60" BELOW THE LOWEST POINT OF THE CROSSED GRADE ON ALL STATE UNDERCROSSINGS

NDDOT HWY 91 CROSSING PERMIT
2540' (E) OF (W) LINE
SEC-22 T-20N R-6W
4500' (E) OF M.P. #125

NDDOT HWY 91 OCCUPY PERMIT
2540' (E) OF (W) LINE
SEC-22 T-20N R-6W
4500' (E) OF M.P. #125
OCCUPY (S) SIDE 150' EAST
@ (S) - R/W
@55' C/L

SEE SHEET 13

SEE SHEET 15

SEE SHEET 19



AGENDA MEMO

MEETING NAME: Albion City Council

DATE: August 26, 2025

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

PRESENTER(S):

BACKGROUND INFORMATION:

ENCLOSED in Mayor and Council Packets only

DISCUSSION:

MOTION: To approve the employee evaluation and step raise of Amber Wynn

BY:

2ND:

ROLL CALL: Johnson _____ Porter _____ Tisthammer _____ Dailey _____

MOTION:

BY:

2ND:

ROLL CALL: Dailey _____ Tisthammer _____ Johnson _____ Porter _____

SUMMARY OF DECISION:



AGENDA MEMO

MEETING NAME: Albion City Council Meeting

DATE: August 26, 2025

ITEM NAME:

ADJOURNMENT

MOTION: To adjourn the meeting.

BY: _____ **At** _____ **p.m.**

2ND:

ROLL CALL: Johnson _____ Porter _____ Dailey _____ Tisthammer _____