

**MINUTES
ALBION CITY COUNCIL
SPECIAL MEETING
TUESDAY, JULY 30, 2013**

A Special Meeting of the Albion City Council of the City of Albion, Nebraska was convened in open and public session at 7:30 p.m., on July 30, 2013 in the Council Chambers. Present were Mayor James C. Jarecki, Councilmembers Don Rutten, Marcus Johnson, James Riedmiller, and Walt Hofer. Also present were City Administrator Devine, Deputy City Clerk Huisman, City Attorney Wright, and Water Commissioner Morearty. Also present were Jim Dickerson with the Albion News, Forest Kramer, and Charlie Findley. 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.

2. CONSIDER BIDS FOR THE ALBION SWIMMING POOL PROJECT FOR AWARD

Clerk Devine reviewed all bids with council members, providing a spreadsheet with all breakdowns. Low bids from contracts 1 and 2 were under budget and have been held from the original bid letting. Contract 3 was re-bid as it was over budget and is still over budget. The total project is over budget by \$105,000 which is 3.3%. There is currently a \$100,000 item in contract #3 to replace the tennis courts, which Mayor Jarecki and Clerk Devine are recommending be removed from the contract and use capital funds at a later date to replace the tennis courts. Councilman Johnson asked if Contract #3 had come in any lower than the first time it was bid. Devine stated that Contract #3 was first bid at \$1.452 million and the current bid is \$1.340 million. Devine stated that if the project is awarded there are potential change orders from Christiansen Construction to discuss to get closer to the budget. Devine also stated he does not want to gut the project before it even starts, especially without discussing the change orders with the Pool Committee. Mayor Jarecki said with only being 3% away from the total budget, there is a risk if we wait longer to award the bid as prices could always go up. Also, if not awarded we would lose the first 2 low bids for Contracts 1 and 2. Devine explained how the fundraising contributions would be utilized in the project budget. Forrest Kramer with Christiansen Construction stated he would be more than willing to meet with pool committee members to discuss any possible changes. Kramer also stated with the delay in awarding the project, Christiansen is already planning to have an extra crew on hand to try and meet the project deadline. Burbach Aquatics is prepared for the bid to be awarded and have scheduled a pre-construction meeting for August 6th, 2013.

Councilman Riedmiller made a motion to accept the lowest responsive responsible bids for Contracts #1, #2, and #3 with all alternate items, seconded by Johnson. **Vote: Yeas; Riedmiller, Johnson, Rutten, Hofer. Nays; None.**

3. PRELIMINARY REVIEW OF 2012-13 BUDGET PERFORMANCE & 2013-14 BUDGET

Clerk Devine provided multiple budget spreadsheets and reviewed the sheets with Council members. Devine stated that anytime we feel we will outperform our budget, we apply those cash reserves to the next budget year. This year the anticipated total surplus is \$1,273,448 million due to conservative spending, as well as maintenance and capital outlay funds not being used. Devine reviewed the budget performances of each department. Devine stated that the street department has \$135,150 in unrealized capital expenditures that will roll over into the next year's budget to complete the street project near the new pool. The Parks department did not purchase a new mower this year; they plan to do that next year. The pool department is showing a large number in cash reserves due to the project not being

MINUTES – ALBION CITY COUNCIL – SPECIAL MEETING JULY 30, 2013

started yet. The library department will be meeting with Devine to discuss future projects that they would like to see completed. Currently the water department is on track to have \$100,000 is surplus funds due to conservative budget spending and around \$45,000 left on the capital project. The Sewer rates will need to be discussed at the next meeting to possibly support the next year's budget. Devine reviewed the property tax spreadsheet. Discussion ensued. No action taken.

4. EMPLOYEE EVALUATION

At 8:39 pm Councilman Riedmiller made a motion to enter into closed session, seconded by Hoefer. **Vote: Yeas; Johnson, Hoefer, Riedmiller, Rutten. Nays; None.**

At 8:51 pm Councilman Hoefer made a motion to return to regular session, seconded by Johnson. **Vote: Yeas; Hoefer, Johnson, Rutten, Riedmiller. Nays; None.**

Councilman Johnson made a motion to Approve Employee Evaluation of Andrew Devine and Compensation Agreement recommended by Mayor Jarecki, seconded by Hoefer. **Vote: Yeas; Riedmiller, Rutten, Hoefer, Johnson. Nays; None.**

5. ITEMS FOR NEXT MEETING AGENDA

Next Regular Meeting: August 13, 2013 7:30 pm

- Consider Resolution setting utility rates
- Consider Resolution approving annual Cost of Living Adjustment based upon the CPI rate
- Consider Ordinance amending/eliminating telephone/telecommunication occupation taxes
- Consider Comprehensive Plan & Zoning Regulation Amendments to clarify setback allowances in existing developed areas

Budget Workshop: August 20, 2013 7:30 pm

- Discuss Certified Valuation obtained from County Assessor
- Discuss draft of budget & final preparation by accountant
- Set budget adoption hearing date & time – tentatively September 10, 2013 7:30 pm

6. ADJOURN

At 8:56 pm Councilman Rutten made a motion to adjourn, seconded by Johnson. **Vote: Yeas; Johnson, Riedmiller, Rutten, Hoefer. Nays; None.**

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 – ALBION CITY COUNCIL – SPECIAL MEETING JULY 30, 2013

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 next 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.

Jim Jarecki, Mayor

ATTEST:

Tonya Huismann, Deputy Clerk