

**MINUTES
ALBION CITY COUNCIL
REGULAR MEETING – PUBLIC HEARING
TUESDAY, DECEMBER 10, 2013**

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 10, 2013 in the Council Chambers. Present were Mayor James C. Jarecki, Councilmembers James Riedmiller, Don Rutten, and Marcus Johnson. Walt Hoefer arrived at 7:32 p.m. Also present were City Administrator Devine, Water Commissioner Morearty, Sewer Commissioner Luettel, Utility Clerk Knust, Police Officer Buck, and City Attorney Wright. Also present were Jim & Julie Dickerson with the Albion News, Larry Pochop, Don Salber, Bill Wieser, Lanny Long, Andy Roberts, Aubrey Pals, Bruce Benne, Darrel Thorin, Wayne Boilesen, Lanny Young, Sharon Ketteler, Todd Wynn, Charles Fox, John Moeller, and Paul Rasmussen. 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 MINUTES OF NOVEMBER 12, 2013 CITY COUNCIL MEETING FOR APPROVAL

Councilman Riedmiller made a motion to approve the minutes of the November 12, 2013 meeting as presented, seconded by Johnson. **Vote: Yeas; Johnson, Rutten, Riedmiller, Nays; None. Absent; Hoefer.**

3. OPEN SEALED BIDS FOR SURPLUS PROPERTY OF THE CITY, DESCRIBED AS THE WEST HALF OF NORTH 3RD STREET, NORTH OF THE RAILROAD RIGHT OF WAY, NORTH OF MAIN STREET

- **CONSIDER ORDINANCE 227 (13) DIRECTING THE SALE OF SURPLUS PROPERTY IDENTIFYING NAME OF PURCHASER AND TERMS OF SALE**

One bid was received and opened by Wright. The bid was for \$5,100 by Cedar Valley Lumber, Co. LLC. It did not meet the minimum bid requirement of \$6,500. Devine checked the advertisement and it did not state the minimum bid amount as included in the council resolution. Riedmiller made a motion to decline the sealed bid and rerun a corrected ad, seconded by Johnson. **Vote: Yeas; Hoefer, Johnson, Riedmiller, Rutten. Nays; None.**

4. CONSIDER AWARD OF CONTRACT FOR QUICK RESPONSE VEHICLE FOR ALBION VOLUNTEER FIRE DEPARTMENT BASED UPON BID TABULATION AND RECOMMENDATION OF THE ALBION VOLUNTEER FIRE DEPARTMENT

Chief Benne presented information regarding bid solicitation, and the bid received from Danko for \$171,575. Mayor Jarecki and Council Members reviewed the proposal. Benne noted it met all specifications. The Albion Fire Department recommended approval of the proposal. Councilman Riedmiller inquired on what would be done with the old one and Benne stated they would like to sell it to a local department if there is any interest. Councilman Riedmiller made a motion to accept the bid, seconded by Rutten. **Vote: Yeas; Johnson, Riedmiller, Hoefer, Rutten. Nays; None.**

5. OPEN PUBLIC HEARING TO CONSIDER RECOMMENDED AMENDMENTS TO THE COMPREHENSIVE PLAN AND ZONING MAP OF THE CITY OF ALBION

- **CONSIDER RESOLUTION #118 (13) ADOPTING SPECIFIC AMENDMENTS TO THE COMPREHENSIVE PLAN AND ZONING MAP OF THE CITY OF ALBION**

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The public hearing was opened at 7:44 p.m. by Mayor Jarecki. Andy Roberts, manager of 50+ employees, stated that housing is a major issue, and this would be the first step in the right direction. He would like to see the plan moving forward. Jim Dickerson suggested a street plan for much needed street locations as a planning tool for possible future development. Mayor Jarecki sought further public testimony, hearing none he closed the public hearing at 7:47 p.m. and opened the floor for council discussion. Discussion ensued. Hoefer made a motion to introduce and approve Resolution 118 (13), seconded by Johnson. **Vote: Yeas; Johnson, Hoefer, Riedmiller. Nays; Rutten**

6. CONSIDER THIRD READING AND PASSAGE OF ORDINANCE 223 (13) AMENDING/ELIMINATIONG TELEPHONE/TELECOMMUNICATION OCCUPATION TAXES

Clerk Devine read the ordinance for 3rd time. Councilman Hoefer motioned for approval of third reading and final passage of ordinance 223(13) with a May 1, 2014 effective date, seconded by Riedmiller. **Vote: Yeas; Hoefer, Johnson, Riedmiller, Rutten. Nays: None.**

7. CONSIDER ORDINANCE 228(13) RENAMING SUBDIVISION OF THE CITY OF ALBION, NEBRASKA

Councilman Riedmiller made a motion to table Ordinance 228(13) until the next regular meeting, seconded by Hoefer. **Vote: Yeas; Johnson, Hoefer, Riedmiller, and Rutten. Nays; None.**

8. REVIEW PRELIMINARY PROPOSED 1 & 6 YEAR PLAN

The Preliminary Plan was discussed. The final 1 & 6 year plan will be adopted at the January meeting.

9. ELECT COUNCIL PRESIDENT FOR ANNUAL TERM

Councilman Rutten made a motion to nominate and approve Riedmiller as Council President for Annual term from December, 2013 regular meeting to December, 2014 regular meeting; seconded by Johnson. **Vote: Yeas; Johnson, Hoefer, Riedmiller, Rutten. Nays: None.**

10. CONSIDER MAYORAL APPOINTMENTS TO BE EFFECTIVE JANUARY 1, 2014

ADMINISTRATOR/CLERK/TREASURER	ANDREW DEVINE
DEPUTY CLERK	SHARON KETTELER
UTILITY CLERK	ANN KNUST
WATER COMMISSIONER	RON MOREARTY

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SEWER COMMISSIONER	JOE LUETTEL
STREET FOREMAN	JAMES BADER
STREET UTILITY	JOSEPH LANDAUER
CITY ATTORNEY	DARREN WRIGHT
DEPUTY CITY ATTORNEY	LARRY BIRD
BUILDING INSPECTOR	ROBERT WILSON
POLICE CHIEF	BRENT LIPKER
POLICE OFFICER	JOE PREDMORE
POLICE OFFICER	JOHN BUCK
STREET SUPERINTENDENT	DARREL D. THORIN
FIRE CHIEF	BRUCE BENNE
CITY PHYSICIAN/MEDICAL OFFICER	DR. ANTHONY KUSEK
CITY ENGINEER	RESERVE RIGHT TO USE SPECIAL PROJECTS ENGINEER AS NEEDED

Councilman Riedmiller motioned to confirm the Mayoral appointments as presented, seconded by Hoefer. **Vote: Yeas; Johnson, Hoefer, Riedmiller, Rutten. Nays: None.**

Sharon Ketteler was introduced as new Deputy Clerk and the Oath of Office was acknowledged.

11. CONSIDER STATE STREET BUDGET REPORT FOR APPROVAL

Councilman Hoefer moved to approve State Street Budget Report and authorize for signature and submission to State Dept. of Roads; seconded by Johnson. **Vote: Yeas; Riedmiller, Hoefer, Rutten, Johnson. Nays; None.**

12. NUISANCE REPORT

No report available.

13. ADMINISTRATOR REPORT

Pool:

Progress meeting was held December 5, 2013. Concrete continue at the pool. Pool is considered on schedule. Bathhouse is also on schedule.

The fundraising campaign has met the \$125,000 Peter Kiewit Foundation match requirement. The exact amount is pending verification with the Boone County Area Foundation and will be available at the end of December.

List of donors enclosed.

Streets:

Some patching has been done since the last meeting. Repairs are still needed in specific areas in the Spring, including on Fairview Street as well as Ruby Street.

Water/Sewer:

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Water – the Mayor, Administrator, Water Commissioner, and Tracy from Grosch Irrigation met to discuss finishing the well project. The major item is pulling the pump to replace the shaft with the specified stainless steel shaft. This work is scheduled for early January.

Sewer – engineers and contractors continue to work on the electrical issues. Most problems have been identified as well as possible solution. The blower issues are also still pending – Joe and Andy have had discussion with JEO regarding how would like this issue addressed. Will update the council as necessary.

Other:

Hotel Project to increase scope of project by constructing additional rooms now instead of in the future. Plans to be filed with existing permit.

Sharon Ketteler has been offered and has accepted the Deputy Clerk position. Her first day is December 16, 2013 and will work half days until the first of the year.

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

Also attached is an unaudited Treasurer's Report/Budget Performance Report for fiscal year-to-date.

14. BILLS

- **CONSIDER MONTHLY BILLS FOR APPROVAL**

Councilman Rutten made a motion to Approve Monthly Bills, seconded by Hoefler. **Vote: Yeas; Riedmiller, Hoefler, Johnson, Rutten. Nays: None.**

- **CONSIDER PAY APPLICATION #4 OF CHRISTIANSEN CONSTRUCTION FOR APPROVAL**

Councilman Hoefler made a motion to Approve Pay Application #4 of Christiansen Construction, seconded by Johnson. **Vote: Yeas; Johnson, Hoefler, Riedmiller, Rutten. Nays: None.**

- **CONSIDER CHANGE ORDER #1 FOR POOL PROJECT**

Councilman Johnson made a motion to Approve Change Order #1 for Contracts #1 and #3 of Albion Pool Project, seconded by Hoefler. **Vote: Yeas; Rutten, Riedmiller, Hoefler, Johnson. Nays: None.**

15. ITEMS TO BE PUT ON NEXT MEETING AGENDA

- **Rename Subdivision Ordinance**
- **1 & 6 Year Plan Approval**
- **Nuisance Report**
- **Water Well Field**

16. ADJOURN

At 8:26 pm Councilman Rutten made a motion to adjourn, seconded by Johnson. **Vote: Yeas; Johnson, Hoefler, Riedmiller, Rutten. 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

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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 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.

James Jarecki, Mayor

ATTEST:

Sharon Ketteler, Deputy Clerk