

**MINUTES
ALBION CITY COUNCIL
REGULAR MEETING – PUBLIC HEARING
TUESDAY, JANUARY 14, 2014**

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 January 14, 2014 in the Council Chambers. Present were Mayor James C. Jarecki, Councilmembers Jim Riedmiller, Don Rutten, and Walt Hoefler. Marcus Johnson arrived at 7:59 p.m. Also present were City Administrator Andrew Devine, Water Commissioner Ron Morearty, Sewer Commissioner Joe Luettel, Utility Clerk Ann Knust, Deputy City Clerk Ketteler, Police Officer Joe Predmore, and Street Superintendent Darrel Thorin. Also present were Jim Dickerson with the Albion News, Jon Porter, Cory Schafer, Shelby Schafer, and Tyler Maricle. 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. OPEN PUBLIC HEARING FOR CITY OF ALBION 2014 ONE & SIX YEAR STREET IMPROVEMENT PLAN

The public hearing was opened at 7:30 p.m. by Mayor Jarecki. The Mayor sought public input; none at this time.

3. APPROVE MEETING MINUTES OF THE DECEMBER 10, 2013 MEETING

Councilman Rutten made a motion to approve the minutes of the December 10, 2013 meeting as presented, seconded by Riedmiller. **Vote: Yeas; Rutten, Hoefler, Riedmiller, Nays; None. Absent; Johnson.**

4. CONSIDER RESOLUTION 101(14) DECLARING SURPLUS PROPERTY, WITH A FAIR MARKET VALUE OF \$5,000 OR LESS, OF THE CITY OF ALBION, NEBRASKA AND AUTHORIZING THE SALE THEREOF

Clerk Devine handed out an updated list of items for sale. He stated the items would be advertised at least 7 days before the sale, and would be advertised in different areas such as newspapers, Craigs list, and the League Newsletter. Councilman Hoefler made a motion to consider Resolution 101(14), seconded by Riedmiller. **Vote: Yeas; Hoefler, Riedmiller, Rutten. Nays; None. Absent; Johnson**

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

Clerk Devine handed out a draft of the Ordinance provided by City Attorney, Darren Wright. The Ordinance would rename the lots where the Fire Hall, Brewed Bean & New Hotel are that currently have rural legal descriptions. These would be given municipal descriptions of Lot 1, Cardinal Addition to the City of Albion, Lot 2, Cardinal Addition to the City of Albion, and Lot 3, Cardinal Addition to the City of Albion. Councilman Hoefler made a motion to introduce Ordinance 228(13). Mayor Jarecki instructed Clerk Devine to read the first reading of Ordinance 228(13).

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Councilman Rutten made a motion to suspend statutory rules, seconded by Riedmiller.

Vote: Yeas; Riedmiller, Rutten, Hoefer. Nays; None. Absent; Johnson

With the statutory rules suspended, Mayor Jarecki instructed Devine read the ordinance for the second and third time. Councilman Rutten made a motion for Final Passage of Ordinance 228(13), seconded by Riedmiller. Mayor Jarecki sought further discussion, seeing none, Councilman Hoefer called the question. Mayor Jarecki declared Ordinance 228(13) having been read by title three different times, the rules have been suspended; the question is “Shall Ordinance 228(13) finally pass?” **Vote: Yeas; Riedmiller, Hoefer, Rutten. Nays; None. Absent; Johnson**

6. NUISANCE PROPERTY REPORT FROM ALBION POLICE DEPARTMENT

As requested by the council, Clerk Devine gave an update on Nuisance Abatement Program. Devine stated that Police Officer Lipker has inspected properties and courtesy letters have been sent to three property owners. Lipker will re-inspect these properties February 11th. If they are not cleaned up he will provide the inspection reports to the Council for Nuisance Declaration, and the Council can declare the nuisances on that day. The property owners will have 30 days to abate the nuisances, then the police department will clean it up for them. Any abatement charges will be assessed to the owners of the property if not paid within 60 days.

7. REPORT FROM MAYOR’S ANNUAL DEPARTMENT MEETING

Mayor Jarecki reviewed the report of the January 10th meeting with the Departments. He believes this annual meeting has been very beneficial for the City as a whole, and would also like for the Council to consider an ordinance in the future which would mandate an annual meeting of the Mayor and Department heads/supervisors.

8. ACKNOWLEDGE AND REVIEW 2013 PLANNING COMMISSION ANNUAL ACTIVITY REPORT

Clerk Devine put together reports of the 2013 Planning Commission Activity. Council reviewed and acknowledged the report.

9. ACKNOWLEDGE AND REVIEW 2013 CITY COUNCIL ANNUAL ACTIVITY REPORT

Clerk Devine also put together reports of the 2013 City Council Annual Activity which the Council reviewed and acknowledged.

10. CITY ADMINISTRATOR’S REPORT

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Pool:

Administrator Devine gave an update of the Progress meeting, which was held January 10, 2014. The fundraising campaign has met the \$125,000 Peter Kiewit Foundation match requirement and has surpassed the \$450,000 fundraising goal. List of donors was reviewed.

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:

Water- The major item is pulling the pump to replace the shaft with the specified stainless steel shaft. This work was scheduled to begin January 10th, however, when the crew arrived they were missing an essential piece of equipment so it has been delayed.

Other:

Correspondence from USA Communications regarding notice of sale of cable system in Albion to Eagle Communications was reported and reviewed.

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.

11. CONSIDER BILLS FOR APPROVAL

• CONSIDER MONTHLY BILLS FOR APPROVAL

Councilman Hoefler made a motion to approve the monthly bills for payment, seconded by Riedmiller. **Vote: Yeas; Rutten, Hoefler, Johnson, Riedmiller. Nays; None.**

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- **CONSIDER PAY APPLICATION #5 OF CHRISTIANSEN CONSTRUCTION FOR APPROVAL**

Councilman Riedmiller motioned to approve Pay Application #5 of Christiansen Construction, seconded by Johnson. **Vote: Yeas; Hoefer, Rutten, Riedmiller, Johnson. Nays; None.**

12. **CONSIDER RESOLUTION 102(14) ADOPTING CITY OF ALBION 2014 ONE & SIX YEAR PLAN FOR APPROVAL**

Clerk Devine mentioned project 99 added since last meeting. Thorin noted fiscal correction to project 96 Phase 1. Hearing no public comment the Mayor closed the public hearing at 8:38 p.m. Councilman Riedmiller motioned to introduce and approve Resolution 102(14) Adopting City of Albion 2014 One & Six Year Plan, seconded by Hoefer. **Vote: Yeas; Johnson, Hoefer, Riedmiller, Rutten. Nays; None.**

13. **CONSIDER RESOLUTION 103(14) APPROVING CITY OF ALBION SECTION OF THE 2013 LOCAL EMERGENCY OPERATIONS PLAN**

Clerk Devine was contacted by local Sheriff's Office after it was discovered the 2013 Local Emergency Operation Plan had not yet been presented for approval. The Plan contains phone numbers on who to contact, when, and why in the case of an emergency. Councilman Rutten made a motion to introduce & pass Resolution 103(14), seconded by Hoefer. **Vote: Yeas; Riedmiller, Rutten, Johnson, Hoefer. Nays; None.**

14. **CONSIDER PLANNED MAINTENANCE AGREEMENT CONTRACT WITH CUMMINS CENTRAL POWER FOR ANNUAL INSPECTIONS AND SERVICE OF GENERATOR SET AT THE WASTE WATER TREATMENT FACILITY**

Clerk Devine stated Cummins Central Power's annual charge for inspection and service is \$1,210.42. If the generator is not inspected and maintained annually, the 5-year warranty that came with the unit would void. Before signing the contract Devine will get clarification on whether or not the annual renewal is automatic. Councilman Hoefer motioned to approve the one year contract, seconded by Riedmiller. **Vote: Yeas, Johnson, Hoefer, Riedmiller. Nays; Rutten.**

15. **ITEMS FOR NEXT MEETING AGENDA**

- Employee Evaluations
- Mayor meeting with employees every 6 months
- Resolution to Consider Transfer of Cable Franchise

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- Nuisance Report
- Rates and Hours of Camp Site
- Well Report
- Water Tower Contract
- Administrative follow-up on drainage ditch from Fairview to Walnut Street

16. ADJOURN

At 8:48 pm Councilman Hoefer made a motion to adjourn, seconded by Riedmiller.
Vote: Yeas; Johnson, Hoefer, Rutten, Riedmiller. 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 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