

**MINUTES
ALBION CITY COUNCIL
REGULAR MEETING – PUBLIC HEARING
TUESDAY, FEBRUARY 10, 2015**

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 February 10, 2015 in the Council Chambers. Present were Mayor James C. Jarecki, Council Members Jon Porter, Walt Hoefer, Marcus Johnson, and Jim Riedmiller. Also present were City Administrator Andrew Devine, Water Commissioner Ron Morearty, Sewer Commissioner Joe Luettel, Deputy City Clerk Sharon Ketteler, Police Officer Joe Predmore, City Attorney Darren Wright, Jim Dickerson with the Albion News, Darrel Thorin, Michael Hoback, John Buck, Kate Kusek, Niklas Pohl, Zach Heying, Kayberly Nelson, Tanner Pelster, and Travis Merten. 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 THE CITY OF ALBION 2015 ONE & SIX YEAR STREET IMPROVEMENT PLAN

The public hearing was opened at 7:30 p.m. by Mayor Jarecki. The Mayor sought public input. Thorin asked if the Council understood why the amounts on South Street and 8th Street are quite a bit higher than in previous years. Clerk Devine explained it was because the cost estimates were changed based on the unit costs that JEO gave. Thorin added that in previous years he used the Nebraska Concrete Association numbers, which were much lower. The Mayor sought further comment. None at this time.

3. CONSIDER MINUTES OF JANUARY 13, 2015 CITY COUNCIL MEETING FOR APPROVAL

Councilman Johnson made a motion to approve the minutes of the January 13, 2015 City Council meeting, second by Hoefer. **Vote: Yeas; Porter, Riedmiller, Hoefer, Johnson. Nays; None.**

4. AUBREY SCHRIVER TO EXPLAIN THE ALBION ECONOMIC DEVELOPMENT STRATEGIC PLANNING SESSION TO BE HELD ON FEBRUARY 24, 2015 AND INVITE THE MAYOR AND COUNCIL TO ATTEND

Aubrey was not able to attend, however, she provided the Mayor and Council Members with invitations for the Albion Economic Development Strategic Planning Session. Clerk Devine asked that Council Members give him at least 36 hours advanced notice so he can post for a public meeting if more than two plan to attend.

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5. REVIEW ANNUAL AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2014– AMGL, CPAS

Michael Hoback of AMGL gave a positive report regarding the City's annual audit. He provided an overview of the audit document; and also reviewed the benchmarking report which included a history of the past ten years. No action taken.

6. CONSIDER RESOLUTION 103(15) DECLARING SURPLUS PERSONAL PROPERTY OF THE CITY OF ALBION, NEBRASKA AND AUTHORIZING THE SALE THEREOF

Clerk Devine presented an inventory of surplus personal property to be advertised for sale. Discussion ensued. Library Board Member, Kate Kusek, inquired about putting Library Surplus items for sale. Devine stated it would have to first be declared. Councilman Hoefler made a motion to introduce and approve Resolution 103(15), Declaring Surplus Personal Property of the City of Albion, Nebraska and Authorizing the Sale Thereof; second by Johnson. **Vote: Yeas; Riedmiller, Hoefler, Johnson, Porter. Nays; None.**

7. CONSIDER WATER DRIVE PRO-TECTION SERVICE CONTRACT FROM SARGENT DRILLING FOR VFD AT WELL #4

Council Members discussed whether to purchase the Service Contract, or just budget for the equipment maintenance. Councilman Riedmiller made a motion not to purchase the Water Drive Pro-Tection Service Contract from Sargent Drilling for VFD at Well #4, second by Porter. **Vote: Yeas; Hoefler, Johnson, Porter, Riedmiller. Nays; None.**

8. NUISANCE REPORT OF ALBION POLICE DEPARTMENT

Clerk Devine met with Officer Mapel who reported the nuisance that was declared last month is still pending. There are a few more days left to clean it up. Officer Mapel will do a drive-by assessment of the town and compile a list of places to address in the spring. No formal action taken.

9. REVIEW ANNUAL REPORT FOR THE ALBION HOUSING AUTHORITY

Council Members reviewed the Annual Report submitted by Tracy Lipker, Executive Director of Albion Housing Authority. No formal action taken.

10. CITY ADMINISTRATOR REPORT

Water/Sewer:

Water-Ron has begun identifying physical attributes of the Albion Water system for the GIS mapping project with JEO. You may notice some blue paint throughout town identifying valves.

Sewer:

Nothing new to report.

Park:

Cornerstone Bank will be donating a new scoreboard for the Leon Nelson/Legion Field. Two possibilities are attached-the final decision will be made soon.

Todd Kramer and I met with Steve Bygland to discuss drainage issues surrounding Fields A and B at the Sports Complex. He will take a look and report back with his advice. We would like to make sure the drainage is appropriate prior to any improvement project.

Currently advertising to hire a Parks/Grounds Foreman to be Full-time hours from April to October, then as needed for snow removal/special projects in the fall and winter months. Applications are due the end of February.

Other:

The Mayor authorized Applied Connective Technologies to begin working on the City facility phone system project. I held several meetings recently with their staff and we have found that we can save additional money by connecting the Fire Hall, Pool, and

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Sports Complex with the wireless Ethernet connection that the City Hall, Police Department, Water Tower, and Sewer Plant are on. Hardware installations should begin soon.

Property and Liability Insurance Specifications were released the end of January. Clerk Devine has been working with various Insurance Agents helping to clarify the specifications. The bids will be opened and reviewed next month, and a summary will be presented to the Council at the next meeting.

Clerk Devine provided reports for the current month Sales Tax showing the monthly trend of sales tax receipts; and also an unaudited Treasurer's Report/Budget Performance Report for fiscal year-to-date.

11. **CONSIDER EMPLOYEE EVALUATIONS FOR APPROVAL**

Councilman Riedmiller made a motion to approve employee evaluations and appropriate step raises, if any are due, of Joe Luettel and Joe Landauer, second by Hoefer. **Vote: Yeas; Hoefer, Porter, Riedmiller, Johnson. Nays; None.**

12. **CONSIDER CHANGE ORDER #10 OF GROSCH IRRIGATION CO, INC FOR WELL PROJECT**

Clerk Devine explained the Change Order is a deduct for a chemical feed pump that was broken and replaced by the City. Councilman Hoefer made a motion to approve Change Order #10 of Grosch Irrigation, second by Johnson. **Vote: Yeas; Johnson, Riedmiller, Hoefer, Porter. Nays; None.**

13. **CONSIDER CHANGE ORDER #4 OF CHRISTIANSEN CONSTRUCTION COMPANY, LLC FOR CONTRACTS #1 AND #3 OF THE ALBION SWIMMING POOL PROJECT**

Clerk Devine explained the Change Order is a reduction of \$17,930.38 for allowances not used in the Pool Project. The two main items of reduction were unused portions of landscaping and sprinkler system allowances. Councilman

Riedmiller made a motion to approve Change Order #4 of Christiansen Construction, second by Hoefer. **Vote: Yeas; Riedmiller, Johnson, Hoefer, Porter. Nays; None.**

14. CONSIDER BILLS FOR APPROVAL

• CONSIDER MONTHLY BILLS FOR APPROVAL

Clerk Devine and City Attorney Wright have continued with multiple attempts to communicate with Utility Service Company and resolve the discrepancy in their bill. The issues are still pending. Councilman Hoefer made a motion to approve the monthly bills, making the exception to the Utility Service bill to pay \$970.28 instead of the invoiced amount of \$1,077.02; second by Johnson. **Vote: Yeas; Hoefer, Porter, Riedmiller, Johnson. Nays; None.**

• CONSIDER PAY APPLICATION #15 OF CHRISTIANSEN CONSTRUCTION COMPANY, INC FOR THE ALBION POOL PROJECT

Clerk Devine stated the Pay Application is in the amount of \$2,437.24. There is a retainage amount of \$26,625 for unresolved punch list items which are to be addressed this year. Councilman Porter made a motion to approve Pay Application #15 of Christiansen Construction as certified by Burbach Aquatics, second by Johnson. **Vote: Yeas; Johnson, Porter, Hoefer, Riedmiller. Nays; None.**

15. CONSIDER RESOLUTION 102(15) ADOPTING CITY OF ALBION 2015 ONE & SIX YEAR PLAN FOR APPROVAL

At 8:30 p.m. Mayor Jarecki sought additional public input. Jim Dickerson of Albion, NE suggested extending South Street from 8th Street to the campgrounds. Hearing no further public comment, the Mayor closed the public hearing at 8:31 p.m. Councilman Hoefer made a motion to introduce and approve Resolution 102(15), second by Johnson. **Vote: Yeas; Riedmiller, Hoefer, Porter, Johnson. Nays; None.**

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16. ITEMS TO BE PUT ON NEXT MEETING AGENDA

- Next Regular Meeting will be March 10, 2015, 7:30 p.m.
- Insurance Bid
- Lawncare Bid
- Lot Split Application
- Administrator Report
- Approve Bills

17. ADJOURNMENT

At 8:32 p.m. Council Member Riedmiller made a motion to adjourn the meeting, second by Hoefler. **Vote: Yeas; Johnson, Riedmiller, Hoefler, Porter. 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