

**MINUTES  
ALBION CITY COUNCIL  
SPECIAL MEETING-BUDGET WORKSHOP  
TUESDAY, AUGUST 25, 2015**

A Special Meeting of the Albion City Council of the City of Albion, Nebraska was convened in open and public session at 7:35 p.m., on August 25, 2015 in the Council Chambers. Present were Mayor James C. Jarecki, Council Members Jon Porter, Marcus Johnson, and Jim Riedmiller. Absent was Council Member Walt Hoefler. Also present were City Administrator Andrew Devine, Deputy Clerk Sharon Ketteler, Jim Dickerson with the Albion News, Terry Galloway, Nathan Boone, Steve Parr, and Kevin Kruse. Notice of this meeting was given in advance to all members of the Board. Notice of this meeting was posted in advance, a designated method for giving notice. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Councilman Porter made a motion to excuse Hoefler, second by Johnson. **Vote: Yeas; Porter, Johnson, Riedmiller. Nays; None.**

**2. CONSIDER APPROVAL OF MINUTES OF THE AUGUST 11, 2015 CITY COUNCIL MEETING**

Councilman Johnson made a motion to approve the minutes of the August 11, 2015 City Council meeting; second by Riedmiller. **Vote: Yeas; Porter, Johnson, Riedmiller. Nays; None. Absent; Hoefler.**

**3. DISCUSS DRAFT OF BUDGET INCLUDING CERTIFIED VALUATION AS REPORTED BY COUNTY ASSESSOR, FINAL PREPARATION BY ACCOUNTANT, AND SETTING BUDGET ADOPTION HEARING DATE AND TIME**

Clerk Devine had presented a draft of the preliminary budget for Council Members to review. This draft had also been under review by accountants, Terry Galloway and Michael Hoback of AMGL, who recommended the City increase tax asking in the General fund by \$21,730 in order to remain eligible for Municipal Equalization Funds and get the full amount of state revenue back. This means the City would be using less cash reserves out of the General fund.

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Devine reviewed the Property Tax Summary with Council Members. He noted the Operating levy would be about \$0.33 per \$100 of valuation, which is significantly lower than last year. The total levy with total Bond principal would be about \$0.54 per \$100, which is \$0.01 higher than last year. The property tax asking for Operating Revenues is \$310,003; which is \$6,405 less than last year. The request for Bonded Debt is \$194,103; which is \$80,715 more than last year because the second half of pool bonds are starting to come due. Devine stated the total property tax request of \$526,106 is \$74,310 more than last year; but is mitigated by the significant increase in the Certified Valuation; which is \$11,650,331.

Terry Galloway with AMGL was present to review the budget with Council Members. Galloway stated that even with a large amount of Capital Outlay and Capital Improvements for 2015-2016, we will still be left with good cash reserves of about \$475,000 each in Equipment reserves and Operating Cash reserves. He stated there are also good reserves in the General and Utility funds. Galloway noted that all pending City improvements are positive things for the community. Galloway stated we are in compliance with the current year budget, so no amendment is necessary. Councilman Porter asked Galloway if he had any concerns regarding the budget. Galloway affirmed that with the planning the City has done to build up the cash reserves, we have the opportunity to do the Capital Outlay and Capital Improvements without drawing the cash reserves down to a level of concern. Dickerson asked if the tax dollar amount for the pool bond is expected to be the same each year. Devine stated the debt amount will be about the same each year, however, the methods for paying may change. The amount will be about \$210,000 - \$215,000 per year for principal and interest. Dickerson inquired on the bond period for the pool. Devine stated it is a 20-year term. Johnson inquired on the unknown \$25,000 Capital project the Fire Department has planned. Devine will find out from Bruce Benne before the Budget Hearing. Councilmembers agreed to proceed with the 2015-2016 Budget as presented.

#### 4. REVIEW INFORMATION FROM JEO ON HARRISON STREET IMPROVEMENT DISTRICT AND CONSIDER AUTHORIZATION TO PROCEED WITH THE DISTRICT CREATION PROCESS

Clerk Devine stated that some property owners in the Harrison Street area have requested to have that street paved. Devine explained the first process would be to create the district. Council Members reviewed the map provided by JEO which showed the proposed district; and also a spreadsheet showing examples of the estimated assessment costs to be shared among property owners and the City. Nathan Boone and Steve Parr of JEO explained the street improvements; as well as the calculation process for the assessment. Each property owner would be assessed according to the benefit they would receive from the paved street. Council Members discussed the estimated amount to assess. Councilman Riedmiller made a motion to authorize City staff to work with JEO and Ameritas to continue with the assessment district process with an estimated \$84 per running foot, second by Porter. **Vote: Yeas; Johnson, Riedmiller, Porter. Nays; None. Absent; Hoefler.**

5. **REVIEW INFORMATION FROM JEO ON FAIRVIEW STREET DRAINAGE STUDY AND IMPROVEMENT PROJECT AND CONSIDER PROPOSED AGREEMENT/SCOPE OF SERVICES FOR PHASE I**

Kevin Kruse of JEO reviewed the Drainage Study report with Council Members. Kruse presented the proposed improvement plan for putting in storm sewer systems; giving a breakdown of each of the four phases. Phase 1 of the main sewer would be between Highway 39 and the City Limits. Councilman Porter made a motion to approve agreement for Phase I services for Fairview Street Drainage project at a fee of \$45,010; second by Johnson. **Vote: Yeas; Johnson, Riedmiller, Porter. Nays; None. Absent; Hoefer.**

6. **CONSIDER RESOLUTION 114(15) AN INTERLOCAL AGREEMENT WITH BOONE COUNTY REGARDING SPECIFIC ZONING JURISDICTION FOR A FRACTION OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF 16-20-6W IN BOONE COUNTY, NEBRASKA**

Clerk Devine noted this Resolution would clarify zoning jurisdiction on the Johnson/Pillen replat and re-zoning application. Councilman Johnson made a motion to introduce and approve Resolution 114(15), second by Porter. **Vote: Yeas; Riedmiller, Porter, Johnson. Nays; None. Absent; Hoefer.**

7. **ITEMS TO BE PUT ON NEXT MEETING AGENDA**

Next Regular Meeting: September 8, 2015 7:30 p.m.

- Budget Adoption Hearing
- Replat application of Laurence and Lori Swerczek
- Rezone application of Laurence and Lori Swerczek
- Resolution/Interlocal Agreement with Boone County for Street Superintendent Services

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**8. ADJOURN**

At 9:11 p.m. Council Member Riedmiller made a motion to adjourn the meeting, second by Johnson. **Vote: Yeas; Johnson, Riedmiller, Porter. Nays; None. Absent; Hoefler.**

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.

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Jim Jarecki, Mayor

ATTEST:

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Sharon Ketteler, Deputy Clerk