

**MINUTES
ALBION CITY COUNCIL
REGULAR MEETING – PUBLIC HEARING
TUESDAY, NOVEMBER 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 November 10, 2015 in the Council Chambers. Present were Mayor James C. Jarecki, Council Members Jon Porter, Walt Hoefler, Marcus Johnson, and Jim Riedmiller. Also present were Billing Utility Clerk Amber Wynn, Deputy City Clerk Sharon Ketteler, City Attorney Darren Wright, Jim Dickerson with the Albion News, Ralph Schmadeke, Chuck Rolf, and Andrew Mousel. 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.

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

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

4. OPEN PUBLIC HEARING TO CONSIDER REQUEST FOR ZONING CHANGE BY JANET K. LAWSON TO CHANGE THE ZONING OF PROPERTY LEGALLY DESCRIBED AS FRACTION OF THE E ½ OF THE SW ¼ OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 6 WEST, BOONE COUNTY, NEBRASKA FROM R-2, MEDIUM DENSITY RESIDENTIAL, TO C-3, HIGHWAY COMMERCIAL

Mayor Jarecki opened the public hearing at 7:31 p.m. The Mayor sought input from the public. Ralph Schmadeke explained the application on behalf of Janet Lawson. Schmadeke stated there is interest in purchasing the property for a commercial style building. The Mayor sought further comment. Hearing none, he closed the public hearing at 7:32 p.m. Councilman Riedmiller made a motion to approve zone change application ZC-2015-03 of Janet Lawson, second by Johnson. **Vote: Yeas; Hoefler, Johnson, Riedmiller, Porter. Nays; None.**

5. **CONSIDER APPROVAL OF MAINTENANCE AGREEMENT #84 BETWEEN NE DEPT OF ROADS AND THE CITY OF ALBION**

There were no changes to the Maintenance Agreement from the previous year. Councilman Porter made a motion to approve renewal of Maintenance Agreement #84 between NDOR and the City, second by Hoefer. **Vote: Yeas; Hoefer, Riedmiller, Porter, Johnson. Nays; None.**

6. **CONSIDER CONTRACT RENEWAL FOR SOLID WASTE SERVICES OF BUD'S SANITARY**

There were no changes to the Solid Waste Agreement from the previous year, and no rate changes. Councilman Riedmiller made a motion to approve renewal of Solid Waste Contract with Bud's Sanitary Service, second by Porter. **Vote: Yeas; Johnson, Hoefer, Riedmiller, Porter. Nays; None.**

7. **CONSIDER REQUEST OF BOONE COUNTY AG SOCIETY TO EXPAND CITY CAMPGROUNDS**

Chuck Rolf presented the Council with a map showing the potential future expansion of the campgrounds to the South of the existing campgrounds. The map also showed where trees will be planted. The Boone Central FFA Chapter purchased the trees and will plant them this fall. Rolf stated the trees will not interfere with access roads to the water tower. Rolf asked that the City consider including the campground expansion into the budget sometime in the next 4-5 years. **No formal action taken.**

8. **CONSIDER REQUEST OF JENNIFER LEIFELD FOR THE CITY TO TERMINATE SIGN LEASE AND PERMIT FOR WELCOME SIGN LOCATED ON THE SOUTHWEST SIDE OF STATE HIGHWAY 14 ON THE NORTH SIDE OF BEAVER CREEK BRIDGE**

The City holds the current NDOR sign permit for the welcome sign on Helena Chemical property. There is no longer a need for this sign as it was replaced with a stone sign on Wolf's property. Councilman Johnson made a motion to terminate sign lease and sign permit for welcome sign located on the Southwest side of State Highway 14 on the North side of the Beaver Creek Bridge, second by Riedmiller. **Vote: Yeas; Riedmiller, Porter, Johnson, Hoefer. Nays; None.**

9. **CONSIDER JEO AGREEMENT AND SCOPE OF SERVICES FOR SPORTS COMPLEX MULTI-SPORT RECREATION SURFACE PROJECT**

Council Members reviewed the agreement between the City and JEO for the construction of two new multipurpose courts at the Sports Complex. The design and construction services bid totaled \$15,900. Discussion ensued. Councilman Riedmiller made a motion to approve JEO agreement and scope of services for Sports Complex multi-sport recreation surface project, second by Hoefer. **Vote: Yeas; Hoefer, Porter, Riedmiller, Johnson. Nays; None.**

10. **CONSIDER ADDENDUM #3 TO THE WATER TANK MAINTENANCE CONTRACT DATED AUGUST 12, 2003 BETWEEN THE CITY OF ALBION, NEBRASKA AND UTILITY SERVICE CO., INC.**

Darren Wright stated he has not received a response from Utility Service on the latest addendum the City presented to them. Councilman Riedmiller made a motion to approve Addendum #3 to the Water Tank Maintenance Contract dated August 12, 2003 between the City of Albion, Nebraska and Utility Service Co., Inc. if latest addendum is returned from Utility Service unaltered; second by Johnson. **Vote: Yeas; Porter, Hoefer, Johnson, Riedmiller. Nays; None.**

11. **CITY ADMINISTRATOR REPORT**

Water/Sewer:

New Water Source: This project had been previous identified when Selenium issue arose in all of the City's production wells. Originally attempted to address through rehabilitation, but since well #2 collapsed we now need an additional source prior to attempted rehabilitation of well #3.

Project Lead: Me/Ron Morearty Key Personnel: Ron Morearty and Roger Protzman JEO

In May, Roger Protzman has reported that septic tanks at residences along South 6th Street are too close (500' or less) to the desired well site. We will need to select another site or extend sewer to service to the residences along South 6th street. I've instructed Roger to hold off on filing the site approval paperwork with DHHS until we've evaluated our options a little more. Roger is currently reviewing one potential well location site. Will report back when more information is available. **Nothing new to report.**

Well #3 Rehab: We committed to this project early in 2014. Will resume once another watersource is achieved.

Phase II – GIS Mapping of Water and Sewer System:

Project Lead: Mike Schultes, JEO Key Personnel: Ron Morearty and Joe Luettel

Kick off meeting to outline expectations and project timeline held on October 9, 2015.

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Library

Library Lawn and Sprinkler Project Project Lead: ? Library Board/Staci Sandman

Mayor Jarecki recommended reconstructing the sidewalks prior to the landscaping project.

Boone County Concrete to begin concrete work early November.

Streets

8th and South Street Project: Project Lead: Me

This is the top priority Street Project on the 1 year plan. **Spring 2016 construction is expected and will be complete before the pool opens next year. Have received a quote for change order from Elkhorn to add curb project along South Street. There are a few options to consider – plan to have an action item for the Council to consider at the December or January meeting.**

Ruby Street

To be re-bid this winter.

Fairview Storm Sewer Phase I

Kevin Kruse – JEO project lead – came to Albion October 5 to perform initial review of project area. Timeline is to bid out this winter for Spring/Summer 2016 Construction

Parks/Rec

Sports Complex – Tennis Courts: Project Lead: Dave Henke, JEO

This project has been included in the capital improvement funds for the 2015-16 budget year.

Initial meeting held with Dave Henke of JEO on October 8, 2015 to review existing site and

discuss options for construction. **Preliminary cost estimate and engineering agreement presented at this meeting for consideration.**

Aquatic Center:

Warranty work to fix leaking sand filter unit is complete and pool winterization work has been completed by Ron Morearty. Other warranty work being addressed now or in Spring prior to opening. **Paint contractor and paint manufacturer rep have reviewed. The pool has been blasted and will be repainted in the Spring.**

Clerk Devine provided 2015 Albion Family Aquatic Center Performance Reports.

General Administration / Other:

Devine provided reports for Building Permits for October 2015; 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.

12. CONSIDER BILLS FOR APPROVAL

- **CONSIDER MONTHLY BILLS FOR APPROVAL**

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

13. ITEMS TO BE PUT ON NEXT MEETING AGENDA

- Next Regular Meeting: December 8, 2015 7:30 p.m.
- Zoning Map Ordinance – Lawson
- Mayor’s Annual Appointments
- Election of Council President
- State Street Budget Report Approval

14. ADJOURNMENT

At 7:57 p.m. Council Member Johnson made a motion to adjourn the meeting, second by Riedmiller. **Vote: Yeas; Johnson, Riedmiller, Porter, 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 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