

**MINUTES**  
**ALBION CITY COUNCIL**  
**REGULAR MEETING**  
**TUESDAY, JULY 18, 2017**

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 July 18, 2017 at Albion City Hall, 420 West Market St., Albion, NE. Present were: Mayor James C. Jarecki, Council Members Jon Porter, Walter Hoefler, Jim Riedmiller, and Marcus Johnson. City staff present were: City Administrator Andrew Devine, Deputy City Clerk Sharon Ketteler, Police Chief Brent Lipker, Water Commissioner Ron Morearty, Billing Utility Clerk Amber Wynn, Sewer Commissioner Joe Luettel, and City Attorney Darren Wright. 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.

**MAYOR'S COMMENTS**

Mayor Jarecki informed the public about the location of the current copy of the Open Meetings Act posted in the Council Chambers. The Mayor commented that Jim Bader is doing well. Mayor Jarecki thanked the Fair Board and all volunteers who worked at making the Boone County Fair a great success. The Mayor stated that Bader Construction began crack sealing on the streets this past week; and that the Church Street Project is almost finished.

**2. CONSIDER MINUTES OF JUNE 13, 2017 CITY COUNCIL MEETING FOR APPROVAL**

Councilman Riedmiller made a motion to approve the minutes of the June 13, 2017 City Council meeting; second by Porter. **Vote: Yeas; Johnson, Porter, Riedmiller, Hoefler. Nays; None.**

**3. CONSIDER RECOMMENDATION OF THE COMMUNITY RECREATIONAL TRAILS PROJECT COMMITTEE REGARDING THE HIRING OF A CONSULTING ENGINEER TO PROVIDE DESIGN AND GRANT WRITING ASSISTANCE FOR THE ALBION RECREATIONAL TRAILS PROJECT**

Clerk Devine stated that cost estimates received from engineers were extremely high. The Committee recommended tabling action while they investigate further whether it would be more cost beneficial to forego the grant and consider local construction. Councilman Hoefler made a motion to table action on the City of Albion

Recreational Trails Project until the committee provides additional recommendations, second by Johnson. **Vote: Yeas; Johnson, Porter, Riedmiller, Hoefler. Nays; None.**

**4. CONSIDER RESOLUTION 110(17) ESTABLISHING UTILITY SERVICE DEPOSIT AMOUNTS**

Clerk Devine reviewed the resolution with Council Members, explaining the addition of a separate security deposit for multiple tenant occupancy properties. This would provide extra security for the City if the property owner defaults on payment. Discussion ensued. Councilman Hoefler made a motion to introduce and approve Resolution 110(17) Establishing Utility Deposit Amounts, second by Porter. **Vote: Yeas; Riedmiller, Hoefler, Porter, Johnson. Nays; None.**

**5. CONSIDER INTERLOCAL AGREEMENT WITH BOONE CENTRAL SCHOOL DISTRICT FOR USE OF SOFTBALL FIELD**

Council Members reviewed a copy of the agreement showing the proposed changes from the previous year. Clerk Devine explained the changes, which included cleaning up after use of the Sports Complex. Councilman Riedmiller made a motion to approve Interlocal Agreement with Boone Central Schools for use of Softball Fields, second by Johnson. **Vote: Yeas; Porter, Riedmiller, Hoefler, Johnson. Nays; None.**

**6. CONSIDER RIGHT OF WAY GRANT TO BOONE CENTRAL SCHOOL DISTRICT FOR FLAG POLES**

Clerk Devine provided a copy of the Grant for Council Members to review; stating the School Board had already approved and signed the agreement. The School would be responsible for the 15' X 17' area where the flag poles are placed. Councilman Hoefler made a motion to approve the Right-of-Way Grant to Boone Central Schools for Flag Poles, second by Johnson. **Vote: Yeas; Hoefler, Porter, Riedmiller, Johnson. Nays; None.**

**7. PRELIMINARY REVIEW OF 2016-17 BUDGET PERFORMANCE & 2017-18 BUDGET**

Clerk Devine provided multiple budget spreadsheets and reviewed the Preliminary Budget Summary with Council Members. Devine stated all departments, except for the pool, are expected to perform better than budgeted. Governmental Funds totally as a group are estimated to perform \$487,478 better than budgeted; mainly due to Church Street Project coming in under budget, underspending in some departments, and higher than expected property tax revenue. Business-Type Funds are estimated to perform about half a million dollars better than budgeted, mainly due to carry-over of funds reserved for the new Water Well Project. **No action taken.**

8. **REVIEW UTILITY RATES AND CONSIDER RESOLUTION 111(17) SETTING UTILITY RATES EFFECTIVE OCTOBER 1, 2017**

Clerk Devine recommended a rate increase of 1.5% to all utilities for the 2017-2018 budget year based upon expected costs. Council Members reviewed data from the Rural Water Association rate study the City used to set sewer rates back in 2009. Discussion ensued. Devine will seek updated water and sewer comparison rates. Councilman Johnson made a motion to table approval of Resolution 111(17) until updated comparisons are available, second by Porter. **Vote: Yeas; Hoefler, Porter, Johnson, Riedmiller. Nays; None.**

9. **CONSIDER RESOLUTION 112(17) ADOPTING THE MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

Clerk Devine provided a copy of the resolution for Council Members to review. Devine recommended approval. Councilman Porter made a motion to introduce and approve Resolution 112(17) Adopting the Multi-Jurisdictional Hazard Mitigation Plan, second by Riedmiller. **Vote: Yeas; Riedmiller, Hoefler, Porter, Johnson. Nays; None.**

10. **NUISANCE PROGRAM REPORT FROM ALBION POLICE DEPARTMENT**

Chief Lipker reported Officer Mapel is working on nuisances, but there are no new ones to present at this time. Mayor Jarecki recommended the Board of Health meet at least once a year. **No action taken.**

11. **CITY ADMINISTRATOR REPORT**

Clerk Devine had previously provided a written report for Council Members to review. Devine added that he attended a walk-through of the Church Street Project with Dale Bohac of JEO, and some items need addressed before completion is satisfactory. **No action taken.**

12. **CONSIDER BILLS FOR APPROVAL**

- CONSIDER PAY APPLICATION #1 OF GEHRING CONSTRUCTION FOR THE CHURCH STREET PROJECT

Councilman Hoefler made a motion to approve Pay Application #1 of Gehring Construction for the Church Street Project, second by Johnson. **Vote: Yeas; Porter, Riedmiller, Johnson, Hoefler. Nays; None.**

**MINUTES – ALBION CITY COUNCIL – REGULAR MEETING JULY 18, 2017**

- **CONSIDER CHANGE ORDER #2 OF HACKEL CONSTRUCTION**

Councilman Porter made a motion to approve Change Order # 2 of Hackel Construction, second by Riedmiller. **Vote: Yeas; Hoefler, Johnson, Porter, Riedmiller. Nays; None.**

- **CONSIDER PAY APPLICATION #2 OF HACKEL CONSTRUCTION FOR THE SPORTS COMPLEX MULTIPURPOSE COURT PROJECT**

Councilman Porter made a motion to approve Pay Application #2 and Certificate of Substantial Completion of Hackel Construction for the Sports Complex Multipurpose Court Project, second by Johnson. **Vote: Yeas; Riedmiller, Hoefler, Johnson, Porter. Nays; None.**

- **CONSIDER MONTHLY BILLS REPORT FOR APPROVAL**

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

**13. CONSIDER EMPLOYEE EVALUATIONS FOR APPROVAL**

Councilman Riedmiller made a motion to approve employee evaluations and recommended step raises of Andrew Devine and Michael Mapel, second by Hoefler. **Vote: Yeas; Porter, Johnson, Hoefler, Riedmiller. Nays; None.**

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

**August 8, 2017 at 7:30 p.m. – Regular Meeting**

- Resolution on Cost of Living Adjustment for non-temporary employees effective October 1<sup>st</sup>
- Airport Authority request for City Tax Allocation
- Staff Meeting
- Utility Rate Resolution

**16. CONSIDER MEMBERSHIP APPLICATION OF MITCH HARDWICK TO THE ALBION VOLUNTEER FIRE DEPARTMENT**

Councilman Riedmiller made a motion to approve membership application of Mitch Hardwick, second by Johnson. **Vote: Yeas; Riedmiller, Johnson, Porter, Hoefler. Nays; None.**

15. **DISCUSS STATUS OF BOONE COUNTY DISTRICT COURT CASES 17-21, 17-23, AND 17-25**

At 9:05 p.m. Councilman Porter made a motion to enter into executive session because of pending litigation, second by Riedmiller. **Vote: Yeas; Hoefler, Riedmiller, Porter, Johnson. Nays; None.**

At 9:17 p.m. Councilman Porter made a motion to exit executive session, second by Johnson. **Vote: Yeas; Hoefler, Johnson, Riedmiller, Porter. Nays; None.**

17. **ADJOURN**

At 9:18 p.m. Council Member Hoefler made a motion to adjourn the meeting, second by Riedmiller. **Vote: Yeas; Porter, Hoefler, Riedmiller, Johnson. 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.

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James Jarecki, Mayor

ATTEST:

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Sharon Ketteler, Deputy Clerk