

**MINUTES**  
**ALBION CITY COUNCIL**  
**REGULAR MEETING**  
**TUESDAY, AUGUST 8, 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 August 8, 2017 at Albion City Hall, 420 West Market St., Albion, NE. Present were: Mayor James C. Jarecki, Council Members Walter Hoefer, Jim Riedmiller, Marcus Johnson, and Jon Porter. City staff present were: City Administrator Andrew Devine, Deputy City Clerk Sharon Ketteler, Police Chief Brent Lipker, Water Commissioner Ron Morearty, 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 provided a report of his semi-annual department head meeting held August 2, 2017 and reviewed it with the Council. **No action taken.**

**2. CONSIDER MINUTES OF JULY 18, 2017 CITY COUNCIL MEETING FOR APPROVAL**

Councilman Riedmiller made a motion to approve the minutes of the July 18, 2017 City Council meeting; second by Porter. **Vote: Yeas; Hoefer, Riedmiller, Porter, Johnson. Nays; None.**

**3. CONSIDER MANAGER APPLICATION OF ALBERT VANDEWALLE FOR THE VETERAN'S CLUB UNDER LICENSE # C-001179**

Councilman Riedmiller made a motion to approve Manager Application of Albert VanDeWalle for the Veteran's Club, second by Johnson. **Vote: Yeas; Hoefer, Porter, Johnson, Riedmiller. Nays; None.**

4. **CONSIDER AIRPORT AUTHORITY REQUEST FOR CITY TAX ALLOCATION FOR FISCAL YEAR 2017-2018**

Clerk Devine noted the request is for \$30,000; which is the same as last year. Councilman Porter made a motion to approve Airport Authority request for City Tax Allocation, second by Hoefer. **Vote: Yeas; Johnson, Hoefer, Riedmiller, Porter. Nays; None.**

5. **CONSIDER RESOLUTIONS FOR APPROVAL**

Council Members reviewed water and sewer rate comparisons provided by Nebraska Rural Water Association. Comparisons based on 10 other towns our size showed Albion’s water rates as being almost half the cost, and sewer rates below average as well. Clerk Devine recommended a 1.5% rate increase for all utilities, which was included in the preliminary budget draft. Discussion ensued.

A. Consider Resolution 111(17) Setting Utility Rates Effective October 1, 2017

Councilman Hoefer made a motion to introduce and approve Resolution 111(17) Setting Utility Rates Effective October 1, 2017; second by Riedmiller. **Vote: Yeas; Porter, Johnson, Hoefer, Riedmiller. Nays; None.**

B. Consider Resolution 113(17) Cost of Living Adjustment for Non-Temporary City Employees effective October 1, 2017

Councilman Hoefer made a motion to introduce and approve Resolution 113(17) Adopting a 1.5 % Cost of Living Adjustment for Non-Temporary Employees effective October 1, 2017; second by Johnson. **Vote: Yeas; Riedmiller, Hoefer, Johnson, Porter. Nays; None.**

6. **CITY ADMINISTRATOR REPORT**

Clerk Devine had previously provided a written report for Council Members to review. Devine added that Sta-bilt will begin maintenance micro-surfacing on selected streets next week. The estimated cost is \$205,000; which is under the budgeted amount.

Water restrictions are not an issue at this time. A check of the transducer found Well levels to be approximately 13’ higher than initially thought.

Devine reported that Planning Commissioners reviewed and recommended approval of the proposed 2017-2018 Capital Improvements Plan; which will be presented to the Council at the August 22, 2017 Budget Workshop meeting. Devine explained the Downtown Revitalization Plan, components of which are also included within the Capital Improvements Plan. **No action taken.**

7. **NUISANCE REPORT**

Chief Lipker reported they are following up on existing nuisances. There are no new nuisances at this time. **No action taken.**

8. **CONSIDER AMENDMENT TO AGREEMENT WITH JEO CONSULTING GROUP, INC. FOR THE FAIRVIEW STREET STORM SEWER AND PAVEMENT IMPROVEMENTS – PHASE II PROJECT**

Clerk Devine explained the amendment to relocate storm sewer from approximately 3<sup>rd</sup> Street to 6<sup>th</sup> Street to avoid being behind utility poles. It would require some additional paving, however, it would replace some worn out pavement as well. The amendment would add an additional \$3,600 to the project. Councilman Hoefler made a motion to approve amendment to agreement with JEO Consulting Group, Inc. for the Fairview Street Storm Sewer and Pavement Improvements – Phase II; second by Johnson. **Vote: Yeas; Hoefler, Riedmiller, Johnson. Nays; Porter.**

9. **CONSIDER BILLS TO BE PAID**

- Consider Change Order #1 of Gehring Construction for the Church Street Improvement Project

Council Members reviewed the Change Order, which resulted in an additional \$428.67. Councilman Hoefler made a motion to approve Change Order #1 of Gehring Construction for the Church Street Improvement Project, second by Porter. **Vote: Yeas; Riedmiller, Hoefler, Johnson, Porter. Nays; None.**

- Consider Pay Application #2 of Gehring Construction for the Church Street Improvement Project

Council Members reviewed the Pay Application. Councilman Porter made a motion to approve Pay Application #2 of Gehring Construction for \$64,479.18 for the Church Street Improvement Project, second by Johnson. **Vote: Yeas; Johnson, Riedmiller, Porter, Hoefler. Nays; None.**

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- Consider Monthly Bills Report for Approval and Payment

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

**10. CONSIDER EMPLOYEE EVALUATION FOR APPROVAL**

Councilman Riedmiller made a motion to approve employee evaluation and recommended step raise of Amber Wynn, second by Johnson. **Vote: Yeas; Riedmiller, Porter, Johnson, Hoefler. Nays; None.**

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

**Budget Workshop: August 22, 2017 at 7:30 p.m.**

- Public hearings regarding Downtown Revitalization Plan and Grant
  - Presentation of the Downtown Revitalization Plan to the City Council
- Action regarding the appointment of Building Inspector
- Resolution for future reimbursement of project expenditures
- Ordinance of special assessment for the unpaid utility bill of Ashley Scheffler
- Discuss Certified Valuation obtained from County Assessor
- Discuss draft of budget & final preparation by accountant
- Set budget adoption hearing date & time – tentatively September 12, 2017  
7:30 p.m.

**Next Regular Meeting: September 12, 2017 at 7:30 p.m.**

- Budget Adoption Hearing
  - Approve resolution setting the 2017-2018 Property Tax Request
  - Approve and adopt 2017-2018 Budget including additional 1% increase of Restricted Funds Authority
  - Approve 2017-2018 Capital Improvements Plan
- Consider Resolution/Interlocal Agreement with the County of Boone allowing existing Boone County employee to contract with the City to provide Street Superintendent Services

12. **ADJOURN**

At 8:20 p.m. Council Member Porter made a motion to adjourn the meeting, second by Johnson. **Vote: Yeas; Riedmiller, Porter, Johnson, Hofer. 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