

MINUTES
ALBION CITY COUNCIL
REGULAR MEETING – PUBLIC HEARING
TUESDAY, FEBRUARY 13, 2018

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 13, 2018 at Albion City Hall, 420 West Market St., Albion, NE. Present were: Mayor James C. Jarecki, Council Members Marcus Johnson, Jim Riedmiller, Jon Porter, and Walt Hoefer. City staff present were: City Administrator Andrew Devine, Deputy City Clerk Sharon Ketteler, Officer Joe Predmore, 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. Mayor Jarecki provided a report of his semi-annual Department Head Meeting held on January 18, 2018; and reviewed it with the Council. **No action taken.**

2. CONSIDER MINUTES OF THE JANUARY 9, 2018 AND FEBRUARY 6, 2018 CITY COUNCIL MEETINGS FOR APPROVAL

Councilman Johnson made a motion to approve the minutes of the January 9, 2018 and February 6, 2018 City Council meetings; second by Porter. **Vote: Yeas; Porter, Johnson, Hoefer, Riedmiller. Nays; None.**

3. OPEN PUBLIC HEARING REGARDING EAGLE COMMUNICATIONS, INC. 2018 RATE INCREASE

Mayor Jarecki opened the public hearing at 7:49 p.m. The Mayor sought public testimony. Dan Staack of Eagle Communications presented information to the Council. Mr. Staack explained the rate increase is highly due to Broadcast Retransmission Fees which increased \$5.73; and the price for Expanded Cable increased \$4.36. Mr. Staack stated the company is continually making improvements by upgrading network and increasing speed. Mr. Staack then answered questions from the public. At 8:11 p.m. Mayor Jarecki closed the public hearing. **No action taken.**

4. **CONSIDER THIRD READING AND FINAL PASSAGE OF ORDINANCE 266(18) AN ORDINANCE TO EXTEND THE BOUNDARIES AND INCLUDE WITHIN THE CORPORATE LIMITS OF, AND TO ANNEX TO, THE CITY OF ALBION, NEBRASKA ALL OF THE ESW SUBDIVISION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA**

Mayor Jarecki instructed Clerk Devine to read the Ordinance by title for the third time. Councilman Porter made a motion to approve the third reading of Ordinance 266(18), second by Johnson. **Vote: Yeas; Porter, Johnson, Hoefler, Riedmiller. Nays; None.** Councilman Hoefler made a motion to approve final passage of Ordinance 266(18), second by Johnson. **Vote: Yeas; Johnson, Riedmiller, Porter, Hoefler. Nays; None.**

5. **CONSIDER THIRD READING AND FINAL PASSAGE OF ORDINANCE 267(18) AN ORDINANCE TO EXTEND THE BOUNDARIES AND INCLUDE WITHIN THE CORPORATE LIMITS OF, AND TO ANNEX TO, THE CITY OF ALBION, NEBRASKA ALL OF THE FAIRGROUNDS 1ST SUBDIVISION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA**

Mayor Jarecki instructed Clerk Devine to read the Ordinance by title for the third time. Councilman Porter made a motion to approve the third reading of Ordinance 267(18), second by Riedmiller. **Vote: Yeas; Hoefler, Porter, Riedmiller, Johnson. Nays; None.** Councilman Johnson made a motion to approve final passage of Ordinance 267(18), second by Riedmiller. **Vote: Yeas; Porter, Hoefler, Johnson, Riedmiller. Nays; None.**

6. **CONSIDER ORDINANCE 268(18) AN ORDINANCE PROVIDING FOR THE ISSUANCE OF STREET IMPROVEMENT BOND ANTICIPATION NOTES, SERIES 2018, IN THE AMOUNT OF ONE MILLION FOUR HUNDRED THIRTY THOUSAND DOLLARS (\$1,430,000) FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING PAVING IMPROVEMENTS WITHIN THE CITY OF ALBION, NEBRASKA AND NECESSARY APPURTENANCES THERETO; PROVIDING FOR A PAYING AGENT AND REGISTRAR OF THE NOTES; AGREEING TO ISSUE BONDS TO PAY THE NOTES AND ACCRUED INTEREST AT MATURITY; PRESCRIBING THE FORM OF THE NOTES; AUTHORIZING THE SALE AND DELIVERY OF THE NOTES TO THE PURCHASER AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM**

Brad Slaughter of Ameritas explained issuance of the bond anticipation notes would provide interim financing during construction of the City's street improvements. Financing of \$1,430,000 in bonds at a rate of 1.60 % interest would begin March 20, 2018. Once the project is completed permanent bonds for long term financing would be issued. Mr. Slaughter provided an Amortization Schedule to show what permanent financing would look like based on today's market. Councilman Johnson made a

motion to introduce Ordinance 268(18). Mayor Jarecki instructed Clerk Devine to read the Ordinance by title for the first time. Councilman Johnson made a motion to suspend the statutory rules requiring the reading of the Ordinance by title on three different days, second by Riedmiller. **Vote: Yeas; Johnson, Hoefer, Riedmiller, Porter. Nays; None.** Mayor Jarecki instructed Clerk Devine to read the Ordinance by title for the second and third time. Councilman Porter made a motion to approve all readings and final passage of Ordinance 268(18), second by Riedmiller. Councilman Hoefer called for the question. Mayor Jarecki declared Ordinance 268(18) having been read by title three different times, the rules have been suspended, the question is “Shall Ordinance 268(18) finally pass?” **Vote: Yeas; Riedmiller, Hoefer, Porter, Johnson. Nays; None.**

7. CONSIDER RESOLUTION 102(18) DECLARING SURPLUS PROPERTY AND AUTHORIZING THE SALE OF THE SAME

Council Members reviewed a draft of the Resolution provided by Clerk Devine showing surplus property for sale. City Attorney Wright suggested making the bagger with blower a separate item. Councilman Porter made a motion to introduce and approve Resolution 102(18) as amended, second by Johnson. **Vote: Yeas; Porter, Johnson, Hoefer, Riedmiller. Nays; None.**

8. ACKNOWLEDGEMENT OF RECEIPT OF THE CITY ADMINISTRATOR REPORT TO THE CITY COUNCIL REGARDING THE STATUS OF VARIOUS CITY DEPARTMENTS, CITY ACTIVITIES, AND CITY FINANCIAL REPORTS

Clerk Devine provided a current month Sales Tax Report and unaudited Treasurer’s Report/Budget Performance for Council Members to review. Mr. Devine also provided a comparison of City Sales Tax on a monthly basis since the 1998/1999 Fiscal Year. **No 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. Mayor Jarecki declared it was a favorable report and acknowledged their high ratings. **No action taken.**

10. **CONSIDER MAYORAL APPOINTMENT OF BRYCE SPANN TO THE ALBION HOUSING AUTHORITY FOR A FIVE YEAR TERM BEGINNING MARCH 1, 2018**

Mayor Jarecki announced that Ron Levander is going off the Albion Housing Authority Board after serving 18 years. The Mayor thanked Mr. Levander for his years of service. Councilman Hoefer made a motion to approve the appointment of Bryce Spann to the Albion Housing Authority Board for a five year term beginning March, 1, 2018; second by Johnson. **Vote: Yeas; Riedmiller, Hoefer, Porter, Johnson. Nays; None.**

11. **CONSIDER BILLS FOR APPROVAL**

• **CONSIDER MONTHLY BILLS FOR APPROVAL**

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

12. **CONSIDER EMPLOYEE EVALUATIONS FOR APPROVAL**

Councilman Riedmiller made a motion to approve employee evaluation of Joe Luettel, and employee evaluation and step raise of Joseph Landauer; second by Hoefer. **Vote: Yeas; Riedmiller, Porter, Hoefer, Johnson. Nays; None.**

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

Special Meeting: February 20, 2018 at 7:00 a.m.

- Adopt One & Six Year Street Plan
- Discuss Future Elected Official Compensation Package

Next Regular Meeting: March 13, 2018 at 7:30 p.m.

- Eagle Communication Rate Increase Hearing
- Open 2018 Lawn Care Bids and Consider for Award
- Annual Water and Sewer Utility Report
- Consider Street Closure Requests for 2018 Community Events
- Well Site Agreement

14. ADJOURN

At 8:41 p.m. Council Member Porter made a motion to adjourn the meeting, second by Johnson. **Vote: Yeas; Riedmiller, Hoefler, Johnson, 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 news 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