

**MINUTES**  
**ALBION CITY COUNCIL**  
**REGULAR MEETING – TUESDAY, MAY 8, 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 May 8, 2018 at Albion City Hall, 420 West Market St., Albion, NE. Present were: Mayor James C. Jarecki, Council Members Marcus Johnson, Jim Riedmiller, and Jon Porter. City staff present were: City Administrator Andrew Devine, Deputy City Clerk Sharon Ketteler, and Water Commissioner Ron Morearty, 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.

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

**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 the Fairview Street project was progressing well; there were several good bids for the Trails project; the West ball fields are being reconstructed; Downtown Revitalization applications are due Friday, May 11, 2018; and the Salebarn Road water main broke again and will be fixed later this month.

**2. CONSIDER MINUTES OF THE APRIL 10, 2018 CITY COUNCIL MEETING FOR APPROVAL**

Councilman Porter made a motion to approve the minutes of the April 10, 2018 City Council meeting; second by Riedmiller. **Vote: Yeas; Riedmiller, Porter, Johnson. Nays; None. Absent; Hoefer.**

**3. CONSIDER MANAGER APPLICATION OF NATHAN M MALCOM FOR SHOPKO HOMETOWN #520 UNDER LICENSE #D-115887**

Council Members reviewed the new manager application for Shopko Hometown Liquor License. Councilman Porter made a motion to recommend approval of Manager Application of Nathan M. Malcom for Shopko Hometown #520 under liquor license #D-115887, second by Johnson. **Vote: Yeas; Riedmiller, Porter, Johnson. Nays; None. Absent; Hoefer.**

4. **CONSIDER AEDC REQUEST FOR SALES TAX FUNDS RELEASE FOR OPERATION OF ALBION ECONOMIC DEVELOPMENT PLAN**

Clerk Devine stated the Citizens Advisory Committee met just prior to the Council meeting. CAC recommended approval of Albion Economic Development's request for release of funds in the amount of \$115,000 to purchase property on South 6<sup>th</sup> Street to secure a site for a potential future Childcare Center. Jeff Jarecki explained that AEDC is under contract to purchase approximately 5 acres from Wayne and Pat Boileson, contingent upon approval from Citizen's Advisory Committee and City Council for release of funds for purchase of property. The Boone County Foundation Childcare Committee has spent the past 2-3 years researching the project to determine the need for an Early Childcare Center, and whether or not it would be viable for our community. The committee feels the property is in a good location and has adequate space, with room for potential expansion. Once property is acquired they can begin fundraising for the facility. Boone County Foundation funds would take care of a large part of the fundraising portion. Porter asked if the committee had considered property closer to the school for ease of transporting children. Jeff Jarecki stated this issue was discussed with the school and they are open to assist in the shuttling of children. Michelle Olson, AEDC director, added that several properties were looked at but because of the size needed, this was the best location. Johnson asked if AEDC funds could be spent outside of City limits. Devine confirmed they could. Porter stated that if tax dollars are spent on this project he felt the property should be annexed in.

Councilman Riedmiller made a motion to approve AEDC request for Sales Tax Funds Release in the amount of \$115,000 for operation of the Albion Economic Development Plan; second by Johnson. **Vote: Yeas; Johnson, Riedmiller, Porter. Nays; None. Absent; Hoefler.**

5. **CONSIDER BID TABULATION AND RECOMMENDATION OF THE BOONE COUNTY TRAILS COMMITTEE FOR THE AWARD OF CONTRACT FOR THE CONSTRUCTION OF THE BOONE COUNTY TRAILS SYSTEM – PHASE I PROJECT**

Clerk Devine provided the Council with a bid tabulation summary from the contractors. Mr. Devine stated the Recreational Trails Committee reviewed the bids and recommended the Council accept the bid of B&S Concrete, LLC of Petersburg, NE. Councilman Johnson made a motion to approve bid of B&S Concrete, LLC in amount of \$326,147.50 to construct phase I of the Boone County Trails System and authorize Mayor to sign; second by Porter. **Vote: Yeas; Porter, Riedmiller, Johnson. Nays; None. Absent; Hoefler.**

6. **CONSIDER REQUEST OF BOONE COUNTY HEALTH CENTER TO CLOSE A PORTION OF 8<sup>TH</sup> STREET FOR HEALTH PALOOZA EVENT**

Councilmen reviewed the request and map showing the portion of the street to be closed. Clerk Devine stated he would communicate with the pool so they may alert pool patrons in advance to use alternative route. Councilman Riedmiller made a motion to approve request of Boone County Health Center to temporarily close a

portion of South 8<sup>th</sup> Street for Health Palooza Event, second by Johnson. **Vote: Yeas; Porter, Riedmiller, Johnson. Nays; None. Absent; Hoefer.**

7. **NUISANCE PROGRAM REPORT**

Clerk Devine stated Officer Mapel has been working on getting courtesy notices sent out, as well as hand delivering notification reminders of City Wide Clean-Up Days. City Attorney Wright commented that Officer Mapel has been communicating with him regarding a past declared nuisance that had not been abated properly. **No action taken.**

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 had previously provided a written report for Council Members to review. Devine added an update on the Fairview Street project; and noted he completed field schedules for the Sports Complex. Devine stated pool manager, Michelle Devine, helped to coordinate a temporary park position for pool employee, Jacob Nore, until the seasonal park helpers can begin work. **No action taken.**

9. **CONSIDER BILLS FOR APPROVAL**

- CONSIDER MONTHLY BILLS FOR APPROVAL

City Attorney Wright noted the \$9.58 charge on the Bird & Wright bill for the Airport Lease should be omitted as it was inadvertently put on the City's bill. Councilman Johnson made a motion to approve monthly bills as presented excluding the \$9.58 bill of Bird & Wright for Airport Lease, second by Porter.

**Vote: Yeas; Porter, Johnson, Riedmiller. Nays; None. Absent; Hoefer.**

- CONSIDER PAY APPLICATION #2 FROM MIDLAND'S CONTRACTING, INC. FOR THE FAIRVIEW STORM SEWER IMPROVEMENTS, PHASE II FOR APPROVAL

Councilman Porter made a motion to approve Pay Application #2 of Midlands Contracting, Inc. for the Fairview Storm Sewer Improvements, Phase II Project in the amount of \$155,431.80; second by Johnson. **Vote: Yeas; Johnson, Riedmiller, Porter. Nays; None. Absent; Hoefer.**

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

**Next Regular Meeting: June 12, 2018 at 7:30 p.m.**

- Lease Agreement with Verizon
- Franchise Agreement with Black Hills Energy
- Annual Delinquent Utility Account Report
- Nuisance Program Report
- Administrator Report
- Employee Evaluations
- Monthly Bills & Pay Application(s) for Capital Projects
- Revise Non-Sufficient Fund Policy

11. **ADJOURN**

At 8:04 p.m. Council Member Johnson made a motion to adjourn the meeting, second by Porter. **Vote: Yeas; Johnson, Porter, Riedmiller. Nays; None. Absent; Walt 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 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.

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James Jarecki, Mayor

ATTEST:

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Sharon Ketteler, Deputy Clerk