

**MINUTES**  
**ALBION CITY COUNCIL**  
**REGULAR MEETING**  
**TUESDAY, JULY 20, 2021**

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 20, 2021 at Albion City Hall, 420 West Market St., Albion, NE. Present were: Mayor James C. Jarecki, Council Members Marcus Johnson, Jack Dailey, and Jon Porter. Absent was Jason Tisthammer. City staff present were: City Administrator Andrew Devine, Deputy City Clerk Sharon Ketteler, Chief Brent Lipker, Public Works Coordinator Doug Morgan, Water Commissioner Warren Myers, and Sewer Commissioner Craig Gragert. 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. The meeting was recorded using an audio recording device and such recording is available for inspection at the office of the City Clerk.

Councilman Johnson made a motion to excuse absence of Jason Tisthammer, second by Porter. **Vote: Yeas; Dailey, Johnson, Porter. Nays; None.**

**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 thanked all workers and participants who helped to make the county fair successful. Mayor Jarecki explained the new state statues regarding adopting the budget. The Mayor stated that the City plans to keep a separate account for vacant property fines and use that money to help clean up nuisance property.

**2. CONSIDER APPROVAL OF MINUTES OF THE JUNE 30, 2021 CITY COUNCIL MEETING**

Councilman Porter made a motion to approve minutes of the June 30, 2021 City Council meeting; second by Dailey. **Vote: Yeas; Porter, Johnson, Dailey. Nays; None. Absent; Tisthammer.**

**3. CONSIDER RIGHT OF WAY GRANT AGREEMENT WITH HIGHWAY 14 BREWING**

Clerk Devine stated that Greg Luettel asked to table this until next summer. Councilman Johnson made a motion to table until the Right of Way Grant Agreement is resubmitted by applicant, second by Porter. **Vote: Yeas; Dailey, Johnson, Porter. Nays; None. Absent; Tisthammer.**

**4. BUDGET WORKSHOP – PRELIMINARY REVIEW OF 2020-21 BUDGET PERFORMANCE AND DRAFT OF 2021-22 BUDGET**

Clerk Devine provided multiple budget spreadsheets and reviewed the Preliminary Budget Summary with council members. Governmental Funds as a whole are estimated to perform just under \$500,000 better than budgeted. The available surplus will be applied to each department accordingly for the 2021-2022 budget. Business Type Funds are estimated to perform approximately \$134,000 better than budgeted, mainly due to not completing the Well rehabilitation project. The projected valuation is estimated to be about a 6% increase from last year. The total tax levy is estimated to be about .38 cents, which is less than last year. Proposed property tax asking is \$2,890 less than last year. **No action taken.**

**5. REVIEW PRELIMINARY DRAFT OF ALBION 1 AND 6 YEAR STREET IMPROVEMENT PLAN**

Clerk Devine reviewed the Preliminary Plan with council members. Devine noted that on the One Year Plan for Fuller Street between 2<sup>nd</sup> and 3<sup>rd</sup> Streets, area residents have requested to remove from the plan and not take it back to gravel. Councilman Porter advised moving it to the 6-Year Plan. Devine suggested removing South Street Drainage from plan since reshaping of swale seemed to correct the problem. There was discussion on improving 5<sup>th</sup> Street and Salebarn Road. It was suggested to put drainage structures in rather than concrete pavement. Other projects on the plan include: Fairview – 6<sup>th</sup> to 8<sup>th</sup> storm sewer with pavement patches; Park View Street Subdivision; and Main Street and Church Street storm drainage with concrete patches. Clerk Devine recommended that all project plans be put on the 6-Year Plan. **No action taken.**

**6. DISCUSS ALLEY MAINTENANCE POLICY FOR DOWNTOWN ALLEYS INCLUDING UPGRADE REQUEST OF TAMMY NOLAN FOR THE ALLEYWAYS NEXT TO THE ALBION CAR WASH**

Clerk Devine explained that Tammy Nolan had a specific agenda item request to improve the alley by her car wash. The council discussed options for upgrading all commercial alleys. Following lengthy discussion, it was decided to include commercial alleys on the 1 & 6 Year Street Improvement Plan. This would allow for use of Capital Improvement dollars. **No action taken.**

**7. CONSIDER ECONOMIC DEVELOPMENT SALES TAX RELEASE REQUEST OF ALBION ECONOMIC DEVELOPMENT FOR THE ALBION ECONOMIC DEVELOPMENT PROGRAM, SPECIFICALLY FOR REFACING COMMUNITY SIGNAGE**

Andy Roberts spoke on behalf of AEDC and explained the request to release \$21,000 in sales tax funds to reface the “Welcome to Albion” signs. Clerk Devine provided the council with minutes from the Albion Citizens Advisory Committee meeting held on July 19, 2021. Devine noted that the ACAC recommended approval to

release funds for community welcome signs. Councilman Porter made a motion to approve release of \$21,000 in sales tax funds for the Albion Economic Development Program, specifically for refacing community signage; second by Johnson. **Vote: Yeas; Porter, Dailey, Johnson. Nays; None. Absent; Tisthammer.**

8. **OPEN PUBLIC HEARING TO CONSIDER RECOMMENDATION TO THE NEBRASKA LIQUOR CONTROL COMMISSION REGARDING LIQUOR LICENSE APPLICATION #D-124386 OF WHITE STAR OIL COMPANY LLC DBA WHITE STAR OIL COMPANY**

Mayor Jarecki opened the public hearing at 8:28 p.m. The Mayor sought public comment. Hearing none, Mayor Jarecki closed the public hearing at 8:29 p.m. Councilman Porter made a motion to recommend approval of Liquor License Application #D-124386 of White Star Oil Company LLC, second by Dailey. **Vote: Yeas; Dailey, Porter, Johnson. Nays; None. Absent; Tisthammer.**

9. **CONSIDER MANAGER APPLICATION OF KRYSTAL M CARTER FOR CASEY’S GENERAL STORE #43 UNDER LICENSE # D-122364**

Councilman Porter made a motion to approve manager application of Krystal M Carter for Casey’s General Store #43 under License #D-122364, second by Johnson. **Vote: Yeas; Johnson, Porter, Dailey. Nays; None. Absent; Tisthammer.**

10. **CONSIDER RESOLUTION 108(21) REGARDING CITY OF ALBION UTILITY RATES FOR APPROVAL**

Council members reviewed the resolution draft. Clerk Devine stated that auditors have recommended increases in our utility rates nearly every year; however we haven’t increased water rates since 2018, sewer rates since 2019, or solid waste rates since 2017. The recommended rate increase for water and sewer bills would be an approximate 5% increase, which is what this year’s CPI factor is. The recommended increase for residential solid waste bills would be .25 cents. Devine also reviewed water and sewer rate comparisons provided by Nebraska Rural Water Association in 2019. Albion rates are below average in comparison to other towns our size. Councilman Johnson made a motion to introduce and approve Resolution 108(21) Regarding City of Albion Utility Rates, second by Dailey. **Vote: Yeas; Johnson, Porter, Dailey. Nays; None. Absent; Tisthammer.**

11. **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**

Administrator Devine had previously provided a report for council review. Devine added that Boone County Concrete has started patching the west side of intersection at 6<sup>th</sup> and Columbia. Bader's Highway provided an estimate for street crack sealing. The City is considering using them for crack sealing the trail also. The council discussed other options for crack sealing the trail. Devine will get comparison estimates from other companies. **No action taken.**

12. **CONSIDER BILLS FOR APPROVAL**

- CONSIDER MONTHLY BILLS FOR APPROVAL

Councilman Johnson made a motion to approve the monthly bills for payment, except the bills from Speed Services, second by Porter. **Vote: Yeas; Dailey, Porter, Johnson. Nays; None. Absent; Tisthammer.**

Councilman Dailey made a motion to approve the Speed Services bills, second by Johnson. **Vote: Yeas; Dailey, Johnson. Nays; None. Abstain; Porter. Absent; Tisthammer.**

13. **CONSIDER EMPLOYEE EVALUATIONS FOR APPROVAL**

Clerk Devine noted that all three employees qualified for step raises. It is Doug's 1-year anniversary; Warren's 1-year anniversary as a full-time city employee; and Craig's 6-month anniversary. Councilman Porter made a motion to approve evaluations and step raises for Doug Morgan, Warren Myers, and Craig Gragert; second by Johnson. **Vote: Yeas; Porter, Johnson, Dailey. Nays; None. Absent; Tisthammer.**

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

**Next Regular Meeting: August 10, 2021 at 7:30 p.m.**

- Budget Workshop
- 1 & 6 Year Plan Hearing
- Report on Mayor Department Head Meeting
- Agreement with Boone County Ministerial Association

15. **ADJOURN**

At 8:57 p.m. Council Member Porter made a motion to adjourn the meeting, second by Dailey. **Vote: Yeas; Dailey, Porter, Johnson. Nays; None. Absent; Tisthammer.**

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